

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, November 13, 2024,  
commencing at 3:03 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:

ETHAN GREGORY, Acting Chair.  
WILLIAM HOFF, Secretary.  
JULIA EPSTEIN, Commission Member.  
BECKY MORGAN, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.  
BRITTANY FIGUEROA, Planning and Development.  
CARLA LOPERA, Office of General Counsel.  
JOANNA SNYDER, Planning and Development Dept.

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1 no public displays of support or opposition.  
2 We'll be taking a ten-minute break every two  
3 hours.

4 For those that wish to speak before the  
5 Commission, including applicants, you must fill  
6 out a speaker's card, put it up front here with  
7 the staff. Please mark on the card whether you  
8 are for or against the item.

9 These proceedings are being recorded by  
10 our court reporter, so it's important to speak  
11 clearly into the microphone, state your name  
12 and address for the record, and only one person  
13 may speak at a time. Each member of the public  
14 has three minutes, including applicants, unless  
15 additional time is requested. It will be  
16 considered.

17 All right. We're going to go through the  
18 items on the agenda. Starting with B, Deferred  
19 Items. There is a COA-23-28339 at 3664  
20 Richmond Street, COA-23-29186 at 2799 Selma  
21 Street, COA-24-31124 at 3629 Richmond Street,  
22 COA-24-31433 at 2131 St. Johns Avenue, and  
23 REHAB-24-03 at 157 8th Street East.

24 For C on the consent agenda, we have  
25 COA-24-31492 at 3523 Valencia Road. There is  
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1 P R O C E E D I N G S  
November 13, 2024 3:03 p.m.

2 - - -

3 THE CHAIRMAN: I hereby call this meeting  
4 of the Jacksonville Historic Preservation  
5 Commission to order and welcome each of you  
6 attending today. Let the record reflect that  
7 it is now 3:03 p.m.

8 I will start with some introductions here.  
9 We'll start with staff on my left.

10 MR. WELLS: Arimus Wells, Planning and  
11 Development Department.

12 MS. LOPERA: Carla Lopera, Office of  
13 General Counsel.

14 MS. FIGUEROA: Brittany Figueroa, Planning  
15 and Development Department.

16 COMMISSIONER HOFF: William Hoff,  
17 commissioner.

18 COMMISSIONER EPSTEIN: Julia Epstein,  
19 commissioner.

20 THE CHAIRMAN: Ethan Gregory, acting  
21 chair.

22 And we're waiting on Becky Morgan here to  
23 have a quorum. She is on her way right now.

24 All right. As a courtesy, please silence  
25 your cell phones. Additionally, there will be  
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1 COA-24-31413 at 1743 Glendale Street and  
2 COA-24-31349 at 0/1148 Main Street North.

3 And Section D, we have previously deferred  
4 items to be heard. That is COA-24-31263 at  
5 1281 Ingleside Avenue. And Item Number 2 there  
6 is COA-24-31169 at 2351 Riverside Avenue.

7 There are no condemned properties being  
8 heard today.

9 Section F, Historic Designations, we have  
10 LM-24-06 at 740 Van Buren Street.

11 Under Section G, we have a Certificate of  
12 Appropriateness, COA-24-31275, at 128 6th  
13 Street East.

14 Section H, we have Certificates of  
15 Appropriateness or Work Initiated or Completed  
16 Without a COA, COA-24-31485 at 3697 Hedrick  
17 Street.

18 That's all the items that we have on the  
19 agenda for right now. I'm going to skip around  
20 on the order here a little bit while we wait  
21 for the fourth commissioner so we have a  
22 quorum, and we will move on to -- I guess do  
23 pending legislation.

24 MR. WELLS: Thank you.

25 So this is pending legislation. So since  
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1 our last meeting, we had four ordinances -- or,  
2 actually, five ordinances that have -- that  
3 action has been taken on by City Council. So  
4 the first ordinance is Ordinance 2024-0770, so  
5 this seeks to designate a cemetery off 538  
6 Ellis Road as a local landmark site. So this  
7 went to the Land Use and Zoning Committee for  
8 approval this past Tuesday for approval, and it  
9 was -- actually, last Tuesday for approval, and  
10 it was approved by City Council yesterday for  
11 final action.

12 The same thing occurred for Ordinance  
13 2024-0771. It went to the Land Use and Zoning  
14 Committee last week, and it was approved by  
15 City Council yesterday.

16 Same thing for -0772, ordinance, so this  
17 is the sister property to the -0771, approved  
18 by LUZ and final action by City Council  
19 yesterday.

20 The fourth ordinance is 2024-0801. So  
21 this was a tax exemption for the property  
22 located at 2728 Herschel Street. So it went  
23 through three different subcommittees, and City  
24 Council finally approved it yesterday.

25 And the last one is Ordinance 2024-0847.

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1 So this is an update to the Restore Endangered  
2 Historic Adaptable Buildings, or REHAB act for  
3 short. This is special revenue fund  
4 guidelines. So this went to three  
5 subcommittees of City Council as well with  
6 final action being taken by City Council last  
7 night.

8 We still have three items that are  
9 pending, legislative action, so this --  
10 2023-0876. Not much has been happening with  
11 this one, so it's just being continuously  
12 deferred.

13 We have Ordinance 2024-0880. So this is  
14 another landmark designation. This one --  
15 actually, that's a -- that should be a tax  
16 exemption. So that one I'll need to change on  
17 the report itself. This is a tax exemption on  
18 700 Union Street. So that will be going to the  
19 Neighborhoods Committee, Rules Committee, as  
20 well as the Finance Committee on December 2nd  
21 and December 3rd.

22 Other than that, end of report.

23 THE CHAIRMAN: All right. Thank you.

24 Now I'll move on to Section K, Public  
25 Comments. Is there anyone here to speak on

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1 public comments?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: All right. Right now, I  
4 guess, we're going to take a couple of minutes,  
5 short break, while we wait on the last  
6 commissioner to show up. We need four  
7 commissioners to have a quorum, so let's wait a  
8 couple of minutes here. I apologize for the  
9 delay, everybody, but we'll get this going as  
10 quick as we can once the other commissioner  
11 gets here.

12 Thank you.

13 (Brief pause in the proceedings.)

14 (Commissioner Morgan enters the  
15 proceedings.)

16 THE CHAIRMAN: All right. Guys, we'll get  
17 started here, and let the record reflect that  
18 Commissioner Morgan did just attend.

19 All right. Can I get a motion to approve  
20 the minutes from October 23rd, please?

21 COMMISSIONER EPSTEIN: Motion to approve  
22 the minutes from October 23rd.

23 COMMISSIONER HOFF: I will second that.

24 THE CHAIRMAN: Any discussion?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: All in favor?

2 COMMISSION MEMBERS: Aye.

3 THE CHAIRMAN: You have approved the  
4 minutes from the October 23rd meeting.

5 Now I'll move on to Section C, the consent  
6 agenda.

7 Do any commissioners have any ex parte  
8 that they would like to declare?

9 COMMISSIONER EPSTEIN: Just that earlier  
10 today, I received a phone call from Angela  
11 Schifanella, and the email that is just in  
12 front of us all right now, just with that  
13 information. Just letting everybody know.

14 THE CHAIRMAN: And that's in opposition to  
15 the --

16 COMMISSIONER EPSTEIN: That's in  
17 opposition to consent agenda -- COA-24-31492,  
18 3525 Valencia Road.

19 THE CHAIRMAN: Thank you.

20 All right. For the consent agenda -- any  
21 commissioners would like to pull anything from  
22 the consent agenda?

23 COMMISSIONER EPSTEIN: I move to pull  
24 COA-24-31492, 3523 Valencia Road.

25 COMMISSIONER HOFF: Second.

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1 THE CHAIRMAN: We don't need a second  
 2 there. It's all good.  
 3 COMMISSIONER HOFF: Okay. Gotcha.  
 4 THE CHAIRMAN: All right. Now we are --  
 5 open the public hearing. Is anyone here to  
 6 speak on the consent agenda for Items 2 and 3?  
 7 That's 1743 Glendale Street or 0/1148 Main  
 8 Street North. Is there anyone here to speak on  
 9 those?  
 10 AUDIENCE MEMBER: I can speak if I need  
 11 to, but --  
 12 THE CHAIRMAN: So if you're on the consent  
 13 agenda -- this is a good note for everybody.  
 14 If your property is on the consent agenda, it's  
 15 being considered with the staff recommendations  
 16 there. And after the consent agenda is  
 17 approved, your COA is then approved, and you're  
 18 free to go at that point. You don't have to  
 19 stay around unless you want to, so ...  
 20 AUDIENCE MEMBERS: (No response.)  
 21 THE CHAIRMAN: All right. With that, we  
 22 will close the public comment.  
 23 AUDIENCE MEMBER: Excuse me. So has  
 24 Valencia -- is this our time to speak on  
 25 Valencia? Do we need to speak on Valencia?

