

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, July 24, 2024,  
commencing at 3:01 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.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.  
SHANNON MacGILLIS, Office of General Counsel.

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1 filled one of these speaker cards out, bring it  
2 forward, if you haven't already.  
3 Let's see. And, also, one of the first  
4 things we do at these meetings is we go through  
5 the consent agenda. If you're on the consent  
6 agenda today and it's approved, you're welcome  
7 to remain for the meeting, but sometimes these  
8 meetings last a long time, so you're also  
9 welcome to (microphone failure).

10 You can't hear me? Okay. I'll lean in a  
11 little bit more, Diane.

12 But, yes, if you're on the consent agenda  
13 and it gets approved, you're welcome to leave  
14 if you'd like to and you're welcome to stay.

15 So with that, let's start with the agenda.  
16 Oh, and, yes, if you have a cell phone  
17 with you, please silence them. And if we go  
18 past two hours, we'll take a ten-minute break.  
19 (Microphone failure) two hours. And, please,  
20 during the meeting, there should be no public  
21 displays of support or opposition. That's what  
22 the speaker cards are for.

23 All right. So we have the minutes from  
24 last month's meeting. Do I hear a motion for  
25 the minutes?

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1 PROCEEDINGS  
July 24, 2024 3:01 p.m.

2 - - -

3 THE CHAIRMAN: We'll call the meeting to  
4 order. Welcome, everyone.

5 This is the Jacksonville Historic  
6 Preservation Commission meeting, Wednesday,  
7 July 24th, 2024, at 3:01.

8 We'll get started. The first thing we'll  
9 do is have some introductions. I'll start over  
10 on the right.

11 COMMISSIONER HOFF: William Hoff,  
12 commissioner.

13 COMMISSIONER GREGORY: Ethan Gregory,  
14 commissioner.

15 COMMISSIONER EPSTEIN: Julia Epstein,  
16 commissioner.

17 THE CHAIRMAN: Michael Montoya, chairman.

18 MS. MacGILLIS: Shannon MacGillis, Office  
19 of General Counsel.

20 MR. WELLS: Arimus Wells, Planning and  
21 Development Department.

22 THE CHAIRMAN: We have a quorum. All  
23 commissioners are here.

24 Just a couple of things. If you intend to  
25 speak today, please make sure that you've

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1 COMMISSIONER GREGORY: Motion to approve  
2 the minutes from the June 26, 2024, meeting.

3 COMMISSIONER EPSTEIN: Second.

4 THE CHAIRMAN: All those in favor?

5 COMMISSION MEMBERS: Aye.

6 THE CHAIRMAN: All those opposed?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: So the first thing we'll  
9 list are the items that have been deferred. We  
10 have COA-23-28339, 3664 Richmond Street;  
11 COA-23-29186, 2799 Selma Street; LM-24-03, 801  
12 Jefferson Street North; and REHAB-24-01, 101  
13 1st Street West. So those items have been  
14 deferred.

15 And now we'll go through the consent  
16 agenda. The consent agenda items are  
17 COA-24-30422, COA-24-30751, COA-24-30841,  
18 COA-24-30855, COA-24-30874, COA-24-30891,  
19 COA-24-30892, and COA-24-30955.

20 We'll open the public hearing. Is there  
21 anyone here that wishes to speak for any of the  
22 consent agenda items?

23 AUDIENCE MEMBER: (Indicating.)

24 THE CHAIRMAN: If you do, please come  
25 forward.

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1 (Audience member approaches the podium.)  
 2 THE CHAIRMAN: Please state your name and  
 3 address and she'll swear you in.  
 4 AUDIENCE MEMBER: Kim Pryor, 245 West 5th  
 5 Street, Springfield.  
 6 THE REPORTER: If you would raise your  
 7 right hand for me, please.  
 8 MS. PRYOR: (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. PRYOR: I do.  
 14 THE REPORTER: Thank you.  
 15 MS. PRYOR: I would like to request that  
 16 items COA-24-30751, the window replacement, be  
 17 pulled from consent, as well as 24-30855, a  
 18 demolition request.  
 19 THE CHAIRMAN: All right. Thank you.  
 20 MS. PRYOR: Thank you.  
 21 THE CHAIRMAN: Is there anyone else who  
 22 would like to speak on items on the consent  
 23 agenda?  
 24 AUDIENCE MEMBERS: (No response.)  
 25 THE CHAIRMAN: So we'll close the public  
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1 hearing.  
 2 I'll entertain a motion on the remaining  
 3 items on the consent agenda.  
 4 COMMISSIONER EPSTEIN: Motion to approve  
 5 the consent agenda without COA-24-30751 and  
 6 COA-24-30855.  
 7 COMMISSIONER GREGORY: Second.  
 8 THE CHAIRMAN: All those in favor?  
 9 COMMISSION MEMBERS: Aye.  
 10 THE CHAIRMAN: All those opposed?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: So the remaining items are  
 13 approved on the consent agenda. We'll move the  
 14 other two to the COAs.  
 15 Thank you.  
 16 Now we'll move to Section F, Historic  
 17 Designations.  
 18 Sir, your project was pulled from the  
 19 consent agenda, so it's going to be heard  
 20 during the COA portion; is that right? Are  
 21 you ...  
 22 MR. WELLS: (Off microphone.)  
 23 AUDIENCE MEMBER: (Inaudible.)  
 24 THE CHAIRMAN: 1812 Bayard Place, yes,  
 25 sir. It was requested for your project to be  
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1 placed on the consent -- moved from the consent  
 2 agenda and placed on the COA. We'll get to  
 3 that. We'll get to that section.  
 4 So Section F, Historic Designations, we  
 5 have LS-23-01. I'll open the public hearing  
 6 and get a staff report.  
 7 MR. WELLS: To the Chair, before we begin,  
 8 can we just confirm the applicant is here  
 9 first?  
 10 THE CHAIRMAN: Yes.  
 11 Is the applicant for LS-23-01 here today?  
 12 AUDIENCE MEMBERS: (No response.)  
 13 THE CHAIRMAN: The Sons of Confederate  
 14 Veterans, the Kirby-Smith Camp, is the  
 15 applicant here today?  
 16 AUDIENCE MEMBERS: (No response.)  
 17 THE CHAIRMAN: It appears not, so we'll  
 18 have to defer this one to next month.  
 19 Okay. So now we'll go on to the COA  
 20 portion of the agenda, and why don't we start  
 21 with the first two that were removed from the  
 22 consent agenda? We'll start with COA-24-30751,  
 23 1812 Bayard Place. I will open the public  
 24 hearing and hear a staff report.  
 25 Excuse me. Is there any ex parte?  
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1 COMMISSION MEMBERS: (No response.)  
 2 THE CHAIRMAN: Okay. We'll have a staff  
 3 report.  
 4 MR. WELLS: Thank you, Mr. Chair.  
 5 So this is application COA-24-30751 for  
 6 the property located at 1812 Bayard Place. So  
 7 the applicant is seeking to do wholesale window  
 8 replacement on a contributing structure within  
 9 the Riverside/Avondale Historic District. This  
 10 property is located on an interior lot, and it  
 11 consists of a two-story, Dutch Colonial Revival  
 12 style single-family home as characterized by  
 13 its front-facing cross gambrel roof, wraparound  
 14 veranda, and windows with grids. The existing  
 15 windows on the home are wood and metal with  
 16 lite patterns that include 9-over-1, 6-over-1,  
 17 a 12-grid casement, an 8-grid casement.  
 18 Once again, the applicant is seeking to  
 19 request wholesale window replacement due to  
 20 termite activity. And so we conducted a site  
 21 visit on June 5th, and we noted that there were  
 22 an abundance of windows that had either dirt  
 23 buildup, aged caulking. And the applicant did  
 24 note that prior attempts were made to repair  
 25 the windows, and although we do not -- or we  
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1 did not recognize any significant damage or  
2 rot, the applicant did provide us with  
3 additional pictures, as well, that demonstrated  
4 termite damage as well as a report from a  
5 certified window restoration company as well as  
6 a wood destroying organisms inspection report,  
7 which identified the presence of WDOs.

8 So with those additional competent,  
9 substantial evidence, we are inclined to  
10 recommend approval with conditions as noted in  
11 the report.

12 THE CHAIRMAN: Thanks, Arimus.  
13 Any questions for staff?

14 COMMISSIONER EPSTEIN: Through the Chair,  
15 is the additional photos and information --  
16 that's been inserted into our packet or just  
17 the photos that you guys took?

18 MR. WELLS: Through the Chair to  
19 Commissioner Epstein, those photos are included  
20 in the package. They are just located on the  
21 latter end of the book.

22 THE CHAIRMAN: Any other questions for  
23 staff?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Would the applicant please  
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1 taken, allegedly, in the '70s when it was a  
2 duplex, and the windows appeared -- there are  
3 three windows up over the porch, which had been  
4 enclosed even during that picture, and they had  
5 6-over-6 windows.

6 We went and we endeavored to hire a  
7 company that would come in in a reasonable  
8 amount of time and do 28 of the windows in what  
9 we thought were an appropriate 6-over-1  
10 configuration, which would give a harmonious  
11 look to the building, would preserve its look  
12 of the period, and was the largest number of  
13 different window configurations that were in  
14 the house.

15 So we went through an exhaustive  
16 discussion. You know, this was three and a  
17 half months ago that we actually submitted the  
18 COA. I guess we did, through our  
19 manufacture -- or supplier. And there were a  
20 lot of questions. We met with the group. They  
21 gave us guidance, said this is what you need.  
22 Hire a window expert. We did. Hire a termite  
23 person for the WDO, which we did.

24 We had exhaustive pictures of the --  
25 pictures of the inside of the house, close-ups  
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1 come forward?  
2 (Audience member approaches the podium.)

3 THE CHAIRMAN: Sir, please state your name  
4 and address and she'll swear you in.

5 AUDIENCE MEMBER: 1812 Bayard Place,  
6 Richard Metzler, M-e-t-z-l-e-r.

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

9 MR. METZLER: (Complies.)

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

13 MR. METZLER: I do.

14 THE REPORTER: Thank you.

15 THE CHAIRMAN: So, sir, would you like to  
16 present your project?

17 MR. METZLER: Yes.

18 This was a -- we came from South Florida  
19 and bought this 18- -- 1913. I'm sorry, a  
20 1907 -- what do you call -- older house. We've  
21 been living there for about six months and we  
22 had termites. We had every conceivable thing.  
23 The windows were falling apart.

24 We had nine different configurations, and  
25 what was presented to me was a photograph

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1 of the damage. I mean, there's gaps in the  
2 windows the wind howls through, the insects  
3 come in, leakage in the house, and it's -- it's  
4 really bad. It was done by a flipper who had  
5 no COAs whatsoever for window replacement,  
6 which is surprising. So he'd come in -- some  
7 of these are Plexiglass. Some of them are just  
8 inconsistent with any kind of a workmanlike  
9 application.

10 So having done all that, we then  
11 petitioned to go ahead with the whole thing,  
12 and we have a very granular presentation to --  
13 all the stuff that we submitted to the group,  
14 and I can't understand why there's such  
15 pushback for three and a half months. You  
16 know, I've been working on this for a long,  
17 long time, and we submitted everything that was  
18 requested of us and then some. I'm sure it was  
19 an annoyance to the staff, but I kept  
20 answering, you know, where is your basis for  
21 this whole --

22 (Timer notification.)

23 MR. METZLER -- objection to what was there  
24 and what really isn't. So I don't think it was  
25 a good, consistent, historical record for what

