

DATE AND TIME STAMP
JUL 0 1 2022

**NOTICE OF APPEAL OF A
JACKSONVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

I. INSTRUCTIONS

As provided in §307.201, Ordinance Code, any person with standing may appeal a Jacksonville Historic Preservation Commission final order on an application for a Certificate of Appropriateness to the City Council. An appeal must be filed **within 21 calendar days** of the effective date of the final order granting, granting with conditions, or denying a Certificate of Appropriateness. To appeal a Commission final order on an application for a Certificate of Appropriateness, complete and submit this form to the Legislative Services Division, Suite 430, City Hall-St. James, 117 W. Duval Street, Jacksonville, Florida 32202 with the supporting documents (*see* Section III) and appropriate fees (*see* Section IV). A copy of the final order and the list of persons who testified before or wrote to the Commission about the Certificate (*see* Sec. III(1) and (4)) may be obtained from the Historic Preservation Section of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida 32202.

II. NOTICE OF APPEAL *Duane Romanello*

I, *Duane Romanello*, hereby file this Notice of Appeal from the final order of *22-27338*
PRINT NAME CLEARLY
the Jacksonville Historic Preservation Commission concerning Certificate of Appropriateness Number _____ . I

am (Please circle one):

- (a) The person who filed the application for the Certificate of Appropriateness;
- (b) A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied the Certificate of Appropriateness;
- (c) A person, other than a member of the City Council, who provided a written statement or who testified before the Historic Preservation Commission *and* who is suffering or will suffer an adverse effect to an interest protected or furthered by Chapter 307, Ordinance Code. The statement must have been in writing, expressing a position on the merits of the application, other than a petition, such as a letter, a memo or an e-mail, containing a reference to the specific application number and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the Chief of the Comprehensive Planning Division or any member of the historic preservation staff or the Commission, with a copy to the Chief of the Comprehensive Planning Division, and which was delivered to and received by the Department by hand delivery, mail, facsimile or e-mail at least two working days prior to the public hearing at which the Commission took final action, or which is read into the record at the public hearing or distributed to the Commission at the hearing with a copy to the staff secretary.

III. SUPPORTING DOCUMENTS

To complete your Notice of Appeal, you **must** submit the following documents with this form:

- (1) A copy of the Final Order on the Certificate of Appropriateness you are appealing.
- (2) You must provide a statement of your interest sufficient to show how you are or will be *adversely* affected by the Commission’s decision. Please provide this statement in the space below.

See attached

If you need additional space, please attach a separate sheet.

(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below.

See attached

If you need additional space, please attach a separate sheet.

(4) The list of the persons (complete names and mailing addresses), certified by the staff secretary to the Commission, who testified before, or who provided a qualified written statement to the Commission the Commission regarding the subject of the appeal. (You must pay a \$2.00 notification fee for each person on the list.)

IV. FILING AND NOTIFICATION FEES

Section 307.203, Ordinance Code, requires persons appealing Final Orders on Certificates of Appropriateness to pay filing and notification fees. These fees must be paid at the time your Notice of Appeal is filed with the Legislative Services Division or your Appeal will not be accepted. You may include the filing and notification fees in one payment. Make checks payable to TAX COLLECTOR.

Filing Fee: \$550.00
Notification Fee: \$2.00 for each notification.

V. Contact Information

Please complete the following:

Name (Printed): *Duane Romanello*
Address: *3804 Valencia Road*
 Jacksonville, Florida 32205
Daytime Phone Number: *904 813-5006 (c) 904-384-1441*
(office)
Evening Phone Number: *SAME*
E-mail address: *dromanello@romanellogoode.com*

VI. CERTIFICATION

Please read, sign and date the following statement:

I have read and understand the information contained in this Notice of Appeal. I hereby certify that I have provided all the information required under §307.203, Ordinance Code, I understand that if this Notice of Appeal is incomplete, my appeal will not processed until it is complete, and that it may be rejected for incompleteness. I further certify that all my statements in this Notice of Appeal are true and correct to the best of my knowledge.

Signature *Duane Romanello*

Date *7-1-22*

Supplement to Notice of Appeal of a Jacksonville Historic Preservation Commission Certificate of Appropriateness

22-27338

III (2) – Statement of Interest

The Appellant is the landowner who has been negatively impacted by denial of COA 22-27338 despite the evidence of record. Other than the Appellant no one testified before the Commission.

III (3) – Description of Errors

The commission failed to contemplate the criteria in full, and the evidence included in the record is in conflict with the decision of the board. There was not sufficient evidence to support the denial of the request. Rather, substantial, competent evidence was submitted and the majority of the commission members who spoke on the subject offered input which would act to support the request. Thus, the order is not consistent with the record and should be reversed.

Specifically the Board considered the following criteria and the following evidence of record:

1. The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done:

The board discussed how the project would have no effect upon the historic district, noting that it would not be visible from the street and the roadway was very small. Yet they ignored that in the vote. Other than that, there is no evidence that the proposed project would have any negative effect upon the neighborhood.

2. The relationship between such work and other structures on the landmark site or other property in the historic district:

The proposed addition brought no opposition, and as noted in the minutes, the addition would not be visible as it did not face the street. Reference was made to 1621 Pine Grove Avenue, which is more consistent in orientation to the subject property. Further, that structure, like others in the vicinity are also closer to that roadway which is a more heavily traveled roadway than the dead end street the subject property is located on. Thus, the requested addition would not affect other properties in the district.

3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected:

There was no evidence of record to support the position that the subject property has elements of significance in relation to these matters. Testimony was given and acknowledged that the applicant has attempted to use these elements (removal of vinyl siding and previously approved roof materials) as part of the applicant's efforts. Further, the commission members did indicate that the massing was in keeping with the overall building. Thus the decision of the board is inconsistent with the testimony and evidence of record.

Further, the criteria compel the board to have considered the following:

1. Height. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

Staff noted that height of the proposed addition was compatible with the primary building as well as the predominant two-story style in the area.

2. Proportions of windows and doors. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

Staff noted that the horizontal lap siding, vertical one-over-one-hung windows and overall height of the garage are consistent with the principal structure, thus demonstrating that the proportions proposed were appropriate.

3. Relationship of building masses, setbacks and spaces. The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

The board did note the existence of the park adjacent to the site and noted that few if any people would go down this street. Additionally, a commissioner noted the similarity of the encroachment along Pine Grove Avenue, where similar encroachments were more prevalent.

4. Roof shape. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

Again, staff acknowledged that the roof was appropriate as a hip style, effectively reducing the impact of such addition.

5. Scale. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

The board discussed the nominal size of the proposed project, stating that it would not be visible and that the massing would be in keeping with the overall structure.

6. Directional expression. Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures.

The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character. The subject property was not oriented in the same manner as the immediate adjacent parcels. Rather, the orientation is more similar to those along Pine Grove Avenue, which do display reduced yard areas.

7. Architectural details. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

The applicant stated that he has removed the former vinyl siding, replacing it with lap siding and intended to continue the metal roofing, previously approved by this commission. Similarly, the commission acknowledged that this was not the same house as originally constructed in 1922 and indicated that the project would not be visible from the street.

**Jim Overton
Duval County**

Date/Time: 07/01/2022 12:23PM

Drawer: P01

Clerk: ME

Transaction: 3965559

Item	Paid
CR Processing:	\$552.00
CR#42198	
Legislative Services Division	
117 W Duval Street, Suite 430, Jacksonville, FL 32202	
Total:	\$552.00

Receipt: 395-23-00481544

Total Tended	\$552.00
Check:	\$552.00
Chk#2600	
Balance:	\$0.00

Paid By: KF C ROMANELLO, PA

DUANE C. ROMANELLO, P.A.

OPERATING ACCOUNT

1919 BLANDING BLVD, SUITE 8
JACKSONVILLE, FLORIDA 32210
904-384-1441

SYNOVUS

JACKSONVILLE
FLORIDA

2600

NO.

64-60/611

PAY:

Tax Collector
Five Hundred Fifty Two and 00/100

DATE

7/1/2022

AMOUNT

552.00

TO THE

ORDER

OF

Tax Collector



Duane C. Romanello
AUTHORIZED SIGNATURE

Notice of Appeal Jacksonville Historic Preservation Comm. # 22-27338

⑈002600⑈ ⑆06100606⑆ 1017439959⑈

22-27338

DUANE C. ROMANELLO, P.A.
OPERATING ACCOUNT

2600

Tax Collector.

22-27338

DUANE C. ROMANELLO, P.A.
OPERATING ACCOUNT

2600

RECEIPT		DATE <u>7/1/22</u>	No. <u>323410</u>
RECEIVED FROM <u>Duane C. Romanello, P.A.</u>		<u>\$552.00</u>	
<u>Five Hundred Fifty Two and 00/100</u> DOLLARS			
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>Notice of Appeal of Historic Presentation Comm.</u>		<u>Check #21000</u>	
ACCOUNT		<input type="radio"/> CASH	FROM _____ TO _____
PAYMENT	<u>552.00</u>	<input checked="" type="radio"/> CHECK	
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		BY <u>Maritza Sanchez</u>	

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR642198
 User: Davis, Sharonda
 Generic CR

Date: 7/1/2022
 Email: STDavis@coj.net

Name: Legislative Services Division
Address: 117 W Duval Street, Suite 430, Jacksonville, FL 32202
Description: Appeal Filing Fee & Notice Fee for COA-22-27338 for property located at 3804 Valencia Road, submitted by Duane Romanello, owner.

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	552.00	0.00
00111	221001	369050	000000	00000000	00000	0000000	0.00	552.00

Total Due: \$552.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR642198
 Generic CR

Date: 7/1/2022

Name: Legislative Services Division
Address: 117 W Duval Street, Suite 430, Jacksonville, FL 32202
Description: Appeal Filing Fee & Notice Fee for COA-22-27338 for property located at 3804 Valencia Road, submitted by Duane Romanello, owner.

Total Due: \$552.00



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

NOTICE OF CERTIFICATION

RE: Certified Final Order for COA-22-27338

DATE: July 1, 2022

Please find attached:

- Certified final order for COA-22-27338, from the May 25, 2022 Historic Preservation Commission meeting

If there are any questions, please contact me at (904) 255-7800.

Stephanie Pejsa, Executive Assistant
Community Planning Division
Planning and Development Department

BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-22-27338**

IN RE: After the fact Certificate of Appropriateness Application of

Duane Romanello for property located at:
3804 Valencia Road
Jacksonville, Florida 32210

ORDER ON COA-22-27338: DENIED

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **Duane Romanello**, the owner of certain real property located at **3804 Valencia Road, R.E. No. 092853-0000**, seeking approval for **addition of a one-story attached garage and installation of a metal shingle roof on the proposed one-story garage addition.**

Having duly considered both the testimonial and documentary evidence presented at the meeting and public hearing on **May 25, 2022**, including the COA Application and the Planning and Development Department's Staff Report and Recommendation and all attachments thereto ("Staff Report"), a portion of which is attached hereto as **EXHIBIT A**, and **on file** it its entirety in the Planning and Development Department, the Jacksonville Historic Preservation Commission hereby

FINDS AND DETERMINES:

1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and
2. That as stated in the record, substantial competent evidence demonstrates that application **COA-22-27338** does not meet the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code; and
3. The Commission hereby adopts the findings in the Staff Report for application **COA-22-27338**, to the extent consistent with this Order; and
4. That the land which is the subject of application **COA-22-27338** is owned by **Duane Romanello.**

NOW THEREFORE, it is **ORDERED** by the Historic Preservation Commission:

Application **COA-22-27338** is hereby **DENIED**.

Executed this 10th day of June, 2022.



FORM APPROVED:

Susan C. Grandin

Susan Grandin
Office of General Counsel

[Signature]

Chairman
Historic Preservation Commission

Copies to:

Owner/Applicant: Duane Romanello
1919 Blanding Boulevard
Jacksonville, Florida 32210

NOTICE OF RIGHT TO APPEAL. Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order.

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May 25, 2022

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-22-27338

Address: 3804 Valencia Road, RE# 092853-0000

Location: South side of Valencia Road; Between Pinegrove Avenue and Boone Park

Owner: Duane Romanello
1919 Blanding Boulevard
Jacksonville, Florida 32210

Applicant: Same as Owner

Year Built: c. 1922

Designation: Riverside/Avondale, Contributing

Request: Alteration

Summary Scope of Work:

1. Addition of a one-story attached garage
2. Installation of a metal shingle roof on the proposed one-story garage addition

Recommendation: Deny

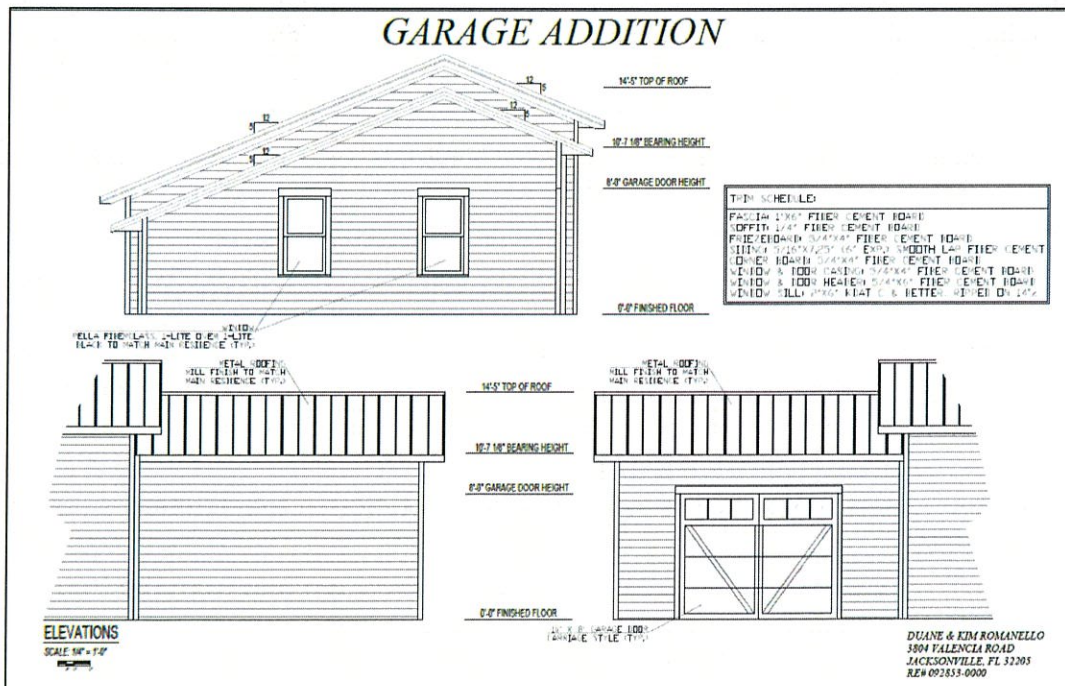


EXHIBIT A

PROJECT DESCRIPTION

The request is for the construction of an attached one-story garage with metal roofing. The subject site is located at the end of Valencia Street, abutting Boone Park. The proposed 476 square foot, side-loading garage will be attached to an existing two-story, single-family contributing structure and located along the front elevation of the home with clear street visibility. As designed, the garage consists of a hip roof oriented towards the south. Primary materials of the garage addition include carriage-style garage doors, one-over-one windows, and fiber cement lap siding.

Because the structure will encroach into the required front yard setback set forth in Section 656.305 of the Zoning Code, the applicant has also filed for an Administrative Deviation (AD). Pursuant to Section 656.399.13, the AD application is currently pending until action is taken by the Jacksonville Historic Preservation Commission (JHPC) regarding the current request.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Regulations for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- According to the 1913-1951 Sanborn Maps, the subject property originally contained a one-story single family home with composition shingles. However, in 1950, an addition to the home was made via building permit, W-50-02211.000. In 2003, COA-02-676 was approved by the Commission, which allowed for a one-story addition along the front elevation and a two-story addition along the rear elevation of the home. At the time, asphalt shingles were approved as the primary roofing material in order to match the existing shingles. In 2020, however, another addition was made along the side elevation via COA-19-22794 as well as a request to change the roofing material to 5v crimp metal shingles via COA-19-22806. At the time, Staff recommended the replacement product match the home's historic use of composite or asphalt shingles. However, JHPC ultimately approved the applicant's request for 5v crimp metal shingles.
- According to the Florida Master Site File (FMSF) and subsequent COA approvals, the two-story frame vernacular home has been heavily altered over the years. Nonetheless, the entire portion of the block have two-story homes without street-visible attached garages. With the exception of 3819 Valencia Road, the remaining contributing residential structures along this portion of block have asphalt shingles as the primary roofing material.
- The proposed garage addition is located along the front elevation of the home, with the garage doors oriented towards Pine Grove Avenue. As such, the feature would be readily street visible and runs contrary to the District's Design Guidelines. While the horizontal lap siding, vertical 1-over-1 hung windows, and overall height of the garage are consistent with the principal structure, the location and orientation of the addition is not. (Section 307.106(k)(1))
- The proposed garage addition is located approximately ten feet from the front property line. Given the larger front setbacks of adjacent contributing structures and the siting of

an attached garage at the front of the structure, the addition is inconsistent with Sections 307.106(k)(2 and 3) and 307.106(l)(1).

- The Design Guidelines for the District reference Standard Nine of the Secretary of the Interior's Standards for Rehabilitation. Standard Nine emphasizes that new construction and additions shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. Staff finds the proposed attached garage addition is incompatible with the surrounding, contributing structures when assessed in the context of massing, size, and scale. The addition would further erode the architectural integrity of the existing structure by creating a building footprint that is inconsistent with the development patterns of other structures within the district. As such, the scope of work is found to be inconsistent with both Standard Nine and the Historic District Design Guidelines, Sections on "Additions," which states "keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."
- The applicant also seeks to install a metal roof on the garage addition. The single-family home currently has metal shingles on the roof—which were approved by JHPC via COA-19-22806. Given the non-original nature of the existing shingles, the Historic District Design Guidelines generally allow for greater flexibility in terms of replacement. However, when reviewing replacement of non-historic roof surfacing, the Guidelines recommend that the replacement material be substantially compatible with the overall design of the building and in keeping with the architectural features of the property and its environment. As previously noted in COA-19-22806, Staff finds standing seam or 5v crimp roofing atypical of the Riverside/Avondale Historic District. Given the lack of similar roofing material within the block, the proposed work is inconsistent with Section 307.106(k)(2).
- The Historic Preservation Guidelines for the Riverside Avondale Historic District recognize that roofs serve an important function in preserving a uniform streetscape and keeping structures weather tight. The color, design, texture, and other visual qualities are all important attributes of roofing materials and should be preserved or properly restored based on physical or documentary evidence. Moreover, the Design Guidelines for the District reference Standard Six of the Secretary of the Interior's Standards for Rehabilitation, which refers to how new features shall match the old in design, color, texture, and other visual qualities and, where possible, materials. The Design Guidelines, Section on "Additions" also recommends designing new construction that is compatible in materials, size, color, and texture with the earlier building and neighborhood. Although the applicant's request for metal roofing may match the existing home's 5v crimp metal shingles, Staff maintains the same position articulated in COA-19-22806 regarding the need to match the property's historically documented materials—which was compositing shingles, according to the 1913-1951 Sanborn Maps.

For these reasons, it is the position of the Planning and Development Department that the proposed work is inconsistent with:

1. Section 307.106(k) General Standards: 1-3
2. Section 307.106(1) Guidelines on Alterations: 1
3. Historic Preservation Guidelines for the Riverside Avondale Historic District, "Additions," and "Roofs and Roof Surfaces"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) – The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected.

Alterations

- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.

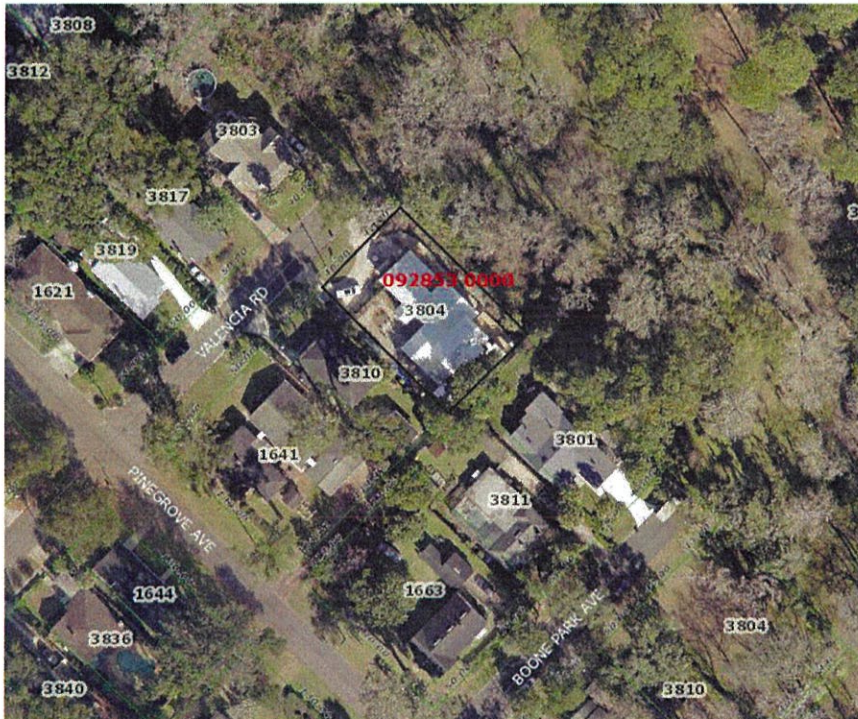
Design Guidelines, “Additions”

- Secretary of the Interior’s Standards for Rehabilitation (9):
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- Additions, Recommend #1: “Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district.”
- Additions, Recommend #2: “Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood.”

Design Guidelines, “Roofs and Roof Surfaces”

- Secretary of the Interior’s Standards for Rehabilitation (6):
Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Roofs and Roof Surfaces, Avoid (2): “New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building.”

LOCATION MAP



POSTED SIGN PHOTOGRAPH



VIEW OF THE SUBJECT PROPERTY, FACING SOUTH ON VALENCIA ROAD

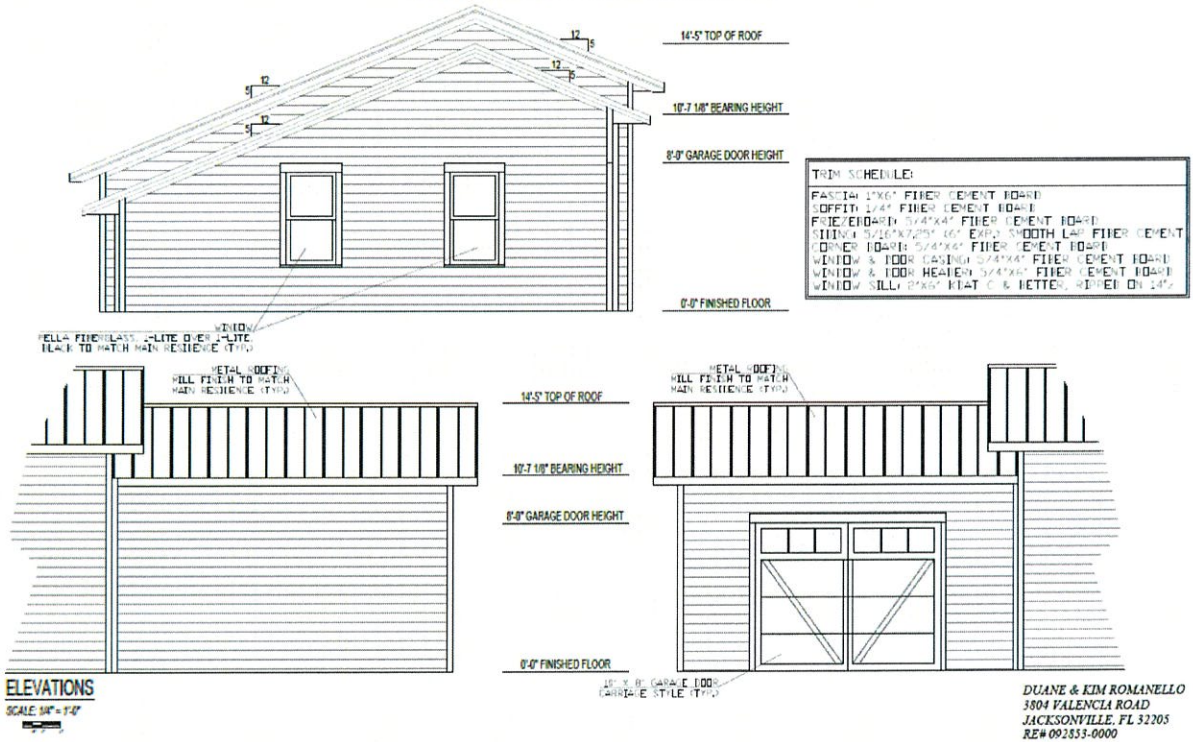


VIEW OF THE SUBJECT PROPERTY, FACING NORTH ON VALENCIA ROAD

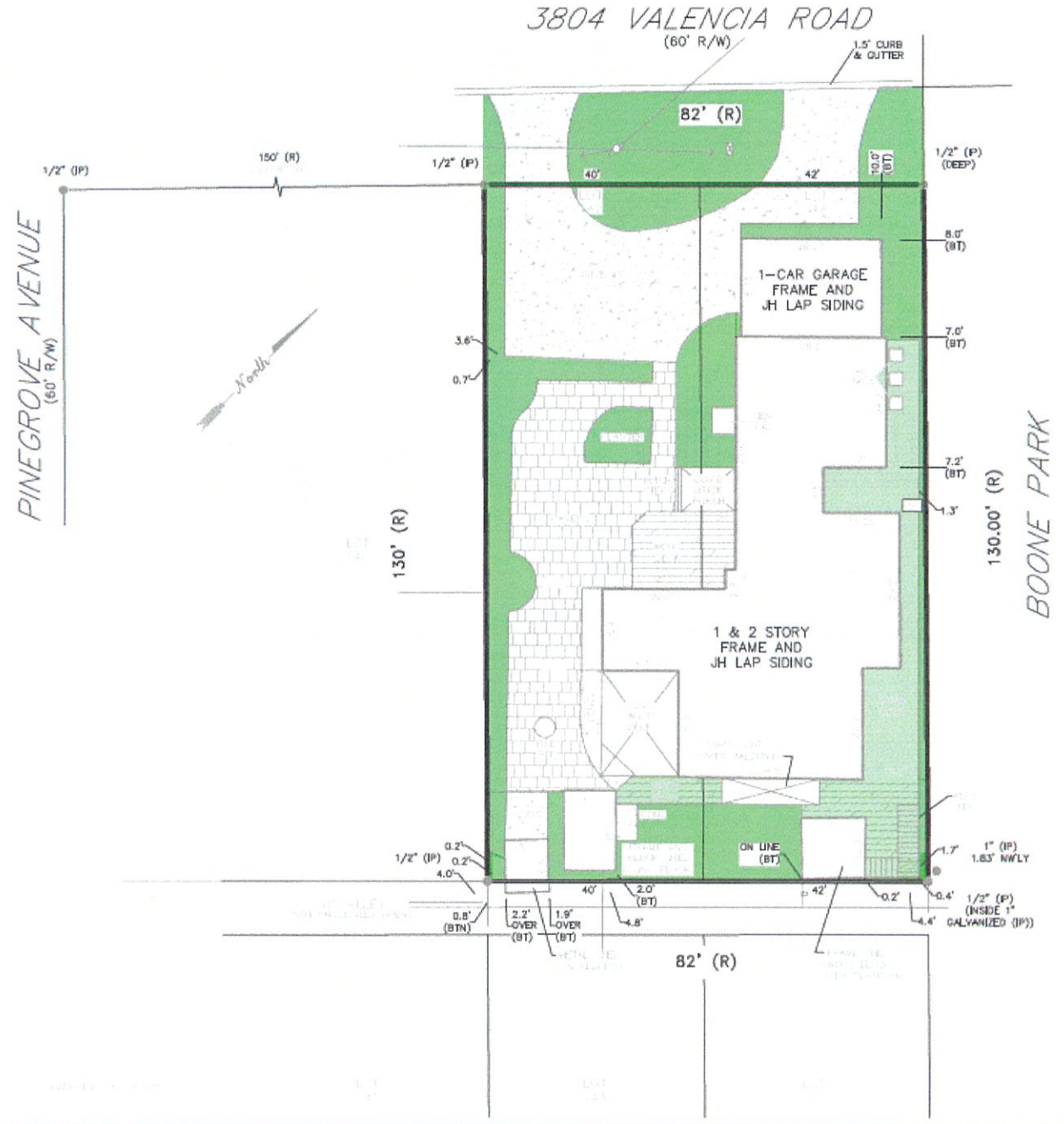


PROPOSED ELEVATIONS

GARAGE ADDITION



SITE PLAN



Application For Certificate Of Appropriateness

Application Info			
Tracking #	27338	Application Status	FOUND SUFFICIENT
Date Started	04/06/2022	Date Submitted	04/06/2022

Planning and Development Department Info	
COA #	COA-22-27338
Admin Review	
Admin Recommendation	FORWARD
Admin Date Of Action	N/A
Forwarded to JHPC	
JHPC Meeting Date	5/25/2022
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant			
Last Name	First Name	Middle Name	
ROMANELLO	DUANE	C	
Company Name			
Mailing Address			
1919 BLANDING BLVD			
City	State	Zip Code	
JACKSONVILLE	FL	32210	
Phone	Fax	Email	
904 813 5006	904	DROMANELLO@ROMANELLOGOODE.COM	

General Information On Agent(s)					
Agent represents	Owner	Contractor	Architect	Consultant	Other
Last Name	First Name	Middle Name			
DUANE	ROMANELLO				
Company/Trust Name					
Mailing Address					
3804 VALENCIA ROAD					
City	State	Zip Code			
JACKSONVILLE	FL	32210			
Phone	Fax	Email			
9043841441		DROMANELLO@ROMANELLOGOODE.COM			

Description Of Property
Property Designation Riverside/Avondale Historic District
Property Appraiser's RE #(s) (10 digit number with a space ##### #####)



Map

RE#

092853 0000

Companion Zoning Application Tracking # (if known)

Location Of Property

General Location

SOUTHEAST SIDE OF VALENCIA RD AT ITS INTERSECTION W/ WESTERLY SIDE OF BOONE

House #	Street Name, Type and Direction	Zip Code
3804	VALENCIA RD	32205

Between Streets

PINEGROVE AVE and BOONE PARK

Type Of Improvement

- Addition
- Driveway
- Demolition
- Window Replacement
- Alteration
- Relocation
- New Construction
- Reroof/Minor Repairs
- Fencing

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

ADDITION OF A ONE-CAR ATTACHED GARAGE TO THE FRONT OF THE RESIDENCE.