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1 and we'll hear a staff report.  
 2 MR. WELLS: Thank you.  
 3 So this is COA-24-31263 for the property  
 4 located at 1281 Ingleside Avenue, and this is a  
 5 request to replace the 15 historic wood windows  
 6 with a wood blend product.  
 7 So this property is characterized by its  
 8 bungalow-style architecture with hipped roof  
 9 and hipped dormer, symmetrical fenestration,  
 10 3-over-1 windows and a brick finish foundation.  
 11 Once again, the structure currently has 15  
 12 historic wood windows, and the applicant is  
 13 seeking to replace these windows in order to  
 14 restore and repair the -- restore the original  
 15 grid pattern of the home.  
 16 According to the applicant, efforts to  
 17 restore and repair the windows have not been  
 18 made. And based on our visual inspection of  
 19 the property on October 16th of 2024, proposed  
 20 windows for replacement are deemed repairable.  
 21 Staff did not observe any significant damage on  
 22 the windows, such as wood rot, broken glass, or  
 23 even termite damage. Again, the windows  
 24 appeared to need routine maintenance.  
 25 Furthermore, after consultation with

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1 THE CHAIRMAN: So Valencia was pulled from  
 2 the consent agenda. We'll be considering that  
 3 under COAs, that is, Section G.  
 4 AUDIENCE MEMBER: Okay. Thank you.  
 5 THE CHAIRMAN: Would anyone like to make a  
 6 motion on the consent agenda?  
 7 COMMISSIONER EPSTEIN: Motion to approve  
 8 the consent agenda as amended.  
 9 COMMISSIONER MORGAN: Second.  
 10 THE CHAIRMAN: Any discussion?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: All those in favor?  
 13 COMMISSION MEMBERS: Aye.  
 14 THE CHAIRMAN: By your action, you have  
 15 approved the consent agenda for COA-24-31413  
 16 and COA-24-31349.  
 17 Next, we'll move to Section D, Previously  
 18 Deferred Items to be Heard. Do any  
 19 commissioners have any ex parte to declare?  
 20 COMMISSION MEMBERS: (No response.)  
 21 THE CHAIRMAN: Is the applicant here as  
 22 well?  
 23 AUDIENCE MEMBER: Yes.  
 24 THE CHAIRMAN: Thank you, sir.  
 25 With that, we will open the public hearing

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1 staff, the applicant objected to providing  
 2 additional claims of irreparability, such as a  
 3 wood-destroying organism report or assessment  
 4 from a certified window restoration expert. As  
 5 such, staff finds replacement of the historic  
 6 wood windows inconsistent with our design  
 7 guidelines and Ordinance Code criteria.  
 8 Again, rather than replacing the windows,  
 9 staff recommends that the restoration efforts,  
 10 such as weather stripping, replacement of  
 11 pulleys, replacement of existing screens, and  
 12 repair practices, be initiated prior to  
 13 replacement of any historic wood windows.  
 14 Again, holistically, we find that this  
 15 application is in conflict with our design  
 16 guidelines and Ordinance Code criteria, so we  
 17 forward a recommendation for denial.  
 18 THE CHAIRMAN: All right. Does the  
 19 Commission have any questions for staff?  
 20 COMMISSIONER EPSTEIN: Through the Chair  
 21 to staff, on the window survey, I see Window 0,  
 22 the condition listed as bad, and then the rest  
 23 of the windows, the condition is listed as  
 24 "none applicable." Can we get a little bit of  
 25 a discussion of what that means in relationship

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1 to what each one of those windows' condition  
2 is?

3 MR. WELLS: Through the Chair to  
4 Commissioner Epstein, that's a good question.  
5 This is something that we tried to hash out  
6 with the applicant via email but then also in  
7 person. Essentially, the things are being  
8 recorded by the applicant and, again, this is  
9 something from the applicant on the window  
10 survey.

11 We tried to corroborate through visual  
12 inspection, through the evidence of COAs that  
13 were previously applied for, et cetera, but in  
14 this instance, the claims that are being made  
15 and the window survey is something that we  
16 didn't observe in our site visit,  
17 unfortunately.

18 THE CHAIRMAN: All right. That's it for  
19 questions for staff.

20 Now we'll hear from the applicant if you  
21 would like to come up and speak.

22 (Audience member approaches the podium.)

23 THE CHAIRMAN: She will swear you in, sir.

24 Just state your name and address and  
25 she'll swear you in.

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1 AUDIENCE MEMBER: William Downing, 1281  
2 Ingleside Avenue.

3 THE REPORTER: I will swear you in.

4 If you would raise your right hand for me,  
5 please.

6 Do you affirm that the testimony you're  
7 about to give will be the truth, the whole  
8 truth, and nothing but the truth?

9 MR. DOWNING: Yes.

10 THE REPORTER: Thank you.

11 MR. DOWNING: I'm concerned that the --  
12 I'm being denied replacing my windows for not  
13 good reasons. These are 80-some-year-old  
14 windows, yet they're historic windows. It's in  
15 an old house. But there's really no way to fix  
16 them. I mean, I can patch anything, but that  
17 doesn't do -- really do me any good.

18 There's damage to many of them, as you can  
19 see in photos. They're single-pane. They're  
20 not energy efficient whatsoever. Yes, you  
21 could whether strip them, but that will not  
22 solve the issue. I'm looking to replace them  
23 with specifically designed windows that mimic  
24 the outside of the existing windows 100 percent  
25 as well as inside the material -- inside is

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1 stainable material that can be matched to the  
2 inside of the existing windows. So nothing  
3 is -- in appearance, nothing is actually  
4 changing. The only thing we're getting is  
5 energy-efficient new windows. That's what  
6 we're looking to do.

7 The question would be -- if I was to --  
8 the question -- if you say, no, we can't do  
9 that, what about -- do I have the option of  
10 replacing windows that do not face the street,  
11 if that's a solution? I don't know. I'm just  
12 trying to find a way to get this done if y'all  
13 could help me out there.

14 Thank you.

15 THE CHAIRMAN: Thank you, sir.

16 Is there anybody else from the public who  
17 would like to speak regarding this COA?

18 AUDIENCE MEMBERS: (No response.)

19 THE CHAIRMAN: All right. With that, we  
20 will close the public hearing.

21 Any discussion?

22 MS. LOPERA: Entertain a motion.

23 THE CHAIRMAN: Oh, entertain a motion.

24 Sorry.

25 COMMISSIONER HOFF: I will make a motion

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1 to deny COA-24-31263.

2 COMMISSIONER EPSTEIN: Second.

3 THE CHAIRMAN: Any discussion?

4 COMMISSIONER HOFF: Through the Chair to  
5 the applicant, can you speak to your ability to  
6 provide the additional information that  
7 Mr. Wells requested regarding a report from a  
8 window restoration specialist or a report about  
9 wood-destroying organisms? Are you wanting to  
10 provide that information, or are you not, you  
11 know, interested?

12 MR. DOWNING: I have provided --

13 MS. LOPERA: Come up to the microphone,  
14 please.

15 (Mr. Downing approaches the podium.)

16 MR. DOWNING: The information I can  
17 provide is there is no wood-destroying  
18 organisms in the house, period, windows or  
19 otherwise.

20 As far as repairs, I have contacted a  
21 repair company. They're -- to repair them,  
22 take them out, repair them, put them back is  
23 essentially -- it's just short of what it would  
24 cost to replace them, and I still would not  
25 have energy-efficient windows, so I'm not going

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1 to go that route.

2 THE CHAIRMAN: Any other discussion or --

3 I think what we're seeing here is there's just

4 not -- we don't have professional evidence that

5 the windows are nonrepairable. Staff went out

6 and said that these windows are repairable or

7 that -- with the information they have, I don't

8 think we have a professional opinion from a

9 window company or a pest/termite general

10 contractor.

11 COMMISSIONER EPSTEIN: Yeah, through the

12 Chair, this comes up quite a lot, and it's just

13 one of the outlines of the historic district,

14 and the requirements of the historic district

15 is if you have windows that are shown to be

16 repairable, we cannot give you the replacement

17 of them without evidence showing that they are

18 beyond repair. It's just the standard for the

19 neighborhood.

20 We are not supposed to take into account

21 energy efficiency when we're looking at this.

