

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, April 28, 2021,
commencing at 3:17 p.m., Jacksonville Public Library,
Multipurpose Room, 303 North Laura Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
ERIK C. KASPER, Secretary.
RYAN DAVIS, Commission Member.
MAIJU STANSEL, Commission Member, via Zoom.
TIMOTHY BRAMWELL, Commission Member.
MAX GLOBER, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.
SUSAN KELLY, Planning and Development Dept.
LISA SHEPPARD, Planning and Development Dept.
ADRIENNE CHAMBERS, Planning and Development Dept.
KEALEY WEST, Office of General Counsel.
CANDACE LONG, Planning and Development Dept.

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1 commissioner.
2 THE CHAIRMAN: Obviously, this is a
3 half-in-person/half-Zoom meeting, so we're
4 going to do our best to keep up with everybody.
5 I'll give a little time when asking if anybody
6 wants to talk.
7 On Zoom, I believe there is a "raise your
8 hand" option; please utilize that. In case of
9 emergency, there's also a "chat" option, so you
10 can utilize that as well.
11 I'm going to go ahead and take a motion to
12 approve our minutes from the March 24th meeting.
13 COMMISSIONER LOPERA: Motion to approve
14 the minutes for the March 24, 2021, meeting.
15 COMMISSIONER BRAMWELL: Second.
16 THE CHAIRMAN: All in favor?
17 COMMISSION MEMBERS: Aye.
18 THE CHAIRMAN: Any opposed?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: Hearing none, those have
21 been approved, and we're going to move right
22 into our consent agenda.
23 So we're going to run two consent agendas
24 today, one leaving out COA-21-25278. It's
25 Number 9 on the agenda list. We will come back
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PROCEEDINGS

April 28, 2021 3:17 p.m.

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3 THE CHAIRMAN: We're going to go ahead and
4 start the April 28th meeting of the
5 Jacksonville Historic Preservation Commission.

6 If we could just start with introductions
7 real quick. Whoever, let's get it started
8 here.

9 MS. SHEPPARD: Lisa Sheppard, Planning and
10 Development Department's historic preservation
11 section.

12 MR. POPOLI: Christian Popoli, Planning
13 and Development.

14 MS. WEST: Kealey West, Office of General
15 Counsel.

16 COMMISSIONER BRAMWELL: Tim Bramwell,
17 commissioner.

18 COMMISSIONER LOPERA: Andres Lopera,
19 commissioner.

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

21 COMMISSIONER KASPER: Erik Kasper,
22 commissioner.

23 COMMISSIONER GLOBER: Max Globler,
24 commissioner.

25 COMMISSIONER STANSEL: Maiju Stansel,
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1 to that and do a separate consent agenda for
2 that as one of our commissioners cannot vote on
3 that.
4 Let me run through our deferred items
5 today. We have COA-21-24938, 324 6th Street
6 West; COA-21-25226, 45 East 9th Street; and
7 MMA-21-24910, 1836 Edgewood Avenue.
8 Our first consent agenda today -- do any
9 commissioners have any ex-parte or would like
10 to talk about anything before I go through
11 this?
12 COMMISSIONER KASPER: Through the Chair,
13 I'd like to pull Item 10 and discuss COA-21-25317.
14 THE CHAIRMAN: Okay. We will go ahead and
15 pull COA-21-25317 from the consent agenda.
16 Do any commissioners have any thoughts or
17 concerns?
18 COMMISSIONER BRAMWELL: I'll put my
19 conflict on record for Item Number 9,
20 COA-21-25278. The owner, Chanley Howell, is a
21 partner in the law firm I work for.
22 THE CHAIRMAN: Thank you.
23 So consent agenda Number 1 is
24 COA-21-24977. It's on 2676 Gilmore Street. So
25 COA-21-24977, 2676 Gilmore Street;
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1 COA-21-25101, 1854 Elizabeth Place;
2 COA-21-25197, 2855 Post Street; COA-21-25251,
3 0 East Second Street; COA-21-25259, 2634 Ernest
4 Street; COA-21-25269, 1923 Perry Street;
5 COA-21-25272, 1341 Walnut Street; and
6 COA-21-25318 is 1261 Dancy Street. Actually,
7 we have two more. COA-21-25256, 0 Post Street
8 and MMA-21-25218, 236 West 4th Street.

9 And I will entertain a motion -- or excuse
10 me, I'm going to open the public hearing. The
11 public hearing is now open.

12 Is there anyone here to speak on any of
13 these COAs? I'll kind of give it another --
14 about two minutes here.

15 AUDIENCE MEMBER: Yes. COA-21-25256,
16 0 Post Street. We agree to consent. I had
17 a --

18 Number 1, though, I would like to make a
19 clarification. We thought there was a 3-foot
20 building setback on the eastern side of the
21 building. Apparently, it's 5 feet, so --

22 THE CHAIRMAN: Real quick. Who is talking
23 right now? I'm not -- it's hard for me to see
24 on our Zoom setup and it's pretty fuzzy.

25 I'm going to need you to state your name
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1 and address as well.

2 AUDIENCE MEMBER: I'm sorry. I can't hear
3 you very well.

4 THE CHAIRMAN: Can you state your name and
5 address and spell -- actually, spell your name
6 and address for us.

7 AUDIENCE MEMBER: My name is Don Wilford,
8 president of ICI Homes, 14079 Magnolia Cove
9 Road.

10 AUDIENCE MEMBER: What's the address of
11 the property?

12 MR. WILFORD: The property is (inaudible).

13 THE CHAIRMAN: Give me one second. We're
14 having some technical difficulties yet again.

15 MR. POPOLI: Through the Chair, I'm pretty
16 sure that's on their end.

17 THE CHAIRMAN: Can we maybe try and unplug
18 whatever apparatus we're talking into on
19 y'all's side and talk into a normal microphone?
20 Because it's coming through very fuzzy.

21 MR. WILFORD: We're using a laptop. We're
22 plugged into a laptop.

23 THE CHAIRMAN: I seemed to be able to hear
24 that a little better.

25 MR. WILFORD: Okay. Is this clearer now?
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1 Can you hear?

2 THE CHAIRMAN: Somewhat. I don't know why
3 it's coming through fuzzy.

4 MR. WILFORD: Yeah. Did you need me to
5 repeat anything?

6 THE CHAIRMAN: Yes. If you could repeat
7 basically from the top, that would be great.

8 MR. WILFORD: COA-21-25256, 0 Post Street.
9 My name is Don Wilford, W-i-l-f-o-r-d,
10 president of ICI Homes in Jacksonville.

11 We agree to the consent order. I just had
12 a point of interest on Number 1, that the -- it
13 says reduce the home 2 feet because of a
14 setback issue on the property line with the
15 east side. We were told that it was a 3-foot
16 setback. Apparently, it's a 5-foot setback, so
17 we're going to shift the house over to make
18 sure we're within that setback.

19 THE CHAIRMAN: Okay.

20 MR. WILFORD: And we agree with everything
21 else.

22 THE CHAIRMAN: Yes, please.

23 So I'll tell you what, I had kind of a
24 hard time hearing this, but we can pull it off
25 consent if there's something you want to talk

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1 about. If you want to go that direction, it's
2 more or less up to you.

3 MR. WILFORD: We consent. I just made a
4 comment that, you know, we consent to the
5 consent order.

6 THE CHAIRMAN: Okay. Great. Thank you.

7 COMMISSIONER LOPERA: Through the Chair,
8 this is the one I just discussed with the staff
9 regarding -- was it a 2-foot setback to reduce
10 the massing of the structure or was it just for
11 the setbacks, the 2-foot reduction in width?

12 MR. POPOLI: I mean, I guess the question
13 is -- if we're going to discuss, it probably
14 needs to come off consent.

15 My understanding is it was a reduction of
16 the setback through a reduction of the width of
17 the building. But if they are willing to
18 comply with the condition, then how they do
19 that can be addressed at the construction
20 level, I suppose.

21 But I -- I mean, I -- they agreed to the
22 condition. And I don't have it in front of me,
23 but my recollection was the condition was to
24 reduce the (inaudible).

