

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, February 26, 2025,  
commencing at 1:00 p.m., at the Ed Ball Building,  
Hearing Room 1002, 214 North Hogan Street, Jacksonville,  
Florida, before Diane M. Tropa, FPR, a Notary Public in  
and for the State of Florida at Large.

PRESENT:

MICHAEL MONTOYA, Chair.  
ETHAN GREGORY, Vice Chair.  
WILLIAM HOFF, Secretary.  
JULIA EPSTEIN, Commission Member.  
BECKY MORGAN, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning & Development Dept.  
BRITTANY FIGUEROA, Planning & Development Dept.  
CALEB ARSENAULT, Planning & Development Dept.  
CARLA LOPERA, Office of General Counsel.

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1 THE CHAIRMAN: Michael Montoya, Chair.  
2 COMMISSIONER EPSTEIN: Julia Epstein,  
3 commissioner.  
4 MS. LOPERA: Carla Lopera, Office of  
5 General Counsel.  
6 MR. WELLS: Arimus Wells, Planning and  
7 Development Department.  
8 MR. ARSENAULT: Caleb Arsenault, Planning  
9 and Development Department.  
10 THE CHAIRMAN: Thank you.  
11 Welcome, everybody, to the meeting today.  
12 As I said earlier, we have two agendas, and  
13 I'll go through that in a minute, but we ask  
14 for there to be no disruptions in the meeting  
15 today. We ask you to silence your phones. Any  
16 conversations that you may be having with other  
17 people, if you could keep it low or preferably  
18 take it outside the room. And as I mentioned,  
19 please silence your cell phones.  
20 If you plan on speaking today, we ask that  
21 you fill out a speaker card and bring it to the  
22 front. Make sure you read the back -- the  
23 rules on the back of the card and reference  
24 which item you want to speak to or items you  
25 want to speak to today.

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1 P R O C E E D I N G S  
February 26, 2025 1:00 p.m.

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3 THE CHAIRMAN: All right. Welcome,  
4 everybody, to the Jacksonville Historic  
5 Preservation Commission meeting for Wednesday,  
6 February 26, 2025. It is 1:02 p.m.

7 We have two agendas to go through today  
8 because we didn't have -- we apologize for not  
9 having a quorum last month, but we have an  
10 Agenda A and an Agenda B today. There's also a  
11 couple other things I'll explain in a minute.  
12 But before that, let's begin with some  
13 introductions. (Audio failure.)

14 AUDIENCE MEMBERS: We can't hear you.

15 THE CHAIRMAN: I'll explain the workings  
16 of the agenda overall today after we hear some  
17 introductions.

18 Commissioner Morgan, can we start with  
19 you?

20 COMMISSIONER MORGAN: Becky Morgan,  
21 commissioner.

22 COMMISSIONER HOFF: William Hoff,  
23 commissioner.

24 COMMISSIONER GREGORY: Ethan Gregory,  
25 commissioner.

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1 If the meeting runs long, we'll take  
2 breaks every two hours, so 3:00 p.m.,  
3 5:00 p.m., and we'll let you know.

4 So let's get started. As I said earlier,  
5 we have two agendas, and so it's a little bit  
6 more complicated than that. We'll start with  
7 Agenda A, but there's an item on Agenda A that  
8 I must abstain from on the first item on  
9 Agenda A for the consent agenda, so we're going  
10 to start with that. I'm going to hand over the  
11 gavel to Commissioner Gregory, who is the Vice  
12 Chair, and he will handle the first item on the  
13 Consent Agenda A, sub 1.

14 (Commissioner Gregory assumes the Chair.)

15 THE CHAIRMAN: All right, everyone. Thank  
16 you.

17 So we are on Agenda A, Section C, Consent  
18 Agenda Number 1, COA-24-31468.

19 I'll open up the public hearing. Is  
20 anyone here to speak on this COA?

21 AUDIENCE MEMBER: Yes.

22 AUDIENCE MEMBER: I don't have anything to  
23 say.

24 THE CHAIRMAN: You don't have to speak if  
25 you don't want to.

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1 AUDIENCE MEMBER: I'm sorry.  
 2 THE CHAIRMAN: Okay. With that, we will  
 3 close the public hearing --  
 4 AUDIENCE MEMBER: Wait.  
 5 THE CHAIRMAN: Did you want to speak on  
 6 this one item on the consent agenda?  
 7 AUDIENCE MEMBER: Yes.  
 8 (Audience member approaches the podium.)  
 9 AUDIENCE MEMBER: Hi.  
 10 THE CHAIRMAN: Your name and your address,  
 11 please.  
 12 AUDIENCE MEMBER: Kim Pryor, 245 West 5th  
 13 Street.  
 14 And I don't know if this is the full --  
 15 this is not the full hearing on this item, I  
 16 know it's on consent, so my questions are  
 17 regarding the windows for the addition and --  
 18 because they're horizontal rather than  
 19 vertical, which is typically the case in  
 20 historic districts. And so I wanted to kind of  
 21 have you guys talk through that and see about  
 22 the reasoning behind horizontal windows and so  
 23 forth.  
 24 And also, just to confirm that the garage  
 25 apartment -- which, again, I have no problem  
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1 with, but -- that was on the original COA, but  
 2 it's not addressed in the staff report.  
 3 So those are the questions that I had.  
 4 AUDIENCE MEMBER: Can I counter her or  
 5 comment to her --  
 6 THE CHAIRMAN: Just a minute.  
 7 Ms. Pryor, are you done?  
 8 MS. PRYOR: Yes. I'm sorry, yes.  
 9 THE CHAIRMAN: Yeah, you can come up and  
 10 speak. We're in the public comment section, if  
 11 you'd like, on this.  
 12 (Audience member approaches the podium.)  
 13 AUDIENCE MEMBER: Okay. Just wanted to  
 14 comment to Kim's --  
 15 MS. LOPERA: Name and address for the  
 16 record, please.  
 17 AUDIENCE MEMBER: Meredith Piper Weber,  
 18 homeowner, 223 West 4th Street.  
 19 Those in glass houses shouldn't throw  
 20 stones. How many homes do you have that should  
 21 be demolished?  
 22 So the horizontal windows are interior  
 23 windows at the back of the home that aren't  
 24 seen from the street.  
 25 And what was the other -- and the garage  
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1 isn't being completed at this time.  
 2 THE CHAIRMAN: Is that all?  
 3 MS. WEBER: (Nods head.)  
 4 THE CHAIRMAN: Thank you. We appreciate  
 5 it.  
 6 This item is on the consent agenda, just  
 7 to remind all the commissioners. It's really  
 8 up to you, as commissioners, if you would like  
 9 to pull this from the consent agenda.  
 10 MS. LOPERA: (Indicating.)  
 11 MS. WEBER: Were there any other questions  
 12 or concerns?  
 13 THE CHAIRMAN: Thank you.  
 14 MS. LOPERA: Mr. Chair, this item has been  
 15 pulled from the consent agenda because Chairman  
 16 Montoya needs to abstain. So if you -- if  
 17 there are no other speakers, you can close the  
 18 public hearing, entertain a motion, and  
 19 proceed.  
 20 THE CHAIRMAN: Is there anyone else to  
 21 speak on this COA?  
 22 AUDIENCE MEMBERS: (No response.)  
 23 THE CHAIRMAN: Then we will close the  
 24 public hearing and entertain a motion on the  
 25 consent agenda for Item Number 1, COA-24-31468.  
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1 COMMISSIONER HOFF: I will make a motion  
 2 to approve COA-24-31468 with the staff  
 3 conditions.  
 4 COMMISSIONER EPSTEIN: Second.  
 5 THE CHAIRMAN: Any further discussion?  
 6 COMMISSION MEMBERS: (No response.)  
 7 THE CHAIRMAN: All those in favor?  
 8 COMMISSION MEMBERS: Aye.  
 9 (Commissioner Montoya abstains from  
 10 voting.)  
 11 THE CHAIRMAN: Any opposed or abstain?  
 12 COMMISSION MEMBERS: (No response.)  
 13 THE CHAIRMAN: By your motion, you have  
 14 approved COA-24-31468 from the consent agenda.  
 15 And with that, I will turn the gavel back  
 16 over to Chair Montoya.  
 17 (Chairman Montoya resumes the Chair.)  
 18 THE CHAIRMAN: Thank you, Commissioner  
 19 Gregory, for that.  
 20 For the rest of today's meeting, because  
 21 there are two agendas and there are two consent  
 22 agendas, with one remaining on the consent  
 23 agenda on Agenda A, we're going to go ahead and  
 24 cover the consent agenda items first.  
 25 If you're here representing or are part of  
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1 one of the items on the consent agenda, after  
2 we go through it, if the -- if your particular  
3 application has been approved or is completed,  
4 you're free to leave. You don't have to remain  
5 for the entire meeting. You're welcome to, in  
6 fact, public participation in this meeting is  
7 encouraged, but if you have other things you  
8 need to do, we understand.

9 So back to Agenda A, Consent Agenda,  
10 Item C, there is Consent Agenda Item Number 2,  
11 COA-24-31573 at 1850 Seminole Road.

12 Is there anyone here to speak on this  
13 consent agenda today?

14 AUDIENCE MEMBER: (Indicating.)

15 THE CHAIRMAN: Please come forward.  
16 (Audience member approaches the podium.)

17 THE CHAIRMAN: And if you haven't turned  
18 in your card, turn in your card, and state your  
19 name and address for the record.

20 AUDIENCE MEMBER: Hi. Good afternoon.

21 I'm Emily Molski with JBL Construction,  
22 4617 San Juan Avenue, representative of the  
23 client's home at this address.

24 The window in question about replacement  
25 versus refurbishing is the one that we want to

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1 on the back side, that's why we wanted to go  
2 against the recommendation and look to have a  
3 full replacement versus a repair for the one  
4 window in question.

5 THE CHAIRMAN: So as the representative of  
6 the owner, you're asking to remove this from  
7 the consent agenda and add it to the COA and be  
8 reviewed and voted on by the Commission?

9 MS. MOLSKI: I believe that's what I'm  
10 asking.

11 THE CHAIRMAN: Okay.

12 MS. MOLSKI: Yes.

13 THE CHAIRMAN: We'll remove that one.

14 MS. MOLSKI: Okay.

15 THE CHAIRMAN: And we'll add it to the  
16 COAs for Agenda A.

17 MS. MOLSKI: Thank you.

18 THE CHAIRMAN: So we're going to move to  
19 Agenda B, Item C, Consent Agenda.

20 We have COA- -- Item Number 1,  
21 COA-24-31742, and the address is 1332 Ionia  
22 Street; Item Number 2, COA 25-31806, 319 3rd  
23 Street East; and then Item Number 3,  
24 COA-24-31461, 3647 Hedrick Street.

25 I'll open the public hearing. Is there

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1 address directly. We wanted to note that,  
2 predominantly, this is on the back side of the  
3 home. The adjacent windows have -- and door  
4 assembly had been approved to be replaced as  
5 well, so that's why we were calling for full  
6 replacement of this, in order to ensure that  
7 that elevation all reads the same. And again,  
8 it's not street-facing.

9 We believe it would improve the overall  
10 quality of the home, as well as -- you know, we  
11 have had repairs in that window before that  
12 have failed.

13 So thank you.

14 THE CHAIRMAN: But you're -- just to  
15 clarify, you're -- as the representative of  
16 JBL, you're in line with the conditions? You  
17 (audio failure) conditions, yes?

18 MS. MOLSKI: With the conditions that are  
19 listed here? What we had pointed out is, yes,  
20 that we note that we understand that window  
21 that is in question is an original window, yet  
22 the home has received quite a bit of renovation  
23 and most of the openings have been replaced by  
24 other windows. So understanding that there are  
25 nonhistoric windows on the elevation and it's

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1 anyone here to speak to these today?

2 AUDIENCE MEMBER: (Indicating.)

3 THE CHAIRMAN: Close the public hearing  
4 and I'll entertain a motion.

5 AUDIENCE MEMBER: (Indicating.)

6 THE CHAIRMAN: Sorry. I didn't wait long  
7 enough, so I recant that.

8 (Audience member approaches the podium.)

9 THE CHAIRMAN: Now, if you -- as in the  
10 last item, if you agree with the staff

11 conditions -- all three of these on the consent  
12 agenda are approve with conditions. If you're  
13 representing the applicant or you're the owner  
14 and you agree with the conditions and you're  
15 okay with it, you don't need to come forward  
16 and speak.

17 AUDIENCE MEMBER: Oh.

18 THE CHAIRMAN: All right. Sorry about  
19 that.

20 AUDIENCE MEMBER: Okay. I'm with Hedrick  
21 Street, William Powers.

22 THE CHAIRMAN: And you're okay with the  
23 conditions?

24 AUDIENCE MEMBER: (Indicating.)

25 THE CHAIRMAN: Is there anyone here who is  
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1 in objection to any of these items being on the  
 2 consent agenda who wishes to speak? Please  
 3 raise your hands so I can see you.  
 4 AUDIENCE MEMBER: (Indicating.)  
 5 THE CHAIRMAN: Please come forward.  
 6 AUDIENCE MEMBER: This is for (inaudible)?  
 7 THE CHAIRMAN: No. The COAs we're talking  
 8 about right now are on the consent agenda for  
 9 Agenda B. They are COA-24-31742, 1332 Ionia  
 10 Street; COA-25-31806, 319 3rd Street East; and  
 11 COA-24-31461, 3647 Hedrick Street.  
 12 Is there anyone here who wishes to speak  
 13 to these three?  
 14 AUDIENCE MEMBERS: (No response.)  
 15 THE CHAIRMAN: Sir, is that not one?  
 16 AUDIENCE MEMBER: No.  
 17 THE CHAIRMAN: Okay.  
 18 I'm going to close the public hearing  
 19 again, and I'll entertain a motion.  
 20 COMMISSIONER EPSTEIN: Motion to approve  
 21 consent agenda B -- or consent agenda on  
 22 Agenda B.  
 23 COMMISSIONER GREGORY: Second.  
 24 THE CHAIRMAN: All those approved?  
 25 COMMISSION MEMBERS: Aye.

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1 THE CHAIRMAN: All those opposed?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: So we'll --  
 4 COMMISSIONER HOFF: I'm sorry, was there  
 5 (audio failure) --  
 6 THE CHAIRMAN: Microphone.  
 7 I'm sorry, Commissioner Hoff. You wanted  
 8 to discuss some of the items on the consent  
 9 agenda?  
 10 COMMISSIONER HOFF: So I believe Mr. Wells  
 11 handed out a hard copy -- sorry. Thank you.  
 12 I believe Mr. Wells handed out a hard copy  
 13 of a communication about one of the items on  
 14 the consent agenda. I just received it now.  
 15 So I didn't know if Mr. Wells could speak to --  
 16 to the concern that was expressed on the  
 17 communication for COA-24-31742.  
 18 THE CHAIRMAN: Apologies, Commissioner  
 19 Hoff.  
 20 Does Mr. Wells or staff have a comment?  
 21 MR. WELLS: Through the Chair to  
 22 Commissioner Hoff, yes, we evaluated that. And  
 23 so, basically, we didn't have an objection to  
 24 the current design -- the proposed design of  
 25 the sliding windows, mainly because of the

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1 width of it, and we felt that it would match  
 2 the design on the main structure.  
 3 COMMISSIONER HOFF: Okay. That's it.  
 4 THE CHAIRMAN: Is that sufficient for you?  
 5 COMMISSIONER HOFF: (Nods head.)  
 6 THE CHAIRMAN: So let's back up and  
 7 we'll -- we've heard a motion. There's been a  
 8 discussion. It's been found sufficient.  
 9 All those in favor?  
 10 COMMISSION MEMBERS: Aye.  
 11 COMMISSIONER LOPERA: Hold on. Hold on.  
 12 Hold on. Excuse me.  
 13 Through the Chair to the Commission,  
 14 you've already voted on the consent agenda. So  
 15 just to -- could you clarify what you're voting  
 16 on now?  
 17 THE CHAIRMAN: I -- at Mr. Hoff's request,  
 18 I was opening it back up for discussion  
 19 before -- so I can't do that?  
 20 MS. LOPERA: Through the Chair and to the  
 21 Chair, if you want -- if somebody wants to move  
 22 to reconsider -- to reconsider the item and  
 23 vote again, you can. You'll have to vote on  
 24 that, and I can walk you through that if you  
 25 would like.

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1 THE CHAIRMAN: I should ask Commissioner  
 2 Hoff if he's making that request or (audio  
 3 failure) --  
 4 MS. LOPERA: Sure.  
 5 THE CHAIRMAN: Commissioner Hoff.  
 6 COMMISSIONER HOFF: I'm not making that  
 7 request. I just wanted to hear from the staff.  
 8 THE CHAIRMAN: Okay. Thank you.  
 9 So as legal counsel has stated, the  
 10 consent agenda for Agenda B has been approved.  
 11 So now we're going to go back to Agenda A,  
 12 and we'll start with deferred items, and then  
 13 move through the rest of the items on that  
 14 agenda.  
 15 So for Agenda A, we have Item B, Deferred  
 16 Items. We have four. Deferred items are  
 17 COA-23-28339, 3664 Richmond Street; Number 2 is  
 18 COA-23-29186, 2799 Selma Street; Number 3 is  
 19 COA-24-31169, 2351 Riverside Avenue; and  
 20 Number 4, REHAB-24-03 at 157 8th Street East.  
 21 These have been deferred, presumed to be on  
 22 next month's meeting.  
 23 At this time, we're going to move down to  
 24 item number L, New Business, and hear about  
 25 Item Number 1, the transit shelter station,

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1 Eastside.  
 2 We'll hear a staff report.  
 3 MR. WELLS: All right. Thank you.  
 4 So through the Chair to the Commission,  
 5 actually, this is item -- it's referred to as  
 6 the transit shelter station, so this is in  
 7 regards to the Eastside National Register  
 8 District. There's a provision within our  
 9 Ordinance Code, this is Section 307.106, that  
 10 states basically that the Commission "shall  
 11 review and approve the shelter [sic] -- transit  
 12 shelter design type for any locally or  
 13 nationally designated historic district," and  
 14 that design "shall be chosen from at least  
 15 three options," that shall be provided by the  
 16 Jacksonville Transportation Authority.  
 17 So as such, JTA has proposed three options  
 18 for the Eastside Historic District, and I will  
 19 hand it over to a representative to explain  
 20 more.  
 21 (Ms. Pollard Jones approaches the podium.)  
 22 MS. POLLARD JONES: Hi.  
 23 Sunni Pollard Jones from Jacksonville  
 24 Transportation Authority.  
 25 I see you have the copies. I did bring  
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1 hard copies in case it was necessary.  
 2 We did propose three options. The  
 3 existing shelter was brought in as a  
 4 replacement for the one that was preexisting.  
 5 So it was never our intent to circumvent the  
 6 process. We did customize the shelter  
 7 specifically for the character of the  
 8 neighborhood and to complement the opening of  
 9 Debs corner store.  
 10 So this -- the one that's on the screen  
 11 right now, that is our traditional shelter, but  
 12 it doesn't look like this. If you have seen  
 13 the one from Debs, it has customized -- it's  
 14 matte black with -- the framing has a historic  
 15 figure from the neighborhood that was selected  
 16 within the LIFT JAX community and the Debs  
 17 Store and the community that worked on that  
 18 grand opening.  
 19 Further, we have the historic shelters,  
 20 both an ad and not, and that is the spec sheet  
 21 of the previous model.  
 22 The next one -- the next two are historic  
 23 shelters which are used in other historical  
 24 communities. One is both ad, and one that is  
 25 non ad.  
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1 So we're open to what the considerations  
 2 are. We do have one, as I said, that's  
 3 proposed there right now, for the safety and  
 4 shelter of the passengers. But whatever the  
 5 decision is made, we're open to hear that and  
 6 move on it as soon as a decision gets  
 7 presented.  
 8 THE CHAIRMAN: Thank you.  
 9 MS. POLLARD JONES: Sure.  
 10 THE CHAIRMAN: Could you summarize the --  
 11 clearly, the first one is different. The --  
 12 MS. POLLARD JONES: Correct.  
 13 THE CHAIRMAN: -- second and the third one  
 14 are very similar to each other.  
 15 MS. POLLARD JONES: So one is -- has the  
 16 wider ad panel, and the one that's existing in  
 17 place right now is the very first one.  
 18 Although, again, this is called a traditional  
 19 shelter, but we have customized this one to  
 20 complement the Debs Store and the historical  
 21 nature. So it is like this, except that it's  
 22 been powder coated in matte black, and this big  
 23 panel that you can see to your left is filled  
 24 with a historic filter -- sorry, a historic  
 25 person from the neighborhood.  
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1 The other two are Victorian historic  
 2 shelters, and that is what is used in other  
 3 historic areas with -- around the city and in  
 4 the county.  
 5 THE CHAIRMAN: Okay. Thank you.  
 6 MS. POLLARD JONES: Okay.  
 7 THE CHAIRMAN: Anyone have any other  
 8 questions?  
 9 COMMISSIONER GREGORY: I do have a quick  
 10 question.  
 11 MS. POLLARD JONES: Sure.  
 12 COMMISSIONER GREGORY: So there's the --  
 13 between option 2 and 3, it seems to me the main  
 14 difference is the panel for the ad.  
 15 MS. POLLARD JONES: So of the last two, it  
 16 is because of the -- the difference is the ad  
 17 panel and non ad. That also means a smaller  
 18 footprint. But it would take away the -- the  
 19 poster. Because we don't use commercial adding  
 20 in there for this -- for your particular  
 21 shelter, it is a historic neighborhood figure,  
 22 again, from the Debs Store and from that  
 23 particular neighborhood, a person that lived in  
 24 that neighborhood.  
 25 COMMISSIONER GREGORY: Okay. I think that  
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1 answers my question. I think -- wondering if  
 2 there was going to be ads there or would it  
 3 always be some historic reference or person  
 4 that --  
 5 MS. POLLARD JONES: Correct. So  
 6 traditionally around the city there are ads,  
 7 but we don't do that for this particular  
 8 shelter. We keep it to --  
 9 COMMISSIONER GREGORY: Okay.  
 10 MS. POLLARD JONES: -- to stay to the  
 11 fabric of the neighborhood.  
 12 COMMISSIONER GREGORY: Okay. Thank you.  
 13 MS. POLLARD JONES: Okay.  
 14 COMMISSIONER HOFF: Question through the  
 15 Chair to -- question through the Chair to  
 16 staff. So generally, from what I understand,  
 17 JTA presents multiple options, an option is  
 18 chosen, therefore JTA doesn't have to come  
 19 before this body for -- every time they want to  
 20 install a bus shelter; is that correct?  
 21 MS. LOPERA: Through the Chair to the  
 22 Commission, that's correct. Once you all  
 23 approve a design type from one of the three  
 24 provided, JTA can use that design into  
 25 perpetuity. Every time they need to replace  
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1 time of JTA to have signage that is  
 2 highlighting a historic figure, but there's  
 3 nothing to say that policy could change a year  
 4 from now, you know? Is that correct?  
 5 MS. POLLARD JONES: So if I'm  
 6 understanding the question, the concern is what  
 7 would -- down the line, for other shelters, for  
 8 the ad panel, how would that be filled?  
 9 COMMISSIONER HOFF: This one, after a time  
 10 passes, or any others, yeah.  
 11 MS. POLLARD JONES: Okay. So, yes, there  
 12 is the possibility to have standard commercial  
 13 ads or JTA ads placed in any ad panel.  
 14 MS. LOPERA: Mr. Chair, could I address  
 15 this topic?  
 16 THE CHAIRMAN: Yes.  
 17 MS. LOPERA: Thank you.  
 18 Through the Chair to the Commission and to  
 19 the representative from JTA, the Ordinance Code  
 20 actually provides that transit shelters with  
 21 advertising and/or internal sign illumination  
 22 are not permitted in any designated historic  
 23 district. So --  
 24 COMMISSIONER HOFF: Through the Chair to  
 25 staff, is that any locally designated or  
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1 one or if they're adding a new stop, they will  
 2 use this same design.  
 3 COMMISSIONER HOFF: Okay.  
 4 MS. LOPERA: I -- go ahead.  
 5 COMMISSIONER HOFF: So -- so this is not  
 6 just approval for this particular bus shelter,  
 7 it's -- they -- it could be used at other  
 8 locations within the historic districts as  
 9 well?  
 10 MS. LOPERA: Through the Chair to the  
 11 Commission, this is specific to the Eastside  
 12 National Register District. So Riverside  
 13 Avondale already has an approved shelter type,  
 14 as well as Springfield has theirs. And so this  
 15 would just be specific to the Eastside.  
 16 COMMISSIONER HOFF: Okay.  
 17 THE CHAIRMAN: But to your question, so  
 18 once we -- once this is approved, it will be  
 19 repeated in the neighborhood if other stations  
 20 are installed.  
 21 COMMISSIONER HOFF: Yeah. So my -- I  
 22 guess my question, slash, thinking out loud is,  
 23 the signage component, right, that is not in  
 24 the other historic districts, right? And I  
 25 believe it's just kind of the policy at this  
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1 national historic --  
 2 MS. LOPERA: The Ordinance Code calls out  
 3 specifics, but also says any locally or  
 4 nationally designated historic districts.  
 5 MS. POLLARD JONES: So in response to  
 6 that, then we would only duplicate the historic  
 7 filter -- sorry, the historic figure poster or  
 8 it would be a non ad. It would take the same  
 9 model, only removing the ad, so it would become  
 10 a slimmer version of such, which is the same  
 11 that we've used in other historic areas.  
 12 COMMISSIONER HOFF: So again, through the  
 13 Chair, just thinking out loud, my  
 14 personal preference would be the -- the  
 15 historic bus shelter design without the space  
 16 for ads, which I believe would align with the  
 17 ordinance that staff just --  
 18 AUDIENCE MEMBER: We can't hear you.  
 19 COMMISSIONER HOFF: -- which I believe  
 20 would align with the ordinance that OGC just  
 21 referenced.  
 22 THE CHAIRMAN: Just to clarify,  
 23 Commissioner Hoff, are you also -- I mean,  
 24 we've been -- legal has told us that ads are  
 25 addressed in the Code as something that  
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1 wouldn't be included, but what's being  
2 suggested here is more of a historic  
3 educational information that would be on the  
4 bus shelter. Are you also opposed to that or  
5 is it --

6 COMMISSIONER HOFF: A --

7 THE CHAIRMAN: -- something else?

8 COMMISSIONER HOFF: You know, generally  
9 speaking, yes. However, I have not heard from  
10 any other representatives from the community  
11 where this is, and I don't know where that line  
12 is between advertisement and art. So I just  
13 think that there's a potential for this to  
14 be -- for this to change in the future so that  
15 it is a negative to the character of the  
16 community, and I would like to prevent that, if  
17 possible.

18 THE CHAIRMAN: Okay. Just to give some  
19 information to think about in the discussion,  
20 because I'd like to hear from the other  
21 Commissioners, you know, these are the kinds of  
22 things that we've seen in other situations,  
23 particularly sustainability. When projects are  
24 applying for LEED Gold status or LEED Silver  
25 status, sometimes there will be things like

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1 this that are provided on the campus or in the  
2 project that provide educational information  
3 about the project or the things that they're  
4 doing to make it better, and I think that  
5 what's being suggested here sounds more like  
6 that, rather than a kind of advert or something  
7 suggesting a commercial application. It's more  
8 about educating the community about the history  
9 of the community to help foster maintaining and  
10 enhancing the fabric of it, the DNA of it.

11 But I'd like to hear from the other  
12 Commissioners.

13 COMMISSIONER EPSTEIN: Through the Chair,  
14 I have no opposition to putting something like  
15 this here. The Municipal Code already calls  
16 out that no advertising is allowed within it,  
17 so I think we need to have faith with our Codes  
18 and already established rules and know that  
19 that's going to be applied here, and anybody  
20 can kind of complain if something happens.

21 I think the chance to be in a historic  
22 district and find out about the people there --  
23 I know the Eastside is really gearing up over  
24 there to let everybody know what they're about,  
25 and they're very proud of their neighborhood,

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1 so I'd love to see more history kind of popping  
2 up so you could learn about, you know, what's  
3 happening over there. I don't have an issue  
4 with it.

5 MS. POLLARD JONES: If I may, the poster  
6 that exists now was a decision made by the  
7 Upper East and LIFT JAX, so it wasn't at JTA.  
8 And we have no -- we're not an advertising  
9 company. So it's not our intent to do a bait  
10 and switch and try to fill ad panels. That's  
11 not really our line of work. It's for  
12 transportation. Some ad panels are used  
13 throughout the city to promote other things,  
14 but that's not our intent within the  
15 neighborhood and it's not our drive.

16 So our plan was to be true to the  
17 community and -- and then have the input of the  
18 community of what goes in the shelter or within  
19 the ad panel as well.

20 So understanding and following within the  
21 guidelines that commercial advertising isn't  
22 allowed, that's never going to be our option,  
23 and if we do have the space to fill an ad  
24 panel, again, we would come back and ask for  
25 the approved posters or figures or the history

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1 that you want printed before that goes in any  
2 shelter.

3 THE CHAIRMAN: Yeah. Following that line,  
4 I would assume that other shelters as they come  
5 on line would have other figures or other  
6 (audio failure) --

7 MS. POLLARD JONES: I'm sorry, I can't  
8 hear you.

9 THE CHAIRMAN: As other bus shelters came  
10 on line, there would be other things, like  
11 other figures from the community or other  
12 stories about the community, those kinds of  
13 things?

14 MS. POLLARD JONES: So that is possible,  
15 but that, again, is approval by the committee  
16 and the neighborhood; otherwise, it would just  
17 be duplicating, you know, what already has been  
18 approved.

19 COMMISSIONER EPSTEIN: Through the Chair,  
20 so is that the typical and what would be going  
21 forward? If anything was to be filled within  
22 these, it wouldn't be something that JTA would  
23 be creating; you would ask the historic  
24 neighborhoods for their input and what they  
25 want in there?

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1 MS. POLLARD JONES: So to be clear, right  
2 now there are no other plans to have a shelter  
3 like this, but that doesn't mean that other  
4 shelters can't come on board and they will  
5 follow in line with what is decided. This  
6 shelter was designed specifically for the  
7 neighborhood and for what it was complementing  
8 with the Debs reopening and specifically with  
9 that neighborhood.

10 We would intend to follow that same  
11 pattern with what gets approved again.

12 COMMISSIONER MORGAN: Through the Chair to  
13 the Commission, I agree with Commissioner  
14 Epstein. I would hate to see something that  
15 could potentially be so positive be ruled out  
16 by a potential negative in the future.

17 I understand that it -- you know, that ads  
18 could potentially come up in the future if it's  
19 not caught under this legislation, and I'm  
20 wondering here if a middle of the road -- if  
21 it's an approved design that is able to be used  
22 anywhere in that district, could the  
23 specifications outline that it is an  
24 illuminated art piece with no advertisement, so  
25 that when this drawing is referenced as an

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1 you want, I think we could do it all here, as  
2 long as JTA is amenable to that.

3 MS. POLLARD JONES: We are.

4 THE CHAIRMAN: Did the -- since we've been  
5 speaking about the neighborhood on more than  
6 one occasion (audio failure) --

7 MS. POLLARD JONES: I'm sorry?

8 THE CHAIRMAN: Since we've been speaking  
9 about the neighborhood on more than one  
10 occasion here, did they have a preference that  
11 they expressed?

12 MS. POLLARD JONES: So the shelter that  
13 exists right now was approved by the  
14 neighborhood and the committees that -- that  
15 refurbished and remodeled LIFT JAX and the Debs  
16 Store and the entire renovation of that corner,  
17 which is about a two-block scale.

18 THE CHAIRMAN: Is that Number 3 that's --

19 MS. POLLARD JONES: That -- no, that is  
20 the first one. Again, I said that is just the  
21 bones of the model, but it is matte black to  
22 look like the other historic ones. But we did  
23 want to custom it to fit Upper East  
24 specifically.

25 THE CHAIRMAN: And so to follow up, they  
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1 approved specification, we're covered in both  
2 areas.

3 MS. POLLARD JONES: So I -- absolutely.

4 We -- again, we deal with different  
5 preservation and historical communities, and we  
6 tend to be very tight on them because we're a  
7 friend of the whole neighborhood. That's the  
8 whole intent. So there are -- you know, the  
9 Avondale area, there are other areas that have  
10 their specifications, so whatever is outlined  
11 will be how we guide our movements. Does that  
12 answer --

13 COMMISSIONER MORGAN: Yes. And I just  
14 want to take it a step further.

15 And through the Chair to Counsel, would it  
16 be -- like, could they submit the revised  
17 specification and have it approved  
18 administratively at that point, if it's just  
19 adding a note or a callout of what would be on  
20 that panel?

21 MS. LOPERA: Through the Chair to  
22 Commissioner Morgan, I think you could -- I  
23 think we could wrap it up here, if you want to  
24 move approval of one of these three designs  
25 with the addition of, and specify exactly what

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1 haven't expressed any opinion about Number 2 or  
2 Number 3?

3 MS. POLLARD JONES: No. Actually, the one  
4 that exists, which is Number 1 in matte black,  
5 has been very well received. It's been  
6 highlighted in many posts in media and  
7 everything.

8 COMMISSIONER HOFF: Through the Chair,  
9 there's a photograph of the existing bus  
10 shelter and the modifications on the LIFT JAX  
11 Facebook page, and I just emailed it to  
12 Mr. Wells. I don't know if you can show it so  
13 everyone can kind of see.

14 So just to clarify, you're asking for  
15 approval of the current bus shelter that's  
16 there with the current modifications?

17 MS. POLLARD JONES: We --

18 COMMISSIONER HOFF: Or one of these three,  
19 which is not what's there now?

20 MS. POLLARD JONES: So what is there, what  
21 he's going to show you, is actually the first  
22 one with the modifications specific to the  
23 neighborhood. But the bones of it are the  
24 same. I know it looks like a whole different  
25 shelter, but that was our intent, for it not to

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1 look like every other bus stop shelter in the  
 2 city.  
 3 COMMISSIONER EPSTEIN: Through the Chair,  
 4 is it entirely matte black or does it have the  
 5 red feet?  
 6 MS. POLLARD JONES: It does not have red  
 7 feet. I want to believe -- let's see the  
 8 picture, because you're making my memory go  
 9 now. It's been there for, like, six months.  
 10 (The image was displayed.)  
 11 COMMISSIONER HOFF: There you go.  
 12 MS. POLLARD JONES: So the fascia where it  
 13 says Historic Eastside, that was custom to the  
 14 neighborhood, and any future shelters would  
 15 look like that. The Zora panel is where the ad  
 16 panel -- it's the same on both sides, which is  
 17 a person that lived in that neighborhood, early  
 18 1900s. And as you can see, it's all customized  
 19 in the matte black versus the silver and red of  
 20 the traditional bus stops.  
 21 THE CHAIRMAN: Okay. So what's really at  
 22 question here is there's one in place that's  
 23 similar to the Number 1 in the PDF, but matte  
 24 black as shown in this photograph here; and  
 25 then there's a question of whether we want to

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1 consider the second one or the third one,  
 2 rather than this one that's already been  
 3 installed. So I think that might be the focus  
 4 of the discussions so that we can move through  
 5 this a little further.  
 6 COMMISSIONER HOFF: So through the Chair,  
 7 if the community is satisfied with the current  
 8 bus shelter as designed, then I would not have  
 9 a problem approving that.  
 10 THE CHAIRMAN: Just for clarification, if  
 11 one of the other two is decided upon, would  
 12 this one be replaced or would this one be left?  
 13 MS. POLLARD JONES: This would be  
 14 replaced.  
 15 THE CHAIRMAN: So there's a -- you know,  
 16 there's an expense involved in that, too. And  
 17 hearing the neighborhood is keen on this one,  
 18 it's already installed, (audio failure) --  
 19 COMMISSIONER EPSTEIN: Through the Chair,  
 20 I prefer this option. I understand sort of the  
 21 Victorian articulation in the second is, you  
 22 know, the historic neighborhood and everything,  
 23 but I like the simplicity of this and how it  
 24 has a nice form to it. It has the advertising  
 25 as a bulletin board. I think it really works

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1 well for the neighborhood. I like the  
 2 historical aspect on the side. So I prefer it  
 3 over the last option, which doesn't have that.  
 4 I think you guys have already done what we  
 5 need to do and --  
 6 MS. POLLARD JONES: Thank you.  
 7 COMMISSIONER EPSTEIN: -- and I would say,  
 8 let's just (audio failure) --  
 9 THE CHAIRMAN: Yeah. That's well said,  
 10 Commissioner Epstein.  
 11 Is there -- are there any more questions  
 12 for her or any other discussion about this?  
 13 Because if not, I'd like to entertain a motion.  
 14 COMMISSIONER GREGORY: I will make a  
 15 motion to select option Number 1 of the current  
 16 JTA transit shelter stations for the Eastside  
 17 National Register District, powder coated in  
 18 matte black.  
 19 COMMISSIONER EPSTEIN: Second.  
 20 THE CHAIRMAN: All those in favor?  
 21 COMMISSION MEMBERS: Aye.  
 22 THE CHAIRMAN: Opposed?  
 23 COMMISSION MEMBERS: (No response.)  
 24 THE CHAIRMAN: Let it be known that bus  
 25 shelter Number 1 in matte black has been

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1 approved.  
 2 MS. POLLARD JONES: Thank you.  
 3 THE CHAIRMAN: All right. So at this  
 4 time, we're still on Agenda A. We're going to  
 5 go back in line with Section D, Previously  
 6 Deferred Items to be Heard. We have one. We  
 7 do have -- from the consent agenda, Item  
 8 Number 2, COA-24-31573, has been pulled and  
 9 will be heard with the other COAs, but first  
 10 let's hear about the previously deferred items  
 11 to be heard, COA-24-31124, at 3629 Richmond  
 12 Street. I'll open the public hearing and hear  
 13 a staff report.  
 14 MR. WELLS: All right. Thank you.  
 15 So this is application COA-24-31124 for  
 16 the property located at 3629 Richmond Street.  
 17 So this is a request to demolish a contributing  
 18 structure within the Riverside Avondale  
 19 Historic District.  
 20 So this is a two-story contributing  
 21 structure. It's situated in the rear of an  
 22 interior lot. This roughly 95-foot front  
 23 setback and existing vegetation diminishes the  
 24 structure's visibility, thereby limiting its  
 25 contribution to the historic streetscape.