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1 the actual configuration was since 1907.  
 2 So that's my story.  
 3 THE CHAIRMAN: Thank you, Mr. Metzler.  
 4 If we need to hear from you, we'll call  
 5 you back up.  
 6 Now we'll hear from any of the public that  
 7 wants to speak on this item.  
 8 (Ms. Pryor approaches the podium.)  
 9 MS. PRYOR: Kim Pryor, 245 West 5th  
 10 Street.  
 11 Am I still sworn from earlier?  
 12 THE CHAIRMAN: Yes.  
 13 MS. PRYOR: Okay. Thank you for pulling  
 14 this off the consent agenda. I appreciate it.  
 15 As you know, windows are an integral part  
 16 of the historic fabric of our historic  
 17 structures, and I will come and speak against  
 18 wholesale window replacement every opportunity  
 19 that I can, but in this particular instance,  
 20 the photographs that were submitted, they look  
 21 better than a lot of the other pictures -- a  
 22 lot of other windows that other people have  
 23 requested to replace. These actually look  
 24 really good on the pictures.  
 25 But where I have some issues here is in  
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1 the staff report, Mr. Wells mentioned that they  
 2 saw dirt buildup and deteriorated caulking and  
 3 things of that nature. That is not a reason to  
 4 replace your windows. That's maintenance.  
 5 Dirt buildup needs to be cleaned off.  
 6 Deteriorated caulking -- which I imagine they  
 7 probably meant "glazing" instead of  
 8 "caulking" -- can be replaced.  
 9 Historic double-hung windows were created  
 10 to make it very easy for someone to repair  
 11 them. The sashes come out easily. They can be  
 12 repaired. Termites are everywhere. As soon as  
 13 they replace these windows, the termites may  
 14 come back. Have they tented? Because that's  
 15 the only way to get rid of drywood termites.  
 16 I spoke with Angel Corrales about this  
 17 particular house, and he was there a few years  
 18 ago and took a look at the windows at the  
 19 request of the then owner, and he repaired one,  
 20 which the owner wanted him to do, but he said  
 21 the rest of them were in really good shape.  
 22 Again, I have -- I have photographs here  
 23 of what Andersen replacement windows look like  
 24 from their website. These are not historically  
 25 accurate. I'm happy to give these to you if  
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1 you would like to look at them. There's  
 2 also -- each window indicated that they were  
 3 also getting a header expander, and I've pulled  
 4 that information up.  
 5 And, also, speaking from Angel, he told me  
 6 that -- I believe it was Mr. Wells -- had a  
 7 problem with header expanders on a property on  
 8 Myra Street, and that particular owner was  
 9 required to pull those windows because they  
 10 were incorrect.  
 11 (Timer notification.)  
 12 MS. PRYOR: Okay. I have more, but that's  
 13 my time.  
 14 THE CHAIRMAN: Thank you.  
 15 Is there anyone else who would like to  
 16 speak in regards to this COA?  
 17 MR. METZLER: May I make another  
 18 supplemental comment, rebuttal?  
 19 THE CHAIRMAN: Yes, sir. Yes.  
 20 (Mr. Metzler approaches the podium.)  
 21 MR. METZLER: One of the reports -- one of  
 22 the people that she cited, Angel --  
 23 THE CHAIRMAN: Morales [sic]?  
 24 MR. METZLER: Yes, he -- I called him  
 25 after a recommendation to get a professional to  
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1 come out. No response. Never replied. So  
 2 then I went to Lovejoy Construction, which is  
 3 another one on -- this is the COA list by  
 4 the -- what's it called? The local Riverside  
 5 Avondale group. This is their approved  
 6 construction -- recommended construction, so I  
 7 went and talked to Dandeneau Contracting, Mike,  
 8 who came out, looked at all the windows, and he  
 9 made a recommendation to replace them all,  
 10 which I sent to the group, to Arimus.  
 11 So what can I say? I mean, they are --  
 12 you know, they're leaking and they're -- and  
 13 they're cold -- it's cold. The house is cold.  
 14 The house is hot. You know, we've been going  
 15 around on this whole thing. I'm 81 years old.  
 16 You know, I'm a veteran on disability, so I  
 17 should have some consideration on this whole  
 18 thing, I would think. Okay?  
 19 THE CHAIRMAN: Thank you, sir. Thank you.  
 20 Anyone else? Is there anyone else here to  
 21 speak on this COA?  
 22 AUDIENCE MEMBERS: (No response.)  
 23 MR. METZLER: In fact, the windows are  
 24 single-hung, so I'm told.  
 25 THE CHAIRMAN: Okay. I'm going to close  
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1 the public hearing.  
 2 I'll entertain a motion.  
 3 COMMISSIONER GREGORY: Motion to approve  
 4 COA-24-30841 at 15- -- excuse me. Wrong one.  
 5 Motion to approve COA-24-30751, 1812  
 6 Bayard Place.  
 7 COMMISSIONER EPSTEIN: Second.  
 8 THE CHAIRMAN: Discussion?  
 9 COMMISSIONER HOFF: Through the Chair, I  
 10 would like to hear from Mr. Wells and his  
 11 thought process on how he came to his  
 12 recommendation.  
 13 MR. WELLS: Through the Chair to  
 14 Commissioner Hoff, thank you.  
 15 So how the Department came to our  
 16 recommendation is in accordance with the  
 17 guide- -- in accordance with the design  
 18 guidelines as well as the Ordinance Code  
 19 itself.  
 20 And so we did our inspection of the  
 21 windows. We did note, again, through our  
 22 report, that there was not significant wood rot  
 23 or damage, and so that's when we worked with  
 24 the applicant. That's why it took three-or-so  
 25 months to come to some type of understanding as  
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1 to why window replacement was warranted. And  
 2 so that's when the applicant provided  
 3 additional evidence through a window  
 4 restoration company as well as a termite  
 5 company. And, again, that last piece was the  
 6 wood destroying organisms report.  
 7 So all those three additional pieces of  
 8 evidence, if anything, has corroborated the  
 9 need for window replacement because of the  
 10 significant termite damage that's been caused  
 11 by the termite -- yeah, termite damage that's  
 12 been caused because of the windows.  
 13 COMMISSIONER GREGORY: Through the Chair,  
 14 I'll say that in the real estate business, I  
 15 see WDO reports almost daily, and there is --  
 16 there's a good bit of termite activity here. I  
 17 mean, you don't normally see this many termites  
 18 on window sills. These appear to be drywoods.  
 19 The full extent of the damage to each  
 20 window may be not ascertainable from every  
 21 photo here, but I will say that there is a good  
 22 amount of termite activity in that home around  
 23 these windows, and that's typically the point  
 24 where drywood termites come in. They tend to  
 25 go for the windows initially. So that's  
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1 something to take into consideration.  
 2 COMMISSIONER EPSTEIN: Through the Chair,  
 3 I think the picture for me that stands out the  
 4 most is on 194, and I -- I think, looking at  
 5 these and my experience with historic, is that  
 6 this looks like an inspector took a screwdriver  
 7 to the window to check for WDO, and you can  
 8 tell it's falling apart.  
 9 And I would suspect even though these are  
 10 painted and everything, that if you were to do  
 11 that, that this would happen with a lot of the  
 12 windows. That's just from my own thoughts and  
 13 experience. It looks like they have been  
 14 freshly painted by somebody, but they are  
 15 falling apart.  
 16 THE CHAIRMAN: Just a question for staff.  
 17 In comparison to other reports and  
 18 analyses that have been done in this regard in  
 19 similar kinds of situations, how would you rank  
 20 the owner's -- the applicant/owner's due  
 21 diligence in this process in providing to you  
 22 and the staff with the information needed to  
 23 render a decision, get this on the consent  
 24 agenda for today's meeting?  
 25 MR. WELLS: To the Chair, the applicant,  
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1 we found to -- has made a concerted effort to  
 2 demonstrate that.  
 3 Normally, we just ask for one evidence --  
 4 piece of evidence from some type of a qualified  
 5 expert, but in this instance, they provided  
 6 three pieces, again.  
 7 THE CHAIRMAN: Any other discussion or  
 8 comments from commissioners?  
 9 COMMISSIONER HOFF: Through the Chair,  
 10 just going to kind of share what my thought  
 11 process is here now.  
 12 So, yeah, anytime there is a wholesale  
 13 window replacement request, you know, that's  
 14 the most severe step someone could make on the  
 15 renovation of the windows in their house.  
 16 So, you know, I also live in a historic  
 17 house. I've had to tent my house a couple of  
 18 times for the presence of drywood termites. So  
 19 I don't really find the presence alarming.  
 20 The staff did an in-person inspection. In  
 21 their opinion, they saw no significant visible  
 22 damage. And I do think that attempts at repair  
 23 should be made in this case. That's kind of  
 24 where my mind is at this time, so ...  
 25 THE CHAIRMAN: Is there any more comment  
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1 or discussion in regard to this COA  
 2 application?  
 3 COMMISSIONER EPSTEIN: Through the Chair,  
 4 if we ask them to attempt repair and then  
 5 windows just kind of disintegrated during  
 6 the -- pulling them out, that's my concern, is  
 7 that when you start taking these out, they're  
 8 just going to fall apart.  
 9 If that was to be the case, how would they  
 10 come back? What would be the process to come  
 11 back and -- would they have to do an entirely  
 12 new COA, or we would have denied them a window  
 13 that they have asked for, replacement that they  
 14 have asked for?  
 15 MR. WELLS: Through the Chair to  
 16 Commissioner Epstein, I'll have to think about  
 17 that because if they did -- if you approve them  
 18 for window repairs and the windows  
 19 disintegrated or fell apart or some sort --  
 20 yeah, I believe they would need to submit a new  
 21 COA for window replacement.  
 22 COMMISSIONER EPSTEIN: Could they ask for  
 23 a wholesale window replacement? Because this  
 24 is a wholesale window replacement that they  
 25 have asked for as a COA.

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1 So I'm guessing we would be denying this  
 2 and saying they need to fix them, so how  
 3 would -- because usually once a COA is denied,  
 4 there's a time period before you can come back  
 5 and ask for it again.  
 6 MR. WELLS: That's correct.  
 7 So you would -- if you did deny it, then  
 8 they couldn't ask for a wholesale replacement  
 9 in the same fashion for another year from your  
 10 denial.  
 11 COMMISSIONER GREGORY: And through the  
 12 Chair, would they have to get a new COA for the  
 13 repair?  
 14 MR. WELLS: That's correct.  
 15 MR. METZLER: Can I just make one more  
 16 statement, please?  
 17 THE CHAIRMAN: Briefly, yes, sir.  
 18 (Mr. Metzler approaches the podium.)  
 19 MR. METZLER: Does anybody realize the  
 20 impact of doing this window by window by  
 21 window? There's a time component. We're  
 22 living in the house. We're trying to  
 23 redecorate. You know, it's our home.  
 24 I called these people, and they said --  
 25 the repair people that did respond, they can't

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1 even get close to this. They are booked a year  
 2 out, and it's going to -- this will take  
 3 forever.  
 4 Can you imagine -- it would be nice to  
 5 live there with card -- with plywood on this  
 6 window and then the next window and the next  
 7 window. It would take how many years to do 28  
 8 windows? I mean, that's a factor there.  
 9 THE CHAIRMAN: I completely understand,  
 10 sir.  
 11 MR. METZLER: And the cost. We cannot  
 12 afford to have these windows redone window by  
 13 window. It would be extraordinary.  
 14 THE CHAIRMAN: Thank you.  
 15 Any other discussion?  
 16 COMMISSIONER HOFF: So -- through the  
 17 Chair to staff, so the applicant and yourself  
 18 were in discussion for a number of months about  
 19 this. Was there any discussion of replacing  
 20 the most severely damaged windows, or was the  
 21 discussion always about complete wholesale?  
 22 MR. WELLS: Through the Chair to  
 23 Commissioner Hoff, the duration of the  
 24 conversation really focused on wholesale window  
 25 replacement because if you look at the

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1 condition of the windows, the majority of them,  
 2 if not all, appear to be in the same condition.  
 3 COMMISSIONER EPSTEIN: Through the Chair  
 4 to the staff, can you speak a little bit about  
 5 going out to the site and deeming the windows  
 6 fixable, and then now coming to the  
 7 understanding that they are not? What was your  
 8 process there?  
 9 MR. WELLS: Yeah. Through the Chair to  
 10 Commissioner Epstein, so on June 5th, when we  
 11 did our first -- our site visit, we took photos  
 12 of the windows, and we examined the windows in  
 13 terms of the condition, the sills, the headers,  
 14 et cetera, and we made an initial determination  
 15 that the windows should be repaired.  
 16 And so after that, we met with the  
 17 applicant the next few weeks to come up with a  
 18 reasonable determination in terms of how they  
 19 could move forward. And so what we needed from  
 20 them was just additional evidence, so that's  
 21 when they provided the additional evidence, so  
 22 the termite report -- wood destroying organisms  
 23 report, et cetera. So that's how we turned  
 24 our -- or changed our recommendation.  
 25 COMMISSIONER EPSTEIN: Through the Chair

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1 to the staff, when you go out and you review  
2 the windows, how close are you able to get to  
3 them?

4 I'm looking at your pictures, and they are  
5 kind of from far away, and the pictures that  
6 they've provided are close up. Can you -- are  
7 you reviewing them as -- you know, obviously,  
8 if people aren't home and everything, you can't  
9 get in the house and up close to the house,  
10 but ...

11 MR. WELLS: Through the Chair to  
12 Commissioner Epstein, so we try -- we do our  
13 best to try to inspect them as closely as  
14 possible. Sometimes -- anytime we do a site  
15 visit, we request that the owner is there so we  
16 can go inside the building.

17 In this instance, yeah, I believe -- I'll  
18 have to go through the photos one more time,  
19 but I believe the photos did -- yeah, they were  
20 far apart or -- yeah. So that's the closest we  
21 could get just to get a good, holistic  
22 understanding of what the condition was,  
23 especially on the second floor windows.

24 COMMISSIONER EPSTEIN: I'm sorry. I keep  
25 asking questions.

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1 Did you go out to the house another time,  
2 or you're just looking at the photos that the  
3 owner provided?

4 MR. WELLS: We did -- no, so besides our  
5 first site visit, that's the only site visit we  
6 did.

7 COMMISSIONER EPSTEIN: And, I'm sorry, the  
8 Dandeneau Contracting, Mr. -- I'm sorry --  
9 Metzler had mentioned, is that a -- this list  
10 of window replacements, is that something that  
11 you provide? Is that something that RAP  
12 provides?

13 MR. WELLS: My understanding, RAP is --  
14 maintains a list of window restoration --

15 COMMISSIONER EPSTEIN: So those are people  
16 that RAP works with and would trust their  
17 opinions?

18 MR. WELLS: From my understanding, that's  
19 correct, but I'll defer to RAP on that.

20 COMMISSIONER HOFF: Through the Chair, I  
21 believe there's a representative of RAP here.  
22 Could we hear from RAP to talk about their  
23 confidence in their list that they provide to  
24 you?

25 THE CHAIRMAN: I don't see why not. They

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1 would need to fill out a speaker card, though.

2 (Audience member approaches the podium.)

3 THE REPORTER: Name and address, please.

4 AUDIENCE MEMBER: Shannon Blankinship,  
5 2623 Herschel Street.

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

8 MS. BLANKINSHIP: (Complies.)

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

13 MS. BLANKINSHIP: I do.

14 THE REPORTER: Thank you.

15 MS. BLANKINSHIP: Just the historic  
16 contractor list?

17 THE CHAIRMAN: Yeah. What about these  
18 contractors?

19 MS. BLANKINSHIP: So we do maintain one.

20 You know, in truth, I'll have to support  
21 what the homeowner said. We really struggle  
22 with contractors for windows in the  
23 neighborhood. There are four contractors  
24 listed on our historic contractor list, all of  
25 which have experience doing this work all the

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1 time in the neighborhood.

2 You know, one of the companies come from  
3 Orlando. They really specialize in doing  
4 wholesale because it's so expensive to  
5 transport windows to them, and they are  
6 definitely the most expensive of the different  
7 contractors.

8 Dandeneau Contracting that he mentioned is  
9 another one that works in the neighborhood. He  
10 does one at a time, you know, takes them to  
11 shop and restores them.

12 Most of the people in the neighborhood  
13 will work with Mike and have windows one at a  
14 time, or Dave Doughman of Lovejoy Contracting  
15 [sic], another one on the list, they will do  
16 the windows one at a time. They are booked out  
17 for a long while.

18 And, you know, I typically recommend, when  
19 people call us, that if they have those main,  
20 you know, important feature windows in the home  
21 or the windows that are really priority to get  
22 done, to reach out to them and have those  
23 windows done so that they're not, you know,  
24 looking, you know, years down the line of not  
25 having any work done and in this really

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1 unfortunate situation of needing wholesale  
2 window work, which is the most challenging  
3 level of window restoration work to be done.

4 COMMISSIONER EPSTEIN: I guess just -- I  
5 mean, this list you have put together, these  
6 are people that work in the neighborhood. And  
7 I would think because of that, you would  
8 respect their opinion of, you know, what  
9 they've put forward here?

10 MS. BLANKINSHIP: Yes. I mean, these are  
11 the individual craftsmen in the neighborhood  
12 that focus specifically on window restoration.

13 Obviously, our contractor list, we say  
14 these folks are experienced in the rules in  
15 obtaining a COA and understand the  
16 Riverside/Avondale design guidelines, but we  
17 always recommend that folks use, you know,  
18 Angie's List and other sort of reputable  
19 sources to vet contractors in terms of, you  
20 know, other reasons that they may or may not  
21 want to hire them, but, I mean, they understand  
22 working in the historic district and window  
23 restoration.

24 THE CHAIRMAN: Any other questions?

25 COMMISSION MEMBERS: (No response.)

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1 to say remove these windows if that's his  
2 business, to restore them, but I think --

3 Any other comments about this or ...  
4 COMMISSIONER EPSTEIN: Through the Chair,

5 I would just say, obviously, we're all -- you  
6 can tell we're taking this very seriously, a  
7 wholesale window replacement in a historic  
8 district with existing historic -- although it  
9 seems like there's some nonhistoric windows as  
10 well -- but existing historic wood windows is  
11 always a hard one, but I would take the  
12 information here that a craftsman who restores  
13 these windows is saying, you know, that they  
14 can't do it as very serious.

15 I know some of the windows -- some of the  
16 overall windows, things don't look bad, but  
17 when you see some of the details, you can tell,  
18 if you start picking away at these windows, it  
19 seems like -- to me, that they might start  
20 falling apart. That's my concern.

21 So that's how I'm leaning for this -- is  
22 that we've been given information by a  
23 craftsperson who does this in the neighborhood  
24 for a long time and more detailed photos that  
25 are showing that things might not be as they

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1 THE CHAIRMAN: Thank you for coming  
2 forward and speaking.

3 MS. BLANKINSHIP: Thank you.

4 THE CHAIRMAN: So we have a -- we have an  
5 applicant, and we have a report from staff.  
6 This is --

7 I asked staff about the sort of due  
8 diligence of the applicant, and it seems to be  
9 more than normal, but we have a situation where  
10 this request has been pulled from the agenda,  
11 and you have heard some testimony from both the  
12 applicant and the two other citizens in the  
13 community. So I think we need to have maybe a  
14 bit more discussion, but I think we need to  
15 vote on this.

16 That was my reason for asking a question  
17 of staff, that in comparison to other -- this  
18 looked much more extensive than other  
19 applicant -- applications I've seen that are  
20 similar to this.