25 MR. WILFORD: Well -- this is Don Wilford
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1 again -- we can't reduce -- the house is
 2 already designed and fitted, but we have plenty
 3 of room to maintain -- to center it up on the
 4 lot and give you a 5-foot setback on the side.
 5 The house is only 30 -- 30 feet wide or less.
 6 THE CHAIRMAN: I think we're good to move
 7 on, then, because I think that accomplishes
 8 what the goal is.
 9 MR. WILFORD: Thank you.
 10 THE CHAIRMAN: Is there anybody else who
 11 would like to speak on any of these COAs?
 12 MR. WILFORD: Not the builder --
 13 THE CHAIRMAN: What?
 14 MR. WILFORD: The builder doesn't need to
 15 speak anymore.
 16 THE CHAIRMAN: Y'all are good. I think
 17 y'all are satisfying the -- satisfied with the
 18 consent order, so ...
 19 MR. WILFORD: Okay. Thank you very much.
 20 We appreciate it.
 21 THE CHAIRMAN: Thank you.
 22 Is anybody else here to speak on any of
 23 the COAs on the consent agenda that I read off?
 24 AUDIENCE MEMBERS: (No response.)
 25 THE CHAIRMAN: Okay. We're going to close
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1 the public hearing and I'll entertain a motion.
 2 COMMISSIONER LOPERA: Motion to approve
 3 the consent agenda.
 4 COMMISSIONER KASPER: Second the motion.
 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, the consent
 10 agenda has been approved.
 11 MR. POPOLI: Through the Chair, because we
 12 have Commissioner Stansel remotely, if you
 13 could do roll call votes for the remainder of
 14 the meeting just so it's clear on the record.
 15 THE CHAIRMAN: Sure.
 16 We have a second consent agenda consisting
 17 strictly of COA-21-25278, 3663 Richmond Street.
 18 I'll go ahead and open the public hearing.
 19 Is anyone here to speak on this COA?
 20 AUDIENCE MEMBERS: (No response.)
 21 THE CHAIRMAN: Seeing and hearing none, we
 22 will close the public hearing and I will
 23 entertain a motion.
 24 COMMISSIONER LOPERA: Motion to approve
 25 COA-21-25278.
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1 COMMISSIONER KASPER: Second the motion.
 2 THE CHAIRMAN: All those in favor --
 3 excuse me one second.
 4 Commissioner Lopera.
 5 COMMISSIONER LOPERA: Aye.
 6 THE CHAIRMAN: Commissioner Kasper.
 7 COMMISSIONER KASPER: Aye.
 8 THE CHAIRMAN: Commissioner Stansel.
 9 COMMISSIONER STANSEL: Aye.
 10 THE CHAIRMAN: Commissioner Globber.
 11 COMMISSIONER GLOBBER: Aye.
 12 THE CHAIRMAN: Commissioner Bramwell.
 13 COMMISSIONER BRAMWELL: Conflicted out.
 14 THE CHAIRMAN: Oh, right. Also aye.
 15 So that carries.
 16 (Commissioner Bramwell abstains from
 17 voting.)
 18 THE CHAIRMAN: And we will move on.
 19 Okay. Our first COA of the day we're
 20 going to pull from the consent agenda,
 21 COA-21-25317, 1261 Dancy Street.
 22 Do we have a staff report?
 23 MR. POPOLI: Yes. Give me just a moment
 24 to pull up the report.
 25 THE CHAIRMAN: Thank you.
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1 COMMISSIONER KASPER: Through the Chair to
 2 staff, maybe it short-circuits items, my
 3 concern is the low slope of the roof on the
 4 garage.
 5 MR. POPOLI: Through the Chair, we did not
 6 condition a change in slope, but I don't know
 7 that it would necessarily impact anything that
 8 we reviewed in the staff report. So I'll pull
 9 the report up and go through it, but -- the
 10 staff report starts on Page 342. So I'll give
 11 my report.
 12 Through the Chair, this is COA-21-25317.
 13 It is a request for construction of a new
 14 two-story accessory garage. This will be
 15 replacing an existing noncontributing garage.
 16 Okay. Here's the site plan (indicating).
 17 You can see the primary house faces Dancy
 18 Street. The side of the house faces Randall.
 19 It's a corner lot. You can see here on the
 20 screen, this is the existing garage. This is
 21 where the new, proposed garage will be.
 22 As mentioned, it's a two-story garage with
 23 a two-bay design with a living space above. To
 24 Commissioner Kasper's comment, it is a rather
 25 low-pitched roof. We did condition that the
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1 height be less than the primary structure, but
2 the primary structure does have a rather tall
3 design, so I don't know that changing the pitch
4 here would negatively affect that condition.

5 Accessory structures are typically
6 detached -- or garages, rather, are typically
7 detached, and on corner lots, are typically
8 facing the secondary street. This is in a
9 traditional location and the general design
10 includes elements such as lap siding, shingled
11 roofs, sash-style windows. So, overall, we
12 found that it met the design guidelines with
13 regards to its general design and architectural
14 detailing.

15 This is the existing garage that's there
16 (indicating). Again, noncontributing and in
17 poor condition as well as altered. So this
18 would be demolished as part of this. These are
19 just some general condition pictures of the
20 garage.

21 But overall, staff was recommending, with
22 the proposed conditions, that the new garage be
23 approved. Happy to take any questions.

24 COMMISSIONER KASPER: Yes. So through the
25 Chair, I understand it is an accessory

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1 structure. It is at the rear of the property,
2 but it does face a side road and it fronts a
3 side road. If you go back to that slide, you
4 can you that that same elevation, the house --
5 I'm sorry, go down a couple -- maybe that one.
6 But there's another one that shows closer.

7 It feels that that side elevation should
8 have a similar roof slope to the house. This
9 slope appears to be not complementary with the
10 neighborhood. I see that there's a small
11 dormer that has a similar slope, but that's a
12 small element, not the entire home.

13 So I guess you're telling me that, as
14 staff, there's no requirement for the roof
15 pitches to be similar and the massings -- or
16 really the roof pitches.

17 MR. POPOLI: There's some language in the
18 administrative matrix that deals with
19 front-facing gables as a typical element for
20 accessory structures if they choose not to
21 match the traditional roof form -- say it was a
22 hip roof or something like that. I concur that
23 a higher pitch would probably make it more
24 compatible. It obviously didn't jump out at
25 us, but it's a good point.

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1 COMMISSIONER LOPERA: Through the Chair, I
2 agree that in the past accessory structures
3 have typically matched the main roof pitch of
4 the house and not the dormers of the house; is
5 that correct?

6 MR. POPOLI: Yeah. I mean, dormers are
7 secondary. We typically don't use that as the
8 reference point.

9 COMMISSIONER LOPERA: Yes. Correct.
10 Thank you.

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

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: All right. We're going to
15 open the public hearing. Is the applicant
16 here?

17 MR. ALLMAND: (Indicating.)

18 THE CHAIRMAN: Come on up.

19 (Mr. Allmand approaches the podium.)

20 THE CHAIRMAN: State your name and
21 address.

22 MR. ALLMAND: John Allmand, 3750 Oak
23 Street, Jacksonville, Florida 32205.

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

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1 MR. ALLMAND: (Complies.)

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

6 MR. ALLMAND: I do.

7 THE REPORTER: Thank you.

8 MR. ALLMAND: That is a great comment.
9 Thank you.

10 Am I good? Oh, I'm sorry. Thank you.

11 We would love to increase the pitch of the
12 roof. The existing pitch of the roof is the
13 way it is in order to stay below the existing
14 structure. There is a COA coming up that asked
15 to increase the height of the existing roof,
16 and so if we were to -- if we were to get that
17 approved, then we could extend the pitch of the
18 roof and still stay under the height of the
19 main structure.

20 So, I mean, you know, we would be willing
21 to say we would increase the height -- or the
22 pitch of the roof so the height stays within
23 6 inches below the existing roof of the house.
24 Just trying to kind of maintain its
25 subordination [sic] to the surrounding -- to the

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1 main structure, and that's what we were trying
2 to do.

3 And what we got caught in, if you will
4 notice, is the existing structure doesn't have
5 a roof. And so we're putting a roof on top of
6 this new structure and we're going to kind of
7 pinch them in between. So that's why you kind
8 of get this weird-looking form.

9 But I'll also -- you know, I'll double
10 down on that observation in the sense that this
11 is a contributing structure. The house has a
12 pitch of X, Y, Z. The garage pitch does
13 absolutely not match it, not in form or pitch.

14 So we're actually coming closer by this
15 new structure to matching the architecture of
16 the existing structure. It doesn't quite hit
17 the pitch, but it does meet the form, which I
18 would argue, more important.

19 So I'm -- I am certainly open to
20 increasing the pitch to whatever you guys think
21 is a good idea. I -- even if it goes above the
22 main structure, I'll be open to that too. I
23 just -- you know, the -- I'm just trying to
24 explain the reason why we have it the way it is
25 is to kind of respect the importance of the

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1 height of the main structure, that you're
2 subordinate to the main structure regardless of
3 what the old garage was?

4 MR. POPOLI: Through the Chair, yeah. We
5 would -- I mean, that condition was based on
6 the height of the primary structure and making
7 sure it was below that.

8 MR. ALLMAND: So as a recommendation, we
9 could stay -- we could agree to increase the
10 pitch to the highest level possible by still
11 saying a minimum of 6 feet under the main
12 structure. That way, if the other COA gets
13 approved, we can increase the height of it
14 and -- you know, and have a nicer roof.