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1 Nonetheless, the structure is characterized as  
 2 a frame vernacular building with bungalow-style  
 3 influences. The structure is also  
 4 characterized by its gabled roof with drop  
 5 siding and composition shingles.  
 6 Again, based on our staff analysis, we  
 7 found that, given its small size, its piecemeal  
 8 design, and its functionally constraining front  
 9 setback, the subject building was previously  
 10 approved for demolition in 2009 under COA-09671  
 11 [sic]. Approval of the demolition back then  
 12 was partially justified because of its  
 13 appearance at the time of review and lack of  
 14 original design integrity; however, the  
 15 demolition never occurred. Instead, the  
 16 subject property was sold and renovated to its  
 17 current appearance between 2013 and 2015.  
 18 Due to its multiple changes, the placement  
 19 on the lot, and the previous approval for  
 20 demolition, that was mainly the basis for  
 21 staff's and the Commission's previous support  
 22 of a plan to build a new residence in front of  
 23 the contributing structure.  
 24 So in accordance with our design  
 25 guidelines and our Ordinance Code criteria, we

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1 found that the proposed demolition of the  
 2 structure will not have a significant impact on  
 3 the surrounding properties, given the  
 4 structure's significant setback from the  
 5 street, which is atypical of surrounding  
 6 structures along the block which have minimal  
 7 setbacks and traditional lining of the street.  
 8 The current structure is heavily  
 9 concealed, to the point of being nearly  
 10 invisible from the street. The placement may  
 11 be an indication that it was originally  
 12 intended to be a secondary building or perhaps  
 13 support the anecdotal evidence that the  
 14 structure was an old fishing camp. The  
 15 structure itself is also heavily altered and does  
 16 not possess any particular architectural  
 17 significance of its own right.  
 18 In terms of alterations, and coupled with  
 19 our site inspection on January 17th, we found  
 20 that several alterations occurred, such as a  
 21 two-story addition along the front elevation in  
 22 1956, a one-story addition along the west  
 23 elevation in 1956, demolition and a two-story  
 24 addition to the west elevation in 1971, a  
 25 one-story addition along the front elevation in

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1 1977, construction of a carport in 1980, as  
 2 well as inappropriate window and siding  
 3 replacement sometime along -- between the 1970s  
 4 and the 1980s.  
 5 Based on our Ordinance Code, we found that  
 6 there are several other examples of structures  
 7 that reflect this frame vernacular style within  
 8 the historic district.  
 9 And in an effort to address some of the  
 10 criteria, the applicant did provide an opinion  
 11 from a structural engineer, and it's included  
 12 within the book. The engineering report found  
 13 the structure to have extensive foundation  
 14 issues, insufficient soil bearing, termite and  
 15 moisture damage, and deteriorated framing. As  
 16 such, we also found the interior of the  
 17 structure to be compromised, and it would  
 18 require a significant amount of rehabilitation  
 19 in order to restore it back to habitable use.  
 20 In terms of feasible alternatives to  
 21 demolition, that could be -- range from  
 22 relocation to rehabilitation to mothballing or  
 23 reuse by the current owner or prospective  
 24 buyer. And based on staff's findings, no other  
 25 feasible alternatives to demolition are readily

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1 apparent. Moreover, based on the applicant's  
 2 structural engineer report, the structure does  
 3 not appear to have enough structural integrity  
 4 for relocation to even be considered.  
 5 The design guidelines do -- I do want to  
 6 point out that they do note that demolition is  
 7 in conflict with the Secretary of Interior  
 8 Standards, this is to Number 4, which stress  
 9 that historic materials should be retained and  
 10 preserved. However, based on the findings  
 11 presented in the structural engineer report, as  
 12 well as the applicant providing a property  
 13 inspection report, an expanded fungal report,  
 14 and a host of other reports, such as a property  
 15 inspection report and the fungal -- I think I  
 16 already mentioned the fungal report -- but  
 17 nonetheless, we do have concerns that  
 18 significant historic materials may be lost or  
 19 compromised during any rehabilitative effort.  
 20 As such, we are forwarding you a recommendation  
 21 to approve the demolition of the contributing  
 22 structure.  
 23 THE CHAIRMAN: Thank you.  
 24 Do we have any questions for staff at this  
 25 time?

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1 COMMISSION MEMBERS: (No response.)  
2 THE CHAIRMAN: It appears the applicant is  
3 here.

4 (Mr. Gabriel approaches the podium.)  
5 THE CHAIRMAN: Do you want to state your  
6 name and address for the record?

7 MR. GABRIEL: Sure. Thank you.  
8 Jason Gabriel. I'm with the law firm of  
9 Burr & Forman. I'm here on behalf of the  
10 applicant owners, the Edge family, Aubrey and  
11 Elizabeth Edge.

12 And I'm here today with -- I have our  
13 project engineer, our PE Kyle Nenninger, who  
14 did the structural report, as well as Robert  
15 Wulbern, who is our project architect. And  
16 they are sitting here too, in case you have  
17 questions.

18 I've got a set of slides for a  
19 presentation. I also have them in a little  
20 booklet, if that's helpful. Or otherwise -- I  
21 can give you the booklet or you can follow  
22 along here. I promise I'll get through them  
23 pretty quick. Just want to show you some  
24 pictures, you know, sort of give you  
25 perspective of the development. Would you like

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1 the booklets or -- I might as well pass them  
2 out.

3 (Brief pause in the proceedings.)

4 MR. GABRIEL: Should I proceed?

5 THE CHAIRMAN: Yes, please.

6 MR. GABRIEL: Arimus, is -- oh, I don't  
7 want to ask questions.

8 Through the Chair, I don't know if this is  
9 being followed on the -- okay.

10 MR. WELLS: (Off microphone response.)

11 MR. GABRIEL: Yeah. And that's fine. We  
12 can -- I can go page by page.

13 So if you start on Page 2, which is just  
14 after the title page, so this is just basically  
15 an aerial to show you the location of this  
16 particular property within the Riverside  
17 Avondale Historic District. As you can see,  
18 it's pretty close to the river on the southwest  
19 of Ingleside Avenue.

20 This property exchanged hands quite a bit  
21 over the years, and as you will see, there is  
22 also a commensurate patchwork of exterior home  
23 additions accruing over time. My client  
24 acquired this property in the spring of 2021.

25 So if you go to the next slide, Page 3,  
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1 this is basically a street view of the property  
2 from Richmond Street. As you can see, the  
3 property is situated pretty deep on the  
4 property, near the rear of the interior lot.

5 If you go to Page 4, there's another  
6 perspective, a little bit closer. That better  
7 reveals sort of the piecemeal, patchwork nature  
8 of the structure on the property.

9 If you go to Page 5, this is it from  
10 another angle.

11 If you go to Page 6, I'll sort of sit here  
12 for a moment. As you can see here, this mid  
13 section of the structure is, as far as we can  
14 discern, the only visible area of the original  
15 1921 construction of the building.

16 The section to the left was an addition  
17 that we believe was built in or around maybe  
18 1950 or so, and the protruding front porch  
19 section to the right we believe was built  
20 around 2013, 2014, all under previous ownership  
21 and all in a -- we would submit, an  
22 unorganized, piecemeal fashion.

23 The only two reasons we would submit that  
24 this property has a historic contributing  
25 designation is, one, purely by virtue of the

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1 neighborhood that it's within. And two, it  
2 happened to be built in the 1920s originally.  
3 So other than its mere geographic circumstances  
4 and age, we believe there's no other reason  
5 that this is a real contributing structure.

6 In fact -- and I'll get into this a little  
7 more in a moment -- there was a --

8 (Timer notification.)

9 MR. GABRIEL: -- fully approved COA for  
10 demolition a few owners ago, in 2009, that made  
11 these exact same points.

12 And, Mr. Chair, if I may go on just a few  
13 minutes more, if that's okay?

14 THE CHAIRMAN: Just a little bit.

15 MR. GABRIEL: Okay.

16 So if you go to the next slide, Page 7,  
17 now this sort of shows you this perspective.  
18 As you can see at the bottom of the house,  
19 there's this temporary cribbage installed  
20 that's holding up the corner of the building.  
21 There's an obvious lack of appropriate  
22 foundation, and this is an attempt to shore up  
23 the foundational support.

24 If you go to the next page, Page 8, this  
25 is a closer perspective of the cribbing that's

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1 there. As you can see, the building itself and  
2 the foundation are disconnected, and it's  
3 further highlighting the unstable nature of the  
4 foundation of the structure.

5 Page 9, the next slide, again, further  
6 illustration of the unstable foundation.  
7 That's taken from a different part of the  
8 property. As you can see, the building is  
9 resting, at least in this part, on a CMU cinder  
10 block laying flat on the ground, and there's no  
11 other support. It's just laying on its back.

12 Next page, Page 10, here is a close-up  
13 perspective that we believe further illustrates  
14 the severe deterioration of the building. The  
15 mortar is gone. It's mere dry stack clay  
16 brick. And as you see from the green siding,  
17 that's not paint, that's an accumulation of  
18 algae, moisture, rotted wood, and other  
19 water-retaining deterioration.

20 Next page, 11, another perspective of the  
21 moisture and weathering that's occurring there.  
22 And as you can see, there's a foundational pole  
23 to keep some stability because there's no more  
24 bonding between the bricks.

25 Page -- next page, Page 12, again, further  
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1 illustration of the damage. We also have  
2 provided in our report material evidence of --  
3 we found at least one carcass of a Formosan  
4 termite. And we've been told that where there  
5 is one, there's many more. And we're seeing  
6 evidence of this in the various aspects of the  
7 building.

8 If you go to the next slide, this is the  
9 roof line that shows some deterioration and  
10 weathered roof rafters and what have you.  
11 Again, more further evidence of that WDO.

12 And next page, Page 14, this is just sort  
13 of the heading of the 2009 staff report, just  
14 making the point that -- and this is mentioned  
15 in your staff report for the present  
16 application -- that there actually was a  
17 demolition COA approved in 2009 under previous  
18 ownership that never got accomplished. And to  
19 quote, given its small size, its piecemeal  
20 design, and its functionally constraining front  
21 setback, the subject property was previously  
22 approved for demolition in 2009. The approval  
23 was partially justified because of its  
24 appearance at the time of the review and the  
25 lack of original design integrity.

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1 I would like to note real quick that this  
2 whole project, when my client purchased the  
3 property in 2021, started it as a rehab. So  
4 that was the intention. And that's evidenced  
5 through -- I've got the permit number. It's  
6 B-22-517447, and that had with it two  
7 associated COAs.

8 And so we're here before you today, based  
9 on the criteria, pursuant to the Code, and  
10 resting on the professional staff report that  
11 your staff has put together that recommends  
12 approval. We would hereby respectfully request  
13 approval of the demolition COA. And just note,  
14 obviously, a new construction on the site will  
15 come before you at a future date.

16 I appreciate your time. Sorry I went a  
17 little over, I just wanted to pack that in.  
18 Hope I didn't go too fast.

19 THE CHAIRMAN: To the Commission,  
20 questions for the applicant?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: Not at this time. If we  
23 have questions, we'll call you.

24 MR. GABRIEL: Okay. Thank you.

25 THE CHAIRMAN: Is there anyone else here  
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1 today that wishes to speak to this item?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: We'll close the public  
4 hearing and I'll entertain a motion.

5 COMMISSIONER HOFF: I will make a motion  
6 to approve COA-24-31124.

7 COMMISSIONER EPSTEIN: Second.

8 THE CHAIRMAN: Discussion.

9 COMMISSIONER HOFF: Through the Chair, so  
10 the applicant mentioned that it was approved  
11 for demolition in 2009, but also a significant  
12 renovation, in addition, I guess happened in  
13 2013, after the demolition had been approved.  
14 So I would -- I would assume that most of the  
15 damage that is shown has occurred since 2013  
16 when the significant addition was built.

17 Do we have photos of the property when it  
18 was deemed a contributing structure, by chance?

19 MR. WELLS: Through the Chair to  
20 Commissioner Hoff, I don't think it is included  
21 in the book, but I'll have to do some digging  
22 just to see if we even have a photo on file.

23 COMMISSIONER HOFF: Through the Chair to  
24 staff, so -- so there is not necessarily a  
25 photo with every contributing structure at the

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1 time it was deemed contributing?  
 2 MR. WELLS: Through the Chair to  
 3 Commissioner Hoff, unfortunately not. It's on  
 4 a case-by-case basis.  
 5 COMMISSIONER HOFF: Okay. My only other  
 6 thought is that -- since this property is so  
 7 hidden from the public view, that -- that kind  
 8 of, at least in my mind, takes away a lot of  
 9 the value of the historic asset to the  
 10 community. So that would be my only other  
 11 comment at this time.  
 12 COMMISSIONER GREGORY: Through the Chair,  
 13 there's just a mountain of evidence in here  
 14 regarding the structural integrity of the home,  
 15 home inspection, mold, termites, and that,  
 16 coupled with the fact that very little of the  
 17 original structure is even visible due to all  
 18 this -- what did they call it -- piecemeal  
 19 additions to the property, and the fact that  
 20 the property is set back, I would be inclined  
 21 to approve the demolition on this.  
 22 THE CHAIRMAN: Any other comments?  
 23 COMMISSIONER EPSTEIN: Through the Chair,  
 24 I'm kind of just echoing again. Whenever we  
 25 see a demolition, you know, we like to kind of  
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1 those in favor?  
 2 COMMISSION MEMBERS: Aye.  
 3 THE CHAIRMAN: All those opposed?  
 4 COMMISSION MEMBERS: (No response.)  
 5 THE CHAIRMAN: Let it be known that Item  
 6 COA-24-31124, request for demolition, is  
 7 approved.  
 8 No Items E or F, so we'll move on to G,  
 9 Certificate of Appropriateness applications,  
 10 and we'll start with the item that was pulled  
 11 from the consent agenda, COA-24-31573, at  
 12 1850 Seminole Road.  
 13 I'll open the public hearing and hear a  
 14 report from staff.  
 15 MR. ARSENAULT: Thank you.  
 16 So through the Chair to the Commission,  
 17 COA-24-31573, for 1850 Seminole Road, is for  
 18 the replacement of two windows and a pair of  
 19 French doors with sidelights on the rear of a  
 20 historic structure.  
 21 The replacement of repairable historic  
 22 windows on contributing structures requires  
 23 review by the Jacksonville Historic  
 24 Preservation Commission.  
 25 One of the windows to be replaced, Window  
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1 go over everything really particularly.  
 2 The setback is a big thing for me.  
 3 Just -- it doesn't even match with what's  
 4 there. The piecemeal kind of architecture,  
 5 along with sort of the state of the  
 6 architecture and what actually could be deemed  
 7 historic or historically matching.  
 8 The structural engineering report talking  
 9 about sort of all this temporary foundation  
 10 work everywhere is a can of worms, coming back  
 11 and making that permanent and everything, so I  
 12 would be accepting of the demolition of this.  
 13 THE CHAIRMAN: Any further comment or  
 14 discussion?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: I agree, Commissioner  
 17 Epstein. This is the worst part of our time  
 18 here. This is the hardest thing for us to do,  
 19 because, you know, saving our structures -- our  
 20 fabric and the buildings and the fabric is why  
 21 we're here, so this is a very hard for us to  
 22 (audio failure). But the evidence seems  
 23 compelling, and there's a history (audio  
 24 failure) that is difficult to overcome.  
 25 So hearing no further discussion, all  
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1 8, is located on part of the original structure  
 2 and is potentially original to the structure.  
 3 Staff conducted a site visit on  
 4 December 16, 2024, and confirmed that Window 9  
 5 and Doorway 10 are nonhistoric. Upon  
 6 inspecting Window 8 further, staff noted that  
 7 the material is metal on the interior, likely a  
 8 wood clad material, which matches the material  
 9 of other windows on the historic and  
 10 nonhistoric portions of the building. There is  
 11 water damage on the interior wall below the  
 12 sill of Window 8.  
 13 Based on staff's research of permitting  
 14 records dating back to 1991, there's no clear  
 15 indication whether Window 8 was replaced during  
 16 two rear additions that took place on both  
 17 sides of the window.  
 18 As conditioned, the replacement windows  
 19 and doors will match the lite patterns of the  
 20 existing windows and doors, and will be of a  
 21 wood clad material which is recommended by  
 22 staff.  
 23 The Riverside Avondale design guidelines  
 24 section on windows states that replacement  
 25 windows should match the original size, paint,  
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1 size, configuration, glazing, muntin, detail,  
 2 and profile. Proposed replacement windows are  
 3 conditioned to match the designs of the  
 4 existing windows and doors.  
 5 Staff finds the proposed COA consistent  
 6 and compatible with the design guidelines and  
 7 Ordinance Code criteria. As such, we forward  
 8 to you a recommendation for approval with the  
 9 conditions noted in the report.  
 10 THE CHAIRMAN: Thank you.  
 11 Are there any questions for staff at this  
 12 time?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: Is the applicant here?  
 15 (Ms. Molski approaches the podium.)  
 16 THE CHAIRMAN: Did you state your name and  
 17 address earlier?  
 18 MS. MOLSKI: I sure did. Do you want me  
 19 to state it again?  
 20 THE CHAIRMAN: Just your name.  
 21 MS. MOLSKI: Emily --  
 22 THE CHAIRMAN: I'm sorry. So sorry. Name  
 23 and address, and she will swear you in.  
 24 MS. MOLSKI: Sure.  
 25 Emily Molski -- sorry, we changed our  
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1 address -- 4617 San Juan Avenue, Suite 200.  
 2 THE REPORTER: If you would raise your  
 3 right hand for me, please.  
 4 MS. MOLSKI: (Complies.)  
 5 THE REPORTER: Do you affirm the testimony  
 6 you are about to give will be the truth, the  
 7 whole truth, and nothing but the truth?  
 8 MS. MOLSKI: Yes.  
 9 THE REPORTER: Thank you.  
 10 MS. MOLSKI: So based on this application,  
 11 we were requesting that Window 8 be fully  
 12 replaced in alignment with Window 9 and  
 13 Door 10.  
 14 So after further review, we just want to  
 15 ensure that the -- replacement is what is being  
 16 pushed forward and not a repair, because it was  
 17 our understanding that Window 8 was being  
 18 requested to be repaired, not replaced.  
 19 MR. ARSENAULT: Through the Chair, as in  
 20 the report, the application is for the  
 21 replacement of two windows and the replacement  
 22 of a pair of French doors with sidelights.  
 23 I believe that the concern was the  
 24 applicant requested that Window 8 be  
 25 repaired -- be replaced rather than repaired.  
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1 And after further inspection and a site visit,  
 2 we determined that that window is potentially  
 3 historic but is damaged and is made of metal,  
 4 which is -- has potentially sometimes been  
 5 considered a historic material, but because the  
 6 window is within repair, it has to go to the  
 7 Commission. But the current scope of work is  
 8 for the replacement of two windows and the  
 9 replacement of the doors.  
 10 COMMISSIONER GREGORY: Through the Chair,  
 11 so the replacements are for Window 9 and  
 12 Door 10; is that correct?  
 13 MR. ARSENAULT: The replacements are for  
 14 Windows 8 and 9, and for Door 10.  
 15 COMMISSIONER GREGORY: So you are getting  
 16 the -- it's approved what you're -- what we are  
 17 approving with conditions is replacement of  
 18 Window 8, Window 9, and Door 10, and that's  
 19 what you're requesting?  
 20 MS. MOLSKI: Yes.  
 21 COMMISSIONER GREGORY: Then the COA was  
 22 already for approving what you wanted, I  
 23 believe, is what it sounds like.  
 24 MS. MOLSKI: Yes.  
 25 COMMISSIONER GREGORY: Yeah. Okay. So  
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1 then, really, you have no issue with the COA as  
 2 it's approved with the conditions?  
 3 MS. MOLSKI: Correct.  
 4 COMMISSIONER GREGORY: Okay.  
 5 THE CHAIRMAN: I just want to be clear for  
 6 the record that we -- staff is recommending,  
 7 after further discussion, approval to replace  
 8 Windows 8 and 9, and replace Door 10?  
 9 MR. WELLS: Through the Chair to the  
 10 Commission, that is correct.  
 11 THE CHAIRMAN: Okay.  
 12 MS. MOLSKI: Great. Thank you.  
 13 THE CHAIRMAN: Is there anyone else here  
 14 (audio failure) --  
 15 MS. MOLSKI: Pardon?  
 16 THE CHAIRMAN: If we need you to come back  
 17 up, we'll call you.  
 18 MS. MOLSKI: Okay. Thank you.  
 19 THE CHAIRMAN: Is there anyone else here  
 20 who wishes to speak to this COA?  
 21 AUDIENCE MEMBERS: (No response.)  
 22 THE CHAIRMAN: We'll close the public  
 23 hearing and entertain a motion.  
 24 COMMISSIONER GREGORY: Motion to approve  
 25 COA-24-31573 at 1850 Seminole Road to approve  
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1 with the conditions from staff.  
 2 COMMISSIONER EPSTEIN: Second.  
 3 THE CHAIRMAN: Discussion?  
 4 COMMISSIONER EPSTEIN: I'm just reading  
 5 what's written here just to make sure, because  
 6 there was some confusion.  
 7 THE CHAIRMAN: Thank you, Commissioner.  
 8 (Brief pause in the proceedings.)  
 9 COMMISSIONER EPSTEIN: I think there's  
 10 just that sentence that's throwing everybody  
 11 off, but I do think that it does say that you  
 12 can replace them. But the replacement of  
 13 repairable historic windows on contributing  
 14 structures requires review, so I think that's  
 15 the confusion. But I think we're good.  
 16 THE CHAIRMAN: I'm sorry, who made the  
 17 motion? Perhaps we entertain stating in the  
 18 motion that Windows 8 and 9 and Door 10  
 19 replacement is approved as part of this  
 20 approval?  
 21 MS. LOPERA: Through the Chair, the motion  
 22 was to approve with staff conditions, and the  
 23 staff conditions state that the request was to  
 24 replace two windows and to replace a pair of  
 25 French doors with sidelights.

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1 If you read through the conditions, they  
 2 deal with light pattern, with the material  
 3 used, how the windows are installed, et cetera.  
 4 So it's clear.  
 5 THE CHAIRMAN: Okay. Thank you.  
 6 All those in favor?  
 7 COMMISSION MEMBERS: Aye.  
 8 THE CHAIRMAN: All those opposed?  
 9 COMMISSION MEMBERS: (No response.)  
 10 THE CHAIRMAN: COA-24-31573 is approved  
 11 with conditions.  
 12 We'll move on to the next item on the  
 13 COAs, COA-24-31566, 1427 Pinegrove Avenue.  
 14 Open the public hearing and hear a report  
 15 from staff.  
 16 MS. FIGUEROA: Through the Chair, I didn't  
 17 have a chance to introduce myself. So I'm  
 18 Brittany Figueroa with the Planning and  
 19 Development Department.  
 20 THE CHAIRMAN: Apologies.  
 21 MS. FIGUEROA: This is the staff report  
 22 for COA-24-31566 located at 1427 Pinegrove  
 23 Avenue. This application is for alterations to  
 24 a contributing structure within the Riverside  
 25 Avondale Historic District. Located on an

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1 interior lot, the subject property consists of  
 2 a one-story, Colonial Revival style,  
 3 single-family home characterized by its wood  
 4 shake shingle exterior, boxed eaves and  
 5 returns, and porch stoop entrance.  
 6 The proposed work includes replacing the  
 7 wood shake shingle siding, wood corner trim,  
 8 wood window trim, and wood soffits and fascia  
 9 with Hardie cementitious products in the same  
 10 dimensions, reveals, and exposures.  
 11 According to the applicant, there is  
 12 severe deterioration and brittleness of the  
 13 wood shake shingle, siding, and trim. They  
 14 provided picture and video evidence of the  
 15 condition of the materials.  
 16 Staff believes the existing materials are  
 17 in good condition and require minimal repairs.  
 18 Staff recommends gently pressure washing the  
 19 materials, painting, and replacing small rotted  
 20 portions of the wood siding and trim, which can  
 21 all be approved administratively.  
 22 It is staff's recommendation that this  
 23 scope of work is denied, as the materials are  
 24 not beyond reasonable repair and only require  
 25 minimal repairs and replacement.

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1 THE CHAIRMAN: Thank you.  
 2 Do we have questions for staff?  
 3 COMMISSIONER GREGORY: Yes. Through the  
 4 Chair, you described it as a wood shake  
 5 material. Would that be cedar shake, as it's  
 6 referred to here?  
 7 MS. FIGUEROA: So for the repairs that we  
 8 recommend, we would want them to use the same  
 9 wood materials that are currently on the rest  
 10 of the home.  
 11 COMMISSIONER GREGORY: And are those  
 12 materials cedar or --  
 13 MS. FIGUEROA: I'm not sure of the exact  
 14 tree that the wood is made from.  
 15 COMMISSIONER GREGORY: Okay.  
 16 COMMISSIONER EPSTEIN: Through the Chair  
 17 to staff, but it is wood, it's not asbestos?  
 18 MS. FIGUEROA: Correct.  
 19 COMMISSIONER EPSTEIN: Okay.  
 20 COMMISSIONER GREGORY: The only reason I  
 21 ask is because the cedar shingle -- cedar wood  
 22 tends to last a tremendous amount longer than  
 23 your typical pine wood that you would use for  
 24 siding, and so it makes a difference on the  
 25 integrity of the wood and how it lasts.

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1 THE CHAIRMAN: Any other questions for  
 2 staff?  
 3 COMMISSION MEMBERS: (No response.)  
 4 THE CHAIRMAN: Is the applicant here?  
 5 AUDIENCE MEMBER: (Indicating.)  
 6 THE CHAIRMAN: Please come forward.  
 7 (Audience member approaches the podium.)  
 8 THE CHAIRMAN: State your name and  
 9 address, and we'll swear you in.  
 10 AUDIENCE MEMBER: Good afternoon.  
 11 My name is David Crane, with All Florida  
 12 Exteriors, working on behalf of the homeowner,  
 13 Mrs. Blaize.  
 14 THE REPORTER: If you would raise your  
 15 right hand for me, please.  
 16 MR. CRANE: (Complies.)  
 17 THE REPORTER: Do you affirm the testimony  
 18 you are about to give will be the truth, the  
 19 whole truth, and nothing but the truth?  
 20 MR. CRANE: I do.  
 21 THE REPORTER: Thank you.  
 22 MR. CRANE: The question was whether it  
 23 was cedar shake that's on the house. Yes, it  
 24 is, and the -- but there's a lot of WDO that's  
 25 going on. And if you're not going to allow a  
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1 cementitious product to be applied on there,  
 2 then how much -- you call that wholesale  
 3 replacement, how much could we replace with  
 4 real cedar shake?  
 5 COMMISSIONER GREGORY: I would kind of  
 6 defer to staff on that question, if you're  
 7 asking me.  
 8 COMMISSIONER EPSTEIN: Through the Chair  
 9 to the applicant, are you asking how much needs  
 10 to be replaced before a wholesale replacement  
 11 would be allowed?  
 12 MR. CRANE: Correct.  
 13 MR. WELLS: Through the Chair to the  
 14 Commission, and to the applicant as well, that  
 15 question really depends on -- I mean, if the  
 16 applicant provides evidence of any type of  
 17 deterioration. Just from our own observation,  
 18 the overall condition on all elevations  
 19 appeared to be the same uniform fashion of  
 20 being beyond -- or being repairable, so our  
 21 recommendation would be just to repair all  
 22 sides, at this point.  
 23 COMMISSIONER EPSTEIN: Through the Chair  
 24 to the applicant, the pictures that we have in  
 25 our booklet here, do you have additional  
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1 pictures to show more damage than what we have  
 2 in our booklet?  
 3 MR. CRANE: It would be on my phone. And  
 4 rather than scroll through it, I would be more  
 5 than happy to provide it, being more  
 6 substantial evidence, because it --  
 7 THE CHAIRMAN: Yeah. If I could jump in  
 8 here. I think that the question is -- and  
 9 before I (audio failure) --  
 10 First, has there been any attempt like the  
 11 recommendation of pressuring washing and trying  
 12 to repair the material? The images that we  
 13 have, the pictures that we have, it looks -- it  
 14 doesn't appear that that has been done. Has  
 15 there been any pressure washing or -- has there  
 16 been an attempt to --  
 17 MR. CRANE: I don't know the repair  
 18 history, but as you can see just in the  
 19 evidence that's right there in front of you, I  
 20 mean, that's pretty much the overall condition  
 21 of the home. That's a good close-up, a good  
 22 indication of what we're dealing with here.  
 23 THE CHAIRMAN: And so the -- to the --  
 24 question for staff, the recommendation in the  
 25 report is to -- to pressure wash to attempt to  
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1 remove the paint that we can see that's visibly  
 2 peeling off in a lot of places, then examine  
 3 which wood is really deteriorated beyond  
 4 repair, and then establish what needs to be  
 5 replaced, rather than wholesale replacement,  
 6 yes?  
 7 MS. FIGUEROA: To the Chair, that is  
 8 correct. From these pictures, it just looks  
 9 like there's chipped paint. And where that  
 10 chipped paint is, it doesn't appear to be  
 11 rotted.  
 12 THE CHAIRMAN: And so I think that one of  
 13 the -- one of the options might be to go back  
 14 and do some more investigative work on the  
 15 house and make sure -- to really establish and  
 16 provide more evidence to staff of the  
 17 deterioration of the wood, because in the  
 18 pictures, it's hard for us to tell whether it's  
 19 really deteriorated or if it just needs to be  
 20 pressure washed and recoated, right?  
 21 I mean, I know, I pressure washed before  
 22 myself, and things happen, so things are going  
 23 to need to be replaced. But then it's a  
 24 question of how much of it has been broken or  
 25 is -- or is rotten and does need to be  
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1 replaced, and that information can be given to  
 2 staff so that they can make a better evaluation  
 3 on whether it's a simple -- it's only repair  
 4 and replace, or wholesale replacement.  
 5 I don't think -- I think what I'm hearing  
 6 from staff and what I'm also hearing from  
 7 commissioners so far is that there's not enough  
 8 evidence to support the wholesale replacement,  
 9 so we need more due diligence on the part of  
 10 the applicant.  
 11 MR. CRANE: Would an appropriate home  
 12 inspection be helpful?  
 13 THE CHAIRMAN: I think that's a start, but  
 14 I think that -- I'd like to hear -- I'd like to  
 15 hear from the other commissioners. I'm trying  
 16 to direct the discussion.  
 17 MS. LOPERA: Mr. Chair, you are during --  
 18 you are in the middle of the public hearing, so  
 19 I don't know if you want to open it up for --  
 20 ask if there's anyone else here to speak on  
 21 this before you close it and discuss would be  
 22 great.  
 23 THE CHAIRMAN: Thank you for keeping me in  
 24 check.  
 25 Why don't we -- is there anyone else here  
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1 that wishes to speak to this COA?  
 2 AUDIENCE MEMBER: (Indicating.)  
 3 THE CHAIRMAN: Come forward.  
 4 Sir, if there's more discussion that  
 5 requires your input, then we'll bring you back  
 6 up. But I think maybe we'll hear from the  
 7 other --  
 8 (Discussion held off the record.)  
 9 THE CHAIRMAN: Has anyone not filled out a  
 10 speaker's card that intends to speak today?  
 11 MR. CRANE: I'm sorry?  
 12 THE CHAIRMAN: Has anyone not filled out a  
 13 speaker card, one of the yellow cards, that  
 14 intends to speak today? If you do have one,  
 15 please bring it forward, because she only has  
 16 four right now.  
 17 So, sir, take a break. Let's hear from  
 18 the other people that wish to speak to this,  
 19 and then we'll call you back up after  
 20 discussion.  
 21 (Audience member approaches the podium.)  
 22 AUDIENCE MEMBER: Well, I'm the property  
 23 owner. I just had a question. Why --  
 24 THE CHAIRMAN: I'm sorry, she has to get  
 25 your name and address and swear you in.  
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1 AUDIENCE MEMBER: Sorry. Oh, sure. I  
 2 filled out a card.  
 3 Jessica Blaize, 1427 Pinegrove Avenue.  
 4 THE REPORTER: If you would raise your  
 5 right hand for me, please.  
 6 MS. BLAIZE: (Complies.)  
 7 THE REPORTER: Do you affirm the testimony  
 8 you are about to give will be the truth, the  
 9 whole truth, and nothing but the truth?  
 10 MS. BLAIZE: I do.  
 11 THE REPORTER: Thank you.  
 12 MS. BLAIZE: I guess I just had a  
 13 question. Staff, when do they make a site  
 14 visit? Could nobody just come and look at it?  
 15 Because it's pretty obvious once it's -- you're  
 16 right in front of the house. Like, what do I  
 17 have to do to get somebody to actually come  
 18 just take a look?  
 19 MS. FIGUEROA: To the Commission, so staff  
 20 conducted a site visit from the street on  
 21 January 7, 2025.  
 22 MS. BLAIZE: Okay.  
 23 MS. FIGUEROA: And so we took some  
 24 pictures and zoomed in.  
 25 MS. BLAIZE: From the street?  
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1 MS. FIGUEROA: Yes.  
 2 And then the applicant had also provided  
 3 that video evidence, so we had that too.  
 4 THE CHAIRMAN: Question for staff. Is  
 5 there an opportunity to do a more -- a closer  
 6 inspection of the property as part of the  
 7 report?  
 8 MR. WELLS: To the Chair, yes, certainly,  
 9 we can do a more formal site visit and look at  
 10 all the elevations and see if we can get any  
 11 more sufficient evidence.  
 12 MS. BLAIZE: Because I do -- a lot of the  
 13 deterioration is not visible from the street,  
 14 it's around the back side of the house, so it  
 15 probably would be helpful to see all of it.  
 16 (Cell phone interruption.)  
 17 THE CHAIRMAN: So sorry.  
 18 MS. BLAIZE: That's okay.  
 19 That was it. That's all.  
 20 THE CHAIRMAN: So as the owner, are you  
 21 amenable to making arrangements for staff to  
 22 come out?  
 23 MS. BLAIZE: Sure. I would love -- yeah,  
 24 absolutely. Yeah, because we're desperate to  
 25 get -- we just want to get the house back to  
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1 its original glory.  
 2 THE CHAIRMAN: I understand.  
 3 MS. BLAIZE: We love the house. We want  
 4 it -- it's a very unique house, and we want it  
 5 to look as good as it can. So yes, I would  
 6 absolutely be amenable to somebody to come and  
 7 take a look.  
 8 THE CHAIRMAN: And then question to staff,  
 9 do you think this is something that could  
 10 happen before the next meeting, that we could  
 11 do this before the next HPC meeting?  
 12 MS. FIGUEROA: To the Chair, yes, we can  
 13 definitely get that scheduled right away. And  
 14 after the meeting, I can reach out to the  
 15 applicant.  
 16 MS. BLAIZE: Okay.  
 17 THE CHAIRMAN: Okay. Then I suggest we  
 18 defer this to next month's meeting --  
 19 MS. BLAIZE: Okay.  
 20 THE CHAIRMAN: -- and arrange with staff  
 21 and the planners so they can get a closer look.  
 22 MS. BLAIZE: Awesome.  
 23 Okay. Thank you.  
 24 THE CHAIRMAN: All right.  
 25 COMMISSIONER GREGORY: Through the Chair,  
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1 wishes to speak to this?  
 2 AUDIENCE MEMBERS: (No response.)  
 3 THE CHAIRMAN: All right. Thank you.  
 4 So we'll close the public hearing and  
 5 let's defer this to next month's meeting. So  
 6 let it be known that COA-24-31566, at  
 7 1427 Pinegrove Avenue, is going to be deferred  
 8 to next month's meeting, after more evidence is  
 9 acquired.  
 10 Thank you.  
 11 MS. LOPERA: Which I believe that's on  
 12 March 26th; is that correct?  
 13 THE CHAIRMAN: March 26th. Thank you.  
 14 So the next one on the list is  
 15 COA-24-30543 at 3671 Richmond Street.  
 16 We'll open the public hearing and hear a  
 17 report from staff.  
 18 MS. FIGUEROA: This report is for  
 19 COA-24-30543, located at 3671 Richmond Street.  
 20 The application is to expand a driveway apron  
 21 on a contributing property within the Riverside  
 22 Avondale Historic District. The existing red  
 23 brick paver driveway apron measures  
 24 approximately 11 feet and 8 inches wide, and  
 25 has a concrete drainage edge that measures  
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1 I would also make a recommendation that -- you  
 2 know, the more evidence, the better, that the  
 3 homeowner can provide. Either a home  
 4 inspection or what they call a "WDO report"  
 5 that would outline the wood rot on the  
 6 property, that would go a long way to helping  
 7 us make our decision here.  
 8 THE CHAIRMAN: Ma'am, did that -- did you  
 9 hear that?  
 10 MS. BLAIZE: A WDO report from a -- an  
 11 inspector?  
 12 THE CHAIRMAN: Right.  
 13 COMMISSIONER GREGORY: Yes, ma'am.  
 14 Usually, those kind of reports will  
 15 outline wood rot and point out specifically  
 16 where it is, and that would be very helpful in  
 17 this instance.  
 18 MS. BLAIZE: Okay.  
 19 THE CHAIRMAN: All right. So we'll  
 20 close --  
 21 MS. LOPERA: Mr. Chair, do you want to  
 22 announce if there's -- or ask if there is  
 23 anyone else here to speak on this, just to give  
 24 anyone else an opportunity who might be here?  
 25 THE CHAIRMAN: Is there anyone else who  
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1 approximately 27 feet wide at the street,  
 2 2 feet deep, and tapers down.  
 3 The applicant proposes to expand the  
 4 driveway apron to allow for additional parking.  
 5 As designed, the apron will measure 23 [sic]  
 6 and 4 inches wide, with a flare measuring  
 7 approximately 38 feet wide at the street.  
 8 Materials will consist of red brick pavers  
 9 and removing the poured concrete drainage edge.  
 10 The inland properties, including the  
 11 subject property, contain single-car driveways  
 12 and aprons with flares. Staff has conditioned  
 13 that the existing driveway apron shall remain,  
 14 or they can replace the driveway like for like  
 15 in the existing dimensions and materials.  
 16 Staff is recommending approval with the  
 17 conditions.  
 18 THE CHAIRMAN: Thank you.  
 19 Do we have any questions for staff?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: Is the applicant here?  
 22 (Audience member approaches the podium.)  
 23 THE CHAIRMAN: Please state your name and  
 24 address, and she will swear you in.  
 25 AUDIENCE MEMBER: My name is Tom Davis,  
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1 3671 Richmond Street.  
 2 THE REPORTER: If you would raise your  
 3 right hand for me, please.  
 4 MR. DAVIS: (Complies.)  
 5 THE REPORTER: Do you affirm the testimony  
 6 you are about to give will be the truth, the  
 7 whole truth, and nothing but the truth?  
 8 MR. DAVIS: I do.  
 9 THE REPORTER: Thank you.  
 10 MR. DAVIS: I'm in receipt of the staff  
 11 report. I appreciate their recommendations,  
 12 and we agree with completing the project as per  
 13 recommended.  
 14 THE CHAIRMAN: So you agree to the  
 15 conditions?  
 16 MR. DAVIS: To the conditions, yes.  
 17 THE CHAIRMAN: Okay. Thank you, sir.  
 18 If we need you to come back up, we'll call  
 19 you.  
 20 Is there anyone else here to speak to this  
 21 COA?  
 22 AUDIENCE MEMBERS: (No response.)  
 23 THE CHAIRMAN: Then we'll close the public  
 24 hearing and entertain a motion.  
 25 COMMISSIONER EPSTEIN: Motion to approve  
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1 and apron.  
 2 MR. DAVIS: Yes, I thought that that was  
 3 including the diagram that we submitted.  
 4 COMMISSIONER EPSTEIN: No, that's your  
 5 existing driveway.  
 6 MR. DAVIS: But the existing driveway is  
 7 only 10 feet wide, and this is a very narrow  
 8 street and we need off-street parking. So if I  
 9 replace a 10-foot-wide apron with a  
 10 10-foot-wide apron, that's not adequate.  
 11 COMMISSIONER EPSTEIN: But it's saying the  
 12 new driveway and apron. So they're -- they're  
 13 telling you, you can rip out what's there, but  
 14 what you put back has to be the same dimension.  
 15 They're -- what I'm -- the way I'm  
 16 understanding this is they're not allowing that  
 17 new extension of off-street parking.  
 18 MR. DAVIS: But my understanding of the  
 19 way this is written is that once the concrete  
 20 area is removed, which is 40-some-feet wide,  
 21 that we have plenty of space there, and I'm  
 22 only asking to widen my driveway by about 8 or  
 23 9 feet at the very end, as in the diagram.  
 24 That was my understanding.  
 25 THE CHAIRMAN: Correct. That's what  
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1 COA-24-30543.  
 2 COMMISSIONER MORGAN: Second.  
 3 THE CHAIRMAN: Discussion?  
 4 COMMISSIONER EPSTEIN: My only discussion  
 5 point is the way I read the conditions is that  
 6 they're not allowing what is put here in the  
 7 plan for this widening, and I'm hearing that  
 8 you have agreed to that, and it's entirely  
 9 different than what you're asking for.  
 10 So did I misunderstand, staff?  
 11 MS. FIGUEROA: To Commissioner Epstein,  
 12 no, that is correct, through the Chair.  
 13 MR. DAVIS: My understanding is that the  
 14 conditions say we can widen the apron using  
 15 similar brick with no white pattern in there.  
 16 So the diagram that you have in front of you is  
 17 wide enough to suit all of our needs, so that  
 18 would be the -- if that's the -- if it's as  
 19 written on the plan, that's --  
 20 COMMISSIONER EPSTEIN: So through the  
 21 Chair to the applicant, the number one  
 22 condition you are approving -- that you are  
 23 agreeing to right now, saying that you approve  
 24 this, is the new driveway and apron shall be in  
 25 the same dimensions of the existing driveway  
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1 you've applied for, but the conditions through  
 2 the staff report and their review is not  
 3 allowing you to widen the apron to that width.  
 4 As Commissioner Epstein has stated, the  
 5 conditions -- Number 1 says the new driveway  
 6 and apron shall be in the same dimensions as  
 7 the existing driveway and apron, so it's  
 8 effectively a repair by replacement that's  
 9 being approved, not widening the driveway.  
 10 MR. DAVIS: In that case, I request that  
 11 the Commission consider my plan to actually  
 12 widen the driveway at the apron.  
 13 THE CHAIRMAN: And other than not having  
 14 enough off-street parking, can you give us your  
 15 reason for your petition?  
 16 MR. DAVIS: Absolutely. This is the  
 17 historic area of Avondale. Houses are very  
 18 close together. The distance between my house  
 19 and my neighbor is approximately 15 feet. The  
 20 driveway, as it currently stands, it's very  
 21 difficult to park a modern car in. All cars  
 22 need to be backed into the driveway just to get  
 23 to the garage.  
 24 This is approximately a 4,000-square-foot  
 25 house. I have sometimes guests, and we have --  
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1 we own three cars. I would like to be able to  
 2 park one car off the driveway -- off of the  
 3 street for safety, because where it is now,  
 4 that part of Richmond Street is very narrow.  
 5 It's difficult to get both emergency vehicles  
 6 as well as trash trucks through there when  
 7 anyone is parked on the street.  
 8 There are also multiple homes with similar  
 9 aprons in the -- within the district, right  
 10 within my neighborhood, all of which facilitate  
 11 much better parking for those homeowners.  
 12 THE CHAIRMAN: Okay. The --  
 13 MR. DAVIS: So --  
 14 THE CHAIRMAN: Thank you. If we need more  
 15 information, we will call you back up.  
 16 MR. DAVIS: If need be, I do have photos  
 17 of other neighbors in the neighborhood who have  
 18 similar parking structures.  
 19 THE CHAIRMAN: That may come up in the  
 20 discussion.  
 21 MR. DAVIS: Okay.  
 22 THE CHAIRMAN: We'll see if there's anyone  
 23 else here to speak.  
 24 MR. DAVIS: Thank you.  
 25 THE CHAIRMAN: And we may call you back  
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1 any additional thoughts on that.  
 2 COMMISSIONER GREGORY: Through the Chair,  
 3 it seems like if we approve this COA, we're  
 4 approving it with conditions that the homeowner  
 5 doesn't want. So do we need to go forward with  
 6 the COA and approving it? Because it's not  
 7 even what he wants to do. I mean, I feel like  
 8 we're -- it looks like a brick wall is maybe  
 9 what he wants to do, but it's not -- I guess,  
 10 what are we approving if he's not going to do  
 11 it? This is my point.  
 12 COMMISSIONER MORGAN: Through the Chair to  
 13 the Commission, I believe the concern last time  
 14 was that the driveway kept falling apart and  
 15 the pavers were coming, and it really was -- I  
 16 was expecting to hear about a repair when we  
 17 came back, because I think we discussed the  
 18 dimensions of the driveway would not be  
 19 approved.  
 20 MR. WELLS: Through the Chair to  
 21 Commissioner Morgan, I just want to clarify  
 22 that -- that comments regarding the condition  
 23 of the driveway, that was for a separate -- a  
 24 different COA. So this is an entirely new one.  
 25 This is the first time we've had a public  
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1 up.  
 2 Is there anyone else here to speak to this  
 3 COA --  
 4 MS. LOPERA: Mr. Chair, the public hearing  
 5 is closed and a motion to approve was made and  
 6 seconded.  
 7 THE CHAIRMAN: Okay. So we have heard --  
 8 we have heard, after further questioning from  
 9 the applicant, there was a misunderstanding, as  
 10 Commissioner Epstein pointed out, in their  
 11 reading of the approval conditions, and we're  
 12 in the discussion phase. So I'd like to hear  
 13 what your thoughts are relative to this (audio  
 14 failure) --  
 15 COMMISSIONER MORGAN: Through the Chair to  
 16 the Commission, I think that we got pretty  
 17 in-depth with this the last time that we  
 18 reviewed this COA, as far as the neighborhood  
 19 fabric and, you know, the -- that parking is  
 20 always a struggle in an urban environment and  
 21 something that we sort of sign up for when we  
 22 live in historic districts, and giving some of  
 23 the modern conveniences up for the historic  
 24 district. And I just -- I think we've talked  
 25 about this. I just wanted to see if anyone had  
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1 hearing on it. That other one was for  
 2 1879 Ribault Court, which we'll be hearing  
 3 later.  
 4 COMMISSIONER MORGAN: Sorry about that.  
 5 THE CHAIRMAN: But what we have before us  
 6 is a project -- an application that's been  
 7 reviewed, all right, recommendations are made  
 8 to approve with conditions that are not  
 9 approving the width of this apron that the  
 10 applicant is proposing, and that --  
 11 I hear what you're saying, Commissioner  
 12 Gregory. Right? If we move forward with this,  
 13 it's a question of, well, what does the  
 14 homeowner do?  
 15 COMMISSIONER HOFF: Through the Chair to  
 16 the Commission, you know, I'm not opposed to  
 17 entertaining widening this current driveway to  
 18 some degree, but the proposal in front of us  
 19 does seem out of -- you know, out of character,  
 20 for the reasons that Commissioner Morgan  
 21 mentioned.  
 22 THE CHAIRMAN: And so, question for staff,  
 23 is there room for another submittal of a  
 24 different nature, but not to this extreme, as  
 25 Commissioner Hoff is expressing, that might be  
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1 approved, other than simply replacing the  
2 footprint of the existing driveway?  
3 MS. LOPERA: To the Chair, I think you can  
4 ask the applicant and owner if he is interested  
5 or willing to do that. Otherwise, if he wants  
6 exactly what was requested in the application,  
7 then I think you need to make a decision on  
8 that and either approve that or deny that,  
9 because it -- unless I'm mistaken, and you can  
10 ask him if --

