

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, September 11,
2024, commencing at 3:02 p.m., at the Ed Ball Building,
Hearing Room 1002, 214 North Hogan Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

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

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1 chair -- the Chair.
2 Just some things to go over for everyone
3 here today. As a courtesy, we ask you to
4 silence your cell phones. We also ask that
5 there be no public displays of support or
6 opposition and that you please keep any private
7 conversations in a low tone so the meeting's
8 not disrupted.

9 We'll take a ten-minute break every two
10 hours if the meeting extends. And for those of
11 you that wish to speak before the Commission
12 today, including the applicants that are
13 present, you must fill out a speaker's card and
14 give it to staff. Please make sure that you
15 mark on the card if you are for or against the
16 item, and make sure you state which item number
17 it is.

18 Please note that these proceedings are
19 being recorded by a court reporter, so it's
20 important that you speak clearly into the
21 microphone and not too quickly.

22 Please state your name when you approach
23 the microphone. If you're going to speak at
24 the podium, please state your name and address
25 clearly into the microphone for the record and

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1 PROCEEDINGS
September 11, 2024 3:02 p.m.

2 - - -

3 THE CHAIRMAN: All right. Good afternoon,
4 everybody. I'll call this meeting of the
5 Jacksonville Historic Preservation Commission
6 to order. Welcome each of you attending today.

7 Let the record reflect it is now 3:02,
8 September 11th, 2024.

9 And we'll start with some introductions,
10 the staff.

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

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

15 THE CHAIRMAN: And then introductions from
16 the commissioners, starting on the right.

17 COMMISSIONER MORGAN: Becky Morgan,
18 commissioner.

19 COMMISSIONER HOFF: William Hoff,
20 commissioner.

21 COMMISSIONER GREGORY: Ethan Gregory,
22 commissioner member.

23 COMMISSIONER EPSTEIN: Julia Epstein,
24 commissioner.

25 THE CHAIRMAN: Michael Montoya, acting
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1 wait to be sworn in. Only one person may speak
2 at a time.

3 We also ask that the presentations be
4 focused and concise; they're limited to the
5 criteria on which the -- our decision must be
6 based. Stick to the subject.

7 And note that each member of the public
8 who is going to speak today has three minutes,
9 including the applicant, to speak unless
10 there's been a request and approval for a
11 longer time.

12 There are timers in view for you, when
13 you're at the podium, and us. Staff will
14 announce when your time is up, and if you're in
15 the middle of a sentence, you may conclude your
16 sentence, but no more, please.

17 If you're providing materials today for
18 the Commission members to consider, a minimum
19 of ten copies need to be provided to the
20 commission staff. We ask that you have that
21 today with you.

22 All right. That's the end of the general
23 announcements.

24 On to the meeting minutes. Would any
25 commissioner like to make a motion regarding

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1 last month's meeting minutes?
2 COMMISSIONER GREGORY: Motion to approve
3 the minutes from the July 24, 2024, meeting.
4 COMMISSIONER EPSTEIN: Second.
5 THE CHAIRMAN: All those approved?
6 COMMISSION MEMBERS: Aye.
7 THE CHAIRMAN: All those against?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: So we'll go ahead and get
10 started.

11 Today is going to be a little bit
12 different on the agenda, but we'll start with
13 the -- we'll start with deferred items. Please
14 note the next hearing is on the same month,
15 9/25/2024.

16 The deferred items are COA-23-28339,
17 COA-23-29186, COA-24-31124, REHAB-24-03,
18 COA-24-30766, and COA-24-30820.

19 Before we have to move on, I do want to
20 open the public hearing. Is there anyone here
21 to speak to any of these deferred items today?

22 AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: And please note that
24 COA-24-30766 is deferred and continued to
25 9/25/24.

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1 I also want to open the public hearing for
2 COA-24-30820. Is there anyone here to speak to
3 that item today?

4 AUDIENCE MEMBERS: (No response.)

5 THE CHAIRMAN: Please note that this item
6 is continued to 9/25/24.

7 MS. LOPERA: (Inaudible.)

8 THE CHAIRMAN: Oh, I'm sorry. Every day
9 is a lesson.

10 The consent agenda. Items on the consent
11 agenda: COA-24-30741, 1448 Pearl Street North;
12 COA-24-30849, 1237 Lechlade Place [sic];
13 COA-24-30895, 2026/2030 Walnut Street;
14 COA-24-30936, 1403 Walnut Street; COA-24-30958,
15 1344 Ionia Street; COA-24-30962, 3709 Hedrick
16 Street; COA-24-31001, 1613 Van Wert Avenue;
17 COA-24-31027, 1819 Montgomery Place;
18 COA-24-31050, 2151 Dellwood Avenue;
19 COA-24-31078, 414 4th Street East;
20 COA-24-31081, 2124 Laura Street North; Number
21 12, COA-24-31082, 1120 Ionia Street;
22 COA-24-31092, 3633 Richmond Street; and
23 COA-24-31062, 1449 Talbot Avenue.

24 I'll open the public hearing. Is there
25 anyone here today to speak to any of these

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1 items on the consent agenda?

2 AUDIENCE MEMBER: (Indicating.)

3 THE CHAIRMAN: Please come forward one at
4 a time, and state your name and address, and
5 she will swear you in.

6 (Audience member approaches the podium.)

7 AUDIENCE MEMBER: Hi. Good afternoon.

8 My name is Kim Pryor. My address is 245
9 West 5th Street.

10 THE REPORTER: If you would raise your
11 right hand for me, Kim.

12 MS. PRYOR: Yes.

13 (Complies.)

14 THE REPORTER: Do you affirm that the
15 testimony you're about to give will be the
16 truth, the whole truth, and nothing but the
17 truth?

18 MS. PRYOR: I do.

19 THE REPORTER: Thank you.

20 THE CHAIRMAN: Which item are you here to
21 speak to?

22 MS. PRYOR: I'm here to speak on -- I've
23 got my page turned around, sorry -- on Item
24 Number 3, COA-24-30895. I'm here on behalf of
25 the applicant Glory Homes.

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1 So I am --

2 THE CHAIRMAN: Are you asking for it to be
3 pulled from the consent agenda or just --

4 MS. PRYOR: Not necessarily. So I just --

5 I need to make a clarification, and this may
6 require that it be pulled. I don't know. But
7 one of the requirements here with this
8 particular item is that the walkway that is in
9 the rear of the property be concrete. That
10 walkway is already there. So there will be no
11 work done to any walkways or anything like
12 that.

13 The only thing that, really, this is
14 addressing is the new handrail that's going to
15 be going up for handicap access. And so
16 because we realize that you now often require
17 an affidavit to say that you've complied with
18 all of the conditions of a COA, because one of
19 the conditions says that the additional walkway
20 shall be concrete, I would like it clarified in
21 the record that it is already there and it is
22 asphalt.

23 THE CHAIRMAN: So there's an existing
24 asphalt walkway?

25 MS. PRYOR: Correct. And it was required

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1 by the fire marshal.
 2 MR. WELLS: Through the Chair, staff does
 3 not have any objections to the existing
 4 sidewalk. That was a condition that was placed
 5 on the original applicant. And in addition to
 6 that, there's no affidavit that's required with
 7 this staff report.
 8 THE CHAIRMAN: That would seem -- it would
 9 seem that we should have to perhaps pull this
 10 from the consent agenda and then amend it and
 11 vote on it.
 12 MS. LOPERA: Through the Chair, my
 13 recommendation is that you would pull this so
 14 that you could amend that condition to
 15 accurately reflect the current status of the
 16 property.
 17 THE CHAIRMAN: Okay.
 18 MS. PRYOR: Okay. Thank you very much.
 19 So you're going to pull it?
 20 THE CHAIRMAN: Yes.
 21 MS. PRYOR: Okay. Thank you.
 22 THE CHAIRMAN: Please pull Item 3 on the
 23 consent agenda, COA-24-30895, 2026/2030 Walnut
 24 Street.
 25 AUDIENCE MEMBER: (Indicating.)
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1 THE CHAIRMAN: Please come forward.
 2 (Audience member approaches the podium.)
 3 THE CHAIRMAN: Again, state your name and
 4 address. She will swear you in and --
 5 AUDIENCE MEMBER: Sure. Menelaos Papalas,
 6 1903 Woodmere Drive.
 7 (The reporter confers with Mr. Papalas.)
 8 MR. PAPALAS: No. I'm actually the
 9 applicant. Sorry.
 10 THE REPORTER: Okay. I have to swear you
 11 in, then.
 12 If you would raise your right hand for me,
 13 please.
 14 MR. PAPALAS: Sure.
 15 (Complies.)
 16 THE REPORTER: Do you affirm that the
 17 testimony y'all about to give will be the
 18 truth, the whole, and nothing but the truth?
 19 MR. PAPALAS: I do.
 20 THE REPORTER: Thank you.
 21 THE CHAIRMAN: Which item is it, sir?
 22 MR. PAPALAS: Yes. It is 24-31062, and I
 23 don't know that I need to speak. I obviously
 24 agree with the staff report recommending
 25 approval, but when you said does anybody need
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1 to speak, I figured I should declare myself.
 2 COMMISSIONER GREGORY: 14.
 3 MR. PAPALAS: Number 14. That's right.
 4 THE CHAIRMAN: 1449 Talbot?
 5 MR. PAPALAS: That's right. Yes.
 6 THE CHAIRMAN: Sir, if you have no
 7 objections to the conditions the approval
 8 aligns with, then there's nothing --
 9 MR. PAPALAS: No objections, no.
 10 THE CHAIRMAN: As long as there is no one
 11 else here to speak to it today, then
 12 (microphone failure).
 13 Is there anyone else here today to speak
 14 to this item on the consent agenda?
 15 AUDIENCE MEMBERS: (No response.)
 16 THE CHAIRMAN: Okay. Thank you, sir.
 17 MR. PAPALAS: Thank you.
 18 THE CHAIRMAN: Is there anyone else here
 19 today that wishes to speak to items on the
 20 consent agenda?
 21 AUDIENCE MEMBER: (Indicating.)
 22 THE CHAIRMAN: Please come forward.
 23 (Audience member approaches the podium.)
 24 AUDIENCE MEMBER: I can grab my card.
 25 Daniel Greer, JBL Corporation, 1949 Jersey
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1 Street.
 2 THE REPORTER: If you would raise your
 3 right hand for me, please.
 4 MR. GREER: (Complies.)
 5 THE REPORTER: Thank you.
 6 Do you affirm that the testimony you are
 7 about to give will be the truth, the whole
 8 truth, and nothing but the truth?
 9 MR. GREER: Yes.
 10 THE REPORTER: Thank you.
 11 MR. GREER: This is just a clarification
 12 on -- let's see -- Item Number 13, Page 4,
 13 COA-24-3192 [sic]. The condition was the roof
 14 be metal. Arimus and I spoke yesterday and
 15 agreed that that be taken off due to -- it was
 16 discovered on the master site file that the
 17 original roof was not metal, and so that was
 18 a -- you know, an agreement that was going to
 19 be stricken [sic] from the conditions. I just
 20 want to make that clarification.
 21 THE CHAIRMAN: Okay. So we'll pull it and
 22 deal with it in the COA applications. So
 23 please (microphone failure) -- we're pulling
 24 COA-24-31092, 3633 Richmond Street.
 25 MR. GREER: Thank you.
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1 MR. WELLS: Through the Chair, if I may,
 2 just for the record too, I just want to reflect
 3 that you did a receive a SPAR letter. It came
 4 in late Monday. I did have a hard copy for you
 5 (microphone failure). This is in regards to
 6 Item Number 4, so this is 1403 Walnut Street,
 7 new construction, and it's also for Item Number
 8 10, under -- this is 414 4th Street. The
 9 comments are in the letter.

10 THE CHAIRMAN: So just to reiterate,
 11 there's a letter from SPAR regarding
 12 COA-24-30936, which is Item Number 4 on the
 13 consent agenda; and then COA-24-31078, 414 4th
 14 Street East, which is Item Number 10 on the
 15 consent agenda, so let's pull those as well,
 16 please.

17 So one last time, is there anyone here to
 18 speak on the consent agenda items, any consent
 19 agenda items?

20 (Audience member approaches the podium.)

21 AUDIENCE MEMBER: Hi. My name is Jeffrey
 22 Broome, and I'm with Showcase Properties, and
 23 I'm here regarding 1819 Montgomery Place.

24 I don't necessarily have anything to add
 25 other than just to notate that I agree with the
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1 staff report, so --

2 THE CHAIRMAN: Okay. Unless you're --
 3 unless you're seeking to pull it off of the
 4 consent agenda, wait to see if we approve it.

5 MR. BROOME: Okay. All right. Sounds
 6 good.

7 THE CHAIRMAN: And just to clarify, anyone
 8 here to speak on any remaining consent agendas
 9 that wish them to be pulled from the consent
 10 agenda list? If you're in agreement with it,
 11 you don't need to come forward.

12 Sir, do you wish to speak to something
 13 that's already been pulled?

14 AUDIENCE MEMBER: Correct.

15 THE CHAIRMAN: Okay. Then wait when it
 16 comes back up. Go ahead and fill out your
 17 card, but we'll talk about it when it comes up
 18 in the COA portion.

19 Is there anyone else here today seeking to
 20 speak and pull something from the consent
 21 agenda?

22 AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: All right. Then hearing no
 24 one else, I'll entertain a motion regarding the
 25 remaining items on the consent agenda.

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1 COMMISSIONER EPSTEIN: Motion to approve
 2 the consent agenda as amended.

3 COMMISSIONER GREGORY: Second.

4 THE CHAIRMAN: All those in favor?

5 COMMISSION MEMBERS: Aye.

6 THE CHAIRMAN: All those opposed?

7 COMMISSIONER HOFF: Aye -- or nay.

8 THE CHAIRMAN: Discussion? You want some
 9 discussion?

10 COMMISSIONER HOFF: Yeah, yeah.

11 THE CHAIRMAN: All right.

12 COMMISSIONER HOFF: Yeah. So through the
 13 Chair, I was wanting to discuss Item Number 2
 14 on the consent agenda regarding an 8-foot
 15 fence --

16 THE CHAIRMAN: Okay.

17 COMMISSIONER HOFF: -- if possible.

18 COMMISSIONER GREGORY: Can we review which
 19 items we're pulling from the consent agenda so
 20 I know?

21 MS. LOPERA: Through the Chair to
 22 Commissioner Epstein, if you want to withdraw
 23 your motion for that consent agenda, and then
 24 we can vote on that and approve a second
 25 amended consent agenda, that would be
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1 appropriate at this time.