15 Go ahead.

16 COMMISSIONER LOPERA: Through the Chair to
17 John, so would you be able to just match the
18 main roof pitch as -- you know, traditionally,
19 when we deal with subordinate structures, you
20 match the main roof pitch of the house and then
21 wherever -- however tall the walls are, the
22 walls are just that tall in keeping under
23 20 feet. And then, you know, if for some other
24 reason the COA gets approved, then, of course,
25 you can just increase the height of the walls

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1 main structure and have this new second -- this
2 new, secondary structure be subordinate of it.

3 Any questions for me?

4 THE CHAIRMAN: Any questions for John?

5 COMMISSIONER STANSEL: I have a question.

6 I'm on the screen, John.

7 MR. ALLMAND: Gotcha.

8 COMMISSIONER STANSEL: So it looked like
9 you were trying to stay under 20 feet for this
10 garage structure. Is the main house only
11 20 feet tall? Because that's the structure
12 we're trying to keep you under is the main
13 house.

14 MR. ALLMAND: Yes, ma'am. I -- being on
15 the consent agenda, I didn't bring a set to
16 kind of look at, so I would say, just going
17 through the process, I don't remember the exact
18 numbers, but I remember that the driving factor
19 for the slope of the roof was the height of the
20 existing structure. So whether that's 20 feet
21 or 30 feet, or 130 feet, I don't know what it
22 was. I just remember that that's the driving
23 factor.

24 COMMISSIONER KASPER: Through the Chair to
25 staff, it really would -- would it not be the

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1 to match (inaudible) 6 inches.

2 MR. ALLMAND: I love that idea.

3 If we match the pitch of the original
4 house, the main house, the height of the
5 secondary structure will exceed that of the
6 primary structure. And if you guys are okay
7 with that, so am I. But that's kind of
8 contrary to kind of standard operating
9 procedure, I guess.

10 COMMISSIONER STANSEL: I'm not sure that's
11 what Commissioner Lopera was indicating.

12 COMMISSIONER KASPER: The trick is that
13 the main house is kind of one-and-a-half
14 stories -- or maybe it is two-story, but the
15 second story is part of the roof structure.
16 And this garage is a full two stories with a
17 roof on top of it. That's, to me, where I'm
18 finding the uncomplementariness [sic] of it, is
19 that the main house is really one story with a
20 second story that's embedded in the roof and in
21 the dormer, and this garage is a full second
22 story with a roof on top. And that's where our
23 pitches are getting off. I'm afraid that if we
24 proceed with a full second story, as you have
25 shown and a pitch that matches, it would be

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1 considerably taller.

2 So I think we're in a -- in a pickle

3 between, we either allow the current design

4 that stays below the height and subordinate but

5 it has an odd, low-sloped roof, or we go back

6 and dictate a pitch that matches and staying

7 under the main house roof.

8 MR. ALLMAND: Got it.

9 COMMISSIONER LOPERA: That's what I was

10 trying to say, is the one-and-a-half-story

11 garage to match the one-and-a-half-story main

12 structure.

13 MR. ALLMAND: I'm sorry. Yeah, I

14 understand that now.

15 COMMISSIONER LOPERA: Okay. Thank you.

16 COMMISSIONER BRAMWELL: So, you know,

17 follows on to what they were suggesting, but

18 that something in what you said led me to

19 wonder, is there a pitch in between here? You

20 know, you're at 11 feet, (inaudible) -- sorry,

21 19 feet, 11 and 3/4 inches. Is there a pitch

22 one can -- can you increase the pitch and --

23 and still remain under -- more than 6 inches

24 under the primary structure right now?

25 MR. ALLMAND: I would have to say that --

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1 negative.

2 COMMISSIONER BRAMWELL: Okay. And then

3 you mentioned another COA. Is this projected

4 for next month's meeting or something?

5 MR. ALLMAND: No. It's on today's agenda.

6 COMMISSIONER BRAMWELL: Today's.

7 COMMISSIONER STANSEL: Can I ask a

8 question, why they weren't put together?

9 Because they seem as though they are reliant on

10 each other.

11 MR. POPOLI: Through the Chair, so you may

12 recall that I sent out an amended agenda with

13 the second staff report earlier today. That

14 item had been deferred -- which is the one that

15 John is referring to, dealing with the roof --

16 since November. And so it was not anticipated

17 that this was going to be moving forward today

18 when the other two were drafted.

19 COMMISSIONER STANSEL: Okay.

20 THE CHAIRMAN: John, the pitch on the

21 dormer, just out of curiosity, is -- how close

22 are you to matching that?

23 MR. ALLMAND: I would say within, you

24 know, like, 1, or a, you know, degree of, you

25 know, 1 over 12. They are -- they are

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1 complementary.

2 THE CHAIRMAN: All right. Any more

3 questions for John at the moment?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: We will bring you back.

6 MR. ALLMAND: Thank you.

7 THE CHAIRMAN: Anybody else here to speak

8 on this COA?

9 AUDIENCE MEMBERS: (No response.)

10 MR. POPOLI: Through the Chair, you have

11 someone on Zoom. It appears to be Warren Jones

12 from RAP.

13 THE CHAIRMAN: Pull him up.

14 MR. JONES: Good afternoon. Thank you

15 very much.

16 In case you stick with the original

17 design, we did have a comment on that. And we

18 would like to read that into the record. And

19 that is there's an awkward relationship on the

20 gable elevation between the window headers and

21 the sloped right board. And consider a triple

22 window set at the center of the gable to allow

23 more space.

24 Thank you.

25 THE CHAIRMAN: Thank you.

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1 Anyone else here to speak on this COA?

2 MR. ALLMAND: Can I reply to that?

3 THE CHAIRMAN: Sure.

4 (Mr. Allmand approaches the podium.)

5 MR. ALLMAND: That sounds like a great idea.

6 THE CHAIRMAN: Easy enough.

7 Any other people to speak on this COA?

8 AUDIENCE MEMBERS: (No response.)

9 THE CHAIRMAN: All right. With that, we

10 will close the public hearing and I will

11 entertain a motion.

12 COMMISSIONER BRAMWELL: First thing, can I

13 direct a question to Counsel through the Chair?

14 THE CHAIRMAN: Yes.

15 COMMISSIONER BRAMWELL: Is there a way for

16 us to defer this to later in the meeting so

17 that we can consider the other COA and then

18 decide on this one?

19 MS. WEST: That's at your discretion. You

20 can table -- what you would do is table what

21 you are doing right now and then move forward,

22 or you can actually decide to take that one out

23 of order and bring it forward. It would be up

24 to you.