11 THE CHAIRMAN: I understand. I'm just  
12 trying to also understand the lay of the land a  
13 little bit more.

14 Question for the applicant. Are you  
15 amenable to another solution other than the one  
16 right before us today?

17 MR. DAVIS: With respect to the  
18 Commission, I've already spent thousands of  
19 dollars on plans, hundreds of dollars to apply  
20 for this hearing. I have here multiple  
21 pictures of very similar driveways throughout  
22 the -- that one region of Avondale. I'm asking  
23 to make a change to literally a hundred square  
24 feet of my property. That's all I want. And I  
25 just want a wider driveway, so I can plant --

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1 park the car there, as opposed to parking it my  
2 lawn. We have neighbors who park three and  
3 four cars on their lawn, and they're not here  
4 before you to ask for permission.

5 If you would like, I can give you the  
6 pictures.

7 COMMISSIONER MORGAN: I'd like to see the  
8 photos.

9 COMMISSIONER EPSTEIN: Through the Chair,  
10 do you have any more additional photos of the  
11 conditions down your driveway?

12 One of the reasons why I'm deliberating  
13 this more in my head than I probably would is  
14 because I know that you have a very tight  
15 condition here. I see you have a retaining  
16 wall. There's steps. I wonder about sort of  
17 the ease of even getting out of a car if you  
18 were to park in some of this -- the (audio  
19 failure) --

20 MR. DAVIS: So the retaining wall that's  
21 there on the driveway side is intact. The  
22 retaining wall in front of the property with  
23 the serpentine shape is actually in great  
24 disrepair and falling down, hence the reason  
25 for the landscape plan that would involve

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1 removing the pieces that are already falling  
2 over.

3 The one little parking area is the patch  
4 that's already mostly concrete, that you can  
5 see in front of you, just to the left of the  
6 main driveway apron that currently exists. If  
7 we widen this out, I would still have a total  
8 of less -- probably less coverage than was  
9 already covered by concrete now, in that I'm  
10 only -- I only have a wider driveway apron.

11 But all that concrete would look much  
12 better if it were either a concrete curb, the  
13 way some neighbors have, or just lawn right to  
14 the street, as other neighbors have.

15 COMMISSIONER EPSTEIN: Yeah. I'm just --  
16 I'm noticing with the features and entryway and  
17 retaining wall and everything there with your  
18 house, it does seem like there's a bit of a  
19 bottleneck to the part of the driveway for  
20 getting in and out of the car.

21 MR. DAVIS: That's why we have to back all  
22 the way up to the back of the house just to get  
23 out. That's true. And there's no room to turn  
24 around at the top of the driveway.

25 COMMISSIONER EPSTEIN: Can you speak as to  
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1 why you have to back in and can't -- because  
2 it's --

3 MR. DAVIS: Because it's too narrow. It's  
4 a very narrow driveway. It has to -- you  
5 either have to back in, or you can pull in  
6 forwards, but you'll have to back out. There's  
7 no room to turn around when you get to the  
8 garage in the back. And the garage itself is  
9 not fit for a larger car, but it can fit the  
10 cars we have.

11 COMMISSIONER EPSTEIN: I'm looking at your  
12 plan, and I do see that it does narrow out, and  
13 I don't see any dimensions. I was just  
14 wondering how narrow it does get --

15 MR. DAVIS: On the survey plan, you can  
16 see the dimensions of the actual driveway.  
17 It's 12 feet wide near the back of the house.

18 COMMISSIONER GREGORY: Through the Chair,  
19 I'd like to add that it looks like, per the  
20 homeowner's plans here, they're adding this  
21 brick driveway directly in the line of sight of  
22 the front door.

23 MR. DAVIS: Correct.

24 COMMISSIONER GREGORY: It kind of harms  
25 the visual appeal of the property from the  
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1 street, and doesn't appear to be what the  
2 original architect and designers would have  
3 wanted, to block the view of the home from the  
4 street. It doesn't appear to be the original  
5 intent. So if you're parking an additional car  
6 in the front, it does take away from the visual  
7 street appeal and curb appeal of the home, I  
8 think.

9 MR. DAVIS: Except that that's  
10 approximately 3 to 4 feet below the front door  
11 of the house, so you really don't see it from  
12 the house. And from the street, it again looks  
13 better than having cars parked all over the  
14 street and narrowing the street.

15 COMMISSIONER HOFF: Through the Chair to  
16 the applicant, so is the removal of the -- of  
17 the retaining wall and building a new retaining  
18 wall, I guess -- sorry. This is a question for  
19 staff, I guess.

20 Are -- those things that are -- are those  
21 things that are -- that would have to be  
22 approved separately from this COA, removing the  
23 existing wall and building the new wall in the  
24 front yard?

25 MS. FIGUEROA: Through the Chair to  
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1 Commissioner Hoff, from my understanding of  
2 your question, so the brick wall does not -- is  
3 not affecting the driveway. They just want to  
4 redo the brick wall for planting. Is that  
5 where --

6 COMMISSIONER HOFF: Sorry. So I'm looking  
7 at the applicant's design, and it says, remove  
8 all wall and footings. And then there's  
9 another note that says, new retaining wall to  
10 match the existing wall. So are those things  
11 that wouldn't need to be examined by your  
12 office as well?

13 MS. FIGUEROA: Yes. So based on their  
14 proposed heights and the material being red  
15 brick, we have the ability to approve that at  
16 the staff level.

17 COMMISSIONER HOFF: Okay. But those are  
18 not part of this application?

19 MS. FIGUEROA: It is.

20 COMMISSIONER HOFF: Okay.

21 THE CHAIRMAN: That's Item 3.

22 COMMISSIONER HOFF: Gotcha.

23 MS. LOPERA: Mr. Chair, could I address  
24 the parking issue real quick?

25 THE CHAIRMAN: Yes.  
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1 MS. LOPERA: So just as a reminder, you  
2 all don't regulate if people park their car on  
3 their lawn or in the right-of-way, their  
4 bicycle, their boat. That all would be an  
5 issue of, like, Municipal Code Compliance. You  
6 don't regulate that at all. What he's asking  
7 for is installation of paving, which is a  
8 different issue, I think. I just wanted to  
9 point that out to you all.

10 THE CHAIRMAN: Thank you. You actually  
11 jumped ahead of me on that one. I wasn't going  
12 to say it as eloquently as you.

13 But one of the issues here is the notion  
14 of parking in this manner, in the yard or in  
15 the right-of-way, and I think we have to  
16 consider that in terms of the spirit of the  
17 design guidelines as well.

18 You know, I think all of us live in  
19 historic districts in our own neighborhood too,  
20 so we're not foreign -- it's not that we don't  
21 understand your issues. If we don't have one  
22 right now, we've had -- I know I've had narrow  
23 driveways as well. So I'm -- I understand the  
24 dilemma that you have. But when you --

25 As Commissioner Hoff stated earlier, the  
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1 width of this in relationship to the front of  
2 the house and the entry door and thinking about  
3 vehicles being parked there, understanding that  
4 that already happens, but as legal counsel has  
5 referenced, that's not actually part of our  
6 purview, it's more about the design guidelines  
7 and what gets constructed in the built  
8 environment. So that -- I think we need to  
9 direct our discussion in that regard, too.

10 How are we -- how are we going to --  
11 there's a motion on the table, we're in  
12 discussion. How are we going to come to a  
13 determination about that relative to a position  
14 within the design guidelines?

15 COMMISSIONER EPSTEIN: Through the Chair,  
16 the big thing that jumps out to me would be  
17 talking about curb-cuts, then, and what is in  
18 our purview for that. You know, historically,  
19 allowing curb-cuts to remain where they would  
20 have always been, I think that's a big one for  
21 here.

22 If the -- I know we have to look at  
23 everything individually and each -- and we're  
24 looking at this request individually -- I'm  
25 sorry.

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1 COMMISSIONER HOFF: Through the Chair to  
2 the applicant, if -- would you be open to a  
3 driveway hardscape modification that is of a  
4 lesser square footage than what you have  
5 proposed?

6 MR. DAVIS: To remove some of the square  
7 footage, if you look at the diagram as  
8 submitted, the -- it could be made as just a  
9 square without the small tail that you see  
10 against the roadway. That tail really isn't  
11 necessary. That just is in the place where the  
12 current concrete is. We could remove that  
13 small tail, that would certainly be easy enough  
14 to alter, and it would still give room to park  
15 one car.

16 COMMISSIONER HOFF: Through the Chair,  
17 could you remind me what the current motion is?  
18 I'm sorry.

19 THE CHAIRMAN: The current motion is to  
20 approve --

21 COMMISSIONER HOFF: Approve, but that  
22 was --

23 THE CHAIRMAN: -- with the conditions.

24 COMMISSIONER HOFF: With the conditions.  
25 However, there was a misunderstanding.

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1 administrative help to -- if they want to put  
2 in some more information on the plan about  
3 other ways of making it better, that's fine,  
4 and just approve that administratively.  
5 However, I would request that the plan be  
6 approved as submitted with the other conditions  
7 being okay about the bricks that we use and the  
8 other conditions that were placed, but I need  
9 the square footage that I've requested.

10 COMMISSIONER EPSTEIN: Through the Chair  
11 to the applicant, have you lived in this house  
12 for a long time?

13 MR. DAVIS: Four years.

14 COMMISSIONER EPSTEIN: Four?

15 MR. DAVIS: Yes.

16 COMMISSIONER EPSTEIN: So you don't know  
17 the history of this concrete strip?

18 MR. DAVIS: That concrete strip, I don't  
19 know how many years it's been in place, no.  
20 It's at least 40 years old, though. It's all  
21 cracked. You can see --

22 COMMISSIONER EPSTEIN: It seems -- it  
23 seems very out of character for the rest of  
24 the --

25 MR. DAVIS: It's the only thing like that  
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1 THE CHAIRMAN: The applicant is objecting  
2 to the conditions, yes.

3 COMMISSIONER HOFF: Okay.

4 THE CHAIRMAN: Now, just to clarify too, a  
5 question for staff. If the vote is to approve  
6 this with the conditions granted, can the  
7 applicant come back with another solution to  
8 revise what they want to do, or is it -- I'm  
9 trying to find a way to give the applicant a --  
10 it's not our -- it's not our position to design  
11 the project here tonight, so I'm trying to find  
12 a way to help the applicant.

13 MS. LOPERA: Through the Chair, I don't  
14 think it's appropriate to approve something  
15 with conditions that the applicant finds  
16 objectionable. So if he's asking you to either  
17 approve the total thing, everything he wants,  
18 or to deny it today, I think those are your --  
19 those are your two choices.

20 And he can either affirm what I'm saying  
21 is true, or if he is willing to work with you  
22 all, I -- he can state that, I suppose, through  
23 the Chair.

24 MR. DAVIS: And if you're willing to  
25 delegate to your City planners some  
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1 on all of Richmond Street. It's already out of  
2 character. Most houses on Richmond Street do  
3 have a full concrete curb. Both my house and  
4 my neighbor's house to the immediate right that  
5 you can see do not have a concrete curb. They  
6 have just lawn right to the street.

7 MS. LOPERA: Mr. Chair, may I offer an  
8 additional solution?

9 THE CHAIRMAN: Please.

10 MS. LOPERA: Another option, I was  
11 conferring with staff and they are okay with,  
12 is if you are -- if it's the will of this body,  
13 you could approve in part -- if you want to  
14 approve the retaining wall portion of his ask  
15 and deny the driveway portion of his ask, that  
16 would be an option, and then if he wants to  
17 replace the driveway at a later time or  
18 immediately after this meeting, he could put in  
19 a COA for a different driveway request. It  
20 would have to be substantially different than  
21 what he has requested here, if you were to deny  
22 that portion of his COA.

23 MR. DAVIS: I just don't see an option  
24 driveway-wise that would be more acceptable  
25 than this to the committee. I -- I mean, you  
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1 certainly don't want a driveway that goes up  
2 the other side of the house and around. I  
3 mean, that would be very large and costly and  
4 would not fit into the character. You don't  
5 want me to pave over my whole front yard. So,  
6 I mean, this is about as minimal as I can make  
7 it. As I mentioned, it's only about a hundred  
8 square feet difference that we're talking about  
9 here. It -- it's one little brick pad that is  
10 just a wider apron.

11 THE CHAIRMAN: You know, I'm -- I'm  
12 sympathetic, you know, and I hear in your  
13 voice, it's not just about desire, but there's  
14 an aspect of functionality for you. And for  
15 us, those things are definitely a  
16 consideration, but also the design guidelines.  
17 So we're -- we're looking for a way to get this  
18 into a position that's more amenable to that.

19 So just to -- just to state it plainly, at  
20 least for me in the review of this, that -- the  
21 plan of this is -- it's very -- it's very  
22 aggressive in a way that -- beyond the design  
23 guidelines themselves, it seems sort of like  
24 a -- and I mean no offense by this, it's a  
25 sledgehammer kind of move for something that

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1 might need more of a finished hammer, right, or  
2 something a little bit more surgical.

3 For instance, when I look at the -- when I  
4 look at the photographs of the house -- which  
5 is a beautiful house, by the way -- then I look  
6 at the site plan which you have the proposed  
7 driveway on, there's a relationship between the  
8 entry walk and the actual portico entry itself  
9 and the way that the steps -- the porch comes  
10 out and the steps turn down and the elevated --  
11 the change in grade. There are some things  
12 happening there compositionally that are quite  
13 successful. And I understand the need for  
14 something more, but I think there's more of an  
15 opportunity for it to work with that existing  
16 thing -- or existing walk that's coming down.  
17 And the way that it -- the way that you've  
18 lined it up but flared it out is more -- it's  
19 too extreme, and I think there's a more  
20 delicate way to do it.

21 So what I'm suggesting is there's another  
22 conversation with staff about the -- about the  
23 solution that maybe edits what you have here so  
24 that it can be more successful, if you're -- if  
25 you are up to that. Otherwise, we're -- you

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1 know, we're going to vote.

2 MR. DAVIS: Would staff be able to  
3 administratively approve those changes?

4 MR. WELLS: Through the Chair to the  
5 applicant, in short essence, no, unless you're  
6 meeting the conditions outlined in our COA  
7 matrix, which I believe you already are in  
8 receipt of.

9 MR. DAVIS: The --

10 COMMISSIONER EPSTEIN: Through the Chair  
11 to the applicant, again, I know we're all  
12 sympathetic. A lot of us -- most all of us, I  
13 think, live in a historic neighborhood. We're  
14 sympathetic here, but we have to follow the  
15 rules.

16 The only thing that I'm looking for -- I'm  
17 sorry. The only thing that I'm looking for  
18 from you is -- would be -- that would kind of  
19 tilt me in the direction of this would be  
20 showing that this driveway is not usable for,  
21 you know, getting out of your car safely or  
22 navigating it safely. I can't look at -- I  
23 can't see that information in front of me right  
24 now.

25 So I -- I don't know if there's a way to  
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1 work with staff or show us more proof of, you  
2 know, exiting your car hazards. That's kind of  
3 where my mind sits right now with looking at  
4 this.

5 MR. DAVIS: And I'm happy to submit more  
6 information. I think it's -- you know, from  
7 the pictures, though, we have a driveway that's  
8 11 feet wide. An average car is -- when you  
9 open the door, is much wider than 11 feet.  
10 It's pretty clear that we can't put a car there  
11 and still drive around it to get in.

12 So the issue becomes just finding enough  
13 space to be able to pull cars in while -- if  
14 a -- if a third car is parked or if a guest  
15 arriving, because -- again, I can -- you know,  
16 I can bring back more information on the  
17 narrowness of the street, the fact that trucks  
18 can't get through when people are parked on the  
19 street, it's -- it's difficult. It's a narrow  
20 street.

21 COMMISSIONER EPSTEIN: For me, I -- I'm  
22 looking -- and I'm just saying how I would be  
23 persuaded to listen to your request here. I  
24 would be more interested in how the narrowness  
25 of the driveway is just possibly un- -- like

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1 nonfunctioning for you or making it so you  
2 can't get out of your car safely. Those are --  
3 those are things that I'm -- the -- I mean,  
4 this is a historic district. The streets are  
5 all narrow. If we start going with things like  
6 that, it's a can of worms and stuff.  
7 So I'm just kind of putting that  
8 information -- I know the rest of the  
9 Commission, if you guys have any kind of  
10 thoughts as well, that's -- that's something  
11 that I would lean toward if there was evidence  
12 here, but that evidence is not presented  
13 enough. So I'm just kind of chiming in with  
14 what I would be looking for if I were to  
15 consider this.

16 COMMISSIONER HOFF: Through the Chair to  
17 the applicant, so I -- if you were to work with  
18 staff and open to adjusting the design of the  
19 driveway hardscape, then I would look for a  
20 reduction of square footage of the hardscape,  
21 particularly closer to the house. So if there  
22 was more -- if there was more, for lack of a  
23 better word, greenscape and less hardscape  
24 closer to the house on the new additional part  
25 of the proposed driveway, then that would seem

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1 to be a better fit to me. So those are my  
2 thoughts.  
3 MR. DAVIS: If it's helpful, I have here  
4 six other examples of similar projects that  
5 have been approved in our neighborhood. I can  
6 submit these to the Commission. They're  
7 labeled on the back with the appropriate  
8 addresses.

9 (Tenders photos.)  
10 COMMISSIONER EPSTEIN: Through the Chair  
11 to staff, can we verify that these have been  
12 approved with COAs obtained and not  
13 constructed --

14 MR. WELLS: Yeah. Through the Chair to  
15 Commissioner Epstein, we're more than happy to  
16 do that. Can we do that in this meeting? No.  
17 So we would ask for probably some time to  
18 review.

19 THE CHAIRMAN: I agree. I think that  
20 there are two -- there are two things under  
21 consideration here: Either we vote on the  
22 motion that we have before us to approve with  
23 the conditions that the staff report has given  
24 us, which is what the motion is right now, or  
25 we defer for the next meeting and allow you

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1 time to work with staff to come to a better  
2 solution.

3 MR. DAVIS: Then I think --

4 THE CHAIRMAN: At the end of the day,  
5 that's really where we are.

6 MR. DAVIS: If those are the only two  
7 choices, we have to defer, and I will attend  
8 the next meeting as well.

9 THE CHAIRMAN: All right. So --

10 MR. WELLS: Through the Chair to the  
11 applicant, if we could make one more comment.

12 Some of the photos you provided didn't  
13 have addresses on them, so if we can get some  
14 of the addresses --

15 MR. DAVIS: Oh. I thought I had addresses  
16 on all of them. I apologize.

17 THE CHAIRMAN: Okay. So COA- --

18 MR. DAVIS: Oh. I'm sorry, this was an AI  
19 generated -- I guess it doesn't matter. This  
20 one doesn't matter. This is what ours would  
21 look like later. Sorry.

22 THE CHAIRMAN: All right. So we're at  
23 COA-24-30543, 3671 Richmond Street, will be,  
24 deferred, hopefully, to the March 26th meeting.

25 In the meantime, the applicant will work  
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1 with staff to come up with a better solution  
2 within the design guidelines.

3 Thank you.

4 MS. LOPERA: Mr. Chair, it is 3 o'clock.

5 THE CHAIRMAN: All right. At this time,  
6 we're going to take a 10-minute break. We'll  
7 resume at 3:15.

8 (Whereupon, a brief recess was taken.)

9 THE CHAIRMAN: Thanks, everybody.

10 We're back now. We have covered most of  
11 Agenda A except for more -- not necessarily  
12 internal things, but things you're not here for  
13 necessarily.

14 So we're going to jump over to Agenda B  
15 now and cover the previously deferred items to  
16 be heard, the COAs and the rest of the items  
17 that we need to hear on Agenda B.

18 So we'll start -- with Agenda B, we'll  
19 start with the deferred items there listed. We  
20 have three: COA-23-28339 at 3664 Richmond  
21 Street; COA-23-29186, 2799 Selma Street; and  
22 REHAB-24-03 at 157 8th Street East.

23 And we went through the consent agenda  
24 earlier in the day, so we'll move on to D,  
25 previously deferred items to be heard. We have

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1 COA-24-31276 at 1879 Ribault Court.  
 2 We'll open the public hearing and we'll  
 3 hear a report from staff.  
 4 MR. WELLS: Thank you.  
 5 So this item was previously deferred.  
 6 Previous action -- or previous discussion was  
 7 taken -- took place on December 11th of last  
 8 year. This is pertaining to hardscaping  
 9 improvements, mainly replacing the existing  
 10 brick driveway with poured concrete.  
 11 After further discussion by the  
 12 Commission, you-all wanted to see some existing  
 13 evidence -- or evidence regarding the condition  
 14 of the brick driveway and potentially some  
 15 revised plans.  
 16 So since that last Commission meeting, the  
 17 applicant has provided us with a revised site  
 18 plan. That's included on the last page of this  
 19 particular item, so I'll pull it up on the  
 20 screen for you, and we'll stand by for further  
 21 comments.  
 22 THE CHAIRMAN: All right. That's the end  
 23 of the report, Arimus?  
 24 MR. WELLS: Yes.  
 25 THE CHAIRMAN: Are there any questions for  
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1 staff before we call the applicant up?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: Okay. Is the applicant  
 4 here?  
 5 AUDIENCE MEMBER: Yes.  
 6 THE CHAIRMAN: Please come forward and  
 7 state your name and address and she'll swear  
 8 you in.  
 9 (Audience member approaches the podium.)  
 10 AUDIENCE MEMBER: Hello.  
 11 I'm Darden Grant. Address, 1879 Ribault  
 12 Court.  
 13 Thank you all for --  
 14 THE REPORTER: I'm sorry, I have to swear  
 15 you in.  
 16 MS. GRANT: Oh, that's right.  
 17 THE REPORTER: If you would raise your  
 18 right hand for me, please.  
 19 MS. GRANT: (Complies.)  
 20 THE REPORTER: Do you affirm that the  
 21 testimony you are about to give will be the  
 22 truth, the whole truth, and nothing but the  
 23 truth?  
 24 MS. GRANT: I do.  
 25 THE REPORTER: Thank you.  
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1 MS. GRANT: Thank you.  
 2 Good afternoon.  
 3 Thank you all for allowing me to come  
 4 back. My husband is sad he's not here. He had  
 5 a board meeting in New York and had to go.  
 6 I've written down what I want to say  
 7 because I know I'll forget it, if not. If it's  
 8 okay if I read it.  
 9 So to preserve history is very important  
 10 to my husband and I, but building on history is  
 11 also really important. We're trying to improve  
 12 the neighborhood and our own home and have  
 13 access in and out of our garage.  
 14 It is impossible to enter and exit our  
 15 garage without destroying the grass.  
 16 Financially, it does not make sense to replace  
 17 the grass as there's not enough hardscape to  
 18 drive on to exit our -- the driveway. We will  
 19 continue to have dead grass if the driveway is  
 20 kept the same size.  
 21 The driveway itself, in the new drawing,  
 22 will be hidden by a brick wall that is extended  
 23 from our adjacent neighbor's yard. Our new  
 24 plan is in keeping with the historic nature --  
 25 historical nature of our neighborhood and our  
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1 own home. We love our neighborhood and our  
 2 neighbors and have full support from each of  
 3 them for the driveway as drawn.  
 4 If any of our children are home and park  
 5 in the road in front of our home, the garbage  
 6 truck can't make the turn off Richmond coming  
 7 on to Ribault, and they have to come find us.  
 8 And if we're not there, there's no possibility  
 9 for them to pick up our garbage.  
 10 The new driveway will give us more space  
 11 to let them to park in so that we don't block  
 12 the sanitation, FedEx, Amazon, and all the  
 13 other people that come through.  
 14 On another note, my dad is on a walker,  
 15 and the pavers, as they are, and other pavers  
 16 are very hazardous to him. He has fallen  
 17 twice, as we discussed last time, on pavers.  
 18 I'm wondering if there are any bylaws or  
 19 percentage of hardscapes or allowed amounts, or  
 20 does this all come down to a personal opinion?  
 21 When we were here last time, there was talk of  
 22 what people liked, and I just want to  
 23 understand, is there a bylaw, a rule? I know  
 24 there's historical things, but what is the rule  
 25 behind that, just so we understand where y'all  
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1 are coming from.  
 2 Last night, as I was walking my dog at  
 3 6:25 p.m., I was witnessed to a very horrible  
 4 fight at the end of my street. The picture  
 5 that popped up the last time we were here was  
 6 of a house on Hedrick, at the end of my street,  
 7 where a man has parked on the grass,  
 8 repeatedly, in the street, has gotten fined.  
 9 And I know you said that's not in y'all's  
 10 jurisdiction. That's -- I couldn't understand  
 11 what it was, but someone else's. But in the  
 12 end, y'all are the ones making the rules as to  
 13 whether we can have more parking on our  
 14 properties.  
 15 So that we don't have that -- last night  
 16 he attacked a care-giver verbally very badly  
 17 because of where she was parked, which was, in  
 18 my opinion, none of his business. It wasn't in  
 19 front of his home.  
 20 (Timer notification.)  
 21 MS. GRANT: But it got into a very  
 22 escalated situation, and the whole parking  
 23 thing is a serious problem in our neighborhood,  
 24 as you all know.  
 25 We're just trying to keep our house  
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1 looking beautiful and be able to end -- enter  
 2 and exit, and have a place to park.  
 3 So that's all. Thank y'all.  
 4 Do you have questions for me or do you --  
 5 THE CHAIRMAN: Are there any questions for  
 6 the applicant at this time?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: Thank you.  
 9 MS. GRANT: Thank you.  
 10 THE CHAIRMAN: Is there anyone else here  
 11 to speak to this COA today?  
 12 AUDIENCE MEMBERS: (No response.)  
 13 THE CHAIRMAN: I'll close the public  
 14 hearing and entertain a motion.  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: Just be reminded, a motion  
 17 and a second leads to discussion.  
 18 COMMISSIONER HOFF: Through the Chair, I  
 19 will make a motion to approve -- sorry, what's  
 20 the -- I just lost my -- I will make a motion  
 21 to approve COA-24-31276 as shown in the  
 22 applicant's new design.  
 23 COMMISSIONER EPSTEIN: Second.  
 24 THE CHAIRMAN: Discussion?  
 25 COMMISSION MEMBERS: (No response.)  
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1 THE CHAIRMAN: Part of setting the table,  
 2 the staff recommendation was for denial, and  
 3 then a motion has been made to approve the  
 4 rendered site plan that the applicant has  
 5 submitted.  
 6 COMMISSIONER GREGORY: Through the Chair  
 7 to Commissioner Hoff, are you referring to the  
 8 site plan drawn on Page 1 of 3 of the book?  
 9 COMMISSIONER HOFF: Yes.  
 10 COMMISSIONER GREGORY: Thanks.  
 11 COMMISSIONER HOFF: Through the Chair, so  
 12 I had some questions about this new -- about  
 13 this new design, I guess.  
 14 It's -- it says on Page 103 that the  
 15 driveway flair is 14 feet across. And I  
 16 believe -- correct me if I'm wrong. Is that --  
 17 is that less than what is there at this time,  
 18 which I think I read is 18?  
 19 COMMISSIONER EPSTEIN: That's what it  
 20 says.  
 21 MR. WELLS: Through the Chair to  
 22 Commissioner Hoff, from -- yeah, based on what  
 23 they provided -- I mean, it appears to be a  
 24 reduction in the -- from the proposed --  
 25 originally proposed 18-foot-wide flair.  
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1 COMMISSIONER HOFF: Okay. So I just  
 2 wanted to make sure that I am understanding  
 3 kind of what the --  
 4 THE CHAIRMAN: Yes --  
 5 COMMISSIONER HOFF: -- what they --  
 6 THE CHAIRMAN: -- in the previous -- in  
 7 the other drawings that are drawn -- that are  
 8 hand drawn on -- it's showing a 12-foot-wide  
 9 drive and it's showing an 18-foot-wide flair at  
 10 the street, and so the proposed rendered site  
 11 plan that you were motioning for approval of is  
 12 a reduction of that, both the flair at the  
 13 street and also the width of the -- the drive  
 14 itself before it widens to the 20 feet.  
 15 COMMISSIONER HOFF: So through the Chair,  
 16 my kind of thoughts on this are that, because  
 17 the flair has been reduced and because the  
 18 proposed new design of the driveway shows that  
 19 it would be in front of the existing garage and  
 20 because it would be screened partially by a new  
 21 wall and landscaping, I think that it would  
 22 have a visual -- that is less impactful as the  
 23 previous proposed design. So I think that this  
 24 is a more thoughtful submission, I guess.  
 25 MS. LOPERA: Through the Chair to the  
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1 Commission, just a reminder that we can't  
 2 enforce the landscaping provisions, so -- I see  
 3 they have the site plan showing a wall. I  
 4 can't determine how tall it is, but that is  
 5 something we could enforce and we could ensure  
 6 that they build. But as far as the  
 7 landscaping, we can't require that or enforce  
 8 that they maintain any kind of hedge or trees  
 9 or anything there.