21 And Shannon's comment about the  
22 contractors that RAP, not necessarily endorses,  
23 but recognizes as, you know, very diligent  
24 historic contractors in the neighborhood, it  
25 certainly isn't in that contractor's interest

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1 seem from farther away. So I'm definitely  
2 leaning towards the approval of this.

3 COMMISSIONER GREGORY: Through the Chair,  
4 I would agree with Commissioner Epstein on this  
5 one, that they have an opinion from a historic  
6 window contractor in the neighborhood. We have  
7 a WDO report saying there's active termites.  
8 And looking at the photos, you can tell there's  
9 a good amount of damage. And this damage  
10 appears to be, like you said, Mr. Montoya, that  
11 it's more than what we've seen on other  
12 applications recently for a window replacement.  
13 There's more damage here than others, and so  
14 that's -- I would lean towards the approval as  
15 well.

16 THE CHAIRMAN: Bill, any other final  
17 comments (microphone failure)?

18 COMMISSIONER HOFF: No final comments.

19 THE CHAIRMAN: All right. There is a  
20 motion on the floor, it has been seconded, and  
21 it's up for a vote, and I have not heard any  
22 request to change the motion on the floor. So  
23 if I'm not going to hear any other comment, I  
24 think we need to put it to a vote.

25 All those in favor?

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1 COMMISSIONER EPSTEIN: Aye.  
 2 COMMISSIONER GREGORY: Aye.  
 3 THE CHAIRMAN: Aye.  
 4 All those opposed?  
 5 COMMISSIONER HOFF: Nay.  
 6 THE CHAIRMAN: Let it be shown it was a  
 7 three-to-one vote. The item is approved.  
 8 MR. METZLER: Is it approved?  
 9 THE CHAIRMAN: You're approved, yes, sir.  
 10 So let's move on to the other item that  
 11 was taken off of the consent agenda. It is  
 12 Item COA-24-30855. We'll open the -- wait. Is  
 13 there any ex parte for this?  
 14 COMMISSION MEMBERS: (No response.)  
 15 THE CHAIRMAN: I'll open the public  
 16 hearing and we'll hear a staff report.  
 17 MR. WELLS: Thank you, Mr. Chair.  
 18 This is COA-24-30855 for the property  
 19 located at 618 Stockton Street. So this is to  
 20 demolish a portion of a contributing structure  
 21 and construct a two-story nonresidential  
 22 addition. So this property is located on the  
 23 west side of Stockton Street, between Phyllis  
 24 Street and Rosselle Street.  
 25 And as you can see from the depicted site  
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1 plan in the report, there's technically two  
 2 buildings on the property. However, the first  
 3 building, which, when you view it from the  
 4 exterior, is actually a collection of attached  
 5 buildings that have been individually  
 6 partitioned off in terms of interior, so the --  
 7 it's known as Buildings 1A, 1B and 2.  
 8 And so the second building, which is known  
 9 as the Jacksonville Fire and Rescue  
 10 Department's union hall, that's Building 3 on  
 11 the plans. That building is not included  
 12 within this scope of work.  
 13 So when the buildings were originally  
 14 constructed in 1926, and up until around 2004,  
 15 the buildings were owned and operated by  
 16 Woodlawn Baptist Church. But, nonetheless,  
 17 according to the applicant, the first building,  
 18 which is a contributing structure, it will be  
 19 redeveloped into a health and wellness center  
 20 for JFRD's uniformed personnel.  
 21 So, once again, the scope of work includes  
 22 the demolition of Building 1B, the construction  
 23 of a two-story addition to Building 1A, and  
 24 construction of a new vehicle use area or  
 25 parking lot to the west of the subject  
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1 property.  
 2 As you look at the elevation plans and the  
 3 site plans, the proposed two-story addition  
 4 will be sited away from the street, recessed  
 5 from other historic structures, and designed  
 6 with a contemporary yet compatible finish in  
 7 order to maintain a consistency with the  
 8 Riverside Avondale Historic District.  
 9 So based on our findings -- the applicant  
 10 did provide an engineering report. That  
 11 engineering report found that Building 1B  
 12 exhibiting -- exhibited several structural  
 13 issues, some of which include water damage and  
 14 wood rot within the floor joists, ceiling  
 15 joists, as well as the porch roof,  
 16 vulnerabilities within the roof membrane,  
 17 (inaudible) corrosion in the concrete lintels  
 18 above the windows, cracks in the exterior  
 19 masonry wall, and cracks in the arch lintels  
 20 that separates Building 1B and 2.  
 21 So, furthermore, based upon our own visual  
 22 inspection of the subject property and  
 23 supporting documentation, such as architectural  
 24 assessment that's included in the book package,  
 25 staff found the integrity of the structure --  
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1 so this only for 1 -- Building 1B -- reasonably  
 2 compromised that requires a significant amount  
 3 of rehabilitation in order to restore back to a  
 4 habitable use.  
 5 But in terms of the addition itself, we  
 6 found that it provides a compatible and  
 7 adaptive reuse of the subject property, and it  
 8 will contribute to the mixed-use treescape  
 9 along Stockton Street and Rosselle Street.  
 10 The design of the proposed structure  
 11 ensures a compatible relationship with other  
 12 properties in the historic district as well as  
 13 the proposed contemporary mid-rise building  
 14 style which will be compatible with the  
 15 remaining subject properties' buildings as well  
 16 as the architectural styles of the  
 17 neighborhood. We found that it will also be  
 18 compatible and subordinate in height.  
 19 And other than that, we found that it met  
 20 the Ordinance Code's criteria as well as was  
 21 found to be consistent with the design  
 22 guidelines, and we forward to you a  
 23 recommendation for approval with the conditions  
 24 noted in the report.  
 25 THE CHAIRMAN: Thank you, Arimus.  
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1 Do we have any questions for staff?  
 2 COMMISSIONER GREGORY: Yes. Through the  
 3 Chair, so we're demolishing Building 1B here,  
 4 and we're adding this addition to 1A, and it's  
 5 the commercial structure with the glass and  
 6 metal panes along here. Is it your -- staff's  
 7 opinion that this addition to 1A is consistent  
 8 in design with the neighborhood for other  
 9 commercial structures?

10 MR. WELLS: Through the Chair to  
 11 Commissioner Gregory, it is compatible, we  
 12 would say, because of the fact that it's  
 13 recessed, it's sited appropriately from the  
 14 public right-of-way, but it also picks up  
 15 rhythms and themes that you will find on the  
 16 main buildings, so that's what we found it to  
 17 be, not necessarily consistent, but, more so,  
 18 compatible.

19 THE CHAIRMAN: Any other questions for  
 20 staff?

21 COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: Okay. We'll hear from the  
 23 applicant.

24 Is the applicant here?

25 (Ms. Trimmer approaches the podium.)

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1 years. The first proposal, once we determined  
 2 that we couldn't reuse one of the structures in  
 3 the existing state, was to only preserve the  
 4 chapel and demolish the rest of the building so  
 5 that we could do a minimum one-story,  
 6 5,500-square-foot facility, which is the  
 7 minimum that was determined to be required.

8 Arimus, through a lot of time and effort  
 9 with the team, got to the point that we have  
 10 all determined that we can preserve that first  
 11 building if we can do an addition to it. So  
 12 that allows us to preserve the two anchor  
 13 structures that really create those corner  
 14 streetscapes and then open up between the  
 15 buildings to do an addition that is subordinate  
 16 to the historic structures.

17 We talked a lot with the design team. Do  
 18 we want to try to create something that looks  
 19 exactly like what's there? And that is always  
 20 kind of the debate when you're doing anything  
 21 with an existing historic structure.

22 And Brooke Robbins was one of our  
 23 consultants that talked through the pros and  
 24 cons of do we try to do something that blends  
 25 and kind of honors it, or do you do something

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1 THE CHAIRMAN: Please state your name and  
 2 address and she will swear you in.

3 MS. TRIMMER: Thank you so much.

4 Cyndy Trimmer, One Independent Drive,  
 5 Suite 1200, on behalf of the applicant.

6 I represent the Jacksonville Fire and  
 7 Rescue Department and also the Jacksonville  
 8 Association of Firefighters. They were lucky  
 9 enough to receive a State grant with a local  
 10 match that provided \$5 million to create a  
 11 health and wellness center for our first  
 12 responders.

13 Looking through the properties that were  
 14 available, 618 Stockton, which was owned by the  
 15 Association of Firefighters, was determined to  
 16 be the most appropriate location to -- for this  
 17 purpose -- for the building.

18 Recognizing that we do have the existing  
 19 structures, we first did an analysis to look to  
 20 see whether it would be possible to rehab any  
 21 of the individual structures to be able to  
 22 house the services that need to be provided,  
 23 and the existing buildings weren't able to be  
 24 reused in their current state.

25 We have been working on this for several

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1 that's truly distinct and compatible, but  
 2 subordinate, recessed, pulled back into the  
 3 property, and we all determined that that was  
 4 the best approach for these structures.

5 The main chapel on the front will be  
 6 enclosed along the back and preserved for  
 7 future restoration. It has had significant  
 8 water intrusion and issues with the windows.  
 9 They're just not at a place where that one can  
 10 be fixed right now. We can do the first  
 11 building on the corner with this addition at a  
 12 cost of \$5 million. The buildings themselves  
 13 all together or not even assessed at 1 million.  
 14 They are actually around 900,000.

15 So we're prioritizing what we can to get  
 16 this facility, which is so essential, into  
 17 service. And then, hopefully, we'll some day  
 18 have the funding to come back for the church in  
 19 the front. But we do recognize the  
 20 significance of those buildings and the  
 21 importance of preserving them, and that's why  
 22 we have worked so hard to make this project  
 23 work, preserving the first two.

24 THE CHAIRMAN: Thank you.

25 Do we have any questions for the

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1 applicant?  
 2 COMMISSIONER EPSTEIN: Through the Chair,  
 3 can you speak if there is any remediation aside  
 4 from rebuilding the back wall of that chapel  
 5 building? Are you doing anything else to make  
 6 sure that it doesn't get in any worse  
 7 condition?  
 8 MS. TRIMMER: They're shoring it up and  
 9 making it watertight at this point, not full  
 10 mothballing, but at least making sure that  
 11 there's not further deterioration to that  
 12 structure.  
 13 COMMISSIONER EPSTEIN: What would that  
 14 entail, a new roof or ...  
 15 MS. TRIMMER: They don't have the funds to  
 16 fully do a new roof right now. Again, it's  
 17 going to be sealing up what can be sealed up,  
 18 hoping to get funds for that one down the road.  
 19 THE CHAIRMAN: Any other questions for the  
 20 applicant?  
 21 COMMISSIONER HOFF: Through the Chair to  
 22 the applicant, is there any site work in the  
 23 parking area that's being contemplated as part  
 24 of this as well, particularly along Rosselle?  
 25 MS. TRIMMER: Thank you for that question.  
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1 require another COA?  
 2 MS. TRIMMER: The hardscape improvements  
 3 for the surface parking are part of this  
 4 application.  
 5 COMMISSIONER HOFF: Okay.  
 6 COMMISSIONER GREGORY: And any landscaping  
 7 improvements for a future COA, or this is it  
 8 with these trees we're showing on the diagram  
 9 here?  
 10 Because, I mean, you say you're going to  
 11 landscape it around these entrances to the  
 12 parking here and maybe this grassy area at the  
 13 northeast corner.  
 14 (Ms. Epstein exits the proceedings.)  
 15 THE CHAIRMAN: Let's pause for just a  
 16 second.  
 17 MS. MacGILLIS: It's a question of quorum,  
 18 actually. Ms. Epstein stepped out.  
 19 MS. TRIMMER: They sure do make it hard  
 20 for you to see up there. It's also totally  
 21 really crazy down here. If you guys look at  
 22 each other and talk at all, your voices totally  
 23 cut out of the mics. Even if Arimus turns his  
 24 head ever so slightly, your voice totally cuts  
 25 out on sound.  
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1 Why, yes, there is. So the existing  
 2 hardscape on the site is in the condition that  
 3 they received it. It could use some love.  
 4 And, yes, the entire site is going to be redone  
 5 and actually landscaped so that we can create  
 6 some streetscape, some relief to the existing  
 7 condition, which is kind of devoid of trees,  
 8 around the site, and that is a priority.  
 9 And recognizing the existing condition, I  
 10 should note we did look at the opportunity of  
 11 building on that northeast corner of the site  
 12 to see if that would have been an opportunity,  
 13 and working with staff and the team, decided  
 14 that it was more important to preserve the  
 15 streetscape there, to not pave this site corner  
 16 to corner since so much of the site already is  
 17 paved, and, frankly, they don't have the budget  
 18 to do retention for a -- vaulted retention, if  
 19 they were to make more of this site impervious,  
 20 so that's why we're trying to keep the  
 21 development within the existing footprint of  
 22 what has been developed on the site and just  
 23 improve that rest of that hardscaped area.  
 24 COMMISSIONER HOFF: Through the Chair, so  
 25 are you contemplating improvements that will  
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1 (Brief pause in the proceedings.)  
 2 (Ms. Epstein reenters the proceedings.)  
 3 THE CHAIRMAN: Thanks for your patience,  
 4 everyone.  
 5 We can continue now.  
 6 MS. TRIMMER: It happens to the best of  
 7 us.  
 8 So you have a proposed site plan in there  
 9 that doesn't constitute a full landscape plan,  
 10 but the intent is to establish the appropriate  
 11 landscape islands within the vehicle use area  
 12 and the landscaping that would normally be  
 13 required by Code when you're doing a surface  
 14 lot.  
 15 And I apologize for not having the entire  
 16 team with me today. We told everybody they  
 17 could be excused when we were on the consent  
 18 agenda.  
 19 THE CHAIRMAN: Any other questions for the  
 20 applicant?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: I just have one question.  
 23 Is there -- the future (inaudible) of the  
 24 church proper and the chapel, is there -- are  
 25 there any ideas being entertained for what use  
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1 that might have or what function that might  
2 have when funds are available to restore the  
3 structure?

4 MS. TRIMMER: Again, it's owned by the  
5 Jacksonville Association of Firefighters.  
6 There's a lot of sister organizations that go  
7 into serving our first responders, and it would  
8 be something that goes into service for that  
9 community. There isn't a specific program yet,  
10 but they are always looking for funding to make  
11 that viable.

12 THE CHAIRMAN: So some kind of  
13 community-minded function there?

14 MS. TRIMMER: Specifically, JFRD and JSO  
15 service.

16 THE CHAIRMAN: I'm just curious.  
17 Any other questions for the applicant?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: Thank you. If we have more  
20 questions, we'll bring you back up.

21 MS. TRIMMER: Thank you.

22 THE CHAIRMAN: So now I'll open the floor  
23 to anyone who wants to speak to this COA.

24 MS. PRYOR: (Indicating.)

25 THE CHAIRMAN: Please come forward.

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1 leaking, and those are the types of things that  
2 you have to do as a steward of a historic  
3 structure to prevent future damage.

4 I just think we need to take a look at  
5 this a little bit more, you know, ask what did  
6 they do had there -- what permits have been  
7 pulled on this building to secure it, to do  
8 some repairs that would prevent damage. There  
9 is an obligation here to do everything possible  
10 to protect historic structures and not to allow  
11 them to get in such disrepair through what we  
12 call "demolition by neglect."

13 I wonder what the condition of the  
14 property would be today if someone had taken  
15 the time to fix the roof. I didn't see any  
16 interior pictures in the slideshow that was  
17 presented, but, you know, it -- again, it  
18 doesn't really matter because you have an  
19 obligation to protect this historic structure,  
20 and I ask that you do not reward demolition by  
21 neglect by granting this -- the demolition  
22 request.