25 MR. POPOLI: Through the Chair, this is

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1 the last consent item, correct?
 2 THE CHAIRMAN: Yes.
 3 MR. POPOLI: The next item would be
 4 previously deferred. That would be the next item.
 5 THE CHAIRMAN: We have another consent
 6 item -- okay. That's fine. We can table this
 7 discussion and go ahead and go on to the next
 8 COA and do it that way.
 9 MS. SHEPPARD: Through the Chair, just
 10 real quick, we had discussed -- we're deferring
 11 the next item, and there are some people who
 12 are queuing up on the Zoom call for the item
 13 that you're -- you've agreed to defer. You may
 14 want to make that announcement.
 15 THE CHAIRMAN: We're going to go ahead and
 16 defer COA-21-25100, 150 Phelps Street, just to
 17 let everyone know. So if you were here to
 18 speak on that COA, please come back next month
 19 because it will be deferred as of today.
 20 So with that, on our agenda as well, under
 21 Previously Deferred Items to be Heard, we are
 22 moving on to COA-21-24426, 1261 Dancy.
 23 MR. POPOLI: Through the Chair, just one
 24 moment.
 25 Through the Chair, this is COA-21-24 --
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1 no, sorry. This is COA-20-24426, located at
 2 1261 Dancy Street.
 3 COMMISSIONER BRAMWELL: Just to clarify,
 4 this is not the second 1261 Dancy Street. This
 5 is a separate COA that is not included in the
 6 book, correct?
 7 MR. POPOLI: Through the Chair, yes.
 8 This item was deferred from November and
 9 was sent out late today after the applicant
 10 asked to be heard because the item had been
 11 noticed and a report was drafted back in
 12 November and it was just deferred up until this
 13 point.
 14 All right. So, in essence, what we have
 15 here -- as you have seen from the other
 16 pictures -- and I can't rotate this for some
 17 reason. But from the previous COA, you saw
 18 pictures of the house. And it has a unique
 19 dormer situation, along with the main roof
 20 line.
 21 So if we're looking from the side, you
 22 have what is the kind of primary gabled roof
 23 form and then these front and back rather large
 24 dormers (indicating). So this is the existing
 25 here. And it's worth noting that the two
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1 dormers basically are the same height at their
 2 terminus where they meet as the primary roof
 3 form.
 4 The proposal from the applicant is to
 5 raise those dormers above the primary roof
 6 line, thus creating this new high pitch -- high
 7 point on the roof where the dormers are now the
 8 dominant roof form. The design guidelines and
 9 the Secretary of Interior standards both stress
 10 that the primary roof form, particularly with
 11 things like dormers or additions, is a
 12 character-defining feature and dormers or
 13 additions that are added shouldn't be higher
 14 than the primary roof and shouldn't diminish
 15 the primary roof form or change it substantially.
 16 So, in this case, by raising the dormers
 17 and connecting them, regardless of whether
 18 they're connected internally, but visually from
 19 the outside of the house -- the main roof form
 20 now becomes that long, narrow dormer that runs
 21 from front to back of the house, and the
 22 primary gable of the roof becomes secondary,
 23 and it alters the character of the house.
 24 Because of that -- and I recognize that,
 25 you know, what they are asking to raise it to
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1 is not a substantial different height, but it
 2 does -- you know, again, particularly from the
 3 side, you can see -- alters that primary roof
 4 form.
 5 And so based on that, we recommended
 6 denial because we think that the impact to the
 7 house would be to ultimately change the way it
 8 appears on the street and alters its historic
 9 character.
 10 There are pictures inside, but here can
 11 you see -- this is the existing dormer
 12 (indicating). And as we've discussed, the
 13 primary roof has a steeper slope than the
 14 dormer.
 15 Again, here's the dormer seen from, I
 16 believe, the rear (indicating), and from the
 17 front.
 18 So I'm happy to take questions. But
 19 again, staff is recommending denial based on
 20 the impact to the historic roof form of the
 21 house.
 22 THE CHAIRMAN: Questions for staff?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: We're going to open the
 25 public hearing.
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1 John.
 2 (Mr. Allmand approaches the podium.)
 3 MR. ALLMAND: Thank you for the staff
 4 report, Christian, and thank you for letting
 5 this item be heard. I appreciate that.
 6 This is a really interesting case we have
 7 here. Just to give you a little bit of
 8 history, I think that the COA -- I was not
 9 retained by the owners when the original COA
 10 was submitted, and I kind of came in after the
 11 fact to do a few things. That's kind of why
 12 there's a bunch of COAs for this property; it's
 13 kind of split up into a little bit of -- in a
 14 couple different chunks. So that might help
 15 explain a couple of things about kind of the
 16 process, I think.
 17 And then it also might explain -- you
 18 know, there's some differences that we
 19 encountered on these drawings. Really, the ask
 20 is to kind of increase -- you know, this is
 21 kind of a half-story above. But unlike a lot
 22 of the houses you go through in the
 23 neighborhood where it's kind of like an attic
 24 that was made, you know, a liveable space, this
 25 was always a liveable space.
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1 building. Understood. And that's really our
 2 ask.
 3 Now, in terms of an aesthetic, if you look
 4 at the front elevation the way it is, you're
 5 kind of -- on that front dormer, you kind of
 6 have that same kind of pinch at the corner of
 7 the windows and the pitch that you do -- that
 8 were -- that we have on the -- on the -- that
 9 we're recommending for the garage. So, you
 10 know, the idea is -- well, I understand and
 11 respect changing a roof form is a big deal in
 12 the historic district. I understand that --
 13 (Timer notification.)
 14 THE CHAIRMAN: Keep going.
 15 MR. ALLMAND: I would just like to
 16 maintain that second floor as a usable space.
 17 Any questions for me?
 18 THE CHAIRMAN: Questions for John?
 19 COMMISSION MEMBERS: (No response.)
 20 THE CHAIRMAN: We'll call you back up.
 21 Is anybody else here to speak on this COA?
 22 AUDIENCE MEMBERS: (No response.)
 23 THE CHAIRMAN: Do we have anybody on Zoom?
 24 MR. POPOLI: No hands on Zoom.
 25 THE CHAIRMAN: All right. We'll go ahead
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1 There's a bathroom up there. It's very --
 2 there's a bedroom. It's very clear that this
 3 space was -- there's stairs, original. That
 4 it's very clear that this kind of, you know,
 5 had been used for, you know, quite some time,
 6 if not into the period of significance. I'm
 7 speculating that, but it certainly appears,
 8 like, that this space up there had always been
 9 used.
 10 Now -- and when you go up there, the
 11 bottom of the collar ties -- not collar ties,
 12 but the bottom cord of the conventional frame
 13 is 6 foot 4, right? And so -- you know, in the
 14 process of kind of modifying -- of modifying
 15 this structure, you know, that kind of -- you
 16 know, that doesn't allow you to have kind of a
 17 different -- a liveable space anymore.
 18 So what we're trying to do is correct
 19 something that -- that, you know, is -- you
 20 know, wasn't kind of code back in the
 21 beginning, but to retain the character of
 22 having this second floor space be liveable, you
 23 know. And what we want to do is go from
 24 6 foot 4 to ideally 7 foot 6, and that's going
 25 to have ramifications on the outside of the
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1 and close the public hearing and I'll entertain
 2 a motion.
 3 COMMISSIONER LOPERA: Motion to approve --
 4 to -- it's a deny. Motion --
 5 MR. ALLMAND: No, you're right.
 6 COMMISSIONER LOPERA: Motion to deny
 7 COA-20-24426.
 8 COMMISSIONER KASPER: Second.
 9 THE CHAIRMAN: All right. Anybody have
 10 thoughts on this?
 11 COMMISSIONER KASPER: So through the
 12 Chair, as I look at the existing structure,
 13 both in elevation, the drawing, and in the
 14 pictures, it is important that there is a large
 15 kind of main, primary roof that runs across the
 16 width of the structure. And that dormer is
 17 significant and it does come out to the front
 18 elevation. It does go to the back elevation,
 19 but it is subordinate. It's skinnier. It's
 20 set in. It's a different -- it's a different
 21 color, but -- and so I think it's important
 22 that it continues to stay subordinate and that
 23 the main, large roof structure that covers the
 24 entire house remain -- as visually, as the
 25 dominant form.
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1 So in that sense I would agree with
 2 staff's recommendation of denial.
 3 COMMISSIONER STANSEL: Through the Chair,
 4 I concur with Commissioner Kasper. Connecting
 5 those dormers through may not be visually
 6 realized street-side or garage-side, but it's
 7 definitely a visual from the side, which is a
 8 primary viewing angle based off the photos
 9 we've seen.
 10 So I -- I have a hard time going against
 11 staff's recommendation.
 12 THE CHAIRMAN: Does anybody else have any
 13 thoughts?
 14 COMMISSIONER KASPER: Well, through the
 15 Chair, I think the only counter-discussion we
 16 heard was the need or the desire to have that
 17 second-floor space have more ceiling height to
 18 make it more liveable. I'm not sure if that's
 19 a criteria that we can -- we can use to
 20 override the forms.
 21 THE CHAIRMAN: I would agree with that.
 22 As much as I don't want to, I think that point
 23 makes a lot of sense.
 24 All right. Anybody else have any thoughts?
 25 COMMISSIONER LOPERA: Yeah. Through the
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1 hearing again one more time.
 2 Is anyone here to speak on this COA? You
 3 will have the opportunity yet again to speak on
 4 it, if there's anyone.
 5 (Mr. Allmand approaches the podium.)
 6 MR. ALLMAND: This is John Allmand.
 7 Well -- so we have the roof question
 8 answered. So I -- you know, we wouldn't be
 9 able to increase the pitch now, but we could --
 10 if we could keep the pitch the way it is and
 11 have a window pair kind of centered above the
 12 garage doors, that might kind of get a -- get
 13 away from kind of the awkwardness of having
 14 that pinch between the top of the window and
 15 the roof element.
 16 We're open to any kind of suggestions you
 17 might have in that regard.
 18 THE CHAIRMAN: Thank you.
 19 Is there anybody else here to speak on
 20 this COA?
 21 AUDIENCE MEMBERS: (No response.)
 22 THE CHAIRMAN: Anybody on Zoom?
 23 MR. POPOLI: No.
 24 THE CHAIRMAN: So we'll close the public
 25 hearing and I'll entertain a motion.
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1 Chair, the -- although the usability of the
 2 space is obviously important to the client,
 3 that, you know, retained you-all to come in and
 4 aid with a plan of that, I don't believe
 5 there's anything in the Secretary of Interior
 6 standards that allows us to use that as a --
 7 basically, a reasoning to increase the -- the
 8 height of the secondary structures, the dormers
 9 higher than the main roof pitch of the house.
 10 THE CHAIRMAN: I'll take a vote.
 11 Commissioner Lopera.
 12 COMMISSIONER LOPERA: Aye.
 13 THE CHAIRMAN: Commissioner Kasper.
 14 COMMISSIONER KASPER: Aye.
 15 THE CHAIRMAN: Commissioner Stansel.
 16 COMMISSIONER STANSEL: Aye.
 17 THE CHAIRMAN: Commissioner Glober.
 18 COMMISSIONER GLOBER: Aye.
 19 THE CHAIRMAN: Commissioner Bramwell.
 20 COMMISSIONER BRAMWELL: Aye.
 21 THE CHAIRMAN: And aye.
 22 COA-20-24426 has been denied, and we will
 23 move on to the garage discussion we left off
 24 at. So we're flipping back to COA-21-25317.
 25 I'm going to go ahead and open the public
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1 COMMISSIONER LOPERA: Motion to approve
 2 COA-21-25317 with staff conditions.
 3 COMMISSIONER KASPER: Second.
 4 THE CHAIRMAN: Okay. Let's discuss.
 5 Anybody have -- I personally am okay with
 6 the pitch. It's close to the dormer, to meet
 7 that vision of continuity there for me as far
 8 as the design aspect goes and also it's a lot
 9 better than what was currently there, so ...
 10 COMMISSIONER BRAMWELL: Through the Chair,
 11 I agree. This is definitely an improvement
 12 from, you know, what was on -- what's on that
 13 site. I do think that the suggestion of
 14 consolidating the two pairs of windows into, I
 15 guess, a triple-window, centered, helps.
 16 I think that -- part of what strikes one
 17 about this design is at the top it seems fairly
 18 crowded and that the -- you know, the single
 19 set of windows centered on the structure would
 20 actually, you know, complement that side of the
 21 house that is, I guess, just to the right of
 22 this garage. So I think that that's -- that
 23 helps with the -- the low slant on the roof.
 24 COMMISSIONER STANSEL: Through the Chair,
 25 one of the other things that has kind of
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1 crossed my mind at this moment in looking at
 2 this and listening to Commissioner Bramwell,
 3 one of the things that Mr. Allmand could employ
 4 to help us visually get over the shallowness of
 5 this pitch would be to put a little 6-inch faux
 6 steeper pitch on the roof. It's -- it will
 7 look like dormers growing out of the side of it
 8 instead of a low-pitched dormer or -- or
 9 low-pitched, sloped roof.