10 COMMISSIONER HOFF: Through the Chair to  
 11 Ms. Lopera, so I have seen -- I believe I have  
 12 seen conditions for landscaping before, and I  
 13 believe it's referenced in some of our  
 14 guidelines about landscaping used as screens.

15 But you are saying that if there was a  
 16 condition about landscaping, that that's not  
 17 something that could be enforced?

18 MS. LOPERA: That's correct.

19 THE CHAIRMAN: Well, my -- you know, my  
 20 mom always said you've got to take somebody at  
 21 their word until they prove otherwise.

22 MS. GRANT: I can't hear you.

23 THE CHAIRMAN: My mom always said you take  
 24 someone at their word until they prove  
 25 otherwise. So if you tell us you're going to

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1 landscape it --

2 MS. GRANT: There's already landscaping  
 3 there.

4 THE CHAIRMAN: -- I'm going to trust you.

5 MS. GRANT: I'm sorry.

6 This is landscaped all the way to here  
 7 (indicating), and this was grass, and that will  
 8 be grass and some more. I don't -- I'm not  
 9 going to just have dirt.

10 THE CHAIRMAN: All right. Are there any  
 11 comments about the design?

12 Now -- and just to throw in here a little  
 13 bit -- I believe, once -- some of the comments  
 14 before and the discussion before was there were  
 15 issues with the pavers settling and things were  
 16 at issue with the pavers that made it an  
 17 unstable driveway for traversing, especially  
 18 for the elderly or people that might have  
 19 trouble coming to and fro. And we had  
 20 discussions about the potential that maybe the  
 21 pavers were installed incorrectly or there  
 22 wasn't enough compaction.

23 This -- you know, what's on the table now  
 24 is a complete sort of replacement with a new  
 25 design. I don't disagree necessarily with any

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1 of Commissioner Hoff's statements, but I -- I  
 2 do want to set the sort of frame of reference  
 3 for that from our previous conversation in this  
 4 discussion.

5 COMMISSIONER EPSTEIN: Through the Chair,  
 6 looking at this new design, I have a couple of  
 7 thoughts.

8 First, one of the historic guidelines  
 9 talks about limiting parking, you know, to the  
 10 rear side of the buildings. It's very obvious  
 11 to see this house is a little different than a  
 12 lot of houses in the neighborhood where it has  
 13 the detached two-car garage immediately  
 14 adjacent to it with the same setback as the  
 15 house. So there definitely needs to be some  
 16 consideration given to being able to get in and  
 17 out of both of those garage spaces. So I see a  
 18 little flexibility with adjusting some of the  
 19 dimensions of the driveway to allow for that to  
 20 happen.

21 I know that the -- the next point about  
 22 using appropriate materials, such as concrete  
 23 poured ribbons, I'm not even sure how you would  
 24 pour a concrete ribbon to get over to a  
 25 driveway to that second garage.

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1 I think it's great that the apron size is  
 2 being sort of honored here. I'm coming back  
 3 to -- I know we did talk about this last time,  
 4 with the materiality.

5 This concrete with the paver ribbon, I  
 6 know there was a discussion about safety,  
 7 discussion about installation of pavers being  
 8 done properly so that they can be maintained.

9 Truthfully, the biggest -- this is going  
 10 to make me sound like a crazy person, but the  
 11 biggest thing that I have an issue with right  
 12 here is just that we're putting a wall at the  
 13 sidewalk with no information about the wall.

14 MS. GRANT: We submitted a picture of the  
 15 wall, to (off microphone) --

16 COMMISSIONER EPSTEIN: Okay.

17 MS. GRANT: There was one emailed to  
 18 her --

19 MS. LOPERA: Please come to the  
 20 microphone.  
 21 (Ms. Grant approaches the podium.)

22 MS. GRANT: I'm sorry.

23 So at the corner of Richmond -- so here's  
 24 Richmond and here's Ribault (indicating). The  
 25 house that's here has a brick wall that goes up

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1 into this beautiful peak, and then there's two  
2 driveways, and then my neighbor's house  
3 extended the wall into theirs. And we're just  
4 going to take that wall and extend it so that  
5 it looks -- so that it -- sorry -- so the  
6 corner, then, will have the brick wall here  
7 (indicating) and the brick wall here, and the  
8 only time there are breaks is when the  
9 driveways are there.

10 And, unfortunately, the picture that was  
11 taken here, you can't see it, but Joe Cronk  
12 emailed the picture of the wall, yeah.

13 COMMISSIONER EPSTEIN: Okay. Unless I'm  
14 missing it, I don't have that in the packet.

15 THE CHAIRMAN: I don't either.

16 COMMISSIONER GREGORY: Through the Chair,  
17 while we have you here and they're looking that  
18 up, this brick wall they're proposing next to  
19 the driveway, do you know the height of that  
20 wall?

21 MS. GRANT: It says 10-foot brick wall or  
22 hedge, but the 10-foot -- it's the same height.

23 COMMISSIONER GREGORY: You had  
24 mentioned -- to the property next door is what  
25 you're saying?

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1 MS. GRANT: Yeah, so their -- it comes to  
2 a peak and it goes down like this (indicating)  
3 pretty -- we're going to match the same wall so  
4 that it looks like -- because when you drive  
5 down our street, you don't drive down looking  
6 at my house, more their house. So, really, no  
7 one sees my driveway except for my  
8 across-the-street neighbor because you either  
9 come this way (indicating) -- our street is  
10 very -- yeah, there you go.

11 And it goes a little bit higher. You  
12 don't have the full picture. But it goes  
13 higher.

14 And see how that comes down? Richmond  
15 Street dead ends into their driveway. So then  
16 you have to turn to the left to come -- that  
17 is -- where the pine straw is is the start of  
18 my property. And you can't see my hedge that  
19 already goes down the side that will then wrap  
20 around.

21 So our hope is to continue to grow the fig  
22 so it just looks like one pretty wall. So it  
23 will double the width of the height, that tall  
24 part, and then bring it down and have that  
25 little column, which is what he drew here.

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1 And then it also -- if you could -- if you  
2 went around this way (indicating), that same  
3 wall is also over there.

4 So we did a driveway study because -- I'm  
5 sure y'all are familiar with Joe Cronk, and he  
6 pulled out all the -- the rules about getting  
7 in and out when designing something, and this  
8 was done based on the minimum needed to be able  
9 to come in to a garage and come out without  
10 widening that part that y'all were the most  
11 concerned about, which is the brick part, and  
12 then the -- what do you call that other part?  
13 The -- this part (indicating).

14 So these two are the original widths of  
15 the driveway. We're not asking for any change  
16 there. We are just asking so that he does not  
17 have to drive over our grass to get in and out.

18 COMMISSIONER EPSTEIN: Through the Chair,  
19 I -- as my own stance here, I have no problem  
20 with editing the dimensions of your driveway.  
21 I understand that completely because of your  
22 garage, the way that it is, it's different.

23 I'd like to have further discussions about  
24 the materiality, just because that is such a  
25 different -- you know, with the concrete pads

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1 and the brick around it, is -- is different  
2 than what the guidelines for the neighborhood  
3 kind of call for.

4 I understand why you're saying that you  
5 want to do it for the safety. I know -- this  
6 is kind of where we left last time. We left  
7 with, when you have pavers and they're  
8 installed correctly and -- you know, they  
9 shouldn't alter over time. They are installed  
10 to have vehicular traffic used on them.

11 So I don't know if any commissioners  
12 wanted to kind of chime in with your thoughts  
13 on that.

14 MS. GRANT: Can I ask a question?

15 Every new driveway that's been built on  
16 our street -- and I offered to submit pictures,  
17 and I took them. And instead of -- there's not  
18 one that is a paver. They're all concrete with  
19 no brick borders and no compromise with the  
20 brick. All of the new driveways in our  
21 neighborhood are full concrete.

22 And I wasn't allowed -- I mean, I was told  
23 the pictures weren't needed or I would have  
24 submitted them.

25 THE CHAIRMAN: You know, I -- you know, my  
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1 response to that would be -- I haven't driven  
2 on that street in a long time, so that -- that  
3 may very well be true. I'm not disputing your  
4 statement, but that doesn't align with our  
5 design guidelines and the way we have to review  
6 projects, and so that's why we have criteria  
7 that the staff gives us a report on --

8 (Microphone failure.)

9 So sorry.

10 MR. WELLS: Through the Chair to the  
11 Commission, I mean, I'll have to confer with  
12 staff just to confirm whether or not the  
13 pictures were accepted, but, essentially, I  
14 would say that it's in our original publishing  
15 of our report, we did do an analysis of the  
16 existing streetscape, along that block in  
17 particular.

18 It's noted in our report, the existing  
19 driveways and what they're made out of. And,  
20 if anything, most of these structures -- or  
21 these driveways were -- predate the enactment  
22 of the Riverside Avondale Historic District.

23 THE CHAIRMAN: Any more discussion or  
24 questions for the applicant while she's at the  
25 podium?

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1 COMMISSIONER MORGAN: I wanted to say  
2 additionally to the applicant, I just think  
3 that this is a -- I mean, I think the design  
4 solution is pretty sophisticated and covers a  
5 lot of the things that were concerns last time  
6 as well.

7 THE CHAIRMAN: Any other comments?

8 COMMISSIONER EPSTEIN: Through the Chair,  
9 just I -- I think we -- if we do go ahead and  
10 approve this, I think we need to approve --  
11 give specifics to the wall. I think just  
12 saying "matching the adjacent," it can get sort  
13 of objective as to, oh, we -- well, we matched  
14 something, and we didn't --

15 So I think if we're -- if that's how this  
16 is to proceed, I would want us to have a very  
17 deliberate description of what that wall would  
18 be, the maximum height it could be, if it has  
19 any sort of, like, curvature to it.

20 I just -- I think there needs to be some  
21 deliberateness in the description to that  
22 portion of this.

23 MS. LOPERA: Through the Chair, might I  
24 suggest that you put in as a condition that the  
25 applicant shall provide, like, an elevation of

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1 COMMISSIONER EPSTEIN: Through the Chair  
2 to -- to the Commission, I'll just say, the --  
3 I think, in my mind, just the pavers kind of  
4 breaking up the concrete pad, it's not acting  
5 as that sort of huge concrete pad that we  
6 typically deny. So I think there's a little  
7 sensitivity there that I appreciate, but I'd  
8 like to hear other comments on that from the  
9 Commission.

10 MS. GRANT: And it is noted on here -- I  
11 want to make sure -- that we're using the --  
12 the bricks that are existing there for that,  
13 which are old. He put that in the report, of  
14 what kind of bricks they were. They're not  
15 new. They're -- you know, I don't -- I can't  
16 find it right now, but it's in there, that  
17 they're historic bricks.

18 COMMISSIONER MORGAN: Through the Chair to  
19 the Commission, I tend to agree with  
20 Commissioner Epstein. Given that there is a  
21 brick walkway, a brick house, and that it is  
22 reutilizing the existing brick, I think it  
23 changes the concrete a little bit for me.

24 THE CHAIRMAN: Agree. It makes it more of  
25 a feature rather than a dominant material.

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1 the wall to be approved administratively by  
2 staff, based on the discussion here today?

3 COMMISSIONER GREGORY: So through the  
4 Chair, would we make an amendment to the  
5 motion, I guess?

6 MS. LOPERA: Yes.

7 THE CHAIRMAN: Before we do that, is there  
8 any other -- are there any other issues that  
9 are on the table so that (microphone failure)  
10 doesn't have to be multiple (microphone  
11 failure)?

12 COMMISSIONER EPSTEIN: Through the Chair,  
13 I'm -- the real small part of the driveway that  
14 lines up with the rest of the brick pavers that  
15 match the apron that's shown as concrete, the  
16 top of the circle, could that possibly be  
17 pavers as well?

18 MS. GRANT: Are you talking about the pad  
19 piece?

20 COMMISSIONER EPSTEIN: That little,  
21 tiny --

22 THE CHAIRMAN: That little doodad.

23 MS. GRANT: I asked him that, and he said  
24 that, architecturally, that was the correct  
25 way. I --

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1 THE CHAIRMAN: There would be a lot of  
 2 cutting.  
 3 COMMISSIONER EPSTEIN: Yeah, it would be a  
 4 lot of cutting.  
 5 MS. GRANT: I actually asked the same  
 6 thing.  
 7 COMMISSIONER EPSTEIN: I'm just thinking  
 8 about from the road.  
 9 Through the Chair, one of the -- another  
 10 one of the reasons why I think that there's  
 11 some sensitivity here to looking at the  
 12 concrete with the brick paver instead of just  
 13 brick pavers entirely is because you're still  
 14 maintaining that historic paver location, but  
 15 then that sort of infringes on it, but it --  
 16 THE CHAIRMAN: It's where they put their  
 17 initials, DG and RG (microphone failure).  
 18 COMMISSIONER EPSTEIN: Hand prints?  
 19 THE CHAIRMAN: Okay. Any other  
 20 discussion?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: There's a motion on the  
 23 table, and there's a suggestion to add a -- an  
 24 amendment to it that amends (microphone  
 25 failure).

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1 COMMISSIONER HOFF: Through the Chair, I  
 2 will amend my motion to include that the  
 3 applicant will get the new wall as proposed in  
 4 the design administratively approved by staff.  
 5 COMMISSIONER EPSTEIN: Second.  
 6 COMMISSIONER GREGORY: Second.  
 7 THE CHAIRMAN: So on the amendment, are  
 8 they approved with conditions?  
 9 MS. LOPERA: Through the Chair, so now you  
 10 need to do a voice vote on the amendment.  
 11 THE CHAIRMAN: Okay. Voice vote on the  
 12 amendment.  
 13 COMMISSION MEMBERS: Aye.  
 14 MS. LOPERA: Now someone needs to move it  
 15 as amended, and then you -- a second, and then  
 16 you can have a discussion and confirm what the  
 17 applicant (microphone failure).  
 18 COMMISSIONER EPSTEIN: I move for the  
 19 amended -- (microphone failure).  
 20 I move to approve as amended.  
 21 COMMISSIONER MORGAN: Second.  
 22 THE CHAIRMAN: All those in favor?  
 23 COMMISSION MEMBERS: Aye.  
 24 MS. LOPERA: Did you confirm with the  
 25 applicant, that she's okay with that?

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1 MS. GRANT: So you're asking me -- you  
 2 just want an elevation of the wall to show  
 3 that -- I will -- so if I send you the  
 4 measurements of the existing wall and then have  
 5 a drawing of ours --  
 6 THE CHAIRMAN: We're asking you to  
 7 document what you're proposing to do --  
 8 MS. GRANT: Okay.  
 9 THE CHAIRMAN: -- with the wall  
 10 (inaudible) --  
 11 (Simultaneous speaking.)  
 12 MS. GRANT: And we can just email it, and  
 13 we'll hear back? We don't have to attend a  
 14 hearing?  
 15 MS. LOPERA: Through the Chair to the  
 16 applicant, correct. You'll provide it to  
 17 staff, and they'll approve it based on what the  
 18 Commission has decided here today -- or  
 19 discussed here about the specifications about  
 20 height and that kind of thing.  
 21 MS. GRANT: We'll do it exactly the same  
 22 as the neighbors.  
 23 Thank you.  
 24 I promise it will be pretty.  
 25 THE CHAIRMAN: All right. All those in

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1 favor?  
 2 COMMISSION MEMBERS: Aye.  
 3 THE CHAIRMAN: So let it be known that  
 4 COA-24-31276 at 1879 Ribault Court has been  
 5 approved as -- with conditions, as amended.  
 6 MS. GRANT: Thank you.  
 7 THE CHAIRMAN: Thank you.  
 8 Next is COA-24-31169 at 2351 Riverside  
 9 Avenue. We'll open the public hearing and hear  
 10 a report from staff.  
 11 MR. WELLS: Thank you, Mr. Chairman.  
 12 Before I present, can we just confirm if  
 13 the applicant or owner is here?  
 14 THE CHAIRMAN: Is the applicant here for  
 15 2351 Riverside Avenue?  
 16 AUDIENCE MEMBERS: (No response.)  
 17 THE CHAIRMAN: All right. So that's  
 18 automatically deferred to the March 26th  
 19 meeting, since the applicant is not in  
 20 attendance today.  
 21 We'll move on to the COAs, the first one  
 22 is COA-24-31749. The address is 3574 St. Johns  
 23 Avenue.  
 24 We'll open the public hearing and hear a  
 25 report from staff.

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1 Should we ask if the applicant is here for  
2 this one as well?  
3 MR. WELLS: No. I think they're here.  
4 All right. Thank you, Mr. Chair.  
5 So this is application COA-24-31749 for  
6 3574 St. Johns Avenue. This is to replace a  
7 flat top hip roof with metal awnings and a  
8 parapet.

9 So staff should note, this is a  
10 noncontributing commercial structure that's  
11 located within the Riverside Historic District.  
12 This is an interior lot, located on the south  
13 side of St. Johns Avenue. This particular  
14 structure is characterized by its brick  
15 exterior, floor-to-ceiling, full-lite windows,  
16 and, again, that flat top hip roof.

17 Once again, they're looking to replace  
18 this flat top roof with -- and construct a new  
19 parapet wall and install three sections of  
20 metal awnings.

21 As this flat top hip roof is rare within  
22 the historic district, staff did treat it with  
23 more sensitivity when reviewing appropriate  
24 alterations due to the contribution it has to  
25 the district's architectural diversity.

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1 as a -- or metal awnings.  
2 So other than that, we stand by our  
3 recommendation.  
4 THE CHAIRMAN: Thank you.  
5 Do we have any questions for staff?  
6 COMMISSION MEMBERS: (No response.)  
7 THE CHAIRMAN: If the applicant can come  
8 forward and state your name and address and  
9 she'll swear you in.  
10 (Audience member approaches the podium.)  
11 AUDIENCE MEMBER: My name's Anthony  
12 Saleeba. The address is 3651 St. Johns Avenue.  
13 THE REPORTER: If you would raise your  
14 right hand for me, please.  
15 MR. SALEEBA: (Complies.)  
16 THE REPORTER: Do you affirm that the  
17 testimony you are about to give will be the  
18 truth, the whole truth, and nothing but the  
19 truth?

20 MR. SALEEBA: I do.  
21 THE REPORTER: Thank you.  
22 MR. SALEEBA: So this is a building that  
23 I've owned for about 24 years. And when we  
24 decided to redo the front of it, we looked at  
25 previous noncontributing structures and what  
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1 So, again, our staff analysis, we  
2 conducted that based on our Ordinance Code as  
3 well as our design guidelines. We found that  
4 the scope of work does not stem from a  
5 structural or deterioration issue. Rather, it  
6 stems from a design standpoint to incorporate  
7 metal awnings. As seen within this commercial  
8 corridor, the majority of the existing features  
9 feature either brick or stucco exteriors, flat  
10 roofs, and canvas awnings. Staff should note  
11 that canvas awnings can be approved  
12 administratively.

13 And again, we do find that this flat top  
14 roof is character-defining for this particular  
15 structure, despite its noncontributing status,  
16 so we do find that -- we, ideally, want to  
17 preserve it. We do forward to you a  
18 recommendation for approv- -- or for denial,  
19 I'm sorry, a recommendation for denial.

20 And one thing to note, too, is staff  
21 provided a brief, little PowerPoint at the end  
22 of the book package, just characterizing the  
23 streetscape and the existing structures there,  
24 including the new construction that does  
25 incorporate more of those modern elements, such

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1 was allowed, and we found a couple. So we sort  
2 of mimicked those designs and designed it.  
3 I'm a little confused on -- the staff,  
4 when they talk about there's a flat top hip  
5 roof. It is not. It's a parapet wall. I have  
6 pictures that I can circulate to sort of -- so  
7 we can speak in specifics of what we're dealing  
8 with.

9 Do you want me to -- do you want to see  
10 the pic- --

11 THE CHAIRMAN: Oh, absolutely.  
12 MR. SALEEBA: Just to clarify because  
13 I'm -- I don't know what they're talking about.  
14 It's a parapet wall, and that shows you  
15 the parapet wall from both sides.  
16 (Tenders photographs.)

17 THE CHAIRMAN: It's a parapet wall with an  
18 eyebrow --

19 MR. SALEEBA: Right. Right.  
20 So we could remove that structure and it  
21 wouldn't affect the roof one bit.

22 So I also have some pictures of previous  
23 noncontributing structures, which you have  
24 allowed metal awnings, which I'd like to give  
25 you those real quick too.

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1 (Tenders photographs.)  
 2 This is sort of what we based our design  
 3 on. Even in -- in the staff report, they also  
 4 stated that they're not opposed to this  
 5 concept, and -- so I know that's their  
 6 guidelines now. And, obviously, in previous  
 7 administrations, that was the guidelines too,  
 8 that they approved this concept, so we tried to  
 9 keep it consistent because I know that's what  
 10 the neighborhood wants to have, is, like,  
 11 consistency.  
 12 So I'm really here to answer any  
 13 questions.  
 14 THE CHAIRMAN: Do we have any questions  
 15 for them at this time?  
 16 COMMISSIONER MORGAN: Through the Chair to  
 17 the applicant, is this parapet original to the  
 18 building or was this added --  
 19 MR. SALEEBA: From all I know, it's  
 20 original. The building was built in 1966.  
 21 We're just trying to give it a fresh look.  
 22 The material in the front is just asphalt roof  
 23 shingles, which -- you know, roof shingles  
 24 belong on a roof, not really material for, you  
 25 know, the front of the wall, so we're just  
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1 Commissioner Epstein, that was a challenge for  
 2 staff too because we could not find any  
 3 concrete evidence in terms of the historic  
 4 nature of the building or what it was  
 5 originally constructed as.  
 6 Typically, for noncontributing structures  
 7 there's not too much analysis conducted on  
 8 that -- those type of structures. So looking  
 9 back at a site file or just seeing if there's  
 10 any historic photos, that's not necessarily  
 11 something that's associated with that.  
 12 THE CHAIRMAN: So just to clarify, too,  
 13 question for the applicant, when I look at  
 14 the -- when I look at the typical section,  
 15 Number 6, the -- it appears that the parapet  
 16 wall is being removed and a new one made of  
 17 8-inch (inaudible) metal framing is being  
 18 installed; is that right?  
 19 MR. SALEEBA: Yes.  
 20 THE CHAIRMAN: So you're -- it's not just  
 21 removing the roof, but it's removing the whole  
 22 support structure --  
 23 MR. SALEEBA: Well, we're not sure what's  
 24 behind the asphalt. So there -- it could be  
 25 brick. And if we find brick, we're going to  
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1 trying to, you know, better the look.  
 2 So this is also a design that -- the metal  
 3 awnings, you'll see them all through San Marco,  
 4 on the Square, all through Avondale. It's sort  
 5 of consistent in the historic districts.  
 6 COMMISSIONER EPSTEIN: Through the Chair  
 7 to staff or the owner, this sort of hip -- I'm  
 8 thinking it's like -- a mansard kind of form to  
 9 it. Do we know if that's -- that kind of --  
 10 that was the original -- it seems like the  
 11 parapet is original, but that awning, mansard  
 12 shape, is that original to this structure?  
 13 MR. SALEEBA: All I can speak of is -- is  
 14 from my ownership of it, but I -- I'm not sure  
 15 going back to the '60s, you know, the late  
 16 '60s, when it was designed, but it's -- it's  
 17 noncontributing, so we're -- you know, that's  
 18 why -- when we designed it this way, we looked  
 19 at other noncontributing structures and what  
 20 was allowed for those noncontributing  
 21 structures. So we were just trying to be  
 22 consistent with what -- all the other  
 23 administrations were -- allowed, and what the  
 24 staff says they still approve.  
 25 MR. WELLS: Through the Chair to  
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1 leave brick because it would look great.  
 2 THE CHAIRMAN: Okay.  
 3 MR. SALEEBA: Looking from the back side  
 4 of the wall -- this is my contractor. He could  
 5 speak a little more intelligently on the  
 6 construction of it.  
 7 We just don't know what we're looking at.  
 8 If we find brick, that's great, because we'll  
 9 just go -- you know, just leave the brick in  
 10 place and -- and put the awnings in, and we're  
 11 done. But even if we remove this, we will be  
 12 going with the same height. The height won't  
 13 change.  
 14 THE CHAIRMAN: The parapet height?  
 15 MR. SALEEBA: Yes. It's going to remain  
 16 the same.  
 17 THE CHAIRMAN: Do you recall how wide that  
 18 parapet cap is? That (inaudible)? I'm trying  
 19 to speculate on --  
 20 AUDIENCE MEMBER: (Inaudible) how thick it  
 21 was?  
 22 THE CHAIRMAN: Yeah, the top -- the cap on  
 23 top, how wide -- how wide is the parapet  
 24 (microphone failure)?  
 25 AUDIENCE MEMBER: It looks, I'm going to  
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1 guess, 6 to 8 inches.  
 2 THE CHAIRMAN: Yeah, it's more like 6, so  
 3 it's probably --  
 4 AUDIENCE MEMBER: (Off microphone.)  
 5 MR. SALEEBA: Does he need to be sworn in?  
 6 THE CHAIRMAN: Sorry.  
 7 So it's uncertain. It's uncertain.  
 8 Okay. Any other questions for the  
 9 applicant at this time?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: No?  
 12 (Discussion held off the record.)  
 13 MR. SALEEBA: Didn't hear what he said?  
 14 THE CHAIRMAN: I asked the applicant if  
 15 they knew how wide the existing cap was and  
 16 they said maybe 6 to 8 inches.  
 17 THE REPORTER: Thank you.  
 18 THE CHAIRMAN: Okay. Thank you.  
 19 If we have more questions, we'll call you  
 20 back up.  
 21 MR. SALEEBA: Okay. Great.  
 22 Thanks.  
 23 COMMISSIONER GREGORY: I'd like to make a  
 24 motion to approve COA-24-31169 at 2351  
 25 Riverside Avenue.

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1 COMMISSIONER EPSTEIN: I'll second for  
 2 discussion.  
 3 THE CHAIRMAN: Discussion?  
 4 COMMISSIONER EPSTEIN: Yeah, I just -- I  
 5 have to get it out my system right now.  
 6 The noncontributing structures that you're  
 7 looking at that have the metal canopies were  
 8 buildings that were entirely torn down and  
 9 those are all new construction.  
 10 If you look at the pictures submitted, the  
 11 existing buildings, it's all fabric canopy.  
 12 THE CHAIRMAN: Noted.  
 13 You know, I would also just like to say, I  
 14 can understand why this is not a contributing  
 15 structure beyond its age, right? I mean,  
 16 it's -- it has a Fiberglass -- you know, the  
 17 asphalt shingled roof. So it's not -- it's due  
 18 for -- it's definitely due for a change, I  
 19 would say, to catch up with the rest of the  
 20 neighborhood.  
 21 COMMISSIONER GREGORY: Yeah, my thoughts:  
 22 With it being not a contributing structure  
 23 is -- it seems like the owners are trying to  
 24 bring it in line with similar designs, all on  
 25 the same street, for other noncontributing

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1 structures, adding in the metal awnings that  
 2 would bring symmetry to the streetscape there,  
 3 and while not trying to mimic historic  
 4 property, which this is not.  
 5 And if we tried to force some sort of  
 6 canvas awning on this thing, then -- then maybe  
 7 it wouldn't have the same effect as we -- we're  
 8 hoping it would.  
 9 COMMISSIONER MORGAN: Through the Chair to  
 10 the Commission, I'm -- I like what is being  
 11 presented and I think it's within the  
 12 guidelines as it being a contributing  
 13 structure.  
 14 To the point that Chair Montoya made about  
 15 the parapet, I would like to see something  
 16 maybe in the conditions that if it is brick,  
 17 it's remaining as the plans provided, show it  
 18 being demolished regardless.  
 19 And, actually, I'll say that, in these  
 20 elevations as well, I'm not sure what type of  
 21 material is being presented for the new  
 22 parapet, but it should probably be brick to  
 23 match either way, if it's not existing brick.  
 24 THE CHAIRMAN: It's being called out in  
 25 that section that I was referring to as stucco,

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1 the parapet would be stucco, then it would meet  
 2 the existing brick.  
 3 More discussion?  
 4 COMMISSIONER EPSTEIN: Through the Chair,  
 5 I would maybe prefer the fabric awnings, just  
 6 because it is still going to be an existing  
 7 building in this location. It's not a whole  
 8 new design. And I think where metal awnings  
 9 are being used within that neighborhood, they  
 10 are all new structures.  
 11 And I think that that is -- liberties are  
 12 being given to a whole new modern design, where  
 13 this, we're still working with some structure  
 14 that is existing and a scale that is there and  
 15 existing.  
 16 And I would agree -- I would agree that  
 17 there needs to be some verbiage put in here  
 18 about, if the parapet is uncovered to be brick,  
 19 it needs to be left as existing.  
 20 THE CHAIRMAN: Now --  
 21 COMMISSIONER EPSTEIN: (Off microphone.)  
 22 THE CHAIRMAN: Understanding your  
 23 position, I would -- I do want to note that the  
 24 building is -- I think it was 1966 that the  
 25 building was constructed, and so that was a

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1 time when more modern structures were being  
2 built. So if we want to think about its  
3 historic position and the landscape of the  
4 building, maybe it --  
5 I'm not saying I'm opposed to the fabric  
6 awnings, but that might be an argument for that  
7 because it is more a time period when modern  
8 buildings were being constructed here, at a  
9 (microphone failure) at least. So I think  
10 that's worthy of consideration.

11 That's why I -- I would argue maybe that  
12 is speculation, the -- the mansard -- fake  
13 mansard was a -- was the update from the '70s  
14 or something. (Microphone failure) saw that a  
15 lot.

16 MR. SALEEBA: And if I could just make a  
17 comment on the brick. The reason why we went  
18 with stucco, because it's so hard to match the  
19 brick, because that brick is 50 years old. So  
20 if we go try to find brick now, it will not be  
21 the same, and it just sort of looks  
22 hodgepodged.

23 So that's the reason why we said, well, if  
24 we go with a completely different look and, you  
25 know, try to keep it separate, it won't look

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1 MR. SALEEBA: Well, I have several  
2 pictures of the existing building --  
3 (Simultaneous speaking.)  
4 COMMISSIONER MORGAN: Yeah, and  
5 (inaudible) --

6 MR. SALEEBA: -- and they're all stucco.  
7 COMMISSIONER MORGAN: If you could  
8 (inaudible). I just can't visualize it.

9 MR. SALEEBA: Yeah, absolutely.  
10 Absolutely. I did that; I took pictures, so --  
11 (Tenders photographs.)

12 Every one of these are stucco. Stucco.  
13 That's stucco, that's stucco, that's stucco,  
14 that's stucco, that's stucco, and that's  
15 stucco. So they're all -- there's a lot of  
16 stucco.

17 COMMISSIONER MORGAN: Stucco and brick?

18 MR. SALEEBA: Well, the --

19 COMMISSIONER MORGAN: Yeah.

20 MR. SALEEBA: Yeah.

21 COMMISSIONER EPSTEIN: Through the Chair,  
22 it's tricky because we're talking about a  
23 noncontributing structure and how to alter it.  
24 And looking at historic buildings, it -- within  
25 the district -- within this area, all of which

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1 like we got different colored bricks, different  
2 textures, different -- you know, that's the  
3 only reason why we went with stucco, is because  
4 we didn't want it to look like it was just  
5 hodgepodge, assembled back together.

6 But to your point, if we take that off and  
7 we find existing brick, absolutely we'd leave  
8 it.

9 COMMISSIONER MORGAN: Through the Chair to  
10 the applicant, did the -- did any of those  
11 photos have that combo in it?

12 I'm just having a hard time -- I  
13 completely understand your point, and there's  
14 things you can do to sort of blend the finish  
15 or make that line a little different --

16 MR. SALEEBA: Yeah.

17 COMMISSIONER MORGAN: -- even, like, you  
18 know -- and there's limited numbers and  
19 providers and suppliers that I'm sure your GC  
20 could help you walk through.

21 I'm just not sure that that would -- that  
22 would -- that would never be done in the time  
23 that that building was built, with the stucco  
24 at the parapet. It would almost look like a  
25 (microphone failure) is being formed --

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1 have the same materiality entirely around their  
2 parapet and below.

3 So now we're talking about injecting --  
4 like, interjecting a new sort of datum point  
5 for a material break where there is nothing --  
6 even in the new construction, there is  
7 nothing --

8 MR. SALEEBA: Well, if you look -- I owned  
9 one of the buildings where Mojo's is too, and  
10 the building next to it, it's a combination  
11 between stucco and tile. You know, so they --  
12 they're not all the same.

13 So you see the one that says "compass,"  
14 that's stucco. And then a bottom portion is  
15 actually tile. And then if you look at some of  
16 the newer ones, they're -- you know, it's just  
17 a little -- a little bit of everything.

18 But, once again, if we find brick,  
19 absolutely. I just know how hard it is to find  
20 brick that's 50 years old that's going to match  
21 the same color and texture and ...

22 THE CHAIRMAN: More discussion or --  
23 there's a motion on the floor.  
24 Questions?

25 COMMISSIONER HOFF: So through the Chair,  
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1 the motion on the floor is to approve?  
 2 THE CHAIRMAN: Approve it.  
 3 COMMISSIONER HOFF: Gotcha.  
 4 So I understand the thoughts from  
 5 Commissioner Epstein regarding the style and  
 6 the material of the awnings, but I also agree  
 7 that, because it's noncontributing, I think  
 8 there's that flexibility to have the metal  
 9 awnings.  
 10 Regarding the parapet, I -- obviously, if  
 11 there is original brick there, it would be  
 12 ideal to keep that.  
 13 And those are my thoughts.  
 14 THE CHAIRMAN: So perhaps someone would  
 15 like to -- or perhaps the motion could be  
 16 amended to stipulate the -- what's found in the  
 17 parapet remaining if it's brick, and then  
 18 also -- is the -- the metal awning versus the  
 19 fabric awning, that's the other issue.  
 20 Is there any other discussion about that?  
 21 Because I'm hearing -- Commissioner Epstein is  
 22 expressing a kind of language position about  
 23 the district being primarily fabric awnings at  
 24 the older building and then the metal awnings  
 25 we're seeing at the newer buildings, and this

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1 is a noncontributing structure that was built  
 2 in the '60s, but -- I understand that position.  
 3 I haven't heard anyone else comment on that.  
 4 Is that an issue for anyone or is there  
 5 not enough support in (microphone failure) for  
 6 that to be an issue?  
 7 COMMISSIONER GREGORY: Through the Chair,  
 8 I would say I'm in support of the metal awnings  
 9 as a -- as a solution here.  
 10 THE CHAIRMAN: Okay. So perhaps there  
 11 should be an amendment to the motion to refer  
 12 to the parapet material and then we can put it  
 13 to the floor.  
 14 COMMISSIONER EPSTEIN: Through the Chair,  
 15 I'm -- just before we make a new motion,  
 16 something I've noticed here with the change in  
 17 materiality in the other buildings and  
 18 something I'd like to bring up as we're  
 19 creating this motion is, we request some sort  
 20 of moulding or -- not -- some sort of trim or  
 21 something at the differentiation point between  
 22 these two materials and not just drip flashing  
 23 because right now the detail shows, at the  
 24 connection point between them, just a straight  
 25 line with drip flashing, and what I'm noticing

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1 throughout the rest of this district is where  
 2 there is a change in material, there's an  
 3 articulation. And I think that's important and  
 4 I think that just -- that drip flashing would  
 5 be -- I can't find a better word for it. I'll  
 6 say it's a weak transition between two  
 7 materials.  
 8 COMMISSIONER GREGORY: So I'll amend my  
 9 motion to include that if brick is found behind  
 10 the asphalt shingles on the parapet that the  
 11 brick will be preserved and restored and used  
 12 as the facade of the parapet.  
 13 And, additionally, that the -- if there is  
 14 no brick there, the transition point between  
 15 the materials at the top of the parapet down to  
 16 the brick will be a trim piece, moulding, some  
 17 sort of delineation, banding, between the top  
 18 and bottom part of the parapet to the main  
 19 structure and facade of the building.  
 20 COMMISSIONER MORGAN: Through the Chair to  
 21 the Commission --  
 22 MS. LOPERA: One second.  
 23 Was that -- did anybody second that  
 24 motion?  
 25 COMMISSIONER EPSTEIN: Second.

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1 MS. LOPERA: Thank you.  
 2 THE CHAIRMAN: Discussion.  
 3 COMMISSIONER MORGAN: I just want to -- I  
 4 just want to double-back.  
 5 So we're proposing that the stucco is  
 6 okay; there needs to be a transition if the  
 7 brick is not there (microphone failure) the  
 8 parapet?  
 9 THE CHAIRMAN: The stucco is okay if  
 10 there -- if the existing parapet isn't masonry.  
 11 If the -- if the existing parapet is found to  
 12 be brick, then it should remain. If it's not,  
 13 then, you know, replacing it with metal stud  
 14 and the stucco finish is okay.  
 15 Yes?  
 16 COMMISSIONER EPSTEIN: (Nods head.)  
 17 COMMISSIONER GREGORY: (Off microphone.)  
 18 COMMISSIONER EPSTEIN: As long as there's  
 19 the differentiation.  
 20 THE CHAIRMAN: It should not be in the  
 21 same plane.  
 22 MS. LOPERA: Mr. Chair, did you want to  
 23 check with the owner to see if he's amenable to  
 24 these conditions being added to his COA?  
 25 (Mr. Saleeba approaches the podium.)