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list SCOTT, DEVIN

Addition - Required Attachments For Complete Application

- Site Plan** - Existing/proposed site plan with addition identified. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- Existing Elevations** - Existing elevations or photos of existing sides. *(To scale bar scaled dimensional drawings needed.)*
- Proposed Elevations** - Proposed front, sides and rear elevations. *(To scale bar scaled dimensional drawings needed.)*
- Overall Photos Of Site**
- Photos Of Addition Area**
- Description Of Any Demo**

Additional Documents Provided

Description

- FLOOR PLAN

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

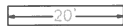
MAP SHOWING
 LOTS 142 AND 144, ACCORDING TO THE PLAT OF
STOCKTON PLACE
 AS RECORDED IN PLAT BOOK 5, PAGE 44, OF THE CURRENT
 PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

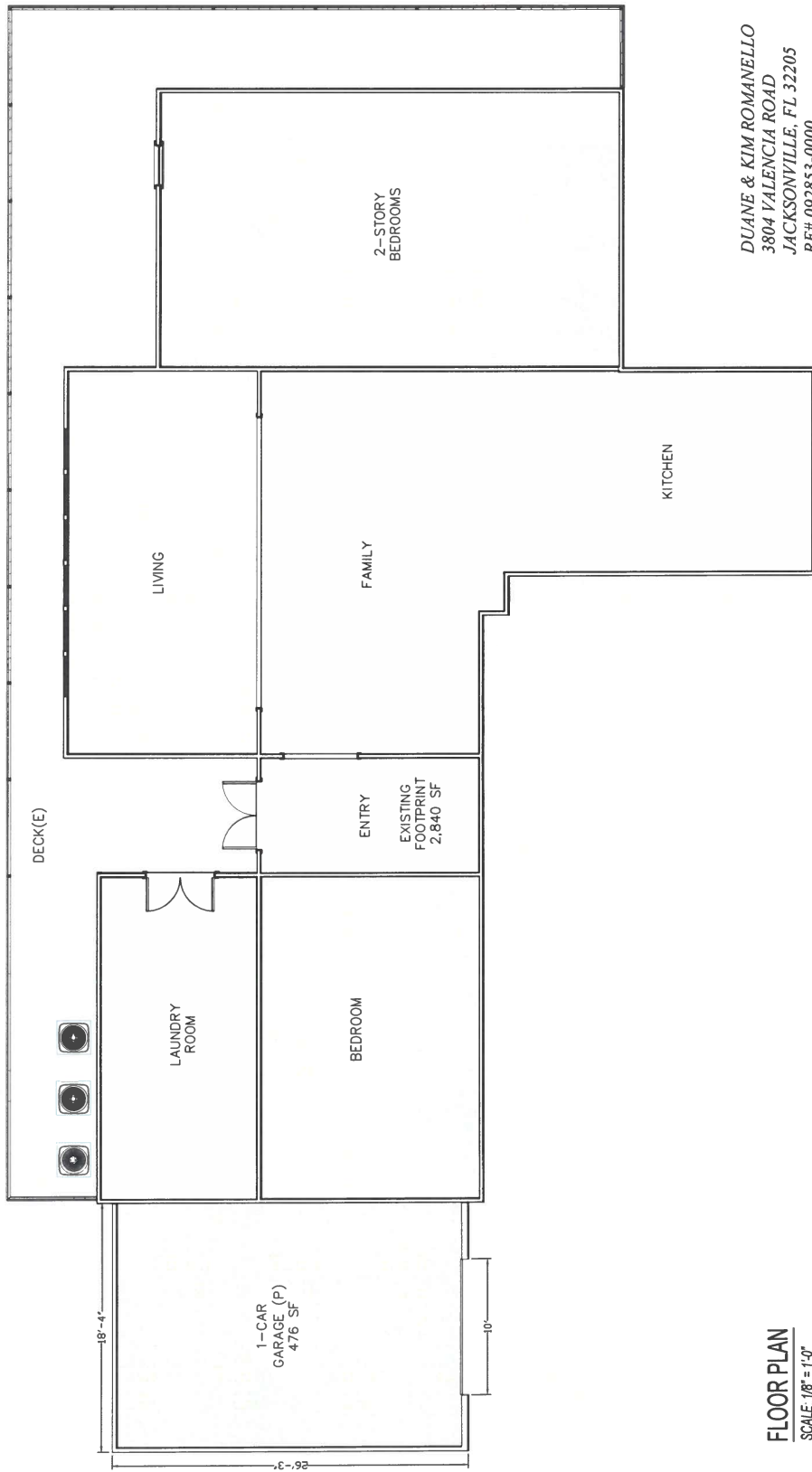


LEGEND & ABBREVIATIONS

AC = AIR CONDITIONER	PSH = PROFESSIONAL SURVEYOR & MAPPER
BRL = BUILDING RESTRICTION LINE	R = RADIUS
BT = BUILDING TIE	CRV = RECORD
BTN = BETWEEN	RLS = REGISTERED LAND SURVEYOR
(C) = COMPUTED FROM RECORD	R/W = RIGHT OF WAY
CDR = COVENANTS & RESTRICTIONS	(CTYP) = TYPICAL
CH = CHORD	
(CNR) = CAN NOT READ	O = SET IRON PIPE (IP) OR REBAR (RB)
CONC = CONCRETE	• = "ASSOC SURV" OR L.B. 5488
COVD = COVERED	• = FOUND IRON PIPE (IP) OR PIN
EB = ELECTRIC BOX	• = FOUND CONCRETE MONUMENT (CM)
ET = ELECTRIC TRANSFORMER & PAD	• = NAIL & DISC
JEA = JACKSONVILLE ELECTRIC AUTHORITY	• = CROSS CUT OR DRILL HOLE
L = LENGTH OF ARC	• = CHAIN LINK FENCE
LB = LICENSED BUSINESS	— = METAL FENCE
LS = LICENSED SURVEYOR	— = WIRE FENCE
(M) = MEASURED	— = WOOD FENCE
N&D = NAIL & DISC	— = VINYL FENCE
ORB = OFFICIAL RECORDS BOOK	— = OVERHEAD UTILITY
ORV = OFFICIAL RECORDS VOLUME	— = FIRE HYDRANT
PC = POINT OF CURVE	— = RISER
PCC = POINT OF COMPOUND CURVE	— = WATER METER
PEQ = PEEL EQUIPMENT PAD	— = UTILITY POLE
PI = POINT OF INTERSECTION	— = DIAMETER
PRC = POINT OF REVERSE CURVE	— = CUT ANCHOR
PRM = PERMANENT REFERENCE MONUMENT	— = CENTRAL ANGLE
PT = POINT OF TANGENCY	
PLS = PROFESSIONAL LAND SURVEYOR	

DATE: 4-5-2022
 SCALE: 1" = 20'





DUANE & KIM ROMANELLO
3804 VALENCIA ROAD
JACKSONVILLE, FL 32205
RE# 092853-0000

FLOOR PLAN
SCALE: 1/8" = 1'-0"







City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 4/29/2022 COA#: 22-27338
 Address: 3804 Valencia Rd. Owner: Duane C. Romanello
Jacksonville, FL ~~32205~~
32205

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application COA-22-27338 were posted on the property/site located at:

Real Estate Number(s) _____

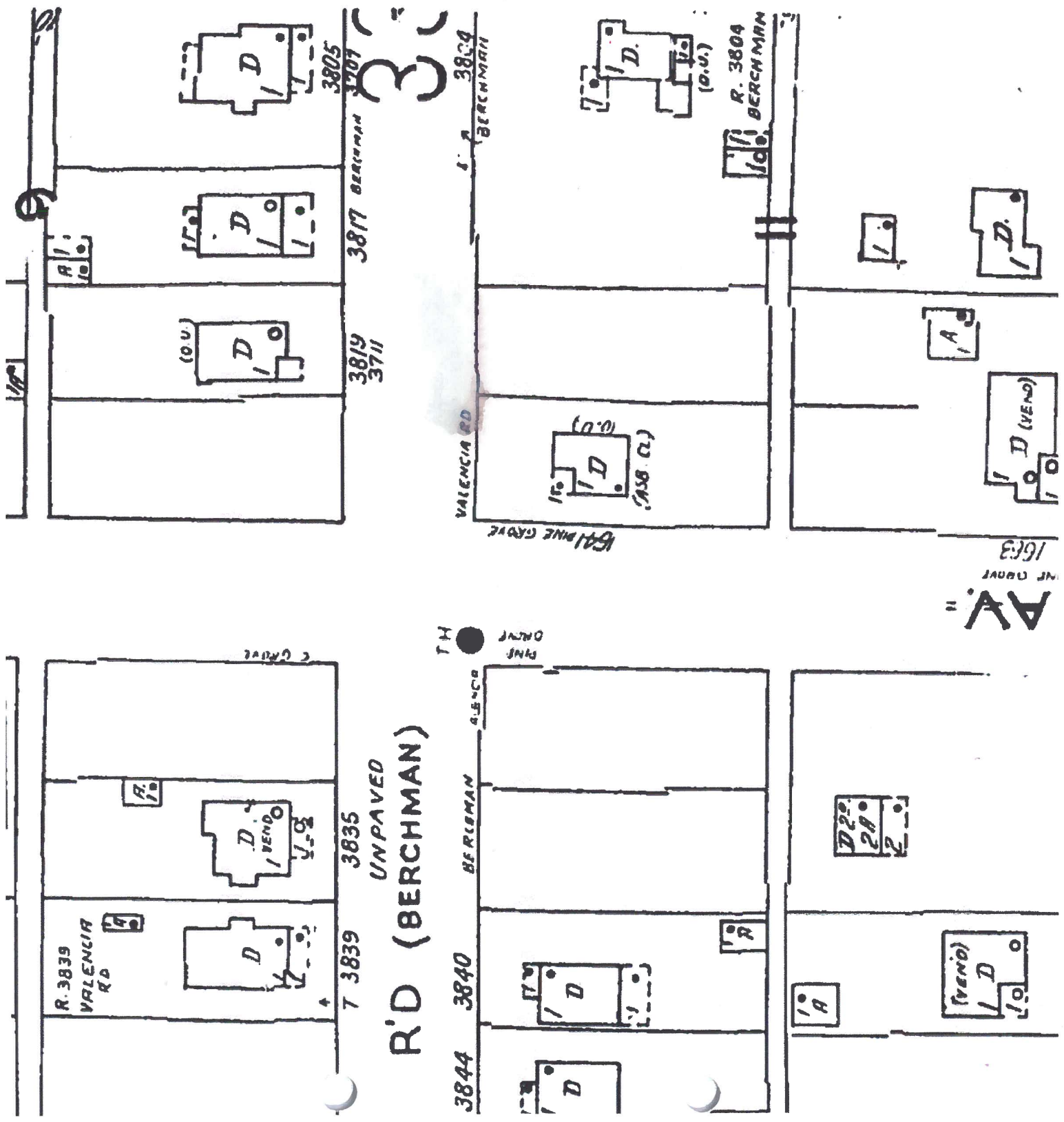
3804 Valencia Road
Street Address _____

Jacksonville FL 32205
City, State Zip Code _____

Duane Romanello
Printed Name _____

[Signature]
Signature _____

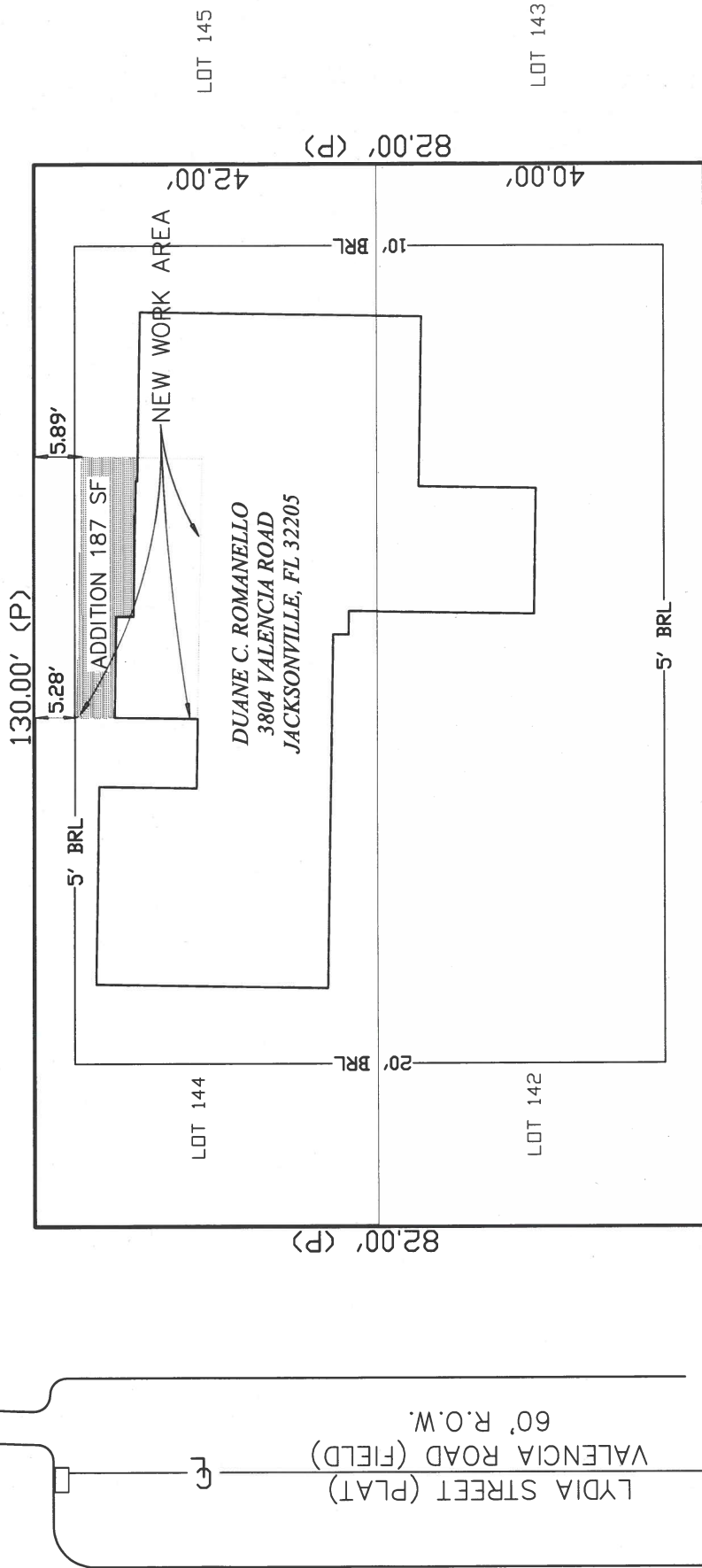
Dated this 29th day of April, 2022.



AV. =
 16:3
 PINE GROVE

SITE PLAN
3804 VALENCIA ROAD
COA App. 22794

BOONE PARK



LOT 145

LOT 143

82.00' (P)

42.00'

130.00' (P)

5.28'

5' BRL

5.89'

NEW WORK AREA

ADDITION 187 SF

DUANE C. ROMANELLO
3804 VALENCIA ROAD
JACKSONVILLE, FL 32205

10' BRL

82.00' (P)

LYDIA STREET (PLAT)
 VALENCIA ROAD (FIELD)
 60' R.O.W.

5' BRL

130.00' (P)

PARCEL ID. NO.
 092853 0000

LEGAL DESCRIPTION
 LOTS 142 & 144,
 STOCKTON PLACE,
 ACCORDING TO PLAT
 THEREOF RECORDED IN
 PB 5, PG. 44, OF THE
 CURRENT PUBLIC
 RECORDS OF DUVAL
 COUNTY, FL

ZONING
 RLD-60

LOT 140

SCALE: 1"=20'



August 27, 2019



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

NOTICE OF CERTIFICATION

RE: Certified List of Speakers for COA-22-27338

DATE: July 1, 2022

Please find attached:

- Certified list of speakers and those that provided written comments regarding COA-22-27338, heard at the May 25, 2022 Historic Preservation Commission meeting

If there are any questions, please contact me at (904) 255-7800.

Stephanie Pejsa, Executive Assistant
Community Planning Division
Planning and Development Department

May 25, 2022
Jacksonville Historic Preservation Commission
List of Speakers / Providers of Written Statements

COA-22-27456
Duane Romanello
3804 Valencia Road
Jacksonville, FL 32205



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

NOTICE OF CERTIFICATION

RE: Certified Transcript of the May 25, 2022 Jacksonville Historic Preservation Commission Meeting

DATE: July 1, 2022

Please find attached:

- Certified Historic Preservation Commission Transcript for the May 25, 2022 meeting, including item COA-22-27338

If there are any questions, please contact me at (904) 255-7800.

A handwritten signature in cursive script, reading "Stephanie Pejsa", is written over a horizontal line.

Stephanie Pejsa, Executive Assistant
Community Planning Division
Planning and Development Department

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, May 25, 2022,
commencing at 3:26 p.m., at the Ed Ball Building, 214
North Hogan Street, 1st Floor Training Room,
Jacksonville, Florida, before Diane M. Tropia, FPR, a
Notary Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
ERIK C. KASPER, Secretary.
MICHAEL MONTOYA, Commission Member.
JULIA EPSTEIN, Commission Member.

ALSO PRESENT:

SUSAN KELLY, Planning and Development Dept.
JERMAINE ANDERSON, Planning and Development.
ARIMUS WELLS, Planning and Development Dept.
SUSAN GRANDIN, Office of General Counsel.
STEPHANIE PEJSA, Planning and Development Dept.

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1 We're going to move through Agenda A as quickly
2 as we can as we're going to start there.

3 So we're going to take a break every two
4 hours as needed. Any private conversations,
5 please be had in the hallway. Any cell phone
6 conversations, silence them, please. And we're
7 going to move through this as quickly as
8 possible.

9 I'll go ahead and take a motion for the
10 minutes from the March 23rd meeting.

11 COMMISSIONER LOPERA: Motion to approve
12 the minutes from the March 23rd meeting of the
13 Historic Preservation Commission.

14 COMMISSIONER KASPER: Second.

15 THE CHAIRMAN: All those in favor?

16 COMMISSION MEMBERS: Aye.

17 THE CHAIRMAN: Those opposed?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: Hearing none, you have
20 approved those minutes.

21 We're going to head straight into
22 Agenda A. We're going to run through the
23 consent agenda. We have COA-22-27134, 125 East
24 3rd Street; COA-22-27195, 1302 North Laura
25 Street; COA-22-27196, 1306 North Laura Street;

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1 PROCEEDINGS
2 May 25, 2022 3:26 p.m.

3 THE CHAIRMAN: Sorry about the delay.
4 We're going to go ahead and kick off the
5 May 25th meeting of the Jacksonville Historic
6 Preservation Commission.

7 If we could start with some introductions.
8 Susan, if you'd start.

9 MS. GRANDIN: Susan Grandin, Office of
10 General Counsel.

11 MS. KELLY: Susan Kelly, Historic
12 Preservation section.

13 MR. ANDERSON: Jermaine Anderson, Historic
14 Preservation.

15 COMMISSIONER EPSTEIN: Julia Epstein,
16 commissioner.

17 COMMISSIONER MONTOYA: Michael Montoya,
18 commissioner.

19 THE CHAIRMAN: J.C. Demetree, chairman.

20 COMMISSIONER LOPERA: Andres Lopera,
21 commissioner.

22 COMMISSIONER KASPER: Erik Kasper,
23 commissioner.

24 THE CHAIRMAN: As most of you have
25 probably realized, we have two agendas today.

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1 COA-22-27202, 212 West 5th Street;
2 COA-22-27203, 253 East 4th Street;
3 COA-22-27216, 2242 Myra Street; COA-22-27229,
4 2229 Riverside Avenue; and COA-22-27262, 2217
5 Herschel Street.

6 Do any commissioners have any ex parte or
7 any comments?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: We'll go ahead and open the
10 public hearing.

11 Is anyone here to speak on anything on
12 this consent agenda?

13 AUDIENCE MEMBERS: (No response.)

14 THE CHAIRMAN: Seeing none, we'll close
15 the public hearing and I'll entertain a motion.

16 COMMISSIONER LOPERA: Motion to approve
17 consent agenda for Agenda A.

18 COMMISSIONER KASPER: Second.

19 THE CHAIRMAN: All those in favor?

20 COMMISSION MEMBERS: Aye.

21 THE CHAIRMAN: Those opposed?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: Hearing none, that consent
24 agenda has been approved.

25 We're going to move right into Section D,
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5

1 Previously Deferred Items to be Heard. First
 2 on our docket, COA-22-27035, 1414 Talbot
 3 Avenue.
 4 MS. GRANDIN: Is that the one that was
 5 administratively done?
 6 THE CHAIRMAN: Oh, yes. That has actually
 7 been done administratively, so that is now off
 8 our agenda, so we're going to keep moving.
 9 That gets us down to Section F, Historic
 10 Designations. First one on the docket is
 11 LM-22-04, 318 North Broad Street.
 12 MS. KELLY: LM-22-04 seeks the local
 13 landmark designation for the structure at
 14 318 North Broad Street. The Department found
 15 that the structure meets two of the seven
 16 criteria.
 17 The building at 318 North Broad Street
 18 exemplifies the change of North Broad Street
 19 from predominantly residential to commercial.
 20 Based on Sanborn maps and City directories,
 21 318 North Broad was built between 1901 and 1902
 22 as a two-story, wood-framed residence.
 23 The previous house on the parcel was
 24 destroyed by the 1901 fire. By 1913, the
 25 residence was moved to the back of the lot and
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6

1 incorporated as part of the new two-story
 2 masonry commercial building fronting Broad
 3 Street.
 4 318 North Broad is also significant as one
 5 of the few remaining buildings directly
 6 associated with the East European Jewish
 7 community that was established in LaVilla in
 8 1934.
 9 318 North Broad housed the Progress
 10 Furniture Company owned by Olga Burney and Leo
 11 Moskovitz. The Progress Furniture Company
 12 occupied the building until the late 1990s.
 13 After Progress Furniture Company left, the
 14 building was used for a period by the DeLoach
 15 Furniture Company for storage.
 16 The Department finds that the structure
 17 meets the landmark designation criteria for its
 18 value as a significant reminder of the cultural
 19 and historical heritage of the city.
 20 The most significant character-defining
 21 feature of the primary elevation fronting North
 22 Broad Street is the simple mission-style
 23 parapet. The mission style was popular from
 24 the 1890s through the 1920s.
 25 It appears that the original front and
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7

1 side elevations of the commercial building were
 2 exposed red brick, which were later covered
 3 with stucco. At the juncture of the masonry
 4 and wooden sections, the front porch of the
 5 residence is still intact, as well as the
 6 original horizontal drop siding of the front
 7 elevation. Some of the original window and
 8 door trim, as well as the wooden, double-hung
 9 sash windows, are also evident.
 10 Due to the lack of continuous maintenance,
 11 both the masonry and wooden sections show
 12 evidence of water damage, particularly where
 13 the two meet. The residential part is severely
 14 deteriorated, making access to the second floor
 15 unsafe. Additional evaluations will need to be
 16 made to determine the rehabilitation viability
 17 of the residential portion. However, the
 18 exterior load-bearing walls of the commercial
 19 building appear to be sound and have more
 20 rehabilitation potential.
 21 Staff finds that the structure is suitable
 22 for preservation and restoration. Staff
 23 recommends approval of the structure at
 24 318 North Broad as a local landmark.
 25 THE CHAIRMAN: Thank you.
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8

1 Questions for staff?
 2 COMMISSION MEMBERS: (No response.)
 3 THE CHAIRMAN: All right. We'll go ahead
 4 and open the public hearing.
 5 Is the applicant here?
 6 AUDIENCE MEMBERS: (No response.)
 7 THE CHAIRMAN: All right.
 8 MS. KELLY: This might be one of the ones
 9 where the applicant -- I think both the
 10 landmarks, the applicant is unable to attend.
 11 THE CHAIRMAN: Is anybody else here to
 12 speak on this landmark?
 13 AUDIENCE MEMBERS: (No response.)
 14 THE CHAIRMAN: With that, we'll close the
 15 public hearing and I will entertain a motion.
 16 COMMISSIONER LOPERA: Thank you for the
 17 staff report. And based on your findings, I
 18 motion to approve LM-22-04.
 19 COMMISSIONER KASPER: Second.
 20 THE CHAIRMAN: Any conversation, thoughts,
 21 concerns?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: All those in favor?
 24 COMMISSION MEMBERS: Aye.
 25 THE CHAIRMAN: Those opposed?
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9

1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: Hearing none, you have
 3 approved the historic designation.
 4 I will move on to LM-22-05. That is
 5 525 West Beaver Street.
 6 MS. KELLY: LM-22-05 seeks the local
 7 landmark designation for the structure at
 8 525 West Beaver Street. The Department found
 9 that the structure meets four of the seven
 10 criteria.
 11 So 525 West Beaver is located in the
 12 historic LaVilla area. For over a century, the
 13 northern part of LaVilla was the commercial and
 14 social center of Jacksonville's
 15 African-American community. Having to create
 16 an economy within a segregated neighborhood
 17 such as LaVilla, many black-owned businesses
 18 flourished, along with a growing professional
 19 class.
 20 One of the remaining examples of the
 21 heyday of LaVilla as the business center of
 22 Jacksonville's African-American community
 23 during the first half of the 20th century is
 24 the Lawton Pratt Funeral Home. Established in
 25 1910 under prominent director Lawton Pratt, and
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10

1 moving to an attractive new building in 1914 at
 2 525 West Beaver Street, the mortuary has served
 3 Jacksonville's African-American population for
 4 over a hundred years, making it one of the
 5 oldest funeral homes in Florida.
 6 Lawton Pratt is recognized as the second
 7 licensed black funeral director in Florida.
 8 After establishing his business in
 9 Jacksonville, Pratt contracted with well-known
 10 builder Joseph Blodgett to design and construct
 11 a new funeral home at 525 West Beaver Street.
 12 Born in 1858, Joseph Haygood
 13 Blodgett became one of the most respected and
 14 successful African-American business and
 15 community leaders in Jacksonville during the
 16 first quarter of the twentieth century. By
 17 1898, he had reportedly entered the
 18 construction and real estate business and had
 19 constructed numerous houses and businesses.
 20 One of the more noted buildings reportedly
 21 designed and constructed by Blodgett in 1915
 22 was the Lawton Pratt Funeral Home at 525 West
 23 Beaver Street. The Hillman-Pratt Funeral Home
 24 is in good condition and retains integrity of
 25 location and integrity of setting. The
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11

1 property retains its integrity as a two-part
 2 commercial block building with intact chapel
 3 and offices on the first floor and residential
 4 and office space on the second floor.
 5 The exterior retains significant
 6 architectural elements, including the corbeled
 7 brickwork; round, arched niches and vents;
 8 Gothic arched chapel windows; and unique
 9 textured brick and stucco facades. These
 10 architectural elements retain integrity of
 11 materials and their inherent workmanship of a
 12 master builder and architect of segregated
 13 Jacksonville.
 14 Staff recommends approval of the structure
 15 at 525 West Beaver as a local landmark.
 16 THE CHAIRMAN: Thank you.
 17 Any questions for staff?
 18 COMMISSION MEMBERS: (No response.)
 19 THE CHAIRMAN: All right. We'll open the
 20 public hearing.
 21 Is anyone here to speak on this historic
 22 designation?
 23 AUDIENCE MEMBERS: (No response.)
 24 THE CHAIRMAN: All right. We'll close the
 25 public hearing, and I'll entertain a motion.
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12

1 COMMISSIONER LOPERA: Motion to approve
 2 LM-22-05, as the staff has found four of the
 3 seven criteria required for landmark
 4 designation.
 5 COMMISSIONER KASPER: Second the motion.
 6 THE CHAIRMAN: Any comments or concerns?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: All those in favor?
 9 COMMISSION MEMBERS: Aye.
 10 THE CHAIRMAN: Those opposed?
 11 COMMISSION MEMBERS: (No response.)
 12 THE CHAIRMAN: Hearing none, you have
 13 approved LM-22-05.
 14 We'll move on to Section G, Certificates
 15 of Appropriateness, with only one on the
 16 docket, COA-22-27255, 1267 Avondale Avenue.
 17 MS. KELLY: Application for COA-22-27255
 18 is for the installation of steel shingles on
 19 the roofs of a contributing single-family
 20 dwelling and attached garage.
 21 The subject site is a corner lot with
 22 prominent site visibility. The applicant seeks
 23 to replace the existing gray architectural
 24 singles with gray KasselWood brand steel
 25 shingles. The majority of homes on this
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1 portion of the block have roofs with either
2 composition or asphalt shingles as the roofing
3 material.

4 Originally constructed in 1925, the
5 subject property currently contains a
6 two-story, single-family contributing structure
7 and a detached garage. Both structures have
8 gray architectural shingles.

9 Given the nonoriginal nature of the
10 existing shingles, the design guidelines
11 generally allow for greater flexibility in
12 terms of replacement. However, when reviewing
13 replacement of nonhistoric roof surfacing, the
14 guidelines recommend that the replacement
15 material be substantially compatible with the
16 overall design of the building and in keeping
17 with the architecture features of the property
18 and its environment.

19 Further, at this time, staff is unable to
20 determine whether the proposed steel shingles
21 will have a similar aesthetic to that of
22 composition shingles or asphalt shingles.

23 For these reasons, staff finds that the
24 proposed work is inconsistent with the design
25 guidelines in Section 307.106. The Department
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1 we're not necessarily opposed to alternative
2 materials, but it has to maintain that
3 aesthetic. We're clearly not preserving the
4 historic fabric in this case, but it's just
5 about maintaining that aesthetic.

6 THE CHAIRMAN: All right. We're going to
7 go ahead and open the public hearing.
8 And you can come on up.
9 (Audience member approaches the podium.)

10 THE CHAIRMAN: You can have a seat today.

11 AUDIENCE MEMBER: That's different.

12 THE CHAIRMAN: Yup. State your name and
13 address.

14 AUDIENCE MEMBER: Tina Collins Peterson,
15 1267 Avondale Avenue.

16 THE CHAIRMAN: And, Tina, she's going to
17 swear you in.

18 MS. PETERSON: I do have two different
19 product --

20 THE CHAIRMAN: Tina, she's going to swear
21 you in.

22 MS. PETERSON: Oh, I'm sorry.

23 THE CHAIRMAN: No, you're fine.

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

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1 recommends denial.

2 THE CHAIRMAN: Questions for staff?

3 COMMISSIONER LOPERA: Yes.

4 Through the Chair, you had mentioned a
5 couple of times that you were unable to
6 determine whether the shingles meet the similar
7 aesthetic. Were the physical samples presented
8 to you?

9 MS. KELLY: No. We didn't see the
10 physical -- I think the applicant may have
11 brought the samples with them.

12 AUDIENCE MEMBER: I have them.

13 COMMISSIONER LOPERA: Okay.

14 THE CHAIRMAN: Any other questions for
15 staff?

16 COMMISSIONER KASPER: Similar question. I
17 see a photograph within it. So the question
18 is, what does it actually look like in person?

19 MS. KELLY: Yes. Through the Chair, we
20 looked at the pictures and we looked at images
21 of how it appeared on other roofs and things
22 like that. And honestly, we just couldn't
23 really make out how the aesthetic looks.

24 We're very interested in hearing what the
25 Commission thinks about it because, you know,

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1 MS. PETERSON: (Complies.)