10 That's an architectural suggestion. It's
 11 nothing -- I mean, if we want to make a
 12 condition based off that, that's -- I mean,
 13 I'll let someone else do that verbiage, but
 14 that would be a suggestion I would make that
 15 would help it feel more like the original
 16 structure that exists on site.

17 THE CHAIRMAN: I think that's a good
 18 suggestion.

19 Anybody else have thoughts?

20 COMMISSIONER KASPER: Through the Chair, I
 21 would agree with Commissioner Stansel. If we
 22 could pull up the image from the last COA,
 23 which referenced the dormer height, it has a
 24 good drawing of the side elevation of the
 25 existing home, which would be the same

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1 elevation that this garage would front. And
 2 the notion of having some profile that alludes
 3 to the pitch of the existing home would be
 4 helpful.

5 So in a perfect scenario, the garage would
 6 model that form of the existing home to show
 7 that steeper pitch, at least as an elevational
 8 element, either at 6 inches or 2 feet. But
 9 again, I'll leave that as a suggestion, that
 10 the -- that we would -- that the architect
 11 would introduce an element that nods to -- to
 12 the existing home.

13 THE CHAIRMAN: Anybody else have comments?

14 COMMISSIONER KASPER: Through the Chair to
 15 staff, to add suggestions -- do we need to add
 16 that as a motion to make a suggestion?

17 MS. WEST: Through the Chair, if you want
 18 it to be part of the final order, then, yeah,
 19 you would need to amend the staff report to add
 20 the suggestion.

21 COMMISSIONER KASPER: Very well. I will
 22 make a motion to add a suggestion that the
 23 garage elevation facing -- what is that road --
 24 Randall Street would have a roofline element
 25 that mimics the existing home also on Randall

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1 Street.

2 COMMISSIONER LOPERA: Second.

3 THE CHAIRMAN: So we will call for a vote
 4 on the motion as amended.

5 Commissioner Lopera.

6 COMMISSIONER LOPERA: Aye.

7 THE CHAIRMAN: Commissioner Kasper.

8 COMMISSIONER KASPER: Aye.

9 THE CHAIRMAN: Commissioner Stansel.

10 COMMISSIONER STANSEL: Aye.

11 THE CHAIRMAN: Commissioner Globber.

12 COMMISSIONER GLOBBER: Aye.

13 THE CHAIRMAN: Commissioner Bramwell.

14 COMMISSIONER BRAMWELL: Just one
 15 clarification, are we voting to amend it or the
 16 motion as amended?

17 THE CHAIRMAN: To amend, actually, first.

18 COMMISSIONER BRAMWELL: Aye.

19 THE CHAIRMAN: And I'll -- aye.
 20 And then we'll call for a vote for the
 21 motion as amended.

22 Commissioner Lopera.

23 COMMISSIONER LOPERA: Aye.

24 THE CHAIRMAN: Commissioner Kasper.

25 COMMISSIONER KASPER: Aye.

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1 THE CHAIRMAN: Commissioner Stansel.

2 COMMISSIONER STANSEL: Aye.

3 THE CHAIRMAN: Commissioner Globber.

4 COMMISSIONER GLOBBER: Aye.

5 THE CHAIRMAN: And Commissioner Bramwell.

6 COMMISSIONER BRAMWELL: Aye.

7 THE CHAIRMAN: And aye for me.

8 So we have approved COA-21-25317, 1261
 9 Dancy Street.

10 And we will move forward to COA-21-24995,
 11 1928 Morningside Street.

12 MR. POPOLI: Through the Chair, actually,
 13 Adrienne is going to give this report, so be
 14 nice.

15 MS. CHAMBERS: Through the Chair, Adrienne
 16 Chambers, Historic Preservation, addressing
 17 COA-21-24995, 1928 Morningside Street.

18 This application is to remove an existing
 19 bay window and replace it with a 25-foot-long,
 20 street-facing, attached garage addition on a
 21 contributing structure in Riverside Avondale.

22 The applicant claims that the bay window
 23 is not original and was previously a replaced
 24 historic garage door; therefore, they are
 25 requesting the addition to add a 24-foot-long

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1 attached garage in the front yard of an inner
 2 lot.
 3 If the application -- if the applicant
 4 wanted to restore the claimed historic garage,
 5 that would be done by removing the bay window
 6 and adding a garage door in its place, flush
 7 with the existing front wall of the home.
 8 The applicant has an existing driveway to
 9 the rear of the property, and the rear of the
 10 property is currently paved with enough room
 11 for a detached, two-story garage, which would
 12 not be readily straight-visible.
 13 The height of the roof on the addition is
 14 consistent with the main structure, the
 15 historic contributing structure, but there are
 16 other additions on the home that have a
 17 consistent 2-over-12 roof height that, should
 18 this go forward, would be more appropriate to
 19 not appear as false history on the property.
 20 Also, per the Riverside Avondale standard
 21 conditions and the Secretary of the Interior,
 22 placement of new entrances on principal facades
 23 should be avoided under Standard 2. And for
 24 the relationship of building masses and
 25 setbacks, putting a new garage in front of the
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1 they can be electively removed if necessary.
 2 THE CHAIRMAN: Thank you.
 3 Any questions for staff?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: We're going to open the
 6 public hearing.
 7 Is the applicant here?
 8 (Mr. Allmand approaches the podium.)
 9 THE CHAIRMAN: You can come on up.
 10 MR. ALLMAND: I also -- I don't know how
 11 to -- I have, like, handouts. I don't know how
 12 to do that. Okay.
 13 (Tenders documents to the Commission.)
 14 MR. ALLMAND: So a couple of different
 15 things on this -- on these handouts. First of
 16 all, thank you, staff, for the report. It was
 17 a good report. There's a couple of things I
 18 took issue with, when I get to that, but the
 19 primary thing I want to talk about is the fact
 20 that we're putting in an addition in front of
 21 the house, yes, in the area where the garage
 22 originally was. Now, is that proven? No. But
 23 there's a lot of different reasons why I think
 24 that.
 25 Number one, where the bay window is,
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1 home would change the front to be forward of
 2 those neighboring lots and closer to the street
 3 than existing structures on the street.
 4 There's also a very common, rear-detached
 5 garage on most of the properties on the river
 6 side of the street where this house is located.
 7 For landscaping -- this application is not
 8 requesting the removal of the existing driveway
 9 that goes to the rear of the house; however,
 10 should this be approved, that driveway would
 11 need to be removed as only one driveway could
 12 be allowed per property.
 13 And the removal of the bay window would
 14 change the front elevation's character, and it
 15 has not been proven that the bay window is not
 16 original to the contributing structure.
 17 Without knowing when the bay window was
 18 constructed, it's unclear if it meets the
 19 criteria of a contributing feature on the home,
 20 if it replaced a garage door at one point.
 21 And the historic guidelines for Riverside
 22 Avondale state: Garages were often added as an
 23 afterthought and are frequently of
 24 insignificant design and material. Where they
 25 are less than 50 years old or insignificant,
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1 it's -- that -- that whole area of the house is
 2 about the size of a garage, open. The
 3 structure is set to be open, a 20 by 20. It's
 4 sequestered from the rest of the house. It's
 5 sunken to the ground level, and the bay area --
 6 the bay window has a clear and open structure
 7 original to the house that's the size of a
 8 garage door.
 9 So, you know, kind of using my best sense
 10 of architectural forensics, you know, it looks
 11 very likely to -- it looks very like a garage.
 12 And from the -- from the floor plan. And I'd
 13 like -- I'd like the commissioners to take a
 14 look at the set of drawings I have and
 15 especially the demo plans showing why we think,
 16 at some point in time, that was closed in, the
 17 bay window added, and a chimney added to the side.
 18 You know, we look back at the Sanborn maps
 19 and we didn't see that it said garage. So, you
 20 know, absolutely a hundred percent true, we
 21 don't have pictures of it. This is conjecture
 22 at this time, but I think it's really good
 23 conjecture. So I want to start with that.
 24 So, you know, we're, you know -- and that
 25 is to build on the idea that we're adding a
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1 garage where a garage historically was and
2 isn't right now. I think that's important to
3 kind of talk about. And I think that's kind of
4 important to kind of talk about. So that's
5 thing one.