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1 MR. SALEEBA: I'm fine with that.  
 2 MS. LOPERA: Thank you.  
 3 THE CHAIRMAN: So we need to vote?  
 4 MS. LOPERA: So through the Chair to the  
 5 Commission, you need to vote on the amendment  
 6 and then someone needs to move it as amended.  
 7 THE CHAIRMAN: So the proposed amendment  
 8 that we've discussed, all those in favor?  
 9 COMMISSION MEMBERS: Aye.  
 10 THE CHAIRMAN: All those opposed?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: So the amendment is  
 13 approved.  
 14 COMMISSIONER GREGORY: And I will move to  
 15 move the amended motion.  
 16 COMMISSIONER EPSTEIN: Second.  
 17 THE CHAIRMAN: All those in favor?  
 18 COMMISSION MEMBERS: Aye.  
 19 THE CHAIRMAN: Opposed?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: So COA-24-31749 at 3574  
 22 St. Johns Avenue is approved as amended.  
 23 MR. SALEEBA: Thank you.  
 24 THE CHAIRMAN: Thank you.  
 25 The next COA is COA-24-31716 at 2760 Lydia  
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1 Street. We'll open the public hearing and hear  
 2 a staff report.  
 3 MS. FIGUEROA: This report is for  
 4 COA-24-31716 at 2760 Lydia Street. The  
 5 application is for siding alterations on a  
 6 contributing structure located on an interior  
 7 lot. The subject property consists of a  
 8 two-story Prairie-style home in the Riverside  
 9 Avondale Historic District. It's characterized  
 10 by its shake shingle and rusticated concrete  
 11 block exterior, hip roof, and dormer windows.  
 12 The scope of work includes replacing the  
 13 wood shake shingle siding and window trim  
 14 located on the entire rear elevation with new  
 15 cementitious Hardie shake shingle siding in the  
 16 same design.  
 17 Staff conducted a site visit on  
 18 January 16th, 2025, and deemed scattered  
 19 portions of wood shake shingle siding on the  
 20 rear as irreparable due to warped wood. The  
 21 remaining siding appeared to be in great  
 22 condition overall with a few minor divots and  
 23 chipped paint on some of the wood shingles that  
 24 can be repaired and approved administratively.  
 25 The property owner stated that there is no  
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1 moisture barrier and only decayed wood exists  
 2 under the shake shingles. Staff took a picture  
 3 of a small area that appears to have no  
 4 moisture barrier but were unable to determine  
 5 if this was due to a tree falling on the home  
 6 or due to the completion of a previous reroof  
 7 COA.  
 8 Staff is recommending to approve with  
 9 conditions.  
 10 THE CHAIRMAN: Thank you.  
 11 Do we have any questions for staff?  
 12 COMMISSION MEMBERS: (No response.)  
 13 THE CHAIRMAN: No?  
 14 Is the applicant here?  
 15 AUDIENCE MEMBER: (Indicating.)  
 16 THE CHAIRMAN: Please come forward.  
 17 (Audience member approaches the podium.)  
 18 THE CHAIRMAN: State your name and address  
 19 and she'll swear you in.  
 20 AUDIENCE MEMBER: My name is Mr. Griffith,  
 21 and I own 2760 Lydia Street.  
 22 So --  
 23 THE REPORTER: Sir --  
 24 MR. GRIFFITH: Yes.  
 25 THE REPORTER: -- I have to swear you in,  
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1 I'm sorry.  
 2 If you would raise your right hand for me,  
 3 please.  
 4 MR. GRIFFITH: (Complies.)  
 5 THE REPORTER: Do you affirm that the  
 6 testimony you are about to give will be the  
 7 truth, the whole truth, and nothing but the  
 8 truth?  
 9 MR. GRIFFITH: Yes.  
 10 THE REPORTER: Thank you.  
 11 MR. GRIFFITH: So our home was basically  
 12 damaged by Helene. Following the storm, we  
 13 considered a licensed -- a structural engineer,  
 14 including our contractor, to thoroughly assess  
 15 the damage and determine that the requested  
 16 siding that we are requesting would be the most  
 17 appropriate and beneficial option over the  
 18 original shake siding.  
 19 The recommendation was not made lightly,  
 20 with careful consideration of the structure --  
 21 with the structural integrity, longevity, and  
 22 protection of our home.  
 23 The framing of our home remains exposed to  
 24 the elements, leaving our home to be more at  
 25 risk and, basically, will be worse if not taken  
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1 care of.  
 2 Based on the recommendation of your staff,  
 3 our contractor cannot do the work based on it  
 4 not being up to current building code and  
 5 requirements.  
 6 I do want to reiterate that the material  
 7 that we are requesting to replace the shingle  
 8 siding with is material mimicking the design,  
 9 preserving the home [sic] aesthetic while  
 10 meeting the modern standards.  
 11 I do want to kind of read the statute that  
 12 you guys do have, stating -- at 307.106(1)(6)  
 13 [sic] that determines -- however, technology --  
 14 technological advancement [sic] material shall  
 15 be considered and used as a replacement  
 16 alternative. Repairing or replacing of missing  
 17 architectural features, as shown, as based on  
 18 occurring duplicate -- accurate duplications of  
 19 features substantiated by the historical,  
 20 physiological, and pictorial evidence rather  
 21 than on conjectural design and available -- and  
 22 availability of different architectural  
 23 elements from the building or the structure.  
 24 So just -- with us being in the home for  
 25 two years, we've already done a significant

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1 Is there anyone else here today to speak  
 2 to this COA?  
 3 AUDIENCE MEMBERS: (No response.)  
 4 THE CHAIRMAN: No? Then we'll close the  
 5 public hearing and entertain a motion.  
 6 COMMISSIONER GREGORY: Motion to approve,  
 7 with staff conditions, COA-24-31716 at 2760  
 8 Lydia Street.  
 9 COMMISSIONER MORGAN: Second.  
 10 THE CHAIRMAN: Discussion?  
 11 COMMISSIONER EPSTEIN: Through the Chair,  
 12 I am sympathetic to what I'm hearing from the  
 13 applicant.  
 14 From what I've seen here, it doesn't look  
 15 like, when you start taking the shingles off,  
 16 that there's appropriate sheathing that is  
 17 holding the house together. It looks like  
 18 there's boards that are spaced out. It's not  
 19 even tongue and groove, it's just boards that  
 20 are spaced out. And you can see really well in  
 21 the picture right here (indicating).  
 22 It's not the typical tongue and groove  
 23 system, historically, that you would have  
 24 underneath the siding anyway, so I'm  
 25 sympathetic to what he's saying about his

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1 amount of work to it, and we've noticed that  
 2 even behind this shingle siding there is no  
 3 moisture barrier, there is no wood.  
 4 We've already experienced the elements  
 5 that have already taken advantage of this  
 6 aspect because what we're -- basically, what  
 7 we've seen underneath that shingle siding,  
 8 basically it looks like a haunted house to  
 9 where the wood is a hundred-year-old wood  
 10 that -- you can actually just see straight  
 11 through and see the -- the insulation. The  
 12 insulation goes straight to the wall.  
 13 We've already had issues with birds and  
 14 woodpeckers that are -- already made their way  
 15 through to get to the insulation. We've also  
 16 seen termites that are swarming out of --  
 17 (Timer notification.)  
 18 MR. GRIFFITH: -- the left side of the --  
 19 apologize -- the left side of the home.  
 20 So, really, we're just trying to protect  
 21 the home properly, and we are using a material  
 22 that does mimic the actual siding that is on.  
 23 THE CHAIRMAN: Thank you.  
 24 If we have questions for you, we'll ask  
 25 you to come back.

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1 contractor having issues with permitting this  
 2 to -- to match the building code.  
 3 THE CHAIRMAN: It's actually -- it's  
 4 something I have seen before. It's like a skip  
 5 joist system that you see a lot of times with  
 6 shingles. It's typically more like on a gable  
 7 end, on the upper part of an eyebrow roof or  
 8 it's got attic space behind it, and so it's not  
 9 necessary for it to have more of an enclosure  
 10 that sheathing insulation would provide, but  
 11 I'm also sympathetic with the applicant's  
 12 position here, but I want to hear discussion  
 13 about it because it's not everywhere, but  
 14 (microphone failure) needs to be replaced.  
 15 There's some intense thinking going on up  
 16 here.  
 17 While you're deliberating, if you could go  
 18 back to the main elevation of the rear that  
 19 showed all the openings on it. The photograph,  
 20 not the rendering, sorry.  
 21 (Discussion held off the record.)  
 22 THE CHAIRMAN: You can see here, too,  
 23 there's a -- there's big discrepancies between  
 24 the existing trim of the windows and the doors,  
 25 and so that's a -- that's a bit of a challenge,

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1 too, to try to determine --  
 2 I could probably speculate that the one on  
 3 the lower left is not original, but the one on  
 4 the lower left -- maybe not even the -- the  
 5 triple window at the top. Probably the ones in  
 6 the middle look -- look accurate, but there's  
 7 some real variation in even the window/door  
 8 trim, so there -- there's definitely some  
 9 issues beyond just the siding, shake siding.  
 10 Comments and discussion?  
 11 COMMISSIONER EPSTEIN: Through the Chair,  
 12 I just think that, with the amount of warping  
 13 that is shown on the rear elevation, that --  
 14 even staff is recommending replacement of those  
 15 shingles, that when they start taking them off,  
 16 anybody from the City of Jacksonville that  
 17 would come by to do any sort of inspection for  
 18 this to be approved to move forward with  
 19 finishing would stop the work if it was  
 20 uncovered what I believe is going to be  
 21 uncovered just based off that section that's  
 22 missing.  
 23 I just don't think that they're going to  
 24 allow that open system and not -- not a  
 25 continuous sheathing system to have any  
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1 I -- you know, I want to help direct the  
 2 discussion a little bit too. I think that --  
 3 there's clearly a lot of issues here, things  
 4 that need to be replaced. Maybe some of it can  
 5 be repaired, but there's a -- there's a  
 6 membrane -- you know, there's an envelope  
 7 integrity issue, so I think that needs to be  
 8 taken into consideration.  
 9 Even if the -- even if this entire -- if  
 10 we approved removing this entire elevation of  
 11 shingles and going back with a vapor barrier,  
 12 there are other sides to the house that don't  
 13 have it either, I'm presuming, right? So --  
 14 MR. GRIFFITH: (Nods head.)  
 15 THE CHAIRMAN: So actually this is going  
 16 to come back again at some -- at some point, so  
 17 I think that needs to be considered in your  
 18 discussion and decisions.  
 19 And then, you know, just to put it out  
 20 there, you know, the -- as the applicant said,  
 21 replacing the shingles, they would try to match  
 22 the existing material as much as possible, and  
 23 I think that -- that's an admirable statement  
 24 from the owner as well.  
 25 But I'd like to move along if we could --  
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1 (microphone failure) on it.  
 2 COMMISSIONER GREGORY: Through the Chair,  
 3 are you suggesting we're mandating the  
 4 sheathing? Add an amendment to it?  
 5 THE CHAIRMAN: Well, I would assume that  
 6 the owner is probably at least considering a  
 7 building wrap if they remove all the shingles  
 8 so that they get a vapor barrier. They might  
 9 not be able to sheath the whole elevation, but  
 10 they could at least get a vapor barrier on that  
 11 side of the building that would help with  
 12 (microphone failure).  
 13 MR. GRIFFITH: (Off microphone.)  
 14 THE CHAIRMAN: Yes.  
 15 (Discussion held off the record.)  
 16 COMMISSIONER EPSTEIN: I don't -- that's  
 17 not what we're here to talk about. I just --  
 18 THE CHAIRMAN: I think there are -- I  
 19 think there's some liberty because of historic  
 20 structures and contributing structures, of not  
 21 having to build completely (microphone failure)  
 22 in certain areas, but there are things that a  
 23 homeowner is going to want to do just as a cost  
 24 savings and efficiency with their air  
 25 conditioning, so ...  
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1 I'm not trying to (microphone failure).  
 2 COMMISSIONER EPSTEIN: Through the Chair,  
 3 do -- is there -- does the applicant have the  
 4 shingle that they want to use, the -- the  
 5 modern --  
 6 MR. GRIFFITH: Yes. On my phone I have  
 7 pictures.  
 8 (Mr. Griffith approaches the podium.)  
 9 (Tenders cell phone.)  
 10 THE CHAIRMAN: I've seen those --  
 11 (Discussion held off the record.)  
 12 THE CHAIRMAN: And, you know --  
 13 Thank you.  
 14 MR. GRIFFITH: Yes.  
 15 THE CHAIRMAN: Thank you, sir.  
 16 You know, I -- I lean towards, in this  
 17 specific situation, in favor of replacement  
 18 just because then they could get real enclosure  
 19 behind those shingles.  
 20 If it had been -- if there had been  
 21 diagonal sheathing or some type of real, like,  
 22 board sheathing, it wasn't like a skip joist  
 23 situation that we're seeing here that's open to  
 24 the air -- I think that's -- that's what gives  
 25 me the most concern, because even if it is  
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1 repaired and things are corrected, some are  
 2 replaced, it's just going to come back. I  
 3 know -- especially wood structures, it's just  
 4 going to come back.  
 5 And we all know how water works, right?  
 6 Water moves uphill. It's sticky.  
 7 It's a fact, Diane.  
 8 But I'm talking a lot and you aren't, so  
 9 is there any further discussion or -- I think  
 10 we put this to a vote, right? Where are we  
 11 leaning here?  
 12 COMMISSIONER HOFF: Through the Chair, I  
 13 agree with Chair Montoya.  
 14 COMMISSIONER GREGORY: I'm fine putting it  
 15 to a vote. I agree about the replacement here.  
 16 I think this -- this siding is in need of  
 17 replacement, and I -- everything you mentioned  
 18 about the sheathing is a great point too.  
 19 THE CHAIRMAN: (Microphone failure).  
 20 Is there a (microphone failure)? Is there  
 21 a -- I see a concern. Is there a concern?  
 22 MS. LOPERA: Through the Chair to the  
 23 Commission, I just would like to clarify,  
 24 because the motion on the floor is to approve  
 25 with staff conditions, which limits replacement  
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1 what's pushing me in that direction.  
 2 COMMISSIONER EPSTEIN: (Off microphone.)  
 3 COMMISSIONER GREGORY: Through the Chair,  
 4 maybe a question for staff and  
 5 (indecipherable) -- are we able to mandate  
 6 sheathing and a vapor barrier that even -- in  
 7 the design guidelines of what we're doing?  
 8 MR. WELLS: Through the Chair to  
 9 Commissioner Gregory, that was something I was  
 10 going to mention. I don't think that is,  
 11 unfortunately, so I would just keep it very --  
 12 just general with the actual siding replacement  
 13 in the areas.  
 14 COMMISSIONER GREGORY: All right.  
 15 COMMISSIONER EPSTEIN: Through the Chair,  
 16 I think that --  
 17 THE CHAIRMAN: I thought we could do  
 18 whatever we want here.  
 19 COMMISSIONER EPSTEIN: Through the Chair,  
 20 I don't think we're going to need to mandate  
 21 that. I think that the moment they start  
 22 opening this up and doing repairs on it that  
 23 there's going to be a -- to re-side this,  
 24 they're going to need to -- to get building  
 25 permits and the Building Department -- to  
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1 to a few scattered portions --  
 2 THE CHAIRMAN: You're always a step ahead  
 3 of me. Like -- I was going to say, we're going  
 4 to -- this is going to require an amendment to  
 5 (microphone failure).  
 6 MS. LOPERA: Yeah, it will require someone  
 7 to go through the conditions. There's ten of  
 8 them. We'd have to go through one by one and  
 9 amend those.  
 10 THE CHAIRMAN: And -- if you could pull  
 11 those up for us.  
 12 When we're considering that, I would say  
 13 an amendment related to Condition Number 1 --  
 14 if we could see -- should probably also  
 15 reference some type of vapor barrier, a  
 16 building wrap, because that's the intention of  
 17 that discussion, right?  
 18 Condition Number 1 states the scattered  
 19 siding (microphone failure). Of course, the  
 20 rear elevation shall be replaced to match  
 21 (microphone failure).  
 22 But in addition to that -- I'm sorry,  
 23 the -- (microphone failure) -- that it should  
 24 include some type of vapor barrier because  
 25 that's what's pushing us -- at least me, that's  
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1 adhere to the current Florida Building Code  
 2 would require them to do all of the (microphone  
 3 failure) that they'll need to do.  
 4 (Reporter inquiry.)  
 5 COMMISSIONER EPSTEIN: Sorry. I talked to  
 6 the side. I'm sorry.  
 7 I'm talking to people. I don't like  
 8 talking to (microphone failure).  
 9 THE CHAIRMAN: So a question for staff.  
 10 When I -- we've been having this  
 11 discussion, but when I really read the  
 12 conditions, you know, it says the scattered  
 13 siding -- which I'm assuming is referring to  
 14 the shingles -- the shake shingles and the  
 15 window portions on the rear elevation shall be  
 16 replaced and shall match the historic wood  
 17 shake shingle siding and material, design,  
 18 reveal, (microphone failure) exposure. I mean,  
 19 doesn't that already allow them to replace all  
 20 the siding on the rear?  
 21 COMMISSIONER EPSTEIN: On the -- I think  
 22 they're requesting full replacement of all the  
 23 siding on the whole building and not just  
 24 the --  
 25 (Simultaneous speaking.)  
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1 THE CHAIRMAN: (Inaudible.)  
 2 They're already asking --  
 3 MR. GRIFFITH: Just the rear --  
 4 COMMISSIONER EPSTEIN: Oh --  
 5 MR. GRIFFITH: Just the rear, for the  
 6 moment, but --  
 7 THE CHAIRMAN: Just the rear.  
 8 MR. GRIFFITH: But -- we wanted to do the  
 9 whole home, but we weren't --  
 10 MS. LOPERA: Could you come up to the  
 11 microphone, sir?  
 12 MR. GRIFFITH: My apologies.  
 13 MS. LOPERA: Thank you.  
 14 (Mr. Griffith approaches the podium.)  
 15 THE CHAIRMAN: Yes, that's what I  
 16 understood, was you were asking for just the  
 17 rear.  
 18 MR. GRIFFITH: We were asking for just the  
 19 rear only because we were not sure we were  
 20 going to get the whole house approved, and at  
 21 the -- this moment, the rear is where the major  
 22 issue is, where we've seen this damage.  
 23 Now, I am assuming, as you said, it might  
 24 be the whole house.  
 25 THE CHAIRMAN: And so -- and having stated  
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1 that, replacing it at the rear is what I was  
 2 thinking about, and then I'm -- I'm suggesting  
 3 that if issues come up at a later date, that's  
 4 going to have to be reapplied for.  
 5 COMMISSIONER EPSTEIN: Through the Chair,  
 6 can staff speak to -- if the way this condition  
 7 is written, is allowing for the side -- the  
 8 wood shake shingle to be replaced with the new  
 9 material that the owner wants, or if you are  
 10 recommending that it be replaced with a  
 11 historic-like shake siding material?  
 12 COMMISSIONER MORGAN: You go ahead,  
 13 Arimus.  
 14 MR. WELLS: I just want to clarify,  
 15 Commissioner Epstein. You just -- so through  
 16 the Chair to Commissioner Epstein, are you just  
 17 asking whether or not we're specifying the  
 18 material type for replacement?  
 19 COMMISSIONER EPSTEIN: Yes.  
 20 MR. WELLS: Okay.  
 21 COMMISSIONER EPSTEIN: I think that that's  
 22 the portion that's missing here, is that the  
 23 owner is requesting this new technological  
 24 Hardie board shake shingle look, and I'm not  
 25 quite sure that you're spelling out here if  
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1 they can use that or not.  
 2 MR. WELLS: Okay.  
 3 COMMISSIONER EPSTEIN: The way I'm reading  
 4 this is that they're not allowed to use it,  
 5 that they need to replace it with individual  
 6 wood shake shingle siding that matches what's  
 7 already there.  
 8 MR. WELLS: Through the Chair to  
 9 Commissioner Epstein, that is correct, because  
 10 originally our position was, you know, for  
 11 scattered siding replacement.  
 12 THE CHAIRMAN: And so that -- so that's an  
 13 issue too. Are we -- (microphone failure) --  
 14 are we going to amend the conditions to say  
 15 that it's cementitious --  
 16 COMMISSIONER EPSTEIN: (Off microphone.)  
 17 THE CHAIRMAN: -- a cementitious shingle  
 18 is acceptable?  
 19 So to clarify, there's -- these are the  
 20 issues at play here. Sorry, that's the  
 21 wrong -- these are the issues at hand here.  
 22 Replacing the entire rear elevation with  
 23 shingles; and if that's okay, are they -- do  
 24 they have to be wood or is it also okay for  
 25 them to be cementitious material?  
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1 And then the -- right now, the owner is  
 2 focused on the rear elevation of the home.  
 3 There's a little bit of stuff to do on the  
 4 sides, but do we want to limit it to the rear  
 5 and the portions just beyond the corner, or do  
 6 we want to extend it to the entire house, which  
 7 I -- I think that needs to come back so that  
 8 there's evidence that it also doesn't have  
 9 anything behind it.  
 10 COMMISSIONER HOFF: Through the Chair, I  
 11 would agree with that last comment about coming  
 12 back if it's found on the other elevations.  
 13 The staff report does say on Page 156 that  
 14 the staff does not have an objection towards  
 15 the proposed replacement material, and so was  
 16 that referring to the cementitious siding or  
 17 was that referring to wood that would have been  
 18 used to replace the scattered pieces?  
 19 THE CHAIRMAN: It was wood to wood. They  
 20 were saying that.  
 21 COMMISSIONER HOFF: Gotcha.  
 22 THE CHAIRMAN: So that's why that should  
 23 be --  
 24 COMMISSIONER HOFF: Right.  
 25 THE CHAIRMAN: If that's okay, if  
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1 cementitious material is okay, that needs to be  
2 addressed in the amendment.  
3 COMMISSIONER HOFF: So I believe -- and,  
4 please, Mr. Wells, correct me if I'm wrong, but  
5 I believe that if a whole elevation,  
6 particularly in the rear, needs to be replaced,  
7 that cementitious siding has been approved  
8 before?

9 MR. WELLS: Through the Chair to  
10 Commissioner Hoff, that is correct. The only  
11 caveat there would be -- we just have to find  
12 it beyond reasonable repair.

13 COMMISSIONER HOFF: Correct.  
14 Okay. So then I guess my thoughts are,  
15 approve the rear elevation for siding  
16 replacement with cementitious, and then the  
17 applicant would have to come back for  
18 additional elevations, which may be different  
19 material.

20 COMMISSIONER EPSTEIN: Sorry, through the  
21 Chair, I'm -- I have not used the -- that  
22 shingle siding in the cementitious yet, but I  
23 was suspicious that it does not have a corner  
24 feature that -- where the corners are mitered  
25 together, that it has a trim -- you have to use

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1 stipulation as part of the amendment.  
2 So it sounds like we're -- it sounds like  
3 we're on the -- we're on a page together in  
4 terms of the siding material on the rear  
5 elevation. And it sounds like there's some  
6 details to it in the (microphone failure) of  
7 the amendment, but, luckily, I'm the Chair, so  
8 I have to task someone with (microphone  
9 failure) the amendment because this is a  
10 difficult (microphone failure).

11 Anyone want to give that a try?  
12 COMMISSIONER EPSTEIN: Okay. Let me see.

13 So motion to approve -- to amend with --  
14 to amend the current approve [sic] with  
15 conditions, where Condition Number 1 and 2 be  
16 stricken and the whole replacement of siding on  
17 the rear facade be allowed with the  
18 cementitious material, ensuring that the --  
19 that there is a maintained mitered corner where  
20 the -- the cementitious material meets the  
21 historic siding, that those meet with a miter  
22 and not any trim piece.

23 MS. LOPERA: Through the Chair to  
24 Commissioner Epstein, do you want that product  
25 to be approved by staff?

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1 trim, and that's my concern here; when we're  
2 talking about just doing one face of this, how  
3 do those two -- how does that corner terminate  
4 with it maintaining that historic mitered edge  
5 of the shingle to shingle?

6 So if we're going to allow -- and I  
7 believe that there are certain cementitious  
8 siding that creates that mitered appearance, so  
9 I think as we're moving forward, if we're just  
10 approving the one elevation to have the  
11 cementitious material, we need to stipulate  
12 that it maintain that mitered corner that's the  
13 historic feature of the shingle siding.

14 THE CHAIRMAN: Is the product that you  
15 were showing us, does it have that feature? Do  
16 they have mitered corners for (microphone  
17 failure)?

18 MR. GRIFFITH: I'm assuming -- I'd have to  
19 recheck with my contractor.

20 The main issue is actually just really  
21 wanting to use the product and using it for the  
22 whole back elevation, and we can address that.

23 THE CHAIRMAN: So I think that  
24 Commissioner Ep- -- I agree with Commissioner  
25 Epstein. I think that would be another

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1 COMMISSIONER EPSTEIN: Yes.

2 MS. LOPERA: Okay.

3 COMMISSIONER EPSTEIN: I believe that  
4 Condition Number 2 also needs to be stricken  
5 because it talks about selective siding  
6 portions as well.

7 MS. LOPERA: Did you want to strike  
8 Condition 6?

9 COMMISSIONER EPSTEIN: Yes.  
10 I think the rest of the conditions are  
11 okay.

12 MS. LOPERA: Condition 7, do you want to  
13 amend that to be -- to delete word the  
14 "selective" and put "full siding replacement?"

15 COMMISSIONER EPSTEIN: Yes. Good catch.

16 MS. LOPERA: Through the Chair to  
17 Commissioner Epstein, are we doing full siding  
18 replacement on the rear and the right side  
19 elevation or just the rear?

20 THE CHAIRMAN: Can anyone answer that?

21 It's the rear, and we're -- there will be  
22 some -- both selective -- and they'll need to  
23 turn the corner with the cementitious shingle  
24 so they get the miter, and there might be some  
25 selective replacement on the other elevations.

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1 MS. LOPERA: Okay. So through the Chair  
2 to the applicant, so they're talking about  
3 approving the wholesale siding replacement on  
4 the rear elevation, and then on the corner  
5 with -- with the right side, where that meets  
6 the right, as well as selective replacement,  
7 not wholesale, on the right elevation.

8 COMMISSIONER EPSTEIN: I would say that  
9 when it talks about "selective replacement,"  
10 that needs to be the wood shingle and not the  
11 cementitious. You -- where you kind of move  
12 around the -- I'm sorry, where you move around  
13 the house and you find an issue, it needs to be  
14 selective with the wood shingle until you find  
15 more issues where you might have to come back  
16 and create a new request.

17 MR. GRIFFITH: I'm a little confused.

18 The whole back section we were considering  
19 doing is the back and the side of the back,  
20 only that back section; is that what we're  
21 talking about? Not the side of the house --

22 THE CHAIRMAN: Yes, but to clarify, the  
23 rear elevation, they're saying cementitious  
24 shakes, right? The cement fiber shake  
25 shingles, but they need to also turn the corner

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1 (microphone failure).

2 MS. LOPERA: Through the Chair to the  
3 Commission, you can make that a condition, that  
4 they have to match up.

5 COMMISSIONER EPSTEIN: Through the Chair,  
6 it needs -- they need to align -- the bottom of  
7 your new cementitious siding will need to align  
8 with every single row of the existing wood  
9 siding when -- where you are aligning those up.

10 MR. GRIFFITH: Okay.

11 COMMISSIONER EPSTEIN: That --

12 MR. GRIFFITH: Question.

13 On the left-hand side, where the damage is  
14 mainly, are you guys saying that that can't be  
15 the fictitious or the -- the Hardiboard  
16 replacement, that that has to be wood until we  
17 get to the actual brick side of the home?

18 THE CHAIRMAN: You know, I suppose if  
19 the -- if they're able to match the coursing --  
20 right? If they're actually able to match the  
21 coursing of those elements and it -- and the  
22 thickness lines up, it is okay to blend it in  
23 (microphone failure) and use the cement  
24 shingles if you can get the coursing to line  
25 up.

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1 enough so that you miter it, right? Because --  
2 not put a trim board.

3 MR. GRIFFITH: Okay.

4 THE CHAIRMAN: Do not put a trim board,  
5 and that will need to be the cementitious shake  
6 as well.

7 MR. GRIFFITH: Okay.

8 THE CHAIRMAN: And then you can blend that  
9 into the (microphone failure).

10 But they're also -- in this course of your  
11 work along those side elevations, there might  
12 be certain shingles that need to be replaced, a  
13 spot here and a spot there. Those should just  
14 be wood for wood because that's going to be the  
15 easiest path.

16 COMMISSIONER EPSTEIN: Through the Chair,  
17 as I enjoy doing, what happens if the  
18 cementitious siding does not align when we turn  
19 the corner with -- as far as the heights and  
20 everything, with what we're asking to wrap  
21 around, with what's there?

22 THE CHAIRMAN: I'm sorry, a question.

23 You are -- you do have a contractor, yes?

24 MR. GRIFFITH: Yes.

25 THE CHAIRMAN: So I think that can be a

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1 COMMISSIONER EPSTEIN: I am looking at the  
2 side where you have the damage from the tree --

3 MR. GRIFFITH: Yes.

4 COMMISSIONER EPSTEIN: -- and I'm thinking  
5 it would look better if we just let that whole  
6 section be cementitious as well because of the  
7 windows and everything that are there.

8 THE CHAIRMAN: (Off microphone.)

9 COMMISSIONER EPSTEIN: Yes. It has that  
10 corner where it ends, and I'm wondering how  
11 successful feathering of the materials would  
12 be, knowing that there are openings there, it  
13 is such a small portion of a wall.

14 THE CHAIRMAN: Do we have a picture of the  
15 other side of the (microphone failure)?

16 COMMISSIONER EPSTEIN: The other side  
17 would be helpful.

18 It does it on the other side too.

19 THE CHAIRMAN: So there's a return.

20 COMMISSIONER EPSTEIN: Yeah. In the  
21 rendering, it shows that's how it is.

22 THE CHAIRMAN: Yeah, there's a return.

23 You understand? There's a small portion  
24 on the sides --

25 MR. GRIFFITH: Yes.

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1 THE CHAIRMAN: -- the corner, where it  
 2 hits another turn --  
 3 MR. GRIFFITH: Yes, and that's what we  
 4 were considering replacing, that whole --  
 5 (Simultaneous speaking.)  
 6 THE CHAIRMAN: (Inaudible) fiber all the  
 7 way to there?  
 8 MR. GRIFFITH: Yes.  
 9 THE CHAIRMAN: I'm okay.  
 10 COMMISSIONER EPSTEIN: So we need to -- no  
 11 one's voted on the amendment yet.  
 12 THE CHAIRMAN: You're still (microphone  
 13 failure).  
 14 COMMISSIONER EPSTEIN: I believe what we  
 15 need to say is the entire rear and then the two  
 16 legs that connect to the rear until it meets  
 17 the stone portion that kind of turns out  
 18 that -- I just believe that it would be most  
 19 successful for all of that to be cementitious.  
 20 I think with the window openings and  
 21 everything, the trim that's there, it's going  
 22 to be too hard to feather that all together.  
 23 So that all -- and this is the whole -- that is  
 24 a rear portion of the building. It's set back  
 25 from the rest of the sides. I think that

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1 that -- that that could be cementitious in its  
 2 entirety, just those legs and the rear --  
 3 MR. GRIFFITH: Thank you.  
 4 COMMISSIONER EPSTEIN: -- where the damage  
 5 is.  
 6 MR. GRIFFITH: Yes.  
 7 THE CHAIRMAN: Okay. So let's (microphone  
 8 failure).  
 9 If you could, go through the amendments  
 10 again.  
 11 MS. LOPERA: Through the Chair to the  
 12 Commission, do you want me to try to restate  
 13 them or would you like to go -- Commissioner  
 14 Epstein.  
 15 COMMISSIONER EPSTEIN: I would love if you  
 16 would do it.  
 17 MS. LOPERA: Okay.  
 18 So through the Chair to the Commission,  
 19 the amendment would be to strike Condition 1,  
 20 2, 3, and replace it with a -- or replace --  
 21 add a new condition, wholesale -- allowing  
 22 wholesale rear siding replacement along the  
 23 rear elevation with mitered corners, wrapping  
 24 around the right and left elevations to the  
 25 stone return with a cementitious --

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1 THE CHAIRMAN: Cementitious.  
 2 MS. LOPERA: -- cementitious -- thank  
 3 you -- product to be approved by staff.  
 4 As far as Condition 4, do you want to  
 5 amend that to address the corners and lining up  
 6 with the right and left elevation, or I guess  
 7 that doesn't matter now that we've wrapped --  
 8 THE CHAIRMAN: I think we can strike --  
 9 MS. LOPERA: Strike Condition 4.  
 10 Is there any feathering that will be  
 11 needed on the right and left elevations or it's  
 12 going to hit the --  
 13 (Simultaneous speaking.)  
 14 MS. LOPERA: Okay.  
 15 THE CHAIRMAN: It hits a corner.  
 16 MS. LOPERA: Strike Condition 4.  
 17 THE CHAIRMAN: And 5 is okay.  
 18 MS. LOPERA: Strike the -- amend  
 19 Condition 6 to read, the scope of work shall be  
 20 limited to, as we said, the rear elevation and  
 21 right and left until you hit the stone return.  
 22 Condition 7 will be amended to read,  
 23 the -- same thing, scope of -- I may delete  
 24 that one --  
 25 THE CHAIRMAN: Strike it.

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1 MS. LOPERA: -- to -- if there's a  
 2 redundancy, I would like leave from you all to  
 3 delete that.  
 4 THE CHAIRMAN: Strike it.  
 5 MS. LOPERA: Okay.  
 6 And that's all I have for the amendment.  
 7 THE CHAIRMAN: I think that's -- I think  
 8 that's good.  
 9 MS. LOPERA: Okay. So that's Commissioner  
 10 Epstein's amendment.  
 11 THE CHAIRMAN: So we need to vote on that  
 12 amendment.  
 13 MS. LOPERA: Somebody needs to second  
 14 that.  
 15 COMMISSIONER GREGORY: Second.  
 16 THE CHAIRMAN: We need to vote.  
 17 All those in favor?  
 18 COMMISSION MEMBERS: Aye.  
 19 THE CHAIRMAN: All those opposed?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: Now we need another --  
 22 MS. LOPERA: Now someone needs to move it  
 23 as amended.  
 24 THE CHAIRMAN: I motion to approve it as  
 25 amended.

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1 COMMISSIONER GREGORY: Second.  
 2 THE CHAIRMAN: All those in favor?  
 3 COMMISSION MEMBERS: Aye.  
 4 MR. GRIFFITH: Thank you.  
 5 (Discussion held off the record.)  
 6 COMMISSIONER EPSTEIN: So you made the  
 7 final motion.  
 8 MS. LOPERA: The Chair made the final  
 9 motion?  
 10 COMMISSIONER EPSTEIN: Yeah, he did.  
 11 MS. LOPERA: Through the Chair to the  
 12 Commission, technically, you're supposed to  
 13 pass the gavel if you want to make a motion,  
 14 but procedurally, if everyone's okay with it,  
 15 that's fine.  
 16 COMMISSIONER EPSTEIN: I'm okay with that.  
 17 THE CHAIRMAN: That doesn't happen very  
 18 often.  
 19 COMMISSIONER GREGORY: It's good with me.  
 20 THE CHAIRMAN: So --  
 21 MS. LOPERA: So approved with amended  
 22 conditions.  
 23 THE CHAIRMAN: -- COA-24-31716 at 2760  
 24 Lydia Street is approved with the amendments.  
 25 MR. GRIFFITH: Thank you.

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1 that the design and height of the fence  
 2 conformed to the fencing and wall guidelines;  
 3 however, the material of the fence, vinyl, is  
 4 considered an inappropriate street-visible  
 5 material.  
 6 The Historic Preservation guidelines for  
 7 the Riverside Avondale Historic District  
 8 reference settings, fencing and walls, parking  
 9 and driveways, and reference Standard 2 of the  
 10 Secretary of Interior standards for  
 11 rehabilitation. Standard 2 refers to the  
 12 historic character of a property being retained  
 13 and preserved amid the alteration of features  
 14 or spaces.  
 15 The applicant's scope of work has  
 16 installed a fence of incompatible material in  
 17 the front yard of the property. This is  
 18 inconsistent with Section 307.106(K), 1 through  
 19 3, in the fencing and wall guidelines.  
 20 The Historic Preservation guidelines for  
 21 the Riverside Avondale Historic District  
 22 reference setting, fencing, and walls, parking  
 23 and driveways, specifically noting that  
 24 historic fencing regarding -- and retaining  
 25 walls and design landscape features add

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1 THE CHAIRMAN: Thank you. Thank you for  
 2 your patience.  
 3 Now we have Section H, COAs or work  
 4 initiated or completed without a COA. The  
 5 first one on the agenda is COA-24-31594 at 2649  
 6 College Street.  
 7 We'll open the public hearing and we'll  
 8 hear a report from staff.  
 9 MR. ARSENAULT: Thank you.  
 10 Through the Chair, COA-24-31594, for 2649  
 11 College Street, is for after-the-fact site work  
 12 to a contributing structure within the  
 13 Riverside Avondale Historic District. Located  
 14 on an interior lot, the subject property  
 15 consists of a one-story, bungalow-style,  
 16 single-family home characterized by its lap  
 17 siding exterior, front porch pillars, and  
 18 front-facing gable with exposed rafters.  
 19 The scope of work includes the  
 20 installation of a vinyl picket fence 4 feet in  
 21 height. The fence is limited to the front yard  
 22 of the property and has a single gate aligned  
 23 with the front walkway.  
 24 Staff conducted a site visit to examine  
 25 the site on January 23rd, 2025. Staff noted

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1 distinction to individual buildings in Avondale  
 2 and Riverside. Collectively, they form  
 3 important streetscape compositions. Wooden  
 4 picket fences of simple design were the most  
 5 common, historically, in Riverside.  
 6 The streetscape of the surrounding  
 7 properties is largely devoid of any  
 8 street-visible fencing, with the exception of  
 9 2658 College Street, which has wooden vertical  
 10 picket fencing; and 2668 College Street, which  
 11 has chain-link fencing.  
 12 Not only is street-visible fencing  
 13 uncommon along the streetscape, but the vinyl  
 14 is incompatible with the typical wood fencing  
 15 material throughout Riverside. This is  
 16 inconsistent with the Riverside and Avondale  
 17 Historic District guidelines sections on  
 18 setting.  
 19 Staff finds the proposed COA inconsistent  
 20 and incompatible with the design guidelines in  
 21 the Ordinance Code criteria. As such, we  
 22 forward to you a recommendation for denial with  
 23 the following corrective actions: Fencing  
 24 shall be consistent with the fencing and wall  
 25 guidelines.