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

6 MS. PETERSON: Yes.

7 THE REPORTER: Thank you.

8 THE CHAIRMAN: All right. Welcome.

9 MS. PETERSON: I have two different
10 product samples that I'm considering for my
11 home. One is a 16-by-16 (inaudible) tile. I
12 actually have the original specifications for
13 my house, and it actually is a 16-by-16 hex
14 product that was used that's no longer usable.

15 And then my second choice would be the one
16 that's part of the COA. That's this one
17 (indicating). And there's various color
18 choices, so whatever color recommendations to
19 stay in the gray family or whatever is totally
20 fine.

21 There are also two homes within two blocks
22 from me that have metal roofing. 1338 Avondale
23 Avenue, and I have a picture. And then also --
24 I can see this house from my home --
25 1309 Challen has that as well.

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1 (Displays photographs.)
 2 THE CHAIRMAN: Okay. Can we get -- can we
 3 see that sample, actually?
 4 MS. PETERSON: Sure.
 5 THE CHAIRMAN: And the pictures would be
 6 great.
 7 (Materials tendered to the Commission.)
 8 THE CHAIRMAN: Thank you.
 9 Okay. Questions for our applicant at the
 10 moment?
 11 COMMISSIONER KASPER: Yes. Good evening,
 12 ma'am. Can you maybe give us a little bit more
 13 background as to what your -- what your
 14 strategy is and what your thinking is? Because
 15 clearly the neighborhood, as staff has
 16 mentioned, is more of a natural material on the
 17 roof. And so tell us why you're requesting to
 18 go a different direction.
 19 MS. PETERSON: Okay. I like the diamond
 20 pattern as my number one, because I have a
 21 photo of my house when it was originally built,
 22 and it's got the diamond shape, so I wanted to
 23 replicate that. I'm kind of a historic nut
 24 myself. I've spent a lot of money redoing
 25 windows to the original, so I'm definitely not

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1 trying to change the historic nature. I want
 2 this to kind of be the last roof I have to put
 3 on this home, assuming no hurricanes.
 4 COMMISSIONER KASPER: So could I follow up
 5 on that point?
 6 MS. PETERSON: Sure.
 7 COMMISSIONER KASPER: So you say you have
 8 a photograph --
 9 MS. PETERSON: I do.
 10 COMMISSIONER KASPER: -- showing a diamond
 11 pattern on the roof?
 12 MS. PETERSON: I do.
 13 COMMISSIONER KASPER: But that could have
 14 been an asbestos tile or a slate?
 15 MS. PETERSON: Yes.
 16 COMMISSIONER KASPER: And not metal?
 17 MS. PETERSON: Correct.
 18 COMMISSIONER KASPER: Okay.
 19 MS. PETERSON: Correct. But asphalt
 20 wasn't a product used then either, so ...
 21 COMMISSIONER KASPER: I'm just trying to
 22 get at the root of going to the metal.
 23 MS. PETERSON: It's the longevity. It's
 24 the -- I want a stronger roof. And like I
 25 said, I'm trying to get a product that this

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1 roof that I put on is the last roof, hopefully,
 2 I have to put on the home.
 3 THE CHAIRMAN: Okay. Questions -- any
 4 other questions at the moment?
 5 COMMISSIONER LOPERA: Through the Chair, I
 6 believe that this product carries a 40-year
 7 warranty from what I read online?
 8 MS. PETERSON: Yes.
 9 COMMISSIONER MONTOYA: Through the Chair,
 10 is that for both of the tiles or just this one?
 11 Or do you know the information about the
 12 diamond tile?
 13 MS. PETERSON: The diamond one I think
 14 has -- I think they are both about 40 with the
 15 warranties.
 16 The reason I'm going with two different
 17 choices is that I have to work back with them
 18 on the Florida Product Approval codes, right,
 19 as well. So that would be the next step. One
 20 is there and one isn't, so ...
 21 THE CHAIRMAN: All right. We will call
 22 you back up when we need you. Thank you. I
 23 can give you these back.
 24 COMMISSIONER EPSTEIN: Sorry. Really
 25 quickly, through the Chair, you're saying one

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1 of these does not have Florida Product Approval
 2 or you're working on getting --
 3 MS. PETERSON: I'm trying to find out for
 4 sure if they do or don't. The one that you're
 5 holding has an approval code. This company
 6 does not yet, but they said they're in the
 7 process, so that's what I'm trying to see.
 8 COMMISSIONER EPSTEIN: Okay.
 9 THE CHAIRMAN: Thank you.
 10 Is anybody else here to speak on this COA?
 11 AUDIENCE MEMBERS: (No response.)
 12 THE CHAIRMAN: Seeing none, we'll close
 13 the public hearing and I'll entertain a motion.
 14 COMMISSIONER LOPERA: Motion to deny
 15 COA-22-27255.
 16 COMMISSIONER KASPER: Second.
 17 THE CHAIRMAN: All right. Conversation?
 18 COMMISSIONER LOPERA: Through the Chair to
 19 staff, now that you've seen the product as far
 20 as, you know, the aesthetics of it and it, you
 21 know, appearing similar as far as the one that
 22 looked like a shingle, what are your thoughts
 23 now based on what's written here?
 24 MS. KELLY: Through the Chair, so this
 25 is -- what our concern was also when we saw

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1 pictures of it is that, installed, will it look
 2 like -- I think there's about five or so
 3 shingles together. So installed, does it look
 4 kind of seamless? Or visually, does it look
 5 like five installed shingles? And so we just
 6 couldn't get a feel for that. And I'm not sure
 7 the best way to do that.

8 Honestly, when we looked at the images
 9 online, it didn't look great, but I want to
 10 give that the benefit of the doubt. It is a
 11 computer and drone images and stuff. So that's
 12 our biggest concern. If it was -- if it had
 13 maybe a clearer delineation of each shingle,
 14 maybe that would help, so ...

15 COMMISSIONER MONTOYA: Through the Chair,
 16 question for staff. Now that you've seen the
 17 alternative shingle that's installed in a
 18 diamond pattern and the owner's discussion
 19 about the original house being roofed in a
 20 diamond shingle, although it's not the same
 21 material, and understanding wanting the
 22 longevity for the roof, especially in an
 23 insurance situation we find ourselves in right
 24 now, do you have an opinion about that shingle?

25 MS. KELLY: Through the Chair, so what
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1 drives our evaluation is the code and the
 2 guidelines, as you know. And so the guidelines
 3 suggest that it should mimic what went back.
 4 And there is language about potentially using a
 5 technologically advanced material. So I think
 6 that if the aesthetic could look the same
 7 installed, if it would look pretty similar, it
 8 would probably be okay. It's just really
 9 difficult to see how that is going to look to
 10 get an idea of that on a whole roof.

11 COMMISSIONER MONTOYA: Yeah. Another
 12 question -- through the Chair, another question
 13 for staff. Do we know the -- the eave height
 14 and the roof slope of the structure?

15 MS. KELLY: I don't have that information
 16 with me.

17 THE CHAIRMAN: All right.

18 COMMISSIONER MONTOYA: Just for
 19 conversation --

20 THE CHAIRMAN: Sure.

21 COMMISSIONER MONTOYA: -- that would play
 22 into visually how much of the roof you actually
 23 see --

24 THE CHAIRMAN: Right.

25 COMMISSIONER MONTOYA: -- since it's a
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1 two-story structure.

2 One more question for staff, through the
 3 Chair. The original roof, the applicant had
 4 mentioned, was in that diamond pattern, and
 5 now -- obviously, it's been replaced since
 6 then. So would the -- would you consider going
 7 back to the diamond pattern, you know, if we --
 8 with these different materials, would you
 9 consider going back to the diamond pattern
 10 first, or would you consider just replacing it
 11 with something that looks similar to the
 12 shingles that are on there now?

13 MS. KELLY: Through the Chair, if visually
 14 we could get a similar aesthetic to what was
 15 either in the photo she showed -- I think that
 16 would be okay. I think that that would work --
 17 or what she has now.

18 The reason that we end up saying, oh,
 19 shingles are fine, is because it's kind of like
 20 a -- the generic material. You know, it's like
 21 we have nothing else to go on. We're not doing
 22 these types of roofs anymore, so go with that.
 23 So the shingle is sort of the default, but if
 24 we can get something that looks similar to the
 25 aesthetic from the original, we would support
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1 that.

2 THE CHAIRMAN: Okay. Well, we have a
 3 motion to deny on table at the moment.

4 Does anybody have thoughts as far as
 5 possibly the diamond shape goes?

6 COMMISSIONER MONTOYA: I do. I think
 7 that -- I think it's an interesting proposition
 8 in regard to the history of the home, and yet
 9 having a more durable and, you could argue,
 10 more contemporary because it doesn't have the
 11 sort of dog-ear on the tip that the original
 12 shingle would have had.

13 But I think it's worth considering. I
 14 think the issue is not having the Florida
 15 Approval for it, and also that that shingle --
 16 and maybe this is a question for legal -- but
 17 I'm not sure, since that shingle wasn't part of
 18 the COA, how we consider it at this point. So
 19 it's a question of do we defer or do we -- you
 20 know, just entertaining ideas about how we move
 21 with another motion.

22 But I'd like to hear what the other
 23 commissioners have to say in regard to the
 24 material.

25 COMMISSIONER LOPERA: Through the Chair,
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1 I'd like to hear perhaps the applicant, if they
2 want to wait for that Florida Product Approval,
3 which may or may not happen anytime soon, or
4 potentially going with the shingle that you
5 presented.

6 THE CHAIRMAN: Well, the original shingle
7 in the COA, I'm not sure how I feel about that
8 one just because we haven't seen the product.

9 The original shingle -- can you hear me
10 now?

11 The shingle presented today I'm not
12 inclined to support. The diamond -- the
13 diamond shingle, I would be more inclined to
14 support personally, so ...

15 COMMISSIONER EPSTEIN: I agree with that.

16 I think the diamond shingle, going back to
17 the historic house, is -- definitely makes
18 sense. One of my main concerns when actually
19 looking at the photos in the book as well as
20 the sample that we just received is the actual
21 thickness to that shingle. And it almost looks
22 like it's not -- it's looking more like it's a
23 stone or some kind of slate, and it doesn't
24 look like asphalt.

25 So it's bringing in -- another question in
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1 question to staff.

2 You know, part of what we want to -- or at
3 least part of what my goal in a situation like
4 this would be not to have the homeowner come
5 here numerous times, if something could be
6 resolved with staff, you know, going forward
7 with the COA.

8 And so it's a question of -- I think
9 there's a pretty good -- maybe it's not a
10 consensus, but a lot of us are leaning toward
11 the diamond pattern that's not part of the
12 original COA. And so what is a path for the
13 owner here that we can take that -- and not
14 having to just deny and then reapply for a COA?

15 MS. KELLY: Susan may need to weigh in on
16 this, but I think if we know how you all feel
17 about something, she could -- I guess we could
18 amend her COA request or we could just withdraw
19 this one and she could at least submit that,
20 and then we could administratively approve it
21 since we've already hashed it out. That's what
22 I would think.

23 MS. GRANDIN: Through the Chair, I would
24 recommend that you amend the application and
25 then approve it based on the fact that it meets
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1 my mind is, you know, is this going to look
2 like a slate roof at the end of the day? And
3 I'd much rather it be going back to the
4 original design.

5 MS. PETERSON: Can I bring these pictures
6 of the neighbor?

7 THE CHAIRMAN: Sure.

8 COMMISSIONER EPSTEIN: I don't have any
9 problem with it being metal. I have no problem
10 with the metal roof at all for this COA.

11 MS. PETERSON: (Inaudible.)

12 MS. GRANDIN: You need to talk into the --

13 MS. PETERSON: I was just saying, the
14 1308 Avondale one is very much like the one
15 attached to my COA in look, and you can see it
16 installed on a brick home. The other one for
17 Challen is a wood roof, but it is a very --
18 it's like a thatched look, which goes with that
19 house.

20 THE CHAIRMAN: Right.

21 MS. PETERSON: And I thought it might help
22 you if you could see the pictures because you
23 can see it actually installed.

24 COMMISSIONER MONTOYA: So I guess I have a
25 question for staff. Through the Chair,
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1 several of the criteria that it needs to meet.
2 It's historically accurate and the original
3 shingles on the house were diamond shape and
4 that type of thing.

5 And also, I would condition it obviously
6 on getting its Florida Approval, which she's
7 going to have to get anyway. I would just
8 amend so we could move it along.

9 COMMISSIONER LOPERA: Through the Chair,
10 then, I withdraw my motion to deny on
11 COA-22-27255, and I make a new motion to
12 approve COA-22-27255 with the diamond-shaped
13 metal shingles by KasselWood, steel shingles,
14 to be administratively approved -- what's that?

15 THE CHAIRMAN: It's not by KasselWood.

16 MS. PETERSON: It's a different company.

17 COMMISSIONER LOPERA: Sorry. Scratch that
18 last part.

19 Then make a motion to approve COA-22-27255
20 with a new roofing material with a
21 diamond-shaped shingle that the applicant has
22 presented at this meeting.

23 COMMISSIONER MONTOYA: Pending that
24 Florida Product Approval?

25 COMMISSIONER LOPERA: Well, pending the
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1 Florida Product Approval, but that's -- you
 2 know, that's out of our scope there.
 3 COMMISSIONER MONTROYA: Second.
 4 THE CHAIRMAN: There's a new motion on the
 5 table, as you've heard.
 6 Any conversation to be had for that?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: All those in favor?
 9 COMMISSION MEMBERS: Aye.
 10 THE CHAIRMAN: Those opposed?
 11 COMMISSION MEMBERS: (No response.)
 12 THE CHAIRMAN: Hearing none, you have
 13 approved COA-22-27255, and we're going to move
 14 on.
 15 MS. PETERSON: Thank you.
 16 THE CHAIRMAN: Thank you.
 17 We're going to move on to Section H, Work
 18 Initiated or Completed Without a COA. We have
 19 COA-22-27163, 2223 Dellwood Avenue.
 20 MS. KELLY: Application for COA-22-27163
 21 is for an after-the-fact approval of a new
 22 driveway at 2223 Dellwood, which is listed as a
 23 contributing structure in Riverside.
 24 Prior to the applicant's request, the
 25 property included a one-car driveway parking
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1 pad approximately 9 feet wide which was made of
 2 pavers and brick ribbons. And that was located
 3 between the street and the front plane of the
 4 main structure within the required front yard.
 5 The applicant removed that feature and
 6 installed a 17-foot-wide concrete slab driveway
 7 and 4-foot-wide side alley -- or sidewalk way.
 8 Driveway widths in the district and along
 9 this block are generally about 10 feet wide.
 10 As such, the 17-foot driveway is out of scale
 11 and character with the district. In the
 12 district, driveways are usually made of
 13 concrete ribbons, gravel, brick, or brick-like
 14 pavers, not typically concrete slab.
 15 As such, the staff finds that the work is
 16 inconsistent with the design guidelines and
 17 Section 307.106. The Department recommends
 18 denial.
 19 I will add, the applicant invited staff
 20 out to the site, and there is -- originally the
 21 driveway would have been on the east side of
 22 the property and gone back to a detached
 23 garage. A large tree has now grown up, making
 24 that access point not possible. So clearly,
 25 that's why somebody had installed that 9-foot
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1 parking pad. It's just the applicant then
 2 widened it to 17 feet and made a concrete slab
 3 out of it.
 4 That concludes the staff report.
 5 THE CHAIRMAN: Thank you.
 6 Any questions for staff?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: All right. We'll open the
 9 public hearing.
 10 Is the applicant here?
 11 AUDIENCE MEMBER: (Indicating.)
 12 THE CHAIRMAN: Come on up.
 13 (Audience member approaches the podium.)
 14 THE CHAIRMAN: If you'll state your name
 15 and address.
 16 AUDIENCE MEMBER: Phillipe De Macedo, 2223
 17 Dellwood Avenue.
 18 THE CHAIRMAN: She's going to swear you
 19 in.
 20 THE REPORTER: If you would raise your
 21 right hand for me, please.
 22 MR. DE MACEDO: (Complies.)
 23 THE REPORTER: Do you affirm that the
 24 testimony you are about to give will be the
 25 truth, the whole truth, and nothing but the
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1 truth?
 2 MR. DE MACEDO: I do.
 3 THE REPORTER: Thank you.
 4 THE CHAIRMAN: Welcome.
 5 MR. DE MACEDO: All right. So the
 6 driveway was already moved to the left side due
 7 to a big tree on the right side being there.
 8 Seventy-five percent of the driveways -- first
 9 of all, we hired a contractor to do the
 10 driveway for us.
 11 Seventy-five percent of the driveways
 12 within a block of our street are all concrete
 13 driveways. They are not as wide. The reason
 14 we made it wider is because, if you have a
 15 10-foot, you can't get to the front door. So
 16 if you have somebody in a wheelchair or if
 17 there's anybody getting out of the car, you
 18 step into the dirt to get into the house.
 19 That's the only reason why we made that wider.
 20 We don't have access to the alleyway due
 21 to the shrubbery and vegetation back there.
 22 And the COA, the people that we hired to do it,
 23 they said that they didn't know we had to do a
 24 COA on that side of town. And I didn't know,
 25 and that's why I hired somebody to do it. So
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1 that's why it was done after the fact.
2 THE CHAIRMAN: Okay. So I know staff came
3 out to see. Did you guys discuss any
4 alternatives, by chance?

5 MR. DE MACEDO: Yes. We talked about it,
6 you know, what we could do to keep it. I'd
7 like to keep some type of sidewalk going to the
8 front door, and so I don't know if we can do
9 something to the driveway.

10 You know, we would like to keep it as it
11 is. It's a nice driveway. And there's some
12 other ones -- there's like one other one as
13 wide as ours on the same street, so ...

14 THE CHAIRMAN: Any questions for the
15 applicant at the moment?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: All right. We'll call you
18 back up.

19 MR. DE MACEDO: Thank you, sir.

20 COMMISSIONER MONTOYA: One question.

21 THE CHAIRMAN: Hold on. One second.

22 COMMISSIONER MONTOYA: Through the Chair,
23 one question. How long have you owned the
24 home? How long have you been at the home?

25 MR. DE MACEDO: Approximately six months.

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1 COMMISSIONER MONTOYA: Thank you.

2 THE CHAIRMAN: Thank you.

3 Anyone else here to speak on this COA?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: We'll close the public
6 hearing. I'll entertain a motion.

7 COMMISSIONER LOPERA: Motion to deny
8 COA-22-27163.

9 COMMISSIONER KASPER: Through the Chair to
10 counsel, procedural. If we intend to modify,
11 do we start with an approval or do we start
12 with a denial?

13 THE CHAIRMAN: Approval with conditions,
14 then.

15 MS. GRANDIN: I might change it to an
16 approval with conditions. I think the motion
17 for denial -- did it get a second? So it dies
18 for lack of a second.

19 THE CHAIRMAN: So we have a motion (off
20 microphone).

21 MS. GRANDIN: Yes.

22 COMMISSIONER MONTOYA: Second.

23 THE CHAIRMAN: So we can discuss. We have
24 a second on the denial.

25 Ideas here?

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1 COMMISSIONER KASPER: Through the Chair to
2 the Commission, an idea would be to convert a
3 portion of it to a sidewalk. So I did the
4 math. You do a 10-foot driveway, a 3-foot
5 swath, and then you have a 4-foot sidewalk.

6 Unfortunately, Mr. De Macedo will have a
7 3-foot slice in his driveway, but at least he
8 will have a sidewalk to walk up and down.

9 COMMISSIONER LOPERA: So through the
10 Chair, you're proposing we're moving 10 feet of
11 the driveway?

12 COMMISSIONER KASPER: No. Keeping
13 10 feet. Removing a 3-foot slice from the
14 public sidewalk to 4 feet short of the brick
15 stoop there. So essentially you're approving a
16 10-foot-wide driveway, and you're approving a
17 4-foot-wide sidewalk if the applicant is open
18 to that.

19 MR. DE MACEDO: Yeah.

20 THE CHAIRMAN: I think that's a pretty
21 nice compromise, personally.

22 COMMISSIONER LOPERA: Through the Chair,
23 we have approved in the past sidewalks to get
24 around to the backyard, so it seems like there
25 is access now to the backyard as we have

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1 previously approved a sidewalk to keep trash
2 cans, to be able to walk trash cans out to the
3 front.

4 THE CHAIRMAN: Do you want to withdraw --

5 COMMISSIONER LOPERA: Do I make a motion
6 now or do I have to withdraw?

7 I -- there was no second.

8 (Simultaneous speaking.)

9 COMMISSIONER LOPERA: Then I would like to
10 withdraw my motion to deny COA-22-27163.

11 COMMISSIONER KASPER: I'll make a motion
12 to approve COA-22-27163 with conditions.

13 The condition will read that we will
14 approve a 10-foot-wide driveway from the
15 sidewalk towards the house; and we'll approve a
16 4-foot-wide sidewalk from the driveway towards
17 the house, requiring a 3-foot-wide landscaped
18 portion to be removed from the public walk up
19 to 4 feet from the brick knee wall.

20 MS. GRANDIN: Mr. Chair, could I ask for
21 clarification of that?

22 THE CHAIRMAN: Sure.

23 MS. GRANDIN: So let me just -- because I
24 drew it, and I want to make sure I got it.

25 So we've got 10 feet of concrete from the

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1 sidewalk up to the house, and then there's a
 2 3-foot landscape strip that goes from the City
 3 sidewalk up to within 4 feet of the house. And
 4 then we've got 4 feet of sidewalk going from
 5 the sidewalk up to the house. So there's
 6 basically a 3-foot-by-some-amount-of-feet
 7 landscape strip.
 8 COMMISSIONER KASPER: You added the word
 9 "house." I used the word "brick knee wall" in
 10 case he chooses to put the landscape portion on
 11 the right-hand side. If he chooses to put the
 12 landscape portion on the left-hand side, then,
 13 yes, it would be 4 feet from the house.
 14 MS. GRANDIN: Okay. But you're not saying
 15 that it's 10 feet plus 4 feet all together?
 16 COMMISSIONER KASPER: That's not allowed.
 17 The 3-foot slice would have to separate --
 18 MS. GRANDIN: It separates them? Okay.
 19 COMMISSIONER KASPER: -- the 10-foot piece
 20 and the --
 21 MS. GRANDIN: That was my point.
 22 COMMISSIONER KASPER: -- 4-foot piece.
 23 MS. GRANDIN: Thank you so much.
 24 COMMISSIONER LOPERA: Second.
 25 THE CHAIRMAN: Comments, concerns?
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1 MS. KELLY: So both of these, they're in
 2 Springfield. They're new construction lots
 3 that have -- that have not been built yet. And
 4 the -- there's a house on the corner, a
 5 contributing structure on the corner that has
 6 an approximately 13-foot setback, and then
 7 vacant lot, vacant lot, and then contributing
 8 structures along the block that are
 9 approximately a 23-foot setback.
 10 The vacant lot next to the 13-foot setback
 11 was conditioned in that new construction COA to
 12 match that setback at about 13 feet. The
 13 adjacent structure was conditioned to match the
 14 rest of the block at about 23 feet set back.
 15 The applicant is requesting for both of
 16 these minor modifications to change that to an
 17 18-foot setback. So the idea being it
 18 basically splits the difference because, either
 19 way, you have a jog along that block front, so
 20 this would just be a bit more of a gradual jog
 21 is the idea.
 22 THE CHAIRMAN: All right.
 23 MS. KELLY: And staff is recommending
 24 approval of both of those.
 25 THE CHAIRMAN: Questions for staff?
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1 COMMISSIONER LOPERA: I think that's a
 2 good compromise in keeping with the historic
 3 district, to have, you know, driveways broken
 4 up by landscaping, grass, or whatnot.
 5 THE CHAIRMAN: All those in favor?
 6 COMMISSION MEMBERS: Aye.
 7 THE CHAIRMAN: Those opposed?
 8 COMMISSION MEMBERS: (No response.)
 9 THE CHAIRMAN: Hearing none, you have
 10 approved COA-22-27163.
 11 So we will move right along to Section J,
 12 OOA's and Minor Mods. First on the docket, we
 13 have a minor modification, 22-27108, 1610 North
 14 Liberty Street.
 15 Susan, these are pretty much hand in hand,
 16 yes?
 17 MS. KELLY: Through the Chair, these items
 18 should be considered together because they're
 19 vacant lots right next to each other. And the
 20 reason the request is in -- relates to their
 21 context within the block.
 22 THE CHAIRMAN: Let's go ahead and do them
 23 together. So we're going to do MMA-22-27108,
 24 1610 North Liberty Street and MMA-22-27109,
 25 1616 North Liberty Street.
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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: All right. We will --
 3 COMMISSIONER MONTOYA: Just a question for
 4 staff. Through the Chair, when I looked
 5 through the drawings and reviewed the drawings,
 6 the COA, I didn't see, like, a larger site plan
 7 that you speak of that really sets the tone
 8 that they are requesting in regard to what they
 9 will gain by making those different kinds of
 10 alignments.
 11 I think that would be good just to have as
 12 part of the record of the COA, is another
 13 drawing that I think should be submitted, just
 14 to see those adjacent structures relative to
 15 where they are proposing so that we can see
 16 that. I don't think it has to do with approval
 17 or denial today, but I think it should be a
 18 requirement for the filing of the COA.
 19 MS. KELLY: Understood. And the diagram
 20 that they did submit, there's a line. I don't
 21 know if you can see it clearly, but there's a
 22 line where it measures the setback in -- in
 23 that image, it would be to the right of the
 24 house and then to the left and left of the
 25 house, but point taken.
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1 THE CHAIRMAN: All right. Any other
 2 questions for staff?
 3 COMMISSION MEMBERS: (No response.)
 4 THE CHAIRMAN: We'll open the public
 5 hearing.
 6 Is the applicant here?
 7 AUDIENCE MEMBER: Yes.
 8 THE CHAIRMAN: You can come on up.
 9 (Audience member approaches the podium.)
 10 THE CHAIRMAN: State your name and
 11 address.
 12 AUDIENCE MEMBER: Devin Scott, TerraWise
 13 Homes, 1334 Walnut Street.
 14 THE CHAIRMAN: Devin, she will swear you
 15 in.
 16 THE REPORTER: If you would raise your
 17 right hand for me, please.
 18 MR. SCOTT: (Complies.)
 19 THE REPORTER: Do you affirm that the
 20 testimony you are about to give will be the
 21 truth, the whole truth, and nothing but the
 22 truth?
 23 MR. SCOTT: I do.
 24 THE REPORTER: Thank you.
 25 MR. SCOTT: Yes, sir. Mostly for us, this
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1 set back from each other because it's difficult
 2 to consume them with your eyes at the same
 3 time. But when these two houses are next to
 4 each other, it will be a dramatic difference.
 5 And so we think this is a positive change
 6 overall.
 7 I can field any questions you may have.
 8 THE CHAIRMAN: Questions for the
 9 applicant?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: We'll call you if we need
 12 you.
 13 MR. SCOTT: Thank you, sir.
 14 THE CHAIRMAN: Thanks.
 15 Is anybody else here to speak on this
 16 minor mod or these minor mods?
 17 AUDIENCE MEMBERS: (No response.)
 18 THE CHAIRMAN: With that, I'll close the
 19 public hearing. I'll entertain a motion.
 20 COMMISSIONER LOPERA: Motion to approve
 21 MMA-22-27108.
 22 COMMISSIONER KASPER: Second.
 23 THE CHAIRMAN: Comments, concerns?
 24 COMMISSIONER LOPERA: Do we approve both?
 25 THE CHAIRMAN: We'll do them one at a
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1 is a procedural change to match the setbacks
 2 and site plans for each other. These houses
 3 are of similar design. They generally have
 4 mostly the same features. The only issue would
 5 be, as a product, they would have dramatically
 6 different front and backyards. And so it would
 7 be difficult to establish a price comparison
 8 for the two. This is the main reason we wanted
 9 to bring this back up.
 10 You know, the original context of the COA
 11 was that the -- when staff approves new houses,
 12 it says generally they need to match the
 13 setbacks of the adjacent structures, and I
 14 think that there wasn't a lot of attention paid
 15 to the overall impact of the block when that
 16 happened.
 17 And so that's kind of the -- going back
 18 through this process to get something that will
 19 have a much more calm appearance on the block
 20 instead of this kind of dramatic house and then
 21 a house and then 10 feet of difference between
 22 the two.
 23 Right now with the vacant lot there, the
 24 difference is seemingly imperceptible between
 25 the two houses, even though they are 10 feet
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1 time.
 2 MS. GRANDIN: One at a time.
 3 COMMISSIONER LOPERA: Okay.
 4 THE CHAIRMAN: All those in favor?
 5 COMMISSION MEMBERS: Aye.
 6 THE CHAIRMAN: Those opposed?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: Hearing none, you have
 9 approved MMA-22-27108.
 10 And I will take a motion on MMA-22-27109.
 11 COMMISSIONER LOPERA: Motion to approve
 12 MMA-22-27109.
 13 COMMISSIONER KASPER: Second.
 14 THE CHAIRMAN: All those in favor?
 15 COMMISSION MEMBERS: Aye.
 16 THE CHAIRMAN: Those opposed?
 17 COMMISSION MEMBERS: (No response.)
 18 THE CHAIRMAN: Hearing none, with that,
 19 you have approved MMA-22-27109.
 20 Moving on to Section L, New Business, a
 21 320 demolition request, 225 West Ashley Street.
 22 MS. KELLY: The property owner is seeking
 23 a building permit to demolish the commercial
 24 structure located at 225 West Ashley Street.
 25 This two-story commercial building is
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1 identified as a contributing property in the
 2 downtown National Register Historic District.
 3 Because the structure is contributing to the
 4 National Register district, its demolition
 5 requires a review by the Commission.
 6 If the Commission approves the permit
 7 application, the demolition may proceed. If
 8 the Commission denies the application, the
 9 property owner can appeal the decision to the
 10 City Council. The appeal must be filed within
 11 14 calendar days from the date of the
 12 Commission meeting.
 13 The case file, including the demolition
 14 application and the Commission's recommendation
 15 regarding the property's potential for landmark
 16 status, will be forwarded to the City Council
 17 which will vote to approve the demolition
 18 request or to proceed with landmark
 19 designation.
 20 The owner has stated that the building at
 21 225 West Ashley has been neglected for years
 22 prior to purchase by the current owner. The
 23 current owner proposes to demolish the building
 24 and construct a larger single residential
 25 apartment building on this parcel and the two
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1 adjacent vacant parcels.
 2 In addition to the new construction, the
 3 project will include the rehabilitation of the
 4 two historic buildings at the southeast corner
 5 of the block, 211 West Ashley Street and 604
 6 North Hogan Street, which were both newly
 7 designated as local landmarks.
 8 The National Park Service has agreed to
 9 allow the demolition of 225 West Ashley Street
 10 as part of the project associated with the
 11 historic rehabilitations if the new
 12 construction is not physically connected to and
 13 thus functions as an addition to the historic
 14 buildings at 211 West Ashley and 604 North
 15 Hogan.
 16 The email correspondence between the
 17 historic preservation consultant and the
 18 reviewer at the Park Service is included within
 19 your review package.
 20 Since the owner is seeking demolition and
 21 is not in support of a landmark designation for
 22 the structure at 225 West Ashley Street, the
 23 Commission must find that the property meets at
 24 least four of the seven criteria outlined in
 25 the designation procedures for landmarks before
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1 forwarding any landmark recommendation to
 2 Council.
 3 As stated in the Florida Master Site File,
 4 225 West Ashley Street is a rectangular,
 5 two-story commercial office building.
 6 Detailing is all but absent. A shallow ledge
 7 runs across the length of the first and second
 8 stories above entryways and windows. A series
 9 of windows runs along two sides of the
 10 building. The exterior fabric is brick and the
 11 fenestration fixed.
 12 The building was constructed in 1948 by
 13 George P. Killinger as a medical office. The
 14 contractor was Fred Cox Company of
 15 Jacksonville.
 16 The Florida Master Site File finds that
 17 the building is not sufficiently distinguished
 18 to warrant local designation or individual
 19 listing in the National Register of Historic
 20 Places, though by virtue of its location, it
 21 might contribute to a historic district.
 22 Staff reviewed the demolition application
 23 package, researched the property, and conducted
 24 a site visit on April 13, 2022, to evaluate and
 25 document the property. Based on our
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1 evaluation, the Department finds that the
 2 structure would meet two criteria for local
 3 landmark designation.
 4 These criteria are its value as a
 5 significant reminder of the cultural,
 6 historical, architectural, or archaeological
 7 heritage of the city, state, or nation; and its
 8 suitability for preservation or restoration.
 9 And I'm happy to provide more details.
 10 And I believe the applicant is also here.
 11 THE CHAIRMAN: Questions for staff?
 12 COMMISSION MEMBERS: (No response.)
 13 THE CHAIRMAN: All right. We'll open the
 14 public hearing.
 15 (Ms. Trimmer approaches the podium.)
 16 THE CHAIRMAN: State your name and
 17 address.
 18 MS. TRIMMER: Good afternoon.
 19 Cyndy Trimmer, One Independent Drive,
 20 Suite 1200, on behalf of the applicant.
 21 I do not want to duplicate everything
 22 Susan said, but want to put it into a little
 23 bit of context. I'm representing Jim and Ellen
 24 Wiss with Homekor. We are working with Studio9
 25 Architecture; Craig Davisson, who sits on our
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1 local Downtown Development Review Board; as
2 well as Rosin Preservation.
3 When the Wisse assembled this block and
4 started looking at the redevelopment potential,
5 we had three old structures, contributing
6 structures, none of which were landmarked, but
7 recognizing we're in the historic district and
8 they do fall within the window for
9 consideration.