22 I understand where you're coming from from

23 this, but this -- these are the guidelines of

24 the neighborhood and the historic overlay, just

25 as an explanation.

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1 When I'm looking at these photos, the

2 photos I do have, I do see some damage. I

3 don't see anything irreplaceable. I see a lot

4 of glazing compound that needs to be fixed,

5 and, obviously, you know, some frames that have

6 come undone on the interior. I'm not seeing

7 anything in my experience here that's showing

8 that these are beyond repair and anything else

9 in your application.

10 THE CHAIRMAN: All right. Shall we take

11 it to a vote? And I guess we have a --

12 currently have a motion on the floor to deny

13 COA-24-31263.

14 All those in favor?

15 COMMISSION MEMBERS: Aye.

16 THE CHAIRMAN: All right. By your motion,

17 you have denied COA-24-31263.

18 We'll move on to COA-24-31169 at 2351

19 Riverside Avenue. I will now open the public

20 hearing and we'll take a staff report.

21 MR. WELLS: Through the Chair, before I

22 begin, could we confirm that the applicant or

23 owner is here?

24 THE CHAIRMAN: Is the applicant here?

25 AUDIENCE MEMBERS: (No response.)

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1 THE CHAIRMAN: Thanks for the reminder.

2 Sorry.

3 Without the applicant here, the -- is

4 there anyone here to speak on this COA?

5 AUDIENCE MEMBERS: (No response.)

6 THE CHAIRMAN: All right. We'll just

7 defer that one until next time, then.

8 We'll continue the public hearing till

9 next month on COA-24-31169.

10 All right. With that, we'll move on to

11 Historic Designations. LM-24-06 at 740 Van

12 Buren Street, is the applicant here for that?

13 AUDIENCE MEMBERS: (No response.)

14 THE CHAIRMAN: The applicant is not here,

15 but I will be opening the public hearing, so we

16 can get the staff report, and we'll turn it

17 over to staff.

18 MR. WELLS: Thank you.

19 So this is LM-24-06 for the property

20 located at 740 Van Buren Street. So this is a

21 request to designate the subject property as a

22 local landmark. Historically, this property is

23 known as the Pleasant Grove Primitive [sic]

24 Church, but now it goes by Power House Miracle

25 Center Ministry.

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1 This property was constructed in 1908. It

2 has a steeply pitched gable roof with

3 vergeboard decorative work in the gables,

4 windows with lancet arch treatments, a

5 pyramidal roof bell tower, brick pier

6 foundation, and a metal shingled roof.

7 Based upon evaluation of the application,

8 we found that it met three of the seven

9 Ordinance Code criteria. The first one relates

10 to it being a significant reminder of the

11 cultural, historical, architectural, or

12 archaeological heritage of the city, state, or

13 nation. This is primarily because the property

14 is located within the historic Oakland

15 community. This property was a part of the

16 Eastside National Historic District. Again,

17 known as the Pleasant Grove Primitive [sic]

18 Church, it has played a prominent role in the

19 Oakland community for more than a hundred

20 years, making it one of the oldest churches in

21 Oakland.

22 The second criteria relates to it being

23 recognized for the quality of its architecture.

24 This property is characterized as having a Late

25 Gothic Revival design, which was popular during

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1 this age of construction but rare in East  
 2 Jacksonville, Florida. Late Gothic Revival  
 3 stemmed from the interest in using medieval  
 4 Christian architectural design features, which  
 5 was an element of the European Romantic  
 6 Movement in art, architecture, music, and  
 7 literature.  
 8 And, lastly, the third criteria focuses on  
 9 suitability for preservation or restoration.  
 10 This church has not been significantly altered,  
 11 and it still has most of its original  
 12 character-defining features.  
 13 Therefore, we find the property is  
 14 suitable for landmarking, and we forward to you  
 15 a recommendation of LM-24-06.  
 16 THE CHAIRMAN: Did the Commission have any  
 17 questions for staff?  
 18 COMMISSION MEMBERS: (No response.)  
 19 THE CHAIRMAN: All right. Are there any  
 20 members of the public here to speak on  
 21 LM-24-06?  
 22 AUDIENCE MEMBERS: (No response.)  
 23 THE CHAIRMAN: With that, we will close  
 24 the public hearing.  
 25 (Discussion held off the record.)  
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1 THE CHAIRMAN: Yes, can we get some  
 2 clarification from Clara -- Carla since the  
 3 applicant is not here?  
 4 MS. LOPERA: So through the Chair to the  
 5 Commission, as you recall, your bylaws  
 6 prescribe that when an applicant is not present  
 7 that we defer an item. For landmark  
 8 designations, the Ordinance Code requires that  
 9 you hear these and consider these within a  
 10 certain time frame. I think it's 45 days from  
 11 the date of application.  
 12 So, in this instance, the property owner  
 13 is the applicant and they are in support of  
 14 this landmark designation as evidenced by the  
 15 application, so my recommendation to you is  
 16 that you hear this.  
 17 THE CHAIRMAN: All right. Thank you.  
 18 So with that, I will entertain a motion so  
 19 we can open discussion.  
 20 COMMISSIONER EPSTEIN: Motion to approve  
 21 LM-24-04 [sic] at 740 Van Buren Street for  
 22 landmark designation.  
 23 I'm sorry. 24-06.  
 24 COMMISSIONER MORGAN: Second.  
 25 THE CHAIRMAN: Any discussion?  
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1 COMMISSION MEMBERS: (No response.)  
 2 THE CHAIRMAN: I think this is a great  
 3 example of a church to be landmarked. I think  
 4 this is a fantastic one worth preserving. I  
 5 appreciate the staff's report on this and the  
 6 owner's willingness to do the landmark  
 7 designation.  
 8 COMMISSIONER EPSTEIN: I agree. I think  
 9 we -- we see a lot of -- I think you see a lot  
 10 of churches like this around town that have  
 11 fallen into disrepair, who have -- that have  
 12 been removed, even, by demolition, and I think  
 13 capturing this one as a landmark is a really  
 14 great way to go.  
 15 THE CHAIRMAN: All right. Then all those  
 16 in favor?  
 17 COMMISSION MEMBERS: Aye.  
 18 THE CHAIRMAN: By your motion, you have  
 19 approved LM-24-06 at 740 Van Buren Street.  
 20 Next, we'll move on to Section G,  
 21 Certificates of Appropriateness. All right.  
 22 Do any of our commissioners have ex parte to  
 23 declare regarding either Certificate of  
 24 Appropriateness being heard here?  
 25 COMMISSION MEMBERS: (No response.)  
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1 THE CHAIRMAN: All right. With that,  
 2 we'll start with COA-24-31275 at 128 6th Street  
 3 East.  
 4 Now I'll open the public hearing.  
 5 Oh, sorry. I'm sorry. Staff report,  
 6 please. I'm sorry.  
 7 MS. FIGUEROA: This report is for  
 8 COA-24-31275, located at 128 East 6th Street.  
 9 This COA is for the construction of a two-story  
 10 garage accessory structure on a contributing  
 11 property within the Springfield Historic  
 12 District.  
 13 Located on an interior lot, the subject  
 14 property consists of a two-story frame  
 15 vernacular style home characterized by its lap  
 16 siding exterior, shake shingle in the roof  
 17 gable ends, silver standing seam metal roof,  
 18 and 2-over-2 wood windows.  
 19 As designed, the estimated  
 20 1,104-square-foot accessory structure will  
 21 consist of a cementitious lap siding, a silver  
 22 standing seam metal roof, and 2-over-2 and  
 23 fixed windows.  
 24 The garage door will be located on the  
 25 rear for alleyway access, and it's designed as  
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1 a solid metal door with carriage-style  
 2 hardware.  
 3 Additionally, the roof will be oriented  
 4 perpendicular to that of the primary home.  
 5 Staff agrees with the overall design of  
 6 the project, however, has conditioned that the  
 7 roof orientation is a front-facing, open gable,  
 8 and for two windows to be installed on the  
 9 right side, first floor, to be compatible with  
 10 the design guidelines.  
 11 As such, staff recommends approval with  
 12 conditions.  
 13 THE CHAIRMAN: Thank you.  
 14 Any questions for staff?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: Hearing none, is the  
 17 applicant here?  
 18 AUDIENCE MEMBER: (Indicating.)  
 19 THE CHAIRMAN: Would you like to come up  
 20 and speak?  
 21 (Audience member approaches the podium.)  
 22 THE CHAIRMAN: Please state your name and  
 23 your address and she will swear you in.  
 24 AUDIENCE MEMBER: My name is Mary  
 25 Allegretti, and I live at 128 East 6th Street.