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1 THE CHAIRMAN: Thank you.  
 2 Any questions for staff?  
 3 COMMISSION MEMBERS: (No response.)  
 4 THE CHAIRMAN: Is the applicant here?  
 5 AUDIENCE MEMBER: (Indicating.)  
 6 THE CHAIRMAN: Please come forward.  
 7 (Audience member approaches the podium.)  
 8 THE CHAIRMAN: State your name and address  
 9 and --  
 10 AUDIENCE MEMBER: It's been a long, long  
 11 day.  
 12 Good afternoon.  
 13 I'm Judy Bowman-Euliss.  
 14 THE REPORTER: And address your address,  
 15 please?  
 16 MS. BOWMAN-EULISS: 2649 College Street.  
 17 THE REPORTER: I have to swear you in.  
 18 If you would raise your right hand for me,  
 19 please.  
 20 MS. BOWMAN-EULISS: (Complies.)  
 21 THE REPORTER: Do you affirm that the  
 22 testimony you are about to give will be the  
 23 truth, the whole truth, and nothing but the  
 24 truth?  
 25 MS. BOWMAN-EULISS: I do.  
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1 rundown. They look absolutely awful, which  
 2 kind of goes with the maroon house and the  
 3 aqua-colored house also right in our area.  
 4 Anyway, long story short, we did not know  
 5 that we needed a permit. We did not know that  
 6 we could not have a vinyl fence. We thought we  
 7 put up this beautiful fence, protects our dogs  
 8 from a very unsafe street, and we can keep it  
 9 clean and neat and keep up with the aesthetics  
 10 of our community because that's what we want to  
 11 do.  
 12 So, needless to say, we are -- as you can  
 13 see, both of us, we're not young. I had a  
 14 brain aneurism. The stress here is killing me.  
 15 We really don't want to put up another  
 16 \$4,000 for another fence. We really can't  
 17 afford it. We're both on fixed incomes. We're  
 18 paying for the house up in Ormond Beach, now  
 19 this one. So it's been -- it's been a very  
 20 interesting experience moving here to  
 21 Jacksonville. Certainly nothing like we had  
 22 anticipated.  
 23 So, you know, we're kind of -- they say  
 24 ignorance is bliss. Well, our fault for not  
 25 maybe doing a little more research, but we  
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1 THE REPORTER: Thank you.  
 2 MS. BOWMAN-EULISS: This has been a very  
 3 interesting experience for us. We purchased  
 4 this house in September, and we're totally  
 5 excited to be living in Riverside in a historic  
 6 district. Unfortunately, we had no idea, when  
 7 we purchased the house, that we had kind of an  
 8 HOA around us.  
 9 We have a house up in Ormond Beach that we  
 10 had an HOA, and we moved here because we  
 11 thought we didn't have one. The Realtor didn't  
 12 tell us. There are two Realtors actually  
 13 involved. No one told us that we were part --  
 14 we knew we were part of -- it was a historic  
 15 house. We didn't know that we were going to be  
 16 under these guidelines that we're under.  
 17 So we have two dogs. The street that --  
 18 where we are on College Street, they do  
 19 90 miles an hour up and down that street.  
 20 People bring their dogs. They urinate now on  
 21 our fence. They were going on the property.  
 22 So vinyl seemed to be the most obvious thing to  
 23 put in because now we can wash it, keep it  
 24 clean, and it won't look like the other fences  
 25 in our -- on our street that are dilapidated,  
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1 really had no idea, especially when right down  
 2 the street is another house that has the same  
 3 fence, vinyl fence. There's several of them  
 4 right in the historic district that are vinyl;  
 5 they look the same.  
 6 It's the height it's supposed to be, which  
 7 we found out after the fact. But it's the  
 8 height it's supposed to be. It's white, it's  
 9 beautiful, it's clean. And, you know -- and  
 10 here we are in front of you, asking you, from  
 11 a --  
 12 From a hardship standpoint, we checked to  
 13 see how much a new one would cost, to take this  
 14 one down. By the time we get done -- after  
 15 paying for this and taking it down and putting  
 16 up another one, it's probably about \$10,000,  
 17 plus the fact that we had to pay you guys 700  
 18 to pay for the permit that we didn't know we  
 19 needed, so --  
 20 (Timer notification.)  
 21 THE CHAIRMAN: Okay. Thank you.  
 22 MS. BOWMAN-EULISS: You're welcome.  
 23 THE CHAIRMAN: Sir, did you also want to  
 24 speak or --  
 25 AUDIENCE MEMBER: Yes.  
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1 Okay.  
 2 THE CHAIRMAN: Do you need to swear him  
 3 in?  
 4 THE REPORTER: Yes.  
 5 Sir, I need your name and address first  
 6 into the microphone, please.  
 7 AUDIENCE MEMBER: Okay.  
 8 Jim Euliss.  
 9 THE REPORTER: And your address, please.  
 10 MR. EULISS: 2649 College Street.  
 11 THE REPORTER: If you would raise your  
 12 right hand for me, please.  
 13 MR. EULISS: (Complies.)  
 14 THE REPORTER: Do you affirm that the  
 15 testimony you are about to give will be the  
 16 truth, the whole truth, and nothing but the  
 17 truth?  
 18 MR. EULISS: I do.  
 19 THE REPORTER: Thank you.  
 20 MR. EULISS: Good afternoon.  
 21 I would like to address a couple of things  
 22 in the report from Caleb. It says, the  
 23 historic guidelines -- fences are to add  
 24 distinction, to add to the streetscape, and be  
 25 simple in design, which this fence does, all  
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1 understand that probably more than half of  
 2 those fences need material condition  
 3 enhancement. And ours is not going to be that.  
 4 I wanted to mention the guidelines that  
 5 the previous gentleman mentioned, about  
 6 advancements in material technology. I think  
 7 it's clear, as far as property value, the  
 8 drive-by appeal of the whole area, it's  
 9 certainly diminished by the number of wood  
 10 fences that I -- I went around. I have a whole  
 11 album of all the wood fences that are  
 12 detracting from the reputation of this -- of  
 13 our area.  
 14 So in the advances in materials, if you  
 15 could get an advanced material that wouldn't --  
 16 (Timer notification.)  
 17 MR. EULISS: -- deteriorate, I think it  
 18 would be an advantage to the community.  
 19 Thank you.  
 20 THE CHAIRMAN: Thank you.  
 21 Is there anyone here today to speak to  
 22 this COA?  
 23 AUDIENCE MEMBERS: (No response.)  
 24 THE CHAIRMAN: All right. I'm going to  
 25 close the public hearing and entertain a  
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1 three categories. It's not counter to these  
 2 conditions.  
 3 It says the surrounding properties of  
 4 [sic] devoid of fences. Not necessarily so.  
 5 As -- on the street, there's chain-link fences,  
 6 which you all know enhances the value of the  
 7 area. That's tongue and cheek.  
 8 And it fails to report the same exact  
 9 fence on the street behind us, Post, at the  
 10 intersection of Post and Goodwin. And then the  
 11 lot runs from one street -- well, there's two  
 12 houses. The lot -- the street -- the house  
 13 that has a fence incorporates half that street,  
 14 and then the house behind it is the rest of the  
 15 distance between the two streets.  
 16 That probably has two or three times the  
 17 linear footage of our fence and is the exactly  
 18 the same fence. And it's -- it's less than a  
 19 block and a half away, so --  
 20 The report says it's inconsistent with  
 21 wood fencing throughout Riverside. It is, but  
 22 not for the -- not the way you think about it.  
 23 It's inconsistent because it's not rotted wood,  
 24 it's not dilapidated, it's not broken down,  
 25 which, if you're familiar with that area, you  
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1 motion.  
 2 COMMISSIONER HOFF: Through the Chair, I  
 3 will make a motion to deny COA-24-31549 [sic].  
 4 COMMISSIONER MORGAN: Second.  
 5 COMMISSIONER EPSTEIN: I'll second that.  
 6 THE CHAIRMAN: Discussion?  
 7 COMMISSIONER HOFF: So vinyl fencing, I've  
 8 seen it installed quite a bit without approval,  
 9 and it has been consistently denied.  
 10 And I do sympathize about the economic  
 11 hardship. Thankfully, there is an economic  
 12 hardship process that you can go through, if  
 13 you feel that you have one. And I believe you  
 14 can speak with Mr. Wells about that as well.  
 15 But, you know, it is plainly incompatible  
 16 with the fencing guidelines. It is noticeable  
 17 that it's not a material that is usual- --  
 18 MR. EULISS: We can't hear you.  
 19 COMMISSIONER HOFF: It is noticeable that  
 20 it is not a material that is usually seen in  
 21 the historic districts.  
 22 So that's -- that's my rationale.  
 23 COMMISSIONER EPSTEIN: Through the Chair,  
 24 I'll speak just because I need to leave in the  
 25 next couple of minutes here, so I want to get  
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1 my thoughts on this just on the record.  
 2 The pictures that are given of the houses  
 3 that have the fencing right along the sidewalk,  
 4 looking at the condition of that, how old they  
 5 are and everything, I would suspect that those  
 6 were all put in place before the overlay and  
 7 design guidelines went into effect. So,  
 8 technically, they're grandfathered in. I would  
 9 suspect that once these fall down, they would  
 10 not be able to put these back where they go.  
 11 The thing that -- I know we always talk  
 12 about using more technologically advanced  
 13 materials. I think the design guidelines show  
 14 vinyl fence is more of a solid vinyl fence. I  
 15 don't know if you'd find some leeway with the  
 16 design here.  
 17 The biggest thing to me is the setback of  
 18 the fence and how it's right up against the  
 19 sidewalk. I know you're -- you've sent a  
 20 picture of a neighbor who has a fence exactly  
 21 the same as this up against the sidewalk. I  
 22 would suspect that that person, if they have  
 23 not already, would be turned in for this as a  
 24 COA completed without -- work completed without  
 25 a COA, work nonconforming with the overlay as  
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1 economic hardship process that is available if  
 2 you think that you have a legitimate economic  
 3 hardship, so ...  
 4 THE CHAIRMAN: And that was my question  
 5 for staff. If we vote on this as a denial, can  
 6 they pursue that after the denial or do we need  
 7 to defer and allow them to pursue that before  
 8 casting a vote here (microphone failure) the  
 9 motion?  
 10 MS. LOPERA: Through the Chair to the  
 11 Commission, so there is a process for -- to  
 12 make a claim of undue economic hardship under  
 13 Chapter 307 of the Ordinance Code. And I was  
 14 looking through it in anticipation of this  
 15 question, Commissioner Hoff, and there are 13  
 16 things that the owner could provide you with,  
 17 if they chose to, they could submit to you for  
 18 consideration to make a decision on that.  
 19 And when a claim of undue economic  
 20 hardship is made, you-all, as the Commission,  
 21 are required to make three findings, and those  
 22 are: You would have to determine if the owner  
 23 would be entitled to a COA without considering  
 24 undue economic hardship; determine whether the  
 25 owner demonstrated an undue economic hardship;  
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1 well.  
 2 Those are kind of my thoughts.  
 3 I know -- unless something is a historic  
 4 fence that's part of the over- -- you know,  
 5 kind of the fabric, the overlay that -- it's  
 6 not accepted for something to be built right up  
 7 against the sidewalk like that.  
 8 COMMISSIONER GREGORY: Through the Chair,  
 9 I'll say also, this is an after-the-fact COA.  
 10 We have to judge the COA as it was new and came  
 11 to us. And the fencing guidelines clearly  
 12 state we can't have the vinyl there, so we --  
 13 we have to judge it as if it were a new COA  
 14 coming to us, would we approve it.  
 15 And I feel for you in the -- the financial  
 16 hardship and difficulty, but it's -- it's  
 17 clearly stated in the guidelines, we can't have  
 18 that vinyl fencing. So it's -- it puts us in a  
 19 pickle when these after-the-fact COAs come  
 20 through, so I do feel for you in your situation  
 21 as well.  
 22 THE CHAIRMAN: Question for staff --  
 23 sorry.  
 24 COMMISSIONER HOFF: So, through the Chair,  
 25 I was just going to say again, there is an  
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1 and the third thing is to determine the extent,  
 2 if any, to which the owner caused or created  
 3 such economic hardship through any activity,  
 4 inactivity, or neglect.  
 5 So there's a whole process for doing that.  
 6 And I explained that also -- through the  
 7 Chair to the owners, we could do that here  
 8 today, but I know you haven't supplied them  
 9 with any evidence supporting your claim of  
 10 undue economic hardship.  
 11 And through the -- with the Chair's  
 12 permission, you could request that -- to defer  
 13 this decision, if you want to go that route,  
 14 and make that specific request and -- and have  
 15 time to supply the Commission with some  
 16 evidence supporting that claim, or you could  
 17 allow them to make a decision here today.  
 18 (Ms. Bowman-Euliss approaches the podium.)  
 19 MS. BOWMAN-EULISS: So if the decision  
 20 today is to deny it, what are -- how long do we  
 21 have to get the fence down, get a new one up?  
 22 What's the outcome of that?  
 23 THE CHAIRMAN: I'll defer to staff.  
 24 (Commissioner Epstein exits the  
 25 proceedings.)  
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1 MR. WELLS: So -- through the Chair to the  
2 applicant, so in -- as noted in the staff  
3 report, we have a corrective action, so the  
4 corrective action here would be to install  
5 something that's consistent with the fencing  
6 and wall guidelines. So, in other words, we  
7 would ask that you remove it and replace it  
8 with an appropriate material/design fence, so  
9 that could be wrought iron or it could be a  
10 wood fence in the front yard.

11 So we give you -- we work with you to --  
12 on a reasonable amount of time. If that  
13 requires 60 days and you could show us the  
14 evidence that you're making towards removing  
15 the fence and installing it, then we could work  
16 with you in that time frame.

17 MS. BOWMAN-EULISS: So you're saying  
18 that -- 60 days to show you that we've done  
19 something?

20 MR. WELLS: I'm saying that we could work  
21 with you on a reasonable time frame to  
22 demonstrate that you are making the effort to  
23 remove the fence and install something that's  
24 appropriate or just removing the fence  
25 appropriately.

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1 MS. BOWMAN-EULISS: So do we have to apply  
2 for another CO [sic]?

3 MR. WELLS: No. So if the -- the CO- --  
4 if the Commission decides to deny your  
5 application today, then the corrective actions  
6 will take effect. So, in essence, because this  
7 is a violation that still needs to be cured --  
8 so you would just need to work with us and --  
9 privately, to address that violation.

10 MS. BOWMAN-EULISS: Okay. And if we  
11 defer, what kind of a time frame do we have?

12 MS. LOPERA: Through the Chair to the  
13 owner, you would be on the agenda the next  
14 Commission meeting, which is March 26th.

15 MS. BOWMAN-EULISS: Okay. And would we  
16 have to show all that information to the staff  
17 before or -- or is that something that's done  
18 in public?

19 MS. LOPERA: Through the Chair, I would  
20 encourage you to look at Section 307.106(P), as  
21 in Peter, and that gives you a list of things  
22 that you can submit to the Commission, and you  
23 would do that through staff.

24 So look through that, see the different  
25 things that, you know -- or any other evidence

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1 you want to supply and you want the Commission  
2 to consider if you're going to make the claim  
3 of undue economic hardship.

4 MS. BOWMAN-EULISS: Understood.

5 THE CHAIRMAN: So --

6 MS. BOWMAN-EULISS: What do you want to  
7 do, defer? Do you want to defer or do you want  
8 to say the hell with it and take it down?

9 MR. EULISS: Because of what I see in the  
10 area --

11 MS. LOPERA: Could you come up to the  
12 microphone, sir?

13 MS. BOWMAN-EULISS: Come up to the  
14 microphone.

15 THE CHAIRMAN: Not to --

16 MR. EULISS: I'm just confused of what we  
17 would submit because, I mean, I've got a  
18 picture of those fences, and they're right at  
19 the --

20 MS. BOWMAN-EULISS: They're talking about  
21 financial hardship.

22 MR. EULISS: I understand.

23 But defer, you know, I don't -- I don't  
24 know what we would do. You spend [sic] another  
25 plan, where are we going to put the fence?

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1 It's halfway up the yard. I mean, I don't -- I  
2 don't understand -- so we could work with you?

3 MS. BOWMAN-EULISS: Well, the defer is to  
4 hardship. To deny, we would have to come back  
5 and -- and then they'll just -- we'll just put  
6 up another fence, so --

7 MR. EULISS: Okay. If it's denied, can we  
8 just come in with another plan and give it --

9 MS. BOWMAN-EULISS: Or just show you that  
10 we're -- we've put up another wooden fence?

11 MR. WELLS: That's correct.

12 MS. BOWMAN-EULISS: All right.

13 MR. EULISS: Well, wait a minute, the  
14 objection is, the fence is right on the -- on  
15 the sidewalk. All the fences that I have  
16 pictures of in the area are right on the  
17 sidewalk. Where are you going to -- should I  
18 come back 10 feet in the yard?

19 THE CHAIRMAN: The --

20 MR. EULISS: I'm confused.

21 THE CHAIRMAN: Sir, I -- you know, I  
22 understand. We understand that there are --  
23 you see things in the neighborhood and  
24 surrounding you that also don't abide by the  
25 design guidelines, but we don't know the

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1 situation surrounding those. Those aren't  
 2 necessarily things we've approved. They may  
 3 have been things installed without --  
 4 MR. EULISS: It's certainly precedent; is  
 5 it not?  
 6 THE CHAIRMAN: No.  
 7 Even a ruling here doesn't necessarily set  
 8 a precedent. That -- that's why we have this  
 9 process.  
 10 But those fences that you're referring to,  
 11 we don't know the situation surrounding those.  
 12 Did they apply for a COA? Did they put them up  
 13 without one? Have they just not been turned in  
 14 yet? We don't know what the situation is.  
 15 Your situation -- because you're here  
 16 (microphone failure) in front of us, it's based  
 17 on the report from staff, it's based on the  
 18 design guidelines, and then these are -- these  
 19 are the options. We put it to the vote --  
 20 because there's a motion on the floor to deny  
 21 it, which will require you to do something  
 22 within a certain amount of time to remove the  
 23 fence and provide either a new fence that meets  
 24 the design guidelines or just not have a fence  
 25 at all, or you could say, okay, don't vote

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1 MS. FIGUEROA: COA-24-30116 is for  
 2 after-the-fact siding and awning alterations to  
 3 a contributing structure within the Riverside  
 4 Avondale Historic District. Located on an  
 5 interior lot, the subject property consists of  
 6 a one-story, bungalow-style home characterized  
 7 by its rectangular ground plan, brick pier  
 8 foundation, and shingle gable roof.  
 9 The scope of work includes replacing  
 10 horizontal vinyl lap siding with board and  
 11 batten vinyl siding located at the front porch  
 12 stoop and installing a metal awning above it.  
 13 The metal awning measures 8-and-a-half feet  
 14 wide, 2 feet high, and projects 4-and-a-half  
 15 feet from the wall.  
 16 According to the applicant, the horizontal  
 17 vinyl lap siding has been on the structure for  
 18 several years and they did not know that a COA  
 19 was required for the signing and awning  
 20 installation.  
 21 Staff is recommending to deny the  
 22 application based on the design guidelines and  
 23 the Code ordinance.  
 24 THE CHAIRMAN: Thank you.  
 25 Do we have any questions for staff?

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1 today, we'd like to defer because we'd like to  
 2 pursue the economic hardship route, and that  
 3 would give at least --  
 4 MS. BOWMAN-EULISS: Let's defer it.  
 5 THE CHAIRMAN: That would give you at  
 6 least until March 26th to see if that actually  
 7 works.  
 8 MS. BOWMAN-EULISS: Okay. So --  
 9 MR. EULISS: Defer.  
 10 MS. BOWMAN-EULISS: Then we'll defer.  
 11 THE CHAIRMAN: Defer. So -- thank you.  
 12 So it's decided that COA-24-31594 at 2649  
 13 College Street will be deferred until the  
 14 March 26th meeting.  
 15 We'll take a ten-minute break. We'll be  
 16 back at 5:18.  
 17 (Whereupon, a brief recess was taken.)  
 18 THE CHAIRMAN: All right. Calling the  
 19 meeting back to order.  
 20 We still have a few more items left on the  
 21 agenda. We left off at Section H, on Agenda B,  
 22 Number 2, we have COA-24-30116 at 3894 Eloise  
 23 Street. And, again, this is -- sorry, I'll  
 24 open the public hearing and we'll hear a staff  
 25 report.

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1 COMMISSION MEMBERS: (No response.)  
 2 THE CHAIRMAN: Is the applicant here?  
 3 AUDIENCE MEMBER: (Indicating.)  
 4 THE CHAIRMAN: Please come forward.  
 5 (Audience member approaches the podium.)  
 6 THE CHAIRMAN: State your name and address  
 7 and she'll swear you in.  
 8 Thank you.  
 9 AUDIENCE MEMBER: Angela Zvakos, 3894  
 10 Eloise Street.  
 11 THE REPORTER: If you would raise your  
 12 right hand for me, please.  
 13 MS. ZAVAKOS: (Complies.)  
 14 THE REPORTER: Do you affirm that the  
 15 testimony you are about to give will be the  
 16 truth, the whole truth, and nothing but the  
 17 truth?  
 18 MS. ZAVAKOS: Yes.  
 19 THE REPORTER: Thank you.  
 20 MS. ZAVAKOS: So what started as an  
 21 interior renovation on a house that has been in  
 22 my family my entire life, an unfortunate  
 23 accident had happened a few years before, where  
 24 someone had set fire to one of my planters. So  
 25 there's not really a photo that shows that; I

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1 have one.

2 Once we started tearing off what -- I was

3 hoping to just be able to repair that one

4 little section of vinyl siding -- we came

5 across some -- some wood that needed to be

6 replaced behind that.

7 So the original part of the house had an

8 open screen porch that was just all screened

9 down to the ground. Around 1981, my

10 grandmother enclosed that. Then in '84, she

11 had an interior renovation done on parts of the

12 house.

13 At that point -- so that was 1984. So

14 that's when the first metal awning had been

15 installed, then my mother comes along, adds an

16 addition, so now we've got an entire house with

17 an addition, so she decided to wrap it in vinyl

18 siding, which was, I'm going to say, probably

19 1989, which is when the awning that was

20 existing in these photos was installed.

21 So in order to do the repair work that you

22 don't really see in what you have, we had to

23 take that down with the intention on repairing

24 and putting it back.

25 So where the board and batten came in

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1 is -- once you see where we took it down, there

2 was a -- it looks like there was a -- some sort

3 of a -- well, that's where the porch started.

4 So there was no real material that looked

5 like it was going to feather into the vinyl

6 siding, which is why, without asking, I was

7 trying to have somebody please just get

8 something up. I don't need all the rain

9 driving in and creating more problems.

10 So we picked out this really horrific

11 board and batten vinyl siding, which then I

12 ripped down and replaced with a -- a cement

13 board, but in the same style, which looks much

14 better, and then -- and then the awning got put

15 back over that.

16 So that's where I'm at.

17 I'm hoping to not have to tear out the --

18 you know, the cement board at this point,

19 but -- I've got, you know, a few pictures. I

20 did take the -- the scalloping off because my

21 mother is the one who picked out that fish

22 scale in front of the house.

23 (Timer notification.)

24 MS. ZAVAKOS: I can't stand it, but it's

25 not going anywhere until I can re-side the

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1 entire house, which is probably never.

2 COMMISSIONER GREGORY: Real quick while

3 they're doing that, a quick question. So I'm

4 looking at the photo with the other board and

5 batten siding into the -- from the street view,

6 to the left there, that's vinyl siding, and

7 then above that we have -- it looks to be wood

8 siding above the windows?

9 MS. ZAVAKOS: All of that is vinyl --

10 vinyl siding.

11 COMMISSIONER GREGORY: Even that kind

12 of --

13 MS. ZAVAKOS: Now, what's -- what you're

14 looking at right here, if it's what's on my

15 screen, is --

16 COMMISSIONER GREGORY: What's above the

17 windows there? Like, it's kind of like --

18 MS. ZAVAKOS: Above the windows? That's a

19 fish scale vinyl siding.

20 COMMISSIONER GREGORY: That's fish scale

21 vinyl siding. Okay.

22 MS. ZAVAKOS: Yes.

23 COMMISSIONER GREGORY: Gotcha.

24 MS. ZAVAKOS: And then that kind of beige

25 picture was the board and batten vinyl product

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1 that I tore out. And then what you saw with

2 the -- the Christmas picture, or the one with

3 the sign, is replacing that with the cement

4 board, eliminating the -- the ugly vinyl

5 siding.

6 COMMISSIONER GREGORY: And this metal

7 awning is the same one? You just put up --

8 repaired it and put it back up?

9 MS. ZAVAKOS: I took -- yes, I took the

10 scalloped edge off the bottom because I

11 don't -- didn't like it --

12 COMMISSIONER GREGORY: Sure.

13 MS. ZAVAKOS: -- and then sanded and redid

14 that.

15 COMMISSIONER GREGORY: Okay. Thank you.

16 MS. ZAVAKOS: You're welcome.

17 Those are the only photos I could find of

18 the house with the original porch.

19 THE CHAIRMAN: So just to be clear --

20 question for staff. When I look at the --

21 (microphone failure) the corrective actions

22 said board and batten vinyl siding --

23 (Reporter inquiry.)

24 THE CHAIRMAN: I'm so sorry.

25 The board and batten vinyl siding and trim

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1 should be removed and new wood or cementitious  
2 lap siding and trim shall be installed. And  
3 then it gives direction on that, but the  
4 current situation is there is cementitious  
5 board and batten, correct?

6 MS. ZAVAKOS: (Nods head.)

7 When we took off the horizontal --

8 MR. WELLS: Through the Chair, that is  
9 correct. So we're just, essentially, asking  
10 for that to be removed and replaced with  
11 horizontal lap siding.

12 THE CHAIRMAN: But the corrective action,  
13 Number 1, says, the board and batten vinyl  
14 siding -- which is not what's there right now;  
15 it's board and batten cementitious siding,  
16 right? So that's a question for me. Does that  
17 make a difference? Because you're saying that  
18 cementitious lap siding is okay. Is there a  
19 reason why cementitious board and batten isn't  
20 okay? Is that a design guideline issue or  
21 what's the situation there?

22 MR. WELLS: Through the Chair -- okay. To  
23 the Chair, it's more of a design guideline  
24 issue, but it's also the verticality of the  
25 board and batten, which is more of a design

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1 that you would not see on historic structures  
2 such as this contributing historic structure,  
3 so we're asking for it, again, to be vertically  
4 oriented -- or not -- I'm sorry, horizontally  
5 oriented.

6 THE CHAIRMAN: Okay. So the issue is with  
7 the -- the kind of skin that's on that porch,  
8 not -- in addition to a -- the skin and the  
9 material. So the corrective action would be  
10 the same. It just needs to refer to  
11 cementitious board and batten being in place,  
12 not vinyl board and batten, right?

13 And then, does the -- this appears to be a  
14 situation where, I mean, it's either nothing or  
15 everything. This seems to be a situation where  
16 there was an existing exterior porch that's  
17 been closed in --

18 MS. ZAVAKOS: It was -- yes.

19 THE CHAIRMAN: -- right? It was not  
20 always an enclosed space, so it's an addition  
21 to the original structure, not really part of  
22 the original structure.

23 And so I think that might have some  
24 bearing in your conversation, Commissioners, as  
25 well.

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1 But we've heard the report, we've heard  
2 the applicant speak. Is there anyone else here  
3 to speak today to this COA?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: Thank you.

6 We'll call you if we need you to come back  
7 up.

8 I'm going to close the public hearing and  
9 I'll entertain a motion.

10 COMMISSIONER HOFF: I will make a motion  
11 to deny COA-24-30116 in alignment with the  
12 staff recommendation.

13 COMMISSIONER MORGAN: Second.

14 THE CHAIRMAN: Discussion?

15 COMMISSIONER GREGORY: Through the Chair,  
16 I have a quick question for staff on this  
17 regarding the metal awning.

18 It sounds like it's been there since the  
19 '80s at some point, and it was taken down as  
20 part of this, you know, fire issue she had and  
21 put back up. How does that work with something  
22 being grandfathered in that was already there?

23 If they had just taken it down -- and  
24 putting it back up -- and I don't know how long  
25 it was down for during this repair, but where

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1 does that stand with the grandfathering and  
2 keeping the metal awning that was -- had been  
3 there since the '80s?

4 MR. WELLS: Through the Chair to  
5 Commissioner Gregory, so anytime someone has  
6 a -- something, or a feature on the property  
7 that's necessarily nonconforming or doesn't --  
8 or is incompatible or inconsistent with the  
9 design guidelines, anytime they remove it, we  
10 do ask that they bring the property into  
11 compliance with the design guidelines. So, in  
12 that sense, they would lose that grandfather  
13 status. So that would answer the question, I  
14 think.

15 COMMISSIONER GREGORY: Thank you.

16 THE CHAIRMAN: Is there any more  
17 discussion?

18 COMMISSIONER HOFF: Through the Chair, my  
19 thoughts are that this is unfortunate, but  
20 clearly in violation and not something that  
21 would have been approved.

22 And, again, that's how we are supposed to  
23 judge COAs for work done without approval. If  
24 it was coming to us new, what would our opinion  
25 be, so -- I would not have approved this new,

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1 so that's -- that's kind of my rationale.  
2 COMMISSIONER MORGAN: Through the Chair to  
3 staff, just a point of clarification. The  
4 photo on the screen now, is that how it is now  
5 or that was previous to the fire?

6 MR. WELLS: Through the Chair to  
7 Commissioner Morgan, I'll have to -- I'd like  
8 to defer to the applicant as well to confirm  
9 this, but my understanding is that's what's  
10 currently on site.

11 (Ms. Zavakos approaches the podium.)

12 COMMISSIONER GREGORY: This is just like  
13 the last after-the-fact COA. Our hands just  
14 get really tied here, what we can do. When  
15 there's, you know, work that's done without a  
16 COA, we have to judge it as if it was a new --  
17 and echo what Commissioner Hoff said. We're  
18 just in a tough spot. We understand the  
19 situation is difficult and whatever happened  
20 with the fire and the planter, but it's -- we  
21 have to judge it based on if it was a new COA  
22 coming to us, unfortunately.

23 MS. ZAVAKOS: So what do you recommend  
24 that needs to go on there that's going to  
25 feather in with this vinyl siding? The cement

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1 on in -- that process got started in 1988 by my  
2 mother.

3 COMMISSIONER MORGAN: Okay.

4 MS. ZAVAKOS: The vinyl siding was put on  
5 after that addition, so that was around 1989.  
6 The room was enclosed by my grandmother in '81,  
7 the front porch.

8 THE CHAIRMAN: Could you go up one more?  
9 (Slide presentation.)

10 THE CHAIRMAN: So, typically, in  
11 situations like this, to -- to respond to your  
12 previous question, where you have a change in  
13 material like that -- and especially in this  
14 case with the vinyl siding and then you're  
15 going to some other material, you -- it's  
16 usually recommended for you to have some kind  
17 of vertical trim board to make that break  
18 that -- it's not the most ideal thing, but  
19 because they're in the same plane, that's  
20 usually how you -- how that goes.

21 So I think the -- you know, the question  
22 here for the project is -- right now, a  
23 cementitious fiber -- cement fiber board and  
24 batten system has been put up where it was, the  
25 vinyl siding, and it's transitioning into

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1 board is not going to feather into that. Real  
2 wood's not going to feather into that. I don't  
3 know how to make that blend, which if it wasn't  
4 white, it would probably blend a little better,  
5 but -- I get the thing that --

6 The only reason I went that way -- there  
7 was T-111 behind it. On my -- well, maybe if I  
8 do that, because you've got that seam where the  
9 original wood stopped and the -- the screen  
10 porch was. So that was just my thought  
11 process, that -- because anybody that I had  
12 come over, where I got -- I don't know how we  
13 can blend that without framing it, you know,  
14 out to make it look different, so ...

15 COMMISSIONER MORGAN: Through the Chair to  
16 the applicant, I'm just wondering -- I mean,  
17 I'm looking at it done before. Did you do this  
18 work and there was no permit pulled; is that  
19 right?

20 MS. ZAVAKOS: What work?

21 COMMISSIONER MORGAN: The work, the  
22 replacement of the vinyl, the(microphone  
23 failure) --

24 MS. ZAVAKOS: The vinyl siding was put on  
25 the house when the back room addition was put

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1 what's left of the existing vinyl siding that  
2 remains to the left of the door in this picture  
3 (microphone failure).

4 The recommendation of staff for the denial  
5 is that this should be a cement fiber  
6 horizontal siding, and because it's a different  
7 material than the vinyl, there would need to be  
8 some kind of transition strip as a vertical  
9 kind of trim piece that -- which, I mean,  
10 probably, frankly, help marks the front stoop  
11 that was the original porch (microphone  
12 failure) previously being (inaudible) --  
13 (Reporter inquiry.)

14 THE CHAIRMAN: It might actually help  
15 designate what was added or closed into the  
16 house from the original structure.

17 So that's -- that's what's on -- that's  
18 what's at hand here.

19 Right now there's a motion on the floor  
20 and it's under discussion to -- to deny, and  
21 then remove and replace as set out in the  
22 conditions, so --

23 Is there more discussion or are there more  
24 questions or we -- we should vote?

25 COMMISSIONER GREGORY: Through the Chair,

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1 the only thing I'd add is, you know, the metal  
 2 awning, it's been there since the '80s and she  
 3 just took it down and put it right back up, you  
 4 know, with the repairs that she did, and I  
 5 could have some leniency on that if -- if the  
 6 rest of the board saw fit.  
 7 COMMISSIONER MORGAN: Through the Chair, I  
 8 would agree with that.  
 9 I was wondering -- the question was asked,  
 10 is -- does that also apply to a repair or if  
 11 you need to paint around it, does that meet the  
 12 grandfather -- it's gone, so -- you know?  
 13 MR. WELLS: Through the Chair to  
 14 Commissioner Morgan, I do want to clarify. If  
 15 you're just repairing a nonconforming feature,  
 16 then, no, you could continue to use that  
 17 feature -- that -- or have that feature intact.  
 18 It's just when you remove it and --  
 19 Because I was under the impression that  
 20 this was being replaced, so the -- the historic  
 21 metal awning that was there in the '80s was  
 22 replaced at some point.  
 23 THE CHAIRMAN: And it is the intention of  
 24 the applicant to put the -- what was the  
 25 existing awning back up?

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1 MS. ZAVAKOS: It's up. In the picture --  
 2 THE CHAIRMAN: That is what -- that's what  
 3 you --  
 4 (Simultaneous speaking.)  
 5 THE CHAIRMAN: That is what you did, is  
 6 (microphone failure) down and put the existing  
 7 awning back up?  
 8 MS. ZAVAKOS: Yes. I modified it by  
 9 taking that scallop that you're looking at --  
 10 because that's a picture of 2019 when I got a  
 11 different door put on.  
 12 THE CHAIRMAN: Okay. So it sounds like  
 13 there's some discussion about a potential  
 14 amendment to the conditions.  
 15 If the -- if you are amenable to that,  
 16 then -- making the amendment, then we can  
 17 (microphone failure).  
 18 COMMISSIONER GREGORY: I'd like to amend  
 19 the motion to allow for the metal awning on the  
 20 front porch to stay, so striking Item Number 2  
 21 from the scope of work.  
 22 MS. LOPERA: Hold on one second.  
 23 Through the Chair to the Commission, I was  
 24 just discussing with Mr. Wells -- because it's  
 25 the same metal awning that's been on there, I

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1 don't think we need to address that because  
 2 they did -- she did not install a straight  
 3 visible metal awning. It's the same awning.  
 4 So that is not considered a violation of  
 5 the Code or an issue we even need to address.  
 6 We weren't aware.  
 7 THE CHAIRMAN: Should it be stricken from  
 8 the conditions, then?  
 9 MS. LOPERA: Well, when you do a denial --  
 10 through the Chair to the Commission, when you  
 11 do a denial, we don't put these conditions in  
 12 the denial. It just says your request is  
 13 denied. The corrective actions they list are  
 14 just what they want you to review and opine on  
 15 to assist them in working with the owner to  
 16 correct the action after the denial.  
 17 THE CHAIRMAN: Understood.  
 18 So we will vote on the -- we could -- if  
 19 you -- it's being suggested that the  
 20 amendments -- that amendment is not necessary.  
 21 The denial goes forward. The applicant will  
 22 have to confer with staff to resolve what  
 23 actually is going to happen with the conditions  
 24 set forth.

25 MS. LOPERA: To correct the siding, the  
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1 new siding replacement.  
 2 COMMISSIONER GREGORY: I'll withdraw my  
 3 amended motion, then.  
 4 THE CHAIRMAN: Okay. So it sounds like we  
 5 can vote, and then -- well --  
 6 MR. WELLS: Through the Chair to the  
 7 Commission, if I may, just going back to the  
 8 corrective actions for Number 1, ideally, we  
 9 did state that, you know, we want to see  
 10 cementitious -- horizontal lap siding  
 11 installed. Given the brick foundation, we  
 12 were -- we wanted to see your thoughts on maybe  
 13 doing a brick finish as an alternate.  
 14 COMMISSIONER GREGORY: Through the Chair,  
 15 are you suggesting, like, a brick facade for  
 16 the entire enclosure there?  
 17 MR. WELLS: Through the Chair to  
 18 Commissioner Gregory, just where they installed  
 19 the batten board -- the board and batten, I'm  
 20 sorry.  
 21 COMMISSIONER GREGORY: That would require  
 22 a new COA, when they go back to do this anyway,  
 23 right?  
 24 THE CHAIRMAN: Is that a staff comment  
 25 or is that an applicant comment?

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1 That's something that you're saying -- in  
2 your review of the report, you would consider  
3 masonry in lieu of the cementitious material?

4 MR. WELLS: To the Chair, I just wanted to  
5 see the Commission's thoughts on -- that being  
6 a potential corrective action, if they could  
7 install something that's appropriate.

8 THE CHAIRMAN: You know, for me, I would  
9 say no. I think there's an expense involved in  
10 that. There might actually have to be other  
11 attachment issues and things that would have to  
12 be executed, and I think that going a simpler  
13 route, under a budget -- because it's not a  
14 large area either, and so I think that would be  
15 a lot of effort and not much of a return, but  
16 that --

17 Commissioners, thoughts on that?

18 COMMISSIONER GREGORY: I don't think  
19 having that little bit of brick there in the  
20 front would really add to the overall appeal of  
21 the front of the house.

22 COMMISSIONER MORGAN: I tend to agree.

23 THE CHAIRMAN: So it sounds like we can --  
24 there's no amendment that's required based on  
25 the discussion, we can vote on this and

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1 As proposed, the applicant is seeking to  
2 replace ten wooden metal windows with an arched  
3 vinyl transom window product without decorative  
4 exterior muntins and a 1-over-1 vinyl window  
5 product.