10 Working with our historic preservation
11 specialist, we looked at the two buildings on
12 the corner that you see in the document that I
13 handed out, both of which do have some
14 architectural significance and would be
15 eligible for landmark. So we have gone through
16 that process and landmarked the two structures
17 that are right at the Hogan and Ashley corner.

18 Recognizing that those were worthy of
19 preservation and appropriate to incorporate
20 into the project, we then started looking at
21 the third structure to see if it was feasible
22 to do new construction that would wrap around
23 it or incorporate it. And given the smaller
24 scale and the location of it, it really wasn't
25 feasible to meaningfully contribute -- or

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1 incorporate it into the new multifamily project
2 without having to do some sort of small
3 building stuck between the historic structures.

4 If you look on the second page of the site
5 plan, I've highlighted where the building would
6 fall within that site plan.

7 So we've worked through NPS. NPS is
8 agreeable to having this building demolished,
9 and we have a plan for redevelopment of this
10 site that you see in front of you today. We
11 think that there is room for negotiation on
12 whether that first condition is satisfied, but
13 I think we can agree that we don't meet enough
14 of them to warrant holding up the demolition.

15 And we appreciate your support.

16 THE CHAIRMAN: Thank you.

17 Any questions for the applicant?

18 COMMISSIONER KASPER: Through the Chair to
19 the applicant, can you explain a little bit
20 more about the NPS conversation,
21 recommendation?

22 MS. TRIMMER: Yes, absolutely.

23 So as I mentioned, we have three
24 structures on the site, the two coming off the
25 corner and then the third that is subject to

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1 this request for demolition.

2 The first structure, because of the floor
3 plates and how it is laid out, isn't really
4 appropriate for adaptive reuse for residential.
5 So the agreement on that one is it will be
6 white-shelled, probably for office use on the
7 upper floors with the intent to try to
8 repurpose the ground floor for
9 retail/restaurant use. And we believe that it
10 can be retrofitted within the confines of the
11 Secretary of State [sic] guidelines for that
12 use.

13 The second structure, also not really
14 suitable for residential use due to the floor
15 plates. And we don't want to punch additional
16 holes into that building, but what we have
17 negotiated with them for incorporating it into
18 the project is that that will be a unified
19 amenity for all of the new residential
20 construction.

21 So they have agreed to work with us in
22 terms of activating the rooftop of that space
23 as well. Looking at an outdoor kitchen-type
24 area, a splash pool. We're working on the
25 splash pool part of it to make sure that

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1 nothing about that is going to run afoul of
2 guidelines, but to have an open outdoor amenity
3 space available on that rooftop, without going
4 through what it would take to try to do them as
5 units.

6 And then the new construction, which will
7 be integrated but not connected to those
8 buildings, would be the units themselves.

9 Does that answer the question?

10 COMMISSIONER KASPER: Sorry. NPS --

11 MS. TRIMMER: Yes. They approved all of
12 this.

13 COMMISSIONER KASPER: Okay. So how does
14 that -- I'm just curious. Apologize.

15 So the National Park Service, so you
16 contacted them and said, hey, there's these
17 buildings. We want to adaptive reuse these
18 two, but this one doesn't work. They said,
19 okay, we're fine with that?

20 MS. TRIMMER: Pretty much. It's a
21 negotiation. And they are applying for
22 historic tax credits, so these have gone
23 through Part 1, Part 2. They are working the
24 whole way through the process. And through
25 that negotiation, they did agree that this

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1 building could be demolished as part of this
2 unified product.

3 COMMISSIONER KASPER: I see. Thank you.

4 THE CHAIRMAN: Any other questions for our
5 applicant?

6 COMMISSIONER MONTOYA: Through the Chair,
7 what -- how far along is the project in terms
8 of funding? What's the guarantee that the
9 project will be completed? You know, it's
10 interesting. I can't help but think of when
11 Mr. Spock says, "The needs of the many outweigh
12 the needs of the few."

13 MS. TRIMMER: Sure.

14 COMMISSIONER MONTOYA: So the idea of
15 tearing down one historic building to save two
16 is an argument.

17 But I guess I'm looking for some kind of
18 guarantee that the project is actually going to
19 be executed, because I've seen promises -- and
20 please, no offense, but I've seen promises made
21 before that don't come to fruition, and then
22 we're left with a historic building that's been
23 demolished.

24 MS. TRIMMER: No offense taken. And I'm
25 happy to speak to the timeline.

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1 So with this, we're working through the
2 Downtown Development Review Board on
3 architectural approval of all of the horizontal
4 and vertical improvements that are going to be
5 done on the site. That's one body that's
6 involved in this.

7 In addition, we're working with the
8 Downtown Investment Authority on looking at the
9 new Downtown Preservation & Revitalization
10 Program funding for the landmark structures as
11 well as a REV Grant for the new multifamily
12 construction. And then in addition to that, it
13 will go through the City Council for the DPRP
14 funding. And then we have state and federal
15 bodies involved.

16 After all of those -- or in addition to
17 all of those, we know we have to deal with COAs
18 for the demolition and any work being done.

19 So trying to structure all of those
20 alphabet agencies, we negotiated with the City
21 that this was the appropriate time to come in
22 for the approval of the demolition. We have
23 been through DDRB approval for conceptual
24 approval of this project.

25 We are about to go into the negotiations

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1 on the incentives, but the Downtown Investment
2 Authority didn't want to spend the time looking
3 at the construction budget and the plan for
4 redevelopment until they knew from JHPC that
5 was going to be okay, that we would agree with
6 the Park Service that this building could come
7 down in furtherance of the project as a whole.

8 So the City and the Park Service are all
9 looking at this project as a whole, and they
10 wanted us to come in and go through this hurdle
11 before anybody else expended more time and
12 energy on future approvals.

13 So part of our conditional approval from
14 DDRB was that we came here before we came back.
15 And then, again, the Downtown Investment
16 Authority requires us to come and clear this
17 with you before we go in. I understand I'm
18 asking you to take my word for it.

19 No work is going to be done on this site
20 until we go through for ten-set for the project
21 as a whole, but everybody wanted the assurance
22 that we weren't going to go through this
23 exercise, expend all the time and energy of
24 going through City Council, only to find after
25 the fact that JHPC didn't want to go through

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1 this part of the process.

2 THE CHAIRMAN: All right. Any other
3 questions for our applicant?

4 COMMISSIONER EPSTEIN: I have a question.

5 The reason that NPS is letting you
6 demolish this is because it doesn't meet the
7 landmark requirements or was this a little bit
8 more of a bargaining chip, that we'll fix these
9 two if we can take this one down?

10 MS. TRIMMER: Through the Chair, it wasn't
11 that type of horse-trading on this project. It
12 was looking at the three structures,
13 recognizing the two on the corner do have
14 architectural features that distinguish them
15 from this third one, that the third one didn't
16 have the same architectural features.

17 And looking at the history of it, the use
18 of it, and then also, what has been done to
19 this building since it was constructed,
20 including modifications that aren't really
21 consistent with the Secretary of Interior
22 guidelines, that this one just didn't reach
23 that level.

24 THE CHAIRMAN: All right. Any other
25 questions for our applicant at the moment?

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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: We'll call you back up.
 3 Thanks.
 4 Is anyone else here to speak on this demo
 5 request?
 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: Kim Pryor, 245 West 5th
 12 Street.
 13 THE CHAIRMAN: Kim, she will swear you in.
 14 THE REPORTER: If you would raise your
 15 right hand for me, please.
 16 MS. PRYOR: (Complies.)
 17 THE REPORTER: Do you affirm that the
 18 testimony you are about to give will be the
 19 truth, the whole truth, and nothing but the
 20 truth?
 21 MS. PRYOR: I do.
 22 THE REPORTER: Thank you.
 23 MS. PRYOR: I appreciate the scale of the
 24 other projects that they are planning to
 25 undertake. I have a similar concern that
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1 the public hearing, and I'll entertain a
 2 motion.
 3 COMMISSIONER LOPERA: Motion to approve
 4 demolition request of 225 West Ashley Street.
 5 COMMISSIONER KASPER: Second.
 6 THE CHAIRMAN: Any conversation?
 7 COMMISSIONER MONTOYA: Yes. Through the
 8 Chair, the discussions about I know nothing is
 9 completely ever guaranteed, but is there
 10 language in this application that stipulates
 11 demolition will not occur until at least
 12 permits are in hand? Or, like, what's the
 13 reality of this? Like, if we approve this
 14 demolition, will they be able to demolish the
 15 building at will?
 16 MS. KELLY: So through the Chair, and
 17 Susan might need to chime in on this, but in
 18 terms of the posture of what this item is --
 19 because it's not a COA, this is not a
 20 landmarked building, and this is not in a
 21 locally designated district.
 22 So as I understand it, the only sort of
 23 options would be to either approve the
 24 demolition permit or to decide that you would
 25 like to have council take up whether or not
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1 Commissioner Montoya raised in that we have
 2 seen many, many times in the past that
 3 structures are demolished with the best of
 4 plans and intentions.
 5 I'm not sure that I agree that this
 6 particular building should be allowed to come
 7 down. I think we need to take a better --
 8 closer look at the email interaction with the
 9 National Park Service.
 10 But if this body approves the demolition,
 11 at the very least I think it should be
 12 conditioned that no demolition should take
 13 place at all until ground is being broken for
 14 the other projects. There should be absolutely
 15 no question that the entire project is going to
 16 happen before they start knocking one brick
 17 down out of this building.
 18 And I would appreciate your concern and
 19 consideration.
 20 Thank you.
 21 THE CHAIRMAN: Thank you.
 22 Is anybody else here to speak on this demo
 23 request?
 24 AUDIENCE MEMBERS: (No response.)
 25 THE CHAIRMAN: Seeing none, we'll close
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1 they want to pursue landmarking the structure.
 2 So it's not -- we can't condition it. That's
 3 not an option. So that's where it -- that's
 4 where it lives. And, again, Susan can chime in
 5 if I'm wrong.
 6 COMMISSIONER MONTOYA: Through the Chair,
 7 only meeting two of the criteria, landmarking
 8 the structure is going to be quite difficult,
 9 if not impossible, correct? So I mean, we're
 10 left with making a decision here, I think.
 11 COMMISSIONER KASPER: Through the Chair,
 12 to echo Commissioner Montoya, I think it is
 13 going to evaluating the seven criteria. And
 14 staff has done their evaluation and concluded
 15 it meets two criteria. If we were -- we would
 16 have to find two other criteria that we feel
 17 the structure would meet, and I don't see that.
 18 COMMISSIONER LOPERA: Through the Chair, I
 19 echo Commissioner Kasper's comments. In this
 20 particular case and seeing the condition of the
 21 building and the staff's findings of only two
 22 criteria, we would need at least four criteria
 23 to even consider landmark designation.
 24 THE CHAIRMAN: All right. With that,
 25 we'll call for a vote.
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1 All those in favor?
 2 COMMISSION MEMBERS: Aye.
 3 THE CHAIRMAN: Those opposed?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: Hearing none, you have
 6 approved the 225 West Ashley Street demo
 7 request.
 8 And with that, we are adjourned for
 9 Agenda A.
 10 That will take us to Agenda B. I'm going
 11 to keep working through before we take a break
 12 here because we've only been going about an
 13 hour. I'm going to at least get through
 14 consent.
 15 All right. So we're going to go ahead and
 16 start. We'll take a break here in a few
 17 minutes, but let's go ahead and keep working
 18 through. I'm not going to go through
 19 introductions again or my whole spiel about
 20 conversations in the hallway and whatnot.
 21 We're going to go right into the consent
 22 agenda.
 23 So on consent for Agenda B we have
 24 COA-22-27293, 1127 North Liberty Street;
 25 COA-22-27310, 1720 North Market Street;
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1 AUDIENCE MEMBER: Thank you. Appreciate
 2 it.
 3 THE CHAIRMAN: Not a problem.
 4 Is anybody here to speak on any of these
 5 COAs?
 6 AUDIENCE MEMBERS: (No response.)
 7 THE CHAIRMAN: With that, we'll close the
 8 public hearing. I'll entertain a motion.
 9 COMMISSIONER LOPERA: Motion to approve
 10 the consent agenda for Agenda B.
 11 COMMISSIONER KASPER: Second.
 12 THE CHAIRMAN: All those in favor?
 13 COMMISSION MEMBERS: Aye.
 14 THE CHAIRMAN: Those opposed?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Hearing none, you have
 17 approved the consent agenda. And we will move
 18 right along.
 19 Previously deferred items to be heard,
 20 COA-21-26737, 1627 Hubbard Street.
 21 MS. KELLY: Application for COA-21-26737
 22 was previously heard in March. The applicant
 23 provided a revised proposal on May 18th, 2022.
 24 This application is for after-the-fact approval
 25 of work done while renovating a two-story,
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1 COA-22-27330, 1849 Challen Avenue;
 2 COA-22-27434, 1806 Edgewood Avenue South;
 3 COA-22-27485, 1242 Hollywood Avenue. And that
 4 is it on consent.
 5 Do any commissioners have any ex parte or
 6 comments currently?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: All right. With that,
 9 we'll open the public hearing.
 10 Is anyone here to speak on any of these
 11 COAs?
 12 AUDIENCE MEMBER: (Indicating.)
 13 THE CHAIRMAN: You can come on up.
 14 AUDIENCE MEMBER: Do I need to wait until
 15 the one comes up? This is my first time here.
 16 THE CHAIRMAN: Are you on consent?
 17 AUDIENCE MEMBER: Don't know what that
 18 means.
 19 THE CHAIRMAN: If you look at your
 20 agenda -- what's your address?
 21 AUDIENCE MEMBER: The first one.
 22 THE CHAIRMAN: So you're on consent. So
 23 if you have agreed with staff on everything,
 24 we're going to vote on it, and you'll be good
 25 to go.
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1 frame vernacular, single-family structure in
 2 historic Springfield.
 3 The scope of work includes wholesale
 4 window and trim replacement, a rear two-story
 5 addition, rear deck, siding replacement on the
 6 second floor of the front elevation, reopening
 7 the front porch/first floor, encapsulating the
 8 foundation, changing the front door opening,
 9 and enclosing two window openings on the south
 10 side.
 11 The structure is on an interior lot in
 12 Springfield with a vacant lot to the north and
 13 a historic structure closely abutting to the
 14 south. The contributing structure at
 15 1627 Hubbard has been heavily altered with
 16 several changes that are inconsistent with the
 17 historic district.
 18 Based on photographic evidence from Google
 19 Street View, a staff site visit, and photos
 20 submitted by the applicant, the building
 21 previously had historic wood two-over-two
 22 windows, a traditional front door with transom,
 23 an open foundation, and asbestos siding with
 24 original wood siding underneath.
 25 Pursuant to the authority granted to staff
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1 under the administrative matrix, the proposed
2 rear deck with lattice wall can be
3 administratively approved. The new design of
4 the siding on the rear two-story addition, as
5 conditioned, is to be a cementitious shingle
6 design to match the existing asbestos siding.

7 The windows on the rear addition are a
8 unique pairing, and, as conditioned, shall be a
9 two-over-two design with trim to match the
10 historic trim. A new gable vent is proposed
11 for installation, and, as conditioned, it will
12 match the vent placement and size of the gable
13 vent on the front of the structure.

14 The foundation of the new rear addition is
15 compatible with the historic finished floor
16 height and will be screened with lattice, along
17 with the rest of the structure's foundation.

18 The siding replacement on the front
19 elevation's second-floor enclosed porch as
20 conditioned will be a cementitious shingle to
21 match the existing asbestos shingle. Since the
22 first-floor, previously enclosed porch was
23 opened without inspection or documentation,
24 staff has no firsthand data on this feature.

25 After-the-fact alterations identified

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1 Additionally, the replacement door product
2 design was incompatible with the design and
3 style of the historic structure.

4 The applicant submitted a revised proposal
5 to rebuild the historic door opening to match a
6 photo of the historic door. As conditioned,
7 rebuilding and restoring the historic door
8 opening, transom, and trim, and installing a
9 door design to match the historic door is
10 consistent with the guidelines. A window
11 towards the rear of the south elevation was
12 removed during renovations and enclosed with
13 relocated asbestos shingle.

14 Removing a non-street-visible window next
15 to the proposed rear addition would not have a
16 negative effect on the character of the
17 structure or the district.

18 All of those items that I just read are
19 basically what staff came together with the
20 applicant to get us to approve with conditions.

21 The next items are items that staff is
22 recommending denial of.

23 A window towards the front of the south
24 elevation was removed during the course of
25 renovations and enclosed with relocated

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1 based on photographic evidence include
2 encapsulating porch columns, installing new
3 front window, new siding, new porch ceiling,
4 and lengthening of both the top front beam into
5 the columns and the trim piece along the wall
6 above the door and window.

7 The applicant revised their proposal to
8 include restoration of the previously enclosed
9 first-floor front porch feature to meet the
10 design guidelines and restore the character of
11 the structure. The revised proposal, as
12 conditioned, will include the installation of
13 appropriate trim work, column repair and
14 restoration, porch ceiling repair, and siding
15 repair and replacement.

16 Screening the foundation with lattice, as
17 conditioned, is consistent with the character
18 of the district and is an historically
19 appropriate design. Foundation screening is
20 traditionally brick, framed wood, or lattice,
21 which includes openings to retain airflow.

22 The original proposal for replacement of
23 the front door included removing the historic
24 trim, transom, and also changing the size of
25 the door and opening in the wall.

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1 asbestos shake shingle. The window was
2 original to the structure and aligned
3 vertically with the window below. The removal
4 of this window creates a street-visible second
5 floor with no windows on the south elevation
6 except for those on the enclosed second-story
7 front porch.

8 Staff recommends denial of removing that
9 feature.

10 Concerning the request for wholesale
11 window replacement, the new windows are all
12 flush with the exterior wall, with all new
13 trim, and do not have the character-defining
14 features of the historic windows.

15 Since the original windows were replaced
16 without inspection or documentation, staff did
17 not have the opportunity to assess the
18 condition of the historic windows, and it
19 appears as though none of the windows match the
20 size of the historic wood windows.

21 Images from Google Street View 2018 and
22 2019 show historic windows visible on the front
23 and side elevations. The historic windows on
24 the building were a vertical two-over-two
25 design and appear to be in good condition.

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1 Replacing these windows without being recessed
2 in the wall and being of an incompatible size
3 and design is inconsistent with the design
4 guidelines and the code.

5 On May 18th the applicant proposed fixing
6 the placement of the windows so that they are
7 recessed within the wall plane and replacing
8 the trim per the guidelines. The applicant did
9 not seem to propose a solution for the
10 incompatible window design. And the proposed
11 windows, which are currently installed, are not
12 consistent with the original window design of
13 the contributing structure.

14 As such, the Department recommends denial
15 of this request.

16 Because staff did not have the opportunity
17 to evaluate the original windows, staff would
18 consider a reasonable window product
19 replacement to be double-hung, two-over-two,
20 wood or wood-clad with clear non-textured
21 glass.

22 As conditioned, staff finds that the
23 request for all of the items except for the
24 window at the front of the south elevation and
25 wholesale window replacement to be consistent,
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1 truth?

2 MR. BOBACK: I do.

3 THE REPORTER: Thank you.

4 THE CHAIRMAN: Welcome back.

5 MR. BOBACK: Thank you.

6 Still want to reiterate that I had no part
7 of this construction. I'm just the
8 after-the-fact contractor fixing all this mess.

9 Well, the two items that they are
10 recommending denial in part, I just want to
11 clarify. Happy to put the window back in the
12 front, south side, towards the front. Happy to
13 put one back in there.

14 The windows, what we were going to do
15 is -- was going to recess them back in and try
16 to replicate the existing historical trim -- or
17 not the existing, but the original trim, and
18 then putting an insert to make them
19 two-over-two glass. So we were hoping to take
20 the same windows rather than buy new windows
21 and do it. Now this is, you know, up to you
22 guys, but we can put inserts that replicate the
23 older windows.

24 THE CHAIRMAN: Okay. Questions for our
25 applicant?

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1 and the Department recommends approval with
2 conditions for these items.

3 And for the reasons already mentioned, the
4 Department recommends denial of the request for
5 the removal of one window towards the front of
6 the south elevation and the request for
7 wholesale window replacement.

8 THE CHAIRMAN: Questions for staff?

9 COMMISSIONER LOPERA: Thank you for all
10 your hard work.

11 THE CHAIRMAN: We'll go ahead and open the
12 public hearing.

13 (Audience member approaches the podium.)

14 THE CHAIRMAN: If you'll state your name
15 and address.

16 AUDIENCE MEMBER: John Boback, 700 West
17 Pope Road, St. Augustine.

18 THE CHAIRMAN: John, she will swear you
19 in.

20 THE REPORTER: If you would raise your
21 right hand for me, please.

22 MR. BOBACK: (Complies.)

23 THE REPORTER: Do you affirm that the
24 testimony you are about to give will be the
25 truth, the whole truth, and nothing but the

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1 COMMISSIONER LOPERA: So the -- through
2 the Chair, the only thing you're stuck on is
3 the windows? You're wanting to recess them
4 into the wall plane and use trim around them,
5 and then -- so the only thing is just making
6 them two-over-two?

7 MR. BOBACK: Correct.

8 COMMISSIONER LOPERA: And then, the
9 current windows, are they -- what's the
10 material?

11 MR. BOBACK: They're aluminum.

12 COMMISSIONER LOPERA: Okay.

13 MR. BOBACK: But they'd be wood-clad all
14 around, so it will look similar as they're
15 recessed. Because they are installed in the
16 front, they don't look historic. But once you
17 recess them halfway back, it will look similar
18 to that.

19 COMMISSIONER EPSTEIN: Through the Chair,
20 the mullion you're talking about adding, would
21 it just be a flat piece or would it have some
22 sort of dimension to it?

23 MR. BOBACK: It would have a little depth,
24 not too much. Probably about a half inch.

25 THE CHAIRMAN: Any other questions for our
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1 applicant at the moment?
 2 MR. BOBACK: I mean, you would definitely
 3 see it. I mean, it would stick out, for sure.
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: We'll call you back up when
 6 we need you.
 7 Thank you.
 8 MR. BOBACK: Thank you.
 9 THE CHAIRMAN: Is anybody else here to
 10 speak on this COA?
 11 AUDIENCE MEMBERS: (No response.)
 12 THE CHAIRMAN: Seeing none, I'll close the
 13 public hearing, and I'll entertain a motion.
 14 COMMISSIONER LOPERA: Motion to --
 15 THE CHAIRMAN: Sorry. You can come on up.
 16 Let me reopen the public hearing again.
 17 (Ms. Pryor approaches the podium.)
 18 MS. PRYOR: Quick with that gavel.
 19 Kim Pryor, 245 West 5th Street.
 20 THE CHAIRMAN: Kim, you're already sworn
 21 in.
 22 MS. PRYOR: Yeah.
 23 I've taken a look at this. And I
 24 understand that we're kind of in a conundrum
 25 because there was work done before and we have
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1 someone here that's now coming in and trying to
 2 fix the issues, if you will.
 3 I guess some of the concern here is we're
 4 talking about windows, and we're talking about
 5 allowing concessions to be made when things
 6 weren't done properly from the beginning. And
 7 I'm concerned that that sets a bit of a
 8 precedence, that someone can come in and do
 9 something improper and then come and ask
 10 forgiveness after the fact.
 11 And because we can't -- there's no way to
 12 fix something, the original windows are gone.
 13 So the house has to have windows. And so we --
 14 okay, well, we're going to agree to let them
 15 use those windows when we probably -- may not
 16 have done that if they had come first.
 17 And now we're talking about letting them
 18 use the existing windows and trying to set them
 19 back and trying to put something on the outside
 20 of the glass that may or may not look proper.
 21 And I don't agree with any of that.
 22 When people buy in historic districts,
 23 they know that they are buying in a historic
 24 district. They know that there are rules.
 25 There was no permit pulled? I don't know. I
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1 pulled it up just a minute ago. There was a
 2 permit pulled in '21. I'm not sure if that's
 3 the one that was used for the inappropriate
 4 work or not, but there was nothing there
 5 requiring a COA.
 6 So I don't understand how this happens.
 7 The windows need to be installed properly. We
 8 don't need to try to finagle what's there.
 9 They need to be recessed back. They need to
 10 have valid raised muntins. And where's the
 11 penalty to the homeowner for doing things
 12 improperly? We're just going to let them go --
 13 let them by with destroying historic fabric
 14 and, oh, well, we got windows. Where is the
 15 penalty? There should be something there.
 16 We should not be conceding and allowing
 17 them to leave what's there there just because
 18 we didn't get a chance to see it beforehand.
 19 And I think that this body needs to take that a
 20 little bit more seriously. You know, just
 21 because we don't know what it was before --
 22 they did stuff the wrong way and people -- you
 23 know what the rules are. They have got to come
 24 in and get permission to do that kind of stuff.
 25 So if we continue this route, then we're
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1 going to have all -- we could theoretically
 2 have all sorts of people coming in after the
 3 fact, and then we have no choice but to let
 4 them continue with what they have already done,
 5 because it's already done.
 6 Thank you.
 7 THE CHAIRMAN: Thank you.
 8 Kim, I'll just speak to -- as far as
 9 precedence goes, we don't really like to say,
 10 is there any kind of precedence. We take each
 11 case individually. And this was deferred two
 12 months ago to try and come up with some sort of
 13 a solution because the house had a ton -- this
 14 is -- we've never had a situation like this.
 15 This house was completely changed. And,
 16 again, sure, there is a penalty. I mean, we're
 17 making them spend a lot of money to go back and
 18 redo things already.
 19 We do take it -- you know, we do take it
 20 heavily. So I don't want to --
 21 MS PRYOR: May I respond?
 22 THE CHAIRMAN: Sure.
 23 MS. PRYOR: I did not intend to mean that
 24 you didn't take this seriously.
 25 But regarding the precedence, it is
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1 precedent-setting. With the previous agenda,
2 someone came up here and presented pictures of
3 a roof that looked very similar to the one that
4 she wanted to put on her house. So some --
5 theoretically, someone could then -- once this
6 is done, could take photos of this particular
7 house and these windows and say, look, this was
8 approved. So they did it this way, why can't
9 I? That's the only reason I'm mentioning
10 precedence.

11 THE CHAIRMAN: I can understand that. We
12 always take those things into consideration.
13 But we do try and go, you know, case by case.

14 MS. PRYOR: Thank you.

15 THE CHAIRMAN: Is anybody else here to
16 speak on this COA?

17 AUDIENCE MEMBERS: (No response.)

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

20 COMMISSIONER KASPER: Before we get to
21 that, through the Chair to staff, thank you for
22 your exhaustive research. Did we really
23 distill it down to just windows? That was the
24 only concern?

25 MS. KELLY: Through the Chair, we worked
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1 with the applicant and said, if you can fix
2 these things and meet these conditions --

3 COMMISSIONER KASPER: Awesome.

4 MS. KELLY: And they said yes, so ...

5 COMMISSIONER KASPER: And then, just to be
6 clear, so your denying part was denying the
7 windows. Agreeing that they'd be recessed,
8 agreeing that they have trim, but denying that
9 the current window could achieve a two-over-two
10 pattern?

11 MS. KELLY: Through the Chair, we did not
12 receive confirmation from the applicant that
13 that was the plan. We also have had mixed
14 results with the stick-ons because sometimes
15 you can't open the window, I guess, because of
16 them. And also, I believe the glass is tinted
17 on those windows. I might be wrong, but I
18 believe it's tinted.

19 So there's just a few odd things about the
20 product that's in place currently, so ...

21 COMMISSIONER KASPER: Okay. So maybe --
22 thank you.

23 Maybe we could approve with the condition.

24 Go ahead, Commissioner Lopera.

25 COMMISSIONER LOPERA: Through the Chair,
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1 the use of the aluminum, I know that normally
2 we require wood or vinyl-clad over wood. But
3 as far as aluminum goes, do we have any other
4 suggestions regarding that particular product?

5 MS. KELLY: Through the Chair, typically
6 what we have done, if staff was not able to
7 examine the product that is now gone, is we
8 have requested that the applicant go back with
9 a wood or wood-clad product. So that's what we
10 typically would recommend. And, again, part of
11 that is just because we didn't see it, so we're
12 trying to get a -- closer to the original -- a
13 material that's closer to the original.

14 COMMISSIONER EPSTEIN: Through the Chair
15 to the staff, so just as a final understanding,
16 you are recommending that the window portion of
17 this still not be approved? There's no approve
18 with conditions that were mentioned per your
19 report?

20 MS. KELLY: Through the Chair, yes, that
21 is correct. Part of that is because we -- we
22 need the applicant to come through and say,
23 here is what we would like to do. We need to
24 see their proposal. We don't just want to
25 propose it for them. And the applicant came

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1 through and said, the door, here's what we'll
2 do for the door; check. Oh, we can fix that
3 trim.