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1 THE REPORTER: If you would raise your  
 2 right hand for me, please.  
 3 MS. ALLEGRETTI: (Complies.)  
 4 THE REPORTER: Thank you.  
 5 Do you affirm that the testimony you're  
 6 about to give will be the truth, the whole  
 7 truth, and nothing but the truth?  
 8 MS. ALLEGRETTI: Yes, ma'am.  
 9 THE REPORTER: Thank you.  
 10 MS. ALLEGRETTI: Good afternoon.  
 11 I have some comments, and I have some  
 12 pictures. When we first submitted this, we got  
 13 some feedback about the orientation of the  
 14 roof. For those of you who have never been  
 15 there, these are very long and very narrow  
 16 lots, and the house is way at the front, near  
 17 the sidewalk, and the garage would be  
 18 positioned way back on the alley. It's, like,  
 19 200 feet away.  
 20 For me, aesthetically, and because of the  
 21 narrowness of the alleyway, my desire was to  
 22 set the roof in the opposite direction. I  
 23 originally submitted a Google Earth photo with  
 24 many similar orientations of roofs in the  
 25 neighborhood and got some feedback about they

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1 were newer builds. My house is a completely  
 2 renovated 1904.  
 3 So I went in the neighborhood. I have  
 4 photos of like orientations that I'm asking for  
 5 and of older homes. I don't know how we do  
 6 that part. So that's one thing.  
 7 The other thing has to do with the  
 8 windows. I'm asking Mike, who's my architect,  
 9 how wide is the lot altogether?  
 10 AUDIENCE MEMBER: The total width --  
 11 MS. ALLEGRETTI: He can't do that?  
 12 (Discussion held off the record.)  
 13 MS. ALLEGRETTI: Okay. At any rate, it's  
 14 a very narrow lot, and the setback -- the  
 15 garage is to be oriented to the west of the  
 16 lot, and so it will be by the setback. Putting  
 17 more windows at the lower level will only give  
 18 you access to the fence, or seeing the fence,  
 19 and there is adequate natural light being  
 20 provided by the windows on the north and the  
 21 east elevations.  
 22 On my pictures, I also have some garages  
 23 where there are no windows that appear to be  
 24 newer builds without any windows at the lower  
 25 elevation.

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1 So, I guess, do you have questions?  
 2 THE CHAIRMAN: Just to confirm about the  
 3 orientation of the roof line, that's your major  
 4 concern, it sounds like, is the roof line. I'm  
 5 looking at the orientation pictures -- the  
 6 elevation pictures, and it looks like the roof  
 7 would be facing the house; is that correct?  
 8 MS. ALLEGRETTI: The --  
 9 THE CHAIRMAN: Going the other way or --  
 10 MS. ALLEGRETTI: So you can see the  
 11 picture of the house, right? The roof goes  
 12 north to south, and this would be along the  
 13 alley, which is in east-west -- H, actually.  
 14 It's an H alley in that particular part of  
 15 Springfield.  
 16 THE CHAIRMAN: So I just want to make sure  
 17 we're clear on what you're asking.  
 18 These drawings here, the north elevation,  
 19 the door there, the entry door, that's facing  
 20 the back -- the rear of your home, correct?  
 21 MS. ALLEGRETTI: Correct. That is  
 22 correct.  
 23 THE CHAIRMAN: And that's the way you want  
 24 it? And that's not the way it's --  
 25 MS. ALLEGRETTI: Correct.

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1 THE CHAIRMAN: -- approved?  
 2 MS. ALLEGRETTI: There's a garage on the  
 3 alley, and this is providing access immediately  
 4 from the rear of the house into the garage.  
 5 THE CHAIRMAN: Maybe this is a question  
 6 for staff. The conditions have that on there,  
 7 correct, that the -- the way she wants it is  
 8 what the conditions are in here or is it the  
 9 opposite? Am I reading it correctly?  
 10 MR. WELLS: To the Chairman, Mr. Gregory,  
 11 no, so this is -- this pertains to Condition  
 12 Number 3. We're stating that it shall be  
 13 street-facing, so it needs to be oriented the  
 14 same direction as the primary home, so north  
 15 and south.  
 16 THE CHAIRMAN: I got it. I see.  
 17 And your other issue's regarding the  
 18 windows correctly -- correct, the orientation  
 19 of the windows or (microphone failure) that  
 20 one?  
 21 MS. ALLEGRETTI: The orientation of the  
 22 windows, my request is to eliminate the lower  
 23 level windows on the west side because there  
 24 are already sufficient windows in the lower  
 25 level, and there's -- there's no way to see  
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1 them unless you walked from the house, between  
 2 the fence and the garage.  
 3 THE CHAIRMAN: I understand. Okay. I  
 4 just want to make sure --  
 5 MS. ALLEGRETTI: Okay.  
 6 THE CHAIRMAN: -- I understand what you're  
 7 requesting.  
 8 MS. ALLEGRETTI: All right.  
 9 THE CHAIRMAN: That's all my questions I  
 10 had for you unless the commissioners had  
 11 anything else.  
 12 COMMISSION MEMBERS: (No response.)  
 13 THE CHAIRMAN: Okay. Is there anyone else  
 14 to speak on this application?  
 15 AUDIENCE MEMBER: Only if I need to, so --  
 16 THE CHAIRMAN: Yeah, she will swear you  
 17 in. Just make sure you filled out a speaker  
 18 card as well, sir.  
 19 AUDIENCE MEMBER: Sure. Yeah, there's a  
 20 card that's filled out already.  
 21 My name is Mike Kleinschmidt, 1032  
 22 Hendricks Avenue.  
 23 THE REPORTER: If you would raise your  
 24 right hand for me, please.  
 25 MR. KLEINSCHMIDT: (Complies.)  
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1 THE REPORTER: Do you affirm that the  
 2 testimony you're about to give will be the  
 3 truth, the whole truth, and nothing but the  
 4 truth?  
 5 MR. KLEINSCHMIDT: I do.  
 6 THE REPORTER: Thank you.  
 7 MR. KLEINSCHMIDT: So, you know, I  
 8 don't -- just if there's any sort of technical  
 9 questions -- yeah, I guess the confusion was  
 10 we --  
 11 THE REPORTER: Sir, can you speak into the  
 12 microphone, please?  
 13 MR. KLEINSCHMIDT: Sorry.  
 14 I guess the confusion was that we  
 15 submitted the drawings the way that the  
 16 applicant wanted it to appear. There were the  
 17 two conditions that she disagreed with, which  
 18 is what we're -- we're discussing, basically.  
 19 And it's --  
 20 So what you're seeing in the drawings is  
 21 how she wants it, which is counter to what the  
 22 staff report is asking for. For the  
 23 orientation of the roof, and then the same  
 24 thing with the windows, the drawings do not  
 25 show the windows that staff is recommending  
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1 adding, so ...  
 2 THE CHAIRMAN: Thank you.  
 3 Is there anyone else to speak on this COA?  
 4 AUDIENCE MEMBERS: (No response.)  
 5 THE CHAIRMAN: All right. With that, we  
 6 will close the public hearing.  
 7 I'll entertain a motion.  
 8 MS. LOPERA: Through the Chair, while one  
 9 of you are formulating a motion in your mind,  
 10 if you could address Condition 1, it refers to  
 11 material design and height as being consistent  
 12 with the drawings dated September 13, 2023. If  
 13 you could address that that is -- it should be  
 14 2024.  
 15 THE CHAIRMAN: Gotcha. Thank you.  
 16 COMMISSIONER HOFF: Through the Chair, I  
 17 will make a motion to approve COA-24-31275  
 18 with -- noting that Condition Number 1, the  
 19 date should be changed to September 13th, 2024,  
 20 and for Condition Number 2 as well, which it  
 21 is.  
 22 I would like to strike Condition Number 7,  
 23 which speaks to the additional two first floor  
 24 windows being added to the west elevation.  
 25 THE CHAIRMAN: Do I have a second to that  
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1 motion?  
 2 COMMISSIONER MORGAN: Second.  
 3 THE CHAIRMAN: Open for discussion.  
 4 COMMISSIONER HOFF: So through the Chair,  
 5 I agree with -- so, I mean, I understand why  
 6 staff is recommending placing the two windows  
 7 on the west elevation. I also understand that  
 8 this is a very narrow lot, and that first floor  
 9 elevation will not be seen by the public or the  
 10 neighbors. So I don't have a problem with  
 11 having no first floor windows on that side  
 12 elevation.

13 I do prefer the roof to align with the  
 14 historic contributing structure that's already  
 15 on the property, so I think that that will be  
 16 somewhat visible, and that's -- I think that's  
 17 just a more relevant issue for this property,  
 18 so ...