6 According to the applicant, the ten wood  
7 decorative arched windows were removed and  
8 destroyed due to the presence of asbestos.  
9 Staff believes the ten wood arched transom  
10 windows are the original windows or have more  
11 than likely been on the structure for the  
12 majority of the structure's life.

13 Staff is recommending approval with  
14 conditions for the replacement of all ten  
15 wooden and metal windows on the structure.

16 Staff conducted a site visit from the  
17 street on November 26th, 2024, and found all  
18 ten decorative arched transom windows missing  
19 and boarded up while the metal windows were  
20 intact. As such, staff is unable to determine  
21 if the window replacement was warranted.

22 The applicant is claiming that the ten  
23 wood windows were removed because they  
24 contained asbestos; however, they did not apply  
25 for a COA prior to sampling the windows for

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1 (microphone failure).  
2 (Microphone failure) with staff --  
3 (Reporter inquiry.)

4 THE CHAIRMAN: We're going to vote.  
5 All those in favor?

6 COMMISSION MEMBERS: Aye.

7 THE CHAIRMAN: Those opposed?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: So COA-24-30116 is denied,  
10 and the applicant can get with staff to  
11 (microphone failure) and working out of the  
12 conditions.

13 The next item up is COA-24-31421 at 761  
14 Acorn Street.

15 We'll open the public hearing and hear a  
16 staff report.

17 MS. FIGUEROA: This report is for  
18 COA-24-31421. This is for the after-the-fact  
19 replacement of wood and metal windows on a  
20 local landmark structure.

21 Built in 1938, the structure is a Gothic  
22 Revival style church, characterized by its  
23 steeply pitched gable roof, red brick exterior,  
24 and decorative arched transom windows insetted  
25 above metal windows.

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1 asbestos, removing the windows or window parts,  
2 receiving the asbestos results, and destroying  
3 the windows.

4 Additionally, the asbestos-containing  
5 material survey dated September 29th, 2023,  
6 shows only three windows or window parts in  
7 total were sampled, including one wood arched  
8 window, one wood arched and metal window, and  
9 one metal window. Only one wood arched window  
10 contained asbestos.

11 The asbestos abatement letter dated  
12 September 16th, 2024, states that ten windows  
13 were destroyed. This information leads staff  
14 to believe that nine of the ten wood windows  
15 were destroyed without any evidence of asbestos  
16 being present. As such, staff is recommending  
17 approval under the stated conditions.

18 THE CHAIRMAN: Questions for staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: I have a question for  
21 staff. Is the -- the asbestos in the windows,  
22 was that in the putty? Was that in the glazing  
23 putty, or what -- was there some elaboration on  
24 that? Where was the asbestos in the windows?

25 MS. FIGUEROA: From the report that was

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1 provided, it looked like it was in the glazing  
 2 and possibly some trim.  
 3 THE CHAIRMAN: Okay. So that wouldn't  
 4 necessarily have warranted demolition of the  
 5 entire window, would it, or does it? In terms  
 6 of the -- I'm not an asbestos expert, but --  
 7 MS. FIGUEROA: Correct.  
 8 I'm not an asbestos expert, but from our  
 9 understanding, that wouldn't mean that the  
 10 windows needed to be completely destroyed.  
 11 THE CHAIRMAN: Okay. Any other questions  
 12 for staff?  
 13 COMMISSIONER MORGAN: Through the Chair to  
 14 staff, do we know how the windows were disposed  
 15 of if they contained asbestos? Was it the  
 16 contractor that replaced them?  
 17 MS. FIGUEROA: I believe in the provided  
 18 letter, it just says that they were destroyed.  
 19 THE CHAIRMAN: Okay. Any other questions  
 20 for staff?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: Is the applicant here?  
 23 AUDIENCE MEMBER: Yes.  
 24 THE CHAIRMAN: Please come forward.  
 25 (Audience member approaches the podium.)

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1 THE CHAIRMAN: State your name and address  
 2 and she'll swear you in.  
 3 AUDIENCE MEMBER: James Sirvent, 761 Acorn  
 4 Street.  
 5 THE REPORTER: If you would raise your  
 6 right hand for me, please.  
 7 MR. SIRVENT: (Complies.)  
 8 THE REPORTER: Do you affirm that the  
 9 testimony you are about to give will be the  
 10 truth, the whole truth, and nothing but the  
 11 truth?  
 12 MR. SIRVENT: Of course, yes, ma'am.  
 13 THE REPORTER: Thank you.  
 14 MR. SIRVENT: So I'm by no means an expert  
 15 in asbestos either. The direction from the  
 16 asbestos company that was third-party hired  
 17 directly by the board at the church, in  
 18 partnership with Home Depot, it's -- it was  
 19 their recommendation -- they tested the windows  
 20 they thought necessary, and they removed and  
 21 disposed of those windows.

I don't know what the federal guidelines  
 23 for that is, but when I hire a company to come  
 24 in and repipe my house, I just assume that they  
 25 know which pipe to put in. So we -- we went  
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1 based solely on that expertise of that company  
 2 for the removal and disposal.  
 3 THE CHAIRMAN: And it was a -- you said it  
 4 was a subcontractor that was through Home  
 5 Depot?  
 6 MR. SIRVENT: It's -- it's a completely  
 7 separate company --  
 8 THE CHAIRMAN: Okay.  
 9 MR. SIRVENT: -- that was on board and  
 10 paid by the church separately from Home Depot.  
 11 THE CHAIRMAN: Okay.  
 12 MR. SIRVENT: We're only on the window  
 13 side.  
 14 THE CHAIRMAN: Okay. I guess that -- was  
 15 that work done with a COA? No, right? Those  
 16 windows were just removed, right? That's my  
 17 (microphone failure) --  
 18 (Off microphone response.)  
 19 THE CHAIRMAN: Okay. Any other  
 20 statement --  
 21 MR. SIRVENT: The only issue we have is  
 22 really just a piece of Condition 1 that we  
 23 would wish to amend.  
 24 Clearly, the church now has something that  
 25 was built 20 years ago. I -- I don't know if

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1 there's a COA on it or not, but clearly there's  
 2 an addition to that original building. The  
 3 whole thing is not from 19- -- you know, '38 or  
 4 whenever the window was built.  
 5 The church is a mix, currently, of vinyl,  
 6 aluminum -- obviously, some of those upper arch  
 7 [sic] were wood. It just kind of seems to stay  
 8 in uniform -- if we're going to do all vinyl  
 9 around the entire bottom as approved, we would  
 10 also match the top, as the windows sit,  
 11 literally, one another on top of each other.  
 12 THE CHAIRMAN: All right. So you're just  
 13 asking to -- are you asking to strike Condition  
 14 1 or are you asking to --  
 15 MR. SIRVENT: So I don't want to strike  
 16 the whole Condition 1. They're fine tinting  
 17 the glass blue, they're fine doing the exact  
 18 same style with the arches and the muntins.  
 19 The only portion of that that I would ask  
 20 to strike is just the -- the wood ask, so that  
 21 they match the remainder of everything with the  
 22 vinyl.

23 THE CHAIRMAN: Because everything else is  
 24 vinyl?  
 25 MR. SIRVENT: Everything else is vinyl,  
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1 and the windows are -- I mean, we're literally  
 2 talking probably 12 inches from where that arch  
 3 is to where those bottom hung windows are,  
 4 so ...  
 5 THE CHAIRMAN: All right. If we have  
 6 questions for you, we'll --  
 7 MR. SIRVENT: Of course.  
 8 THE CHAIRMAN: Is there anyone else here  
 9 today to speak to this COA?  
 10 AUDIENCE MEMBER: Yes, sir.  
 11 THE CHAIRMAN: Please come forward.  
 12 (Audience members approach the podium.)  
 13 AUDIENCE MEMBER: Good afternoon.  
 14 THE REPORTER: Sir, I need your name and  
 15 address right into the microphone, please.  
 16 AUDIENCE MEMBER: Alazar Demoz, 76 Acorn  
 17 Street, Jacksonville, Florida 32209.  
 18 THE REPORTER: Sir, did you fill out a  
 19 speaker's card?  
 20 MR. DEMOZ: Ma'am? Oh, yes, I did.  
 21 THE REPORTER: Thank you.  
 22 If you would raise your right hand for me,  
 23 please.  
 24 MR. DEMOZ: (Complies.)  
 25 THE REPORTER: Do you affirm that the

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1 testimony you are about to give will be the  
 2 truth, the whole truth, and nothing but the  
 3 truth?  
 4 MR. DEMOZ: Yes, I do.  
 5 THE REPORTER: Thank you.  
 6 MR. DEMOZ: Okay. I don't have anything  
 7 to add, but I just want to bring to your  
 8 attention, we -- we've been trying to fix the  
 9 window for two years now, and we spent almost  
 10 \$70,000, and rain is coming, elements are  
 11 coming, a lot of problems we are having with  
 12 the church.

13 And now, after we bought the window in  
 14 that condition was in, we -- we might have to  
 15 buy another window again. It been framed, cut,  
 16 and prepared already before two years. That is  
 17 one issue.

18 The other issue is, this window that --  
 19 the conditions you guys put in, I don't know  
 20 if -- I -- I don't mean to say "you guys," but  
 21 whoever put it in -- the window being changed  
 22 four or five times since 1919, and now it needs  
 23 to be transparent or wood or something. It's  
 24 all kinds of frames in there. I don't know who  
 25 approved it before it was done.

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1 So now, if you guys allow us, the  
 2 window -- we are not trying to change  
 3 architecture or design or anything. We just  
 4 wanted to place a window. And electric is  
 5 costing us a lot. It's leaking, it's porous,  
 6 rain is coming, wind is coming, everything is  
 7 coming. Even during service, sometimes the  
 8 rain comes in, so we have a lot of problems in  
 9 there, so please remove the conditions for us  
 10 so we can put the window in.

11 And this is -- our bishop is here. And  
 12 church members are here also. They just got  
 13 tired, some of them left, but they were trying  
 14 to speak to you.

15 That's all I got to say.

16 If you have to add something -- here is  
 17 our president of the church.

18 AUDIENCE MEMBER: I don't have --

19 THE CHAIRMAN: If you wish to speak, she  
 20 needs your name and address and (microphone  
 21 failure).

22 I'm sorry. Excuse me.

23 THE REPORTER: Sir, I need you to speak  
 24 your name and address right into the  
 25 microphone, please.

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1 AUDIENCE MEMBER: My name is (inaudible).  
 2 The address is 761 Acorn Street.

3 THE REPORTER: Did you fill out a  
 4 speaker's card, sir?

5 AUDIENCE MEMBER: Yes.

6 THE REPORTER: Okay. Thank you.

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

9 AUDIENCE MEMBER: (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 AUDIENCE MEMBER: Yes, ma'am.

15 THE REPORTER: Thank you.

16 AUDIENCE MEMBER: Thank you.

17 My brother explained most of the things I  
 18 wanted to add is we're not going to change any  
 19 of the structure and is a condition of the  
 20 building.

21 What we trying to do is make it a little  
 22 bit stronger. The wood being removed is  
 23 deteriorated. We have to change it. When we  
 24 change it, we have change -- it will last  
 25 longer. And a better option what we think

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1 is -- I think our glass is -- I think is half  
 2 inch of glass thickness, and we trying to -- we  
 3 have a plan to decorate it with (inaudible)  
 4 pictures around the windows in order to cover  
 5 the -- the light coming inside.  
 6 And we been struggling with the outside  
 7 elements coming inside again and again. If you  
 8 see inside, we spent a lot of money to fix --  
 9 to come up with a new carpet, new -- inside --  
 10 around is a (inaudible) area, and we trying to  
 11 fix so we don't need to try to destroy anything  
 12 or damage the structure and the historical part  
 13 of the building.  
 14 Besides that, we trying to come up with a  
 15 community building. We have about 70 members  
 16 around the -- with our church.  
 17 Consider all these things, and we have to  
 18 comply whatever guideline we have. We're not  
 19 going to be out of the greater city projects,  
 20 but allow us to make improvement and to get our  
 21 community safer and a better location.  
 22 Thank you.  
 23 THE CHAIRMAN: Thank you.  
 24 If we have questions, we'll ask you to  
 25 come back up.

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1 AUDIENCE MEMBER: Okay.  
 2 THE CHAIRMAN: Is there anyone else who  
 3 wishes to speak today to this COA?  
 4 AUDIENCE MEMBERS: (Indicating.)  
 5 THE CHAIRMAN: Please come forward.  
 6 (Audience member approaches the podium.)  
 7 THE CHAIRMAN: State your name and address  
 8 and she'll swear you in.  
 9 AUDIENCE MEMBER: (Inaudible), 761 Acorn  
 10 Street.  
 11 THE REPORTER: Sir, did you fill out a  
 12 speaker's card?  
 13 AUDIENCE MEMBER: Yes, I did.  
 14 THE REPORTER: If you would raise your  
 15 right hand for me, please.  
 16 AUDIENCE MEMBER: (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 AUDIENCE MEMBER: I do.  
 22 THE REPORTER: Thank you.  
 23 AUDIENCE MEMBER: Basically, everything  
 24 been said, but we've been struggling. And when  
 25 we've been struggling for something that -- it

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1 should be just straight process on -- at least  
 2 on our under- -- understanding.  
 3 You know, the elements are coming in, the  
 4 rain. During the summertime, it's like a  
 5 hundred-and-something degrees, so -- humidity  
 6 is coming in. It's creating a lot of  
 7 uncomfortable situation at the church.  
 8 So with us, finding a reputable company  
 9 like Home Depot to help us, we thought it was a  
 10 good fit. We went through the process as best  
 11 as we can, but now it just is way overdue. We  
 12 don't know --  
 13 Me, personally, I don't understand why  
 14 it's taking this long to put the windows in  
 15 when you need windows for -- for shelter, for  
 16 safety, for, like, comfort. So, you know, I --  
 17 now that I see the whole process, I see why.  
 18 It's very technical, but it's good.  
 19 So if you guys could help us move along  
 20 the whole process, because we -- you know,  
 21 summer is coming shortly, and we have a big  
 22 revival during the summertime, so it's very  
 23 uncomfortable. And we bear it at least, you  
 24 know, this far, but, you know, we all made a  
 25 point to come here, at least -- you know, speak

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1 on what we believe is important to us as well.  
 2 Now that we see on the other side, but  
 3 I -- I think it's -- there's a whole new life  
 4 among the church, the whole area. Considering  
 5 that the building was built, like, a long time  
 6 ago, us -- (inaudible) community coming into  
 7 the neighborhood has a made a lot of  
 8 difference. And a lot of people who come in --  
 9 people from the neighborhoods are coming in  
 10 because of us, because it's different, but  
 11 different is good. Different is good, so, you  
 12 know, we embrace that, and we just need a --  
 13 you know, to put the window thing to the side,  
 14 and what -- focus on what we need to be  
 15 focusing on, which is, you know, the church.  
 16 Thank you.  
 17 THE CHAIRMAN: Thank you.  
 18 Is there anyone else here that wishes to  
 19 speak today to this COA?  
 20 AUDIENCE MEMBERS: (No response.)  
 21 THE CHAIRMAN: Anyone?  
 22 AUDIENCE MEMBERS: (No response.)  
 23 MR. WELLS: Through the Chair, if I may,  
 24 I'd like to ask the representative from Home  
 25 Depot a clarifying question.

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1 THE CHAIRMAN: Sure.  
 2 Could you come up, sir? James.  
 3 MR. SIRVENT: I can't hear you. I'm  
 4 sorry.  
 5 THE CHAIRMAN: Could you come up for a  
 6 question?  
 7 (Mr. Sirvent approaches the podium.)  
 8 MR. WELLS: Mr. James [sic], I just wanted  
 9 to clarify Condition Number 1.  
 10 So not withstanding the material component  
 11 of the -- Condition Number 1, I just want to  
 12 confirm that you are okay with replacing the  
 13 windows to match the historic design of that  
 14 arch --  
 15 MR. SIRVENT: Correct.  
 16 THE CHAIRMAN: (Inaudible.)  
 17 MR. WELLS: -- the transoms?  
 18 Okay. So the design that's notated on the  
 19 picture right here --  
 20 MR. SIRVENT: Correct.  
 21 So the size, shape, and style of the  
 22 window itself will stay the same. The  
 23 difference is going to be material.  
 24 MR. WELLS: Okay. Thank you.  
 25 THE CHAIRMAN: And you are -- your request  
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1 Commissioner Gregory, just to clarify -- yeah,  
 2 so for Condition 1, that pertains to the  
 3 historic wood arch windows. So we do --  
 4 because we don't have any evidence of  
 5 irreparability, we asked that it be replaced  
 6 with a wood-like material as opposed to a --  
 7 the metal windows, which we don't hold to the  
 8 same scrutiny as historic wood wind- -- or a  
 9 historic wood window, so we open up the options  
 10 for replacement materials.  
 11 COMMISSIONER GREGORY: Okay.  
 12 THE CHAIRMAN: So as I understand it,  
 13 the -- there's no evidence of the -- I'm sorry,  
 14 they have to look at it as though they were  
 15 already there. If they were historic windows,  
 16 (microphone failure) wood. So when they were  
 17 removed, that's why they're requesting they be  
 18 (microphone failure).  
 19 But we have a situation now where the --  
 20 the window below is the vinyl, and they're  
 21 trying to match materials, right?  
 22 COMMISSIONER GREGORY: I'll make a motion  
 23 to approve with -- excuse me -- I'll make a  
 24 motion for COA-24-31421 at 761 Acorn Street,  
 25 approving with staff conditions and revising  
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1 for that is because that's what the main window  
 2 below it is made out of? You just want to  
 3 match the --  
 4 MR. SIRVENT: Correct.  
 5 THE CHAIRMAN: So is that a -- what does  
 6 that mean for staff?  
 7 MR. WELLS: I think we maintain our  
 8 position on the -- because the windows were  
 9 moved without our previous review, so -- if  
 10 anything, I just wanted to make sure that that  
 11 Romanesque design was going to be restored.  
 12 THE CHAIRMAN: Okay.  
 13 Okay. So is there anyone else who -- no  
 14 one else is coming up to speak, so I'm going to  
 15 close the public comment and entertain a  
 16 motion.  
 17 COMMISSIONER GREGORY: Before I make a  
 18 motion, just real quick, a quick question for  
 19 staff.  
 20 Is there a reason why Condition 1, you  
 21 specifically wanted it wood or wood blend  
 22 versus, you know, the ones that -- Item Number  
 23 2, the windows below it, you're allowing the  
 24 vinyl in that case; is there a reason for that?  
 25 MR. WELLS: Through the Chair to  
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1 Item Number 1 to allow for vinyl, in addition  
 2 to wood or wood-blend materials.  
 3 COMMISSIONER MORGAN: Second.  
 4 THE CHAIRMAN: Discussion?  
 5 COMMISSIONER HOFF: Through the Chair, I  
 6 agree.  
 7 COMMISSIONER GREGORY: I do agree that  
 8 having two materials, one right on top of the  
 9 other, would be odd, even though it's not as  
 10 historically accurate. And the situation is  
 11 done after the fact, it is -- they're trying to  
 12 resolve the issue with the vinyl windows below,  
 13 which they have the -- the leeway of because  
 14 they're old metal windows, but you do run into  
 15 the issue of incongruity of materials there and  
 16 having them look funny too at the same time.  
 17 THE CHAIRMAN: The motion with the  
 18 revision that -- it doesn't need to be stated  
 19 about the -- because that -- Condition Number  
 20 1, it does refer to matching the historic  
 21 design of the historic window, which I -- was  
 22 one of your concerns, right? That you want to  
 23 make sure that you maintain those -- those  
 24 other -- not just the perimeter muntin, but the  
 25 interior muntins too, those semi arches  
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1 (microphone failure) --  
2 (Reporter inquiry.)  
3 THE CHAIRMAN: Does that need -- does the  
4 revision need to state that or is that covered  
5 enough in --

6 MR. WELLS: To the Chair, the way the  
7 condition is worded as is captures that. I  
8 just -- again, I wanted them to confirm  
9 (microphone failure).

10 THE CHAIRMAN: Okay.  
11 Okay. The only thing I'd like to add to  
12 that is -- and this is in reference to -- I  
13 believe it was a Florida state meeting that we  
14 had with -- of -- a historic preservationist,  
15 and we had discussions about vinyl windows in  
16 historic buildings. I think we talked about  
17 the Siegel building in Gainesville  
18 specifically.

19 I like the way that they spoke about it as  
20 they referred to them as temporary. So even  
21 with these vinyl windows that are here, they're  
22 not going to last forever. And if more -- as  
23 the church grows and the community grows, it  
24 does provide, maybe at a later date, an  
25 opportunity to replace the windows again with

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1 Springfield Historic District.  
2 Built in 1905, the residential structure  
3 is a two-story frame vernacular home  
4 characterized by its wood lap siding, exterior  
5 hip roof, two-story open front porch, and  
6 2-over-2 and lozenge-over-1 windows.

7 As proposed, the applicant is seeking to  
8 replace the 26 2-over-2 and lozenge-over-1  
9 windows with a vinyl 2-over-2 window product  
10 with exterior muntins.

11 According to the applicant, some of the  
12 wood windows were damaged by vagrants breaking  
13 into the home. All windows have been removed  
14 and the openings are boarded up.

15 Staff believes the 26 wood windows are the  
16 original windows or have more than likely been  
17 on the structure for the majority of the  
18 structure's life. Staff recommends installing  
19 a wood or wood-blend window product in all 26  
20 openings and matching the lite pattern of what  
21 has been recorded.

22 After reviewing building inspections, the  
23 permitting system, and staff records, there's  
24 no records indicating that the 26 windows were  
25 previously replaced, and the 1985 Florida

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1 something more in line with the original  
2 historic windows.

3 By them keeping the same opening, keeping  
4 the same pattern, they've got a way to do that.  
5 So I agree with the (microphone failure) and  
6 the conditions.

7 Any other discussion for that?  
8 COMMISSION MEMBERS: (No response.)  
9 THE CHAIRMAN: Then I say we vote.  
10 All those in favor?

11 COMMISSION MEMBERS: Aye.  
12 THE CHAIRMAN: Opposed?  
13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: So COA-24-31421, at 761  
15 Acorn Street, is approved with the revised  
16 conditions.

17 MR. DEMOZ: Thank you.  
18 THE CHAIRMAN: Thank you.  
19 Then we have one more in this section,  
20 COA-24-31120, at 1930 Hubbard Street.

21 We'll open the public hearing and hear a  
22 staff report.  
23 MS. FIGUEROA: COA-24-31120 is for an  
24 after-the-fact replacement of 26 windows on a  
25 single-family contributing structure within the

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1 Master Site File recorded the windows as wood,  
2 double-hung sash, and a 2-over-2 and lozenge  
3 upper over 1 lite pattern, since the --

4 When the property owner took possession of  
5 the property, the windows were still intact,  
6 based on picture evidence from a previous staff  
7 site visit. So based on this evidence, staff  
8 believes the windows have been neglected.

9 Staff is recommending to deny this  
10 application.

11 THE CHAIRMAN: Thank you.  
12 Any questions for staff?  
13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Is the applicant here?  
15 AUDIENCE MEMBER: (Indicating.)  
16 THE CHAIRMAN: Please come forward.  
17 (Audience member approaches the podium.)

18 THE CHAIRMAN: Give her your name and  
19 address and then she'll swear you in.  
20 AUDIENCE MEMBER: Navin Chadha, 9931  
21 Blakeford Mill Road, Jacksonville, Florida  
22 32256.

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

25 MR. CHADHA: (Complies.)  
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1 THE REPORTER: Do you affirm that the  
 2 testimony you are about to give will be the  
 3 truth, the whole truth, and nothing but the  
 4 truth?  
 5 MR. CHADHA: I do.  
 6 THE REPORTER: Thank you.  
 7 MR. CHADHA: So I'm okay with the denial  
 8 and the corrective action, so -- I've already  
 9 discussed that with the officers.  
 10 THE CHAIRMAN: Okay. Thank you.  
 11 MR. CHADHA: Thank you.  
 12 THE CHAIRMAN: Is there anyone else here  
 13 today to speak to this?  
 14 AUDIENCE MEMBERS: (No response.)  
 15 THE CHAIRMAN: Okay.  
 16 MR. CHADHA: So I -- I'm assuming I don't  
 17 have to file any new application and I can go  
 18 ahead, as long as I meet these conditions,  
 19 right?  
 20 MR. WELLS: That's correct.  
 21 MR. CHADHA: Okay.  
 22 MR. WELLS: You'll just have to work with  
 23 staff, so just work with Brittany or I. And  
 24 then, once you get closer to doing a window  
 25 replacement product, we'll review and approve  
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1 MR. WELLS: Thank you.  
 2 So this is DD-25-01. So this is a request  
 3 for demolition of a contributing structure at  
 4 1064 Spearing Street. So Spearing Street --  
 5 this is located within the Eastside National  
 6 Register Historic District.  
 7 So just a preface here, the Commission,  
 8 you have reviewed demolition delays in the  
 9 past, but I do want to emphasize a couple of  
 10 points here. So just as a reminder, any  
 11 demolition activities that occur within a  
 12 National Register District where the structure  
 13 is listed as a contributing structure, it shall  
 14 require to be reviewed by the Commission and  
 15 you shall take action on the demolition within  
 16 60 calendar days after a completed demolition  
 17 application.  
 18 And so you have three options to take. So  
 19 the first option would be to approve the  
 20 demolition permit application. And if you  
 21 choose to do that, the demolition may proceed  
 22 and the Commission shall not consider  
 23 landmarking status for the structure.  
 24 The second option would be to deny the  
 25 demolition permit. And if you choose to deny  
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1 you for that (microphone failure) --  
 2 MR. CHADHA: Okay.  
 3 MR. WELLS. -- internally.  
 4 MR. CHADHA: Thank you.  
 5 THE CHAIRMAN: Thank you.  
 6 We'll close the public hearing and  
 7 entertain a motion.  
 8 COMMISSIONER GREGORY: Motion to deny  
 9 COA-24-31120 at 1930 Hubbard Street.  
 10 COMMISSIONER HOFF: Second.  
 11 THE CHAIRMAN: Discussion?  
 12 COMMISSION MEMBERS: (No response.)  
 13 THE CHAIRMAN: Vote.  
 14 All in favor?  
 15 COMMISSION MEMBERS: Aye.  
 16 THE CHAIRMAN: Opposed?  
 17 COMMISSION MEMBERS: (No response.)  
 18 THE CHAIRMAN: So let it be known that  
 19 COA-24-31120 at 1930 Hubbard Street has been  
 20 denied.  
 21 We'll move on to New Business. We have  
 22 two demolition delays, the first one is  
 23 DD-25-01 at 1064 Spearing Street.  
 24 We'll go ahead and open the public hearing  
 25 and then we'll hear a report from staff.  
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1 the demolition permit, you shall also issue an  
 2 advisory recommendation to the City Council on  
 3 the structure's landmark status, utilizing our  
 4 standard landmarking criteria outlined in  
 5 Section 307.104. Just please note that this  
 6 advisory recommendation shall be issued at the  
 7 next Commission meeting.  
 8 The third option you can take is to defer  
 9 action, and so the Commission may defer action  
 10 on the permit application; however, just note  
 11 that if you fail to take action within the  
 12 60-day period, the demolition request is  
 13 considered granted.  
 14 Being mindful of just the triggering  
 15 actions and the potential to do an advisory  
 16 recommendation, staff found it prudent to  
 17 evaluate the application as if it was to be  
 18 potentially designated as a landmark, so we  
 19 used the seven criteria for landmarking.  
 20 So based on our evaluation, we found it  
 21 would meet three of the seven local landmark  
 22 designation criteria, the first one pertaining  
 23 to it being a significant reminder of the  
 24 cultural, historical, architectural or  
 25 archeological heritage of the city, state, or  
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1 nation. This is mainly because it's -- being  
 2 located within the historically black Oakland  
 3 community, which is a part of the Eastside  
 4 National Register Historic District.  
 5 The second criteria pertains to it having  
 6 distinguishing characteristics of an  
 7 architectural style. This is mainly because of  
 8 the building at 1064 Spearing Street being  
 9 commonly referred to as a frame vernacular  
 10 because of its construction; however, what  
 11 makes really frame vernacular buildings  
 12 important is the fact that they represent  
 13 vanishing examples of how rural and lay  
 14 builders utilize sample and time-tested  
 15 construction principles.  
 16 This particular building shall be noted  
 17 for its architecturally significant features,  
 18 such as its T-shaped plan and gabled roof with  
 19 a cross-gable extension, its hip roof front  
 20 porch with three bays, and its brick pier  
 21 foundation. However, staff should note that  
 22 the building has been substantially altered  
 23 over time, including a rear addition,  
 24 application of vinyl siding in various  
 25 locations, installation of metal awnings,

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1 installation of 1-over-1 aluminum sash windows,  
 2 and the enclosure of the front porch.  
 3 The last criteria pertains to its  
 4 suitability for preservation or restoration.  
 5 We found that although currently vacant, the  
 6 exterior of the structure appears to be in fair  
 7 condition. We don't have any evidence of  
 8 significant exterior deterioration. Therefore,  
 9 the property has been reasonably maintained  
 10 over the years. Again, we found that several  
 11 alterations were made to the property and we  
 12 found that it can be, in essence, reasonably  
 13 restored.  
 14 Because -- we found this application and  
 15 evaluation with the Ordinance Code pertaining  
 16 to landmarking -- we found that the --  
 17 basically, you should approve the demolition  
 18 permit application for this particular property  
 19 and not pursue local landmark designation.  
 20 End of report.  
 21 THE CHAIRMAN: Thank you.  
 22 Is there anyone here today to speak to  
 23 this demo delay?  
 24 AUDIENCE MEMBER: (Indicating.)  
 25 THE CHAIRMAN: Please come forward.

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1 (Audience member approaches the podium.)  
 2 THE CHAIRMAN: State your name and address  
 3 and she'll swear you in.  
 4 AUDIENCE MEMBER: Yes.  
 5 My name is Ronald V. Johnson. I have a  
 6 request for -- to speak there, and I live at --  
 7 it's right next door to the property at 634  
 8 East 1st Street, 32206.  
 9 THE REPORTER: If you would raise your  
 10 right hand for me, please.  
 11 MR. JOHNSON: (Complies.)  
 12 THE REPORTER: Do you affirm that the  
 13 testimony you are about to give will be the  
 14 truth, the whole truth, and nothing but the  
 15 truth?  
 16 MR. JOHNSON: I do.  
 17 THE REPORTER: Thank you.  
 18 MR. JOHNSON: Thank you.  
 19 Well, this has -- it's been a long day, so  
 20 I'm going to make it as brief as I can.  
 21 First, I would like to say that my wife  
 22 and I have lived next door to that property  
 23 since 1992. My mother-in-law -- well, at  
 24 that -- since -- next door to the property  
 25 since 1992, we lived behind the property at a

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1 house that we built in 1986, and then we moved  
 2 to [sic] 1992 to a house that we built next  
 3 door, before we had to go through this process.  
 4 My mother-in-law lives at the house, our  
 5 old house, our first house. She lives in that  
 6 house, in -- right behind this structure, so I  
 7 want to share some things with you that -- why  
 8 I'm here to urge that you deny the permit for  
 9 delay and that you approve -- that you --  
 10 because we'd like to have this property  
 11 demolished and prepared for a new structure, a  
 12 new -- new conditions as soon as possible, you  
 13 know, forthwith, given that we've been through  
 14 this -- been through the history of this  
 15 property since 1992. There's been a lot of  
 16 things that we've lived through that I'm going  
 17 to share with you and hope that it encourages  
 18 your vote, influences your vote to the  
 19 positive.  
 20 My wife has a daycare center right behind  
 21 the property, next door to the first house, on  
 22 Palmetto Street, Young Start Academy. She's  
 23 had that property since 1980, and then that  
 24 house that we constructed in 1986, six years  
 25 later, and then six more years later, we put

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1 this -- the other house next door to it.  
 2 That house, for the last 10 years -- 10 to  
 3 12 years has been a problem in our neighborhood  
 4 and on our street. It's a contributing  
 5 problem. It's been a site of criminal  
 6 activity. It was a trap house, as you call  
 7 it -- that we call it. It's a drug trap house.  
 8 It was a rooming house and a facility for  
 9 prostitution. And it's -- it was a property  
 10 that is currently dilapidated.  
 11 It represents the highest form of urban  
 12 blight and -- and slum, in my opinion. I mean,  
 13 nobody is living there. It's been condemned.  
 14 It was condemned as a result of numerous calls  
 15 for service by -- by someone unnamed, but I'll  
 16 give -- you probably got a pretty good idea as  
 17 to who that is -- the JSO for drug activity,  
 18 and it was finally, about seven years ago --  
 19 six-and-a-half years ago, finally, through the  
 20 JSO Drug Abatement Response Team, it was shut  
 21 down and closed down and everybody was  
 22 instructed to get out of there. And the owner  
 23 of that house, who was alive at the time, was  
 24 instructed that this house can't be occupied --  
 25 (Timer notification.)

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1 MR. JOHNSON: -- through activity with  
 2 zoning.  
 3 So we think that it's in the best  
 4 interest -- my wife, my mother-in-law, and  
 5 myself, and other neighbors that are not here  
 6 think it's in the best interest of the  
 7 neighborhood to allow for that house to be  
 8 terminated, destroyed, demolished, and prepared  
 9 for new construction and new families to come  
 10 as soon as possible.  
 11 And, you know, that's about the extent of  
 12 what I want to say today.  
 13 THE CHAIRMAN: Thank you.  
 14 MR. JOHNSON: Okay. Thank you.  
 15 (Audience member approaches the podium.)  
 16 THE CHAIRMAN: Good afternoon.  
 17 Just state your name and address and  
 18 she'll swear you in.  
 19 AUDIENCE MEMBER: Do I need to give my  
 20 address for the company that I'm representing  
 21 or my personal?  
 22 THE REPORTER: Whichever you feel more  
 23 comfortable giving.  
 24 AUDIENCE MEMBER: Okay. Ivy Henderson, 40  
 25 East Adams Street, Suite 350, Jacksonville,

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1 Florida 32202 for LIFT JAX.  
 2 Hi. I am here representing LIFT JAX --  
 3 sorry. Do you need something else.  
 4 THE REPORTER: I need to swear you in.  
 5 MS. HENDERSON: Okay.  
 6 THE REPORTER: If you would raise your  
 7 right hand for me, please.  
 8 MS. HENDERSON: (Complies.)  
 9 THE REPORTER: Do you affirm that the  
 10 testimony you are about to give will be the  
 11 truth, the whole truth, and nothing but the  
 12 truth?  
 13 MS. HENDERSON: Yes, ma'am.  
 14 THE REPORTER: Thank you.  
 15 MS. HENDERSON: So --  
 16 THE CHAIRMAN: I'm sorry, what was your  
 17 name again?  
 18 MS. HENDERSON: Ivy Henderson, I-v-y.  
 19 So I work for LIFT JAX. We are now the  
 20 current property owner of this structure. We  
 21 acquired it, I believe, back in 2023. I just  
 22 came on to the team in June of last year as  
 23 well, so they had it right before I came on.  
 24 We are in the area with -- purchasing  
 25 vacant lots, a lot of the rehab homes. This is

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1 one that we have no capacity to rehab. We are  
 2 currently rehabbing the house across the street  
 3 that we own at 1069 Spearing Street.  
 4 Unfortunately -- I can't say "unfortunately,"  
 5 but it's going to take about 330- or 350- to  
 6 renovate that home, do a full gut rehab, and be  
 7 able to sell it to homeownership.  
 8 Our goal is to sell to homeowners within  
 9 the area -- well, primarily the working force  
 10 class, or workforce class, those that fall in  
 11 between the 80 and 140 percent AMI. So our  
 12 goal is to preserve as much as we can, but we  
 13 know that there's going to be some areas or  
 14 some homes that we cannot preserve, and this is  
 15 just one that we can't.  
 16 We try to make sure that we can maintain  
 17 any historic context in them. The house across  
 18 the street that we also own at 1065 Spearing  
 19 Street has a very historic story behind it.  
 20 The owner was one of the originators of a  
 21 historic college here in the state of Florida,  
 22 so those are the type of stories and structures  
 23 that we would like to maintain as much as we  
 24 can. That one is going to cost quite a bit as  
 25 well. So we try our best, as LIFT JAX, to

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1 maintain and preserve as much as we can, with  
 2 also new construction in the area.  
 3 So just giving you a highlight that this  
 4 structure is something that we do deem and that  
 5 we cannot -- we have [sic] the capacity to  
 6 rehab at this time, so we would like your  
 7 approval of demo, if possible.  
 8 THE CHAIRMAN: Thank you.  
 9 Questions for either --  
 10 MS. HENDERSON: Any questions?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: Okay. Thank you.  
 13 MS. HENDERSON: Thank you.  
 14 THE CHAIRMAN: Is anyone else here today  
 15 to speak to -- we're running out of people.  
 16 AUDIENCE MEMBER: One left. That would be  
 17 a no.  
 18 THE CHAIRMAN: Thank you for your  
 19 patience, all the people.  
 20 I'm closing the public comment and I'll  
 21 entertain a motion.  
 22 COMMISSIONER HOFF: I will make a motion  
 23 to approve the demolition permit, application  
 24 DD-25-01.  
 25 COMMISSIONER GREGORY: Second.

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1 THE CHAIRMAN: Discussion?  
 2 COMMISSIONER HOFF: Through the Chair, so  
 3 I thought that Ms. Henderson did a good job  
 4 explaining their approach to determining which  
 5 properties they can preserve and which they are  
 6 not able to.  
 7 You know, this -- this historic district  
 8 has less protection, so -- and because the  
 9 staff proactively did the research to determine  
 10 that only three of the seven criteria would be  
 11 met, that's not enough to landmark a property  
 12 if the owner does not want to landmark. It has  
 13 to hit four of the seven. So keeping all of  
 14 that in mind, I would vote to approve.  
 15 COMMISSIONER GREGORY: Through the Chair,  
 16 I would agree with Commissioner Hoff's  
 17 statements there regarding the three of the  
 18 seven criteria, as well as the owner's attempts  
 19 to rehab this and other properties in the area.  
 20 THE CHAIRMAN: I agree with the  
 21 statements. I think actually both -- I  
 22 appreciate -- Mr. Johnson, I appreciate your  
 23 comments as well as a longtime member of the  
 24 neighborhood and the community. Your insight  
 25 is -- was very valuable to us.