2 COMMISSIONER EPSTEIN: So motion to
 3 withdraw the previous motion.

4 COMMISSIONER GREGORY: Second.

5 THE CHAIRMAN: All those in favor?

6 COMMISSION MEMBERS: Aye.

7 THE CHAIRMAN: All those opposed?

8 COMMISSION MEMBERS: (No response.)

9 COMMISSIONER EPSTEIN: So I can make --

10 THE CHAIRMAN: You can make a new one.

11 COMMISSIONER EPSTEIN: So motion to
 12 approve the consent agenda, which includes
 13 COA-24-30741, COA-24-30958, COA-24-30962,
 14 COA-24-31001, COA-24-31027, COA-24-31050,
 15 COA-24-31081, and COA-24-31082. There's one
 16 more. I'm sorry. COA-24-31062.

17 COMMISSIONER GREGORY: Second.

18 THE CHAIRMAN: Any discussion?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: All right. No discussion.
 21 All those in favor?

22 COMMISSION MEMBERS: Aye.

23 THE CHAIRMAN: All those opposed?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. With that,
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1 we've approved the amended consent agenda.
 2 So we'll go ahead and review the deferred
 3 items that have been pulled from the consent
 4 agenda. We'll start with COA-24-30849, 1237
 5 Lechlade Place [sic]. I'll open the public
 6 hearing and hear a report from staff.
 7 MR. WELLS: Application COA-24-30849 for
 8 the property located at 1237 Lechlade Street
 9 seeks to install an 8-foot-tall fence and a
 10 6-foot-tall gate.
 11 This property is an unlisted property
 12 located within the Riverside/Avondale Historic
 13 District. It's located on an interior lot. It
 14 is currently under construction, but once
 15 finished, it will consist of a one-story,
 16 single-family home and a detached garage. Both
 17 structures were previously approved under
 18 COA-21-26714.
 19 As proposed, the 8-foot-tall fence would
 20 surround both the home and the detached garage.
 21 Additionally, the fence will continue along the
 22 sides of a concrete ribbon driveway into the
 23 neighbor's fence line, which is -- address is
 24 1243 Lechlade Street, and finally connect to
 25 the 6-foot-tall gate.

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1 According to the applicant, the property
 2 owner requests these fence and gate height
 3 increases for privacy from and into the
 4 surrounding properties.
 5 Staff found the unique flag-shaped lot of
 6 the subject property conceals the home and the
 7 detached garage from the street. As such, we
 8 found the work is as -- condition is consistent
 9 with our Ordinance Code and design guidelines.
 10 Other than that, staff forwards to you a
 11 recommendation for approval with the conditions
 12 noted in the report.
 13 THE CHAIRMAN: All right. Do the
 14 commissioners have questions for staff?
 15 COMMISSIONER HOFF: Through the Chair to
 16 staff, so this was something to inquire about
 17 for me for a couple of different reasons. One,
 18 from what I understand and -- is that if
 19 properties are adjacent to each other and there
 20 is disparate zoning, then that is a condition
 21 to approve an 8-foot fence. So, for example,
 22 if there's the home next to a business, right?
 23 I am curious to learn the reasoning why
 24 residential homes next to each other would be
 25 approved for an 8-foot fence, which is not

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1 something that you typically see.
 2 I'm also interested -- I'm looking at the
 3 site plan here, and I'm unclear as to how much
 4 of the 8-foot fence would be close to the
 5 street and how much of it you would be able to
 6 see. It's just not super clear, so could you
 7 please help with those questions?
 8 Thanks.
 9 MR. WELLS: Through the Chair to
 10 Commissioner Hoff, yes.
 11 I mean, in accordance with our fencing
 12 guidelines, typically the prevailing fence
 13 design and height should be a 6-foot fence,
 14 board-on-board wood or even wrought iron
 15 design.
 16 In this instance, after reviewing the
 17 application with the applicant and looking at
 18 the surrounding development, this is unique.
 19 Staff found that it's unique, a peculiar lot.
 20 Given that it's a flag lot, the home will be
 21 situated towards the rear of the property and
 22 surrounded by homes on all four sides. So we
 23 found in this unique circumstance that an
 24 8-foot fence would provide a little bit more
 25 privacy and protection for the homeowners.

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1 In terms of the second question, I do have
 2 the site plan pulled up here. The 8-foot fence
 3 would, again, run along the majority of the
 4 property lines. I will -- you can see my
 5 cursor. It will stop at the red notation right
 6 here on the site plan, so this will line up in
 7 accordance with the adjacent property owner's
 8 fence, 1243 Lechlade.
 9 COMMISSIONER HOFF: Through the Chair to
 10 staff, so is there a structure at the corner of
 11 the two roads there that is not visible on this
 12 site plan?
 13 MR. WELLS: Through the Chair to
 14 Commissioner Hoff, there is a site -- so I
 15 might need little a bit of clarification. Are
 16 you asking at the corner of Lechlade Circle and
 17 Street?
 18 COMMISSIONER HOFF: Yes.
 19 MR. WELLS: So there is a property --
 20 yeah, there's a home -- it's recessed back, but
 21 there's a home at that intersection.
 22 COMMISSIONER GREGORY: Through the Chair,
 23 approximately -- you think this 8-foot fence
 24 would be visible from Lechlade Circle as it
 25 sits between the two houses at the corner and

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1 the one that this property abuts to with the
 2 flag lot?
 3 MR. WELLS: Through the Chair to
 4 Commissioner Gregory, we found that -- I mean,
 5 the 8-foot fence would be -- visibility would
 6 be severely limited given how far back it would
 7 be set -- placed. So that's another reason why
 8 we were on board with the 8-foot fence. It's
 9 not necessarily pushed forward and -- and
 10 aligns with the historic structures that we
 11 typically find in the district.
 12 THE CHAIRMAN: Any further questions?
 13 COMMISSION MEMBERS: (No response.)
 14 THE CHAIRMAN: So that's the (microphone
 15 failure) the commissioners.
 16 Is there anyone here that -- applicant,
 17 perhaps, to speak to this today?
 18 (Audience member approaches the podium.)
 19 AUDIENCE MEMBER: Good afternoon.
 20 Autumn Martinage, 2611 Wrightson Drive,
 21 Jacksonville.
 22 THE REPORTER: If you would raise your
 23 right hand for me, please.
 24 MS. MARTINAGE: (Complies.)
 25 THE REPORTER: Do you affirm that the
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1 testimony you are about to give will be the
 2 truth, the whole truth, and nothing but the
 3 truth?
 4 MS. MARTINAGE: I do.
 5 THE REPORTER: Thank you.
 6 MS. MARTINAGE: So mostly here for
 7 questions. Arimus pretty much hit all of our
 8 goals, our intentions in his presentation.
 9 There is almost no visibility of these
 10 property lines from any of the surrounding
 11 streets due to the flag lot nature and the
 12 unique frontage of Lechlade Circle.
 13 The existing fence -- or the proposed
 14 fence will be set back behind the front corner
 15 of the existing structure at 1243 Lechlade.
 16 There's an existing 6-foot fence that comes off
 17 the structure there. Our fence will be -- have
 18 a 6-foot fence going across the driveway so
 19 that, from Lechlade Street, it will look like a
 20 6-foot fence.
 21 And the goal of this, as Arimus said,
 22 was -- because this is a flag lot, all four
 23 sides are surrounded by everyone's backyards.
 24 We wanted -- we were hoping to provide the
 25 neighbors privacy from the residence of the
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1 property, in addition to, you know, obviously
 2 privacy in our own backyard of this property,
 3 but we also didn't want to be sitting on our
 4 front porch and then they feel being peeped on
 5 because we're sitting on our front porch and we
 6 could see into their yard. So it was just kind
 7 of a matter of trying to provide some
 8 additional privacy in this unique situation.
 9 THE CHAIRMAN: Any questions for the
 10 applicant?
 11 COMMISSION MEMBERS: (No response.)
 12 THE CHAIRMAN: Thank you.
 13 MS. MARTINAGE: Thank you.
 14 THE CHAIRMAN: Is there anyone else here
 15 today to speak to this?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: No? Then we'll entertain
 18 a -- sorry. Close the public hearing. We'll
 19 entertain a motion.
 20 COMMISSIONER GREGORY: Motion to approve
 21 COA-24-30849.
 22 COMMISSIONER EPSTEIN: Second.
 23 THE CHAIRMAN: Any discussion?
 24 COMMISSION MEMBERS: (No response.)
 25 MS. LOPERA: Through the Chair to the
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1 Commission, just to clarify, is that with staff
 2 conditions?
 3 COMMISSIONER GREGORY: Yes, approval with
 4 conditions.
 5 THE CHAIRMAN: All right. (Microphone
 6 failure.)
 7 Discussion?
 8 COMMISSION MEMBERS: (No response.)
 9 THE CHAIRMAN: Then I'll start us off.
 10 Commissioner Hoff, you asked for this one,
 11 and then you had some questions for staff
 12 (microphone failure) to the applicant. Could
 13 you give us some commentary on this?
 14 COMMISSIONER HOFF: Well, my questions
 15 were answered.
 16 THE CHAIRMAN: Is there any other concerns
 17 from commissioners based on the things that
 18 you've heard in the testimony from the
 19 applicant so far?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: So hearing nothing else, I
 22 say we put this to the vote.
 23 All those in favor?
 24 COMMISSION MEMBERS: Aye.
 25 THE CHAIRMAN: All those opposed?
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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: By your actions, you have
 3 approved COA-24-30849.
 4 Thank you.
 5 All right. The next item (microphone
 6 failure) pulled from the consent agenda that
 7 we'll hear is COA-24-30895. So we'll
 8 (microphone failure) public hearing (microphone
 9 failure).
 10 MS. FIGUEROA: I just wanted to introduce
 11 myself real quick before I read this report.
 12 My name is Brittany Figueroa, and I'm with
 13 the Planning and Development Department.
 14 This report is for COA-24-30895, located
 15 at both addresses of 2026 Walnut Street and
 16 2030 Walnut Street.
 17 This report -- this application seeks to
 18 install a new accessibility ramp along the rear
 19 west elevation of a one-story, noncontributing,
 20 masonry, vernacular-style structure located at
 21 2026 Walnut Street.
 22 Additionally, the applicant seeks to
 23 repave a secondary walkway along the right
 24 north and rear west elevations of a one-story
 25 contributing, frame vernacular style structure

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1 located at 2030 Walnut Street. Both properties
 2 are interior lots.
 3 As designed, the proposed ramp at 2026
 4 Walnut Street will be constructed of wood
 5 decking, handrails, and a vertical -- and
 6 vertical posts. It measures approximately
 7 4 feet tall, 34 feet and 5 inches long, and
 8 5 feet wide.
 9 The one-story, masonry, vernacular-style
 10 structure is currently used as a bar, and the
 11 new ramp will connect to and land on property
 12 at 2030 Walnut Street at the left, south side,
 13 towards the rear.
 14 Regarding the proposed secondary walkway
 15 repaving at 2030 Walnut Street, the design
 16 includes removing the existing poured concrete
 17 walkway and repaving it with new poured
 18 concrete in the same dimensions. It measures
 19 42 inches wide, which is 3.5 feet, with a flair
 20 of 48 inches wide, which is 4 feet wide at the
 21 existing driveway, and the walkway connects to
 22 the rear right property line of property at
 23 2026 Walnut Street.
 24 The one-story, frame vernacular-style
 25 structure at 2030 Walnut Street was originally

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1 constructed as a single-family home and will be
 2 used as a restaurant.
 3 Pursuant to the authorities granted in the
 4 2024 COA matrix, accessibility ramps on
 5 nonresidential structures and secondary
 6 walkways that are wider than 3 feet must be
 7 reviewed and approved by the Jacksonville
 8 Historic Preservation Commission.
 9 Staff forwards to the Commission a
 10 recommendation of approval with the conditions
 11 listed in the report.
 12 THE CHAIRMAN: Thank you, Brittany.
 13 Do we have any questions from the
 14 commissioners for staff?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Is the applicant here to
 17 speak?
 18 MS. PRYOR: (Indicating.)
 19 THE CHAIRMAN: Please come forward.
 20 (Ms. Pryor approaches the podium.)
 21 THE CHAIRMAN: You've already been sworn
 22 in, so just state your name.
 23 MS. PRYOR: Understood.
 24 Kim Pryor, 245 West 5th Street,
 25 representing Glory Homes.

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1 As I indicated earlier, the walkway is
 2 already present. There is -- there are no
 3 plans to remove what's there and repour in the
 4 existing dimensions. That makes absolutely no
 5 sense to do that. And so the reason that I
 6 asked for us to talk about this was the
 7 requirement that the new secondary walkway
 8 shall be poured concrete. And so it's already
 9 there and it is asphalt. So I'm here
 10 requesting that that condition be removed
 11 because there are -- will be no work done to
 12 that walkway.
 13 MS. FIGUEROA: Through the Chair to the
 14 applicant, from correspondence with Joe
 15 Markusic, he had stated that that secondary
 16 walkway will be repaved, so that's why the
 17 staff report reflects that.
 18 MS. PRYOR: I don't know if you have that
 19 email -- but I have an email string here as
 20 well. I think he -- corresponding with you,
 21 where he pointed out that the walkway is
 22 existing. It makes no sense that we would tear
 23 up an existing concrete walkway -- which it's
 24 not, it's asphalt -- and replace it with a
 25 concrete walkway in the exact dimensions.

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1 MS. FIGUEROA: Through the Chair to the
2 applicant, Joe has also come in person to speak
3 with me about this application, and he had
4 stated in person as well that he planned to
5 repave that.

6 MS. PRYOR: I have -- I'm here
7 representing him because he couldn't be here,
8 and he was very adamant that there will be no
9 work done on the existing walkway.

10 THE CHAIRMAN: Please.

11 MS. LOPERA: Through the Chair to
12 Ms. Pryor, have you filed anything indicating
13 that you're the agent for the applicant? We
14 don't have anything on file.

15 MS. PRYOR: No. I didn't submit anything
16 in writing, no. I'm not aware that that's a
17 requirement to come and speak. I can certainly
18 reach out to Joe Markusic on the phone if you
19 would like and have him give his verbal
20 approval for me to speak on his behalf, which
21 is the only reason why I'm here, to speak on
22 this.

23 MS. LOPERA: Through the Chair to the
24 Commission, I mean, and to (microphone failure)
25 your options here. You could defer it to allow

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1 time if you want to hear from the applicant, or
2 you-all can discuss how you want to dispose of
3 this.

4 I will tell that you we don't have
5 anything on file that she's presented herself
6 as an agent for the applicant. We don't have
7 anything on file. And if the applicant is not
8 present --

9 MS. PRYOR: Through the Chair to
10 Ms. Lopera, can you tell me where -- where that
11 requirement is stated, what ordinance requires
12 that some -- a representative of the
13 organization can't come and speak, that they
14 have to send you an email or some type of
15 notification that the person who signed the COA
16 would not be the actual person being here?