19 COMMISSIONER EPSTEIN: Through the Chair,  
 20 I could go either way on the windows because I  
 21 understand why staff had requested them.

22 I do understand it's a long lot and it's  
 23 sandwiched in between, so I would like to focus  
 24 more on the gable matching the front of the  
 25 house.

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1 I do appreciate you bringing in the  
 2 photographs and I looked through them. A lot  
 3 of the photographs, the -- the house types that  
 4 have this different orientation of their  
 5 carriage house in the back do not have this  
 6 prominent single gable that your home does, so  
 7 I'd like to see that maintained and matched.

8 THE CHAIRMAN: I agree with the motion of  
 9 striking 7. Again, that's -- no one is going  
 10 to see those windows, and these windows are  
 11 just going to open up into a fence, anyway, so  
 12 it's -- I'm okay striking Condition Number 7,  
 13 but I do agree with both your opinions on the  
 14 gable roof and staff's opinion on the gable  
 15 roof matching the main contributing structure  
 16 as well.

17 Anything else?

18 COMMISSIONER MORGAN: I think it would be  
 19 helpful for me to understand the intent of  
 20 doing it the other way because I'm looking at  
 21 the elevations, and I feel like it -- like,  
 22 what's going to be missing? What are we  
 23 missing here?

24 (Ms. Allegretti approaches the podium.)

25 THE CHAIRMAN: If you would like to come

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1 speak to address that, that's fine.

2 MS. ALLEGRETTI: Okay. Would you repeat  
 3 the question, please, so I understand exactly  
 4 what you're asking?

5 COMMISSIONER MORGAN: I really just want  
 6 to understand your motivation for wanting the  
 7 orientation another way, the roof.

8 MS. ALLEGRETTI: Okay. I'll be happy to  
 9 explain that.

10 First of all, there's many, many houses in  
 11 my immediate neighborhood where they are all  
 12 already oriented the other way. And when I  
 13 began planning this, as I walked through the  
 14 alleys with my dog, I noticed that. And for  
 15 me, aesthetically, it made the property a  
 16 little bit more in proportion, if that makes  
 17 sense to you, because right now, it's all like  
 18 this (indicating), right?

19 I mean, I have this -- you know, my  
 20 garbage cans fit on this side of the house  
 21 (indicating). And on this side (indicating),  
 22 it's a little bit bigger. So for me, it just  
 23 was giving it a more proportional kind of a --  
 24 an approach. And observing them in the  
 25 neighborhood, they made more sense to me as

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1 well rather than out like this (indicating).

2 COMMISSIONER MORGAN: Just like a long,  
 3 linear --

4 MS. ALLEGRETTI: Right.

5 COMMISSIONER MORGAN: Yeah.

6 MS. ALLEGRETTI: Does that help -- I mean,  
 7 does that answer your question?

8 COMMISSIONER MORGAN: It does. It does.

9 We can -- I'm -- I'm looking at this, and  
 10 it almost feels reverse to me even based on  
 11 what the front is saying. That's why I wanted  
 12 to understand why it -- was it functionality?  
 13 Was it, you know -- why you wanted it the other  
 14 way.

15 MS. ALLEGRETTI: Yeah. It just -- it made  
 16 more sense to me. And in the -- in my  
 17 observation in the neighborhood, it made more  
 18 sense to me to do it that way, so thank you.

19 COMMISSIONER MORGAN: Thank you.

20 THE CHAIRMAN: It seems to me, from a  
 21 functional standpoint, that if we orient the  
 22 roof line per staff recommendations, the water  
 23 is going to run off to the sides of the house  
 24 instead of dumping water into the alley, which  
 25 is maybe not the best place to have a large

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1 flow of water going either because there isn't  
2 a tremendous amount of drainage in those  
3 alleys.

4 COMMISSIONER EPSTEIN: You would also have  
5 your water being dumped on the door into that,  
6 as well as their garage.

7 THE CHAIRMAN: Sir, if you would like to  
8 speak, go ahead.

9 MR. KLEINSCHMIDT: Yeah. I'm sorry.

10 Yeah, I guess the point is -- is that,  
11 again, when she was trying to plan this, there  
12 were plenty of precedent and never thought it  
13 would be, obviously, an issue from that  
14 standpoint. And so, you know, her reasons, she  
15 stated very clearly, but, again, just  
16 there's -- there's plenty of examples of it.

17 And so I guess the question is, you know,  
18 there's -- these people were able to do it, and  
19 a lot of these are newer builds.

20 And I understand, you know, the comment  
21 about the relationship of the roof as it  
22 relates to the gable or hip, but, you know,  
23 again, there's plenty of -- multiple sort of --  
24 a variety of examples of different roof shapes  
25 with this sort of perpendicular sort of

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1 configuration, so that's -- that's really it,  
2 so thank you. Appreciate it.

3 THE CHAIRMAN: All right. Anybody else  
4 have any further comments?

5 COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: We have a motion on the  
7 floor to approve COA-24-31275, striking  
8 Condition 7 and amending Condition 1.

9 All those in favor?

10 COMMISSION MEMBERS: Aye.

11 THE CHAIRMAN: Any opposed?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: By your order, the motion  
14 passes. COA-24-31275 is approved with  
15 conditions.

16 All right. Now we will move back to the  
17 COA that was removed from the consent agenda.  
18 That's COA-24-31492 at 3523 Valencia Road.

19 Is the applicant here?

20 AUDIENCE MEMBER: (Indicating.)

21 THE CHAIRMAN: Thank you.

22 All right. I will open up the public  
23 hearing and now we'll hear from staff.

24 MR. WELLS: All right. Thank you.

25 So this is application COA-24-31492, which

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1 seeks to paint a one-story contributing brick  
2 veneer structure as well as an unlisted  
3 one-story accessory brick veneer structure.

4 This property is located on an interior  
5 lot, and it consists of a Type 11  
6 bungalow-style single-family home as  
7 characterized by its brown brick veneer  
8 exterior, front-facing gable roof, built-in  
9 veranda with semielliptical arched bays, a  
10 porte cochere with a large semielliptical  
11 arched entrance, 4-over-1 windows, and a  
12 shingled roof.

13 Shortly after purchasing the subject  
14 property in July of 2024, the owner performed a  
15 series of foundational repairs to the primary  
16 structure via Building Permit B-24-191693. As  
17 a result of the work, cracks in the brick  
18 mortar emerged from the veranda and the porte  
19 cochere. As such, the applicant plans to paint  
20 the brick veneer to conceal the cracks.  
21 Painting the brick veneer would be  
22 substantially less damage compared to painting  
23 regular brick.

24 So the staff conducted a site visit on  
25 November 5th of 2024 to take photographs of the

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1 brick veneer and to verify the damage that was  
2 present. During our site visit, we noted that  
3 the brick veneer overall is in good condition.  
4 However, staff did observe expansive cracks in  
5 the mortar in the veranda and the porte  
6 cochere.

7 For traditional brick surfaces, the impact  
8 of painting a brick structure instead of  
9 repointing the mortar and performing routine  
10 maintenance could significantly deteriorate the  
11 brick, which is the structural support system  
12 of the building. However, in this instance,  
13 the structural support system of the building  
14 is the wood framing rather than the brick  
15 veneer finish. Therefore, staff finds that  
16 painting the brick veneer will cause minimal,  
17 if any, damage to the exterior wall membrane.

18 So based on our analysis, we did find that  
19 this property and the request itself would be  
20 reasonably consistent with the design  
21 guidelines and the Ordinance Code criteria. We  
22 forward to you a recommendation for approval  
23 with the conditions noted in the report.