4 So we were able to get to those places,
5 and we just didn't get all the way there on the
6 windows. We got the recess back, which is
7 great, but we just didn't get all the way there
8 in terms of the design and product. Like, is
9 the actual window going to be replaced or is it
10 just going to be modified? Like, we just
11 didn't get a clear understanding of that.

12 COMMISSIONER LOPERA: Through the Chair to
13 Ms. Grandin, would it be possible to -- in case
14 we don't come up with a resolution today on the
15 windows, would it be possible to approve
16 everything else with conditions and just defer
17 one single section of this?

18 MS. GRANDIN: Through the Chair, I think
19 you could do that. I mean, because that would
20 at least allow them to start the process.
21 Sometimes we have let an approval -- approve
22 based on staff approval, like the window issue.
23 But it says they are fixed casement, so I'm
24 kind of uncertain.

25 MS. KELLY: I don't know that they are
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1 fixed anymore.
2 MS. GRANDIN: They are not fixed casement.
3 So the report's a little fuzzy on that, then.

4 I don't know whether that would require a
5 separate application. So you would deny it
6 (inaudible), and then you can't rehear it,
7 right. That's a tough one. I've never had
8 that question asked before.

9 MS. KELLY: (Inaudible.)

10 MS. GRANDIN: You know, one of the things
11 that might be really helpful -- because it was
12 kind of confusing to me reading the report and
13 listening to it because so many things have
14 been negotiated and whatnot, you've actually
15 fixed it.

16 Maybe you should amend the application and
17 come back next time. I hate to defer it again,
18 but there was a lot of things done to this
19 house. So if it was amended and then the
20 report kind of reflected all the different
21 things that you guys negotiated that you said,
22 okay, check that off, and check that off, and
23 then we still have windows.

24 And perhaps he can come with a sample or
25 something or some kind of drawing to help you

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1 decide whether or not taking the existing
2 product and recessing it and putting different
3 kind of trim, some details or something. That
4 might help you get into the track of approving
5 it.

6 COMMISSIONER LOPERA: Through the Chair,
7 would it be possible to -- like you mentioned,
8 to withdraw just a section of the application,
9 but approve everything else?

10 MS. GRANDIN: Yeah, I would --

11 COMMISSIONER LOPERA: Or do all paths lead
12 to deferment?

13 MS. GRANDIN: Well, I would definitely
14 defer it. But in terms of how to manipulate
15 the application, I would probably leave that up
16 to staff. But if you withdraw it, then you
17 can't -- I mean, we're stuck with the bad
18 windows that are there. So I wouldn't do that.

19 You would at least amend it to come up
20 with a solution. And probably the application
21 could be amended to check off all the things
22 that they did negotiate, the doorway and the
23 other things.

24 COMMISSIONER KASPER: Through the Chair,
25 to play lawyer for a moment, could we go ahead

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1 and approve as it is, deny the windows, this is
2 done, and then he comes back with a new
3 application to modify the windows only, which
4 would allow him to begin work?

5 MS. GRANDIN: Well, there's something
6 called *res judicata* where you can't ask for the
7 same thing over and over again.

8 COMMISSIONER KASPER: Oh.

9 MS. GRANDIN: It's in italics. You know,
10 *res judicata*.

11 COMMISSIONER KASPER: I didn't know the
12 fancy words --

13 MS. GRANDIN: It would have to be
14 substantially different.

15 COMMISSIONER KASPER: -- because I'm not a
16 lawyer.

17 MS. GRANDIN: But he would have to come
18 back, and he wouldn't be able to use the same
19 product and, you know, just put the stick-on
20 things. If they are not fixed windows -- if
21 they are fixed windows, then you don't have the
22 problem of them going up and down and messing
23 up the little stick-on thing.

24 COMMISSIONER MONTOYA: Through the Chair,
25 while they're talking, I think at the end of

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1 the day, there's an issue with the window
2 itself. And I think it's that -- oh, gosh, I'm
3 going to be the colloquialism guy today, but
4 it's like perfume on the pig at a certain
5 moment, right?

6 MS. GRANDIN: The director has made a
7 suggestion.

8 COMMISSIONER MONTOYA: I'm just not sure
9 how many Band-Aids we can provide for a product
10 that it sounds like you're objecting to will be
11 successful. And do we really want that kind of
12 a solution to the issue at hand?

13 I think that's why I'm speculating, but I
14 think that's why staff finds themselves in the
15 position they are in, is because you run the
16 course with the other things and you've come to
17 a solution on them. But the windows, it's the
18 product itself that's in question.

19 You can change its position. You can
20 paste things on it, but is it -- it's tinted.
21 You can change the glass. At a certain point,
22 you know, it's like pulling the thread on a
23 sweater, and you're standing in a pile of yarn.

24 So I'm not sure changing or amending is
25 really going to -- I think staff has made a

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1 really good effort to come to some kind of
2 agreement. And with the applicant, there's
3 been a lot of effort here, but I think some
4 things just need to be changed. I think that's
5 really a tough question.

6 COMMISSIONER LOPERA: Through the Chair,
7 just trying to look at all the different
8 possible solutions -- and yeah, we have made
9 substantial concessions on a substantial
10 project to try to modify as minimal as possible
11 in keeping with our district.

12 However, the windows did change in size
13 from the original based on some of these
14 photos. So there's quite a significance with
15 the window product, the lack of muntins, the
16 change in size, and the window tinting.

17 MS. GRANDIN: Mr. Chair, the director did
18 have a good suggestion. And this is kind of
19 along the same lines we were coming up with.

20 So that he could get some work done and we
21 could discuss the windows at the next meeting
22 maybe, approve it with the condition that the
23 window portion come back to you for approval.
24 So at least he would be able to get some work
25 done. But the windows are -- you know, they're

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1 kind of a major part of that ask.

2 THE CHAIRMAN: So I'll tell you what --
3 If you can come back up for a second.
4 (Mr. Boback approaches the podium.)

5 THE CHAIRMAN: So if I was gauging the
6 feel of the Commission at this point, my guess
7 would be, if we voted on everything today, the
8 windows -- we would say that we need new
9 windows.

10 We can go with the option to approve and
11 then condition you to come back with another
12 option for windows, which would give you the
13 opportunity to possibly use the current
14 windows. But more than likely -- my guess
15 would be you would still have to replace them.
16 But that would be up to you if you want to take
17 the --

18 MR. BOBACK: What type of windows do you
19 do in new houses in the historic district?

20 MS. KELLY: Through the Chair, so the
21 difference is that this is not a new house.
22 This is a contributing structure.

23 So typically what we would say, had all
24 this work not happened is, oh, you want to
25 replace your windows? Let staff go out and

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1 take a look. Fill out the window survey.
2 What's an original window? What shape is it
3 in?

4 And then the decision becomes, okay, can
5 the window be repaired? Because if it can be
6 repaired, it should be repaired. If it is just
7 really gone, then we would approve it for
8 replacement. And then that opens up a lot of
9 options because at that point the historic
10 fabric is gone.

11 This case is just very, very different
12 because, based on the few images that we
13 have -- not a whole lot -- it doesn't look like
14 the windows were maybe that bad off, and we
15 know that the window design is two-over-two.
16 So we have certain things documented.

17 Other than that, this is -- it's not a
18 perfect system, but our best case is sort of to
19 go -- we have to assume that they were in good
20 shape, and that they maybe should not have been
21 replaced, in which case we typically say, okay,
22 you need to go back with a wood or wood-clad
23 window. The design needs to match. It needs
24 to have the sloped sill. It needs to be the
25 two-over-two, have the historic trim, and be

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1 recessed into the wall plane.

2 So that's sort of generally what we have
3 done in these cases. Like I said, it's not a
4 perfect system, but that's the best we can come
5 up with.

6 THE CHAIRMAN: So --

7 MR. BOBACK: I haven't ordered wood
8 windows in 20 years. I mean, okay. I thought
9 we were kind of close with recessing, which I
10 think it would replicate because we would use
11 that as the guideline. I guess the rub is the
12 inserts?

13 THE CHAIRMAN: It sounds like --

14 MR. BOBACK: Accumulation of things?

15 THE CHAIRMAN: Right. I think that's --

16 MR. BOBACK: It's just an accumulation of
17 things?

18 THE CHAIRMAN: -- what it's coming to at
19 this point.

20 MR. BOBACK: I think we can get there,
21 but --

22 COMMISSIONER EPSTEIN: Through the Chair,
23 one of my main concerns is just saying, oh,
24 we're going to set it back and we're going to
25 apply something to it. I would appreciate

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1 seeing details of what you're actually going to
2 do and what you're --

3 MR. BOBACK: A historic window is what we
4 would use as a template to replicate the trim
5 around it and recess it back. The single-hung
6 windows don't have the depth that double-hung
7 windows do because they both operate. So it's
8 just a function of that gives it the depth
9 look. So that's why they look different. But,
10 yeah, I mean, we're open to anything if --

11 THE CHAIRMAN: So, again, I'm going to go
12 back to give you the option to -- so we can --
13 it sounds like we can condition out the windows
14 today to have, hey, you need to come back with
15 a plan. And we can vote on the rest, and we
16 can call it a day today. And then you can come
17 back, you know, next month with the options of
18 either, hey, we're replacing all the windows or
19 this is what we're going to try and do with the
20 current windows and let's see if it works.

21 MR. BOBACK: So does this get continued or
22 we've got to file another application?

23 THE CHAIRMAN: This gets continued --

24 MR. BOBACK: Okay.

25 THE CHAIRMAN: -- correct? Or does he

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1 next meeting? You might want to put a time
2 limit on it, after which it would be a denial
3 and he'd have to replace everything, just so
4 that it kind of moves along.

5 COMMISSIONER LOPERA: Through the Chair,
6 would two months work to give you enough time
7 to present solutions?

8 MR. BOBACK: I think a month would -- I
9 mean, a couple of weeks is more than fine. I
10 mean, we either find it or we don't.

11 MS. GRANDIN: Next month. Okay.

12 MR. BOBACK: We either make them satisfied
13 or we don't. We'll get it done.

14 THE CHAIRMAN: I need a motion.

15 COMMISSIONER LOPERA: Well then, motion to
16 approve with -- COA-21-26737, amending
17 Item Number 2 regarding the wholesale window
18 replacement, that the applicant shall provide
19 to this commission drawings, an actual demo, or
20 that they would -- or that the applicant may
21 consent to replacing the windows with the
22 standard wood windows or clad, vinyl-clad, wood
23 windows, two-over-two with raised muntins. And
24 that Condition Number 2 on the windows shall be
25 presented at the next staff -- to this

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1 need a new application?

2 MS. GRANDIN: Well, no. He wouldn't have
3 to do another application. Are you just
4 deferring the whole item? Are you --

5 THE CHAIRMAN: Well, no.

6 MS. GRANDIN: -- approving in part and
7 waiting --

8 COMMISSIONER LOPERA: I was going to
9 actually approve everything except for having
10 the window replacement. I'd amend that
11 condition to be presented again to this
12 commission at the next meeting with either
13 additional solutions or basically your
14 consensus to require replacement with a new
15 wood product.

16 MR. BOBACK: Okay.

17 COMMISSIONER LOPERA: But that way, you
18 could keep going with everything except for the
19 windows.

20 MR. BOBACK: Sure. Understand.

21 COMMISSIONER MONTROYA: Question to staff,
22 that could actually go to the consent agenda as
23 well if an agreement is made, right, rather
24 than -- right?

25 MS. GRANDIN: So you would like it at the

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1 commission.

2 COMMISSIONER EPSTEIN: Through the Chair,
3 sorry if this is -- also, no tint.

4 MR. BOBACK: Right.

5 COMMISSIONER LOPERA: And add that. The
6 applicant shall provide a solution to the
7 current tint that's on the windows.

8 MR. BOBACK: Right.

9 COMMISSIONER KASPER: Second.

10 THE CHAIRMAN: All those in favor?

11 COMMISSION MEMBERS: Aye.

12 THE CHAIRMAN: Those opposed?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Hearing none, you have
15 approved COA-21-26737, and we will move on.

16 MR. BOBACK: Thank you guys. Appreciate
17 all the help.

18 THE CHAIRMAN: We're going to move on to
19 Section G, Certificates of Appropriateness.
20 First on the docket, COA-22-27290, 120 East 8th
21 Street.

22 MS. KELLY: Application for COA-22-27290
23 is for the replacement of 13 historic wood
24 windows out of a total of 39 windows on a
25 contributing structure in Springfield. There

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1 are also six fixed casement windows that are
2 not original to the structure included in the
3 window replacement request, for a total of 19
4 windows requested for replacement.

5 To be clear, the 13 historic windows are
6 the only historic windows. The remaining are
7 nonhistoric.

8 This property is used as a community
9 center for the Sanctuary on 8th Street, which
10 provides activities for local children and
11 families in the community. This structure has
12 large parking lots on either side, and the
13 building is highly street visible. The request
14 also includes repairs to the window wood trim
15 and encapsulating that trim with aluminum.

16 Based on a site visit on February
17 18th, 2022, 13 windows are historic. Staff
18 assessed the condition of the historic windows,
19 and they are in poor condition with evidence of
20 severe rot in many places. Further, the
21 majority of the windows have been previously
22 replaced. All replacement windows on the
23 structure, as conditioned, shall be vertical,
24 two-over-two to match the historic design.

25 The applicant has also requested repairing
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1 the window wood trim and then encapsulating the
2 trim with aluminum. Encasing historic window
3 trim with smooth, nonmatching aluminum is not
4 historically appropriate.

5 Based on the proposed design, the sill
6 step and trim detailing will not be replicated
7 in the design of the aluminum trim and,
8 instead, will have a square, smooth appearance.

9 For these reasons, staff finds that the
10 request for the window replacement as
11 conditioned is consistent with Section 307.106
12 and the design guidelines, but that the request
13 for the trim encapsulation with the aluminum is
14 not consistent.

15 As such, the Department recommends
16 approval, with conditions, of the windows and
17 denial of the trim request.

18 THE CHAIRMAN: Questions for staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: We'll go ahead and open the
21 public hearing.

22 Is the applicant here?

23 AUDIENCE MEMBER: Yes.

24 THE CHAIRMAN: Come on up.

25 (Audience member approaches the podium.)

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1 THE CHAIRMAN: If you'll state your name
2 and address.

3 AUDIENCE MEMBER: My name is Jamie Stater,
4 here on behalf of (inaudible). My address is
5 916 Jasmine Place.

6 THE CHAIRMAN: She will swear you in.

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

9 MS. STATER: (Complies.)

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

14 MS. STATER: Yes.

15 THE REPORTER: Thank you.

16 THE CHAIRMAN: Welcome.

17 MS. STATER: Thank you.

18 THE CHAIRMAN: Whenever you're ready.

19 MS. STATER: I don't really have much to
20 add. Kind of came here at the last minute on
21 request of the director, but I think we just
22 agree with the recommendations.

23 We provide a free after-school program and
24 summer camp to at-risk youth, and we just want
25 to make sure the building is as safe as

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1 possible for them. The windows are in pretty
2 bad condition. So we're just looking to get
3 them replaced and make sure we're following the
4 historic guidelines in the neighborhood.

5 THE CHAIRMAN: Questions for our
6 applicant?

7 COMMISSIONER LOPERA: Through the Chair,
8 which aspect of this did you have an issue
9 with? Was it something about the aluminum
10 trim?

11 THE CHAIRMAN: The aluminum casing.

12 COMMISSIONER LOPERA: Aluminum casing.

13 THE CHAIRMAN: Well, staff had the issue.

14 MS. STATER: Yeah, I don't think we have
15 the issue with it; I think staff did.

16 COMMISSIONER LOPERA: So you want to
17 install the aluminum casing?

18 MS. STATER: That's what the window
19 company recommended to us.

20 COMMISSIONER LOPERA: Okay. Thank you.

21 THE CHAIRMAN: Any other questions for our
22 applicant at the moment?

23 COMMISSION MEMBERS: (No response.)

24 THE CHAIRMAN: We'll call you back up if
25 we need you.

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1 MS. STATER: Thank you.
 2 THE CHAIRMAN: Thank you.
 3 Is anyone else here to speak on this COA?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: Seeing none, we'll close
 6 the public hearing, and I'll entertain a
 7 motion.
 8 COMMISSIONER KASPER: I'll make a motion
 9 to approve with conditions in part and deny in
 10 part, COA-22-27290.
 11 COMMISSIONER LOPERA: Second.
 12 THE CHAIRMAN: Any conversation?
 13 COMMISSIONER KASPER: I agree with staff.
 14 I think the windows are beyond repair based on
 15 the photographic evidence, and they should be
 16 replaced. I also agree with staff that the
 17 trim should be a wood-look trim. And so I
 18 believe the aluminum encasement of the trim is
 19 not historical or in keeping with the
 20 neighborhood, so I would agree with staff's
 21 recommendations.
 22 THE CHAIRMAN: Anybody else?
 23 COMMISSIONER LOPERA: I echo Commissioner
 24 Kasper's comments.
 25 COMMISSIONER EPSTEIN: I do as well.

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1 violations were placed on the property.
 2 Insurance has assessed the structure as a total
 3 loss.
 4 A site visit was conducted on May 5th,
 5 2022. The structure is not safe to enter and
 6 fire damage is evident around the structure.
 7 Smoke and water damage, charred wood, a
 8 collapsed roof and missing glass panes are
 9 apparent.
 10 The applicant plans to demolish the
 11 property and sell the lot. Consistent with
 12 Section 307.106(n)(5), an application for a COA
 13 for new construction would require review by
 14 the Historic Preservation Commission in order
 15 to ensure compatibility with the district.
 16 Significant historical or architectural
 17 materials are no longer present at 1829 Powell
 18 Place given the fire damage. No other feasible
 19 alternatives to demolition are apparent. And
 20 given the damage to the structure, it does not
 21 have enough structural integrity for relocation
 22 to be a reasonable alternative.
 23 Staff finds that the request is consistent
 24 with the Section 107.306. The Department
 25 recommends approval.

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1 THE CHAIRMAN: All those in favor?
 2 COMMISSION MEMBERS: Aye.
 3 THE CHAIRMAN: Those opposed?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: Hearing none, you have
 6 approved and denied in part COA-22-27290.
 7 And I think we're going to take a quick
 8 break. It's 5:15, so let's try and reconvene
 9 at 5:25 or 5:30, somewhere in there.
 10 (Brief recess.)
 11 THE CHAIRMAN: All right. We're going to
 12 go ahead and get started. We are on Section G,
 13 Certificates of Appropriateness, Number 2,
 14 COA-22-27311, 1829 Powell Place.
 15 MS. KELLY: Application for COA-22-27311
 16 is for the demolition of a two-story frame
 17 vernacular residence that is listed as
 18 contributing to the Riverside Avondale Historic
 19 District.
 20 The property is bounded by a medical
 21 clinic and a parking lot to the north and a
 22 two-story residence to the south.
 23 The structure was significantly damaged by
 24 a fire on August 3rd, 2021. While waiting for
 25 insurance to assess the structure, code

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1 And I believe the applicant is here. And,
 2 obviously, they -- they agree with this. They
 3 can speak for themselves.
 4 THE CHAIRMAN: All right. Questions for
 5 staff?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: All right. We'll open the
 8 public hearing.
 9 And is the applicant here?
 10 MS. TRIMMER: Yes.
 11 THE CHAIRMAN: Come on up.
 12 (Ms. Trimmer approaches the podium.)
 13 THE CHAIRMAN: If you will state your name
 14 and address.
 15 MS. TRIMMER: Good afternoon.
 16 Cyndy Trimmer, One Independent Drive,
 17 Suite 1200, on behalf of the owner.
 18 I have Ms. Todd with me here today
 19 available for questions. Again, I won't repeat
 20 Ms. Kelly. It's tragic and we're heartbroken,
 21 but it is unfortunately a total loss. It's
 22 taken a while to get to the point with
 23 insurance that we can now move forward with
 24 demolition.
 25 RAP has supported the demolition. We know

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1 the neighbors are very eager to see the
 2 demolition move forward, as are we. And we
 3 appreciate your support.
 4 THE CHAIRMAN: Okay. Questions for our
 5 applicant?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: All right. We'll call you
 8 back up.
 9 Is anybody else here to speak on this?
 10 MS. SCHIFANELLA: (Indicating.)
 11 THE CHAIRMAN: Come on up.
 12 (Ms. Schifanella approaches the podium.)
 13 THE CHAIRMAN: If you'll state your name
 14 and address.
 15 MS. SCHIFANELLA: Angela Schifanella, 1352
 16 Avondale Avenue, Jacksonville, Florida.
 17 I'm here on behalf of Riverside Avondale
 18 Preservation.
 19 THE REPORTER: If you would raise your
 20 right hand for me, please.
 21 MS. SCHIFANELLA: (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. SCHIFANELLA: We do. I do.
 2 THE REPORTER: Thank you.
 3 MS. SCHIFANELLA: You know, we are a
 4 preservation organization, so this is a very
 5 sad thing to have to support.
 6 We just did want to clarify that we always
 7 try to preserve our historic building stock in
 8 our district and throughout the city, so we
 9 support this application. The demolition by
 10 the act of a fire is -- is kind of a -- it's an
 11 after-the-fact, so we did want to clarify that
 12 this is an unusual circumstance for us and --
 13 but we do respect the staff report and their
 14 expertise.
 15 Thank you.
 16 THE CHAIRMAN: Thank you.
 17 Is there anyone else here today to speak
 18 on this COA?
 19 AUDIENCE MEMBERS: (No response.)
 20 THE CHAIRMAN: Seeing none, we'll close
 21 the public hearing and I'll entertain a motion.
 22 COMMISSIONER LOPERA: Motion to approve
 23 COA-22-27311.
 24 COMMISSIONER KASPER: Second.
 25 THE CHAIRMAN: Does anybody have any

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1 comments or concerns?
 2 COMMISSION MEMBERS: (No response.)
 3 THE CHAIRMAN: All right. All those in
 4 favor?
 5 COMMISSION MEMBERS: Aye.
 6 THE CHAIRMAN: Those opposed?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: Hearing none, you have
 9 approved COA-22-27311.
 10 We're going to move right along to
 11 COA-22-27338, 3804 Valencia Road.
 12 MS. KELLY: Application for COA-22-27338
 13 is for the construction of an attached
 14 one-story garage with metal roofing. The
 15 subject site is located at the end of Valencia
 16 Street [sic], abutting Boone Park.
 17 The proposed 476-square-foot, side-loading
 18 garage will be attached to an existing
 19 two-story, single-family contributing structure
 20 and located along the front elevation of the
 21 home with clear street visibility.
 22 As designed, the garage consists of a hip
 23 roof oriented towards the south. Primary
 24 materials of the garage addition include
 25 carriage-style garage doors, one-over-one

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1 windows, and fiber-cement lap siding.
 2 Because the structure will encroach into
 3 the required front-yard setback set forth under
 4 Chapter 656 of the Zoning Code, the applicant
 5 has also filed for an administrative deviation.
 6 Pursuant to the Section 656.399.13, the AD
 7 application is currently pending until action
 8 is taken by this body regarding the current
 9 request for COA.
 10 According to the Sanborn maps, the subject
 11 property originally contained a one-story
 12 single-family home with composition shingles.
 13 In 1950, an addition to the home was created.
 14 And in 2003, a COA was approved by the
 15 Commission which allowed for a one-story
 16 addition along the front elevation and a
 17 two-story addition along the rear elevation of
 18 the home.
 19 At the same time, asphalt shingles were
 20 approved as the primary roofing material in
 21 order to match the existing shingles. In 2020,
 22 another addition was made along the side
 23 elevation as well as a request to change the
 24 roofing material to a crimp metal roofing.
 25 At the time, staff recommended that the

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1 replacement product, the roofing material,
2 match the historic home's use of composite
3 shingles. The Commission, at that time,
4 ultimately approved the applicant's request for
5 metal roofing.

6 According to the master site file and
7 subsequent COA approvals, the two-story frame
8 vernacular home has been heavily altered over
9 the years. Nonetheless, the character of the
10 block is one of two-story homes without
11 street-visible, attached garages.

12 The proposed garage addition is located
13 along the front elevation with the garage doors
14 oriented towards Pine Grove Avenue. As such,
15 the feature would be readily street visible and
16 runs contrary to the district's design
17 guidelines.

18 While the horizontal lap siding, vertical
19 one-over-one-hung windows and overall height of
20 the garage are consistent with the principal
21 structure, the location and orientation of the
22 addition is not.

23 Further, the proposed garage addition is
24 located approximately 10 feet from the front
25 property line and the adjacent contributing

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1 structures have larger front setbacks. So the
2 siding of an attached garage at the front of
3 the structure at that setback would be
4 inconsistent with the guidelines in the code.

5 Staff finds that the proposed attached
6 garage addition is incompatible with the
7 surrounding contributing structures when
8 assessed in the context of massing, size and
9 scale. And the addition would further erode
10 the architectural integrity of the existing
11 structure by creating a building footprint that
12 is inconsistent with the development patterns
13 of other structures within the district.

14 With regard to the metal roof on the
15 garage addition, the staff is recommending
16 denial of that just given our previous stance
17 on the previous COA. However, we admit there's
18 greater flexibility since there is already
19 metal roofing on the structure. Just in
20 keeping with the guidelines and the fact
21 that -- that we couldn't find that the home
22 ever had metal roofing, we stick with the
23 shingle recommendation.

24 So for these reasons, staff finds that the
25 requests are inconsistent with the code and the

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1 guidelines and the Department recommends
2 denial.

3 THE CHAIRMAN: Thank you.
4 Questions for staff?

5 COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: All right. With that,
7 we'll open the public hearing.
8 The applicant can come on up.
9 (Audience member approaches the podium.)

10 THE CHAIRMAN: If you'll state your name
11 and address.

12 AUDIENCE MEMBER: Hello my. Name is Duane
13 Romanello. My address is 3804 Valencia Road,
14 Jacksonville, Florida 32205.

15 THE CHAIRMAN: Duane, she's going to swear
16 you in.

17 THE REPORTER: If you would raise your
18 right hand for me, please.

19 MR. ROMANELLO: (Complies.)

20 THE REPORTER: Do you affirm that the
21 testimony you are about to give will be the
22 truth, the whole truth, and nothing but the
23 truth?

24 MR. ROMANELLO: I do.

25 THE REPORTER: Thank you.

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1 MR. ROMANELLO: Just a couple of comments
2 to the staff report. I didn't have a chance to
3 actually read the details on it.

4 I guess -- first thing I want to point out
5 is the comment about the structure being
6 heavily altered. It has been heavily altered
7 for the last 70 years. I participated in some
8 of those heavily -- heavy alterations, and I
9 did that through this process.

10 And I don't agree with the statement that
11 it's a contributing structure, although I have
12 taken steps to try to bring it more in line
13 with the district's appearance. For instance,
14 the last major renovation we did, we removed
15 vinyl siding that was on the structure and
16 replaced it with lap siding, with the input
17 from -- from the staff. We think that was a
18 step forward in the right direction.

19 I can't -- I can't take away from the fact
20 that this is not a classic Avondale bungalow.
21 There's no architecturally significant features
22 to the home that -- that are consistent with
23 the rest of the neighborhood. My home is at
24 the end of a dead-end street.

25 Before filing this application, I called

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1 the Commission, spoke to somebody. And
 2 although I wasn't given a green light or
 3 anything, they said, hey, we will definitely
 4 not support a front -- a front-entry garage.
 5 It's got to be a side-entry garage. So I
 6 designed it that way.

7 I am requesting an administrative
 8 deviation to allow the garage to be slightly
 9 wider. I can -- there's actually a 15-foot
 10 front setback on a side-entry garage. And I
 11 have a picture of what that will look like.
 12 Basically, the elevation is the same as -- as
 13 presented. It's just not as functional. So I
 14 had applied for that administrative deviation.

15 At the end of the day, I'm at the end of a
 16 dead-end road. This is probably the last --
 17 this is the last renovation we could possibly
 18 do to this home. We think we've done what we
 19 could to make it a better home, more suitable
 20 home for our neighborhood.

21 I'm not sure where the -- the statement
 22 about additional two-story structures come
 23 from. There's one two-story structure
 24 within -- on my street that I'm aware of.
 25 Maybe there's some, you know, a significant

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1 distance away. I don't have a garage and so I
 2 kind of need one, but certainly understand
 3 staff's report.

4 Obviously, if I'm going to -- if this
 5 request is granted, I can't really put shingles
 6 on a home next to the previously approved metal
 7 roof.

8 And, again, we think we've taken steps to
 9 try to at least improve the overall appearance
 10 of our home and make it more consistent with at
 11 least some of the -- some of the features that
 12 you see in the neighborhood with respect to the
 13 lap siding, and we don't believe that this
 14 particular addition is going to degrade from
 15 the quality of the neighborhood in any way.

16 And I don't really think it's going to be
 17 seen by anybody other than a few people that
 18 might walk the park. We're literally at the
 19 end of a dead-end street. And the way Valencia
 20 works in my -- in front of my house, it rolls
 21 down, so I don't even think you could see this
 22 garage from Pine Grove, which is the nearest
 23 cross-street, although I can't -- I don't have
 24 photographs to --
 25 (Timer notification.)

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1 MR. ROMANELLO: -- to show that, but -- so
 2 that's my position.

3 And I could -- and I have, you know, a
 4 drawing of what it would look like if I didn't
 5 have that extra 5 feet. And the -- again,
 6 the -- the front elevation is exactly the same.
 7 It would just, you know, be a slightly wider
 8 product. And I can share that with the
 9 Commission if -- if you think it's appropriate.

10 THE CHAIRMAN: All right. Questions for
 11 our applicant at the moment?

12 COMMISSIONER LOPERA: Yeah. Through the
 13 Chair, what was the reason to go with -- the
 14 existing house has metal shingles, correct?

15 MR. ROMANELLO: Pardon me?

16 COMMISSIONER LOPERA: The existing house
 17 has metal shingles?

18 MR. ROMANELLO: Yeah. It's a 5V crimp
 19 metal roof --

20 COMMISSIONER LOPERA: Okay.

21 MR. ROMANELLO: -- as it sits right now.
 22 Those are -- those pictures on the lower
 23 part are older photos from before the approved
 24 roof. As you scroll down, the very first
 25 picture shows the metal roof. So there's --

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1 that picture at the bottom shows the vinyl
 2 siding. And that vinyl siding has been ripped
 3 off and I put -- put, you know, cementitious
 4 lap siding on there which I thought was a step
 5 in the right direction, but there's not much
 6 more I can do to make it a -- what I consider a
 7 contributing structure.

8 But the -- the house does have the 5V
 9 crimp metal, replaced, old aluminum windows
 10 with the Fiberglass wood-looking windows.
 11 They're not -- I'm not sure if they're wood
 12 encased windows, but that -- I went through
 13 that process here and those were approved
 14 windows. I didn't do anything without, you
 15 know, board approval. Although the board might
 16 not have agreed with some of my requests, I --
 17 I did, you know, play by the rules the best I
 18 could.