17 MR. WELLS: Through the Chair to the
18 applicant, any time -- when someone fills out a
19 Certificate of Appropriateness application,
20 they go on the record to -- submit the
21 application to list all the people that are
22 authorized to act on their behalf.

23 So in accordance with the application
24 itself, the only person that's listed on here
25 as the applicant is Joseph Markusic, so he

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1 would need to provide some type of letter or
2 correspondence authorizing you to act on his
3 behalf, on behalf of his own client.

4 MS. PRYOR: Okay. So are you refusing to
5 work with me on this particular item today?
6 I've got a little problem with that.

7 THE CHAIRMAN: Is the owner here? Are you
8 the only person here representing the project?

9 MS. PRYOR: I'm sorry?

10 THE CHAIRMAN: Are you the -- we know that
11 Mr. Markusic isn't here today. Is Felicia --

12 MS. PRYOR: I'm sorry --

13 THE CHAIRMAN: Is Felicia Luke here today,
14 the owner?

15 MS. PRYOR: No, I don't believe so.

16 THE CHAIRMAN: Well, I --

17 MS. PRYOR: If you absolutely require that
18 Mr. Markusic be here, then I respectfully
19 request that you hold this off for now, let
20 me -- give me an opportunity to give him a call
21 and see if he can come up.

22 MS. LOPERA: Through the Chair, so your
23 options here -- and through the Chair to the
24 Commission, your options are, you could table
25 this and handle it at the end of the meeting,

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1 if Ms. Pryor contacts the owner or the
2 applicant, and they can appear here and speak
3 to this.

4 But what you have here is an individual
5 asserting that they are the agent and acting on
6 behalf of the owner. We just don't have any
7 verification that that's true. And she's
8 asking me to change a condition on the COA, and
9 so my recommendation to you is that you either
10 defer it until you can verify that the
11 applicant or owner wants to -- is requesting
12 that or that she can act on her -- their behalf
13 to make that request.

14 THE CHAIRMAN: So apologies, but this
15 hasn't occurred (microphone failure). This has
16 never happened. I've not experienced this
17 before, serving as Chair or as a commissioner
18 for HPC, and so I'm just trying to understand
19 the landscape here because it seems like a
20 minor point in terms of the COA, although we
21 have to vote on it to really determine that and
22 discuss it.

23 But as I understand the process, there's
24 an owner, and then there's an applicant that's
25 listed in the COA. And the citizen, Ms. Pryor,

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1 who is speaking right now on behalf -- of her
 2 own accord, on behalf of the applicant/owner,
 3 is -- it's not in written approval anywhere on
 4 the COA application that she's been designated
 5 as such. That's what I understand. Yes?
 6 MS. LOPERA: That's correct.
 7 THE CHAIRMAN: And so we would be acting
 8 towards the -- we would be making -- we would
 9 be discussing and voting and making decisions,
 10 potentially, on the COA without the
 11 applicant -- the designated applicant and the
 12 actual owner here to either defend or agree
 13 with the situation, and that's your -- that's
 14 your -- that's why your resist- -- you're
 15 resistant to -- or you're recommending us not
 16 to do that?
 17 MS. LOPERA: To the Chair, that is the
 18 concern, that we don't want to allow just any
 19 citizen to come in here and say I'm speaking on
 20 behalf of the applicant, just in general terms,
 21 right, when that hasn't been verified, that
 22 they are an actual agent of the owner or the
 23 applicant.
 24 THE CHAIRMAN: Is there anything to
 25 prevent us from at least tabling this to the
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1 end of the meeting and bringing it back up if
 2 the owner or the applicant that's listed can
 3 appear?
 4 MS. LOPERA: To the Chair, that's
 5 absolutely an action you can take, is to table
 6 it.
 7 THE CHAIRMAN: Then I want to recommend we
 8 do that because this seems like a minor issue,
 9 and I would -- it would be disappointing for
 10 this to take another month when everything
 11 seems to be in order other than that. So let's
 12 hold this. Let's table it.
 13 COMMISSIONER GREGORY: Through the Chair,
 14 before we table this, just one question for
 15 staff. Is there any requirement, like an ADA
 16 requirement, that it be the poured concrete
 17 versus asphalt? Is that poured concrete for a
 18 reason versus the asphalt?
 19 MS. FIGUEROA: Through the Chair to the
 20 commissioner, we wouldn't be regulating the ADA
 21 requirements, so we're just focusing on the
 22 design guidelines and the 2024 COA matrix,
 23 which lists out the specific materials we can
 24 approve of.
 25 COMMISSIONER GREGORY: Thank you.
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1 COMMISSIONER HOFF: Through the Chair to
 2 OGC, a question for you. In the past, COAs
 3 have been approved with a condition that the
 4 applicant will work with staff to make a
 5 decision on some relatively small detail.
 6 Could that happen in this case?
 7 THE CHAIRMAN: Yes.
 8 MR. WELLS: Through the Chair to
 9 Commissioner Hoff and to the Commission,
 10 actually, yes, we are more than happy to work
 11 with the applicant.
 12 Just something to note too again, this
 13 staff report and the conditions overall do not
 14 stipulate a requirement to complete a
 15 (microphone failure) basically state that they
 16 have to complete all the conditions. This only
 17 states that this is what they are (microphone
 18 failure) to do. It doesn't necessarily require
 19 them to replace the sidewalk with poured
 20 concrete. It is something that they initially
 21 (microphone failure) application.
 22 THE CHAIRMAN: Okay. So --
 23 MS. PRYOR: I need to interject here.
 24 This is not a sidewalk. This is not a city
 25 sidewalk. This is simply a walkway in the rear
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1 of the structure.
 2 COMMISSIONER HOFF: So through the Chair
 3 to the Commission and staff, could I suggest
 4 having a discussion on whether the COA could be
 5 approved with the modification to the material
 6 and -- and allow the applicant to work with
 7 staff on that detail?
 8 THE CHAIRMAN: Do you have any photographs
 9 documenting that?
 10 MS. PRYOR: It's on the plan that was
 11 submitted. It says "existing walkway."
 12 THE CHAIRMAN: So --
 13 MS. PRYOR: And I can call -- I can call
 14 Mr. Markusic and have him come down.
 15 THE CHAIRMAN: The issue here is -- I'm
 16 sorry, but the issue here is a couple of
 17 things. It's a minor issue, right? But there
 18 isn't an official person here to represent the
 19 applicant or the owner (microphone failure) the
 20 applicant. That's the issue.
 21 We're making decisions based on someone
 22 who -- and, again, I know this isn't about
 23 distrust or anything like that. It's simply a
 24 procedural type of thing.
 25 So that's where I hesitate, but at the
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1 same time, I recognize the simplicity of the
 2 situation. I think that I'm -- and staff
 3 can -- Legal can correct me if I'm wrong, it's
 4 certainly within our purview to make a motion
 5 on this or to discuss it, open the public
 6 hearing, make a motion. We can discuss it, we
 7 can propose amendments, and we can vote.
 8 But I think we have to be careful since
 9 there isn't an official -- if we go that route,
 10 we have to be careful because there isn't an
 11 official representative of the owner as the
 12 applicant, correct.
 13 COMMISSIONER EPSTEIN: Can we (microphone
 14 failure) changing it at all (microphone
 15 failure) unless it's something that we want to
 16 change? I don't think (microphone failure).
 17 MS. LOPERA: Through the Chair to
 18 Commissioner Epstein, I just didn't understand
 19 that. Could you repeat that?
 20 COMMISSIONER EPSTEIN: I'm just -- I'm
 21 wondering, like, because there's -- the
 22 applicant is not here and the owner is not
 23 here. The person who is asking us to make a
 24 change is not listed in any one of those. I
 25 don't understand how we could change
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1 something -- and I know, you know, we all know
 2 Ms. Pryor and work with her all the time, and
 3 we see her all the time --
 4 MS. PRYOR: I'm not taking this
 5 personally.
 6 COMMISSIONER EPSTEIN: Yeah, because I
 7 don't -- I get into a little bit of a
 8 questionable area when we're trying to find a
 9 workaround to work around something that isn't
 10 making sense, like, legally to me.
 11 COMMISSIONER GREGORY: Through the Chair,
 12 I say we'll table this, and hopefully
 13 Mr. Markusic can come.
 14 I agree with what you're saying, that this
 15 is maybe, like -- he's not requesting this, you
 16 know, so -- and maybe (microphone failure) or
 17 find some sort of documentation, either one.
 18 MS. LOPERA: Through the Chair to the
 19 Commission -- and I -- the only thing I would
 20 add is that your bylaws do require an automatic
 21 deferral on applications in which the applicant
 22 or representative does not attend the public
 23 hearing.
 24 THE CHAIRMAN: Thank you.
 25 I think that's all we need to hear. If
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1 you could -- if it's within your power to get
 2 ahold of the applicant, bring him here before
 3 the meeting, we will table this COA (microphone
 4 failure). Otherwise, we have to stick the --
 5 MS. PRYOR: I can't hear you.
 6 THE REPORTER: I can't hear you.
 7 THE CHAIRMAN: I'm so sorry, Diane.
 8 We will table this --
 9 MS. PRYOR: I can't hear him either, no.
 10 THE CHAIRMAN: We will table this COA and
 11 see if the applicant can be here, the official
 12 applicant can be here before the meeting is
 13 over. And, if not, then we will table -- we
 14 will defer it to the next hearing.
 15 MS. PRYOR: Okay. I appreciate that.
 16 I will start making phone calls and see if
 17 I can get him here.
 18 THE CHAIRMAN: Thank you.
 19 MS. PRYOR: Thank you.
 20 THE CHAIRMAN: And thank you for your
 21 patience, everyone. I know this is a bit
 22 (microphone failure).
 23 So we'll move on to COA, yeah, Number 4,
 24 COA-24-30936, 1403 Walnut Street. I'll open
 25 the public hearing and hear from staff.
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1 MR. WELLS: Through the Chair, before I
 2 begin, I just want to confirm that the
 3 applicant is here.
 4 (Audience member approaches the podium.)
 5 AUDIENCE MEMBER: Shih Chang Fan Chiang,
 6 1302 North Laura Street.
 7 MR. WELLS: This is application
 8 COA-24-30936 for the property located at 1403
 9 Walnut Street. This seeks to construct a
 10 two-story, single-family home in the
 11 Springfield Historic District.
 12 Currently, the property is vacant, and the
 13 proposed home will be a frame vernacular
 14 design, which contains a hip roof and a gable
 15 roof as well as full-width front porch. That's
 16 a feature that's found predominantly along the
 17 block.
 18 Materials of the structure include
 19 architectural shingles for the roof, 4-over-1
 20 windows, fiber cement lap siding, a wood
 21 railing with 2-by-2 spindles, concrete block
 22 with stucco finish for the foundation, and
 23 columns along the front porch.
 24 We reviewed this application in accordance
 25 with our design guidelines and the Ordinance
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1 Code. We found that it met the criteria. As
 2 such, we forward to you a recommendation for
 3 approval with the conditions noted in the
 4 report.
 5 THE CHAIRMAN: All right. Thank you.
 6 Do we have any questions for staff?
 7 COMMISSION MEMBERS: (No response.)
 8 THE CHAIRMAN: So the applicant is here.
 9 Would you like to speak?
 10 MR. FAN CHIANG: Yes.
 11 We received the letter from SPAR talking
 12 about the main rear roof being a hip, and we
 13 will comply and change the roof form to a
 14 gable.
 15 THE CHAIRMAN: Okay. Thank you.
 16 So you're stating that you agree with
 17 SPAR's recommendation and --
 18 MR. FAN CHIANG: Yes, correct.
 19 THE CHAIRMAN: Okay. Thank you.
 20 All right. If we need you to come back,
 21 we will call you back up.
 22 Thank you.
 23 MR. FAN CHIANG: Okay.
 24 THE CHAIRMAN: So we'll open the public
 25 hearing. Is there anyone else here to speak to
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1 this COA today?
 2 AUDIENCE MEMBERS: (No response.)
 3 THE CHAIRMAN: If not, then I'll entertain
 4 a motion.
 5 MS. LOPERA: (Off microphone.)
 6 THE CHAIRMAN: I'll close the public
 7 hearing. I'll entertain a motion.
 8 COMMISSIONER HOFF: I will make a motion
 9 to approve COA-24-30936, adding a condition
 10 that the back roof is a gable and not a hip.
 11 COMMISSIONER EPSTEIN: Second.
 12 THE CHAIRMAN: All right. Discussion?
 13 COMMISSION MEMBERS: (No response.)
 14 THE CHAIRMAN: Any discussion about this?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Everyone is in agreement
 17 with it. I think it's something that we talked
 18 about before and we had other discussions for,
 19 so I would also like to thank the
 20 owner/applicant for this as well.
 21 If there's no more discussion --
 22 MS. LOPERA: Mr. Chair, if I may.
 23 Through the Chair to the Commission -- or
 24 Commissioner Hoff, who made that motion. So
 25 just to clarify, you wanted to approve this
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1 with staff conditions, amending Condition 2?
 2 Is that what you're amending, which says,
 3 "Location and orientation shall be as
 4 substantially shown on the site plan dated June
 5 14, 2024." Amend that to -- would you like to
 6 clarify?
 7 COMMISSIONER HOFF: Amend that to -- with
 8 the -- with the change of the back roof being a
 9 gable and not a hip.
 10 COMMISSIONER EPSTEIN: Condition 1.
 11 MS. LOPERA: Okay.
 12 THE CHAIRMAN: I would suggest using the
 13 language in the email, "The back roof of the
 14 main house is gabled rather than hip roof." I
 15 think that's the most clear. Does that make
 16 sense?
 17 (Inaudible response.)
 18 THE CHAIRMAN: Okay.
 19 All right. We have a motion. We've had
 20 discussion with the amendment -- or the motion
 21 with an amendment and discussion. We'll put it
 22 to the vote.
 23 All those in favor?
 24 COMMISSION MEMBERS: Aye.
 25 THE CHAIRMAN: All those opposed?
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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: All right. Let it be heard
 3 that COA-24-30936, 1403 Walnut Street, has been
 4 approved as amended.
 5 All right. Now we'll move to
 6 COA-24-31078, 414 4th Street East. I'll open
 7 the public hearing and we'll hear from staff.
 8 MR. WELLS: This is application
 9 COA-24-31078, for the property located at 44 --
 10 414 4th Street East. The applicant here seeks
 11 to construct a new, two-story, single-family
 12 home as well as a one-story accessory
 13 structure.
 14 The subject property is currently vacant.
 15 It's surrounded -- it will -- it's surrounded
 16 by one-story, two-story homes. As designed,
 17 the home will consist of a gabled roof, nestled
 18 gables, and a full-width front porch along the
 19 front elevation.
 20 Meanwhile, the 600-square-foot accessory
 21 structure will mimic the features of the
 22 primary structure by having 1-over-1 windows
 23 and fiber cement lap siding and shingles.
 24 We also reviewed this application in
 25 accordance with our design guidelines and
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1 Ordinance Code criteria. We found that it met
 2 those, and we forward a recommendation for
 3 approval with conditions.
 4 THE CHAIRMAN: Thank you.
 5 Any questions for staff, commissioners?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: And is the applicant here?
 8 MR. FAN CHIANG: (Indicating.)
 9 THE CHAIRMAN: Please come forward. Just
 10 state your name.
 11 MR. FAN CHIANG: Shih Chang Fan Chiang,
 12 1302 North Laura Street.
 13 For this, we heard that there were some
 14 concerns about not having water access, talk
 15 about having a well, but we did confirm with
 16 JEA that we do have JEA water access, so there
 17 will be no wells.
 18 THE CHAIRMAN: So there's no well?
 19 MR. FAN CHIANG: There's no wells.
 20 THE CHAIRMAN: Thank you.
 21 If we need you to come back --
 22 MR. FAN CHIANG: Right. Thank you.
 23 THE CHAIRMAN: Is there anyone else here
 24 today to speak to this COA?
 25 AUDIENCE MEMBERS: (No response.)
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1 THE CHAIRMAN: We'll close the public
 2 hearing and entertain a motion.
 3 COMMISSIONER GREGORY: Motion to approve
 4 COA-24-31078. And just to satisfy that, we
 5 will add the condition that if there is a well,
 6 that it be put in the backyard.
 7 COMMISSIONER EPSTEIN: Second.
 8 THE CHAIRMAN: Discussion? Any more
 9 comments on that?
 10 I think, Ethan, you covered it, but --
 11 yeah?
 12 COMMISSIONER GREGORY: I will just make
 13 this statement. I know we discussed this at
 14 the last Commission meeting regarding wells. I
 15 did speak to a contractor about this, and he
 16 said in Springfield, it may be the issue
 17 that -- if they construct the house and try to
 18 add the well later, that they struggle to get
 19 the equipment in the backyard without going
 20 onto somebody else's property.
 21 It's generally a very narrow amount of
 22 space between a fence and the house in
 23 Springfield, and there's no alley access or a
 24 corner lot. Some of these -- they bring it on
 25 the back of a truck or a trailer. They have a
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1 hard time getting the well in the backyard at
 2 that point, so that's why some of these are
 3 ending up in the front yard, possibly.
 4 Just something to think about for the
 5 future, now that we're on the topic here. I
 6 think it's maybe a timing issue of when they
 7 add the well. If we're doing it as a last
 8 thing or one of the last things that -- that
 9 may be the reason these wells are ending up in
 10 the front yard sometimes in Springfield.
 11 THE CHAIRMAN: That's a really interesting
 12 point because it brings to bear the -- I mean,
 13 Springfield is a different kind of historic
 14 district because of the alley/block situation.
 15 That would be less likely, but it could
 16 also -- when it comes time to talk about that
 17 specifically, not in terms of a certain COA,
 18 but just general ideas about how we want to
 19 look at things or, you know, entertain them, I
 20 wonder about the sequencing helping people to
 21 put the well in the front yard, right.
 22 COMMISSIONER GREGORY: That's correct.
 23 It was just more just the -- since we're
 24 on the topic, I thought I'd bring it up.
 25 THE CHAIRMAN: When we get to that in the
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1 future, I think that's something that we really
 2 need to talk about.
 3 Thanks. Thanks for doing that.
 4 Any other discussion regarding this?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: All right. So we've heard
 7 a motion. We had discussion. We'll put it to
 8 the vote.
 9 All those in favor?
 10 COMMISSION MEMBERS: Aye.
 11 THE CHAIRMAN: All those opposed?
 12 COMMISSION MEMBERS: (No response.)
 13 THE CHAIRMAN: Let it be known that
 14 COA-24-31078 has been approved as amended.
 15 COA -- now we'll hear about COA-24-31092.
 16 I'll open the public hearing and hear the staff
 17 report.
 18 MR. WELLS: So this is application
 19 COA-24-31092 for the property located at 3633
 20 Richmond Street.
 21 The applicant here is looking to do a
 22 series of different work. The first is the
 23 demolition of a contributing structure. The
 24 second is the construction of a two-story
 25 addition of the primary structure. The third
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1 is construction of a porch addition of the
2 primary structure. The fourth is to remove and
3 replace the poured concrete driveway. And the
4 fifth is the installation of a patio.