6 You know, the other kind of -- the other
7 kind of thing that isn't kind of typically
8 approved at the HPC in a historic neighborhood
9 is the forward-facing nature of the garage.
10 And every single garage in this neighborhood is
11 forward-facing in some manner.

12 The house to the right is forward-facing.
13 I'm the one who did the architecture for it.
14 The house across the street is forward-facing
15 and sticking forward of the facade. This is
16 the house across the street (indicating). Now,
17 is that one contributing? No. But it's, like,
18 1950s, like, right outside the period of
19 significance. So I'm just trying to kind of
20 set the tone of the context of where we're --
21 what we're doing. And I think it's important
22 to understand that in this particular case.

23 The second thing to talk about is the
24 massing of this piece. It -- it is in the
25 front. There's a house across the street that

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1 has a forward-facing -- a front-facing garage.

2 I have ten seconds.

3 The front -- I've got -- there's the
4 timer.

5 (Timer notification.)

6 MR. ALLMAND: Something about estate lots
7 that's important to say. I'll just leave it
8 there.

9 Any questions for me? Do I get any
10 questions about the estate lot comment?

11 COMMISSIONER LOPERA: Elaborate.

12 MR. ALLMAND: Perfect. Thank you, sir.

13 Inside y'all's packet there's a copy that
14 I received from Devin on the -- of a -- the
15 Sanborn maps. And if you see, this house steps
16 back significantly from the adjacent houses.
17 So when you put an addition on the front of the
18 house, it's going to closely resemble the front
19 of the existing -- it's on the Sanborn maps --
20 on the handout that I gave, I'm sorry.

21 It's going to -- this house steps back
22 from the adjacent houses, both adjacent houses.
23 So an addition to the front is going to bring
24 that front facade closer to the adjacent -- the
25 adjacent houses. That's thing one.

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1 Thing two, estate lots didn't -- this is
2 not an estate lot; it is on the water.
3 Morningside, this whole side is on the river.
4 And estate lots, typically being kind of on the
5 water, always had their garages in front. They
6 always had them in front. And they had them in
7 front because they didn't want to stick a
8 garage in the back and have it interrupt with
9 their river kind of view and, you know,
10 activities going on at the river.

11 And I think that -- I think that this
12 is -- this is a function -- now granted, this
13 is not an estate lot, but it's the same concept
14 that if we put a garage in -- a huge garage in
15 the back that we're kind of cutting off this,
16 you know, view of the river and access to it,
17 which is what kind of historically created
18 front garages on estate lots in Riverside.

19 Any further questions?

20 THE CHAIRMAN: All three houses to the
21 left have garages in the back?

22 MR. ALLMAND: All three houses,
23 forward-facing. Correct, forward-facing.
24 That's what I was talking about.

25 THE CHAIRMAN: Okay. The house to the
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1 right has -- yeah, has a forward-facing -- it's
2 very set back, correct?

3 MR. ALLMAND: Correct.

4 And the house -- the house across the
5 street has a forward-facing -- where the front
6 of the garage is forward of the facade.

7 THE CHAIRMAN: Correct. But the houses to
8 the left, all the -- the next three all seem to
9 have the garage in the back, correct?

10 MR. ALLMAND: Correct. And all
11 forward-facing, yes, sir.

12 And remember, this house had a
13 forward-facing garage in the front. If you
14 look at the -- if you look at the floor plans,
15 it's really clear that it's sunken. You step
16 up into a vestibule to go into the kitchen.
17 There's a wide -- there's a large opening in
18 the front. My architectural Spidey senses are
19 telling me garage.

20 Any other questions?

21 COMMISSIONER LOPERA: Through the Chair,
22 are you saying there was a 16-foot or
23 20-foot-wide garage in front of this house?

24 MR. ALLMAND: Absolutely. Absolutely.

25 COMMISSIONER LOPERA: Did you check the
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1 brickwork with your Spidey senses as you
 2 mentioned?
 3 MR. ALLMAND: Talk to me about the
 4 brickwork. I mean, I looked at the brickwork
 5 of the house. Did I check it? Did I kind of
 6 ding it with a ball-peen hammer? Negative.
 7 COMMISSIONER KASPER: Did you look at it?
 8 MR. ALLMAND: Yes.
 9 COMMISSIONER LOPERA: What did you see?
 10 MR. ALLMAND: I saw a situation that made
 11 me think that was a garage -- forward-facing,
 12 original garage.
 13 COMMISSIONER LOPERA: And also, through
 14 the Chair, are you saying that there's nowhere
 15 else to put a forward-facing garage,
 16 considering that the houses next door have
 17 forward-facing garages that are detached?
 18 MR. ALLMAND: There is a place to put a
 19 forward-facing garage in the back. That is
 20 correct. I think that the correct place
 21 historically for this garage is in the front.
 22 COMMISSIONER KASPER: Through the Chair to
 23 the applicant, when I review your demolition
 24 drawing which you submitted -- and you mention
 25 that the -- there's an area that is sunken.

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1 1950s. I think this one was from the 1940s.
 2 So there's, you know, a precedence within
 3 the urban fabric of that. And so that,
 4 combined with kind of this idea of -- that it's
 5 an estate lot and we want to keep the garages
 6 from the back, that's why we feel that the
 7 correct solution is to allow us to put a
 8 forward-facing garage in the front.
 9 COMMISSIONER LOPERA: Through the Chair, I
 10 agree with Commissioner Kasper on this one,
 11 that, you know, if that was a potential,
 12 that -- you know, being within the plane -- to
 13 basically reconstruct what was already there
 14 before, you know, if we strongly feel that that
 15 was a garage that was inside the front plane of
 16 the house, that that would be something more
 17 feasible rather than this, you know, basically
 18 full addition to the front of the house.
 19 MR. ALLMAND: Thank you for saying that.
 20 And I understand what they're saying.
 21 Have you taken into account, Commissioner
 22 Lopera, that this house -- on the Sanborn maps
 23 that I distributed, that the -- that this house
 24 is set back from the adjacent houses around it
 25 and that the garage would actually come --

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1 There's steps leading down to it, and then
 2 there's an opening in the existing wall, which
 3 would be an opening of a garage door. To me,
 4 that logic says that the garage was internal.
 5 MR. ALLMAND: Yes, sir.
 6 COMMISSIONER KASPER: So if it was a
 7 garage, then it would have been a door in the
 8 plane of the home, and the cars would have been
 9 inboard to the home, and so not a -- an element
 10 mass in front of the front door.
 11 MR. ALLMAND: Thank you, Commissioner
 12 Kasper, for that distinction. That is
 13 absolutely true. And so if we're going along
 14 the vein of the assumption that there was a
 15 garage there, what -- why we feel that putting
 16 an addition on the front would be historically
 17 accurate is -- for this individual house -- is
 18 that across the street there is a
 19 forward-facing garage that sticks forward of
 20 the plane of the house. That is across the
 21 street. That is within -- not within the
 22 period of significance, but ten years from the
 23 construction of this house-ish, I think. I
 24 can't -- you know, I'm not a hundred percent
 25 sure about that, but I think it was in the

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1 bring the facade forward to match the face of
 2 the existing historical structures, therefore,
 3 contributing to a more accurate, continuous,
 4 historical fabric of the neighborhood?
 5 COMMISSIONER LOPERA: That is a good
 6 distinction; however, the difference between a
 7 garage being front-facing and extending past
 8 the house is very different from the -- you
 9 know, the houses next door that -- you know,
 10 that -- the difference being at the front of
 11 the garage now, as the -- as you've drawn it,
 12 yes, it will now technically match the front
 13 planes of the houses next to it. But the
 14 houses next to it, that's the front of the
 15 house. It's not an extension of the front of
 16 the house.
 17 MR. ALLMAND: Well, it is the front of the
 18 house to the one to the right of it, but across
 19 the street, the "forwardmost-facing" element is
 20 a garage, and there is a protrusion out in
 21 front. So I'm saying, if you stand in front of
 22 the house and look across the street, there's a
 23 forward-facing garage that sticks forward,
 24 forward of the face -- the front-facing facade.
 25 COMMISSIONER LOPERA: Thank you for that,