19 Again, I'm at the end of a dead-end road.
 20 I don't believe this is a contributing
 21 structure. I'm not proud of it or -- but it is
 22 what it is; it's my house.

23 And so I -- this would be kind of a last
 24 piece of the puzzle for us, for my family, and
 25 I don't know that I've -- if there's anybody

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1 here in opposition to it, but I -- I don't
 2 think there's a lot of people that would be
 3 impacted or even be able to see this house.
 4 THE CHAIRMAN: All right. Questions for
 5 our applicant?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: We'll call you back up.
 8 Thank you.
 9 MR. ROMANELLO: Thank you.
 10 THE CHAIRMAN: Is anybody else here to
 11 speak on this COA?
 12 AUDIENCE MEMBERS: (No response.)
 13 THE CHAIRMAN: Seeing none, we'll close
 14 the public hearing and I'll entertain a motion.
 15 COMMISSIONER KASPER: Make a motion to
 16 deny COA-22-27338.
 17 COMMISSIONER MONTOYA: Second.
 18 THE CHAIRMAN: Okay. Thoughts, comments?
 19 Who wants to go first?
 20 COMMISSIONER EPSTEIN: Through the Chair,
 21 I think one of my biggest things I'm seeing
 22 looking at this is the overall aerial map and
 23 all the homes kind of lining up with the front
 24 of their house, and it does look like this
 25 addition would encroach upon that. And I know
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1 that's something that -- that's not very
 2 typical for the neighborhood and the historic
 3 fabric of the area. That's a concern of mine.
 4 COMMISSIONER LOPERA: Through the Chair,
 5 taking Condition 1 regarding the 5V crimp
 6 metal -- metal roofing for the addition, it
 7 seems that with the main house having the metal
 8 roof that I would -- you know, I would
 9 generally tend towards having the -- any new
 10 additions also match the main house.
 11 Regarding -- let's see, point number 3
 12 regarding its visibility, I'm looking at the
 13 Google Earth and this is a very small street.
 14 There's only eight houses on this street. So
 15 even though I see Commissioner Epstein's point
 16 about the extension, this is also a very -- not
 17 very visible street, so it --
 18 The garage, even though it's going to be
 19 front-facing, it's only going to be
 20 front-facing to the -- to one neighbor, not to
 21 a street, not on a corner. And this property
 22 backs up to Boone Park, so really there's
 23 only -- like I said, there's only a few
 24 neighbors on this street, so I -- I don't
 25 really have any issues with the extension of
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1 the garage, especially if he gets, you know,
 2 the administrative deviation, I won't have
 3 any -- any concerns with that aspect of it
 4 because the garage door would be hidden, it
 5 wouldn't be visible, even to the very few
 6 people driving down this street.
 7 And then regarding the massing, it seems
 8 like it would be in keeping with the massing of
 9 the overall structure. It's not adding a
 10 thousand square feet. It's, I believe, less
 11 than 500 square feet. I don't think it would
 12 be noticeable overall.
 13 And I think that's it, so I would actually
 14 be inclined to approve as it's been drawn here.
 15 THE CHAIRMAN: Anybody else have thoughts,
 16 comments?
 17 COMMISSIONER KASPER: Through the Chair,
 18 I'll just maybe parrot what staff was saying,
 19 is that, you know, we -- we do review each
 20 project based on its compatibility with the
 21 historic neighborhood. Part of that criteria
 22 is how it faces the road, how it approaches the
 23 road, and that's the front setback, and it's
 24 normally a predominant setback. So when you go
 25 down the street, all the houses line up,
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1 similar. So this one would be protruding out
 2 pretty far.
 3 Also, historically, you know, the garage
 4 is not in the front. There's a side road that
 5 goes past the house and the garage is in the
 6 rear. This particular house, through its
 7 evolution, decided that the side yard would be
 8 used, you know, as a yard, not as a driveway,
 9 which is fine, but I don't know if that is a
 10 reason to move the garage to the front.
 11 So I think just on a historic
 12 compatibility, protruding further out in the
 13 front setback and then being a garage, front
 14 facing, is not historically compatible.
 15 COMMISSIONER MONTOYA: Through the Chair,
 16 just a statement. I think this is a
 17 peculiar -- it's a peculiar kind of situation
 18 because the original house, by records, say it
 19 was built in 1922, so it is of a historic
 20 nature by its sort of beginning, you know, its
 21 DNA, so to speak, but there's clearly been a
 22 lot of evolution over the years that have
 23 modified the house to something much different
 24 than it was in 1922, and I think that's the
 25 predicament that I at least find myself in.
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1 I recognize the comments about it really
2 being a cul-de-sac, which is something
3 different that we don't typically see in these
4 kind of urban fabric communities. It is on
5 Boone Park. It is a bit remote, but -- as
6 Commissioner Epstein stated, but I also, as
7 Commissioner Lopera stated, this is something
8 that really doesn't get a lot of visibility
9 either. And so I, for one, am a bit -- I'm a
10 bit torn about this because it's sort of, you
11 know, where are we, and I would -- am
12 deliberating.

13 THE CHAIRMAN: I tend to agree with that
14 as well. This is a tough one because it has
15 been modified and the visibility factor is -- I
16 personally lean more towards supporting this
17 COA. I think the visibility factor is a -- is
18 a big one for me and -- as well as its
19 partnering with Boone Park. And the garage
20 won't be -- I mean, the garage door itself will
21 not be seen by just about anyone, so --

22 COMMISSIONER LOPERA: Yeah. And through
23 the Chair, the reason that I looked at this one
24 different was because of the substantial
25 modifications that have occurred over the years

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1 where this house would not exist, you know,
2 in -- within the historical area that we look
3 at.

4 And also, if you -- I'd like to -- I'd
5 like to point out at 1621 Pine Grove Avenue,
6 which also has a front-facing garage which is
7 fully facing Pine Grove Avenue -- and that's
8 down the street from the applicant's structure,
9 so -- but I understand the challenge of having
10 the extension out into the road.

11 And what I considered was the minor
12 visibility, considering it is at the very end
13 of a very small street with only -- there's
14 actually only seven houses on this street, or
15 six houses on the street. I believe the other
16 ones are actually Pine Grove Avenue addresses.

17 THE CHAIRMAN: So we've got a motion on
18 the floor currently as a denial. Whose motion
19 was that?

20 COMMISSIONER KASPER: That was me.

21 THE CHAIRMAN: Okay. So we can vote on
22 that, if that's where we stand, and come back.

23 COMMISSIONER KASPER: So to clarify,
24 there's a motion to deny, so when you say
25 "yea" --

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1 THE CHAIRMAN: It would be for denial.
2 COMMISSIONER KASPER: -- it would be for
3 denial.

4 THE CHAIRMAN: Correct.
5 So let's go ahead and call the vote.
6 All those in favor?

7 COMMISSIONER KASPER: Aye.

8 COMMISSIONER EPSTEIN: Aye.

9 COMMISSIONER MONTOYA: Aye.

10 THE CHAIRMAN: Those opposed?

11 COMMISSIONER LOPERA: Nay.

12 THE CHAIRMAN: Nay.

13 With that, the motion [sic] is denied.

14 So we will move on.

15 MS. GRANDIN: The application is denied.

16 THE CHAIRMAN: The application is denied,
17 so COA-22-27338 is denied, and we will move on.

18 So next on our docket -- we are going to
19 skip over COA-22-27456 and come back to that,
20 which I'm sorry to tell everybody.

21 We're going to go ahead and knock out

22 Section H real quick, Certificates of
23 Appropriateness for Work Initiated or Completed
24 Without a COA. So that's under Section H. Our
25 first one is COA-22-27425, 34 East 4th Street.

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1 MS. KELLY: Application for COA-22-27425
2 is for foundation infill with pierced brick
3 lattice; the creation of two new window
4 openings on either side of the structure, which
5 were done after the fact; and the replacement
6 of all visible brick piers with a custom brick
7 veneer over concrete block piers, which is also
8 after the fact.

9 This two-story structure was originally a
10 duplex located in the middle of a block along
11 an alley surrounded by two-story structures.
12 This contributing structure has a
13 street-visible, open crawl space.

14 The applicant proposes one window opening
15 at the location of the interior stair landing
16 on the west elevation and another window
17 opening aligned with an existing window in the
18 middle of the east elevation. These locations
19 aren't consistent with the design of historic
20 structures in Springfield. And the master site
21 file includes a photo of the structure with
22 a -- what we call a stairwell window --
23 evidence that it was previously enclosed. The
24 restoration of this feature is supported by the
25 design guidelines and the code.

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1 The new window opening on the east
2 elevation, which fronts an alley, is located in
3 the middle of the structure and aligns with
4 other windows vertically and horizontally. The
5 creation of this window does not have a
6 negative effect on the architectural character
7 of the structure.

8 Foundation infill or the crawl space
9 infill, as conditioned with lattice or pierced
10 brick that is recessed behind the outer edge of
11 the piers, is consistent with the design
12 guidelines. As such, the Department recommends
13 to approve with conditions of the brick
14 foundation screening and the two window
15 openings.

16 Staff conducted a site visit on
17 April 22nd, 2022, and noted that the historic
18 brick piers had been replaced with concrete
19 block piers. Staff was unable to assess the
20 condition of the historic material before its
21 removal. As such, the request for concrete
22 block piers is inconsistent with the design
23 guidelines.

24 The applicant had originally requested to
25 place brick around the visible concrete block
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1 THE CHAIRMAN: If you'll state your name
2 and address.

3 AUDIENCE MEMBER: Christopher Frazier,
4 2204 North Aft Bend, St. Johns, Florida 32259.

5 THE CHAIRMAN: Christopher, she will swear
6 you in.

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

9 MR. FRAZIER: (Complies.)

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

14 MR. FRAZIER: I do.

15 THE REPORTER: Thank you.

16 MR. FRAZIER: Yes. Addressing the piers,
17 the original brick piers were in very bad shape
18 to the point where only a few held the house
19 up. We noticed that when we were putting the
20 foundation in to support the beams for the
21 house. When the contractor went out to the
22 house, he noticed that hardly any of the brick
23 piers were touching the house to the point
24 where he can grab them and move them with his
25 hands.

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1 piers; however, this would have the effect of
2 brick piers that are out of scale with the home
3 and project beyond the wall plane.

4 Instead, the applicant has proposed a
5 custom half-inch brick veneer with a half-inch
6 mortar to reflect the original brick pier
7 design. This proposed solution to the current
8 appearance of the foundation piers would have
9 been an acceptable replacement if the piers
10 were deemed irreparable and structurally
11 unstable. But as previously mentioned, staff
12 was unable to assess the condition of the
13 feature; therefore, staff finds this request to
14 be inconsistent with the design guidelines in
15 the code and recommends denial of this request.

16 The Department recommends approval with
17 conditions in part and deny in part.

18 THE CHAIRMAN: Questions for staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: All right. We'll open the
21 public hearing.

22 Is the applicant here?

23 AUDIENCE MEMBER: Yes.

24 THE CHAIRMAN: You can come on up.

25 (Audience member approaches the podium.)

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1 I have a note here from the engineer who
2 put in a scope of work that indicates that, "In
3 this case, the set of plans are designed to
4 indicate that" -- "the areas of the house that
5 were compromised due to time and
6 deterioration."

7 So, therefore, we put the block columns to
8 support the house, thinking we will wrap them
9 with the brick. So the -- with the compromise
10 of going a half-inch veneer with a half-inch
11 mortar.

12 THE CHAIRMAN: Okay.

13 COMMISSIONER KASPER: So through the Chair
14 to the applicant, so your structural engineer
15 said that the existing brick piers needed to be
16 replaced?

17 MR. FRAZIER: Yes.

18 COMMISSIONER KASPER: And that was the
19 letter you -- or the --

20 MR. FRAZIER: And the scope of work due to
21 the time they were there and the deterioration,
22 they were unsafe. Of course, back then, when
23 they made those piers, they didn't put the
24 cement foundation to have -- hold them sturdy.
25 The sand around the house is very loose;

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1 therefore, they were moving about and began to
 2 sink.
 3 COMMISSIONER KASPER: Thank you.
 4 COMMISSIONER LOPERA: Through the Chair,
 5 was that included in the application, that
 6 letter that you have?
 7 MR. FRAZIER: No.
 8 COMMISSIONER LOPERA: Can I see that
 9 please?
 10 MR. FRAZIER: Sure.
 11 (Tenders document.)
 12 COMMISSIONER LOPERA: Thank you.
 13 THE CHAIRMAN: Any other questions for our
 14 applicant at the moment?
 15 You can take your time for a second, if
 16 anybody else has questions.
 17 COMMISSIONER MONTOYA: Question for the
 18 applicant, through the Chair. You stated
 19 earlier -- just to confirm -- that the -- the
 20 existing piers that were there were actually
 21 physically moveable? They weren't really
 22 holding up anything at all?
 23 MR. FRAZIER: That is correct.
 24 The majority of them. Of course, there
 25 were some giving support for the house, unless
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1 the house would have fallen, but the majority
 2 of them were not (inaudible) the house.
 3 COMMISSIONER EPSTEIN: Through the Chair,
 4 a question. When the concrete blocks were put
 5 in and you noticed that the brick piers were
 6 having some issues, was there not any
 7 recommendation for how to repair those or was
 8 it -- is it deemed entirely that they were not
 9 sufficient anymore?
 10 MR. FRAZIER: Yes. Verbally, it was
 11 deemed they're not sufficient with holding
 12 support of the house.
 13 The brick piers were the recommendation
 14 with the engineer to support the house because,
 15 at that time, what -- we thought that -- the
 16 idea was to surround the block columns with the
 17 brick to keep the look of the historical value.
 18 Now, unfortunately, hindsight is 20/20.
 19 We did not discuss that with the Historical
 20 staff beforehand, just thinking that that's
 21 what we're going to do to keep the historical
 22 look.
 23 THE CHAIRMAN: All right. Any other
 24 questions for the applicant at the moment?
 25 COMMISSIONER LOPERA: And just so I'm
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1 clear, that -- a potential solution would just
 2 be doing the half-inch brick veneer across the
 3 piers?
 4 MR. FRAZIER: Yes, to wrap -- yeah, across
 5 the piers and --
 6 COMMISSIONER LOPERA: Thank you.
 7 MR. FRAZIER: -- (inaudible) between the
 8 piers.
 9 COMMISSIONER LOPERA: Okay.
 10 THE CHAIRMAN: All right. We will call
 11 you back up.
 12 Thank you.
 13 Is anybody else here to speak on this COA?
 14 AUDIENCE MEMBERS: (No response.)
 15 THE CHAIRMAN: All right. With that,
 16 we'll close the public hearing.
 17 MS. PRYOR: (Indicating.)
 18 THE CHAIRMAN: Oh, please. Sorry. I
 19 missed you again.
 20 (Ms. Pryor approaches the podium.)
 21 MS. PRYOR: I don't get up fast enough.
 22 THE CHAIRMAN: No, you're fine. Just
 23 state your name and address again.
 24 MS. PRYOR: Kim Pryor, 245 West 5th
 25 Street.
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1 I'm still good on swearing in?
 2 THE CHAIRMAN: Yes, ma'am.
 3 MS. PRYOR: Okay. I've been to this
 4 particular house, and I -- I just want to make
 5 sure that the Commission is aware of some other
 6 things that are going on with it.
 7 It appears to me as though all of the
 8 windows have been replaced. They got a COA to
 9 replace a couple and they were given
 10 instructions on what they should be. I have
 11 photos that I can show you where the windows
 12 are -- they're a different size than what they
 13 were originally and you have a mishmash of
 14 types. You have some 1-over-1s, we have some
 15 2-over-2s, we have some -- I think there's some
 16 that are 6-over-1 or 9-over-1s.
 17 So there's more going on with this
 18 particular house than what is being presented
 19 here today, and I think that that is important
 20 for you guys to know, and I just wanted to
 21 bring that up.
 22 Thank you.
 23 THE CHAIRMAN: Thank you.
 24 Is anybody else here to speak on this COA?
 25 AUDIENCE MEMBERS: (No response.)
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1 THE CHAIRMAN: Seeing none, I'll close the
2 public hearing and I will entertain a motion.

3 COMMISSIONER KASPER: I will make a motion
4 to approve COA-22-27425 with all staff
5 conditions and no denial.

6 COMMISSIONER LOPERA: Second.

7 MS GRANDIN: (Indicating.)

8 THE CHAIRMAN: Please.

9 MS. GRANDIN: Mr. Chairman, just wanted to
10 clarify something. So the replaced -- the
11 brick foundation piers, they requested that,
12 but they just requested it just to have the
13 concrete block there. So what Ms. Kelly wrote
14 into the record was the half-inch veneer being
15 okay. So was that part of your -- was that
16 part of your motion?

17 COMMISSIONER KASPER: Yes, ma'am.

18 The way I read Item 3, it says, replace
19 brick foundation piers with brick-framed cinder
20 block piers. So to me, that reads thin brick
21 veneer on concrete block.

22 MS. GRANDIN: Yeah. What they actually
23 asked for was the full thickness of the brick.

24 So what Ms. Kelly and the applicant talked
25 about was just him slicing the brick,

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1 just to -- many times -- maybe we should
2 also -- many times the thin brick doesn't match
3 the real brick, and so if it's going to stay
4 brick, we'd want that to look consistent, like
5 it will -- that's the -- that's the idea here,
6 so, you know --

7 COMMISSIONER KASPER: Through the Chair to
8 Commissioner Montoya, is there any existing
9 brick on the property?

10 COMMISSIONER MONTOYA: It looks like it.

11 COMMISSIONER EPSTEIN: That's all gone.

12 COMMISSIONER MONTOYA: It's gone. But you
13 can understand my point, right? You don't want
14 the brick on the pier to look different than
15 the brick in between the piers.

16 COMMISSIONER KASPER: Very valid point.
17 Thank you. I stand corrected.

18 COMMISSIONER EPSTEIN: Through the Chair,
19 one thing I would just like to point out,
20 sometimes with the veneer, it doesn't always
21 come with the brick corner pieces when you
22 actually turn a corner and you don't get that
23 look of a brick. And I would stipulate that
24 the brick needs to have that corner piece so
25 that it does look like it's turning the corner.

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1 basically, and making it a veneer.

2 COMMISSIONER KASPER: Very well. Then --

3 COMMISSIONER MONTOYA: So brick tile.

4 MS GRANDIN: Right, basically.

5 COMMISSIONER KASPER: Well, did we get a
6 second?

7 COMMISSIONER LOPERA: Yes.

8 COMMISSIONER KASPER: Okay. Then I'll
9 amend -- make a motion for -- I'm sorry. Do I
10 have to do that if it's already read into
11 the --

12 THE CHAIRMAN: No, it hasn't been voted
13 on. You can just withdraw and start over.

14 COMMISSIONER LOPERA: Just amend it.

15 COMMISSIONER KASPER: I'll make a motion
16 to amend -- what am I amending? I don't see it
17 here.

18 COMMISSIONER LOPERA: (Inaudible.)

19 COMMISSIONER KASPER: Sorry. I'll make a
20 motion to amend requested Item Number 3 to
21 allow concrete block piers with thin brick
22 veneer.

23 COMMISSIONER LOPERA: Second.

24 THE CHAIRMAN: Okay. Comments, concerns?

25 COMMISSIONER MONTOYA: Through the Chair,

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1 COMMISSIONER KASPER: Very well.

2 I will amend my amendment. So I make a
3 motion to amend Request Number 3 to read,
4 concrete block pier foundations with thin brick
5 veneer, complete with thin brick veneer corner
6 units, thin brick veneer to match pierced
7 brick -- infill -- what was it called --
8 foundation infill.

9 COMMISSIONER EPSTEIN: Second.

10 THE CHAIRMAN: Any more discussion here?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: All those in favor?

13 COMMISSION MEMBERS: Aye.

14 THE CHAIRMAN: Those opposed?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: And we can take a vote on
17 the motion as amended, correct, or are we good?

18 MS. GRANDIN: You're good.

19 THE CHAIRMAN: Okay. With that, you have
20 approved COA-22-27425.

21 We're going to move on to COA-22-27490,
22 1909 Perry Street.

23 MS. KELLY: Application for COA-22-27490
24 is for after-the-fact wholesale siding

25 replacement of both asbestos shingle siding and

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1 historic wood siding on a contributing,
 2 two-story, residential structure in the
 3 Springfield historic district.
 4 Staff conducted a site visit on
 5 November 30th, 2021, and noted that the section
 6 of exposed wood siding appeared to be in
 7 repairable condition. COA-21-26669 was
 8 approved for the replacement of the damaged
 9 asbestos shingles with cementitious shingles
 10 and for the asbestos and wood siding to remain.
 11 At some point after that approval, the
 12 asbestos and historic siding were both removed
 13 in their entirety. The wholesale replacement
 14 of repairable original wood siding is
 15 inconsistent with the guidelines.
 16 Via the administrative matrix, the
 17 proposed removal of the nonhistoric asbestos
 18 shingle siding can be administratively
 19 approved, and restoration of historic
 20 architecture features is encouraged, such as
 21 the wood siding.
 22 The applicant proposes the -- as a
 23 solution to this situation, is the -- that the
 24 replacement material be wood siding to match
 25 the historic siding in material, size and

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1 design. If the original siding was beyond
 2 reasonable repair, this proposed replacement
 3 product would be the most appropriate.
 4 As the request stands, staff finds that
 5 the request is inconsistent with the code and
 6 the guidelines. The Department recommends
 7 denial.
 8 THE CHAIRMAN: All right. Questions for
 9 staff?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: Okay. We'll open the
 12 public hearing.
 13 (Audience member approaches the podium.)
 14 THE CHAIRMAN: If you would state your
 15 name and address.
 16 AUDIENCE MEMBER: Harpreet Singh, 1909
 17 Perry Street, Jacksonville, Florida 32206.
 18 THE CHAIRMAN: Harpreet, she's going to
 19 swear you in.
 20 THE REPORTER: If you would raise your
 21 right hand for me, please.
 22 MR. SINGH: (Complies.)
 23 THE REPORTER: Do you affirm that the
 24 testimony you are about to give will be the
 25 truth, the whole truth, and nothing but the

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1 truth?
 2 MR. SINGH: Yes, ma'am.
 3 THE REPORTER: Thank you.
 4 MR. SINGH: So when I got this property in
 5 2019, it was in a pretty bad condition, so --
 6 the siding was bad, the roof was bad,
 7 everything was exposed, the windows were bad.
 8 There was brushes [sic] growing in between the
 9 walls of this building.
 10 So when they tried to fix it -- I mean,
 11 this would have been a fantastic, easy fix on
 12 the pocket as well because I would have just
 13 replaced this and covered everything. But when
 14 they tried to take it out, I was told that
 15 everything was mushy or burned or -- and they
 16 couldn't fix the asbestos because every time
 17 they would try to take it out, it would break
 18 in pieces, so --
 19 And I'm a physician, so I'm not -- I was
 20 not there. I was busy with COVID and all that
 21 stuff. And I was fixing other historic
 22 buildings at that time, so -- this -- from 2019
 23 till now, it's -- it's just been continuous
 24 progress of worsening condition of this
 25 building.

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1 Eventually, this is going to be an old
 2 folks home. It's going to be a -- like an
 3 assisted living facility for old people.
 4 So all this asbestos, it kept crumbling
 5 and -- so those people who were working there,
 6 they just took everything out and threw it in
 7 the -- in the garbage. And that's what I was
 8 told, so here we are.
 9 THE CHAIRMAN: All right. Questions for
 10 our applicant?
 11 COMMISSION MEMBERS: (No response.)
 12 MR. SINGH: And there was a lot of burnt
 13 pieces as well, sections which were burnt.
 14 I did submit a whole bunch of pictures
 15 showing that from the inside. And there was
 16 some termite damage as well to the -- to the
 17 siding, to the frame, which is all, of course,
 18 fixed, so ...
 19 THE CHAIRMAN: All right. Anybody have
 20 questions?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: We'll call you back up if
 23 we need you.
 24 MR. SINGH: Thank you very much.
 25 THE CHAIRMAN: Thank you.

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1 Does anybody --

2 MS. KELLY: Through the Chair, we did

3 receive -- it was for a different COA. This

4 house, like he said, has had a lot of work, so

5 we have other COAs for them that have been

6 approved. And we do have pictures. I thought

7 this was about the windows previously, so I

8 didn't include this with them, but they do show

9 some charred pieces of wood from the interior.

10 And the applicant has been working in good

11 faith with us. We think maybe the project

12 manager was out sick for a little bit and some

13 work happened in their absence, so -- and

14 that's maybe how this happened, so ...

15 THE CHAIRMAN: All right. Is anybody else

16 here to speak on this COA?

17 AUDIENCE MEMBERS: (No response.)

18 THE CHAIRMAN: All right. With that,

19 we'll close the public hearing and I'll

20 entertain a motion.

21 COMMISSIONER LOPERA: I've got a question.

22 Through the Chair, the applicant mentioned

23 that they would -- it would be okay with going

24 back with wood siding?

25 MS. KELLY: Uh-huh.

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1 MS. KELLY: Through the Chair, it's all

2 gone. So that's why these after-the-fact ones

3 are kind of tricky because --

4 COMMISSIONER LOPERA: And the wood siding

5 currently is the -- the one in the diagonal

6 shape?

7 MS. KELLY: Right now there's just the

8 wood underlayment and then that -- the plywood

9 on top.

10 COMMISSIONER LOPERA: Okay.

11 COMMISSIONER MONTOYA: It's either

12 existing sheathing or new plywood sheathing,

13 right? And some Tyvek.

14 I mean, it's sort of a predicament,

15 really. Through the Chair, just as part of the

16 discussion, there is no siding on the house,

17 there is no recovery of existing material, so

18 we -- we are in a situation where something is

19 going to have to be put on the home.

20 The broader question is one that can't be

21 answered, I guess, you know, like, what -- what

22 do we do in a situation like this? Because

23 it's an after-the-fact COA, but there's no

24 recovery of the materials that were lost or any

25 way to evaluate them. I guess that's a

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1 COMMISSIONER LOPERA: So if we deny this,

2 will they still be able to go back with wood

3 siding or do they come back for a new

4 application?

5 MS. KELLY: That's a great question.

6 Probably -- I'm guessing you would just do

7 an approve with conditions and make the

8 condition be the wood siding.

9 COMMISSIONER LOPERA: Okay.

10 COMMISSIONER KASPER: But -- through the

11 Chair, isn't it -- we treat this as if it came

12 in the first time. So what he's doing is he's

13 asking to put new siding on this home. Staff's

14 position is that the original siding is

15 adequate and it does not need to be replaced,

16 just like if it was an original window, it did

17 not need to be replaced.

18 So I think what we're potentially

19 reviewing is, are we going to allow new wood

20 siding in lieu of the existing asbestos siding

21 that was in the pictures and/or the original

22 wood siding that was underneath the asbestos

23 siding.

24 COMMISSIONER LOPERA: Through the Chair,

25 the asbestos is gone, correct?

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1 rhetorical question.

2 COMMISSIONER EPSTEIN: Through the Chair,

3 when something is moved from a historic

4 building through NPS, they make you go back and

5 replace it with a -- you know, a similar item.

6 Is that something that staff would recommend as

7 well here?

8 MS. KELLY: Through the Chair, yes, it is.

9 Honestly, that's probably the best

10 solution, like, reasonably and realistically

11 that we come up with. And I believe when we've

12 spoken with the applicant that they were okay

13 with that, to do wood siding to match as much

14 as possible the documentation that we do have

15 of the historic siding.

16 COMMISSIONER MONTOYA: Well, through the

17 Chair, just a question to the group. The

18 approval of this -- the denial -- the

19 recommendation from staff for denial, it seems

20 like a point of -- making a point of a

21 situation, that it needs to be on record that

22 it's denied, and then after the fact something

23 needs to be done to side the house, right?

24 Something needs to be done to get siding on the

25 house because that's a separate matter, so I --

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1 my vote would be to agree with staff and deny
 2 the application and then take it from there.
 3 I think the next thing that I would say
 4 that should be on record is -- this is a
 5 message for the people in the historic
 6 districts who are in attendance tonight. We've
 7 heard another -- it can't be confirmed or
 8 denied, but speculation about another home in
 9 the neighborhood. And when you see things like
 10 this going on, these are the things that need
 11 to be reported to staff earlier, not this late
 12 in the game so that it could be stopped.
 13 Maybe it was very well what Ms. Kelly said
 14 earlier, that the boss was out of town and the
 15 staff was acting on their own. But as a
 16 community, we have to work together to see that
 17 these things don't happen as much as possible
 18 so that we don't lose our historic fabric, so
 19 that we don't lose the structures in our
 20 neighborhoods and communities.
 21 COMMISSIONER LOPERA: Through -- go ahead.
 22 MS. GRANDIN: Through the Chair to the
 23 Commission, if you deny the application, then
 24 they can't come back and ask for the same
 25 thing. So what I just understood from the
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1 staff was that at first they came in and were
 2 requesting Hardiboard siding and the staff said
 3 no because it's an after-the-fact problem here;
 4 it needs to be wood siding.
 5 So I think if you approve it with the
 6 condition that it's wood siding with the same
 7 profile that -- whatever they -- the research
 8 determines is -- I mean, that's the best thing
 9 you can do. Otherwise, it's going to be a
 10 house with no siding.
 11 COMMISSIONER LOPERA: So back to
 12 Commissioner Montoya's point, we will not be
 13 able to put on record that we denied -- that
 14 someone can read the minutes and see that we
 15 all would deny it.
 16 THE CHAIRMAN: But let me -- this seems
 17 like two different means to the same end,
 18 right? Because, I mean, even if we deny it,
 19 there's going to be siding on that house
 20 eventually. It's got to go somewhere. I
 21 mean --
 22 COMMISSIONER LOPERA: But would they
 23 legally be able to come back?
 24 MS. GRANDIN: No.
 25 THE CHAIRMAN: No, it would just be -- it
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1 would be deemed -- this gets taken care of
 2 elsewhere, not --
 3 MS. GRANDIN: Okay. So for res judicata,
 4 you can't come back, ever, to ask for the same
 5 thing again. You could come back a year later
 6 and ask for something else. So it really would
 7 be -- I mean, you can go on record and say this
 8 was a really bad thing to do, and deny the --
 9 because their request was for Hardie siding, so
 10 you can deny that but say, we're going to
 11 approve it if it's wood siding -- you can even
 12 say what kind of wood, if you want to make it
 13 cypress or whatever, as long as it's got the
 14 same profile and whatever -- it probably was
 15 cypress back then.
 16 You could condition it that way, and
 17 that's -- I mean, that's a lot more expensive
 18 than Hardiboard siding.
 19 COMMISSIONER KASPER: So through the Chair
 20 to the Commission, I'm not a super fan of being
 21 punitive and saying it has to be wood only when
 22 we would normally approve Hardie siding. And
 23 we are in Florida and we're kind of setting
 24 them up for failure to cover the entire
 25 building with wood that is not old. I forget
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1 what the term is, like --
 2 COMMISSIONER LOPERA: Seasoned?
 3 COMMISSIONER KASPER: I don't know. I
 4 guess back in the day when wood was better. So
 5 I would be moving in the direction of allowing
 6 the Hardie, which is in all the other
 7 buildings.
 8 COMMISSIONER LOPERA: Well --
 9 THE CHAIRMAN: We have no motion on the
 10 table at the moment, so --
 11 COMMISSIONER LOPERA: I'm going to make a
 12 motion to -- I'm not amending. I'm just making
 13 a motion to approve COA-22-27490 with new
 14 siding, which can be either wood or Hardie
 15 panel, lap -- horizontal lap siding, per
 16 standard staff conditions.
 17 COMMISSIONER KASPER: Second.
 18 THE CHAIRMAN: Any other discussion?
 19 COMMISSIONER LOPERA: I really don't like
 20 the fact that the siding was removed, the
 21 original was removed, for the record.
 22 COMMISSIONER MONTOYA: And, again, through
 23 the Chair, it should be stated that this is not
 24 precedent-setting. These are things that we
 25 all need to recognize and work to report so
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1 they don't happen more.
 2 THE CHAIRMAN: All right. All those in
 3 favor?
 4 COMMISSION MEMBERS: Aye.
 5 THE CHAIRMAN: Those opposed?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: Hearing none, you have
 8 approved COA-22-27490.
 9 And we're going to backtrack. Next on our
 10 docket, COA-22-27456, 1900 Wambolt Street.
 11 MS. KELLY: Application for COA-22-27456
 12 is for the demolition of the Ford Motor Company
 13 assembly plant, a locally designated landmark,
 14 LM-03-09, under Ordinance 2003-1267.
 15 Per the designation report, the structure
 16 meets five of the seven designation criteria.
 17 The structure was built in 1924. Albert Kahn,
 18 one of America's most notable industrial
 19 architects, designed both the original plant
 20 and the 1926 addition. Two rail tracks entered
 21 the plant from the west to receive freight from
 22 ships or to deliver automobiles. The original
 23 plant was designed to produce 125 automobiles
 24 per day. By 1926, the plant was expanded to
 25 produce 200 cars per eight-hour day.