5 This property is situated on the west side
6 of Richmond Street, between Van Wert Avenue and
7 Ingleside Avenue. The primary structure on the
8 property exemplifies the Tudor Revival style,
9 which is characterized by (Off microphone)
10 brick exterior, 6-over-6 windows, and a
11 cross-gable roof form, a metal shingled roof,
12 partial-width front porch with square columns.

13 They are looking to do, once again, an
14 addition, which will be also characterized by a
15 shingled gabled -- gabled roof, painted brick
16 veneer, 6-over-6 windows, and a solid panel
17 garage door.

18 Staff does note that the property was
19 previously approved for the demolition of the
20 accessory structure. This was back in 2020.
21 That was approved by the Commission. This was
22 via COA-20-23937.

23 So we did evaluate the application in
24 accordance with our design guidelines and the
25 Ordinance Code criteria. We found that it met
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1 that -- those standards.
2 This was pulled from the consent agenda,
3 mainly because of Condition Number 3.
4 Condition Number 3 stipulates that the roofing
5 on the addition shall match the metal roofing
6 on the primary structure. Staff looked into
7 this, and we noticed that this is a carryover
8 condition from the 2020 COA.

9 But after publishing our staff report, the
10 applicant provided us with the Florida Master
11 Site File, so that's something that was just
12 passed out to you all, a hard copy. As you
13 will notice, that's highlighted, the --

14 At the time in 1985, when this survey was
15 done, the property had composition shingles, so
16 staff was in support of striking Condition
17 Number 3 or revising it to just state that the
18 roofing on the addition shall match the roofing
19 on the main structure.

20 Other than that, we forward a
21 recommendation for approval with the conditions
22 noted in the report.

23 THE CHAIRMAN: Thank you.

24 Any questions from commissioners for
25 staff?

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1 COMMISSIONER GREGORY: Yes. Through the
2 Chair, could you speak to the information that
3 you found that the garage was not a
4 contributing structure? Because it looks like
5 on the Master Site File, it's listed as a
6 contributing structure, built the same year as
7 the original structure, and now you're telling
8 us it's not and that we should be okay demoing
9 it.

10 I'm just not -- I just don't see it. I
11 just want an explanation of why it's -- it was
12 considered noncontributing at this point.

13 MR. WELLS: Through the Chair to
14 Commissioner Gregory, I apologize if that was
15 insinuated, but, no, we're stating on the
16 record that it is a contributing accessory
17 structure. The only difference here is that it
18 was previously approved by the Commission back
19 in 2020 for demolition.

20 THE CHAIRMAN: Commissioner Gregory, do
21 you want to follow up on that? Because I think
22 I understand the line you're asking.

23 COMMISSIONER GREGORY: Yeah. We're going
24 to be demoing a contributing structure that
25 seems to be in good condition, and I have some
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1 concerns over that.
2 I mean, I know that in 2020, it maybe was
3 approved for demo, and I can't speak to that
4 COA or anything that happened in 2020. I just
5 am looking at this and just questioning why
6 we're demoing a contributing structure. It's
7 already -- is the demo of the contributing
8 structure already approved? They don't have to
9 revise it.

10 MR. WELLS: Through the Chair to
11 Commissioner Gregory, in this instance, even
12 though it was approved, I believe the work was
13 not commenced within that first year time
14 period, so they have to request it again.

15 COMMISSIONER GREGORY: Okay.

16 COMMISSIONER EPSTEIN: I'm sorry. I guess
17 I'm a little mixed up. I thought that there
18 was a five-year timeline. Is that a different
19 timeline, a five-year timeline for work to be
20 completed?

21 MR. WELLS: Through the Chair to
22 Commissioner Epstein, that's a good question.

23 So they have five -- so you have one year
24 to begin work and you have -- and once you
25 begin that work, you have five years to

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1 complete the work.
 2 COMMISSIONER EPSTEIN: Okay.
 3 THE CHAIRMAN: Any other discussion?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: Questions for staff?
 6 MR. WELLS: Through the Chair to the
 7 Commission, I will say -- I'll pull it up on
 8 the screen here too, but attached in the book
 9 itself is a copy of the 2020 COA, so if you
 10 want to peruse through that.
 11 THE CHAIRMAN: All right. The applicant
 12 is here. The applicant spoke earlier. If you
 13 want to come and speak again, you certainly
 14 can, but we did hear from you earlier.
 15 (Mr. Greer approaches the podium.)
 16 MR. GREER: It's Daniel Greer, JBL
 17 Corporation.
 18 Yeah, we were going through discussions
 19 with Arimus based on the previous COA in -- was
 20 it 2020 or '22? 2020.
 21 That's what the garage -- it is built --
 22 THE REPORTER: Sir, can you speak into the
 23 microphone, please?
 24 MR. GREER: I'm sorry.
 25 It is built into the grade on the back
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1 half and rear of the -- of the structure. So
 2 it is deteriorating. I think that is noted in
 3 that previous COA, amongst some other items.
 4 And, really, my main item was the Item
 5 Number 3, the roof material, so ...
 6 THE CHAIRMAN: Okay. Thank you.
 7 Is there anyone else here today to speak
 8 to this COA?
 9 AUDIENCE MEMBERS: (No response.)
 10 THE CHAIRMAN: I'll close the public
 11 hearing and entertain a motion.
 12 COMMISSIONER HOFF: Through the Chair, I
 13 feel like there's some hesitancy because,
 14 typically, conversations involving the
 15 demolition of a contributing structure are more
 16 involved, I guess, and we hear more information
 17 to justify that. So I think that's -- that
 18 could be why there's some hesitation.
 19 THE CHAIRMAN: Certainly, but please
 20 understand the process of a motion and second
 21 opens us up for discussion for that very thing.
 22 COMMISSIONER EPSTEIN: Motion to approve
 23 COA-24-31092 with a condition removing the
 24 metal roof (microphone failure).
 25 (Reporter clarification.)
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1 COMMISSIONER EPSTEIN: Sorry.
 2 Motion to approve COA-24-31092, amending
 3 the condition that speaks of metal roofing and
 4 changing Condition 2 that -- sorry, Condition
 5 3, that changes the metal roofing to asphalt
 6 shingle.
 7 COMMISSIONER GREGORY: Second.
 8 THE CHAIRMAN: Discussion?
 9 COMMISSION MEMBERS: (No response.)
 10 THE CHAIRMAN: So as Commissioner Hoff
 11 said, there's not just Item Number 3 on the
 12 conditions about the metal roof being amended
 13 to a shingle roof. There's also the question
 14 of the demolition that was previously approved
 15 that Commissioner Gregory brought up, so ...
 16 COMMISSIONER EPSTEIN: Yeah, so this is a
 17 little tricky. I guess I was a little confused
 18 about the timeline, thinking that five-year
 19 timeline, but if this is something we can -- I
 20 hate to say this, but if it's something we
 21 could look at, the demolition of this again --
 22 This COA does not have enough meat in it
 23 to prove to me that they should be able to
 24 demolish the garage that's there, and I know
 25 that information is not given because it was
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1 already understood that they would be able to
 2 demolish it. So that's a question that's left
 3 on my plate, taking a look at this right now.
 4 COMMISSIONER GREGORY: To the
 5 commissioner -- I agree with Commissioner
 6 Epstein. I don't have enough information here
 7 that gives us a good read on why we can
 8 demolish this contributing structure.
 9 I mean, normally when we talk about
 10 demolishing a contributing structure, we have
 11 engineer reports, contractor reports, or
 12 there's some, you know, outstanding reason as
 13 to why it should be demolished, and I don't see
 14 a whole lot of that in here or even from the
 15 2020 report with any detail.
 16 COMMISSIONER EPSTEIN: The 2020 report
 17 sort of speaks to the fact that possibly it
 18 was a -- not built the way that it was shown in
 19 the Sanborn map, and it was a carport that's
 20 been (microphone failure) since, and -- but I
 21 wish that some of that information, some of the
 22 pictures and proof of that had been included
 23 with this request so that we could take a look
 24 at that ourselves.
 25 THE CHAIRMAN: So this is a line of
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1 discussion that -- I have a question of where
2 do you want to take that? Because, as you have
3 said, the approval of the demolition -- or the
4 recommendation for the approval of the
5 demolition from staff was based on a previous
6 demolition that was approved, and I suspect
7 that's likely why there wasn't as much evidence
8 as you would have seen if it was the first time
9 the demolition was being applied for.

10 MR. WELLS: That's correct.

11 THE CHAIRMAN: And so the concerns of the
12 commissioners -- I understand the concerns of
13 the commissioners, but I think I have to put it
14 in that light for your consideration and the --
15 the remaining discussion that we might have.

16 I'm not suggesting it isn't within our
17 purview to discuss it, but I think that the --
18 situationally, we need to understand it, like,
19 in terms of its context, why the demolition is
20 approved in the application -- or recommended
21 for approval in the application.

22 COMMISSIONER HOFF: Through the Chair, I
23 guess my frame of mind at the moment is that I
24 am comfortable adhering to the Commission's
25 recommendation a few years ago because I -- I

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1 trust that they did a thorough job at that
2 time. That's just kind of my personal point of
3 view, so I would be comfortable voting.

4 THE CHAIRMAN: That's a great comment,
5 Commissioner Hoff, because you're also pointing
6 to the previous demolition, not just being
7 recommended by staff, but the commissioners,
8 during that time frame, approved it and you're
9 trusting that process. That's a really good
10 comment.

11 Any other discussion?

12 COMMISSIONER EPSTEIN: If we can look at
13 it that way and we're not looking at it as if
14 they are requesting the demolition again -- I
15 don't know what the process is if a COA has
16 been approved previously, and then it sort of
17 becomes expired, and it's being reapplied for.

18 Can we take the advice of what was
19 previously decided when there's not evidence
20 here towards it?

21 MS. LOPERA: Through the Chair to
22 Commissioner Epstein, the evidence in the
23 record is your staff report, this current staff
24 report. If you feel it's insufficient and
25 doesn't support it, you're not bound by that

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1 previous COA. You don't have to adhere to that
2 just because it was approved in 2020 or
3 whenever it was approved. You have a staff
4 report recommending approval, so it's at your
5 discretion how you want to handle that.