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1 but I think there's a difference between the
 2 houses next door and using your argument of
 3 trying to match the front planes of the front
 4 doors adjacent to the house compared to the
 5 houses across the street. Those are two
 6 different planes that we're looking at --
 7 actually, three different planes.
 8 MR. ALLMAND: Guaranteed. And I think
 9 that the side-facing and -- and across the
 10 street in my mind are absolutely different, but
 11 significant just the same.
 12 THE CHAIRMAN: All right, John. We'll
 13 call you back up.
 14 MR. ALLMAND: Thank you so much.
 15 THE CHAIRMAN: Thank you.
 16 Anybody else here to speak on this COA?
 17 AUDIENCE MEMBERS: (No response.)
 18 THE CHAIRMAN: I'm seeing nobody in our
 19 audience that is here. Anyone on Zoom here to
 20 speak on this COA?
 21 MR. POPOLI: Through the Chair, you have
 22 Warren Jones from RAP.
 23 THE CHAIRMAN: Warren.
 24 MR. JONES: Thank you.
 25 Warren Jones, executive director,
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1 Riverside Avondale Preservation, 1355 Challen
 2 Avenue.
 3 RAP supports the staff recommendation to
 4 deny this application for the reasons listed on
 5 the staff report.
 6 It, as you have pointed out, also appears
 7 on the survey that an existing drive along the
 8 side of the house leads to the rear property,
 9 and this would allow for a more traditional,
 10 detached accessory structure in the rear of the
 11 property.
 12 Thank you.
 13 THE CHAIRMAN: Thank you.
 14 Is there anybody else here to speak on
 15 this COA?
 16 AUDIENCE MEMBERS: (No response.)
 17 MR. POPOLI: I have no other hands on Zoom.
 18 THE CHAIRMAN: We'll go ahead and close
 19 the public hearing, and I'll entertain a
 20 motion.
 21 COMMISSIONER LOPERA: Motion to deny
 22 COA-21-24995 per staff conditions.
 23 COMMISSIONER BRAMWELL: Second.
 24 THE CHAIRMAN: Any thoughts here?
 25 COMMISSIONER LOPERA: I think we already
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1 said them all to John.
 2 THE CHAIRMAN: I tend to agree.
 3 COMMISSIONER BRAMWELL: And I -- I hadn't
 4 really said anything, but I -- just to add on,
 5 I concur with what all of the other
 6 commissioners have said so far.
 7 And as far as the comparison to the house
 8 across the street, I mean, that only projects
 9 out, you know, a few feet from the front plane
 10 of the rest of the house.
 11 And then from what I've noticed on all the
 12 other houses on the street that -- sure, there
 13 were front-facing garages, but, as has been
 14 noted, the house is the thing that's at the
 15 front and then the garage is always in the
 16 back. I don't really see any reason, given the
 17 layout here, to deviate from that.
 18 THE CHAIRMAN: All right. I'm going to go
 19 ahead and call for a vote here.
 20 Commissioner Lopera.
 21 COMMISSIONER LOPERA: Aye.
 22 THE CHAIRMAN: Maiju, did you have
 23 something to say?
 24 COMMISSIONER STANSEL: No, I'm fine.
 25 THE CHAIRMAN: Maiju, you were very soft
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1 for some reason.
 2 COMMISSIONER STANSEL: There you go.
 3 THE CHAIRMAN: Perfect. All right.
 4 Commissioner Lopera.
 5 COMMISSIONER LOPERA: Aye.
 6 THE CHAIRMAN: Commissioner Kasper.
 7 COMMISSIONER KASPER: Aye.
 8 THE CHAIRMAN: Commissioner Stansel.
 9 COMMISSIONER STANSEL: Aye.
 10 THE CHAIRMAN: Commissioner Globber.
 11 COMMISSIONER GLOBBER: Aye.
 12 THE CHAIRMAN: Commissioner Bramwell.
 13 COMMISSIONER BRAMWELL: Aye.
 14 THE CHAIRMAN: And that's an aye for me.
 15 With that, you have denied COA-21-24995.
 16 We're going to move along to new business.
 17 Let me double-check here. Is there any
 18 public comment, by chance, from here or Zoom?
 19 AUDIENCE MEMBERS: (No response.)
 20 THE CHAIRMAN: We'll move along to new
 21 business.
 22 MR. POPOLI: I'm sorry, through the Chair,
 23 we do have one raised hand.
 24 THE CHAIRMAN: Great. Who do we have?
 25 MR. POPOLI: It's under --
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1 MR. SNYDER: Can you hear me?
 2 THE CHAIRMAN: We can, Patrick.
 3 MR. SNYDER: All right. Sorry about that.
 4 I'm the homeowner of that one, so I just wanted
 5 to -- I don't know if it's -- if it's normal or
 6 possible to ask questions, but -- and, you
 7 know, I'm not arguing with the denial there.
 8 What I'm curious about is the prospect of,
 9 you know, basically restoring the existing room
 10 back to a garage and whether -- you know,
 11 assuming that's -- that can be proved it was a
 12 garage, I'm wondering whether that could be
 13 approved.
 14 And then a follow-on question to that
 15 would be, you know, to my eye, that doesn't
 16 seem like it would be all that appealing
 17 visually. And I know that's not exactly what
 18 you're -- what you're charged with, you know,
 19 as the Commission, but I think, you know,
 20 that's probably the most acceptable alternative
 21 for us rather than adding something to the
 22 back. And I know, you know, you would rather
 23 have that for the historic district, but I
 24 think it would be more of an issue with our
 25 neighbors and with just the layout of our house
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1 if you will.
 2 MR. SNYDER: Got it. Thanks.
 3 THE CHAIRMAN: So we're going to move on
 4 to the local landmark. We have 323 West Bay Street.
 5 MR. POPOLI: Through the Chair, just a
 6 moment.
 7 All right. Through the Chair, this is
 8 landmark LM- -- 323 West Bay Street. Sorry,
 9 we're having technical difficulties.
 10 LM-21-02 is a request for a landmark
 11 designation for 323 and 325 East Bay Street.
 12 In essence, what you have is a modest
 13 commercial building located in the downtown of
 14 Jacksonville. We do have an applicant here;
 15 they want to go into a little bit more depth.
 16 I'm just going to do a very brief overview.
 17 In essence, it is a commercial structure
 18 that represents, like a lot of our downtown
 19 structures, the rebuilding after the Great
 20 Fire, which is a -- obviously, a significant
 21 point in the history of downtown Jacksonville.
 22 Because of the effects of the Great Fire, a lot
 23 of our early reconstruction, our masonry style
 24 structures like this one -- so we found
 25 generally it met Criteria A. And then also the
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1 to put it in the back.
 2 So I -- I'm curious, your thoughts on, you
 3 know, the acceptability of restoring that room
 4 back to a garage and whether that wouldn't be,
 5 you know, not that aesthetically appealing.
 6 MS. WEST: Through the Chair, this is
 7 public comment, so it's not necessarily a time
 8 that the Commission engages. And it would not
 9 be appropriate on a pending or speculative
 10 matter to comment.
 11 THE CHAIRMAN: Patrick, I'm sorry. I
 12 think we do need your name and address for the
 13 record, if you would.
 14 MR. SNYDER: Oh, yeah. Patrick Snyder,
 15 1928 Morningside Street.
 16 THE CHAIRMAN: Patrick, would you spell
 17 out your last name for me?
 18 MR. SNYDER: S-n-y-d-e-r.
 19 THE CHAIRMAN: Thank you.
 20 MR. POPOLI: Through the Chair --
 21 THE CHAIRMAN: Patrick, I think if you
 22 meet with staff, that would be the best way to
 23 kind of answer some of those questions, then
 24 we -- and get back in front of us at some
 25 point. But that would be my course of action,
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1 structure was in very good shape and is
 2 basically keyed up for rehabilitation, and so
 3 we did find it met Criteria F as well.
 4 As you know, for landmark designations, if
 5 it is at the request of the owner, it only
 6 needs to meet two of the seven criteria, so
 7 this does. Because of that, we are -- I'm
 8 sorry, it meets three. I apologize. It does
 9 have a -- that's right. It meets Letter A,
 10 which is its impact on the historic and
 11 archaeological significance of the City. And
 12 then it has distinguished architectural styles.
 13 And then it is suitable for preservation.
 14 I'll let the applicant go into a little
 15 bit more details on this, but meeting three
 16 criteria, we did recommend approval of this to
 17 move forward to City Council.
 18 Happy to take some questions, and I
 19 apologize for the weirdness on the screen.
 20 THE CHAIRMAN: Any questions for Christian?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: Okay. We'll go ahead and
 23 open the public hearing.
 24 The applicant can come on up.
 25 (Audience member approaches the podium.)
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1 AUDIENCE MEMBER: Yes. My name is Autumn
 2 Martinage.
 3 THE CHAIRMAN: State your name and address
 4 for me.
 5 MS. MARTINAGE: Autumn Martinage, 2611
 6 Wrightson Drive, Jacksonville, 32223.
 7 THE REPORTER: If you would raise your
 8 right hand for me, please.
 9 MS. MARTINAGE: (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. MARTINAGE: I do.
 15 THE REPORTER: Thank you.
 16 MS. MARTINAGE: Good afternoon.
 17 I can go into as little or as much detail
 18 as you would like. I know you guys have been
 19 here for a while. We were hoping that you guys
 20 will support the recommendation for landmark
 21 for this property.
 22 It was constructed circa 1907 as a
 23 hardware store for a maritime industry related
 24 to the shipyards that was so important to
 25 Jacksonville at this time. And as you can see
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1 in the photos, it does retain the majority of
 2 its original fabric, with one small front
 3 alteration, the left storefront bay.
 4 And I'm able to entertain any questions
 5 that you have.
 6 THE CHAIRMAN: Any questions for the
 7 applicant?
 8 COMMISSION MEMBERS: (No response.)
 9 THE CHAIRMAN: We'll call you back up if
 10 we need you.
 11 MS. MARTINAGE: Thank you.
 12 THE CHAIRMAN: Thank you.
 13 Is anybody else here to speak on this
 14 local landmark?
 15 AUDIENCE MEMBERS: (No response.)
 16 THE CHAIRMAN: Anything on Zoom?
 17 MR. POPOLI: No hands raised on Zoom.
 18 THE CHAIRMAN: We'll go ahead and close
 19 the public comment.
 20 I'll entertain a motion.
 21 COMMISSIONER LOPERA: Motion to approve
 22 local landmark, 323 West Bay Street.
 23 COMMISSIONER KASPER: Second.
 24 THE CHAIRMAN: All those in favor?
 25 Commissioner Lopera.
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1 COMMISSIONER LOPERA: Aye.
 2 THE CHAIRMAN: Commissioner Kasper.
 3 COMMISSIONER KASPER: Aye.
 4 THE CHAIRMAN: Commissioner Stansel.
 5 COMMISSIONER STANSEL: Aye.
 6 THE CHAIRMAN: Commissioner Glober.
 7 COMMISSIONER GLOBER: Aye.
 8 THE CHAIRMAN: Commissioner Bramwell.
 9 COMMISSIONER BRAMWELL: Aye.
 10 THE CHAIRMAN: Aye as well.
 11 COMMISSIONER LOPERA: Actually, through
 12 the Chair, it's actually 323-325 East Bay
 13 Street. The agenda is incorrect.
 14 THE CHAIRMAN: What now?
 15 COMMISSIONER LOPERA: The agenda is
 16 incorrect. It's 323-325 East Bay Street.
 17 MR. POPOLI: That is correct. The agenda
 18 is wrong.
 19 THE CHAIRMAN: Oh, so this covers --
 20 MR. POPOLI: Through the Chair, it covers
 21 two addresses. It's one building; it's just
 22 East Bay versus West.
 23 THE CHAIRMAN: With that, 323 and 325 East
 24 Bay Street has been approved to move on to City
 25 Council.
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1 We're going to move on to local landmark,
 2 325 East Duval Street.
 3 MR. POPOLI: Through the Chair, so I think
 4 most of you were on the Commission -- at least
 5 some of you -- back in 2017 when this item was
 6 first discussed.
 7 What you have before you is a request for
 8 landmark designation for 325 East Duval Street,
 9 but it's a portion of the building. I'll pull
 10 up a picture in just a moment. Back in 2017,
 11 the structure originally came before you as a
 12 request for demolition. During that time, it
 13 was -- discussion both with the Commission and
 14 the representative of the owner, and it was
 15 determined through that process that the two
 16 sort of primary elevations of the structure
 17 that are on a corner that face the street could
 18 be landmarked. The third was left out at the
 19 request of the owner.
 20 Since that time, basically, redevelopment
 21 of the property never moved forward. The
 22 property has since changed hands. And during
 23 that time, the new owner is now interested in
 24 landmarking the third portion of the building,
 25 which I promise I have pictures of.
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1 So, in essence, the request here is to
2 amend the original landmark designation to
3 include this third portion.