23 Thank you.

24 THE CHAIRMAN: Thank you.

25 Is there anyone else who would like to

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1 (Ms. Pryor approaches the podium.)

2 MS. PRYOR: Kim Pryor.

3 So thank you for pulling this one off the  
4 consent agenda because I think it required a  
5 little more discussion. I have some concerns  
6 here because, according to the property  
7 appraiser's site, they have owned this property  
8 since 2004. That's 20 years. What did they do  
9 to secure the property and protect it from the  
10 water intrusion and other things that they're  
11 saying has caused this structure so much damage  
12 that it cannot now be restored?

13 I am -- there's nothing to say that the  
14 other building -- that they are not going to do  
15 anything with right now. If they don't do  
16 anything to that one, no maintenance, no type  
17 of work on that one now, then where are we  
18 going to be ten years down the road? Are we  
19 going to be in the same position that, oh,  
20 well, this one is now too bad to be restored?

21 You know, when you purchase a property,  
22 you have an obligation to protect it. I,  
23 myself, own some properties that are not yet  
24 restored, but I've made sure that the roofs are  
25 on it, that the roofs are good, they're not

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1 speak towards this COA application?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: No?

4 Would the applicant like to rebut the  
5 statements.

6 MS. TRIMMER: (Shakes head.)

7 THE CHAIRMAN: No? You decline.

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

10 COMMISSIONER GREGORY: Motion to approve  
11 COA-24-30855 at 618 Stockton Street.

12 COMMISSIONER EPSTEIN: Second.

13 THE CHAIRMAN: Discussion?

14 COMMISSIONER HOFF: Through the Chair, so  
15 I certainly share the member of the public's  
16 frustration with the idea of demolition by  
17 neglect and hope to have a noticed hearing  
18 within this body about that issue sometime not  
19 too far from now.

20 In this particular case, because is it not  
21 a full demolition -- it's a partial demolition  
22 that would be a part of an adaptive reuse  
23 project that would give the entire project,  
24 including the two other contributing buildings,  
25 new life -- I'm going to be in support of this.

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1 COMMISSIONER EPSTEIN: Through the Chair,  
 2 I agree with Bill.  
 3 I mean, if this was a total request for  
 4 demolition, I think it would be a completely  
 5 different story, but the -- I'm sorry. The  
 6 chance here to take this area of town that's  
 7 just sat vacant and start to repair it and give  
 8 it new life in a wonderful new use that will  
 9 help the fire department community as well, I  
 10 think, is something I'm in support of.

11 COMMISSIONER GREGORY: Through the Chair,  
 12 I agree with both commissioners on this one.  
 13 The adaptive reuse is great. I think it serves  
 14 our community well.

15 I hate to lose a contributing structure,  
 16 but I think what both commissioners have said,  
 17 that keeping the other structures on the  
 18 property and properly maintaining them is a way  
 19 to make this okay, and have them be a glass,  
 20 metal panel entry being subordinate and  
 21 recessed is -- makes that commercial addition  
 22 to it an acceptable use.

23 Like Commissioner Epstein said, a vital  
 24 entry key to the community to have a nice  
 25 commercial building and structure there that  
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1 think, from a --  
 2 This is opinion, but from an architectural  
 3 significance point of view, I think it is  
 4 probably the most significant piece of  
 5 architecture on the site, and so I think that a  
 6 comment towards that would be, buildings lie  
 7 vacant, many buildings lie vacant for a long  
 8 time. And so if people aren't concerned about  
 9 them, you need to stand up and speak up about  
 10 them and not let it go by, right, because it's  
 11 easy to let it go by.

12 So I think that that would be a charge to  
 13 the community, that -- to monitor this project  
 14 and make sure that the church that's going lie  
 15 vacant, the church (microphone failure) lie  
 16 vacant gets some of that love that's being  
 17 given to the rest of the buildings on the  
 18 property.

19 Is there any other -- are there any other  
 20 comments or discussion for this? We have a  
 21 motion on the floor.

22 Are you ready to vote?

23 COMMISSIONER EPSTEIN: Through the Chair,  
 24 I'm sorry, just the -- the architect in me  
 25 wants to talk about the new structure just to  
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1 represents our community, I think, is a good  
 2 use.  
 3 COMMISSIONER EPSTEIN: Through the Chair,  
 4 I will say just -- I do know Jude Kostage, who  
 5 is with AES as well, and he is a champion for  
 6 historic -- just restoration, repair. I've  
 7 worked on [sic] him with multiple jobs, and if  
 8 you can fix something, he sure will. And he  
 9 will crawl all over your building and figure  
 10 out what's going on and tell you exactly how to  
 11 fix it, so I think having his structural report  
 12 here is very telling to the current condition  
 13 of that structure.

14 THE CHAIRMAN: I agree with Commissioner  
 15 Epstein. I worked with Jude on a number of  
 16 projects, so -- multiple renovations and  
 17 restorations at Timuquana Country Club most  
 18 recently. He's a great structural engineer.

19 I think that -- from my input into this, I  
 20 would say that the public comment that was made  
 21 in regards to demolition by neglect, I, too, am  
 22 very aware of that. I think it brings  
 23 attention to the structure that's going to  
 24 continue to lie vacant. I agree that that  
 25 one -- I think that is my biggest concern, I

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1 say I know working with, you know, a historic  
 2 building, a lot of times, it's very easy to  
 3 copy what's there, and I don't think that's  
 4 always the answer. And I think what they have  
 5 done here, it -- it's new, and it's modern, and  
 6 it's kind of -- all the fire stations tend to  
 7 be pretty fun and everything, so I think it's  
 8 kind of in keeping with that, but it is  
 9 submissive to the design that is there, and I  
 10 think it's very good in that respect, I'll just  
 11 say as my opinion.

12 THE CHAIRMAN: Commissioner Epstein, thank  
 13 you for that. I think that's a really great  
 14 point because, in fact, most language of design  
 15 guidelines for historic structures in regards  
 16 to additions suggest this thing not imitating  
 17 the historic structure because it denigrates  
 18 the impact of the historic structure itself, so  
 19 I agree with this move as well from an  
 20 architectural standpoint.

21 Thank you.

22 Any other comments or questions or  
 23 discussion?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: We have a motion on the  
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1 floor. We'll put it to the vote.  
 2 All those in favor?  
 3 COMMISSION MEMBERS: Aye.  
 4 THE CHAIRMAN: All those opposed?  
 5 COMMISSION MEMBERS: (No response.)  
 6 THE CHAIRMAN: Let it be known that  
 7 COA-24-30855 is approved.  
 8 Thank you.  
 9 Okay. Thank you, everybody.  
 10 The COAs that are listed in Item G on the  
 11 agenda -- Item Number 1, COA-24-30688, has been  
 12 withdrawn. And Item -- COA -- Item Number 2,  
 13 COA-24-30766, has been deferred. So we'll  
 14 continue on with the agenda. We'll move down  
 15 to New Business.  
 16 Pardon me, everyone. We do -- for Number  
 17 1, it was requested to be withdrawn, but we do  
 18 actually have to vote on that.  
 19 Do we need to hear a report or anything  
 20 for that or can we just put it to the vote?  
 21 MS. MacGILLIS: (Off microphone.)  
 22 THE CHAIRMAN: I'll entertain a motion.  
 23 COMMISSIONER EPSTEIN: Motion to withdraw  
 24 COA-24-30688.  
 25 COMMISSIONER HOFF: I will second that.  
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1 THE CHAIRMAN: All those in favor?  
 2 COMMISSION MEMBERS: Aye.  
 3 THE CHAIRMAN: The withdrawal is approved  
 4 for item COA-24-30688.  
 5 Now we move on to New Business. We have  
 6 some REHAB projects to speak to.  
 7 I'm jumping ahead. I was so excited as we  
 8 were moving along, but I skipped over public  
 9 comments, Item K. So we'll open the floor for  
 10 any public comments.  
 11 Is anyone here today to make a public  
 12 comment?  
 13 AUDIENCE MEMBER: (Indicating.)  
 14 THE CHAIRMAN: Please come forward.  
 15 (Audience member approaches the podium.)  
 16 AUDIENCE MEMBER: Mike Haskins, 417 West  
 17 7th Street, 32206.  
 18 I just wanted to thank this commission and  
 19 the staff in particular for their hard work  
 20 regarding the REHAB funding. As a resident of  
 21 Springfield and an employee at SPAR, I am very  
 22 much grateful and in support for additional  
 23 funding for rehabilitation of historic  
 24 structures. This is much needed.  
 25 I believe it is the first time the City of  
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1 Jacksonville has made funds available outside  
 2 of downtown in some years, and thank you for  
 3 your hard work.  
 4 THE CHAIRMAN: Thank you. Thank you,  
 5 Michael.  
 6 So now we go to New Business. We have  
 7 some REHAB projects to speak to.  
 8 MR. WELLS: All right. Thank you,  
 9 Mr. Chair.  
 10 So the first item is for REHAB-24-02. So  
 11 just a little context here. Commission, if you  
 12 recall, back at our February 2024 meeting, the  
 13 Department announced the application release of  
 14 the Restore Endangered Historic Adaptable  
 15 Buildings Special Revenue Fund, which stands  
 16 for REHAB. So once again, this is a  
 17 reimbursement grant intended to provide an  
 18 additional incentive to the owners of historic  
 19 commercial buildings to rehabilitate and  
 20 restore them to productive use rather than  
 21 demolish them because of the cost of  
 22 rehabilitation.  
 23 So the program guidelines adopted by  
 24 Ordinance 2023-0316 limits the grant awards to  
 25 \$100,000 for eligible costs. So in order to  
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1 qualify for a grant the building must be at  
 2 least 50 years old, it must be  
 3 income-producing, mixed-use, or owned by a  
 4 nonprofit entity. It must be located outside  
 5 of the Jacksonville downtown boundaries. It  
 6 must be deemed as architecturally or  
 7 historically significant. And, lastly, it must  
 8 be designated as a local landmark or designated  
 9 as a contributing structure within a local  
 10 historic district.  
 11 Staff has reviewed this -- these  
 12 criterion, and we found that it did meet all of  
 13 the above as it is a designated contributing  
 14 structure within a local -- Springfield  
 15 Historic District. So we have forwarded it to  
 16 you for your review.  
 17 So in terms of this review, the Commission  
 18 now must evaluate the application and make a  
 19 recommendation as to declare this building  
 20 critically endangered. And if you do declare  
 21 it as critically endangered, the application  
 22 will proceed to the financial review stage.  
 23 If you decide to deny the application for  
 24 critical endangerment, the property is no  
 25 longer eligible for the current REHAB cycle. A  
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1 denial does not hinder the applicant from  
 2 applying for future REHAB grant cycles.  
 3 So as you can see in the body of the  
 4 report, there's five different criteria we have  
 5 to evaluate on. The fifth one is more so an  
 6 opportunity for you to throw out additional  
 7 insight or additional context.  
 8 But in this particular REHAB application,  
 9 it's for 25 East 1st Street, which is a  
 10 two-story, nonresidential building with  
 11 Colonial Revival style influences. This  
 12 building was actually built by William B.  
 13 Barnett, who is known for Florida's Barnett  
 14 Bank chain, which was constructed in 1901,  
 15 right after the Great Fire. In 1941, the  
 16 Barnett family sold the property to the Solomon  
 17 Lodge, which is one of the oldest Masonic  
 18 groups in Florida.  
 19 So the intent behind this REHAB  
 20 application is to demolish -- or partially  
 21 demolish and restore the structurally  
 22 compromised front porch.  
 23 We reviewed the companion COA and we have  
 24 deemed it eligible for administrative approval.  
 25 So in terms of the criterion, we found the  
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1 first one, which discusses evidence of physical  
 2 threat, loss, damage or neglect, we found that,  
 3 according to the applicant, the second story  
 4 front porch is exhibiting signs of distress and  
 5 it is detaching from the structure. This is  
 6 evidenced by the rotted beams and joists as  
 7 well as damaged column capitals, cornices, and  
 8 the railing system. The applicant has supplied  
 9 engineering drawings that corroborate those  
 10 claims and addressed those structural issues.  
 11 The building is currently being occupied  
 12 and is used for union hall activities. The  
 13 building does appear to be susceptible to  
 14 development pressures or even national  
 15 disasters due to the critically impaired  
 16 columns on the front porch and a leaking roof.  
 17 As such, this renders the building extremely  
 18 susceptible to damage during rain events or  
 19 storms.  
 20 The fourth criteria discusses whether or  
 21 not the building is suitable for preservation  
 22 or restoration. It is our standard practice  
 23 that we look to whether or not the building has  
 24 signs of exterior alterations that have  
 25 negatively impacted the character-defining  
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1 features of the building as well as if any  
 2 alterations have been deemed difficult or  
 3 costly or even impossible to reverse.  
 4 So based on our analysis and our archival  
 5 records, the structure does not show any  
 6 evidence of being significantly altered,  
 7 thereby retains its historical integrity and  
 8 fabric.  
 9 And once again, the fifth criterion is,  
 10 again, an opportunity for the Commission to  
 11 consider any additional relevant evidence or  
 12 testimony, if the applicant wills.  
 13 But other than that, we do have a letter  
 14 from SPAR that is in support of REHAB 24-02 for  
 15 critical endangerment.  
 16 And based on the criterion, staff forwards  
 17 to you a recommendation to approve this  
 18 building for critical endangerment.  
 19 THE CHAIRMAN: Thank you, Arimus.  
 20 I'll open it up for discussion. Or, I'm  
 21 sorry, I'll entertain a motion.  
 22 COMMISSIONER EPSTEIN: Motion to approve  
 23 the REHAB 24-02 request.  
 24 COMMISSIONER HOFF: I will second.  
 25 THE CHAIRMAN: Any discussion?  
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1 COMMISSIONER GREGORY: I'm just excited  
 2 this building is finally starting to get  
 3 restored in the front there. It's a critical  
 4 piece of Springfield architecture. I think  
 5 this is a great use of the funds that we have  
 6 here.  
 7 THE CHAIRMAN: I agree.  
 8 Any other comments?  
 9 COMMISSIONER HOFF: Through the Chair, so  
 10 I was actually on that second story front porch  
 11 about eight years ago and it was in great need  
 12 of repair at that time, so I also support this.  
 13 COMMISSIONER EPSTEIN: Through the Chair,  
 14 I think you can see from the deterioration and  
 15 the columns and a lot of the -- you know, not  
 16 just the decorative features, but looking at  
 17 the brick kind of pulling away, which can only  
 18 probably bring more -- more problems in the  
 19 future, I think this is definitely critically  
 20 endangered and in need of these funds.  
 21 THE CHAIRMAN: Agreed.  
 22 Any other comments for now?  
 23 COMMISSION MEMBERS: (No response.)  
 24 THE CHAIRMAN: Let's open up to the floor  
 25 for public comment for this.  
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1 (Ms. Trimmer approaches the podium.)  
 2 MS. TRIMMER: Thank you so much.  
 3 Cyndy Trimmer, One Independent Drive,  
 4 Suite 1200, on behalf of the owner.  
 5 I know we're here to talk about how bad  
 6 the porch is, but I would be remiss if I didn't  
 7 take a second to say, if you've never gotten to  
 8 go tour this building, do yourself a favor and  
 9 do it. It is such an incredible gem. From  
 10 1901 till now, it has had two owners, and they  
 11 have lovingly preserved this building. I have  
 12 never been inside a building before that had  
 13 such a remarkably well-preserved interior. It  
 14 feels like walking back in time.  
 15 Unlike some of the projects that we have,  
 16 they truly have made best efforts to preserve  
 17 this building in exactly the state that they  
 18 received it in 1940. Unfortunately, they did  
 19 have water intrusion that was causing issues  
 20 with the porch and it got ahead of them before  
 21 they realized how bad it was getting, so they  
 22 are going to work on a capital campaign to do a  
 23 lot of different work to preserve the character  
 24 of this structure, but the important issue  
 25 right now that is critical is making sure that

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1 we don't lose the porch from the front of it.  
 2 And it sounds like everybody has read all  
 3 the materials we submitted, so I won't belabor  
 4 the point. We just really appreciate your  
 5 support. We are so grateful for the City  
 6 establishing this program and for Arimus' work  
 7 in creating a brand-new application and  
 8 process. And we're all going to figure it out  
 9 together and we are thrilled to be the guinea  
 10 pig.  
 11 THE CHAIRMAN: Thank you.  
 12 Any other comments in regards to this  
 13 project?  
 14 COMMISSION MEMBERS: (No response.)  
 15 THE CHAIRMAN: Any other discussion?  
 16 COMMISSION MEMBERS: We'll put it to the  
 17 vote. There's a motion on the floor.  
 18 All those in favor?  
 19 COMMISSION MEMBERS: Aye.  
 20 THE CHAIRMAN: All those opposed?  
 21 COMMISSION MEMBERS: (No response.)  
 22 THE CHAIRMAN: REHAB 24-02 is approved.  
 23 MS. MacGILLIS: For clarification, the --  
 24 REHAB 24-02, this body has declared this  
 25 property to be critically endangered.