6 THE CHAIRMAN: So I can see that the
7 commissioners are deliberating and thinking
8 about some things, but we're in a situation
9 here where there's been a motion to amend the
10 COA application regarding Condition 3 -- am I
11 speaking too fast?

12 Okay. But then there's also this
13 discussion about the approval of the demolition
14 of the accessory structure, so I think we
15 either need to have some pointed discussion,
16 entertain another amendment, or vote.

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: Okay. So if I'm not --
19 Commissioner.

20 COMMISSIONER MORGAN: Through the Chair,
21 is it possible to defer this and look at the
22 whole picture and have some more meat to it to
23 discuss?

24 It seems that there were additional plans
25 that are now being presented outside of what

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1 was approved in 2020, and perhaps we need look
2 at that holistically and how that's affecting
3 the entire property.

4 COMMISSIONER EPSTEIN: I would prefer
5 that -- through the Chair, it's not that I
6 don't respect opinions that were made by
7 council [sic] four years ago. We're being
8 asked to make a decision in front of us right
9 now, and I don't have that information in front
10 of me.

11 MS. LOPERA: And to the Chair, so it's in
12 your discretion to defer an item any time
13 before there's a final vote. So after hearing
14 the discussion of the commissioners, you have
15 that option now, if you so choose. If not, let
16 me know --

17 THE CHAIRMAN: I understand.

18 So we've heard two commissioners express a
19 desire to defer this to the next meeting and
20 have some more information regarding the
21 demolition.

22 Real quickly, Commissioners Hoff and
23 Gregory, do you have a -- would you like to
24 speak to that requirement or speak again?

25 COMMISSIONER GREGORY: I agree. I'd like

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1 a little more evidence on the demolition of the
2 structure and just need something like
3 Commissioner Epstein mentioned, some more meat
4 on the bone of why we should be doing this.

5 I mean, there's a little -- a couple --
6 maybe three sentences in this 2020 COA that
7 kind of mentions it and why, but I feel we need
8 to take the demolition of this contributing
9 structure seriously, and it needs a little more
10 detail.

11 THE CHAIRMAN: Okay. Commissioner Hoff,
12 do you want to add to that or -- I think I have
13 enough to say what I want to, but you're
14 certainly welcome --

15 COMMISSIONER HOFF: I'm comfortable voting
16 on the previous decisions that were made,
17 so ...

18 THE CHAIRMAN: Okay. And a question for
19 staff. Is this something -- I know we're a
20 little bit busy this month with another meeting
21 just a couple of weeks away. Is this something
22 that can be addressed at that meeting, not to
23 put you on the spot?

24 MR. WELLS: To the Chair, (microphone
25 failure) would like to defer to the applicant,
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1 you know, approved, just like it was last time.

2 However, like Commissioner Gregory -- I
3 believe you mentioned it does mention the
4 structure is buried into the slope of the
5 property and has large oak trees -- compromises
6 the foundation. That was four years ago. This
7 is why --

8 I mean, I wouldn't have gone through the
9 photographs and the structure, the -- you know,
10 the structural engineer and all that to reprove
11 that since it was already approved and, you
12 know, assumed -- not assumed, but said that we
13 could use that COA, but if that's not the
14 case -- sorry. If that's not the case, I can
15 get whatever information to staff ASAP to try
16 and get on the next agenda.

17 Again, I would still like to get an
18 approval today. Based on the -- you know, the
19 note that -- I know it was only a couple of
20 sentences, but I assume that there was probably
21 more information with that original COA with
22 pictures and whatnot of that foundation, the
23 foundation cracks built into this -- it's still
24 built into the slope. It's still deteriorating
25 from the ground up, so --

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1 but if anything, I would respectfully request
2 two cycles for the deferral.

3 THE CHAIRMAN: I would like to -- based on
4 the discussion of the commissioners, I think it
5 is -- I think it's -- I think it's prudent that
6 we defer this to when we can gather some more
7 evidence regarding the previously approved
8 demolition.

9 I would also request, though, that Item
10 Number 3, the roofing issue, Condition Number
11 3, be looked at as well so that we can -- we
12 won't have to deal with that, potentially.

13 MS. LOPERA: To the Chair, you're
14 deferring it to the next meeting; is that
15 correct?

16 THE CHAIRMAN: Two cycles.

17 MS. LOPERA: To the Chair, you will need
18 the applicant to agree if you want to further
19 defer it further than the next meeting.

20 THE CHAIRMAN: Yes, please.

21 (Mr. Greer approaches the podium.)

22 MR. GREER: If that's what we have to do,
23 that's what we have to do. I mean, I wasn't
24 prepared to -- everything was assumed that that
25 was going to -- the demolition was going to be,

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1 THE CHAIRMAN: I understand. I
2 understand.

3 COMMISSIONER EPSTEIN: Through the Chair,
4 I -- for myself, I would just like to see
5 images that support what is said here from the
6 previous COA --

7 THE CHAIRMAN: Okay.

8 COMMISSIONER EPSTEIN: Because it has
9 already been approved, as long as we can verify
10 what's here kind of matches -- that's for me.
11 That's what I'm saying.

12 I want to say that, obviously, a
13 contributing structure in the historic district
14 being demolished, we all take that very
15 seriously, so I'm sure that it -- we'll look at
16 it. We'll be, like, yeah, they got it right,
17 but it's just something that I'd like to make
18 sure --

19 MR. GREER: Yeah. And like I said, I can
20 provide that ASAP to staff.

21 THE CHAIRMAN: Thank you.

22 And just to follow up with Commissioner
23 Epstein, this discussion of the commissioners
24 and the sort of weight of something like this,
25 demolition of historic contributing structures

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1 in our district, this is something that
 2 really -- there's a gravity to it, so it's not
 3 something we take lightly or entertain lightly,
 4 so thank you for understanding that.
 5 MR. GREER: Thank you for doing your due
 6 diligence too.
 7 Thank you.
 8 THE CHAIRMAN: All right. So, yes, we'll
 9 defer this and (microphone failure).
 10 We'll defer this, and we'll gather more
 11 evidence and readdress it.
 12 MS. LOPERA: To the Chair, are you
 13 deferring to the next regularly scheduled
 14 meeting on September 25th, or are you going to
 15 defer this out to the October meeting, the
 16 regularly scheduled meeting, the last --
 17 THE CHAIRMAN: I believe staff is stating
 18 that it needs to be October, so, yes, October.
 19 Okay. Moving on, we're going to move on
 20 to other -- there are no previously deferred
 21 items to be heard; there are no condemned
 22 properties to be heard.
 23 Historic designations. We're going to
 24 start with LS-23-01.
 25 LS-23-01. We will open the public hearing
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1 cemetery. In addition to a joint ownership of
 2 a saw mill, George Mooney also operated the
 3 Mooney Machine and Engine Manufacturing Company
 4 to provide products for mills; as well as
 5 Mooney & Gookin shipyard.
 6 Mooney was contracted with the Confederate
 7 government to construct a 600-ton gunboat to be
 8 launched before the federal blockade was in
 9 effect. The nearly complete vessel was
 10 destroyed during the first occupation of
 11 Jacksonville in March of 1862, as well as other
 12 buildings and facilities that would have had
 13 strategic importance to the Union.
 14 The date and origin of Camp Mooney
 15 Cemetery is not known, but it could be as early
 16 as 1864, according to the landmark site
 17 application.
 18 It is the opinion of Lucy Ames Edwards,
 19 who is the author of *Grave Markers of Duval*
 20 *County*, that it started out as the Wamsley
 21 family cemetery, but eventually evolved to a
 22 community cemetery.
 23 A recent inventory listed the earliest
 24 marked graves as being Emma A. Wamsley, who
 25 died in 1877. In 1875, a newspaper article
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1 and hear a staff report.
 2 MR. WELLS: Thank you.
 3 This is landmark application LS-23-01 for
 4 the property located at 538 Ellis Road South.
 5 So we evaluated the application -- and just a
 6 refresher here, Commissioners, we previously
 7 reviewed this application in the January
 8 commission meeting. At that time, the
 9 direction was -- a directive was made by the
 10 Commission to do a bit more research and meet
 11 with the applicant to come to a common ground.
 12 Since then, we did meet with the
 13 applicant. We did revise our findings. We did
 14 find that it met two of the seven criteria.
 15 The first one relates to its value as a
 16 significant reminder of the cultural,
 17 historical, architectural or archaeological
 18 heritage of the city, state or nation.
 19 So this is in relation to the Camp Mooney
 20 Cemetery --
 21 (Reporter inquiry.)
 22 MS. PRYOR: We can't hear you.
 23 MR. WELLS: The cemetery is named after
 24 George Mooney who's reportedly the preCivil War
 25 owner of the property that contains the
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1 reported that a church school had been
 2 established at Camp Mooney, otherwise
 3 indicating the presence of a community by the
 4 same name.
 5 The number of graves reported in the
 6 cemetery vary from 16, in 1955, by Ms. Edwards,
 7 to 126, according to the current landmark site
 8 application. Other estimates include 89 marked
 9 graves, which was identified by Jon Ferguson
 10 and Mike Lawon in March of 2021. Sixty-one
 11 were reported by the Jacksonville Genealogical
 12 Society in 1997 and 43 graves were marked by
 13 the Society in 1977.
 14 Staff finds that some of the discrepancies
 15 may vary according to how visible the markers
 16 were at the time of the survey and whether
 17 counting all the markers versus markers at
 18 suspected grave sites were evident.
 19 We did not find a chain of title for the
 20 property. However, the cemetery was believed
 21 to be incorporated within the boundaries of the
 22 40-acre Mooney subdivision in 1926. The
 23 cemetery was also depicted on Rumph's Replat of
 24 the Mooney subdivision in 1950.
 25 Under three separate property conveyances
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1 in the 1970s, Camp Mooney Cemetery came under
2 the ownership of Dr. Thomas M. Palmer, who
3 served as the chapter president of the United
4 Daughters of the Confederacy.

5 It is under the Daughters of the
6 Confederacy that the cemetery was reinterpreted
7 as being predominantly associated with the
8 Confederacy due to the placement of a
9 historically inaccurate stone marker and
10 memorial plaques to Confederate veterans buried
11 elsewhere.

12 In January of 2021, Camp Mooney Cemetery
13 was conveyed through a quitclaim deed by the
14 Florida Division of the United Daughters of the
15 Confederacy to the Sons of the Confederate
16 Veterans, Kirby-Smith Camp 1209.

17 The Kirby-Smith Camp replaced the
18 existing stone marker with one that's
19 historically accurate as well as removed the
20 memorial plaques to avoid the confusion --
21 (Reporter clarification.)

22 MR. WELLS: -- to avoid the confusion of
23 these individuals as being interred in Camp
24 Mooney Cemetery.

25 Since taking ownership of the Camp Mooney
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1 as determining and assigning responsibilities.
2 Currently, 15 cemeteries have been
3 designated as local landmark sites in
4 Jacksonville. (Microphone failure) property
5 archived and assimilated. This body of
6 information can raise public awareness and then
7 (microphone failure) a degree of protection and
8 preservation through local and state laws.

9 Again, we found that it met two of the
10 seven criteria, and the Department recommends
11 approval of LS-23-01.

12 THE CHAIRMAN: Thank you, Arimus.

13 Do we have any questions for staff?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: No?

16 This has been deferred a number of times
17 because the -- is the applicant here today?

18 AUDIENCE MEMBERS: (No response.)

19 THE CHAIRMAN: Is the applicant here
20 today?

21 AUDIENCE MEMBERS: (No response.)

22 THE CHAIRMAN: I'm sorry, are you the
23 applicant back there?

24 AUDIENCE MEMBERS: No.

25 THE CHAIRMAN: The applicant is not here.
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1 Cemetery in 2021, the Kirby-Smith Camp has
2 installed fencing, a flagpole, updated signage,
3 as well as the clearing of debris and removing
4 of dead trees. It is believed that the ongoing
5 maintenance plan is in current effect.

6 The second criteria relates to its
7 suitability for preservation and restoration.
8 Historic cemeteries such as the Camp Mooney
9 Confederate Cemetery has long been recognized
10 for possessing valuable genealogical
11 information, particularly when state vital
12 statistic records, including birth and death
13 records, were not (inaudible) completed until
14 after 1917. However, in more recent years,
15 cemeteries are being recognized and protected
16 as significant historic resources that
17 contribute to understanding our cultural past.

18 The process of designating cemeteries as
19 local landmark sites greatly contribute to the
20 recommendations of the report of the Blue
21 Ribbon Commission on abandoned and neglected
22 cemeteries, which was published in December of
23 2007, but mainly in the areas of identifying,
24 mapping and recording increased public
25 awareness, protection from development, as well

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1 This has been -- how many times has this
2 been heard?

3 (Inaudible discussion.)

4 (Reporter inquiry.)

5 THE CHAIRMAN: This has been heard a
6 number of times, so -- the applicant is not
7 here. It has been heard multiple times without
8 the applicant, yes? So we're going to defer
9 (inaudible)?

10 MS. LOPERA: Through the Chair to the
11 Commission, so, normally, in cases where the
12 applicant is not present, I recommend you
13 follow the bylaws and defer the item.

14 This particular landmark application has
15 been deferred for over six months because of
16 the applicant's nonpresent [sic].

17 At this time, I think it would be prudent
18 to follow the Ordinance Code, which requires
19 that you make an advisory recommendation on a
20 landmark within 60 days of the initial hearing.

21 So it would be prudent to hear it under
22 the Ordinance Code and move it forward to City
23 Council with your advisory recommendation.

24 THE CHAIRMAN: So the -- is there more
25 discussion?

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1 COMMISSIONER EPSTEIN: I was just --
 2 through the Chair to the staff, so, originally,
 3 we had heard this at the beginning of the year
 4 and the recommendation was to deny it, and that
 5 has since been -- this is the first time I've
 6 heard the recommendation to be approved.
 7 I don't know if I missed something, but
 8 is -- if this is -- you know, looking at the
 9 recommendation, it looks like you guys found a
 10 lot of information that -- what was previously
 11 shown, you know, has been cleared out and this
 12 is more of a historic cemetery and not a simple
 13 war cemetery as was originally sort of
 14 depicted.
 15 Can we vote on this with your
 16 recommendation today; is that what is
 17 (microphone failure)?
 18 MS. LOPERA: Yes.
 19 COMMISSIONER EPSTEIN: Sometimes the legal
 20 stuff is (microphone failure).
 21 THE CHAIRMAN: Any other --
 22 Is there anyone -- I know the applicant
 23 isn't here, but is there anyone else here that
 24 would like to speak to this landmark
 25 designation?