4 So as you can see here, you have these two
5 elevations which have a pitched roof
6 (indicating). And then you have this third
7 portion here which is mostly internal to the
8 lot that has a flat roof, though it was built
9 contemporaneous with the rest of the structure.

10 As I said, it is internal, so it is
11 slightly less ornate and does have some
12 differences, but there was nothing at the time
13 that really distinguished this as not being
14 significant from the structure -- from the rest
15 of the structure. And in the general criteria
16 in landmarking the original structure, we
17 certainly feel that this also meets those
18 original criteria in the original ordinance.

19 So we're basing our recommendation on the
20 original designation and treating this as an
21 amendment to now incorporate that third wing.
22 Generally speaking, the building is in
23 excellent shape. We found that it met, I want
24 to say, four, possibly five criteria. It was
25 four? Yeah.

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1 THE REPORTER: If you would raise your
2 right hand for me, please.

3 MR. HOOVER: (Complies.)

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

8 MR. HOOVER: I do.

9 THE REPORTER: Thank you.

10 THE CHAIRMAN: Any questions for Ryan?

11 COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: All right. We'll call you
13 back up if we need you.

14 MR. HOOVER: Thank you.

15 THE CHAIRMAN: Thank you.

16 Is anybody else here to speak on this
17 landmarking?

18 AUDIENCE MEMBERS: (No response.)

19 THE CHAIRMAN: Pretty much looking at Zoom
20 because we have nobody left here.

21 MR. POPOLI: No hands raised on Zoom.

22 THE CHAIRMAN: Okay. We'll close the
23 public hearing and I'll entertain a motion.

24 COMMISSIONER LOPERA: Motion to approve
25 local landmark, 325 East Duval Street, third

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1 But, in essence, it's reflective of a
2 period in time, an architectural style, and all
3 the criteria that we addressed previously. But
4 we're recommending approval of this amendment
5 moving forward because we do feel that it is
6 incorporated of the original building and meets
7 the standards -- the criteria that were
8 addressed in the original report.

9 So we're recommending approval, and I'm
10 happy to take some questions, which I know
11 there will be a few.

12 THE CHAIRMAN: Any questions for Christian?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: All right. I'll open the
15 public hearing.

16 Is the applicant here?
17 (Audience member approaches the podium.)

18 THE CHAIRMAN: Come on up and state your
19 name and address for me.

20 AUDIENCE MEMBER: Good afternoon.
21 Ryan Hoover, 3030 Hartley Road, with
22 Vestcor.

23 I can answer any questions you might have.

24 THE CHAIRMAN: She's going to swear you in
25 real quick.

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1 wing.

2 COMMISSIONER KASPER: Second.

3 THE CHAIRMAN: All those in favor?

4 Commissioner Lopera.

5 COMMISSIONER LOPERA: Aye.

6 THE CHAIRMAN: Commissioner Kasper.

7 COMMISSIONER KASPER: Aye.

8 THE CHAIRMAN: Commissioner Stansel.

9 COMMISSIONER STANSEL: Aye.

10 THE CHAIRMAN: Commissioner Globber.

11 COMMISSIONER GLOBBER: Aye.

12 THE CHAIRMAN: Commissioner Bramwell.

13 COMMISSIONER BRAMWELL: Aye.

14 THE CHAIRMAN: That's aye for me as well.

15 With that, you have approved 325 East
16 Duval Street to move on to City Council, unless
17 anyone has anything else?

18 MR. POPOLI: Through the Chair, just a
19 moment, I assume at this point most of you
20 know, but I'm actually -- this is my last
21 Commission meeting with guys. I'm going to be
22 taking a job with the City of Jacksonville
23 Beach. So actually, this is my last week with
24 the City.

25 So we have Susan Kelly, who is also with

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1 the Planning Department. She will be taking
2 over for me and will definitely be good to you
3 guys. She is far more organized than I am, so
4 you're in good hands.

5 It's been a lot of fun. I really enjoyed
6 working with y'all. So thank you for all the
7 time and effort that you guys put in. I
8 appreciate it.

9 COMMISSIONER LOPERA: Thank you.

10 THE CHAIRMAN: Christian, we'll miss
11 having you around. It was fun.

12 COMMISSIONER KASPER: Will your cell phone
13 still be active for any questions?

14 MR. POPOLI: For you, I'm always
15 available, Erik.

16 THE CHAIRMAN: We'll just come bother you
17 at the beach.

18 So unless anybody else has anything, with
19 that, we are adjourned.

20 (The foregoing proceedings were adjourned
21 at 4:45 p.m.)

22 - - -

23
24
25

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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.

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DATED this 9th day of May 2021.

Diane M. Tropa
Florida Professional Reporter

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