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1 Initially, the plant was used to make
 2 Model Ts, but began production of the Model A
 3 in 1928. The plant was one of the largest in
 4 the southeast and remained in operation until
 5 1932. After that, it was used as a parts
 6 distribution center for the state. Henry Ford
 7 was directly involved with the planning and
 8 operation of the Jacksonville plant.

9 The applicant has documented that the
 10 bulkhead is failing and needs to be replaced.
 11 During repair, it is anticipated that the
 12 landmark structure will collapse. The owner
 13 would like to demolish the entire structure and
 14 repurpose the site for an industrial waterfront
 15 use.

16 Staff considered the Secretary of the
 17 Interior standards for rehabilitation and the
 18 ordinance code criteria found in Section
 19 307.106(n). The following is staff's analysis:
 20 The Secretary's standards for rehabilitation
 21 are not oriented towards demolition. The only
 22 guidance they offer relates to the preservation
 23 and restoration of structures. As such, the
 24 proposed demolition would run counter to the
 25 intent of the standards.

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1 A site visit was conducted on May 5th,
 2 2022. Significant damage to the bulkhead,
 3 foundation and structure is visibly evident.
 4 Brickwork on the warehouse portion closest to
 5 the river is falling down and all of the steel
 6 framing is thoroughly rusted, resulting in
 7 structural failures throughout the immense
 8 space.

9 The office/administration/showroom portion
 10 of the building closest to the railroad line on
 11 land is in much better condition. In general,
 12 staff believes that the production portion of
 13 the building is likely beyond restoration, but
 14 finds that the restoration of the front office
 15 space and the showroom portion is possible.

16 The Ford plant used the assembly line
 17 process and produced the Model T and its
 18 replacement, the Model A. At the time of
 19 construction, Albert Kahn's design of the
 20 Jacksonville plant was regarded as
 21 state-of-the-art. The design allowed for
 22 boxcars loaded with parts to enter one side of
 23 the plant and then exit with finished
 24 automobiles. He designed motorized windows
 25 that were angled to catch prevailing breezes to

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1 maximize airflow to the interior. Bathrooms
 2 were built into the trusswork above the floor
 3 to maximize floor space for production.

4 Albert Kahn's design was an outstanding
 5 example of the modern industrial building and
 6 its use of concrete glass and steel embodies
 7 modern architecture. As such, even in its
 8 current condition, the structure remains
 9 historically and architecturally significant
 10 and would be a challenge to reproduce, a big
 11 challenge.

12 The Ford plant is not important to the
 13 ambience of the historic district because it is
 14 located outside of the boundaries of a locally
 15 designated historic district; however, it
 16 appears to be the last remaining assembly plant
 17 of its kind in the state.

18 The property owner intends on combining
 19 the 14.6-acre subject site with an adjacent
 20 8.8 acres to create a contiguous 23.4-acre
 21 waterfront property.

22 The entire portion of land has a land use
 23 designation of the Water Dependent/Water
 24 Related, WD/WR, and a zoning classification of
 25 the Industrial Waterfront, IW.

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1 The property also lies entirely within the
2 Industrial Sanctuary. Per the comprehensive
3 plan, areas identified as Industrial Sanctuary
4 shall not be converted to nonindustrial land
5 uses.

6 The applicant has submitted that these
7 designations are some of the reasons why the
8 current landmark structure is not capable of
9 earning reasonable economic return on its
10 value. Information submitted by the applicant
11 states that the owner has investigated the
12 feasibility of designing a reuse for the
13 existing 165,000-square-foot building that
14 would be consistent with recently permitted
15 large-building-footprint construction in the
16 Jacksonville marketplace. Such projects
17 include dock height transportation logistics
18 transfer facilities, local distribution product
19 warehouses, high-stacked modular storage
20 facilities, big box retailers and office
21 buildings.

22 The applicant feels that the existing Ford
23 plant building is not a candidate for adaptive
24 reuse to any of those contemporary indoor uses
25 because residential, retail, commercial use and
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1 office buildings are not permitted within the
2 Water Dependent/Industrial Sanctuary and
3 proximity to the deep-water channel of the
4 river demands a port-related use. As such, it
5 is the intent of the owner to prepare the site
6 for an appropriate marine industrial use.

7 Given the fragility and immense size of
8 the structure, relocation is not a feasible
9 alternative.

10 The applicant has provided letters from a
11 structural engineer and an architect which
12 discuss the current condition of the bulkhead
13 and structure. Both letters contend that
14 structural failure is imminent if the bulkhead
15 is repaired and repair is necessary under any
16 development scenario.

17 Having visited the site, staff agrees that
18 the bulkhead and foundation have significant
19 damage and the steel frame of the structure is
20 already collapsing in places.

21 While the production/warehouse portion of
22 the building may be beyond repair, the
23 Department finds that the administrative
24 office/showroom area appear to be fit for
25 restoration.

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1 Staff suggests that the owner consider
2 either a partial demolition with restoration of
3 the street-facing showroom portion of the
4 structure or perhaps a Historic American
5 Buildings Survey recording to thoroughly
6 document the site and mitigate the negative
7 effects demolition would have on the city's
8 historical and architectural resources.

9 Staff finds that the request for
10 demolition is inconsistent with Section 307.106
11 and the Secretary's standards. The Department
12 recommends denial.

13 This concludes the staff report. I
14 believe the applicant is here as well.

15 THE CHAIRMAN: All right. Questions for
16 staff?

17 COMMISSIONER LOPERA: Yes. Through the
18 Chair, the reports by the engineer and the
19 architect mentioned a lot of other reports
20 dating back to 1975, mentioned an appendix,
21 mentioned a report by WBCM, which is another
22 civil engineering firm. Do you have access to
23 any of those reports? It was not included in
24 the application.

25 MS. KELLY: Through the Chair, I don't
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1 believe so. I haven't seen them. It's
2 possible somewhere in our department that they
3 exist, but no.

4 COMMISSIONER LOPERA: Okay. Thank you.

5 THE CHAIRMAN: Any other questions for
6 staff?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: All right. We'll open the
9 public hearing. And I presume the applicant is
10 here.

11 (Audience member approaches the podium.)

12 AUDIENCE MEMBER: Good evening.

13 Jim Gilmore, 208 North Laura Street,
14 Suite 710.

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

17 MR. GILMORE: (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. GILMORE: I do.

23 THE REPORTER: Thank you.

24 MR. GILMORE: Mr. Chairman, members, thank
25 you very much for allowing us to come and

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1 discuss this project with you tonight.
2 I'd like to first, if I may, introduce the
3 team that's with us tonight that will be here
4 to answer specific questions you may have and
5 to discuss in specificity the recommendations
6 of the Planning Department.

7 First off --

8 COMMISSIONER KASPER: I think we're going
9 to give you adequate time, so if you could
10 speak a little bit slower for the reporter --

11 MR. GILMORE: Oh, okay.

12 COMMISSIONER KASPER: -- that would be
13 nice.

14 MR. GILMORE: I appreciate that.

15 I'm here with my colleague Taylor Mejia.
16 We're with The Southern Group, which is a
17 statewide lobbying and economic development
18 group and we've been working with the property
19 owners, Amkin, to examine taking the property
20 and turning it into a ship repair facility and
21 increasing investment and creating jobs in
22 Jacksonville.

23 Amkin is the property owner. They
24 purchased the property in February of 2015.
25 Ramon Llorens is the president and CEO of
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1 Amkin. They are a large Spanish construction
2 firm, one of the largest in the world, and they
3 also have serious real estate holdings in
4 Jacksonville, including the TIAA bank building
5 and other large real estate holdings.

6 With us tonight is Mr. Sonny Redmond, who
7 is the property asset manager for Amkin for
8 this property here in Jacksonville.

9 We also have with us Mr. Mike Saylor, who
10 will be coming before you to talk specifically
11 about the recommendations from the Planning
12 Department. Mike is a land development
13 consultant that's been involved in many, many
14 land developments around this entire region for
15 many, many decades. And as many of you know,
16 he is also a former director of the City of
17 Jacksonville's Planning Department and has been
18 involved in many studies relating to this
19 property.

20 We also have Mr. Ed Morales with us. Ed
21 is president of Morales Consulting Engineers,
22 one of the leading waterfront structural
23 engineers in our city. Among other things,
24 he's the current design/build engineer for the
25 City of Jacksonville as it relates to McCoy's
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1 Creek and is also working on the Emerald Trail.

2 The property owner is developing this
3 property in accordance with that Industrial
4 Sanctuary designation and the land use for
5 Industrial Waterfront. And in that regard, you
6 may have heard many months ago the announcement
7 of Fincantieri, the large Italian ship repair
8 and building company, coming to Jacksonville.
9 This was a public/private partnership between
10 the State and the City and Fincantieri to
11 establish a major ship repair facility here to
12 take care and maintain and repair the ships of
13 the U.S. Navy along the East Coast and in
14 Mayport.

15 As part of that -- and the Fincantieri
16 company has committed to enter into a
17 subcontract with the ship repair company that
18 Amkin is currently finalizing lease
19 negotiations with. That is an absolute firm
20 commitment to develop this property.
21 Unfortunately, the property has got to be clear
22 for that to happen. But when that does occur
23 and that property is developed, it will
24 increase another -- at least 300 new jobs in
25 our community and move to cement our place in
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1 repairing and maintaining U.S. Navy ships along
2 the East Coast.

3 So it's a -- unfortunately, a clean site
4 is necessary to support this work and we
5 certainly recognize the historic nature of it.

6 And if I may, I'd like Mr. Mike Saylor to
7 please come forward and talk about the
8 specifics of that.

9 THE CHAIRMAN: Thank you.
(Mr. Saylor approaches the podium.)

11 THE CHAIRMAN: State your name and
12 address.

13 MR. SAYLOR: Hi. I'm Mike Saylor.
14 Address is 12581 Sawpit Road, Jacksonville,
15 Florida.

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

18 MR. SAYLOR: (Complies.)

19 THE REPORTER: Do you affirm that the
20 testimony you are about to give will be the
21 truth, the whole truth, and nothing but the
22 truth?

23 MR. SAYLOR: Yes, I do.

24 THE REPORTER: Thank you.

25 MR. SAYLOR: Is there a way to position
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1 myself so this thing doesn't break up and then
2 lose something important?

3 THE CHAIRMAN: No.

4 MR. SAYLOR: No.

5 I do have a question for you all. You
6 have that slide show up there. It's on the
7 screen. Do you have that before you?

8 THE CHAIRMAN: We do.

9 MR. SAYLOR: Okay. You all have those
10 slides. Okay. I brought a handout to give to
11 you all. If you want them, you can have them.

12 I wasn't sure that you had those photos.
13 I took those photographs, and the reason I took
14 them is I shot -- I did a photo shoot on the
15 site March 22nd of this year, eight weeks ago.
16 You will have seen on social media possibly and
17 even in the staff report a lot of photographs
18 that show the plant in much better shape than
19 it was eight weeks ago.

20 I've been involved in this property for 20
21 years. I've worked for three different
22 property owners, including the current. It has
23 declined at an accelerating rate I will say. I
24 had not been on the property for a couple of
25 years. I went back out there possibly in

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1 February, and I was a bit surprised that -- the
2 fact that --

3 You've got photographs here showing the
4 corners of the building collapsing away from
5 the steel framework. Some of that is a
6 function of the bulkhead. There's been
7 discussion about the bulkhead collapsing and
8 bringing the building with it. Well, there's
9 evidence of that. There's a photograph in
10 there that shows two of the easterly corners of
11 the building coming down as the bulkhead falls
12 into the river. We're hoping to forestall
13 that, but we are also here to request
14 permission to demolish the entirety of the
15 building.

16 Staff has come back with a suggestion that
17 perhaps the -- the front portion -- we measured
18 it out -- is 8,000 square feet. It's the old
19 showroom and administrative offices of the --
20 the plant facility, that -- perhaps that
21 8,000 square feet could be restored to perhaps
22 a Class B or Class A office space. First time
23 we'd heard that, I -- it's not the first time I
24 heard that idea. Let's say that. I think that
25 idea has been kicked around a bit recently.

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1 So that was on the table for us. Part of
2 the -- the staff report recommends that that --
3 that's one of the options. There's another
4 option that we like a lot, and that is that
5 perhaps the owner -- if a permit is issued, to
6 demolish the entirety of the building, that we
7 would conduct an American Buildings Survey
8 under the -- the guidelines of the National
9 Park Service, that would become, I presume, a
10 documentary presentation, probably a static --
11 static display in some museum or some landmark
12 building where the public would actually have
13 access to the history, the written and
14 photographic history.

15 The guidelines, by the way, of the
16 National Park Service are extremely rigid. And
17 if that survey were conducted -- which, by the
18 way, Amkin has -- has already agreed that they
19 will do that if -- if we move on and take the
20 entire building down, they'll do the survey,
21 they'll -- they'll commission that survey in
22 coordination with the City, Park Service, will
23 get a historic architect or a historic writer
24 to produce that documentary. So that's -- you
25 know, that's on the table. But we are here

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1 to -- to press you-all for permission -- for
2 the approval to seek a demolition permit.

3 Back to the notion of turning the front
4 part of the building into 8,000 square feet of
5 Class A office space, that's -- yeah, that is
6 doable. Anything is doable with a blank check.

7 When I heard that option, I immediately
8 talked to our architect of record, Ted Pappas,
9 who's got a -- who's got his letter in the
10 record. I asked Ted what he thought of the --
11 that notion. And I gave him some assumptions.
12 And together -- again, this would be -- for the
13 record, this would be hearsay because we don't
14 have documentation, but, you know, we -- we're
15 always good at throwing out estimates or
16 numbers or guesstimates, if you will.

17 I threw out the first number. I said,
18 "What do you think of \$600 a square foot?" And
19 he said, "I think that might get you there, but
20 it scares me." Six hundred dollars a square
21 foot. It doesn't scare me. I just spent \$92 a
22 square foot remodeling a bathroom. So I -- I
23 know costs and labor can go out through the
24 ceiling, and we've got some pretty high
25 ceilings to deal with here.

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1 There's a photograph sitting up there on
2 the screen, the suspended lavatory with a
3 sagging truss. That's kind of interesting. It
4 just caught my eye. When I was out there
5 taking that photograph, it didn't catch -- I
6 didn't catch the fact that that -- those are
7 elevated lavatories because they -- they didn't
8 have, say, modern plumbing. Everything had to
9 be above grade. The rest rooms were in those
10 elevated rooms or buildings. And that one is
11 collapsing. It's bringing the roof truss down
12 with it. I didn't recognize that until I was
13 Photoshopping the photo. And so that's just
14 a -- sort of indicative of what we're dealing
15 with there.

16 The building is coming down on its own.
17 We'd like to -- to accelerate that because
18 there is an alternative plan. Amkin has
19 already spent approximately \$11 million buying
20 the property, assembling the adjoining
21 property, and -- and restoring the bulkheads
22 because they have a specific intent.

23 (Noise interruption.)

24 THE CHAIRMAN: I'll tell you what, if we
25 can pause for just a second.

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1 penciled out. It -- financially, it failed.
2 Actually, every -- I've looked at the site
3 with probably a dozen potential investors,
4 and -- and in every case either the building
5 itself was not functional for their use or it
6 didn't pencil out. The only thing that pencils
7 out is to have a flat site that can be used as
8 a -- essentially, a shipyard where everything
9 is done on a per-contract basis.

10 They set up their workshops alongside the
11 pier or -- or the back side of the pier. They
12 bring ships alongside, they bring ships up on
13 dry dock or -- or on cranes. They bring them
14 into a dry dock and they work on them with
15 mobile workshops and mobile office space. They
16 don't put their staff -- their support staff in
17 Class A space on the pier. They do like
18 Crowley does; they put all their administrators
19 and -- and office people in the suburbs, in an
20 office building where they belong, and they
21 keep all the skilled labor up on the
22 waterfront.

23 That's the intent. That's the model.
24 And -- and that's -- frankly, that's the model
25 since the first time I did a plan. First time

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1 (Brief pause in the proceedings.)
2 THE CHAIRMAN: I think we're good.
3 MR. SAYLOR: So Amkin has already, to
4 date, spent -- the acquisition of the property,
5 acquiring additional properties around it,
6 assembling land to do -- obviously, you know,
7 economy of scale being a factor, it's his
8 intent to do a -- an industrial use within the
9 Industrial Sanctuary of the city of
10 Jacksonville.

11 The only district we're in -- we're not in
12 the historic district. We're in an Industrial
13 Sanctuary district. That legislation of the
14 City Council has been in place since 2007;
15 strongly encourages and, in fact, prohibits
16 residential development.

17 One of the -- one of the -- the -- I guess
18 the -- the predecessors to that ordinance was
19 the fact that -- this property was at one time
20 proposed by a fellow out of Atlanta for a
21 project called Assembly Lofts. They were going
22 to turn it into a Faneuil Hall type of
23 development that you would see in Boston, a
24 combination of Festival Marketplace and
25 residences -- high-end residences. It never

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1 I did a plan for this site, we were going to do
2 a -- basically, a -- it wasn't going to be a
3 shipyard -- not construction. It was going to
4 be demolition of ships, barges, and railroad
5 cars. And that deal collapsed because, again,
6 we had to have mobility across the site to move
7 cranes and -- and heavy equipment and stockpile
8 materials, and the building just didn't work
9 for us on that. So we've got a -- you know,
10 we -- we've got an issue with the idea of
11 office space.

12 As an aside, we're really not -- we're --
13 we didn't approach this from the standpoint of
14 trying to prove to you economic feasibility,
15 but the \$600 a square foot is actually, we
16 think, a midpoint number. It probably goes up
17 from there.

18 And I wouldn't just take myself or an
19 architect's word on that, so I verified it back
20 with somebody who's doing historic restoration
21 of an institutional building in Jacksonville
22 right now, and he told me \$600 sounded about
23 right as a budget number, but don't count on
24 hitting it unless you get lucky. That's not a
25 basis for moving forward with a -- a project as

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1 risky as restoring this building.
 2 In 2004, my firm, a consulting firm here
 3 in Jacksonville, was engaged by the Planning --
 4 Planning Director, under funding provided by,
 5 at that time, District Council Member Pat
 6 Lockett-Felder, to do a revitalization study of
 7 this entire neighborhood, basically from the
 8 Mathews Bridge all the way up to the Jaxport
 9 offices from the water's edge back to MLK,
 10 Martin Luther King Boulevard, as a
 11 redevelopment -- a comprehensive redevelopment
 12 plan, but with this building as sort of the --
 13 you know, the -- the centerpiece that was going
 14 to stimulate the redevelopment.

15 I was given a laundry list of
 16 subcontractors to hire, and I did. And I
 17 managed those folks. And I hired a nationally
 18 recognized firm that had just completed doing
 19 the redevelopment plan for Cecil Field, Cecil
 20 Commerce Center, and -- and they did a
 21 comprehensive market analysis of the area, the
 22 study area, and specifically their pro forma
 23 analysis on the Ford building. And I've got a
 24 couple of quotes. I can provide you the study,
 25 but the City has it. The City actually

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1 accepted it, and it's -- it's in the library.
 2 Two quotes. These are important as you're
 3 considering what I'm asking for, and -- and
 4 it's an excerpt. It's an excerpt, but -- I'm
 5 not cherry-picking, it's just an excerpt.
 6 "As such, it is unreasonable to consider a
 7 private investor would undertake the expense of
 8 redeveloping the Ford assembly plant site for
 9 office utilization."

10 This is after, like, ten pages of analysis
 11 of why the market for office is flat in
 12 downtown. And we all know that, we live here.
 13 Nothing's changed about that in 2007 -- 2022.

14 There's another recommendation. "Given
 15 the results of the financial feasibility and
 16 market analysis, that we" -- RKG Associates out
 17 of Cambridge -- "would be most reasonable to
 18 continue the use of the Ford assembly plant
 19 site as industrial with an effort to mix more
 20 profitable flex space with industrial space
 21 over the near term."

22 Now, we all know that 20 years ago flex
 23 space was the -- was all the rage. And
 24 basically, if you -- if you extrapolate that,
 25 that's exactly what I'm asking for. We want to

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1 have -- we want to have the flexibility of a
 2 clear, flat site to be able to bring in
 3 whatever we need to support a ship repair or
 4 maritime industrial activity.

5 There's a photograph -- I didn't put the
 6 photograph in my slide show, but they put it on
 7 their -- on their report to you -- of people
 8 standing in front of the building when it was
 9 in -- in activity, 2000 -- or 1925 or '26.

10 I've never counted the number of people in
 11 the photograph. It's pretty high resolution,
 12 you could, but the history reports that there
 13 were 700 people employed in that plant at that
 14 point in time. And it looks like that could
 15 easily be 700 people in the photograph.

16 The point being, we have an opportunity
 17 here. We have a growing port activity in
 18 Jacksonville. We are short on port land. We
 19 have the opportunity to create jobs. And at
 20 the moment, I believe Amkin has a -- either a
 21 hard or -- or handshake agreement from a
 22 subcontractor who will locate on the site with
 23 a 100-person first surge of personnel. And,
 24 obviously, as contracts build, as -- as
 25 business builds, more jobs.

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1 Our government is all about job creation
 2 anymore [sic], and this is a great market for
 3 port-related activity, and so that's -- that's
 4 really the game plan. That's --

5 You know, we have a use. We're not
 6 planning to put Faneuil Hall on top of our
 7 waterfront. And, obviously, this owner is
 8 spending the money in that direction. He's --
 9 you know, he's already got 11 million into it.
 10 He's probably got another 20 million
 11 programmed. The bulkheads themselves are only
 12 about a third of the way done, so he's looking
 13 at probably another \$20 million to finish the
 14 bulkhead, and he's -- he's moving ahead with
 15 it. It's already permitted.

16 I'm going to stop there and let you ask
 17 questions. And if you don't have questions,
 18 I've got about 45 minutes more stuff.

19 And if you don't have questions -- I'll
 20 tell you what I am going to do. I want to
 21 address in the -- in the staff report --
 22 because there are a couple of things that are
 23 referenced and were stated here as reasons why
 24 the -- the staff has recommended denial.

25 And I've been around long enough to

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1 recognize a soft denial when I see one, so I
2 was going to give a soft rebuttal, but then
3 Ms. Grandin brought up the res judicata thing
4 and it kind of scared me because I've -- I've
5 heard that used as a reason to keep you from
6 coming back. We're not -- we don't plan to
7 come back, we don't want to come back, we want
8 to get this over with.

9 The criteria by which we're being
10 recommended for denial -- one of the two, the
11 Secretary of Interior standard for
12 rehabilitation doesn't include a -- an approach
13 for demolition. We're not given an option
14 under the Secretary's guidelines, but that's
15 not really important to you and this board
16 because you are governed by local ordinance.

17 Section 307 of the Land Development Code,
18 the ten criteria that are listed in the -- in
19 the report, under 307.106, ten criteria, it's
20 the criteria that are important in rendering a
21 decision. There are ten. I'm going to run
22 through them real fast.

23 Historic or architectural significance of
24 the building. We can see that.

25 Now, I, privately, would argue with you --

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1 MR. SAYLOR: Sonny Redmond is here. He's
2 part of one of the ownership groups, yeah.

3 THE CHAIRMAN: Okay.

4 MR. SAYLOR: I think he's got some
5 personal knowledge on that. And he -- you
6 know, you can ask him questions. He either
7 knows the answer or not.

8 THE CHAIRMAN: Well, I'm going to give you
9 about another, like, minute or two, but we've
10 got to wrap it up and move on to the next
11 speaker.

12 MR. SAYLOR: Sure. I just want to run
13 through the criteria because this is the
14 important part of the deal.

15 So I'm going -- on Page 4 of 7 of your
16 staff report, we concede item 1. It says
17 it's -- it's architecturally significant, yes.
18 The importance of the building to the ambiance
19 of the district. We're not in a district. The
20 only district we're in is -- we're in an
21 industrial sanctuary, but not a historic
22 district.

23 Item Number 3, difficulty of reproducing
24 a -- such a building or structure because of
25 its design, texture, material. None of those

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1 COMMISSIONER KASPER: Through the Chair,
2 I'm not sure if I'm allowed to interrupt, but I
3 believe the building has already been
4 designated a landmark. So the discussion of
5 the ten points, I don't see it --

6 MR. SAYLOR: Oh, we concede the fact that
7 it's historically significant and it is a
8 landmark.

9 One of the owners I worked for asked for a
10 landmark. And I can tell you the motivation
11 there. It was about tax credits and
12 transferrable tax credits. I don't believe he
13 understood what he was getting into when he did
14 that, but that's neither here nor there. It's
15 designated. It was eligible and it's now a
16 landmark. So we're asking for, obviously, a --
17 an override on that.

18 So we concede item number 1 or criteria
19 number 1 --

20 THE CHAIRMAN: So real quick, I'm going
21 to -- real quick. Do we have other people to
22 speak as well?

23 MR. SAYLOR: I'm sorry?

24 THE CHAIRMAN: Do you have other people to
25 speak on y'all's team as well?

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1 things are available. You know that the --
2 that the skills of the artisans who built that
3 building do not exist anymore. The windows
4 alone could not be replicated by anyone, and
5 they're not available in a catalog.

6 Number 4, whether the structure is one of
7 the last remaining examples of its kind. You
8 know, this -- this building was built off a set
9 of definitive drawings. It is essentially a
10 prototype that was copied all over the country,
11 but -- at the same time one was built, one was
12 built in Memphis, one was built in Charlotte.
13 Test of time -- Charlotte was occupied the
14 entire time and it is still occupied today.
15 It's been restored and it's the Festival
16 Marketplace that's thriving in Charlotte. Ours
17 was not occupied for at least 60 years, and --
18 and the one in Memphis was torn down about five
19 or six years ago. It was a landmark too.

20 Whether it's one of the last remaining
21 examples in the county or region. Well, I
22 consider Charlotte to be a region. If you need
23 to see the building, you can drive to
24 Charlotte. It's only a six-hour drive.

25 Item Number 5, there are definite plans

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1 for reuse of the property. Yes, I just gave
 2 them to you.
 3 MS. GRANDIN: Wait a minute --
 4 MR. SAYLOR: Difficulty or impossibility
 5 of saving the building or structure from
 6 collapse. It's -- we've got a structural
 7 engineer who says it --- it likely could.
 8 Whether the building or structure is
 9 capable of earning reasonable economic return.
 10 I'm going to cite the study that's already in
 11 the City coffers, and -- and I will cite the --
 12 the cost estimate -- or cost -- yeah, the cost
 13 budget numbers, 600 or better.
 14 Are there other feasible alternatives to
 15 demolition? They've been offered up by the
 16 City. We like Option Number 2, which is to do
 17 the survey, get the demo permit, and move ahead
 18 with creating a world-class port.
 19 Number 9, whether the property no longer
 20 contributes to the historic district or no
 21 longer has significance as a -- I mean, it's
 22 not in a historic district, so we -- we can
 23 scratch that.
 24 Significance as a historic, architectural
 25 or archeological landmark. We could restore
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1 it, but, you know, the site is not publicly
 2 accessible. No one gets an opportunity to
 3 enjoy whatever we do there. And as a shipyard,
 4 it's going to be probably behind an opaque
 5 fence.
 6 Whether it would be undue economic
 7 hardship to deny the property owner. We think
 8 it's an undue economic hardship because the
 9 four-and-a-half acres -- it's under that roof,
 10 that collapsing roof, is -- is marketable land
 11 that could be better put to use in creating
 12 jobs and doing blue-collar industrial things in
 13 an industrial zone.
 14 Sorry I've taken so much of your time.
 15 I'm ready if you want to ask me a question
 16 or I'm ready to sit down.
 17 THE CHAIRMAN: We'll bring you back up if
 18 we have questions.
 19 Who else is here to speak on this COA?
 20 (Audience member approaches the podium.)
 21 THE CHAIRMAN: If you'll state your name
 22 and address.
 23 AUDIENCE MEMBER: Crissie Cudd, 1419
 24 Silver Street, Jacksonville, 32206.
 25 THE REPORTER: If you would raise your
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1 right hand for me, please.
 2 MS. CUDD: (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 MS. CUDD: I do.
 8 THE REPORTER: Thank you.
 9 MS. CUDD: I'm a cat lover. And over the
 10 years my family has rescued a number of cats.
 11 We never took on one without recognizing that a
 12 responsibility came with it and that if that
 13 cat unexpectedly got sick, our responsibility
 14 didn't stop there. It was our responsibility
 15 to care for that cat.
 16 I feel like, when you're talking about
 17 historic structures, that you're talking about
 18 something just as special, just as valuable.
 19 You don't take one on without assuming the
 20 responsibility. You sure don't own it for
 21 seven years and let it be neglected to the
 22 point that now it's falling apart, unless, of
 23 course, it does fit your original intent of
 24 saying you really wanted a flat site.
 25 I'm not a math major. I'm not a
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1 construction person. I don't understand how
 2 4-and-a-half million ballooned into 11 million
 3 with nothing done to the site. That's --
 4 that's surprising to me.
 5 Asking for historical credits when what
 6 you really want is just a tax break in the
 7 short-term while you're planning your flat site
 8 that you can now either develop yourself or
 9 flip for a profit, I'm sorry, this just sounds
 10 a lot like demolition by neglect.
 11 And if somebody were doing this to a cat,
 12 they'd be brought up on charges. So I think
 13 there's a special place reserved for people who
 14 do that to animals, and I'll just stop there.
 15 THE CHAIRMAN: Thank you.
 16 Who else would like to speak on this COA?
 17 (Audience member approaches the podium.)
 18 AUDIENCE MEMBER: (Tenders documents.)
 19 My name is Kim Pryor. I live at 245 West
 20 5th Street.
 21 What I've handed to all the commissioners
 22 is a short PowerPoint presentation that was put
 23 together by Johnny Simmons. He was unable to
 24 stay tonight, but I think it's very important
 25 that we just take a look, and -- at this Khan
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1 building in Richmond, California called the
2 Craneway Pavilion, and take a look at what can
3 be done with this property here in
4 Jacksonville, because this was a Ford assembly
5 plant as well. This one is 45,000 square foot,
6 built in '31 with a 20,000-square-foot outdoor
7 patio, and now an award-winning event space and
8 conference center.