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1 THE CHAIRMAN: Yes. So we'll move on to  
 2 REHAB 24-03 [sic].  
 3 MR. WELLS: Thank you, Mr. Chair.  
 4 So this is REHAB 24-06 for the property  
 5 located at 213 6th Street East. So, once  
 6 again, we did evaluate the application in  
 7 accordance with the program criterion. We did  
 8 find that it was sufficient as it's located  
 9 within the locally designated Springfield  
 10 Historic District as a contributing structure.  
 11 This building is a two-story,  
 12 nonresidential structure with Collegiate Gothic  
 13 style influences. It's characterized by its  
 14 rectangular-shaped plan, cast stone pointed  
 15 door entrances, decorative glass transoms, a  
 16 parapet and gabled roof and brick veneer  
 17 exterior.  
 18 So the intent behind applying for the  
 19 REHAB grant is for the applicant to perform  
 20 structural repairs to the roof, the tower, and  
 21 miscellaneous means within the sanctuary  
 22 building.  
 23 So we have reviewed their companion COA  
 24 and we have deemed it eligible for  
 25 administrative approval.

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1 And in terms of the criterion, we found  
 2 that there was evidence of distress, and so --  
 3 in particular there was -- on the tower of the  
 4 original church, it's leaning inwards and is in  
 5 danger of collapse. Portions of the roof on  
 6 the second floor have extensive deterioration  
 7 from water infiltration. There's signs of  
 8 water intrusion that have led to deterioration  
 9 of the first floor framing, and the proscenium  
 10 beam over the alter is also sagging.  
 11 The sanctuary building is currently vacant  
 12 due to these structural issues. And because of  
 13 the impaired roof system on the sanctuary and  
 14 associated structural damage, we found that  
 15 it -- it makes the building susceptible to  
 16 damage during rain events or storms.  
 17 And, lastly, the structure has been  
 18 well-maintained over the years. And according  
 19 to archival records and permitting, the  
 20 structure does not show any evidence of being  
 21 significantly altered; thereby, we found that  
 22 it retains its historical integrity and fabric.  
 23 And based on this criterion, we forward to  
 24 you a recommendation to declare this building  
 25 as critically endangered.

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1 THE CHAIRMAN: Thank you, Arimus.  
 2 Is there anyone here to speak in regards  
 3 to this REHAB project?  
 4 AUDIENCE MEMBER: (Indicating.)  
 5 THE CHAIRMAN: Please come forward.  
 6 (Audience member approaches the podium.)  
 7 AUDIENCE MEMBER: Good afternoon,  
 8 everyone.  
 9 Michael Gerard. I am the assist- -- well,  
 10 I'm the pastor -- local pastor for the church.  
 11 And, first, I want to just say thank you  
 12 for all of -- having this program. We've  
 13 definitely been in need of some help with our  
 14 building, and I think this program came along  
 15 at the right time.  
 16 And I thank Arimus for entreating us and  
 17 helping guide us through this process, and so I  
 18 just want to say thank you first.  
 19 I do have some -- I did not -- I'm kind of  
 20 new to this, so -- I do have an exhaustive  
 21 picture profile that I can always forward to  
 22 you, but I also have some pictures that I did  
 23 print out, in addition to what you may already  
 24 have, which shows the -- some of the other work  
 25 that needs to be done within the building.

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1 There is a more significant grant that's out  
 2 there that we definitely qualify, or in my  
 3 estimation qualify for. It's a historic -- the  
 4 History of Equal Rights grant program. And  
 5 that provides a lot more financing to help  
 6 further the -- you know, the quest to restore  
 7 the building.  
 8 So this is just an initial start to stop  
 9 the bleeding, if you will. And so this is  
 10 pretty much what we want. We want to just stop  
 11 the bleeding, and we've -- you know, there's  
 12 been a -- significant damage, so we need to do  
 13 something to shore up the building to where we  
 14 can get the funding and do the research.  
 15 And we've -- it's been many years. We  
 16 finally got the right people around us. And I  
 17 think you've already mentioned some of the  
 18 people from -- Brooke Robbins is the architect  
 19 on the project. And Jude is the structural  
 20 engineer. So we -- I think we've gotten the  
 21 right people to help us in our quest, and I  
 22 think that's what we've been lacking all along,  
 23 is just the right people.  
 24 We've done -- believe it or not, we've  
 25 done a lot to try to ensure [sic] the building.

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1 And I also have a letter here from one of  
 2 our neighbors who lives directly down the  
 3 street, Michelle Gillam (phonetic). She is --  
 4 she's probably well known to some of you here.  
 5 She's -- lives right across the street and  
 6 she's seen us in numerous years, and she's been  
 7 a blessing to us, and she just wanted to let  
 8 you know what the building meant to her and  
 9 what our organization as a whole meant to her,  
 10 so --  
 11 I don't know if you have any questions for  
 12 me.  
 13 THE CHAIRMAN: Thank you.  
 14 Any questions?  
 15 COMMISSIONER HOFF: Through the Chair, so  
 16 just -- I don't think this necessarily has  
 17 relevancy to declaring it endangered or not,  
 18 but when a structure like the church has a  
 19 significant amount of renovation work that's  
 20 needed, this grant could potentially help with  
 21 that. What's your plan to ensure all of the  
 22 work gets done that needs --  
 23 MR. GERARD: So after this grant, once we  
 24 get started -- this is really to just shore up,  
 25 so it -- it buys us the time that we need.

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1 We just haven't had the right people, and it --  
 2 all our best efforts have failed because we  
 3 just didn't have those who knew what this  
 4 building needed. It takes a special type of  
 5 person -- architect, engineer -- that knows  
 6 what this building needs, and I think -- I  
 7 think we're on the right track with that,  
 8 so ...  
 9 THE CHAIRMAN: Thank you.  
 10 Any other questions?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: Thank you.  
 13 MR. GERARD: All right.  
 14 THE CHAIRMAN: Is there anyone else here  
 15 to speak in regard to this project?  
 16 AUDIENCE MEMBERS: (No response.)  
 17 MR. WELLS: Through the Chair, if I may, I  
 18 forgot to mention this in my report, but just  
 19 for the record, SPAR has also provided a letter  
 20 of support for the REHAB application. I did --  
 21 that's a handout for you.  
 22 THE CHAIRMAN: Some discussion?  
 23 And before we start, just to -- I should  
 24 have done this on the first one, I guess, but  
 25 our task is to declare -- what we're voting on,

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1 to declare this project as critically  
 2 endangered by JHPC. And Arimus has done a  
 3 really good job of laying out the criteria for  
 4 (microphone failure). Some of those items are  
 5 evidence of physical threat, loss of  
 6 (microphone failure) --  
 7 (Reporter clarification.)  
 8 THE CHAIRMAN: I'm so sorry, Diane.  
 9 Evidence of physical threat or loss,  
 10 damage, or neglect. If the building is vacant,  
 11 the building's susceptibility to development  
 12 pressures or natural disasters, the building's  
 13 suitability for preservation or rehabilitation.  
 14 And then as a last one, any other criteria that  
 15 they think was relevant to declaring it as  
 16 critically endangered.  
 17 And so that's what we're tasked with  
 18 voting on in regards to the reports that are  
 19 being given.  
 20 So some discussion on this?  
 21 COMMISSIONER GREGORY: I make a motion to  
 22 approve the critical endangerment declaration  
 23 for REHAB 24-06 at 213 6th Street East.  
 24 COMMISSIONER EPSTEIN: Second.  
 25 THE CHAIRMAN: Now discussion.

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1 COMMISSIONER EPSTEIN: Through the Chair,  
 2 I think this is a great example of a building  
 3 in need of this help.  
 4 And again, you know, Arimus, great job  
 5 with this.  
 6 I'm sure that -- you know, it seems like  
 7 we have an owner here who's -- they're doing  
 8 everything they can to maintain this, and this  
 9 is going to give them that extra help that they  
 10 need to bring the building up to a standard  
 11 that -- that it's not going to be having as  
 12 many defects that could lead to further and  
 13 further issues with the structure and issues  
 14 with, you know, some of these defining historic  
 15 characteristics.  
 16 THE CHAIRMAN: All right. Well, there's a  
 17 motion on the floor. Should we vote? Let's  
 18 vote.  
 19 All those in favor?  
 20 COMMISSION MEMBERS: Aye.  
 21 THE CHAIRMAN: All those opposed?  
 22 COMMISSION MEMBERS: (No response.)  
 23 THE CHAIRMAN: Motion passes.  
 24 COMMISSIONER GREGORY: Are we skipping  
 25 24-03?

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1 MR. WELLS: My apologies. 24-03 has been  
 2 deferred.  
 3 COMMISSIONER GREGORY: Okay.  
 4 THE CHAIRMAN: So we'll move on to REHAB  
 5 24-08, 1009 Jessie Street.  
 6 MR. WELLS: Thank you, Mr. Chair.  
 7 So this is REHAB application 24-08 for  
 8 1009 Jessie Street. So, once again, we've  
 9 reviewed the application in accordance with the  
 10 criterion. We found that it's sufficient as  
 11 it's -- it was recently designated a local  
 12 landmark. This is actually -- my apologies.  
 13 This was recently designated as a local  
 14 landmark a couple of months ago, actually, by  
 15 the Council.  
 16 So this is a two-story, mixed-use building  
 17 with masonry vernacular style influences. It  
 18 was originally constructed as a doctor's office  
 19 on the first floor and two residential  
 20 apartments on the second floor. The subject  
 21 property is associated with Dr. Charles  
 22 McIntosh, who is a well-known medical legend  
 23 who conducted a portion of his medical studies  
 24 at this particular building and he lived in the  
 25 abutting one-story single residence next door.

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1 So Dr. McIntosh made great strides during  
 2 his career, such as being the first black  
 3 pediatrician in Jacksonville to open a private  
 4 practice. He was also a founding member and  
 5 past president of Volunteers in Medicine. And  
 6 he was the first African-American to sit on the  
 7 Florida Board of Medical Examiners.  
 8 So the intent behind this application is  
 9 to perform wholesale window replacement and  
 10 make miscellaneous structural repairs to the  
 11 building.  
 12 We reviewed the companion COA in  
 13 accordance with our criterion and we deemed it  
 14 eligible for administrative approval.  
 15 So in terms of evidence of physical threat  
 16 of loss, damage, or neglect, we found that the  
 17 application noted the windows on the structure  
 18 as being functionally obsolete or damaged. The  
 19 plumbing system, the electrical system, as well  
 20 as the HVAC system are all damaged and in need  
 21 of upgrades. Because of this and the deferred  
 22 maintenance, the building is currently vacant.  
 23 And from an exterior standpoint, we found  
 24 that the building does not have any evidence of  
 25 susceptibility to potential damage from a

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1 natural disaster; however, this building is  
2 located within the recently designated Eastside  
3 Historic District.

4 This district has been vulnerable to  
5 development pressures, such as the proposed  
6 renovations to the football stadium, the  
7 construction of a new soccer stadium, and the  
8 new residential developments that are occurring  
9 off of Union Street.

10 Because of its siting at the corner of  
11 A. Philip Randolph Boulevard, which is a  
12 commercial corridor that's seeing a renewed  
13 interest in development, staff finds it  
14 critical to protect the McIntosh building from  
15 impending development pressures.

16 And the last criterion in terms of the  
17 suitability for preservation or restoration, we  
18 do not have any evidence of the building being  
19 substantially altered, and it has been  
20 well-maintained from -- exterior at least, over  
21 the years.

22 According to archival records and  
23 permitting, the structure does not have any  
24 evidence of being significantly altered,  
25 thereby it retains its historical integrity and

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1 fabric.

2 So based on our analysis, we forward to  
3 you a recommendation to approve this  
4 application for critical endangerment.

5 THE CHAIRMAN: Thank you, Arimus.  
6 Any questions for staff?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: I'll entertain a motion.

9 COMMISSIONER EPSTEIN: Motion to  
10 approve -- I guess motion to approve REHAB  
11 24-08.

12 MS. MacGILLIS: I'm sorry. Motion to  
13 declare --

14 COMMISSIONER EPSTEIN: I'm sorry.  
15 Motion to declare critically endangered  
16 REHAB 24-08.

17 COMMISSIONER HOFF: I will second.

18 THE CHAIRMAN: And discussion?

19 COMMISSIONER GREGORY: Again, I think  
20 another great use of this program and the funds  
21 of a recently designated property and building  
22 that is significant to the community on the  
23 Eastside. I think this is another excellent  
24 use of funds and resources.

25 THE CHAIRMAN: Any other comments?

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1 COMMISSIONER EPSTEIN: Through the Chair,  
2 I think that historic Eastside that we -- the  
3 Commission recently, within the past couple of  
4 years, declared a historic district, so -- so  
5 anything we can do within that area to make  
6 sure that there are historic structures that  
7 are getting remediated and helped and not  
8 falling into further disrepair so that they  
9 could become subject to being torn down I think  
10 is great, so I love seeing this.

11 THE CHAIRMAN: Any other comments?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: Is there anyone here who  
14 would like to speak to this project?

15 AUDIENCE MEMBER: (Indicating.)

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

18 THE CHAIRMAN: Give Diane your card and  
19 she'll --

20 AUDIENCE MEMBER: I didn't fill out a  
21 card.

22 My name is Ricky Anderson. I'm a resident  
23 of the Eastside. I live at 624 Blodgetts Lane.  
24 I'm also the chair of the Historic Eastside  
25 CDC.

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1 My first time speaking in, like -- in this  
2 setting, but I do want to say thank you because  
3 we need help over there with our buildings.

4 I'm familiar with this building. I pass  
5 by there pretty much all the time. A lot of  
6 our buildings, the -- the owners have not been  
7 able to -- they don't have the resources or the  
8 funds to fix them up, and they are -- they're  
9 falling into disrepair, which you all have  
10 noticed, but the spaces over there are all  
11 special to us over there, and we just need --  
12 we just need help.