24 THE CHAIRMAN: Thank you.

25 Are there any members of the public here

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1 to speak on this COA?  
 2 AUDIENCE MEMBERS: (No response.)  
 3 THE CHAIRMAN: No? Okay. And the  
 4 applicant -- would the applicant like to come  
 5 up and speak?  
 6 (Audience member approaches the podium.)  
 7 THE CHAIRMAN: State your name and address  
 8 and she will swear you in.  
 9 AUDIENCE MEMBER: Corey Brown, 2130  
 10 St. Johns Avenue.  
 11 THE REPORTER: If you would raise your  
 12 right hand for me, please.  
 13 MR. BROWN: (Complies.)  
 14 THE REPORTER: Do you affirm that the  
 15 testimony you're about to give will be the  
 16 truth, the whole truth, and nothing but the  
 17 truth?  
 18 MR. BROWN: I do.  
 19 THE REPORTER: Thank you.  
 20 MR. BROWN: We're requesting to paint the  
 21 brick veneer. I want to just note that before  
 22 the foundation work was done, there was already  
 23 some visible cracks in the mortar to the brick,  
 24 and, obviously, doing those foundation repairs  
 25 just kind of made them a little bit more

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1 prevalent and some other cracking started to  
 2 happen.  
 3 So with the repairs needing to be done to  
 4 the mortar and repointing, we kind of just  
 5 didn't want it to look like there was extensive  
 6 mortar repair without having to actually go in  
 7 and remove bricks and possibly damage more of  
 8 the brick veneer to the structure.  
 9 As you can see in the pictures, there's  
 10 pretty extensive cracking. So filling that,  
 11 you know, with mortar is going to be very  
 12 visible if we'd leave it unpainted. If it's  
 13 painted, it at least will make the whole  
 14 property look cohesive and nice.  
 15 THE CHAIRMAN: And, sir, can I ask you,  
 16 these photos that are in the report here, were  
 17 these done prior to the foundation repairs, or  
 18 are these from after the foundation --  
 19 MR. BROWN: These are from after, from the  
 20 site visit.  
 21 THE CHAIRMAN: Okay. Thank you.  
 22 All right. Is there anyone else to speak  
 23 on this COA?  
 24 AUDIENCE MEMBERS: (No response.)  
 25 THE CHAIRMAN: Okay. With that, we

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1 will --  
 2 (Audience member approaches the podium.)  
 3 THE CHAIRMAN: Just state your name and  
 4 address, please.  
 5 AUDIENCE MEMBER: Hi. Kristen Allen --  
 6 oh, I'm sorry.  
 7 Hi. Kristen Allen, 4054 Alhambra Drive  
 8 West.  
 9 I just want to say, in addition to all of  
 10 this, there was an addition done to the back of  
 11 the house, so as you -- it was not done well.  
 12 The brick does not match. It's -- it is --  
 13 MS. LOPERA: Hold on one second.  
 14 She's going to (microphone failure) --  
 15 MS. ALLEN: Oh, goodness. I'm so sorry.  
 16 Fix all that, please.  
 17 (Raises right hand.)  
 18 THE REPORTER: Thank you.  
 19 Do you affirm that the testimony you're  
 20 about to give will be the truth, the whole  
 21 truth, and nothing but the truth?  
 22 MS. ALLEN: Yes, I do.  
 23 THE REPORTER: Thank you.  
 24 MS. ALLEN: Thank you.  
 25 So that is, like, another reason for

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1 wanting to just have the whole property look  
 2 really cohesive.  
 3 And I'm good. Thank you.  
 4 THE CHAIRMAN: Is any part of this  
 5 (inaudible) in the back visible from the  
 6 street?  
 7 MS. ALLEN: No. No, it is definitely not.  
 8 Thank you.  
 9 THE CHAIRMAN: All right. Anyone else  
 10 here to speak on this COA?  
 11 AUDIENCE MEMBERS: (No response.)  
 12 THE CHAIRMAN: I think we have an email  
 13 from RAP as well to read into the record.  
 14 MR. WELLS: Through the Chair to the  
 15 Commission, I forgot to mention this earlier,  
 16 but you do have a hard copy handout. This is a  
 17 letter from Riverside Avondale Preservation, so  
 18 the local neighborhood organization here. So  
 19 they submitted a letter earlier today, and I do  
 20 want to read it into the record.  
 21 It starts by saying, On behalf of RAP's  
 22 Historic Zoning Committee, I'd like to comment  
 23 on the application to paint the masonry at 3523  
 24 Valencia Road. Preserving masonry in its  
 25 unpainted state has nothing to do with it being

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1 a structural component of the building. On  
2 this application, staff is making a distinction  
3 between brick (microphone failure) veneer and  
4 structural masonry in application of the  
5 standard.

6 The majority of the brick exteriors in the  
7 district are, in fact, brick veneer, so this  
8 standard will apply to most applications. As  
9 to the cracks, the mortar must be repointed to  
10 correct the situation. Additional painting is  
11 not necessary.

12 This letter is from Angela Schifanella.  
13 She's an architect with Riverside Avondale  
14 Preservation.

15 THE CHAIRMAN: Thank you.

16 That concludes the public hearing and we  
17 will entertain a motion.

18 COMMISSIONER EPSTEIN: Motion to deny  
19 COA-24-31429 [sic] at 3523 Valencia Road.

20 COMMISSIONER MORGAN: Second.

21 THE CHAIRMAN: -31492.

22 COMMISSIONER EPSTEIN: Oh, my gosh. My  
23 brain is not working today.

24 THE CHAIRMAN: It's all good.

25 And that was a second from you?

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1 I mean, you -- just finding these bricks  
2 is tough, but you can probably find enough if  
3 you had to repair a few of them as well, but I  
4 think painting it is going to not do this  
5 historic structure justice.

6 COMMISSIONER EPSTEIN: I don't believe  
7 that -- through the Chair, I don't believe that  
8 painting it would help with any of these  
9 structural repairs either. I think it's sort  
10 of presented that way in the COA. If anything,  
11 a brick veneer painted and painted improperly  
12 can cause more problems in the future down the  
13 road with water retention in the walls, water  
14 not being able to escape the porous original  
15 structure of the masonry.

16 THE CHAIRMAN: Good point.

17 Any further discussion?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: We have a motion on the  
20 floor to deny COA-24-31492 at 3523 [sic].

21 All those in favor?

22 COMMISSION MEMBERS: Aye.

23 THE CHAIRMAN: Any opposed?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: With that, your motion

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1 COMMISSIONER MORGAN: Yeah, second.

2 THE CHAIRMAN: Thank you.

3 All right. Any discussion?

4 COMMISSIONER EPSTEIN: The biggest thing  
5 for me here is with any sort of brick masonry,  
6 especially historic -- when we had a lot more  
7 bricks craftsmen than we have now, you can have  
8 patterning detail, which becomes part of that  
9 historic character of a structure, and the base  
10 sort of wainscoting of this house that has the  
11 checkerboard brick patterning, along with the  
12 soldier course, in my opinion, if you painted  
13 this structure, would mostly be gone and unable  
14 to be seen, and I think it's an extremely  
15 important element of this home.

16 COMMISSIONER MORGAN: Through the Chair, I  
17 would add, too, that even the color variation  
18 in brick and just the very original character  
19 of the brick would no longer be visible.

20 THE CHAIRMAN: I tend to agree.

21 I think these brick repairs and repointing  
22 can be made. I've personally done it myself,  
23 and you can get it close in mortar and fix it  
24 and still maintain the architectural character,  
25 integrity of this historic structure.

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1 passes. COA-24-31492 has been denied.

2 All right. Next, we'll move to Section H,  
3 COA-24-31485 at 3697 Hedrick Street.

4 Is the applicant here?

5 AUDIENCE MEMBER: (Indicating.)

6 THE CHAIRMAN: Thank you.

7 No, no. You sit down for now. We're  
8 just -- I just want to make sure you're here  
9 before we decide on it.

10 Okay. Commissioners have any ex parte to  
11 declare on this?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: All right. With that, we  
14 will open up the public hearing and we'll hear  
15 the staff report.

16 MR. WELLS: Thank you.

17 So this is COA-24-31485, which is for the  
18 after-the-fact painting of both the primary and  
19 secondary structure on the subject property.

20 The primary contributing structure is  
21 characterized as being a brick craftsman style  
22 home, and the secondary noncontributing  
23 structure is a brick garage with a second floor  
24 accessory dwelling unit.

25 According to the applicant, the white

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1 paint was applied in order to prevent further  
 2 disintegration and out of the concern for the  
 3 stability of the brick. As such, painting the  
 4 structure's original brick exterior causes one  
 5 of its notable character-defining features to  
 6 be fully concealed.

7 So staff did conduct a site visit on  
 8 October 22nd of this year to inspect the  
 9 structures, and we assessed the conditions of  
 10 all the areas affected by the project.

11 Particular attention was given to the condition  
 12 of the underlying brick and mortar, and based  
 13 on our observation, the brick appeared to be  
 14 uniformly weathered but not failing.

15 During our visit, the contractor who  
 16 conducted the work stated that there are other  
 17 areas painted as well, such as the attic  
 18 louvers, window, and door frames, and the front  
 19 door.

20 Additionally, when questioned about the  
 21 methods used to remove vegetation, the  
 22 contractor stated that pressure washing the  
 23 masonry caused the damage, which prompted other  
 24 methods, including a bleach mixture and a pump  
 25 sprayer, wire brushes, and manual scraping.