9 So the restoration work -- if you look at
10 Page 3, the picture is beautiful. I'm sorry
11 the people here in the audience can't see this,
12 but --

13 I'm just going to read a little bit here
14 into the record. "The restoration and
15 preservation of the Ford assembly building on
16 the San Francisco Bay waterfront saved an
17 historic architectural icon from the wrecking
18 ball and converted a long-vacant auto plant
19 into a current-day model of urban
20 revitalization and sustainability."

21 This is a 525,000-square-foot building.
22 It's huge. They did have some issues as well,
23 but the architect, who is Marcy Wong Donn Logan
24 [sic], they found a successful path to
25 rejuvenation, and it was completely restored in

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1 This particular building is -- is in a
2 position to revitalize that area of
3 Jacksonville. It could be the spark that the
4 East Side needs. It could theoretically be a
5 destination place for Jacksonville. Think of
6 the open market in Seattle. People flock to
7 that area.

8 I drove by it. You can get to it.
9 There's a road that takes you right to it. You
10 can't get to the building because they have it
11 fenced off, but you absolutely can get to the
12 building. And believe it or -- it looks like
13 there's a lot of parking that would be
14 available.

15 One of the things that this body is
16 responsible for is protecting our historic
17 structures. Chapter 307 indicates that
18 demolition is to be a last resort. And I know
19 the previous gentleman referenced that, that --
20 they referenced that particular part of the
21 statute and that everything else must be done,
22 but what he didn't say is that they have not
23 explored all other avenues.

24 If they don't want to put the money into
25 restoring this property that was landmarked

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1 2009.

2 If you want to do it, you can. And I
3 think it's important that we keep that in mind.

4 Saving this particular Ford building from
5 being razed was an enormous contribution to the
6 cultural richness of the San Francisco
7 community. The design team and the clients
8 will to save the building was motivated by the
9 desire to save the place, history, and
10 irreplaceable architectural statement of the
11 [sic] Ford while simultaneously introducing
12 contemporary program elements that would
13 financially -- be financially viable,
14 functionally demand [sic] and architecturally
15 compelling.

16 We can have something like this here in
17 Jacksonville. The Ford assembly plant here is
18 in a horrible state of disrepair. I agree with
19 that. And it's a shame because it didn't have
20 to be that way.

21 They say that it's difficult to repair the
22 bulkheads and that it could cause the building
23 to collapse. There are ways of shoring up the
24 building. There are ways of shoring that
25 bulkhead up.

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1 when they bought it -- and they knew it was
2 landmarked when they bought it -- then guess
3 what? One of the least intrusive means would
4 be to maybe put it up for sale.

5 Now, our ordinance doesn't say that you
6 have to make a profit on it. So if they happen
7 to buy it and -- with the intent to demolish,
8 thinking that they could wait long enough that
9 it would deteriorate to such a mess that surely
10 no one would be able to say that it could be
11 saved and then they would get their demolition
12 approval, then I'm hoping that this body is
13 going to let them know that we care about our
14 historic structures and not allow them to do
15 that.

16 Attempt to put it up for sale. Maybe they
17 can make a buck or two on it. I have no idea.
18 I'm not Realtor. But don't let them demolish
19 the building before they try everything
20 possible to do something to save it, especially
21 since it's been landmarked.

22 I'll leave you with this: You guys have a
23 tough job. And I know you're volunteers and
24 it's hard to sit up there, but I'm going to
25 remind you that you don't have to be the bad

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1 guy. You know, you could deny their demolition
2 request and make them take it to City Council.
3 Let City Council make that decision. You guys
4 can do here today what you are charged with,
5 and that is to protect our historic structures.
6 Maybe somewhere in the back of your mind
7 you're thinking, no, there's no way they can
8 save this property, but you're -- I have to
9 believe that you are preservationists.
10 Otherwise, you wouldn't be sitting up there.
11 So if you're on the fence, vote to deny
12 the application and let them appeal it to City
13 Council, and let City Council make the
14 decision. Y'all -- y'all don't have to be the
15 bad guy today, so let's -- let's do what --
16 what's right, what I would love to see, and
17 let's deny this application.
18 And I do appreciate your time.
19 THE CHAIRMAN: Whoever is from the
20 Historical Society, you can come up next.
21 (Audience member approaches the podium.)
22 AUDIENCE MEMBER: Good evening.
23 Scott O'Connor, 9008 Heckscher Drive, on
24 behalf of the Jacksonville Historical Society.
25 THE REPORTER: If you would raise your
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1 right hand for me, please.
2 MR. O'CONNOR: (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. O'CONNOR: I do.
8 THE REPORTER: Thank you.
9 MR. O'CONNOR: Ninety years ago last week,
10 the Ford -- Times-Union headlines -- and 800
11 men went back to work, 1932. In the midst of
12 the depression, Ford company reopened this
13 assembly plant, but --
14 Like I said, I'm here on behalf of the
15 Historical Society, the Historic Sites
16 Committee. That building has been on our most
17 endangered list each year for -- since 2016,
18 and we would like it to stay on that list.
19 The JHS opposes the total demolition. The
20 engineering study that is part of the
21 application, it's -- it's very thorough, and it
22 concentrates on the east end, the one-third of
23 the building that was built outward of the
24 shoreline. So we believe that a partial
25 demolition of the unstable eastern section
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1 would be warranted at this time, and -- and
2 that's all I have to say. I'll make it short.
3 Thank you.
4 THE CHAIRMAN: Thank you.
5 We can just keep coming up, whoever else
6 wants to speak.
7 (Audience member approaches the podium.)
8 AUDIENCE MEMBER: Good evening,
9 Commission.
10 My name is Jenny Wolfe. Address is 2029
11 Vista Cove Road, St. Augustine, Florida 32084.
12 THE REPORTER: If you would raise your
13 right hand for me, please.
14 MS. WOLFE: (Complies.)
15 THE REPORTER: Do you affirm that the
16 testimony you are about to give will be the
17 truth, the whole truth, and nothing but the
18 truth?
19 MS. WOLFE: Yes.
20 THE REPORTER: Thank you.
21 MS. WOLFE: I thank you for giving us the
22 time to come up and speak to you. Again, my
23 name is Jenny Wolfe. Currently, the president
24 of the board of trustees of the Florida Trust
25 for Historic Preservation. And I have master's
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1 degree in architectural studies from the
2 University of Florida and I've been spending
3 the last 15 years working in local government
4 and now in the private sector.
5 Sorry, this is not being regular tonight.
6 The only things that I really wanted to do
7 is just call to your attention and emphasize
8 some of the things that I reviewed in the
9 Florida Master Site File records that might
10 have been in your packet, I'm not sure, but one
11 of them is confirmation that the building did
12 have integrity at one point in time, that there
13 were architectural drawings of the entire
14 complex. And, in fact, the record in there
15 shows that it was the only auto plant in
16 Florida.
17 We know that there was a lot of
18 manufacturing across Florida for citrus, shrimp
19 and boat building of all types and sorts, but
20 this was the only auto plant factory in
21 Florida. The architect is of national and
22 international significance. And, of course, we
23 know the association with Henry Ford.
24 So with those facts in mind, there are
25 various authors in the Florida Master Site File
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1 records that indicate that it's National
2 Register eligible. And, again, as -- you know,
3 as a person representing the Florida Trust, we
4 definitely can understand the significance of
5 this building to the context of the state of
6 Florida.

7 So there were -- as most recent as 2007,
8 the State Historic Preservation Office found
9 that it was eligible, and another one in 2003.
10 And so that would make it eligible for federal
11 tax credits, if that were to be pursued, for
12 economic aspects of the redevelopment.

13 The other thing that's not been addressed
14 is potentially information on the cultural
15 associations of the property since there were
16 800 people employed over there, over the period
17 of the 1920s to 1960. I haven't read anything
18 in the site file that indicates who worked
19 there, where they were from, but certainly
20 being on the east side of Jacksonville, that
21 would be something -- some history that should
22 be further documented if the documentation
23 route is what is pursued for this project.

24 Demolition should be last resort, but
25 there may be some creative and selective

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1 MS. SINCLAIR: (Complies.)
2 THE REPORTER: Do you affirm that the
3 testimony you are about to give will be the
4 truth, the whole truth, and nothing but the
5 truth?

6 MS. SINCLAIR: Yes.

7 THE REPORTER: Thank you.

8 MS. SINCLAIR: I don't really have a whole
9 lot to add, except for -- I didn't know that if
10 you denied it, it would go to the City Council.

11 There's a lot of people that wanted to be
12 here today, but they thought they had to be
13 here at 3 o'clock. I'm sure if they thought
14 they could be here at 6:00, they could have
15 made it, they would have. So if we denied it
16 now, then those people would have a chance to
17 have a voice, that didn't have a voice today.

18 That's all I have to add.

19 THE CHAIRMAN: Thank you.

20 MS. SINCLAIR: Thanks.

21 THE CHAIRMAN: Is anybody else here to
22 speak on this COA?

23 AUDIENCE MEMBER: Yes.

24 THE CHAIRMAN: Come on up.

25 (Audience member approaches the podium.)

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1 demolition opportunities available. And just
2 reviewing the letters from the architect and
3 the engineer, it's not clear how much of those
4 options have been pursued, but they certainly
5 are from qualified individuals and would just
6 encourage you all to consider whether there
7 might be some creative opportunities for saving
8 building elements and -- either in whole or
9 in -- for reconstruction and rehabilitation.

10 So I support the staff report with
11 emphasis, again, that this is the only building
12 in Florida of its kind and that there may be
13 reconstruction options available with accurate
14 drawings and to consider all of those in your
15 decision.

16 THE CHAIRMAN: Thank you.

17 Is there anyone else here today to speak
18 on this COA?

19 AUDIENCE MEMBER: Yes.

20 THE CHAIRMAN: Come on up.

21 (Audience member approaches the podium.)

22 AUDIENCE MEMBER: My name is Dale
23 Sinclair. I live at 2136 Post Street, 32204.

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

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1 AUDIENCE MEMBER: I'm Deborah Early, 4790
2 Ortega Boulevard, Jacksonville, 32210.

3 THE REPORTER: If you would raise your
4 right hand for me, please.

5 MS. EARLY: (Complies.)

6 THE REPORTER: Do you affirm that the
7 testimony you are about to give will be the
8 truth, the whole truth, and nothing but the
9 truth?

10 MS. EARLY: Yes.

11 THE REPORTER: Thank you.

12 MS. EARLY: I wanted to share a couple of
13 things. I'm here representing myself, but also
14 I think a legion of folks in Jacksonville who
15 really care about the history and the -- the
16 prominence and the character of this city. And
17 this is an incredible treasure that we have
18 that I think is so important to -- to preserve.

19 And with all due respect to the folks --
20 the gentlemen who have spoken on behalf of the
21 owner, they sounded like they were pitching to
22 the Business Development Council, not the
23 Historic Preservation Commission. They talked
24 about development, about jobs. That's all
25 great. And we know that Jacksonville is

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1 booming, we're attracting people here, our port
2 is expanding, but that doesn't necessarily
3 serve as a really strong rationale to demolish
4 a building that has fantastic historical
5 prominence.

6 As others have mentioned, Albert Kahn has
7 60 buildings around the United States and
8 perhaps some in other countries that have
9 national historic preservation landmarked
10 buildings, 60 buildings. He's known as the
11 father of industrial architecture, and I'm sure
12 I'm -- you know, many of these things you
13 already know.

14 I've been doing some research on this and
15 I'd be glad to share this article with the
16 gentlemen to let them know there was a survey
17 done of all the -- the plants that were built
18 around the United States for Ford in the early
19 1900s. And according to this article, there
20 were only three buildings -- plants rather,
21 that were built outside the state of Michigan
22 that were designed by Albert Khan. All the
23 others were designed and built under a
24 different architect, whose name I don't recall.

25 I'm a native Chicagoan. I have family
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1 from Detroit. I went to the University of
2 Michigan. Albert Khan is known as the
3 architect of Detroit. He built some of --
4 designed and built some of the most significant
5 buildings on the University of Michigan campus.

6 Being from Chicago, I can appreciate the
7 significance of great architecture. It's
8 something money cannot buy. Once you tear down
9 something of historical significance, it will
10 never come back. It can never be replicated.

11 And I know that you're here, as someone
12 else said, to protect the history and integrity
13 of -- of what we have here in Jacksonville. So
14 I think that that is a -- the most important
15 consideration in this situation, and that other
16 avenues should be explored that could find
17 other uses for the building, you know, things
18 that we can do to make it economically viable.

19 Thank you.
20 THE CHAIRMAN: Thank you.
21 Is anybody else here to speak on this COA?
22 AUDIENCE MEMBERS: (No response.)
23 THE CHAIRMAN: Seeing none, we'll close
24 the public hearing and I'll entertain a motion.
25 COMMISSIONER KASPER: Well, I'll start it
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1 out the gate. I make a motion to approve the
2 demolition COA-22-27456.

3 MS. GRANDIN: Mr. Chair.

4 THE CHAIRMAN: Uh-huh.

5 MS. GRANDIN: If somebody is going to
6 second that motion, the motion really needs to
7 say why it would be approving the demolition
8 because the staff report is to deny. So you'd
9 have to go through the criteria as to why you
10 would vote to approve, but nobody's seconded it
11 yet, so -- just saying.

12 COMMISSIONER KASPER: Go through my spiel?

13 Then in support of my motion, I recognize
14 staff's work and their analysis. I agree that
15 the large portion or -- extremely large portion
16 of the building is beyond restoration. The
17 office represents 8,000 square feet of 165-,
18 which is less than 5 percent of the structure.

19 At one time this building was a
20 significant structure. That's why it was
21 landmarked. Unfortunately, today it's a
22 different story.

23 I, personally, worked on the design and
24 documentation of this building over 20 years
25 ago when it was intended to be converted as a
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1 residential property, so I visited the site, I
2 did architectural drawings, I did photographs,
3 I did documentation, we completed design
4 drawings to convert it.

5 And clearly today it is declining at an
6 accelerated rate. Because of the leaky roof
7 that was never repaired 20 years ago, the roof
8 structure is -- continued to deteriorate.
9 Because of the open windows, the steel window
10 frames are deteriorated. Because of the
11 openness and being near the water, the steel
12 structure inside is continuing to corrode.
13 Because of no maintenance, I'm assuming on the
14 bulkhead, the foundations are collapsing and
15 the building is moving with it. Because of the
16 significant water damage to the steel structure
17 and supporting of the brick, the brick is
18 deteriorating as well.

19 So I do recognize that there are other
20 buildings, other Khan buildings, and I
21 appreciate the presentation of the Craneway
22 building. That building was renovated in 2009.

23 Maybe 20 years ago as the design I
24 personally worked on, there was an opportunity
25 to -- to salvage the building, but now we seem

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1 to be in a horrible state of disrepair.
2 And we can agree that it is a -- that it
3 was -- it is [sic] a significant structure at
4 one time, but is -- and it -- and significant
5 structures or treasures should be preserved.
6 Unfortunately, in the last 20 years no one has
7 stepped up to make that happen and, therefore,
8 it's continued to deteriorate.

9 So it's my position that it is beyond
10 repair and that we should move forward to
11 recommend with the documentation. I don't know
12 the lingo of the American builders -- something
13 survey, but definitely could be preserved in
14 a -- in a visual and a -- an electronic version
15 that would be available for years to come.

16 THE CHAIRMAN: All right. Well, it's
17 looking like that motion is not -- is going to
18 fail. So with that, I will entertain a new
19 motion, or another motion.

20 COMMISSIONER MONTOYA: Through the Chair,
21 I'd like to make a motion to deny the
22 application for demolition in accordance with
23 staff's report.

24 COMMISSIONER EPSTEIN: Second.

25 THE CHAIRMAN: All right. We can have
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1 more open discussion now.
2 COMMISSIONER LOPERA: Through the Chair, I
3 understand where Commissioner Kasper is coming
4 from, having personally visited the site
5 20 years ago, and -- frankly, I did not see
6 enough photographs of collapsed portions of the
7 structure to basically see the same thing that
8 everybody else was seeing. I've not been out
9 to the job site.

10 As the staff, you guys obviously went out
11 there at one time?

12 MS. KELLY: Through the Chair, yes. We
13 went out there May 5th.

14 COMMISSIONER LOPERA: Okay. And it looks
15 like repairs are already starting on the wharf,
16 on the east side, and it looks like it --
17 there's a potential for it to have some effect
18 on the foundation, but in both of these
19 reports, especially in the one dated April 1st,
20 2022, there's a significant amount of reports
21 and studies that have been done over the years
22 that we don't have access to. It would be good
23 to have access to those because these include
24 geotechnical studies, they include a marine
25 inspection by Blacksmith Marine done in 2016.

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1 It includes material testing of the timber
2 piles. And even within this report, it
3 mentioned that the interior piles remain in
4 good condition and they could support -- sorry.
5 I'll say that all over again.

6 The study by Blacksmith Marine and
7 actually within this report indicated that the
8 piles could still support their 10- and 20-ton
9 load for timber piles. And this is a common
10 issue with structures that are close to water,
11 these industrial -- heavy industrial
12 structures, pulp and paper mills that I've
13 worked at, chemicals plants that I've worked
14 at. They're all next to bodies of water. And
15 this is something that we've dealt with for
16 years and years and years, including the
17 failure of the bulkheads along the waterfront
18 and then, of course, the analysis of all the
19 timber tiles and the, you know, replacement and
20 the restoration of those piles continue keeping
21 other plants in operation -- in an operational
22 system, so --

23 But with this particular case, I just did
24 not see enough photos or enough reports or
25 enough investigation other than a one-page

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1 engineering letter with conclusions that were
2 referencing appendixes and with another
3 conclusion that referenced that -- because the
4 wharf is failing on the east side of the
5 structure, that that would potentially cause
6 the failure of all of the structure and all of
7 the foundation.

8 So -- yeah, so I -- I would, you know,
9 require additional information to create -- be
10 able to create a valid opinion on this because
11 at this point I do not have enough information
12 to agree with its current condition.

13 COMMISSIONER EPSTEIN: Through the Chair,
14 I'm just kind of circling back to a section
15 under the demolition, Section 320, that talks
16 about an application for demolition, it must
17 also document any effort that's been made to
18 save the structure.

19 I understand that there has been many
20 efforts put -- you know, and pretty pictures
21 put together and the numbers never add up.
22 Something that's sitting with me is, what has
23 been done since this property has been owned to
24 actually keep the structure from getting in
25 worse shape? That's a question that I would

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1 have. What has been done to stop things from
2 getting worse? And if something has been done
3 and it's still getting worse, that's something
4 I'd like to know about.

5 COMMISSIONER MONTOYA: Through the Chair,
6 I totally agree with that comment, Commissioner
7 Epstein. It's very -- there have been some
8 comments made earlier in the meeting about
9 taking on a historic property, and that -- that
10 statement really rings true, right? If
11 you're -- it's about intention, and just --

12 I'm not going to be long because we've
13 been here a long time. We are here as a
14 Historic Preservation Commission, so that's our
15 job, number one.

16 I'm neither a magnate, I'm not a
17 developer, I don't make a lot of money. I
18 don't have a lot of people working for me, but
19 I love historic buildings and I appreciate the
20 community that we have here and the history
21 that we have here, and it would be very hard
22 for me at this point to get behind the
23 demolition of that plant that I've been looking
24 at since 1965 going over the bridge.

25 I caveat that with, sometimes demolition
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1 is necessary. And I agree with Commissioner
2 Lopera too, there's a bit more information that
3 needs to be had, but this is a very historic
4 structure, it is a very integral part of our
5 history, and I just -- I don't think we can
6 deny that.

7 THE CHAIRMAN: So I agree with things on
8 both sides. I probably fall in line a little
9 bit more with Commissioner Kasper. As he
10 mentioned, this building, at one point, I think
11 was worth saving, but I don't think it is there
12 anymore. And I don't think it's the current
13 owner's, necessarily, responsibility to -- to
14 correct, you know, mistakes that have been made
15 over the last 30 or 40 years rather than the
16 last seven.

17 You know, they talk about saving a
18 percentage of the building. Again, it's a very
19 small percentage. Looking, you know, even at
20 this Craneway model, that was a
21 525,000-square-foot building that is now down
22 to 45-. So, you know, less than 10 percent.
23 If that option was viable here, then, you know,
24 maybe a middle ground can be found.

25 That's kind of where I stand on this
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1 project as it is.

2 We have a motion on the table, so we can
3 go ahead and call for a vote.

4 (Discussion held off the record.)

5 THE CHAIRMAN: Yes, I would.

6 Was there any ex-parte communication?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: No. Well, all those in
9 favor?

10 COMMISSIONER KASPER: Sorry. What are
11 we --

12 THE CHAIRMAN: We are voting to deny the
13 request. So aye is to deny, nay is --

14 COMMISSIONER LOPERA: Not deny.

15 THE CHAIRMAN: Nay is not deny.

16 All those in favor?

17 COMMISSIONER LOPERA: Aye.

18 COMMISSIONER EPSTEIN: Aye.

19 COMMISSIONER MONTOYA: Aye.

20 THE CHAIRMAN: Those opposed?

21 COMMISSIONER KASPER: Nay.

22 THE CHAIRMAN: Nay.

23 With that, the motion is denied, and --
24 the application is denied.

25 With that, we're going to move on. That
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1 takes us to Section L, New Business.

2 We've got a park naming.

3 MS. KELLY: On May 10th, 2022, Ordinance
4 2022-0374 was introduced to propose naming a
5 new park on land donated to the City by
6 Relentless HD, LLC. The new park, real estate
7 Number 108874-0200, is approximately 2.68 acres
8 and is located along Heckscher Drive, adjacent
9 to Nichols Creek. The proposed name for the
10 park is Seiden Park.

11 Consistent with Chapter 122.105 of the
12 Ordinance Code, the naming and renaming of
13 public buildings, public facilities, and public
14 parks requires a report from the Historic
15 Preservation section and an advisory
16 recommendation on the naming proposal from the
17 Commission.

18 The report is required to address seven
19 criteria, which are listed in the memo in your
20 books. The proposed naming is at the request
21 of the current owners of the parcel. And as a
22 condition of their donating the land to the
23 City, the name Seiden Park is in reference to
24 the family name of the property owner who is
25 donating land to the City. The owner's intent

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1 is to honor the family's name.
2 No historic significance appears to be
3 tied to the site and family name and this land
4 donation to the City would be the first for the
5 family.

6 The subject site is not currently named
7 and there does not appear to be any historical
8 significance attached to the location. No
9 historic structures or landmarks are located on
10 the site, and staff is not aware of any other
11 public facility named for any member of the
12 Seiden family.

13 And that concludes the staff report.

14 THE CHAIRMAN: All right. Questions for
15 staff?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: All right. We'll open the
18 public hearing.

19 (Mr. Diebenow approaches the podium.)

20 MR. DIEBENOW: Mr. Chairman, Steve
21 Diebenow, One Independent Drive, Suite 1200,
22 and I'm here on behalf of the Seiden family.

23 The very quick background is that we
24 originally proposed to rezone this property for
25 a truck stop, and the council -- the district

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1 councilman, as well as the adjacent property
2 owners, opposed this effort. And after months
3 of trying to figure out how to resolve it,
4 Mr. Seiden concluded that he would rather
5 contribute the property to be a public park
6 than to continue fighting with the neighbors
7 and the district councilman.

8 The only reason I'm here is that we had
9 asked that the property be named The Seiden
10 Family Park. So inserting the word "family"
11 was important to them.

12 The Parks Department at the City didn't
13 like the use of the word "family" because they
14 felt like it gave a connotation that it would
15 be a family park when the park is intended to
16 be passive in use and have a kayak launch and
17 probably -- it's a beautiful piece of property.
18 It's a -- it's a bluff -- not quite a bluff,
19 but it is a high piece of property, ten feet
20 above the water, overlooking the creek. It has
21 incredible views to the south and to the east.

22 And so we just would ask your
23 consideration to insert the word "family"
24 because even if the insertion of word the
25 "family" creates confusion, which I don't

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1 understand how it could, of course, this public
2 place would still be open for families.

3 And so that's the only reason I'm here
4 today, is to ask that the name -- instead of it
5 being Seiden Park, that it be called The Seiden
6 Family Park.

7 And I appreciate the opportunity to answer
8 any questions that you may have.

9 The district councilman, by the way, is in
10 support of that change as well.

11 THE CHAIRMAN: All right. Questions for
12 our applicant?

13 COMMISSIONER KASPER: Yeah, real quick.
14 Through the Chair, maybe just -- I don't know
15 if the word is "grammar."

16 Would it be "The Seiden Family Park" or
17 just "Seiden Family Park"?

18 MR. DIEBENOW: Seiden Family Park is fine,
19 but that's a great question. Just the
20 insertion of the word "family" is of interest
21 to the family.

22 COMMISSIONER KASPER: All right. Thank
23 you.

24 THE CHAIRMAN: Any other questions for our
25 applicant?

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1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: All right. We'll call you
3 if we need you.

4 MR. DIEBENOW: Okay. Thank you.

5 THE CHAIRMAN: Thank you.

6 Is anybody else here to speak on this?

7 AUDIENCE MEMBERS: (No response.)

8 THE CHAIRMAN: Seeing none, we'll close
9 the public hearing.

10 And I entertain a motion on this, yes?

11 COMMISSIONER LOPERA: So through the
12 Chair, the application is for a proposed name
13 of Seiden Park, but the applicant, is he
14 modifying that?

15 MS. KELLY: So through the Chair, here's
16 how I understand this. You-all present an
17 advisory recommendation to the City Council.
18 This is an ordinance, so it will be -- the name
19 will be decided on by the City Council. And
20 because this name is already written into the
21 legislation -- there are enough lawyers here
22 that could, you know, comment on this, but I'm
23 guessing that as long as your advisory
24 recommendation is basically, like, we think
25 it's fine or we're opposed to both or something

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1 to that effect, then that at least frees
2 council up to potentially alter the name
3 change.

4 Does that sound -- to the lawyers, does
5 that sound like how that could work? We don't
6 know?

7 So that's a -- that's kind of what I'm
8 thinking. Parks couldn't be here, obviously,
9 because it's extremely late at this point, but
10 there -- it was as Steve said. Because this is
11 passive recreation, they don't usually throw
12 "family" in unless it's like a playground and
13 stuff like that.

14 It might help if it's "The" Seiden Family
15 Park. But at any rate, that was Parks feeling
16 about it and it just didn't want it to have a
17 different connotation.

18 But in terms of your role in exploring the
19 Seiden name and the site and all of that, I
20 think whatever you want to decide. And I would
21 fill it in on the memo to council in terms of
22 what your recommendation is.

23 THE CHAIRMAN: Okay.

24 COMMISSIONER LOPERA: I'm okay with
25 either.

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1 MS. KELLY: Okay. The Historic
2 Preservation section would like to request a
3 letter of support from the Commission for a
4 small matching grant application to the Florida
5 Division of Historical Resources. The grant
6 would be used to update the historic resources
7 survey for Springfield, including some of the
8 post-war structures that are now eligible for
9 consideration having attained 50 years of age.

10 A draft of the proposed support letter is
11 included in your book for review. I could read
12 it if you like. It's up to you. I'm happy to
13 do so. And that's that.

14 And Commissioner Montoya would like to
15 speak as well.

16 COMMISSIONER MONTOYA: Do I have to claim
17 ex parte or anything for this? No?

18 MS. GRANDIN: It's not a quasi-judicial
19 issue.

20 COMMISSIONER MONTOYA: Okay. Through the
21 Chair, I am looking out for me, you know,
22 so ...

23 MS. GRANDIN: You would have the conflict
24 on the vote, I guess.

25 THE CHAIRMAN: So what I do need to do
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1 THE CHAIRMAN: So somebody make a motion.

2 COMMISSIONER LOPERA: I'm going to motion
3 that either name would be acceptable. This is
4 for park naming 2022-0374, to a proposed name
5 of either Seiden Park or Seiden Family Park or
6 The Seiden Family Park.

7 COMMISSIONER MONTOYA: Second.

8 THE CHAIRMAN: Any discussion?

9 COMMISSIONER MONTOYA: Through the Chair,
10 I think the suggestion that "the" be added
11 in front of it is a good one because it's
12 insinuating that there's kind of a code to the
13 naming of parks. And if you say "family," it
14 means playground or something. So I think
15 that's a good signifier that goes with the
16 recommendation.

17 THE CHAIRMAN: Fair enough.

18 All those in favor?

19 COMMISSION MEMBERS: Aye.

20 THE CHAIRMAN: Those opposed?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: Hearing none, we'll move
23 on.

24 Letter of recommendation for the Division
25 of Historical Resources, small matching grants.

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1 here?

2 COMMISSIONER KASPER: I make a motion to
3 approve this letter of recommendation for the
4 FDHR grant.

5 MS. KELLY: And if you'd like, it is
6 included in your book, so I can read it if you
7 want.

8 COMMISSIONER LOPERA: I second that
9 motion.

10 COMMISSIONER MONTOYA: Am I allowed --
11 should I talk about it a little bit just to
12 state some things about it or should I just be
13 quiet?

14 MS. GRANDIN: So I'm just trying to figure
15 out if you have a conflict, a voting conflict
16 or not.

17 MS. KELLY: (Off microphone.)

18 MS. GRANDIN: Oh, okay. So you probably
19 do have a voting conflict. You can't vote, but
20 you can talk about it.

21 COMMISSIONER MONTOYA: Through the Chair,
22 I will abstain from voting.

23 As an instructor at the University of
24 Florida, I introduced the historic preservation
25 group to the JHPC to help get this rolling

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1 because I saw opportunities for students and
2 faculty to work with our staff and the Historic
3 Preservation Commission.

4 THE CHAIRMAN: Great.
5 We have a motion and a second.
6 All those in favor?

7 COMMISSION MEMBERS: Aye.
8 (Commissioner Montoya abstains from
9 voting.)

10 THE CHAIRMAN: Those opposed?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: Hearing none, you have
13 recommended [sic].

14 If nobody has anything else, then we are
15 adjourned.

16 (The foregoing proceedings were adjourned
17 at 7:44 p.m.)

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)

6

7 I, Diane M. Tropa, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

12

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DATED this 6th day of June 2022.

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Diane M. Tropa
Florida Professional Reporter

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