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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: No? So we'll close the
 3 public hearing and I will entertain a motion.
 4 COMMISSIONER EPSTEIN: Motion to approve
 5 LS-23-01.
 6 COMMISSIONER HOFF: I will second.
 7 THE CHAIRMAN: Discussion?
 8 COMMISSION MEMBERS: (No response.)
 9 THE CHAIRMAN: Understanding the history
 10 of this, that's -- it's been recommended for
 11 approval and deferred many times, so --
 12 COMMISSIONER GREGORY: Through the Chair,
 13 I have a lot of concerns that it's been six
 14 months and the applicant has not shown up.
 15 This has been on our agenda and they haven't
 16 shown up. I'm just not sure --
 17 If they are the ones that are providing
 18 the application, why can't they show up here to
 19 get approved? I just don't know what the issue
 20 is. I don't know -- maybe Arimus can tell me,
 21 have you been in regular contact with these
 22 applicants?
 23 MR. WELLS: Through the Chair to
 24 Commissioner Gregory, we have tried multiple
 25 times to get in contact with the applicant.

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1 It's been hit or miss. Sometimes he may
 2 respond, sometimes he hasn't. So that's been
 3 the issue and why it's been deferred multiple
 4 times as well. The last time I heard from him,
 5 just for the record, was August 28th.
 6 COMMISSIONER GREGORY: Okay. So that's
 7 relatively recent, then. Okay.
 8 COMMISSIONER EPSTEIN: Does he know that
 9 the recommendation for this has been changed to
 10 approve versus deny?
 11 MR. WELLS: Through the Chair to
 12 Commissioner Epstein, the revised staff report
 13 was emailed to him multiple times, so ...
 14 THE CHAIRMAN: I mean -- I guess -- I
 15 understand the question of that because this
 16 has gone on for a while. But as Commissioner
 17 Epstein said, it didn't start out as having a
 18 recommendation for approval by staff. And so I
 19 think the -- the process has been long, not
 20 just for us, but also probably for the
 21 applicant.
 22 I would also say that landmark
 23 designations and historic -- recognizing
 24 historic properties, they might get started by
 25 one person and may have one person who invests

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1 in recognizing it or having it recognized, but
 2 that -- it doesn't rely on that one -- I would
 3 hope it doesn't rely on that one person. And
 4 we don't know of the situation with the
 5 applicant either, so I would -- it is my
 6 feeling to consider this in its own value and
 7 not necessarily by the applicant.
 8 COMMISSIONER GREGORY: I agree. I wasn't
 9 trying to hold the applicant to some attendance
 10 record. He, obviously, filed a -- this
 11 application here, and it's been reviewed and --
 12 and he's been in touch with Arimus, it seems
 13 pretty regularly, so I'm okay voting on this
 14 one.
 15 COMMISSIONER EPSTEIN: Through the Chair
 16 to staff, Arimus, I just would like to thank
 17 you for taking the months of time here to work
 18 this through and -- and everything, because I
 19 know there was a bit of contention with it back
 20 in January.
 21 And so I'm hopeful, with the amount of
 22 work you've done and some of this new
 23 information that you found that, you know, the
 24 applicant will feel a little more seen than he
 25 made himself (microphone failure). And I think

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1 that's a good (microphone failure).
 2 (Reporter clarification.)
 3 MS. PRYOR: We can't hear.
 4 COMMISSIONER EPSTEIN: I'm sorry. This
 5 is, like, the only place people tell me they
 6 can't hear me.
 7 I just -- I think, you know, being able to
 8 show, as a staff and a commission, that we, you
 9 know, can take the time to kind of review
 10 things a little bit longer and come to the
 11 right conclusion is a really appropriate look
 12 for the staff, so I just appreciate you taking
 13 the time on that.
 14 THE CHAIRMAN: Thank you.
 15 Any other discussion?
 16 COMMISSION MEMBERS: (No response.)
 17 THE CHAIRMAN: So we have a motion on the
 18 table. I'll say we vote on it.
 19 All those in favor?
 20 COMMISSION MEMBERS: Aye.
 21 THE CHAIRMAN: All those opposed?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: So let it be known that
 24 LS-23-01, the landmark designation for 538
 25 Ellis Road South, has been -- is hereby
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1 approved.
 2 We'll move on to LM-24-03, 801 Jefferson
 3 Street North.
 4 We'll open the public hearing and hear the
 5 staff report.
 6 MR. WELLS: This is landmark application
 7 LM-24-03 for the property located at 801 North
 8 Jefferson Street. This building is known as
 9 the Whetsonian building.
 10 We found that the application met two of
 11 the seven criteria. The first one relates to
 12 its value as a significant reminder of the
 13 cultural, historical, architectural or
 14 archaeological heritage of the city, state or
 15 nation.
 16 The Whetsonian building is one of the few
 17 remaining historic commercial buildings in what
 18 is known as LaVilla. The LaVilla neighborhood
 19 is defined by North Clay Street to the east,
 20 North Myrtle Avenue to the west, Old Kings Road
 21 to the North, and McCoy's Creek to the south.
 22 During reconstruction, LaVilla began to
 23 take on the character that has historically
 24 defined the neighborhood well into the 20th
 25 century. The northern part of LaVilla
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1 developed into a vibrant neighborhood and
 2 became the social, cultural, and economic
 3 center of black Jacksonville, a reputation it
 4 held until the end of segregation in the 1960s.
 5 During most of its history, the community
 6 was predominantly African-American, also
 7 racially and ethnically diverse. The
 8 neighborhood became home to numerous ethnic
 9 groups, the largest being East European Jews
 10 who originally lived, worked, and worshipped
 11 primarily in the middle section of the
 12 neighborhood.
 13 Becoming a major rail center, the southern
 14 part of LaVilla became filled with small
 15 hotels, rooming houses, restaurants, and other
 16 businesses that served the traveling public, as
 17 well as large warehouses and industrial uses
 18 that the (microphone failure) -- that depended
 19 on rail service.
 20 Given the transient nature of the southern
 21 part of the neighborhood, this portion of
 22 LaVilla developed a notorious reputation for
 23 various activities.
 24 Constructed in 1927, the Whetsonian
 25 building shared a similar history found in
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1 other parts of the northern LaVilla area. It
 2 was part of the rich, cultural tradition of the
 3 area.
 4 Common at the time of construction, the
 5 building was mixed use with commercial on the
 6 first floor and residential on the second.
 7 In 1928 until the end of the historic
 8 period, which was 1974, the Whetsonian has
 9 housed a variety of small businesses,
 10 located -- that cater to Northern LaVilla's
 11 black residents.
 12 Well into the 1950s, the building also
 13 housed a grocery store, which was originally
 14 the John Abraham Grocery Store in 1928. Other
 15 long-term businesses include McNeill's Drug
 16 Company, owned and operated by Gertrude H.
 17 McNeill; Edna Chandler, which is a hairdresser;
 18 Continental Investment Company; and E&M Beauty
 19 Salon.
 20 Different residents were listed each year
 21 in the city directories as well. Another
 22 established business that operated out of the
 23 building was Bill's Barbecue, which opened in
 24 1949. It stayed at the location until 1973.
 25 The Apothecary Shop opened in 1955, and
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1 it -- and was in business until 1973.
2 In 1975, only two businesses were listed,
3 which was the Broadcast TV Shop and the
4 Starlite Diner. And by 1978, the Starlite
5 Diner was replaced by Jim's Diner, which was
6 still in business until 1985.

7 The building took on new significance with
8 its purchase by Walter Whetstone in 1998, who
9 was born in January of 1937 in Jacksonville.
10 Mr. Whetstone attended Oakland Elementary and
11 Matthew Gilbert High School in East
12 Jacksonville. Mr. Whetstone married Dorothy
13 Jean Thomas in 1959, and that continued for 59
14 years until his (microphone failure) in
15 (inaudible).

16 (Reporter clarification.)

17 MR. WELLS: After his military service, he
18 continued working as a bicycle messenger as
19 well as part-time with the Gulf Life Insurance
20 Company, while attending Edward Waters College
21 in the evening. After graduating from Edward
22 Waters College in 1968, Mr. Whetstone began
23 working full-time with the Gulf Life Insurance
24 Company.

25 During his successful career as an agent
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1 with the company, he won numerous awards, such
2 as the life membership of the Million Dollar
3 Round Table, a financial professionals
4 organization, and select -- he was also
5 selected for the Gulf Life Insurance Company's
6 Hall of Fame.

7 He was also active in the community. He
8 worked for the Boy Scouts of America, 100 Black
9 Men of Jacksonville, and the David H. Dwight
10 Young Men Christian Association.

11 The second criteria that we found that it
12 met was the suitability for preservation or
13 restoration. This building had been altered in
14 different ways. However, we do find that it
15 is -- retained most of its historic
16 significance.

17 And other than that, we forward to you a
18 recommendation for approval with the two
19 criteria.

20 THE CHAIRMAN: Thank you, Arimus.

21 Any questions for staff?

22 COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: And is there -- I assume
24 the applicant is here today? Yes? No? Is the
25 applicant here today?

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1 AUDIENCE MEMBERS: (No response.)

2 THE CHAIRMAN: So --

3 MS. PRYOR: She was here last time.

4 THE CHAIRMAN: Right. She was.

5 MS. LOPERA: To the Chair, I believe that
6 the applicant appeared at the last meeting and
7 told us she would not be present at this
8 meeting.

9 THE CHAIRMAN: Oh, that's right. I
10 apologize.

11 Okay. Is there anyone else here today
12 that would like to speak to this
13 landmark proposal -- the landmark application?

14 AUDIENCE MEMBERS: (No response.)

15 THE CHAIRMAN: All right.

16 (Ms. Pryor approaches the podium.)

17 THE CHAIRMAN: Just state your name.

18 MS. PRYOR: Kim Pryor.

19 I would like to encourage this body to
20 approve this landmark application. This
21 particular building, in all of its eclectic
22 collection of items, has been a staple at the
23 corner of Jefferson and Union for many, many,
24 many years.

25 If there's any building that is not

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1 currently protected by an historic overlay that
2 deserves landmark status, this is absolutely
3 one of them that deserves it.

4 This is a request by the owner, and so,
5 you know, the number of criteria that it has to
6 meet, I believe, is only two of the seven, and
7 it's already met those.

8 And as a citizen that drives by this
9 particular property every -- pretty much every
10 day, and as someone who has been inside it
11 quite a bit, had a very large tour back when
12 Mr. Whetstone was alive -- if you haven't been
13 inside, you need to go look because it's very
14 cool.

15 And so I pray that this body will
16 recognize the importance of this particular
17 structure and this particular property and
18 grant it landmark status.

19 Thank you.

20 THE CHAIRMAN: Thank you.

21 Anyone else who would like to speak to
22 this landmark application?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: Then I will close the
25 public hearing and entertain a motion.

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1 COMMISSIONER EPSTEIN: Motion to approve
 2 LM-24-03.
 3 COMMISSIONER MORGAN: Second.
 4 THE CHAIRMAN: Discussion?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: I think (microphone
 7 failure) on this could probably go pretty
 8 quickly, but I would like to echo what
 9 Ms. Pryor said.
 10 I found myself getting beeped at at the
 11 traffic light multiple times in front of the
 12 Whetsonian building because it's mesmerizing
 13 and it's -- you know, LaVilla is a -- it's a
 14 tough --
 15 MS. PRYOR: Microphone.
 16 THE CHAIRMAN: LaVilla is a tough spot for
 17 us because it has a lot of missing teeth and
 18 its lost a lot of buildings. So anything that
 19 we can do to recognize the historic structures
 20 that are left and preserve some of the identity
 21 and the DNA that LaVilla has -- still has, we
 22 certainly feel obligated to do.
 23 Any other discussion?
 24 COMMISSION MEMBERS: (No response.)
 25 THE CHAIRMAN: Let's put it to the vote.
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1 All those in favor?
 2 COMMISSION MEMBERS: Aye.
 3 THE CHAIRMAN: All those opposed?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: Let it be known that
 6 LM-24-03 has hereby been approved.
 7 We'll move on to LM-24-05, also 801
 8 Jefferson Street North.
 9 COMMISSIONER EPSTEIN: It's at 821 or --
 10 it says 801 (microphone failure).
 11 THE CHAIRMAN: That's a typo, isn't it?
 12 MR. WELLS: (Inaudible.)
 13 THE CHAIRMAN: It's 821. Correct that.
 14 LM-24-05, 821 --
 15 MR. WELLS: (Off microphone.)
 16 (Discussion held off the record.)
 17 THE CHAIRMAN: So for the record, we just
 18 approved LM-24-03, which is 801 Jefferson
 19 Street North; and now we're going to hear
 20 LM-24-05, 821 Jefferson Street North.
 21 So we will open the public hearing and
 22 hear the staff report.
 23 MR. WELLS: This is application LM-24-05
 24 for the property located at 821 Jefferson
 25 Street.
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1 So this is known as the Atlanta Life
 2 Insurance Company building. This is the
 3 companion application to LM-24-03.
 4 So we found that this one met three of the
 5 seven criteria. The first one relates to its
 6 suitability -- its -- significant reminder of
 7 the cultural, historical, architectural, or
 8 archaeological heritage of the city, state or
 9 nation.
 10 The Atlanta Life Insurance Company
 11 building took on a new life when it was
 12 purchased by Mr. Walter Whetstone in 1998. In
 13 connection with this building and the
 14 Whetsonian building, he began to turn both
 15 buildings into the most recognizable landmarks
 16 in downtown Jacksonville.
 17 The building and its eccentric collection
 18 of different materials and (microphone failure)
 19 items have been restored at the Smithsonian
 20 Institute.
 21 The second criteria relates to it being
 22 identified as a work of a master builder,
 23 designer or architect whose work has influenced
 24 the development of the city, state or nation.
 25 The Atlanta Life Insurance Company
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1 building was designed by well-respected
 2 Jacksonville architect Emilio Zeller, III, who
 3 was a member of a new generation of young
 4 architects that began their practice in
 5 Jacksonville during the 1950s and '60s.
 6 The third criteria relates to its
 7 suitability for preservation or restoration.
 8 The Atlanta Life Insurance Company
 9 building has been altered in different ways,
 10 usually for displaying the collection or for
 11 security reasons. However, the building has
 12 grown beyond its architecture by how it
 13 functions as a single work of folk art.
 14 Therefore, its preservation has been focused on
 15 preserving the building to incorporate the
 16 collection to future reuse and rehabilitation
 17 plans.
 18 Other than that, we found that -- again,
 19 that the application met three of the seven
 20 criteria for landmarking status, and we forward
 21 a recommendation for approval.
 22 THE CHAIRMAN: Thank you, Arimus.
 23 Do we have any questions of staff from the
 24 commissioners?
 25 COMMISSION MEMBERS: (No response.)
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1 THE CHAIRMAN: We know that the -- this is
2 the same applicant, so the applicant is not
3 here today.

4 Is there anyone here that is in the
5 audience that would like to speak to this one?

6 (Ms. Pryor approaches the podium.)