13 I'll be back next month, and so whatever  
14 you can do to bring light to the buildings that  
15 we have over there -- we have a lot of churches  
16 that are in repair -- that needs repair, that  
17 are historic structures. One that comes to  
18 mind is the Mount Olive AME Church. We have --  
19 some of them are just sitting their vacant, so  
20 I don't know if the -- we -- like, the owners  
21 need to come forward or we need to reach out to  
22 them.

23 And I've been making visits, going to  
24 those churches and to those places because we  
25 have a lot of churches within the community

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1 that -- that are in -- like, within the places  
 2 of houses where I can go and talk to the  
 3 churches. And a lot of the pastors don't know  
 4 about the resources that are out there, so I'm  
 5 doing my part. And I know our president, CEO  
 6 Suzanne Pickett, is doing it as well.  
 7 So we appreciate your help and we look  
 8 forward to working with you.  
 9 Thank you.  
 10 THE CHAIRMAN: Thank you.  
 11 Anyone else want to speak on this project?  
 12 AUDIENCE MEMBER: (Indicating.)  
 13 THE CHAIRMAN: Please come forward.  
 14 (Audience member approaches the podium.)  
 15 THE CHAIRMAN: Sir, do you have a  
 16 speaker's card? Did you fill out a speaker's  
 17 card?  
 18 AUDIENCE MEMBER: I'm sorry?  
 19 THE CHAIRMAN: Did you fill out a  
 20 speaker's card?  
 21 AUDIENCE MEMBER: Oh no, I don't have one.  
 22 I'm sorry. I'll complete one and I'll turn  
 23 that in.  
 24 THE CHAIRMAN: Just make sure you do  
 25 before you leave.

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1 AUDIENCE MEMBER: Okay.  
 2 I'm Noriko Floyd, 1015 Jessie Street. I'm  
 3 a fourth generation resident on the Eastside.  
 4 I'm the steward for the historic C.B. McIntosh  
 5 building, and I'm honored to be here to present  
 6 this historic restoration project for this  
 7 REHAB program.  
 8 Thank you, Arimus, for creating this  
 9 program.  
 10 This is amazing that this is what the City  
 11 is doing to help us in our community on the  
 12 Eastside and all the historic buildings that  
 13 need restoration help.  
 14 Thank you for coming out and speaking on  
 15 behalf of the building also. I've never met  
 16 you, but I'm going to definitely meet you and  
 17 introduce myself.  
 18 But I am the owner and the steward for the  
 19 building. And if you guys don't know of  
 20 Dr. McIntosh, he's such an historic gentleman  
 21 in this city. I'm cousins [sic] of  
 22 Dr. McIntosh. My father and he were the first  
 23 boys of the Anderson sisters of Charlotte Scott  
 24 Anderson that's an historic young lady  
 25 that's -- opened up the first black hardware

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1 store on A. Philip Randolph Boulevard. And the  
 2 building was given to Dr. McIntosh from  
 3 Charlotte Scott Anderson, and we are honored to  
 4 present this project and -- and the help that  
 5 we need.  
 6 THE CHAIRMAN: Thank you.  
 7 COMMISSIONER GREGORY: Thank you for your  
 8 support and dedication.  
 9 MR. FLOYD: Thank you.  
 10 I'm going to get that card and turn it in.  
 11 This one here (indicating)?  
 12 THE CHAIRMAN: Yes.  
 13 Is there anyone else here who would like  
 14 to speak to this project?  
 15 AUDIENCE MEMBERS: (No response.)  
 16 THE CHAIRMAN: Any more discussion or any  
 17 other comments?  
 18 COMMISSION MEMBERS: (No response.)  
 19 THE CHAIRMAN: No? Should we put it to a  
 20 vote? There's a motion on the floor.  
 21 All those in favor?  
 22 COMMISSION MEMBERS: Aye.  
 23 THE CHAIRMAN: All those opposed?  
 24 COMMISSION MEMBERS: (No response.)  
 25 THE CHAIRMAN: Let it be known that the

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1 motion has passed.  
 2 Next on the agenda, we do want to -- just  
 3 want to call attention to some demolition  
 4 delays. (Microphone failure) a report and --  
 5 MR. WELLS: Yes, we have a report.  
 6 All right. Thank you, Mr. Chair.  
 7 So to the Commission, you haven't seen  
 8 these in a few months, actually, but just to  
 9 provide some context here, this is a demolition  
 10 delay process. This is in accordance with  
 11 Section 320.407 of our Ordinance Code.  
 12 So this is not necessarily a request to  
 13 evaluate whether the building has structural  
 14 integrity or whatnot, but it's more so to  
 15 determine if the building is eligible for  
 16 landmarking. So we evaluate the demolition  
 17 delay in accordance with our landmarking  
 18 criterion, and so --  
 19 This building is triggering the 320.407  
 20 review because it's located within the Eastside  
 21 National Register Historic District and it's  
 22 listed as a contributing structure. So this  
 23 property is located at 759 Van Buren Street.  
 24 It consists of a two-story residential building  
 25 with frame vernacular styled influences. It

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1 was originally constructed as a one-story  
2 dwelling, but it, nonetheless, is characterized  
3 by its rectangular-shaped plan, its gabled  
4 roof, stone and wood siding, and enclosed front  
5 porch. The fenestration consists of 2-over-2  
6 aluminum sash windows, 1-over-1 vinyl windows,  
7 and fixed-pane windows.

8 Based on our analysis, we found that the  
9 application would only meet two of the seven  
10 landmarking criterion. And as you are familiar  
11 with the landmarking piece, in order to  
12 designate this property as a landmark it needs  
13 to meet four of the seven criteria. So we do  
14 find that it meets -- it falls short of that  
15 because the owner is, of course, in objection  
16 to landmarking the property.

17 But nonetheless, the first criterion is in  
18 regard to being a significant reminder of the  
19 cultural, historical, architectural or  
20 archaeological heritage of the city, state or  
21 nation. This is because it's located within  
22 the historically black Oakland community of the  
23 Eastside Historic District.

24 And then the second criteria relates to  
25 its suitability for preservation or

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1 restoration. Although it's currently vacant,  
2 the structure appears to be in decent condition  
3 from the exterior. We don't have any evidence  
4 of significant deterioration; however, we do  
5 find, once again, that the property has been  
6 severely altered, of course, because this  
7 building was originally built as a one-story  
8 dwelling and at some point in time a second  
9 story addition was placed on the building, as  
10 well as a rear addition, and the first floor  
11 front porch was enclosed.

12 So based on that, we found that it only  
13 met, again, two of the seven criteria for local  
14 landmark designation.

15 So your job as a commission is to  
16 recommend to release the demolition permit for  
17 approval or to find additional criteria that  
18 would make it suitable for landmarking.

19 THE CHAIRMAN: Thank you, Arimus.

20 Questions for staff?

21 COMMISSIONER HOFF: Through the Chair to  
22 Mr. Wells, if the applicant was not -- did not  
23 initiate the landmark review, was that the City  
24 or was that another entity?

25 MR. WELLS: Through the Chair to

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1 Commissioner Hoff, good question.

2 So in this instance, as you are -- any  
3 time they're doing a landmarking report or  
4 designation, that's when they have the ability  
5 to initiate it. But if they're requesting to  
6 demolish a contributing structure within a  
7 National Register District, they have to be the  
8 ones to initiate that process. We're just  
9 using the landmarking criteria to evaluate  
10 whether or not it should be demolished.

11 COMMISSIONER GREGORY: Just getting  
12 clarification on this. It's in the Eastside  
13 Historic District, but it's not landmarked as a  
14 contributing structure; is that correct?

15 MR. WELLS: Through the Chair to  
16 Commissioner Gregory, that is correct.

17 COMMISSIONER GREGORY: Okay. Thanks.

18 THE CHAIRMAN: Any other questions for  
19 staff?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: Is there anyone here who  
22 would like to speak to this project?

23 MS. PRYOR: (Indicating.)

24 THE CHAIRMAN: I will officially open the  
25 public hearing.

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1 (Ms. Pryor approaches the podium.)

2 MS. PRYOR: Kim Pryor, 245 West 5th  
3 Street.

4 I know that the newly recognized National  
5 Historic District of the Eastside doesn't have  
6 any protections from the City of Jacksonville.  
7 This demolition delay is minimal. None of  
8 these structures are subject to Chapter 307 of  
9 our Ordinance Code, and that's sad.

10 I caution anyone that is wanting to  
11 demolish a contributing structure to rethink.  
12 You know, once this house is gone, it's gone.  
13 It is contributing. It was deemed important  
14 enough to be included in the historic district.  
15 But if we can --

16 If we allow the destruction of these  
17 contributing structures to continue, then we're  
18 going to be in another -- another situation  
19 where, you know, we're just demolishing right  
20 and left, like -- and we're going to have to  
21 start fighting and chaining ourselves to houses  
22 like we were threatening to do when the City  
23 wouldn't stop tearing down houses in  
24 Springfield.

25 Every house is important. The National

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1 Park Service deemed that this particular  
 2 structure was significant. I think that we, as  
 3 a body, need to also take a look at this and  
 4 also recognize that it is significant. And  
 5 don't just --  
 6 You know, we're going to have more and  
 7 more and more of these because now people are  
 8 going to want to come to the Eastside, and it's  
 9 a -- it's a concern for me. We can't set a  
 10 precedence that it's -- that it's easy to tear  
 11 a house down, and I implore this body to take a  
 12 really good look here and try to protect this  
 13 structure.  
 14 Appreciate your time.  
 15 THE CHAIRMAN: Thank you.  
 16 Is there anyone else who would like to  
 17 speak to this project, this demolition delay?  
 18 AUDIENCE MEMBERS: (No response.)  
 19 THE CHAIRMAN: All right. I'll entertain  
 20 a motion.  
 21 COMMISSIONER GREGORY: Motion to remove  
 22 the demo delay for 759 Van Buren Street.  
 23 Am I saying that correctly?  
 24 MS. MacGILLIS: May I suggest a motion to  
 25 approve the demolition permit?  
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1 COMMISSIONER GREGORY: Motion to approve  
 2 the demolition permit for 759 Van Buren Street.  
 3 COMMISSIONER EPSTEIN: Second.  
 4 THE CHAIRMAN: Discussion?  
 5 COMMISSIONER GREGORY: I think -- sorry,  
 6 go ahead.  
 7 THE CHAIRMAN: Just for the record, I'm  
 8 looking at the report. It says that this is  
 9 not a -- this neighborhood was (microphone  
 10 failure) the City of Jacksonville in 1887.  
 11 This is the property description in the staff's  
 12 report. According to archival records, the  
 13 residential structure was constructed in 1904  
 14 as a one-story residential lot.  
 15 So it is -- it is clearly a building of  
 16 considerable age. (Microphone failure) our  
 17 consideration for this as some public comments  
 18 were made.  
 19 So some discussion.  
 20 COMMISSIONER HOFF: Through the Chair to  
 21 staff, so because this is a nationally  
 22 recognized historic district only and not a  
 23 locally recognized historic district, that --  
 24 it's my understanding that that limits our  
 25 role. And so a delay allows the staff time to  
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1 see if it's landmark eligible and it allows the  
 2 owner time to explore other avenues.  
 3 Could you speak to a scenario where we  
 4 would not -- where it does not meet landmark  
 5 criteria and we do not release it for  
 6 demolition? Could that even happen or --  
 7 MR. WELLS: Through the Chair to  
 8 Commissioner Hoff, unfortunately not, because  
 9 that's what you're evaluating the report on, is  
 10 that set of seven criterion. So if you -- you  
 11 would have to have it meet -- or find that it  
 12 meets four or more.  
 13 COMMISSIONER GREGORY: Through the  
 14 staff -- excuse me, through the Chair to staff,  
 15 my understanding is that it's a historic  
 16 neighborhood, but it has to be a contributing  
 17 structure and [sic] landmark status, and we  
 18 would have to find those two criteria today to  
 19 do that, to be able to not approve the  
 20 demolition permit. And from your report here,  
 21 I don't see how there's enough there,  
 22 especially with Mr. Montoya's comments about  
 23 the addition of a -- possibly a second story at  
 24 some point to this thing.  
 25 MS. MacGILLIS: Through the Chair, in  
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1 order to find a criterion that the staff report  
 2 does not, on its face, support, you would have  
 3 to take evidence, and it would have to be  
 4 competent, substantial evidence.  
 5 THE CHAIRMAN: So just to clarify that  
 6 with legal, I understand that the staff looks  
 7 at the criterion, and they have -- in this  
 8 particular case, it determined that it meets  
 9 two of the criteria, and that is not enough to  
 10 make it eligible for landmark status  
 11 (microphone failure), right?  
 12 MS. MacGILLIS: (Inaudible.)  
 13 THE CHAIRMAN: We are still in a position  
 14 where we can vote in terms of the demolition,  
 15 but it sounds like that is easily -- as a  
 16 scenario, if we do not approve this to continue  
 17 on, demolition, it would seem that the owner  
 18 would have a path of recourse, and that  
 19 (microphone failure) because there isn't enough  
 20 evidence in the criteria to suggest that it is  
 21 worthy of being saved under this particular set  
 22 of guidelines and rules?  
 23 MS. MacGILLIS: Hypothetically, if you  
 24 were to take a vote right now and vote that it  
 25 does meet the -- you vote to recommend the  
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1 historic designation and thereby stop the  
2 demolition, it would be subject to appeal  
3 because there is not, as you sit in this  
4 minute -- if ten people walked through the door  
5 and presented competent, substantial evidence  
6 (microphone failure), but in this moment, on  
7 the face of the report, there is no evidence,  
8 competent and substantial, to bring into play  
9 an additional criteria.

10 So, at this point, you have not enough  
11 criteria to make that designation. That's not  
12 my opinion; it is hypothetical.

13 So based on Section 324.07, the Historic  
14 Preservation Commission is to determine  
15 whether, based upon the evidence, the property  
16 does or does not meet the criteria for  
17 designation. If it does not meet the criteria  
18 for designation, it lifts the demolition hold.  
19 If this body finds it does meet the criteria  
20 for designation, based on competent and  
21 substantial evidence, then the demolition  
22 permit would then be lifted.

23 COMMISSIONER GREGORY: Through the Chair,  
24 I think I am ready to vote on this one, but I  
25 do think the public comments were appropriate.

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1 right now. And it sounds like --  
2 We have to vote on this today. We have to  
3 vote on this today, and there's another one  
4 coming up, but I think this points to a real  
5 concern that maybe we talk about at the end in  
6 terms of not just the demolition by neglect  
7 conversation, but also what we can do in this  
8 regard to keep this from continuing, but I  
9 think we have to vote on this.

10 MS. MacGILLIS: From a procedural issue,  
11 the person who made the motion, perhaps to  
12 restate the motion specifically to -- that you  
13 move to find that this property does not meet  
14 the criteria for the historic designation,  
15 which would, in effect, do what your motion  
16 said, which is to lift the demolition hold.

17 I'm sorry, I forgot, who made the motion?

18 COMMISSIONER GREGORY: I'll revise my  
19 motion to -- excuse me. I make a motion to  
20 find that the property at 759 Van Buren Street  
21 does not meet the requisite criteria for  
22 historic designation.

23 COMMISSIONER EPSTEIN: Second.

24 THE CHAIRMAN: All those in favor?

25 COMMISSION MEMBERS: Aye.

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1 If there is an interest from people in the  
2 public that want to preserve these properties  
3 in this neighborhood, it takes a little more  
4 proactive action from the people in the  
5 neighborhood to preserve these because we don't  
6 have -- it does not have the same protections  
7 afforded by the City to other historic  
8 districts. So if there are people in the  
9 community on the Eastside that want to preserve  
10 these homes, they need to step forward and get  
11 with the homeowners about doing that. It's  
12 going to fall a little bit more on the  
13 community, it seems like, in this case.