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1 the brick. The recommendation for denial  
 2 includes corrective actions that require the  
 3 applicant to follow the National Park Service's  
 4 Preservation Briefs for removing paint from the  
 5 brick.

6 As such, we forward a recommendation for  
 7 denial.

8 And then, lastly, I do want to note -- and  
 9 I believe the resident is here to speak, but we  
 10 did receive a letter from a resident. This is  
 11 a hard copy that you have in front of you.  
 12 This is from JoAnn Miller, and I believe she is  
 13 here today, so I just want to make sure you  
 14 note that for the record.

15 THE CHAIRMAN: All right. Thank you.

16 If the applicant would like to come up and  
 17 speak now.

18 (Audience member approaches the podium.)

19 THE CHAIRMAN: State your name and address  
 20 and she will swear you in.

21 AUDIENCE MEMBER: Heather Reynolds.

22 THE REPORTER: Your address, please.

23 MS. REYNOLDS: Heather Reynolds.

24 THE REPORTER: And I need your address,  
 25 please.

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1 Finally, the contractor stated that  
 2 masonry areas were determined to be  
 3 significantly deteriorated by preexisting  
 4 brush -- brush work coatings, and, essentially,  
 5 there are four coats of mineral paint opposed  
 6 to two layers that the rest of the structure  
 7 received, mainly on the front elevation on the  
 8 property. The primer paint and other  
 9 treatments applied to the masonry of the  
 10 primary structure were prioritized without  
 11 attempting any other protective measures to  
 12 repair the damaged brick.

13 The applicant has not provided any clear  
 14 evidence that the mortar and brick were in need  
 15 of immediate treatment and complete  
 16 concealment.

17 Again, the previous joints of the primary  
 18 structure were removed without analyzing their  
 19 composition and replaced with an unspecified  
 20 and inconsistent replacement mortar.

21 Given these reasons as well as our staff  
 22 site visit, and in accordance with our design  
 23 guidelines, Ordinance Code criteria, as well as  
 24 National Park Service Preservation Briefs,  
 25 staff recommends that the paint be removed from

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1 MS. REYNOLDS: 50 A1A North, Suite 108,  
 2 Ponte Vedra Beach, 32082.

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

5 MS. REYNOLDS: (Complies.)

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

10 MS. REYNOLDS: Yes.

11 THE REPORTER: Thank you.

12 MS. REYNOLDS: Good afternoon.

13 Basically, I'm here to bring a few more  
 14 facts to your attention because it could be we  
 15 need to have a little bit more information  
 16 before a decision is made.

17 The -- this is my understanding, that the  
 18 product that was used is a high penetrative  
 19 consolidator, so the base that was put on  
 20 actually goes into the surface. It is not  
 21 laying on top of it like a veneer. It's not a  
 22 veneer. It actually -- it goes into the pores  
 23 and firms up any of the erosion and corrosion  
 24 because when they started to use a light jet  
 25 wash when they were trying to spray the

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1 house -- because all they went out there to do,  
2 the painter initially -- was to do some --  
3 paint some trim work that was already painted,  
4 and it just started to corrode, like, the brick  
5 in some areas.

6 And there was a lot of algae, moss, you  
7 know, fungus, so they used a -- what they use  
8 is a -- it's called Eagle Forte -- is what  
9 it's -- is what it's called, and it actually --  
10 I don't know if anybody knows anything about  
11 powder coating (inaudible) it combines with it  
12 and goes into the pores to prevent leakage  
13 behind the veneer and to reconstruct some of  
14 the loose parts and to make it a stronger  
15 surface area.

16 So that being said, me not being an -- you  
17 know, an engineer or anybody that works with  
18 this on -- every day, what I've read and saw --  
19 trying to take this off might be horribly  
20 destructive, and I don't know it can be done  
21 with the National Park standards because of --  
22 it's solidified the brick to that certain  
23 extent.

24 The -- my clients had no intention of  
25 doing anything wrong, but they just didn't

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1 know, but they also want to do what's right,  
2 but they don't what to get into a project where  
3 it's going to tear the brick apart because it  
4 doesn't look -- from what we've seen here, that  
5 the -- the gentle removal would work,  
6 necessarily.

7 So I think that I have the tech sheets and  
8 all the data. There were pictures sent of the  
9 brick before it was painted, and it  
10 definitely -- can see where it's deteriorating  
11 and eroding in certain areas. It -- so I can  
12 resend that.

13 And then the gentleman who did the  
14 painting has presented a letter, too, with the  
15 very detailed analysis of how everything was  
16 applied.

17 So I think, in this case, my clients want  
18 to do what's right. They are not trying to ask  
19 for forgiveness after the fact. They didn't  
20 mean -- they want to do what is right, but  
21 right now, the way this sits, it could be more  
22 damaging, you know, to try to take it off, and  
23 I think that's probably a reason we need to  
24 look into it a little bit more or go ahead and  
25 let them keep it the way it is.

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1 So that's really why I'm here today, even  
2 though I know you guys have already registered  
3 an opinion.

4 So any questions? Good?

5 COMMISSIONER MORGAN: I'm sorry. Through  
6 the Chair, did you say that you have the specs  
7 for the product --

8 MS. REYNOLDS: I do. I can email them to  
9 you right now, yeah. Do you want me -- I can  
10 email them to Caleb. I have Caleb's email.

11 MR. WELLS: Sure. Through the Chair to  
12 the -- Commissioner Morgan, the product  
13 information for the paint is included within  
14 the book package. It's on the latter pages.

15 COMMISSIONER MORGAN: Oh, okay. Thank  
16 you. I'm sorry. I thought this was new  
17 information.

18 MS. REYNOLDS: Yeah, well, the information  
19 that's in the report doesn't discuss the fact  
20 that that is a consolidator, so to -- well,  
21 what -- the report I got, the report that we  
22 received. You guys might have something much  
23 more technical, but the fact that it's now  
24 fused with the brick -- it's not laying on  
25 surface like a veneer or something else like

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1 that, so ...

2 COMMISSIONER EPSTEIN: Through the Chair  
3 to counsel, if I recall, when we are to review  
4 these COAs that have been -- the work initiated  
5 without a COA, we are to review it as if we  
6 don't -- it hasn't been started. We are just  
7 reviewing it as if we would approve it, and it  
8 is not this Commission's job to come to the  
9 final solution about how to rectify what has  
10 happened. That's correct?

11 MS. LOPERA: Through the Chair to  
12 Commissioner Epstein, that's correct.

13 Review it as if it had not been done. And  
14 would you approve this request and this product  
15 on this particular structure? And then if the  
16 answer is no and you deny it, then staff  
17 works -- it essentially is a violation of our  
18 Ordinance Code and staff works with them to  
19 correct it.

20 And, of course, any guidance you want to  
21 give, whether you want to see it removed or  
22 anything of that nature, is helpful to them,  
23 but, ultimately, staff working with OGC and the  
24 owner will come to a solution.

25 COMMISSIONER EPSTEIN: And through the

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1 Chair to staff, none -- I don't see any  
 2 pictures in this that show the original brick  
 3 deterioration that the applicant is asking  
 4 about. Is that something that you didn't  
 5 receive in time, or you didn't have for this,  
 6 or she's just presenting that now?  
 7 MR. WELLS: Through the Chair to  
 8 Commissioner Epstein, just to clarify, are you  
 9 asking what the -- if we have any photos to  
 10 show the brick before it was painted?  
 11 COMMISSIONER EPSTEIN: Yes.  
 12 MR. WELLS: Okay. So we do have it in our  
 13 correspondence. It's something that was sent.  
 14 So it's on Page 319, Page 321, as well as 324,  
 15 so --  
 16 COMMISSIONER EPSTEIN: I do see that now.  
 17 I apologize.  
 18 THE CHAIRMAN: All right. Well, thank  
 19 you.  
 20 We'll call you up if --  
 21 MS. REYNOLDS: Okay. Thank you.  
 22 THE CHAIRMAN: -- if we need you again.  
 23 Is anybody else here to speak on this COA?  
 24 AUDIENCE MEMBERS: (Indicating.)  
 25 THE CHAIRMAN: Come up one at a time.