7 MS. PRYOR: Kim Pryor.

8 I will be very brief. I can basically say
9 "ditto" from my other comments.

10 This, again, is a very important structure
11 and part of the whole Whetsonian campus, if you
12 will. I've been inside this one as well.

13 So I encourage you to approve landmark
14 status for this address.

15 Thank you.

16 THE CHAIRMAN: Thank you.

17 Is there anyone else here to speak on this
18 landmark application?

19 AUDIENCE MEMBERS: (No response.)

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

22 COMMISSIONER GREGORY: Motion to approve
23 LM-24-05 at 821 Jefferson Street North.

24 COMMISSIONER EPSTEIN: Second.

25 THE CHAIRMAN: I'll say "discussion," but

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1 MR. WELLS: Thank you.

2 This is COA-24-31013 for the property
3 located at 1238 Ingleside Avenue. So this
4 applicant looks to -- or seeks to replace a
5 shingled roof with a standing seam metal roof
6 within the Riverside Avondale Historic
7 District.

8 This property was built in 1925. It is a
9 single-story, bungalow-styled home and it is
10 currently characterized by it's lateral gabled
11 roof, open porch under a cross gable, and
12 4-over-1 windows.

13 The current roof has composition shingles
14 on it. And, once again, the applicant is
15 seeking replace the roof with ash gray,
16 GulfRib, 26-gauge metal panels, which is a kind
17 of standing seam metal roof.

18 Metal roofs on contributing structures are
19 rare within the Riverside Avondale Historic
20 District and are given a higher level of
21 scrutiny by staff due to its texture, color,
22 material and impact on the replacement
23 (microphone failure) it will have on the
24 structure's architectural and historical
25 significance.

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1 I think it --

2 COMMISSIONER GREGORY: I'll just echo what
3 Ms. Pryor said, that, you know, we -- with 801
4 Jefferson Street, we landmarked the building.
5 I think by adding this, we're landmarking the
6 entire campus. And if you include the building
7 and the yard behind and the art and the
8 significance of it, I think it really makes a
9 real treasure in downtown Jacksonville.

10 THE CHAIRMAN: Thank you.

11 Any other discussion or comments?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: No? Then I say we vote.

14 All those in favor?

15 COMMISSION MEMBERS: Aye.

16 THE CHAIRMAN: All those opposed?

17 COMMISSION MEMBERS: (No response.)

18 THE CHAIRMAN: With that, let it be known
19 that LM-24-05 has hereby been approved.

20 Wow, we are at the COA portion of our
21 agenda. So now we'll move on to the COA
22 portion of our agenda. We have one COA today,
23 COA-24-31013, 1238 Ingleside Avenue.

24 We'll open the public hearing and hear a
25 staff report.

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1 We looked into the history of this
2 property, which includes its Florida Master
3 Site File, as well as permitting archives, and
4 we found that the structure has no record of a
5 metal roof. This, also combined with the
6 emphasis placed on the existing roof being a
7 character-defining feature, has led staff to
8 find the installation of a new metal roof would
9 be inconsistent with several sections of our
10 Ordinance Code.

11 The Ordinance Code also states how
12 deteriorated architectural features shall be
13 repaired rather than replaced wherever
14 possible. We don't have any evidence that the
15 applicant has expressed or ind- -- even applied
16 for repairs.

17 If replacement is deemed a necessity,
18 however, the new material shall match the
19 material being replaced in composition, design,
20 color, texture, and other visual qualities.

21 Again, we find that the proposed material
22 will be -- not be following these guidelines
23 with the intent to remove the existing shingled
24 roof and replace it with a new standing seam
25 metal roof.

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1 Based on the design guidelines for the
 2 district, bungalow-styled homes within the
 3 Riverside Avondale Historic District should
 4 utilize some form of shingles, such as
 5 composition shingles.
 6 Once again, we found that it is
 7 inconsistent with the design guidelines as well
 8 as the Ordinance Code criteria, so we're
 9 obligated to forward you a recommendation for
 10 denial.
 11 THE CHAIRMAN: Thank you, Arimus.
 12 Questions for staff?
 13 COMMISSION MEMBERS: (No response.)
 14 THE CHAIRMAN: Is the applicant here?
 15 AUDIENCE MEMBER: (Indicating.)
 16 THE CHAIRMAN: Please come forward.
 17 (Audience member approaches the podium.)
 18 THE CHAIRMAN: State your name and address
 19 and she'll swear you in.
 20 AUDIENCE MEMBER: Sure.
 21 Allan Mascena, 4590 County Road 218,
 22 Middleburg.
 23 THE REPORTER: If you would raise your
 24 right hand for me, please.
 25 MR. MASCENA: (Complies.)
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1 THE REPORTER: Do you affirm that the
 2 testimony you are about to give will be the
 3 truth, the whole truth, and nothing but the
 4 truth?
 5 MR. MASCENA: Yes.
 6 THE REPORTER: Thank you.
 7 MR. MASCENA: First, it's not supposed to
 8 be standing seam. It's supposed to be GulfRib.
 9 (Reporter clarification.)
 10 MR. MASCENA: First, it's supposed to
 11 be -- instead of standing seam GulfRib, which
 12 would be more time-correct for the area -- on
 13 the application that we submitted it does state
 14 a GulfRib exposed fastener. So I'm not sure if
 15 that would --
 16 THE CHAIRMAN: Do you have any cut sheets
 17 or images of that product and what it looks
 18 like?
 19 MR. MASCENA: Absolutely. I also have the
 20 contract as well. Did you want to see them
 21 directly right here?
 22 THE CHAIRMAN: I see it. It's a more
 23 rigid metal roof.
 24 MR. MASCENA: Yeah, it's screwed down
 25 versus standing seam with no exposed fasteners.
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1 THE CHAIRMAN: So it's still a metal roof?
 2 MR. MASCENA: Correct.
 3 THE CHAIRMAN: It's still more of a
 4 sheet -- it's not a shingle? It's not a metal
 5 shingle? It's (microphone failure) long
 6 panel --
 7 MR. MASCENA: Yes.
 8 THE CHAIRMAN: So there's a correction
 9 there.
 10 Do you want to add anything else to the
 11 application?
 12 MR. MASCENA: No. Basically, that it was
 13 just a screw-down, which would be more time
 14 correct.
 15 THE CHAIRMAN: Okay.
 16 Okay. If we have more questions for you,
 17 we'll ask you to come back up.
 18 MR. MASCENA: Sure. Thank you.
 19 THE CHAIRMAN: Thank you.
 20 Is there anyone else who would like to
 21 speak to this COA?
 22 AUDIENCE MEMBERS: (No response.)
 23 THE CHAIRMAN: No? Then we will close the
 24 public hearing and I'll entertain a motion.
 25 COMMISSIONER EPSTEIN: Motion to deny
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1 COA-24-31013 at 1238 Ingleside Avenue.
 2 COMMISSIONER GREGORY: Second.
 3 THE CHAIRMAN: Discussion?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: So the applicant -- the
 6 rigid -- the application reads standing seam
 7 metal roof. The applicant has identified a
 8 correction to that. It's still a metal roof.
 9 It's similar to standing seam, but it has
 10 exposed fasteners. It's a specific product.
 11 It's called GulfRib. It's probably --
 12 I'll entertain some discussion from the
 13 commissioners on this.
 14 COMMISSIONER HOFF: Through the Chair, I
 15 tend to agree with the rationale in the staff
 16 report. This roof is very visible from the
 17 street and from the driveway and there are very
 18 few metal roofs, relatively speaking, in that
 19 area. And in -- the other points that staff
 20 laid out. So I am leaning towards supporting
 21 the motion.
 22 COMMISSIONER EPSTEIN: Through the Chair,
 23 I'll just say, yes, this -- the screw-down roof
 24 would have been appropriate for the time, but
 25 not this -- not the Riverside/Avondale area.
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1 There are very few standing seam -- very
2 few metal roofs of any kind in the area, and I
3 would just go on to say that this sort of type
4 of architecture of the home wouldn't have had a
5 metal roof historically anyway.

6 So I'm not -- I'm going to agree with the
7 denial on this one.

8 THE CHAIRMAN: Anyone else want to speak
9 to this?

10 COMMISSION MEMBERS: (No response.)

11 THE CHAIRMAN: You know, I would just add,
12 looking at the images of the home, I tend to
13 agree with you, and also with (inaudible) of
14 the low slope of the roof.

15 When you do see metal roofs on some of the
16 homes in the more bungalow styles, they tend to
17 have a more steep pitch to the roof than this
18 low slope roof, and so I lean towards agreeing
19 with the recommendations of staff and the
20 comments that we've heard from the
21 commissioners.

22 Any other discussion from anyone or any
23 comments from anyone?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: It is a question for staff,
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1 though. Do you -- would you require -- having
2 not known what that material was and seeing --
3 hearing the correction from the applicant, does
4 that have any bearing on the staff report or
5 does the staff report still stand?

6 MR. WELLS: Through the Chair, the staff
7 report will still stand. It's the material
8 (microphone failure).

9 THE CHAIRMAN: It's the actual material
10 itself, right?

11 And just as a question of speculation --
12 sometimes we see metal shingle, like historic
13 metal shingle. I know that's a very expensive
14 product these days, but is that something
15 that's considered as a viable product or --

16 MR. WELLS: Through the Chair, we would
17 certainly entertain that option. I would need
18 to check with our correspondence to see if that
19 was thrown out there to the applicant, but,
20 yeah, that's something we would certainly
21 entertain.

22 THE CHAIRMAN: But a denial of this COA
23 wouldn't prevent the applicant from applying
24 for a new COA with something that was different
25 than the specific material applied with this

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1 one, correct?

2 MR. WELLS: Correct.

3 Yeah. Through the Chair, so if they were
4 to apply for a new COA, the scope of work would
5 need to change. So they could apply for a
6 metal shingle if they --

7 THE CHAIRMAN: Okay. So there are still
8 options.

9 Okay. Any more discussion from the ...

10 COMMISSION MEMBERS: (No response.)

11 THE CHAIRMAN: Barring none, I say we
12 vote.

13 All those in favor?

14 COMMISSION MEMBERS: Aye.

15 THE CHAIRMAN: All those opposed?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: Let it be known that
18 COA-24-31013 has been denied.

19 And now we're going to take a ten-minute
20 break because it's been almost two hours, and
21 then we will cover the remaining projects.

22 (Whereupon, a brief recess was taken.)

23 THE CHAIRMAN: All right. Thank you,
24 everyone.

25 We're going to reopen. There are a few
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1 things left on the agenda, including public
2 comments. There's only -- there's a series of
3 REHAB projects. There's one demo delay
4 project, so we're going to -- we're going to
5 change the agenda just a little bit and we're
6 going to move to the demolition delay, then
7 we're going to have public comments, and then
8 we're going to do the REHABs.

9 So we'll start with the demo delay at 222
10 and 228 Duval Street East, under New Business.

11 So we'll open the public hearing and hear
12 a staff report.

13 MR. WELLS: Thank you.

14 So this a request for a demolition and --
15 in accordance with Section 320.407 of our
16 Ordinance Code.

17 And so the property owner here is seeking
18 building permits to demolish two residential
19 structures located a 222 East Duval Street and
20 228 East Duval Street. Because the structures
21 are listed as contributing structures to the
22 National Register District of the -- actually,
23 Jacksonville Downtown Historic District, any
24 demolition activities that require a view [sic]
25 must be reviewed by the Jacksonville Historic

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1 Preservation Commission pursuant to the
2 Ordinance Code.
3 The Commission must review and take action
4 on such requests within 60 calendar days. And
5 if the Commission approves the permit
6 application, the demolition may proceed. If
7 the Commission denies the application, the
8 property owner can appeal the decision to the
9 City Council.

10 The City of Jacksonville acquired the
11 dilapidated properties in December of 2023.
12 And because the City is seeking demolition and
13 is not in support of a landmark designation for
14 the buildings, the Commission must find that
15 the property meets at least four of the seven
16 criteria as outlined in the designation
17 procedures for landmarks.

18 Based on staff's analysis, we found that
19 it met three of the seven criterion. And so
20 the first one relates to its value as a
21 significant reminder of the cultural,
22 historical, architectural, or archaeological
23 heritage of the city, state or nation.

24 We found that both structures are
25 significant by being located within the
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1 Downtown Jacksonville Historic District. A
2 majority of historic residences here were
3 smaller, less decorative, and typically were
4 two-story wood frame structures.

5 In the Cathedral District, which is where
6 these structures are located, it typically had
7 around 50 residences. Eighty percent of those
8 structures were two-story, that all reflected
9 the frame vernacular style or some variation of
10 Colonial Revival, craftsman or Queen Anne
11 influences.

12 The second criteria relates to it having
13 distinguishable characteristics of an
14 architectural style as valuable for the study
15 of a period, method of construction, or use of
16 indigenous materials.

17 So both subject properties possess
18 characteristics of a frame vernacular style,
19 which is also known as National Folk houses.
20 These houses represent a significant change in
21 construction and design that coincided with the
22 expansion of railroads during the second half
23 of the 19th century.

24 As we know, railroads improve the transfer
25 of cut timbers to lumber yards found in most
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1 towns and cities that over time standardized
2 lumber shaped [sic] and sizes. It also ushered
3 in the widespread use of (inaudible) balloon
4 framing, covered by wood sheathing, usually --
5 which was usually siding and shingles.

6 And the third criterion relates to its
7 suitability for preservation or restoration.
8 So although currently vacant, the structures
9 appear to be in decent condition. And while
10 the structures have some original architectural
11 fabric, they did have several alterations over
12 the years. So this is in relation to its
13 siding, windows, doors, and porches, but
14 nonetheless, the -- both structures have been
15 vacant for some time and have been without
16 consistent maintenance.

17 The properties have been subject to
18 vandalism, fire damage, and water damage as
19 well. However, given the limited access to
20 information regarding the structural integrity
21 of both structures, staff is unable to support
22 a claim of irreparability [sic] for both
23 structures.

24 So based on our findings, we found that,
25 again, 222 East Duval Street and 228 East Duval
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1 Street meets at least three of the seven
2 criteria for landmark designation.

3 Once again, because the owner is in
4 objection to the landmark designation, if -- at
5 least four criteria must be met, so it falls
6 four [sic] of the -- or falls short of that
7 threshold.

8 End of report.

9 THE CHAIRMAN: Thank you, Arimus.

10 Are there questions for staff from the
11 commissioners?

12 COMMISSIONER HOFF: Through the Chair to
13 staff, I think this would be a question for
14 OGC.

15 When the City is the owner and also doing
16 the -- when the City is the owner and has
17 stated that it's not in support of landmarking
18 and the City is doing the review to make a
19 determination if it fits the landmark status,
20 how does that work? It appears like a
21 conflict, but I'm not the expert on that sort
22 of thing.