14 THE CHAIRMAN: Yeah. It's a question --  
15 and I'm opining here. I'm going to use your  
16 word. I'm opining a bit here. But it seems  
17 like without this being declared a historic  
18 district in the city, we have to evaluate each  
19 property based on landmark status. So we're in  
20 a similar situation to LaVilla, where it is now  
21 such a neighborhood that's completely  
22 decimated, that there's not enough left for it  
23 to be a historic district anymore. The only  
24 thing they have left are landmark status  
25 buildings. So that's the situation we're in

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1 THE CHAIRMAN: Motion passes.  
2 We'll move on to the next one, demolition  
3 delay at 4160 Oxford Avenue.

4 MR. WELLS: Thank you.

5 So this is a demolition request for -- of  
6 a two-story building at 4160 Oxford Avenue. It  
7 has a historic address of 4168 Oxford Avenue.  
8 This property is listed as a contributing  
9 structure within the Old Ortega National  
10 Register Historic District.

11 So same scenario as the previous memo,  
12 but -- this one is, again, requesting  
13 demolition. This building is a two-story, wood  
14 frame, residential building with Colonial  
15 Revival styled influences. It was originally  
16 constructed as a single-family dwelling;  
17 however, it has been converted to office space  
18 and other uses over the years. It's  
19 characterized by a square shaped plan, hipped  
20 roof, weatherboard clad exterior, exposed  
21 rafter ends, an exterior staircase that leads  
22 to a second story entrance. Fenestration  
23 consists of paired 1-over-1, double-hung, sash  
24 windows. And the building was built in 1919.

25 So based on our analysis, we found that it

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1 only met two of the seven criterion. So, once  
2 again, in order to make it eligible for local  
3 landmark designation, it would need to meet  
4 four of the seven. But nonetheless, the two  
5 that we found it met is it being significant in  
6 terms of its cultural, historical,  
7 architectural, or archaeological heritage of  
8 the city, state, or nation.

9 This one pertains to it being located  
10 within the National Historic District for  
11 Ortega. This is based on its -- being a  
12 collection of homes, mainly 57 -- 58 residences  
13 that are attributed to reflect the Colonial  
14 Revival style.

15 The second criterion relates to its  
16 suitability for preservation or restoration.  
17 Although it's currently vacant, the structure  
18 appears to be in great condition. We don't  
19 have any evidence of significant exterior  
20 deterioration. And we found that it, again,  
21 had been well-maintained over the years.

22 According to archival records and  
23 permitting, the structure does not show any  
24 evidence of being significantly altered,  
25 thereby we found that it met -- it's retained,

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1 I should say, its historical integrity and  
2 fabric.

3 So, once again, we found that it only met  
4 two of the seven local landmarking criteria,  
5 and -- end of report.

6 THE CHAIRMAN: Thank you, Arimus.

7 I do (microphone failure), but I'll go  
8 ahead and do this. I feel like this is  
9 (microphone failure) hearing.

10 Does anyone want to speak to this demo  
11 delay?

12 (Audience member approaches the podium.)

13 AUDIENCE MEMBER: Thank you.

14 My name is Tim Sleeth. I represent  
15 St. Mark's Episcopal Church Foundation, the  
16 owner of the property.

17 The property was acquired about 20 years  
18 ago with the intent to eventually demolish the  
19 building and expand the campus. It's  
20 surrounded by commercial buildings, including  
21 our youth center. It's about a half a block  
22 away from a significant day school.

23 So we -- our plan is to demolish the  
24 building and improve that neighborhood to  
25 continue the growth of the church and the --

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1 and the services that are provided by the  
2 church in the neighborhood.

3 We looked at a variety of alternatives for  
4 the use of the building. It was -- frankly, it  
5 was just not feasible to convert the building  
6 into something that the church could actually  
7 use, so --

8 I would bring to your attention a letter  
9 that we submitted for the record from  
10 Dr. Richard Hardin, who was the founder and the  
11 last president of the Ortega Preservation  
12 Society. He's familiar with the building. He  
13 wrote a letter, at our request, and said he  
14 didn't have any objection to the demolition of  
15 the building and he didn't believe that the  
16 building qualified for landmark status, so  
17 we're -- we're planning to proceed on that  
18 basis, assuming you all approve the -- the  
19 report from the staff.

20 THE CHAIRMAN: Any questions?

21 MR. WELLS: Through the Chair to the  
22 Commission, I did pass out a hard copy of that  
23 letter that was referenced. And this is from  
24 Mr. Rick Hardin, so you should have -- you do  
25 have a paper copy of that.

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1 THE CHAIRMAN: Anyone else here to speak  
2 on this demo delay?

3 AUDIENCE MEMBERS: (No response.)

4 THE CHAIRMAN: I will close the public  
5 hearing and entertain a motion.

6 COMMISSIONER GREGORY: Motion to find that  
7 the property at 4160 Oxford Avenue does not  
8 meet the requisite criteria for historic  
9 designation.

10 COMMISSIONER EPSTEIN: Second.

11 THE CHAIRMAN: Discussion? Any comments  
12 or discussion on this?

13 COMMISSIONER EPSTEIN: Through the Chair,  
14 again, I mean, I think this is, you know,  
15 unfortunate. It seems like a nice, lovely  
16 historic home here, but I don't know what we  
17 can do about it, so that ...

18 COMMISSIONER GREGORY: I feel the same way  
19 about this one as I did the -- the previous  
20 demolition delay. It's incumbent upon the  
21 community to, you know, provide [sic] these  
22 properties that are in historic districts that  
23 don't have City protection, and we're -- I  
24 mean, it looks -- again, as Ms. Epstein said,  
25 it looks like a beautiful home that has

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1 potential for preservation, but it doesn't  
 2 really fall -- meet the criteria.  
 3 THE CHAIRMAN: I forgot to ask this  
 4 question of the previous speaker and the  
 5 applicant, but was there any consideration for  
 6 selling the home and moving it, allowing  
 7 someone to move the house to another location?  
 8 Because it does appear to be on a pier  
 9 foundation, and this has been done before.  
 10 There's precedent for --

11 MR. SLEETH: We discussed that possibility  
 12 and we haven't found anyone who's interested.

13 You know, we're not in any great hurry.  
 14 So if there's -- if there are groups available  
 15 that might want to consider that possibility,  
 16 we'd -- we would entertain it, but we don't  
 17 know of anyone who wants to move that building.

18 There are other houses in the area, in the  
 19 neighborhood, that are very, very similar to  
 20 this house, so it's -- it's not unique, and it  
 21 doesn't really have that kind of historic value  
 22 other than its age.

23 And, by the way, you know, we know what  
 24 the staff said about the condition of the  
 25 building. We hired a local contractor to take

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1 here, but if the -- potentially, if this  
 2 demolition is approved, what would be the -- is  
 3 there a time frame for that demolition?

4 MR. SLEETH: We don't currently have a  
 5 time frame. We're in the capital campaign  
 6 process right now. There's another building  
 7 immediately behind it that we're -- we'll also  
 8 demolish. It's a much more recently  
 9 constructed building.

10 So we're trying to spread -- you know,  
 11 create some space where we can add some  
 12 functional buildings for the ministry.

13 THE CHAIRMAN: So would the --  
 14 potentially, could there be a consideration for  
 15 a real -- like, a concerted effort to publicize  
 16 the building for sale and see if someone --  
 17 beyond just asking around -- I don't mean to  
 18 diminish your activity in that regard, but a  
 19 real -- like, a formal -- a formal kind of  
 20 marketing campaign as part of your capital  
 21 campaign to try to sell a historic home that --

22 And I understand in our historic  
 23 neighborhoods there are many homes that are  
 24 repeated by design because they're built by  
 25 builders of that era, but I feel that every

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1 a look at it, and he said it wouldn't even be  
 2 worth his time to prepare a detailed bid or a  
 3 detailed proposal. It needs air conditioning,  
 4 it needs plumbing, wiring, heating, roof,  
 5 siding. So it's a -- it would be a  
 6 considerable expense, one that we really  
 7 wouldn't want to incur because we don't have  
 8 any use for the building in its -- you know, in  
 9 that condition and in that situation.

10 THE CHAIRMAN: And when the consideration  
 11 of maybe sell- -- potentially selling the  
 12 building, having someone move it off site, when  
 13 that was being considered or thought of, what  
 14 was the -- was there any process for that or  
 15 just sort of asking around?

16 MR. SLEETH: We asked, and we asked  
 17 Dr. Hardin if he knew of anybody. We asked the  
 18 contractor who looked at the building, who  
 19 actually has a brother who lives in a house  
 20 that's nearly identical to that house in -- in  
 21 the Ortega area, and he didn't know of anyone  
 22 who would incur that kind of expense for a  
 23 building that wasn't really unique.

24 THE CHAIRMAN: If the demolition for  
 25 this -- sorry to riddle you with questions

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1 historic home has a kind of footprint and  
 2 identity to it, even though it may have a  
 3 fraternal twin two blocks away.

4 So would that be something that might be  
 5 considered by St. Mark's for --

6 MR. SLEETH: I can take that back to the  
 7 board and see if the board has a willingness to  
 8 do that. We don't have an immediate plan to  
 9 start demolition, you know, tomorrow, so we --  
 10 we have a little time because we still have to  
 11 raise some money to proceed with it, with the  
 12 project.

13 THE CHAIRMAN: Okay.

14 MR. SLEETH: So I'll take it back to the  
 15 board for their consideration.

16 COMMISSIONER EPSTEIN: Through the Chair,  
 17 there are a few websites and, you know,  
 18 Facebook accounts and -- that are -- where  
 19 people post about houses to be moved or houses  
 20 to save, as long as somebody wants to move it.  
 21 And it might be worth, if you decide doing  
 22 that, to -- like, you know, Mr. Montoya was  
 23 saying here, to just get the word out there a  
 24 little bit more.

25 MR. SLEETH: We would be happy to discuss

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1 that.

2 THE CHAIRMAN: Thank you.

3 MR. SLEETH: Thank you.

4 THE CHAIRMAN: So, you know, I'll put that

5 to the Commission to consider this, that maybe

6 this project is a bit different than the first

7 one in that regard because the home --

8 obviously, like many historic homes, you can

9 pretty much assume it needs a lot of work, but

10 it's on pier foundations, and this has been

11 done before. Maybe delaying this for -- I

12 just -- I want to put that forward for

13 consideration.

14 MS. MacGILLIS: Per ordinance -- actually

15 statute, you have -- it's only a 60-day period

16 and you're 30 days in.

17 Point of information is that a demolition

18 permit has its own period of time to be

19 executed. The fact that this property owner

20 may likely find someone to come and move this

21 home does not change the criterion for

22 landmarking designation.

23 COMMISSIONER GREGORY: The only thing I'll

24 add to your proposal regarding moving the

25 building is it may actually benefit the

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1 Information. So we have four things to speak

2 about.

3 Arimus.

4 MR. WELLS: To the Commission, the first

5 item is the bylaws. So this is something --

6 just more of notification for you all. This is

7 something we discussed, that -- because they

8 have not been updated since -- I want to say

9 2002, so just a heads-up that staff, as well as

10 General Counsel, will be evaluating that, and

11 we'll have some more recommendations to -- in

12 the next successive months.

13 That's it on that.

14 The next item, this is just a -- more of

15 an informational standpoint. This is something

16 that Riverside Avondale Preservation will be

17 doing. So these are mainly just right-of-way

18 improvements within the Five Points region. So

19 there's two different projects going on. So

20 the first one is just painted crosswalks. So

21 they're doing three crosswalk paintings, and

22 this will be on Lomax Street, between Park

23 Street and Oak Street.

24 And then the second project that they're

25 looking to do is just installation of some new

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1 applicants in that they can have someone move

2 their house for free and save them a cost and

3 expense that would come from demoing the house

4 to begin with. So potentially it's even a

5 better option financially.

6 THE CHAIRMAN: I agree. I agree, Ethan,

7 but it sounds like what we're tasked with

8 voting on today is not of that concern.

9 I would say to the applicant to please

10 consider this, no matter the vote today,

11 because I think it is a viable option.

12 Any other discussion?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Then we must vote.

15 All those in favor?

16 COMMISSION MEMBERS: Aye.

17 THE CHAIRMAN: All those opposed?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: Motion passes.

20 (Discussion held off the record.)

21 THE CHAIRMAN: We'll take a 10-minute

22 break. We're in recess.

23 (Whereupon, a brief recess was taken.)

24 THE CHAIRMAN: All right. A few more

25 items on the agenda. We're at the -- Item M,

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1 trash cans. So this will be in various

2 locations. I believe a total of 14 trash cans

3 will be installed.

4 I will defer to Ms. Blankinship if she has

5 other details to add, and I'll just pull up the

6 renderings here on the screen.

7 COMMISSIONER EPSTEIN: Through the Chair

8 to staff, when are these trash cans going to be

9 installed?

10 I work in Five Points and I go to

11 Five Points in the mornings over the weekend

12 and it's like a trash disaster because of the

13 current trash can situation.

14 And I talked to Councilperson Peluso about

15 it and he told me these were coming, and I'm

16 just interested because it's a disaster, yeah.

17 THE CHAIRMAN: Do you want to --

18 MR. WELLS: I'll defer to Ms. Blankinship

19 for that.

20 (Ms. Blankinship approaches the podium.)

21 THE CHAIRMAN: Commissioner Epstein has

22 some trash she wants to take care of.

23 MS. BLANKINSHIP: So this project has been

24 a long time in the making. We all share your

25 concern with just the litter problem in -- in

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1 Five Points.  
 2 And so the new trash cans should be double  
 3 capacity. The opening is wide enough to fit a  
 4 pizza box, which is a concern in the  
 5 Five Points area. And there's an inability to  
 6 reach in and grab trash out.  
 7 And so these three factors were primarily  
 8 what pushed the Merchants Association forward  
 9 with this particular design. Because they  
 10 really lacked the historic character that we  
 11 wanted for Five Points, we added the artistic  
 12 wrap at extra expense in order to try to brand  
 13 them to the district a little bit better so  
 14 that they wouldn't stand out.  
 15 The timeline for production, delivery, and  
 16 installation is 12 weeks, and we are probably  
 17 three weeks into that. The artwork was  
 18 probably the first two. And so once they're  
 19 delivered, the 14 trash cans, as well as an  
 20 additional, I think, 14 for the Council member  
 21 in other parts of Jacksonville, they should be  
 22 able to be installed immediately.  
 23 COMMISSIONER EPSTEIN: Thank you.  
 24 THE CHAIRMAN: Is that satisfactory?  
 25 COMMISSIONER EPSTEIN: It is.

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1 is -0420. This was for a local landmark  
 2 designation of a nonresidential building at  
 3 2259 West 26th Street. This was actually -- it  
 4 actually went to the Land Use and Zoning  
 5 Committee last week, and last night it was  
 6 approved for final action by City Council. So  
 7 it is officially a landmark designation.  
 8 In terms of the pending legislation --  
 9 legislative items, we have 2023-0876. That's  
 10 just stalled right now.  
 11 We have Resolution 2024- -- this is -0420.  
 12 So this is an appeal that's been filed by the  
 13 approval -- for the approval of a demolition at  
 14 125 3rd Street East. Just please note that  
 15 this property, unfortunately, has already been  
 16 demolished, so a withdrawal and a refund will  
 17 be issued to the appellant. So we will be  
 18 discussing process improvements at our LUZ --  
 19 at the LUZ -- or Land Use and Zoning Committee  
 20 meeting on August 6th.  
 21 And then the last item is just a  
 22 resolution that has not been assigned an  
 23 ordinance number -- or a resolution number just  
 24 yet, but it's also for an appeal for the denial  
 25 of window replacement at 1920 Montgomery Place.