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1 (Audience member approaches the podium.)  
 2 THE CHAIRMAN: And if you will state your  
 3 name and address and she'll swear you in.  
 4 AUDIENCE MEMBER: Leslie Wheeler. I live  
 5 at 3694 Pine Street, which is just around the  
 6 corner from this house.  
 7 THE REPORTER: If you'd raise your right  
 8 hand for me, please.  
 9 MS. WHEELER: (Complies.)  
 10 THE REPORTER: Thank you.  
 11 Do you affirm that the testimony you're  
 12 about to give will be the truth, the whole  
 13 truth, and nothing but the truth?  
 14 MS. WHEELER: I do.  
 15 THE REPORTER: Thank you.  
 16 MS. WHEELER: Thank you.  
 17 Good afternoon.  
 18 I am not a house person, but I would like  
 19 to just remind this Commission that this type  
 20 of situation has happened before at an address  
 21 of 1541 Pine Grove. That was also -- it was  
 22 not as old as this bungalow. It's a 1955, but  
 23 that house was also a red brick and became  
 24 suddenly white and for sale, and now it's back  
 25 to red again, and I drove by it today and it

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1 looks fine. I don't know what kind of paint  
 2 they used that it could come off, but there is  
 3 precedence to remove white paint from a  
 4 historically red brick bungalow.  
 5 Thank you.  
 6 THE CHAIRMAN: Thank you.  
 7 Whoever wants to come up next.  
 8 (Audience member approaches the podium.)  
 9 THE CHAIRMAN: State your name and address  
 10 and she will swear you in.  
 11 AUDIENCE MEMBER: My name is JoAnn Miller.  
 12 I live at 3694 Pine Street, right around the  
 13 corner from this house.  
 14 THE REPORTER: If you would raise your  
 15 right hand for me, please.  
 16 MS. MILLER: (Complies.)  
 17 THE REPORTER: Do you affirm that the  
 18 testimony you're about to give will be truth,  
 19 the whole truth, and nothing but the truth?  
 20 MS. MILLER: I do.  
 21 THE REPORTER: Thank you.  
 22 MS. MILLER: This is a beautiful -- this  
 23 was a beautiful 1928 red brick bungalow, had  
 24 character, charm. I have lived in front of  
 25 this house for more than 30 years. The brick

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1 was fine, as fine as mine was on my  
 2 foundations. Have I had -- you know, have I  
 3 done anything to my house? I have a 1926  
 4 bungalow. I had my bricks repointed. You  
 5 know, it just -- it stopped any erosion. I  
 6 would -- painting masonry in the historic  
 7 district is, you know, just a sacrilege, and  
 8 this house has been really violated, and I  
 9 would hope you would -- you all would do your  
 10 very, very best to mitigate the problem and  
 11 have the paint removed however it needs to be  
 12 done.  
 13 Thank you.  
 14 THE CHAIRMAN: Thank you.  
 15 If you would like to come up and speak as  
 16 well, ma'am.  
 17 AUDIENCE MEMBER: Yes.  
 18 (Audience member approaches the podium.)  
 19 THE REPORTER: Your name and address,  
 20 please.  
 21 AUDIENCE MEMBER: Lynn Richards, 3688 Pine  
 22 Street.  
 23 THE REPORTER: If you would raise your  
 24 right hand for me, please.  
 25 MS. RICHARDS: (Complies.)

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1 THE REPORTER: Do you affirm that the  
 2 testimony you're about to give will be the  
 3 truth, the whole truth, and nothing but the  
 4 truth?  
 5 MS. RICHARDS: Yes.  
 6 THE REPORTER: Thank you.  
 7 MS. RICHARDS: I first noticed this  
 8 house -- it was done very quickly, in one day.  
 9 At first, they were just painting the eaves,  
 10 which is normal. Okay? But then all of a  
 11 sudden, in one day, it was just completely  
 12 sprayed over, and it's a real shame. It should  
 13 be removed, the paint.  
 14 That's it. My opinion. Thank you.  
 15 THE CHAIRMAN: Thank you. Is there anyone  
 16 else here to speak on this COA?  
 17 MS. MILLER: May I add?  
 18 THE CHAIRMAN: Briefly, yeah. You didn't  
 19 use your full three minutes. Briefly, if you  
 20 want to add something, that's fine.  
 21 MS. MILLER: I talked to the painting  
 22 contractor --  
 23 THE CHAIRMAN: In the mic, please.  
 24 MS. MILLER: I spoke to the painting  
 25 contractor. He was out there. This was  
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1 accentuation at the front, but, to me, the  
 2 biggest thing is, looking at this, you can't  
 3 really distinguish anymore between the stucco  
 4 gable and the brick texture that's underneath  
 5 of it, and to me, the house loses that historic  
 6 fabric that it used to have because of that.  
 7 If I'm asked to look at this based on the  
 8 evidence here that this brick needed this  
 9 coating on it, in my opinion, with these  
 10 photographs, there is not enough evidence to  
 11 show that this brick was deteriorating enough  
 12 that it needed this coating. I think they  
 13 probably went a little heavy with their  
 14 pressure washer and probably needed to repaint  
 15 this.  
 16 I can see that the brick had a very  
 17 specific antique texture to it, very, very  
 18 textured from the start, and I just -- I can't  
 19 tell from what's in front of me as evidence  
 20 that when they went through with the pressure  
 21 washer that the rest of this brick -- the only  
 22 solution was to paint it.  
 23 COMMISSIONER HOFF: Through the Chair,  
 24 I'll just make a comment that we evaluate each  
 25 application independently.  
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1 happening, like, in lightning speed, and I  
 2 said, you can't paint that, this is a historic  
 3 district. I said, you need a -- you need  
 4 approval. And he said, no, I don't.  
 5 THE CHAIRMAN: All right. Thank you.  
 6 Anyone else here to speak on this COA?  
 7 AUDIENCE MEMBERS: (No response.)  
 8 THE CHAIRMAN: With that, we will close  
 9 the public hearing and I'll entertain a motion.  
 10 COMMISSIONER EPSTEIN: Motion to deny  
 11 COA-24-31485 at 3697 Hedrick Street.  
 12 COMMISSIONER MORGAN: Second.  
 13 THE CHAIRMAN: All right. Discussion?  
 14 COMMISSIONER EPSTEIN: I -- through the  
 15 Chair, I understand that this may be difficult  
 16 to take off here, but we're asked to review  
 17 this as if we are being asked from the start.  
 18 A couple of things to note here. While  
 19 this house doesn't have as much of the brick  
 20 detailing as the previous house we looked at,  
 21 there still is some variation to the color of  
 22 the brick, enough that it offers its own  
 23 texture in that respect.  
 24 There's a soldier course, arches over the  
 25 windows, planters, the step sort of  
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1 That said, I'm also aware of red brick  
 2 historic homes that were painted white and that  
 3 had to be corrected. And although it doesn't  
 4 look exactly the way that it did before it was  
 5 painted white, it did return to that more  
 6 classic brick pattern and presentation, so I  
 7 know that's old. A lot of that just depends on  
 8 the type of brick and the type of paint, but  
 9 that can happen.  
 10 I just wanted to make that comment.  
 11 THE CHAIRMAN: If there's no further  
 12 discussion, we have a motion on the floor to  
 13 deny COA-24-31485.  
 14 All those in favor?  
 15 COMMISSION MEMBERS: Aye.  
 16 THE CHAIRMAN: Any opposed?  
 17 COMMISSION MEMBERS: (No response.)  
 18 THE CHAIRMAN: By your order, you have  
 19 denied COA-24-31485 at 3697 Hedrick Street.  
 20 I believe that's everything we have on our  
 21 agenda here today unless anyone has any new  
 22 business they would like to bring up.  
 23 Go ahead.  
 24 COMMISSIONER HOFF: Yeah, through the  
 25 Chair to Mr. Wells, just something that was  
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1 mentioned just very briefly, I think, by you at  
2 the last meeting regarding new construction  
3 homes and water wells, moving forward. Is it  
4 your intention to include language about the  
5 placement of those and -- as kind of a  
6 standard, or ...

7 MR. WELLS: Yeah. Through the Chair to  
8 Commissioner Hoff, that is correct.

9 COMMISSIONER HOFF: Okay.

10 THE CHAIRMAN: All right. Hearing no  
11 further business, we will adjourn this meeting.

12 Thank you, everyone.

13 (The foregoing proceedings were adjourned  
14 at 4:22 p.m.)

15 - - -  
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1 CERTIFICATE OF REPORTER

2  
3 STATE OF FLORIDA)  
4 )  
5 COUNTY OF DUVAL )  
6

7 I, Diane M. Tropa, Florida Professional  
8 Reporter, certify that I was authorized to and did  
9 stenographically report the foregoing proceedings and  
10 that the transcript is a true and complete record of my  
11 stenographic notes.

12  
13  
14  
15 DATED this 25th day of November 2024.

16  
17 \_\_\_\_\_  
18 Diane M. Tropa  
19 Florida Professional Reporter  
20  
21  
22  
23  
24  
25

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