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1 I think that LIFT JAX has demonstrated  
 2 that they are also invested in the community by  
 3 the other projects that they're engaged in.  
 4 I do think that it's unfortunate --  
 5 clearly, this project in particular has their  
 6 larger issues at hand with it, but it is --  
 7 it's going to be probably difficult to landmark  
 8 a lot of the buildings in the neighborhood that  
 9 are salvageable and can be restored and are  
 10 historic, and that -- that does still trouble  
 11 me because meeting four out of the seven  
 12 criteria, unless -- as the other project that  
 13 Ivy referred to has some event or some person  
 14 involved with it, it makes it more valuable to  
 15 the fabric of the neighborhood, it's going to  
 16 be hard to hang on to (microphone failure), but  
 17 I agree with you.  
 18 If there's no more discussion, I say we  
 19 put this to a vote.  
 20 All those in favor?  
 21 COMMISSION MEMBERS: Aye.  
 22 THE CHAIRMAN: Opposed?  
 23 COMMISSION MEMBERS: (No response.)  
 24 THE CHAIRMAN: So the demolition delay,  
 25 DD-25-01, is approved.

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1 The next one on the list is DD-25-02, also  
 2 in the Eastside National Register District, at  
 3 1214 Franklin Street.  
 4 We'll open the public hearing and hear a  
 5 staff report.  
 6 MR. ARSENAULT: Thank you.  
 7 Through the Chair to the Commission,  
 8 DD-25-02, the property owner is seeking a  
 9 building permit to demolish one residential  
 10 structure located at 1214 Franklin Street. The  
 11 structure is listed as a contributing property  
 12 in the Eastside National Register Historic  
 13 District. Because the structure is  
 14 contributing to the National Register District,  
 15 any demolition activity requires review by the  
 16 Jacksonville Historic Preservation Commission.  
 17 The Commission shall take one of the following  
 18 actions to approve the demolition permit  
 19 application, to deny the demolition permit  
 20 application, or to defer action.  
 21 Constructed in 1911, 1214 Franklin Street  
 22 is a two-story, frame vernacular, residential  
 23 building. The structure can be characterized  
 24 by its front porch with rounded and squared  
 25 columns, its exterior chimney on the south end,

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1 and its concrete block pier foundation.  
 2 The building has been altered by the  
 3 construction of at least two additions to the  
 4 rear, the enclosure of the first floor porch,  
 5 and the application of aluminum siding.  
 6 Staff reviewed the application in  
 7 accordance with the local landmark criteria.  
 8 If the property owner is not in support of the  
 9 designation, the Commission must find that the  
 10 property meets at least four of the seven  
 11 landmark criteria.  
 12 In the 1993 Florida Master Site File  
 13 survey, the reviewer's initial determination of  
 14 the structure's significance was that there was  
 15 insufficient information to suggest whether it  
 16 qualified for individual local designation.  
 17 While this earlier evaluation is only a  
 18 cursory assessment of significance, staff does  
 19 not have any additional documentation that  
 20 would meet the necessary additional criteria  
 21 needed to overcome the owner's objection to  
 22 local landmark designation.  
 23 Staff also reviewed the permit for  
 24 demolition, associated pictures, and researched  
 25 the property for evaluative and documentary

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1 retains many of its architecturally significant  
 2 features which were noted in the 1993 Florida  
 3 Master Site File form. These include the  
 4 structure's rectangular shape and hip roof,  
 5 exterior front porch with rounded and squared  
 6 columns, and its concrete block pier  
 7 foundation.  
 8 The building has been altered over time.  
 9 These changes are easily distinguished from the  
 10 original structure.  
 11 And, finally, criterion G for its  
 12 suitability for preservation or restoration.  
 13 1214 Franklin Street has not been altered in a  
 14 manner that has destroyed its original  
 15 architectural significance.  
 16 The building is currently condemned,  
 17 though in the Municipal Code Compliance  
 18 Division's order to vacate, they [sic]  
 19 suggested remedy was either -- the suggested  
 20 remedy was to either restore or demolish.  
 21 There's ample opportunity to rehabilitate  
 22 the structure by removing nonhistoric  
 23 street-visible alterations, such as the  
 24 enclosure of the first story of the porch and  
 25 the removal and replacement of nonhistoric

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1 purposes. Based on our evaluation, it is the  
 2 opinion of the Planning and Development  
 3 Department that the structure at 1214 Franklin  
 4 Street meets the following three criteria for  
 5 local landmark designation:  
 6 A, its value as a significant reminder of  
 7 the cultural, historical, architectural, or  
 8 archaeological heritage of the city, state, or  
 9 nation, for its place within the Eastside  
 10 National Register Historic District,  
 11 specifically within Campbell's Addition to  
 12 East Jacksonville.  
 13 Criterion E, for its value as a building  
 14 is recognized for the quality of its  
 15 architecture and it retains sufficient elements  
 16 showing its architectural significance.  
 17 Architecturally, the structure reflects no  
 18 particular style and is commonly referred to as  
 19 frame vernacular because of its construction.  
 20 However, it is important for the fact that it  
 21 represents a vanishing example of how rural and  
 22 lay builders utilize simple and time-tested  
 23 construction principles and the use of local  
 24 building materials.  
 25 The building on the subject property

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1 material.  
 2 Based on the findings of this report in  
 3 consideration of the landmark criteria outlined  
 4 in Section 307.104(j), the Jacksonville  
 5 Planning and Development Department recommends  
 6 that the Jacksonville Historic Preservation  
 7 Commission approve the demolition permit for  
 8 1214 Franklin Street, DD-25-02, and not pursue  
 9 local landmark designation.  
 10 THE CHAIRMAN: Thank you.  
 11 Any questions for staff?  
 12 COMMISSION MEMBERS: (No response.)  
 13 THE CHAIRMAN: Is someone here to speak to  
 14 it today?  
 15 AUDIENCE MEMBER: Yes, sir.  
 16 THE CHAIRMAN: (Off microphone.)  
 17 AUDIENCE MEMBER: We've still got the  
 18 quorum here, right?  
 19 Mike Grandjean, 1214 Franklin Street,  
 20 representing Ground Floor Jacksonville.  
 21 THE REPORTER: If you would raise your  
 22 right hand for me, please.  
 23 MR. GRANDJEAN: (Complies.)  
 24 THE REPORTER: Do you affirm that the  
 25 testimony you are about to give will be the

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1 truth, the whole truth, and nothing but the  
2 truth?  
3 MR. GRANDJEAN: Yes, ma'am.  
4 THE REPORTER: Thank you.  
5 MR. GRANDJEAN: Thank you.  
6 Just for the record, I was the second one  
7 to sign up. I got here early because I thought  
8 it worked like the Municipal Code, like first  
9 in, first out, but -- anyway, add a little bit  
10 of levity.

11 The only argument that I'd have on the  
12 report is the quality of the construction. We  
13 wouldn't be having this conversation if it was  
14 really that good.

15 But we're a reluctant owner. We're a  
16 lender, Ground Floor Jacksonville, right? We  
17 do private lending. We lend to investors who  
18 revitalize and sell properties or revitalize  
19 and hold them as rentals, so we're a reluctant  
20 holder on this property.

21 When we took it back, we actually went to  
22 several different investors that we knew worked  
23 in the historic districts, and none of them  
24 would touch it, at least not for a price that  
25 we could recover anything. If they were going

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1 I appreciate your time.  
2 THE CHAIRMAN: Thank you.  
3 MR. GRANDJEAN: You bet.  
4 THE CHAIRMAN: Is there anyone else here  
5 today to speak to this?  
6 (No audience members present.)  
7 THE CHAIRMAN: I'll entertain a motion.  
8 COMMISSIONER GREGORY: I'd like to make a  
9 motion to approve demolition delay DD-25-02,  
10 for 1214 Franklin Street.

11 COMMISSIONER MORGAN: Second.  
12 THE CHAIRMAN: Discussion?  
13 COMMISSIONER HOFF: Through the Chair to  
14 the applicant, how long have you been in  
15 possession of the property?

16 MR. GRANDJEAN: I could look it up on the  
17 phone real quick. I don't have the exact date,  
18 but it was somewhere in late 2023, early 2024,  
19 so -- and just let the record reflect, we've  
20 been keeping, you know, the yards mowed and  
21 things of that nature. We're pretty  
22 conscientious about all that, so ...

23 MR. WELLS: Through the Chair to  
24 Commissioner Hoff, the exact date of purchase  
25 was in September 2023.

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1 to buy it, they were going to come and demolish  
2 it anyway, and that was the feedback that we  
3 got.

4 So the process that we went through after  
5 we attempted that was, we got access passes, we  
6 walked through with several contractors and  
7 some engineers. And as you can see -- I don't  
8 know if you see the code compliance issues, but  
9 code compliance won't even go into this  
10 property to take pictures inside. They stay  
11 out on the street because it's that bad.

12 So, really, the question -- if there's an  
13 opportunity for me to request something is that  
14 maybe we not delay it. We'll go for the permit  
15 and demolish it to make it build-ready. If you  
16 look two doors down from us at 1206, I believe  
17 it is, there's brand-new construction. It  
18 looks like it retains the architectural, you  
19 know, integrity of the era.

20 There's actually several houses that are  
21 being built around there, some little dog run  
22 houses and things of that nature, and we would  
23 do the same thing. I mean, that's really the  
24 plan with it.

25 So that's really all I've got to say, but  
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1 MR. GRANDJEAN: Thank you.  
2 THE CHAIRMAN: This is very similar to the  
3 previous one as well, unfortunately.  
4 And, by the way, I forgot to mention this  
5 on the previous one, but thank you for  
6 providing us the information about the landmark  
7 designation, the criteria, the seven criteria  
8 because that helps a lot in our discussion.

9 But very similar to the previous one.  
10 Comments?  
11 COMMISSION MEMBERS: (No response.)  
12 THE CHAIRMAN: More discussion? No?  
13 COMMISSION MEMBERS: (No response.)  
14 THE CHAIRMAN: Let's vote.

15 All those in favor?  
16 COMMISSION MEMBERS: Aye.  
17 THE CHAIRMAN: Those opposed?  
18 COMMISSION MEMBERS: (No response.)  
19 THE CHAIRMAN: It's approved, the  
20 demolition delay, DD-25-02, (microphone  
21 failure) revisions, approved.

22 Thank you.  
23 MR. GRANDJEAN: Thank you.  
24 Can I ask one question just real quick?  
25 Did you say the -- it's still -- so we're still

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1 in delay or --  
 2 THE CHAIRMAN: You are approved for  
 3 demolition.  
 4 MR. GRANDJEAN: Oh, perfect. Awesome.  
 5 Thank you. Y'all have a good night. Hopefully  
 6 you get out of here quicker.  
 7 THE CHAIRMAN: Okay. There's one more  
 8 item on this section, L, here, New Business.  
 9 It's the park renaming. Losco Regional Park,  
 10 changing the name to Richard H. "Dick" Kravitz  
 11 Regional Park.  
 12 MR. WELLS: Thank you.  
 13 So this is in -- again, pertaining to the  
 14 proposed renaming of Losco Regional Park.  
 15 Regarding -- this is under Ordinance 2025-0016.  
 16 So, as you may recall, this is a part of  
 17 our Ordinance Code that requires the Commission  
 18 to a report -- or an advisory recommendation  
 19 regarding the proposed renaming, and it -- it's  
 20 in accordance with seven criteria outlined in  
 21 the Ordinance Code.  
 22 So we evaluated the existing name of the  
 23 park as well as the proposed, and we found that  
 24 the existing park name is associated with  
 25 Italian immigrant Francis "Frank" Losco, who  
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1 member. Mr. Kravitz would contribute to the  
 2 development of several park improvements in the  
 3 Mandarin community, including the acquisition  
 4 of new parks and new recreational amenities at  
 5 existing parks.  
 6 Based on the Ordinance Code criteria, the  
 7 staff does not have any objections and we find  
 8 that the proposed renaming would be named after  
 9 a person that has made significant  
 10 contributions to the development of the city;  
 11 therefore, we forward to you a recommendation  
 12 to approve the proposed renaming.  
 13 And as a commission, you have authority to  
 14 either deny the renaming, approve it, or make a  
 15 condition to amend it.  
 16 THE CHAIRMAN: (Off microphone.)  
 17 MS. LOPERA: To the Chair, entertain a  
 18 motion first and then (microphone failure).  
 19 THE CHAIRMAN: Thank you for the report.  
 20 I'll entertain a motion.  
 21 COMMISSIONER MORGAN: I'd like to make a  
 22 motion to approve renaming Losco Regional Park  
 23 to Dick H. -- Richard H. "Dick" Kravitz  
 24 Regional Park.  
 25 COMMISSIONER GREGORY: Second.  
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1 started a wine operation in the Mandarin area  
 2 in the 1880s. The Losco family had a 7-acre --  
 3 I'm going to butcher this, but -- scuppernong  
 4 grape vineyard and produced up to 40 barrels of  
 5 wine per year.  
 6 This 200-acre park property was acquired  
 7 by the City in January of 1998 with four  
 8 adjacent parcels. Therefore, we don't find it  
 9 really has any historical significance. We  
 10 found that no historical structures or  
 11 landmarks are located on the subject property.  
 12 The existing -- with the exception of  
 13 Losco Road to the south, the existing name of  
 14 the park is not part of a common theme of names  
 15 throughout the community, and the existing  
 16 public park name occurred via Resolution  
 17 2003-1000 with the City acquiring the park in  
 18 1998.  
 19 And prior to us renaming, the park was  
 20 briefly named Losco Road Regional Park via  
 21 Resolution 2003-0817, and originally named  
 22 Southeast Regional Park North.  
 23 This park will be named -- if approved, it  
 24 will be renamed after Richard H. "Dick"  
 25 Kravitz. Mr. Kravitz served as a Council  
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1 THE CHAIRMAN: Discussion? Thoughts?  
 2 COMMISSIONER GREGORY: Poor Mr. Losco and  
 3 the scuppernong wine. We're just losing the  
 4 history of Mr. Losco here.  
 5 THE CHAIRMAN: You know, I -- it's  
 6 interesting. You know, I'm -- that's a nice  
 7 lead-in because I'm not -- I'm sort of  
 8 indifferent to the name. I'm okay with the  
 9 name change, but I don't want to -- I'm also  
 10 intrigued by the history of the Losco family.  
 11 And I don't -- is there something that happens  
 12 with the renaming of the park, but there's also  
 13 (microphone failure)?  
 14 I mean, it doesn't have to be a sign on a  
 15 blade on a bus shelter, but, you know, some --  
 16 some mark of the history of the Losco family  
 17 and their impact on the -- you know, or are  
 18 they just not included anymore?  
 19 Another question would be, are they  
 20 recognized historically somewhere else in  
 21 Mandarin?  
 22 COMMISSIONER GREGORY: It is on Losco  
 23 Road.  
 24 THE CHAIRMAN: Right, Losco Road.  
 25 COMMISSIONER GREGORY: Having grown up in  
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1 Mandarin, you -- I'm sure the -- it was just  
 2 Losco Regional Park because it was on Losco  
 3 Road. I don't think there was any historical  
 4 attribution to it at the time, in my opinion.  
 5 MR. WELLS: I would agree with that.  
 6 I don't know if there's any markers or any  
 7 other structures within the Mandarin area in  
 8 and of itself that honors the Losco family.  
 9 THE CHAIRMAN: Any other thoughts?  
 10 COMMISSIONER HOFF: Well, per Google,  
 11 Francis Lewis "Frank" Losco migrated to the  
 12 United States from Italy, resided in Mandarin  
 13 in 1884.  
 14 THE CHAIRMAN: Right, but -- you see what  
 15 I'm saying? Like, I don't want to continue  
 16 this conversation about the name change, but  
 17 speculating if it is approved, you change the  
 18 name, you approve changing the name of the  
 19 park, maybe there's some follow-up on -- I  
 20 don't want to trade one history for the other.  
 21 That doesn't seem to be something that I --  
 22 COMMISSIONER HOFF: Through the Chair, was  
 23 this legislation originated from Councilman  
 24 Boylan's office? I would --  
 25 MS. LOPERA: Through the Chair to  
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1 Commissioner Hoff, the legislation is  
 2 introduced by Council Members Boylan and Matt  
 3 Carlucci.  
 4 COMMISSIONER HOFF: So I would say --  
 5 Councilman Boylan, this is in his neck of the  
 6 woods, would be appropriate if someone wanted  
 7 to continue to honor Francis Losco.  
 8 THE CHAIRMAN: Yeah, he's taken that line,  
 9 about following the history of that.  
 10 And, again, I'm not opposed to this -- I  
 11 take no issue with the renaming, but I -- I  
 12 think as a follow-up, we should maybe look at  
 13 that and see what -- if there's any remaining  
 14 evidence anywhere of a historical nature that  
 15 educates people about Losco Road, right? I  
 16 never knew what Losco Road (microphone failure)  
 17 was named after. I find that interesting.  
 18 And scuppernong, that's a Jacksonville --  
 19 that's a -- scuppernong is a -- I know what  
 20 that is, so --  
 21 COMMISSIONER GREGORY: Sounds good to me.  
 22 MS. LOPERA: So through the Chair to the  
 23 Commission, this is like an advisory  
 24 recommendation on the renaming. I was just  
 25 conferring with Mr. Wells about this issue.  
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1 You could attach to it that you would love  
 2 to see some recognition of --  
 3 THE CHAIRMAN: The Losco family.  
 4 MS. LOPERA. -- the Losco -- Mrs. Losco?  
 5 I don't know. But it's an advisory --  
 6 this is an advisory recommendation, so you're  
 7 welcome to, if you feel strongly about the  
 8 Losco --  
 9 THE CHAIRMAN: What do you think?  
 10 COMMISSIONER GREGORY: I agree with you.  
 11 I have no problem with the name change,  
 12 but I do agree about trading one history for  
 13 another. And if -- maybe a suggestion to  
 14 Boylan or anybody, when this comes up, that,  
 15 you know, maybe we -- there should be a plaque  
 16 or some recognition is always good if they want  
 17 to change the name, so just -- it's an idea. I  
 18 have no problem with the name change, though.  
 19 THE CHAIRMAN: Or maybe they look for some  
 20 other place or some other way to remember that  
 21 history. That's all. And maybe that isn't for  
 22 this vote. Let's just vote on this and then we  
 23 ask that in another way.  
 24 Thoughts?  
 25 MS. LOPERA: Through the Chair, you could  
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1 have -- Mr. Wells reports these advisory  
 2 recommendations to the Council. He could  
 3 include a little sentence in there that says  
 4 you would like to see a -- some placard  
 5 honoring Mr. Losco.  
 6 THE CHAIRMAN: I don't think -- again, I  
 7 don't think they are inextricably tied to each  
 8 other. It's just that -- you know, in the  
 9 discussion of this and the opportunity of this,  
 10 there's also an opportunity to still not forget  
 11 the Losco family. That's all.  
 12 All right. Vote?  
 13 All those approved?  
 14 COMMISSION MEMBERS: Aye.  
 15 THE CHAIRMAN: Opposed?  
 16 COMMISSION MEMBERS: (No response.)  
 17 THE CHAIRMAN: The changing -- or the  
 18 renaming of Losco Regional Park to Richard H.  
 19 "Dick" Kravitz Regional Park has been approved.  
 20 So now I'd like to open the public  
 21 hearing.  
 22 MS. LOPERA: Public comment you mean.  
 23 Mr. Chair, it's public comment.  
 24 THE CHAIRMAN: I'm sorry, public comment.  
 25 Having no one come forward, I'll close the  
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1 public comment and we'll move on to  
 2 information.  
 3 We have one item of information in  
 4 Agenda B and then we'll jump back over to  
 5 Agenda A to finish the four information items  
 6 there.  
 7 Let's do Agenda B, Number 1, under  
 8 Information, Municipal Code Compliance, M CCD  
 9 emergency demolition of 0 Laura Street.  
 10 MR. WELLS: All right. So this is an  
 11 emergency demolition that was taken on by the  
 12 Municipal Code Compliance Division, or M CCD for  
 13 short, and this is in regards to the --  
 14 COA-25-31833 for the property located at  
 15 0 Laura Street.  
 16 So I do want to read a provision of the  
 17 Ordinance Code. This is tied to Section  
 18 518.151 and Section 307.113, which I'll read,  
 19 but --  
 20 Essentially speaking --  
 21 (Reporter inquiry.)  
 22 MR. WELLS: Section 518.151 and Section  
 23 301.113, which I'll read the latter.  
 24 But it states that demolition activity  
 25 shall be performed consistent with an approved  
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1 COA. A COA shall not be required prior to  
 2 commencing demolition or abatement actions;  
 3 however, it is up to the discretion of M CCD to  
 4 declare structures unsafe/condemned and seek  
 5 emergency abatement when the existing  
 6 conditions pose an extreme and imminent public  
 7 safety hazard.  
 8 So this is what happened. This is in  
 9 regards to the property that is noted as the  
 10 George F. Barber carriage house.  
 11 As you flip through the application  
 12 package, the applicant originally submitted a  
 13 COA to demolish the structure. But at some  
 14 point in time, the property was cited by  
 15 Municipal Code Compliance's emergency action,  
 16 so they did take that --  
 17 And part of the Ordinance Code requires  
 18 notice to the Commission, so I'm just letting  
 19 you all know that's what happened. But they  
 20 did have the authority to demolish it,  
 21 unfortunately.  
 22 THE CHAIRMAN: Thank you.  
 23 We'll move over to --  
 24 COMMISSIONER HOFF: So just real quick on  
 25 this.  
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1 So this was a noncontributing structure;  
 2 is that correct? Because I don't think it  
 3 was --  
 4 MR. WELLS: Through the Chair to  
 5 Commissioner Hoff, it wasn't listed, so it  
 6 necessarily was unlisted as a noncontributing  
 7 structure --  
 8 COMMISSIONER HOFF: It's not listed?  
 9 MR. WELLS: Correct.  
 10 COMMISSIONER HOFF: So I -- so the only  
 11 note I would make is that when we had the UF  
 12 professor -- I forget her name off the top of  
 13 my head -- up here doing the --  
 14 THE CHAIRMAN: Linda Stevenson.  
 15 COMMISSIONER HOFF: Yes, Dr. Stevenson,  
 16 she was up here several months ago presenting  
 17 her Springfield survey update. She did cite  
 18 this property as something that was missed  
 19 during the survey, and that could (microphone  
 20 failure) --  
 21 (Reporter inquiry.)  
 22 COMMISSIONER HOFF: So I just wanted to  
 23 mention that.  
 24 THE CHAIRMAN: I remember that. Thanks  
 25 for reminding me.  
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1 COMMISSIONER MORGAN: Through the Chair to  
 2 staff, I'm not sure if you know this, but  
 3 were -- was Code -- was Code involved before  
 4 this demolition? Are there fines or anything?  
 5 Did something lead up to it or was it just  
 6 found and --  
 7 MR. WELLS: Through the Chair to  
 8 Commissioner Morgan, my understanding is that  
 9 Code Compliance was not involved prior to the  
 10 submission of the COA. Because of the limited  
 11 visibility of the structure -- it's located  
 12 along the alleyway -- they don't have the  
 13 authority to peruse the alleyway and cite  
 14 structures unless there's -- someone gives them  
 15 access through another private person's  
 16 property, so -- it started once they submitted  
 17 the COA.  
 18 COMMISSIONER MORGAN: Thank you.  
 19 THE CHAIRMAN: Any other comments or  
 20 discussion?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: Okay. So we'll move back  
 23 over to Agenda A. There are four items under  
 24 Information, beginning with the Demolition by  
 25 Neglect Task Force deadline extension.  
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1 MR. WELLS: So the first one  
 2 is (microphone failure) --  
 3 (Reporter inquiry.)  
 4 MR. WELLS: Sorry.  
 5 So through the Chair to the Commission,  
 6 this is a -- actually, just a notification on  
 7 behalf of the Chair, just stating that the  
 8 Demolition By Neglect Task Force report -- the  
 9 final report that should be produced, a  
 10 deadline extension has been granted, so they  
 11 now have until March 31st to produce a report.  
 12 And then the second thing was the 2025 HP  
 13 Resource Packet, that's been deferred.  
 14 And then the third is just pending  
 15 legislation. So I'll have to make some notes  
 16 here. So there's been a couple of -- there's a  
 17 couple of typos in the report itself, but I'll  
 18 go through those.  
 19 So a lot of action has taken place since  
 20 our last meeting. The first one is 2024-0880.  
 21 This is a bill that designates the property  
 22 located at 1224 -- or 1221, I'm sorry, East  
 23 16th Street as a landmark. That was approved  
 24 by City Council.  
 25 The next one is -0940. This was for also  
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1 last night.  
 2 And then Ordinance 2025-0026. This is a  
 3 companion ordinance, technically, but it's for  
 4 the local landmark designation of the Henry C.  
 5 Arpen House that's currently located at 37- --  
 6 3747 Linjohn Road. LUZ made a motion to  
 7 withdraw it; City Council approved that  
 8 withdrawal.  
 9 MS. LOPERA: That was at the request of  
 10 OGC.  
 11 MR. WELLS: And then the last ordinance  
 12 under that section is Ordinance 2025-0035.  
 13 This is the companion ordinance to the previous  
 14 one, but this is the -- appeal the denial of a  
 15 demolition permit at 3747 Linjohn Road.  
 16 So, again, this is the Henry C. Arpen  
 17 House. LUZ made a motion to approve the  
 18 demolition permit. However, City Council  
 19 deferred that action be taking place until  
 20 March 11th. My understanding is that there  
 21 might be two potential buyers that are  
 22 interested in relocating the structure and  
 23 preserving it.  
 24 And then other than that, we have some  
 25 items that are just kind of moving through  
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1 a designation at 740 Van Buren Street as a  
 2 local landmark. This was approved by City  
 3 Council last night.  
 4 And the third one, which is a typo, but it  
 5 should be 2024-0033 -- -0034.  
 6 MS. LOPERA: 2025-0034.  
 7 MR. WELLS: That too.  
 8 Ordinance 2025-0034. And that's to seek  
 9 an appeal for an after-the-fact masonry  
 10 painting denial at 3697 Hedrick Street. So LUZ  
 11 withdrew it and then City Council has also  
 12 withdrew that application.  
 13 MS. LOPERA: That was at the request of  
 14 the opposing counsel. I had a conversation  
 15 with her, and they have elected to work with  
 16 staff to remove the paint.  
 17 MR. WELLS: The next one is also a slight  
 18 typo. So it should be ordinance 2025-0033. So  
 19 this is for the appeal of the masonry painting  
 20 denial at 3523 Valencia Road. So LUZ  
 21 recommended approval and then City Council  
 22 approved that last night.  
 23 The next one is 2025-0015. This is a  
 24 landmark designation. LUZ approved it and City  
 25 Council recommended approv- -- or approved it  
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1 legislation. The first one has been at a  
 2 standstill.  
 3 The second one is 2025-0122. So this  
 4 is -- finally, we're getting a new member;  
 5 hopefully, on time. So this one appoints  
 6 Thomas Love to the Historic Preservation  
 7 Commission. If all goes well, he should be  
 8 able to be present at the next Commission  
 9 meeting in March.  
 10 And then the last ordinance is 2024-0101.  
 11 So this an appropriation to allocate \$150,000,  
 12 approximately, to the Restore Endangered  
 13 Historic Adaptable Buildings, or REHAB for  
 14 short, special revenue fund, so that is working  
 15 its way through Council committees.  
 16 End of report.  
 17 MS. LOPERA: Mr. Chair, may I provide some  
 18 information to the Commission on one of these  
 19 items?  
 20 THE CHAIRMAN: Okay.  
 21 But a question real quick, though, the  
 22 Thomas Love comment, with the -- being on the  
 23 Commission, that still leaves us one spot,  
 24 right? There's one open spot. Is there  
 25 someone being -- do we know of any action on  
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1 that? You know, because what we're missing on  
2 the Commission is a structural engineer.

3 MS. LOPERA: There was an applicant,  
4 and -- who, through the ethics process, is --  
5 for a number of reasons, withdrew her  
6 application.

7 THE CHAIRMAN: Okay.

8 MS. LOPERA: So I wanted to tell you --  
9 share with you real quickly about some  
10 legislation.

11 So on February 4th, the LUZ Committee  
12 heard the appeal of a COA for 3523 Valencia  
13 Road. That was the -- your denial of a request  
14 to paint an unpainted brick bungalow. I  
15 presented and defended your decision to deny  
16 the COA, explained your reasoning, and  
17 advocated that LUZ affirm your decision.

18 You may or may not recall that originally  
19 the staff report recommended approval because  
20 they believed painting brick veneer is  
21 acceptable. You all disagreed with staff's  
22 opinion that brick veneer should be treated  
23 differently than structural brick due to, among  
24 other reasons, the historic significance of the  
25 appearance and color variation of the brick;

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1 additionally, the design guidelines and the  
2 Secretary of Interior standards discourage the  
3 painting of previously unpainted masonry  
4 regardless of whether or not it's structural or  
5 veneer.

6 You found there was competent, substantial  
7 evidence to deny their request. Well, I think  
8 you should know at the LUZ hearing, Mr. Wells  
9 got up to the podium and argued against your  
10 decision. He stated that the Historic  
11 Preservation staff considers painting to be  
12 appropriate due to the fact that it's veneer  
13 and not structural, and he essentially asked  
14 LUZ to overturn your decision, and they did so  
15 in a five-two vote.

16 So these appeals are hard enough to win on  
17 their own, let alone when you're undermined by  
18 staff. Not only do I think that staff's  
19 reasoning is inaccurate, but I also think it  
20 was inappropriate to deliver this opinion to  
21 the LUZ when the purpose of the presentation  
22 was to support and defend your decision.

23 As I discussed with the LUZ Committee at  
24 this appeal, you-all, as commissioners, are  
25 subject matter experts when it comes to

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1 principles of historic preservation. Not only  
2 that, but, based on your comments on this  
3 application and previous applications, I don't  
4 see how staff can support painting unpainted  
5 brick and the alteration of the historic fabric  
6 simply because it's nonstructural.

7 Staff and the Commission have always  
8 regularly supported appropriate preservation of  
9 original siding, driveways, knee walls,  
10 hardscape, windows, none of which are  
11 considered structural. So allowing the  
12 painting of previously unpainted brick veneer  
13 simply because it's nonstructural is  
14 inconsistent and historically wrong, so --

15 Sorry to deliver this report to you. I  
16 want you to know, though, that moving  
17 forward -- OGC has been informed by the  
18 Planning Department that they still consider it  
19 their role in these appeals to defend their  
20 staff reports, and that's what I want you all  
21 to know.

22 OGC disagrees. So after several meetings  
23 between the Planning Department and OGC, we  
24 have agreed that OGC will be in control of who  
25 is called as a witness and what arguments are

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1 made to defend your rulings on these appeals;  
2 however, I felt like it was necessary to tell  
3 you, because of how this particular appeal  
4 unfolded, that winning future appeals, in my  
5 opinion, was made more difficult.

6 So what I would like to put to you-all, as  
7 the Commission, is -- you know, you're an  
8 independent body of the Planning and  
9 Development Department. They are to provide,  
10 staff, an administrative support to you all,  
11 and so I would like to hear whether you want  
12 OGC to continue to represent you, your decision  
13 on appeal, considering the foregoing.

14 THE CHAIRMAN: If OGC isn't representing  
15 us, then are we going to be tasked with  
16 representing ourselves or -- and would it be  
17 (microphone failure) for us to appear --  
18 (microphone failure) they're representing us,  
19 or is it better for us in the way that it's  
20 happening now, where we're not part of that and  
21 OGC is representing us, defending it?

22 MS. LOPERA: Well, just to give you a  
23 little history, in -- in the past, the Planning  
24 Department, years ago, would present these on  
25 their own, but being planners, weren't

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1 necessarily well-versed in, like, the legal  
2 arguments and persuasion necessary to  
3 articulate and address everything needed, and  
4 that's why OGC started representing the  
5 Commission at the appeal level, right?

6 So I think your options are -- if you  
7 wanted Planning to do it and you don't want me  
8 there, then Planning can do it, but you should  
9 know that they will defend their staff report,  
10 regardless of whether you told them that was --  
11 whether you adopted it or not.

12 THE CHAIRMAN: Right. Absolutely.  
13 This is an interesting -- I -- you know,  
14 this is one that stuck with me about that  
15 because it was a sort of between kind of thing.

16 Have there been other examples of this  
17 recently or is this the first of its kind in a  
18 while where --

19 MS. LOPERA: Examples of what?

20 THE CHAIRMAN: Like the -- because there's  
21 a fine line between the sort of veneer masonry,  
22 structural masonry, and we had an opinion about  
23 it as the -- as the commissioners. Of course,  
24 staff is going to make a report according to  
25 the design guidelines. That's our process

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1 here, we -- we can evaluate based on our -- our  
2 expertise (microphone failure) --  
3 (Reporter inquiry.)

4 THE CHAIRMAN: So my question is -- I  
5 guess it's twofold -- has this been happening a  
6 lot or is this very rare?

7 And then in this particular case, do we  
8 need to address that part of the design  
9 guidelines at our next meeting? Like, does  
10 this need to be a revision to the design  
11 guidelines or is it -- regarding the painting  
12 of masonry?

13 Because I don't -- I, as a -- in my  
14 position, I don't view a difference between  
15 structural brick and veneer brick in terms of  
16 it being historic and unpainted.

17 MS. LOPERA: Well, that's in accordance  
18 with the design guideline; they don't  
19 differentiate.

20 THE CHAIRMAN: Right. And I want to make  
21 sure that they're -- it's -- it's just  
22 unpainted brick masonry should not be painted.

23 COMMISSIONER LOPERA: And your position is  
24 supported by the design guidelines and the  
25 Department of Interior standards.

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1 Changing -- I mean, I don't -- we wouldn't  
2 need to change the design guidelines to do  
3 that.

4 THE CHAIRMAN: I'm just -- and that's a --  
5 it's something I'm proposing as a discussion  
6 with staff -- as a discussion with staff  
7 because I want to -- I want to make more  
8 opportunities for us to be on the same page  
9 when someone is going before the Council or LUZ  
10 to try to overturn our vote, right?

11 Do you understand? Like, I always want to  
12 be on the same page with staff in the -- in the  
13 report, right?

14 MS. LOPERA: Yeah, and I have a couple of  
15 options I was going to offer to you--all as  
16 suggestions. Workshops to educate staff on  
17 your position, and I (microphone failure), or  
18 things that are particularly important.

19 I mean, in this case, painting an  
20 unpainted [sic] is really clear. That's why  
21 I -- I don't know why they were willing to  
22 defend their staff report to the death, right?  
23 Because it's an unsupported position.

24 But the other suggestion I was going to  
25 have was that the Chair could meet with staff

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1 and go over draft reports, if you had the time  
2 and inclination to do that. That's another  
3 possibility.

4 THE CHAIRMAN: Well, we've gone -- I think  
5 this is something we should talk about again  
6 with -- but I -- if you're in favor of that, I  
7 think we should have more discussions about  
8 this because the more -- I'm not saying that --  
9 I'm not suggesting that we should always agree,  
10 right?

11 That's what I enjoy about this process, is  
12 there's the design guidelines and there's --  
13 you know, there's situations where we make  
14 rulings on things based on our expertise in  
15 relationship to the design guidelines, right?

16 Like, we just -- like the church with the  
17 windows, we have discussions, but I think, in a  
18 general way, in working together, we do need to  
19 be on the same page about things, so  
20 (microphone failure) --

21 I've blabbered a lot. If someone else --

22 COMMISSIONER GREGORY: Okay. I won't keep  
23 us too long.

24 I guess my position on this and any other  
25 board, commission I've ever been a part of is,

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1 you know, we may disagree on topics, but when  
2 the vote comes down and decisions are made, we  
3 all need to move in the same direction with the  
4 same voice and the same reasoning.

5 It's a little distressing that, you know,  
6 we -- we make a decision as a commission and  
7 then are undermined by staff. And that'd be  
8 the same if -- if you did the same thing,  
9 Carla, undermined our position as well.

10 So, I mean -- and -- I'd like to see us  
11 all just move together as one. I'm not sure  
12 why this one particular COA caused the issue,  
13 but I always think that -- you know, maybe in  
14 this education or training you're talking  
15 about, we sort of emphasize that when a  
16 decision is made, it's a decision for the whole  
17 body, that we all need to support that decision  
18 going forward, including staff and OGC, as well  
19 as all of the commissioners.

20 THE CHAIRMAN: Was that a -- was that a  
21 suggestion for a response?

22 COMMISSIONER HOFF: I'd just like to --  
23 you know, I think additional training for  
24 everybody, including me, is never a bad thing.  
25 So whenever Mr. Wells and the Historic

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1 OGC, as well as just -- with you-all too.

2 So I just want to make sure that you all  
3 know this is going to be a rolling conversation  
4 and that this will not just stop here.

5 COMMISSIONER HOFF: Thank you.  
6 COMMISSIONER MORGAN: Thank you.  
7 THE CHAIRMAN: Meeting adjourned.  
8 (The foregoing proceedings were adjourned  
9 at 7:05 p.m.)  
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1 Preservation section offer the online  
2 trainings, I try to take part. And so getting  
3 better at this is something that we can all  
4 aspire to.

5 THE CHAIRMAN: Okay. Is there anything  
6 else?

7 MR. WELLS: I would just like to say a  
8 couple of points, just to provide some context  
9 here.

10 So, yeah, we did recognize that there was  
11 a conflict in recommendations. It was not our  
12 intent to undermine OGC, so -- I already noted  
13 that to Ms. Lopera. We tried to find a working  
14 solution moving forward. This is a new case  
15 for us. This is something that -- you know,  
16 it's -- I don't want to treat this one  
17 particular COA appeal as a generalized kind of  
18 disregard for the design guidelines and  
19 whatnot, so ...

20 We have worked with our staff. We have  
21 worked with our director; he is under the  
22 impression that we should always, you know,  
23 stand by our reports. So moving forward, we're  
24 going to work on some -- identify some workable  
25 solutions, including how we coordinate with

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11 that the transcript is a true and complete record of my  
12 stenographic notes.  
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