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1 I will talk to you separately about my  
 2 concerns about the landscaping in Five Points.  
 3 MS. BLANKINSHIP: That's also underway,  
 4 but, yes --  
 5 THE CHAIRMAN: I think these are great.  
 6 These are the similar -- these are the  
 7 same trash cans we use at the University of  
 8 Florida. And I believe these are the -- I  
 9 believe these are the trash cans in Savannah's  
 10 historic district too.  
 11 COMMISSIONER EPSTEIN: These are the same  
 12 that are in San Marco now also?  
 13 MS. BLANKINSHIP: They were just installed  
 14 in San Marco, yes.  
 15 THE CHAIRMAN: So that's great. I think  
 16 this is great.  
 17 COMMISSIONER EPSTEIN: Yeah.  
 18 MR. WELLS: End of report for that.  
 19 THE CHAIRMAN: That's the end of the  
 20 report. Okay.  
 21 So there's no Old Business -- I'm sorry,  
 22 pending legislation.  
 23 MR. WELLS: So the last item under  
 24 New Business is Pending Legislation. Let's  
 25 see. Since last month, Ordinance 2024- -- this

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1 And then Public Works projects, there's  
 2 nothing to report there, so end of report.  
 3 THE CHAIRMAN: Is that it for you, Arimus?  
 4 MR. WELLS: Yes.  
 5 THE CHAIRMAN: So there's nothing else on  
 6 the agenda for today, but there are a couple of  
 7 things that I'd like to discuss, if we could,  
 8 and perhaps vote on or make a decision on.  
 9 The first one is demolition by neglect.  
 10 I'd like to have a conversation about that. I  
 11 know that this is something that --  
 12 COMMISSIONER HOFF: Yeah, so I reached out  
 13 to Mr. Wells and Carla Lopera about holding a  
 14 noticed HPC meeting about this because it's  
 15 such a large issue that we come across just  
 16 about every month and that has been a problem  
 17 for a long time.  
 18 So I inquired about how to start that  
 19 process. Mr. Wells has suggested coming up  
 20 with some dates and a rough agenda. I provided  
 21 those to him via email, and he inquired about  
 22 who may be asked to be there. So any relevant  
 23 City staff, including, of course, himself,  
 24 Ms. Lopera or other OGC, possibly Municipal  
 25 Code, and whomever else the staff thought to be

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1 relevant.

2 And I know that there's interest among  
3 several community groups, probably more than  
4 I'm aware of, and also multiple City Council  
5 members to discuss this, and I'll try to find  
6 some type of a (inaudible) for this issue.

7 THE CHAIRMAN: That's great, Bill.

8 I would like to propose to the  
9 Commission -- the commissioners that are here,  
10 entertaining, establishing a subcommittee, and  
11 it seems -- I would like to nominate Bill to be  
12 the head of that subcommittee, to start sort of  
13 a formal process in that regard, if -- if  
14 you're interested, Commissioner Hoff, because I  
15 think this is something that we've been  
16 facing -- we faced it today, we faced it last  
17 month, the month before. We're going to face  
18 it again, and we -- I think we've got to --

19 I think that we, as a body of  
20 commissioners for Historic Preservation -- I  
21 know this is a volunteer role, but I think we  
22 can do more than vote on -- it's very important  
23 what we do, but I think we have -- there's a  
24 potential for us to do more and have a greater  
25 impact in the community in regards to issues

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1 like this that we can --

2 I know it bothers all of you as much as it  
3 does me, these things that we have to vote on,  
4 so I think this is important, and I'd like to  
5 propose that we form a subcommittee.

6 COMMISSIONER EPSTEIN: Second.

7 MS. MacGILLIS: Point of information.

8 It may be just a semantics thing. I know  
9 Ms. Lopera and I had looked into -- primarily  
10 Ms. Lopera looked into your bylaws about what  
11 is -- what you can do on this type of property.  
12 You could do a subcommittee or you could also  
13 do what's called a "task force."

14 A task force, you can hear by the tone of  
15 my voice, is probably where I'm aiming. A task  
16 force would be declared by the Chair, and -- I  
17 do also recommend -- because I'm doing this for  
18 another commission. It's actually what's  
19 called a "charging memo," and it states for the  
20 public record what is the purpose -- it's  
21 usually a limited scope, what you're looking  
22 into -- a list of tasks, an end date with a  
23 report.

24 And I had briefly discussed it with  
25 Ms. Lopera. I cannot say that she said, "Oh,

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1 yes, do that," but absolutely that -- she did  
2 look and see that that is an option for you.

3 THE CHAIRMAN: What I like about that is  
4 it's very pointed in its scope and it has a  
5 time frame associated with it.

6 As a point of process or as a method or  
7 something -- or a task force, those goals, or  
8 the tasks of the task force, that doesn't have  
9 to be -- that does not have to be determined  
10 necessarily today, does it? We can come  
11 back -- is there a process for us to vet what  
12 the task should be for this group?

13 MS. MacGILLIS: It is actually a  
14 declaration of the Chair. It can be done --  
15 you can sit at your desk and write it out, or  
16 at our desks and approve it.

17 What we did -- what I have had happen in a  
18 different commission was that, in general, a --  
19 the task list was written out, and then at the  
20 next meeting it was discussed, do we agree that  
21 this is the task, do we agree that this is  
22 within the scope, is this -- and so you could  
23 have that as a discussion. You would not be  
24 able to write the memo and then circulate it.

25 THE CHAIRMAN: As the Chair -- as Chair,  
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1 am I able to -- you know, am I able to discuss  
2 this with the other commissioners as I  
3 establish the goals of the task force?

4 MS. MacGILLIS: The discussion would need  
5 to be noticed, but open.

6 THE CHAIRMAN: So the best time to do that  
7 would be at the next meeting?

8 MS. MacGILLIS: Perhaps Ms. Lopera and/or  
9 I and yourself can do a draft so you have an  
10 outline, something to discuss --

11 THE CHAIRMAN: Perfect.

12 MS. MacGILLIS: -- and then bring it at  
13 the next meeting, and then it can be amended  
14 from there in an open meeting/discussion.

15 THE CHAIRMAN: So let's -- does this sound  
16 reasonable?

17 COMMISSIONER GREGORY: Absolutely. I'm  
18 pro having a task force.

19 Would be it prudent to -- before we  
20 outline the task force here that Commissioner  
21 Hoff has decided to volunteer for, is it  
22 prudent to wait to get public feedback from  
23 this proposed meeting that we have -- that  
24 Commissioner Hoff proposed as well, before we  
25 have an outline of what this task force is?

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1 THE CHAIRMAN: I would think that we -- it  
2 would be prudent for us to establish tasks and  
3 then vet those tasks through public comment and  
4 interaction, and then -- but I think it's best  
5 for us to have a direction initially, and then  
6 let's see what we can do about it.

7 MS. MacGILLIS: Perhaps have it as an  
8 agenda item at the next meeting that will be  
9 noticed and perhaps a rough outline could be  
10 part of the noticed packet so that the public  
11 would be prepared to comment on it.

12 THE CHAIRMAN: And so in preparation of  
13 that, I would say, is there -- I'll try not to  
14 (microphone failure) and keep everyone here  
15 longer than necessary.

16 Is there anything in particular that comes  
17 to mind that you'd like to state in this forum  
18 and in this meeting right now (microphone  
19 failure) public record -- public meeting  
20 minutes that we could use in developing that  
21 draft or (microphone failure)?

22 COMMISSIONER HOFF: So, if I may, this is  
23 the draft meeting description that I sent to  
24 Mr. Wells.

25 Demolition by neglect refers to the  
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1 practice of allowing a structure to deteriorate  
2 to the point that demolition becomes necessary  
3 or restoration becomes unreasonable. The  
4 practice is especially problematic when it  
5 impacts historic landmarks and contributing  
6 structures within historic districts which have  
7 been found worthy of preserving for future  
8 generations.

9 This meeting -- which you could change to  
10 "task force" -- will review the status quo of  
11 the issue and discuss steps to remedy. And the  
12 draft agenda was just -- introduction, the  
13 purpose of the meeting defined, and discuss  
14 demolition by neglect, possible solutions and  
15 next steps.

16 THE CHAIRMAN: Thank you, Bill.  
17 Do we agree on this? Yes? Is this  
18 something that Robert's Rules of Order -- we  
19 should vote on?

20 MS. MacGILLIS: You do not need to vote on  
21 it.

22 THE CHAIRMAN: I wanted to make sure,  
23 cross all my Ts.

24 Okay. And then the last thing, the  
25 discussions -- the projects that have come up  
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1 today -- and there's been some others recently  
2 that -- the Eastside and their status, right?  
3 We -- today, we've seen some very -- a very  
4 specific thing in terms of demolition. Is  
5 there -- what can we do -- the Eastside -- this  
6 Eastside district, it's not -- is it in the  
7 situation of LaVilla?

8 There are structures that can be saved  
9 there, but they're not -- most of them are not  
10 going to meet landmark status designation like  
11 (microphone failure). It's going to be  
12 difficult -- (microphone failure) like the  
13 (microphone failure) we saw today.

14 What other steps -- can we task -- take a  
15 deep breath, right? Can we task the staff with  
16 pursuing a historic district on the Eastside  
17 beyond the landmark designation? Because we --  
18 I feel like we don't have any teeth here.

19 MR. WELLS: Through the Chair to the  
20 Commission, the -- that's something that we do  
21 offer to not just the Eastside Historic  
22 District but to other districts as well, so --  
23 Ortega. We've offered it in the past to  
24 South Shores and some other boundary -- or  
25 neighborhoods.

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1 The only issue with that is -- this is  
2 really -- we're really succumbing to public  
3 sentiment, and a lot of the community does not  
4 want to go through the owner's process of  
5 Chapter 307, which requires a COA, where it  
6 tells you -- it dictates what type of windows  
7 you can have, et cetera, so --

8 Especially on the Eastside, we're working  
9 with a more -- much more of a vulnerable,  
10 under-resourced community. They specifically  
11 did not want to go through the local historic  
12 designation process.

13 Right now, I'm on a committee working to  
14 get a historic zoning overlay in place to allow  
15 for -- what they refer to as -- well, to  
16 discourage gentrification, but -- and  
17 displacement, but they're looking through  
18 different avenues to maintain the historic  
19 fabric, so --

20 Unfortunately, the National Register  
21 District does not give you the teeth, and so  
22 that is something that we're seeing a trend --  
23 and we do have two more districts that are  
24 potentially coming on line. We have the North  
25 Riverside one that you all recommended to do a

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1 letter for, as well as the Durkeeville -- and  
2 the Phoenix neighborhood. So they all are not  
3 interested in doing the 307 piece.

4 So as staff, we can look into maybe some  
5 alternatives, maybe we can amend Chapter 307,  
6 which goes into the whole demolition delay  
7 piece. Maybe it could expand to  
8 noncontributing structures, but that is  
9 something that we'll have to do some research  
10 and evaluate whether or not there's an appetite  
11 for that.

12 COMMISSIONER GREGORY: I suppose in the  
13 meantime, if there is a structure in these  
14 neighborhoods that you felt was worthy of  
15 designation, us, as commissioners, can propose  
16 that to be designated and get a staff report on  
17 it if we feel it is worthy.

18 Obviously, there's a -- potential issues  
19 with that with the current owners, whether they  
20 want it or not, but that is an option if it --  
21 we felt a structure was that important.

22 MR. WELLS: Through the --

23 COMMISSIONER EPSTEIN: That's one of our  
24 items we're charged with here is finding  
25 historic structures that are suitable for

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1 landmarking.

2 THE CHAIRMAN: You know, I understand the  
3 situation, and I think that there's probably  
4 due diligence that needs to occur on multiple  
5 fronts, but I also feel like -- not to be --  
6 you know, Martin Luther King once said, there's  
7 the best thing to do and there's the right  
8 thing to do. And sometimes, as a homeowner --  
9 and we see it in here. They don't want to do  
10 the right thing with the historic home; they  
11 want to do the best thing.

12 I think we need to be looking for other  
13 avenues that go beyond just necessarily  
14 ownership of something, right? It's a historic  
15 district, it's got landmark -- national status.  
16 There has to be -- we need to search for  
17 avenues, so -- I don't know what the avenues  
18 are. I think that (microphone failure).

19 Okay. So --

20 COMMISSIONER HOFF: Sorry. Just real  
21 quick, I'll pitch a couple of things. This is  
22 kind of just general information.

23 A couple a weeks ago, the Florida Trust  
24 for Historic Preservation held its annual  
25 conference in Tallahassee. Next year it's

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1 going to be in Fernandina Beach.

2 And next week there is a national  
3 conference for entities like this. It's called  
4 the NAPC Forum. It's the only national  
5 conference focused on the issues facing local  
6 preservation boards and commissions. It's held  
7 next week down in Palm Beach, so -- just  
8 putting that out there if anyone has the  
9 notion.

10 THE CHAIRMAN: Thanks, Bill.

11 And that reminds me. We need to  
12 congratulate you for being honored and  
13 receiving the Volunteer of the Year award, the  
14 2024 Florida Preservation Awards. Thank you  
15 for your service.

16 (Applause.)

17 COMMISSIONER EPSTEIN: I have one more  
18 thing. I will just say that I met with  
19 Councilperson Peluso about the contributing  
20 structures, noncontributing structures for  
21 Riverside, Avondale, and the SPAR district, and  
22 he did tell me that RAP and SPAR are both  
23 looking at updating their overlays. So that  
24 might be something to get in touch with them  
25 about, reevaluating things that were marked as

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1 noncontributing structures back in 1994 or '-5,  
2 however long ago it was, because there are  
3 quite a few buildings now that I believe should  
4 be considered contributing and added to that  
5 list.

6 So I'm going to be just kind of looking at  
7 it with him on that, but he did have a question  
8 that -- I didn't know the answer to it. If RAP  
9 or SPAR updates their overlay, is that  
10 something that we get to comment on or look at  
11 before it's approved?

12 MR. WELLS: Yes. I think you could  
13 comment on it. I just don't know if you would  
14 have a binding recommendation in terms of  
15 whether or not something could be approved or  
16 denied because I believe the -- the overlays  
17 right now, they're housed within a different  
18 chapter that we don't have authority over,  
19 so -- that's Chapter 656. We oversee  
20 Chapter 307.

21 But there is definitely an opportunity to  
22 comment and give your opinion.

23 COMMISSIONER EPSTEIN: I think -- as long  
24 as, you know, RAP and SPAR would be willing, I  
25 think it would be something to -- you know, to

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1 at least give us the eyes to look at, would  
2 be -- I would appreciate that. I don't know if  
3 I'm overstepping my bounds, but I just think it  
4 would be nice.

5 MR. WELLS: I would also agree.  
6 I mean, I think the -- Chapter 307 -- it's  
7 656 -- I'm sorry, 656 needs to mirror a little  
8 bit better in terms of the criterion, so --  
9 because it does require both (microphone  
10 failure) reviews.

11 THE CHAIRMAN: Is there anything else?  
12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: No?  
14 Meeting adjourned.

15 (The foregoing proceedings were adjourned  
16 at 5:35 p.m.)

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1 CERTIFICATE OF REPORTER

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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 2nd day of August 2024.

16  
17 \_\_\_\_\_  
18 Diane M. Tropa  
19 Florida Professional Reporter  
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