23 MS. LOPERA: Through the Chair to
24 Commissioner Hoff and the Commission, so in
25 this instance, the City is the owner of the --

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1 this property.
 2 The Planning and Development Department
 3 does these reports. They are a separate
 4 entity. They don't own any property, so --
 5 And their report is the recommendation to
 6 you-all, a separate commission, to make a
 7 decision on landmarking. You can use that
 8 report. You can also take other testimony and
 9 information and consider that in your decision.
 10 THE CHAIRMAN: Is there -- is there a
 11 representative of the City -- I just want to
 12 know if you're here, but --
 13 MR. PAROLA: (Indicating.)
 14 THE CHAIRMAN: Okay. So there is someone
 15 here representing the City in that regard as
 16 property owner, so that may become part of the
 17 discussion later, but we need to get through
 18 this first.
 19 Any other questions for staff? That was a
 20 good one, Commissioner Hoff.
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: No? Is there -- so the
 23 applicant -- the applicant is here. Could you
 24 please come forward and speak to us a bit?
 25 (Mr. Parola approaches the podium.)
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1 Compliance's findings. And I do want to read
 2 one thing into the record just to speak to the
 3 suitability of the REHAB. And this for both
 4 222 and 228 Duval Street East.
 5 "The structure is damaged, deteriorated to
 6 the extent it is in danger of collapse and
 7 poses an immediate threat to health, safety and
 8 welfare."
 9 So although you may have found that it
 10 meets three of the criteria, at least Code
 11 Compliance would say maybe just two.
 12 Thank you for your time and energies.
 13 THE CHAIRMAN: Thank you. We may call you
 14 back up --
 15 MR. PAROLA: Sure.
 16 Thank you.
 17 THE CHAIRMAN: -- for more discussion.
 18 Is there anyone else here in the audience
 19 that would like to speak to this?
 20 MS. PRYOR: (Indicating.)
 21 THE CHAIRMAN: Please come forward.
 22 (Ms. Pryor approaches the podium.)
 23 MS. PRYOR: Kim Pryor, 245 West 5th
 24 Street.
 25 The first question I have is, is this
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1 MR. PAROLA: Thank you.
 2 Guy Parola with the Downtown Investment
 3 Authority. Address is 117 West Duval Street.
 4 If I could just comment on the whole City
 5 thing. The DIA, so the Downtown Investment
 6 Authority, has been designated the Community
 7 Redevelopment Agency for downtown. So while
 8 they are a creature of the City, we are also a
 9 quasi-independent agency who these properties
 10 have been assigned to. So as the CRA -- as
 11 Counsel said, you are --
 12 MS. PRYOR: Speak into the microphone,
 13 please.
 14 MR. PAROLA: Sure.
 15 So as the Community Redevelopment Agency,
 16 we are, on behalf of the City, the applicant.
 17 So I think the -- there's kind of a -- not
 18 necessarily at arm's length, but certainly a
 19 nuance to ownership and, you know --
 20 And I'm here for any questions, but I
 21 think I would like to say this to the third
 22 finding, as I understood it, about the
 23 suitability. I have -- I don't know if you-all
 24 have seen them, but I'm more than happy to
 25 submit it for the record, Municipal Code
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1 gentleman's name listed on the -- on any
 2 application as an authorized agent or owner?
 3 Because I was up here earlier and I was
 4 not allowed -- you guys were not allowed to
 5 really hear my arguments without some type of
 6 written authorization from the applicant or the
 7 owner of the property.
 8 This -- these properties were -- they
 9 have -- the owner came up before the City
 10 foreclosed, so I think that's important that
 11 you know. The City actually foreclosed on the
 12 municipal liens. But prior to that, the owner
 13 came before this body and requested a mothball
 14 COA. That mothball COA was deferred for some
 15 reason. I can't really remember why, but --
 16 In that original staff report, the
 17 recommendation was to approve. But when it
 18 come [sic] back up before the HPC -- and this
 19 was just last year -- the recommendation
 20 changed to deny. And Mr. Wells went on record
 21 and stated, basically, the reason was because
 22 the City was involved in a foreclosure lawsuit,
 23 which I think the two should be completely
 24 separate from each other.
 25 So this body denied a mothball COA for the
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1 owner, then the City came in and foreclosed on
2 the properties in December of '23.

3 As the owners, they are required to
4 protect these properties. There have been no
5 building permits pulled, nothing. The City has
6 done absolutely nothing to protect these
7 historic structures.

8 I understand that Code Enforcement took
9 down the third as an emergency and did not
10 declare the other two as an emergency, which is
11 great.

12 These two properties are the last two
13 remaining residential structures on East Duval
14 Street in their entirety. That alone makes
15 them extremely important.

16 I would like to know who wants these
17 houses down. There is an application for
18 demolition review permit form [sic] in the
19 packet. There's no signature. There's
20 nobody's name on it. Nothing. How is that
21 allowed to even come before this body if
22 there's nobody's name on this permit review?
23 So who wants these houses down? For what
24 reason?

25 We also have a program that allows the
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1 City to give properties to nonprofits for
2 affordable housing. Why hasn't that been an
3 option? Why doesn't the City sell the
4 properties instead of tearing them down?

5 (Timer notification.)
6 MS. PRYOR: These are historic properties
7 and they absolutely should not be destroyed.
8 Thank you.

9 THE CHAIRMAN: Thank you.
10 Is there anyone else here who would like
11 to speak to this demo delay application?
12 (Audience member approaches the podium.)

13 AUDIENCE MEMBER: Good afternoon.
14 Through the Chair, my name is Thomas
15 Register. I'm with Municipal Code Compliance.

16 I'm here for any questions y'all have
17 about the history, maybe from Code Enforcement,
18 or the condemnations.

19 The foreclosure, I believe, started before
20 November 23rd, and it was in response to -- I'm
21 sorry, the mothballing request was in response
22 to our foreclosure that was filed earlier in
23 the summer.

24 But these properties have been condemned
25 for several years, and it was well advanced

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1 [sic] of the City's foreclosure. And the City
2 wasn't seeking anything other than compliance
3 from the property owners. They just didn't
4 have the means to do so. It resulted in
5 foreclosure because they didn't have the funds
6 or anything to comply with a mothballing or
7 anything else.

8 So if there's any questions, I'm available
9 for that.

10 THE CHAIRMAN: Thank you.

11 MR. REGISTER: Yes, sir.

12 THE CHAIRMAN: Is there anyone else here
13 today to speak to this?

14 (Audience member approaches the podium.)

15 AUDIENCE MEMBER: My name is Ginny Myrick
16 and I'm the president of the Cathedral
17 District, which these three houses, at one
18 time -- now they're down to two --

19 THE CHAIRMAN: State your --

20 AUDIENCE MEMBER: -- are located.

21 THE CHAIRMAN: Excuse me. Please state --

22 MS. MYRICK: 444 Hendricks Avenue, Number
23 389.

24 THE CHAIRMAN: Ginny, please be sworn in.

25 MS. MYRICK: This objection is --
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1 THE CHAIRMAN: Excuse me. You also need
2 to be sworn in.

3 MS. MYRICK: Pardon me?

4 THE CHAIRMAN: You also need to be sworn
5 in.

6 MS. LOPERA: Diane, could you swear her
7 in, please?

8 THE REPORTER: Yes.

9 MS. MYRICK: (Raises right hand.)

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

14 MS. MYRICK: Yes.

15 THE REPORTER: Thank you.

16 MS. MYRICK: It's so surprising to hear
17 someone come up and speak against this
18 demolition who knows nothing about the history
19 of it. We've only been working on this for
20 seven years. It is a classic case of
21 demolition by neglect.

22 Finally, the City took charge of it in
23 December, had to go through the court process,
24 condemn them, and then took them by
25 foreclosure. There were over 700 -- well, I

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1 think close to \$700 in Code Enforcement fines
 2 against these properties. The owner had
 3 neglected them for years and years and years.
 4 About ten days ago, one of the three
 5 totally collapsed, falling on the sidewalk,
 6 taking out the parking meters that are along
 7 the street. And it happened on a Sunday
 8 evening. Directly next door to these homes,
 9 within 3 feet -- because that was the distance
 10 that people could build -- was -- is a place --
 11 is a preschool for birth to age four that has
 12 an A rating. Directly across the street from
 13 these buildings is the First United Methodist
 14 Church. Catercorner on Duval is the -- another
 15 church. It is St. John's Episcopal Cathedral.
 16 At any time during that collapse somebody
 17 could have gone to that -- either one of those
 18 churches and be hit by the collapse. It was
 19 all on the sidewalk. So yes, it was done by
 20 emergency.
 21 I sent a picture of it over to Lori Boyer
 22 and I said, "Help." So they immediately
 23 brought in the demolition crew to clear that
 24 demolition.
 25 The other two buildings are beyond repair.
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1 There's all kinds of documentation to that
 2 effect. They are a tragedy, an absolute
 3 tragedy. If somebody wanted to save them and
 4 preserve them, they are about ten years too
 5 late getting to the microphone.
 6 So our plan, our hope is that when we have
 7 the .2 acres that they sit on, we will be able
 8 to put residential on it.
 9 We have a beautiful overlay in the
 10 district that requires -- it requires
 11 construction and architectural approval on the
 12 construction. So it will, in fact, put
 13 probably -- if we combine it, hopefully with
 14 another piece of property -- about 120 homes on
 15 Duval Street.
 16 So for the first time, it would be paying
 17 property taxes. For the first time, it would
 18 no longer be an eyesore. It's the only blight
 19 in the neighborhood. And most of all, it would
 20 put people in the neighborhood. And what we're
 21 trying to do is repopulate the neighborhood
 22 with residential. So there's absolutely no
 23 reason why you should deny it.
 24 The staff has recommended that they do not
 25 meet landmark status. The City, as the owner,
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1 is not asking for landmark status. The City,
 2 as the owner, wants to take them down.
 3 So I'm pleading with you to see the light
 4 and the -- the correct answer for this, which
 5 is to approve demolition.
 6 Thank you.
 7 THE CHAIRMAN: Thank you.
 8 Is there anyone else here today that wants
 9 to speak to this application?
 10 AUDIENCE MEMBERS: (No response.)
 11 THE CHAIRMAN: I'm going to close the
 12 public hearing and entertain a motion.
 13 COMMISSIONER GREGORY: Through the Chair,
 14 can I get some clarification from Carla
 15 regarding how we would properly make this
 16 motion for a demo delay?
 17 MS. LOPERA: Through the Chair to
 18 Commissioner Gregory, if you are inclined to
 19 approve it, you would do a motion to approve
 20 the demolition. If you're inclined to deny,
 21 motion to deny.
 22 COMMISSIONER GREGORY: I'd like to make a
 23 motion to approve the demolition of 222 and 228
 24 Duval Street East.
 25 COMMISSIONER EPSTEIN: Second.
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1 THE CHAIRMAN: Okay. Discussion?
 2 COMMISSION MEMBERS: (No response.)
 3 THE CHAIRMAN: There's a long history with
 4 this project. Some of you have been on the
 5 Commission and we've heard some arguments for
 6 it. And you've certainly heard some comments
 7 from the general public in favor of it and also
 8 against it, so let's discuss.
 9 COMMISSIONER HOFF: Through the Chair to
 10 staff. So just a point of clarification. I
 11 believe this situation is similar to the one
 12 that we heard a month or two ago on the
 13 Eastside where we were -- are we evaluating
 14 whether it meets landmark status? And if it
 15 does not, then we don't really have grounds to
 16 deny it -- demolition; is that correct?
 17 MR. WELLS: Through the Chair to
 18 Commissioner Hoff, that is correct.
 19 I mean, if you don't find that it meets
 20 four -- a minimum of four of the criteria, then
 21 it's not eligible for landmarking status;
 22 therefore, the demolition permit should be
 23 released.
 24 COMMISSIONER HOFF: Okay. Thank you.
 25 THE CHAIRMAN: Yeah, I'd like some
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1 clarification on that too.

2 MS. LOPERA: Through the Chair -- to the

3 Chair to the Commission, so these properties

4 are a little different. This property is not

5 locally designated as a landmark or within a

6 locally designated historic district.

7 This is a contributing structure. These

8 are two contributing structures in a national

9 district, so you don't have the same

10 jurisdiction. It does not require a COA for

11 demolition. There's just this provision in the

12 Ordinance Code that says, if someone applies to

13 demolish one of these types of structures, it

14 needs to come before you for potential

15 landmarking status.

16 If you decide not to landmark it, the

17 demolition permit automatically issues, so --

18 but staff kind of rolls it all into one to give

19 you the information on whether they think it's

20 eligible for landmarking criteria at the same

21 time so you don't have to do it in -- to call a

22 special meeting right after to do it as a

23 separate meeting.

24 Happy to answer any other questions.

25 THE CHAIRMAN: Yes. Question about -- I

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1 understand the landscape here. We're approving

2 or denying the demolition, but it's based on

3 the evaluation of the project as having

4 landmark status or not.

5 Even though -- are you saying -- there's a

6 couple of questions. Are you saying that even

7 if we agree that it doesn't meet enough

8 criteria to have landmark status, we,

9 therefore, cannot deny the demolition or can --

10 even though we may say it's not landmark status

11 but we don't approve the demolition?

12 MS. LOPERA: To the Chair, so the

13 Ordinance Code reads that if you were, today,

14 to deny the demolition request, within 21 days

15 you need to make a decision on landmarking

16 status.

17 THE CHAIRMAN: Okay.

18 MS. LOPERA: If it doesn't -- if you find

19 that it is not eligible for landmarking, then

20 the demolition permit automatically issues.

21 Staff has rolled that into one meeting for

22 you so you don't have to come back within 21

23 days. So they give you the landmarking

24 information so you can -- that can inform your

25 decision to approve or deny the demolition.

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1 COMMISSIONER GREGORY: Through the Chair,

2 I can say -- and I remember this one coming up

3 about a year or so ago. And just -- I mean, at

4 that point, I don't think some of these

5 structures were -- had the ability to even be

6 mothballed at the time. And where they are

7 now, it can't be any better, so that -- I'm

8 leaning towards approving the demolition of

9 these.

10 COMMISSIONER HOFF: Through the Chair to

11 the Commission, so just kind of my thoughts are

12 that -- my personal preference would be

13 to rehabilitate. However, I have to agree with

14 the staff recommendation that it does not meet

15 at least four criteria; therefore, I will

16 likely be supporting demolition.

17 COMMISSIONER EPSTEIN: Through the Chair,

18 (microphone failure) --

19 MS. PRYOR: We can't hear you.

20 COMMISSIONER EPSTEIN: Through the Chair,

21 with the staff report showing only three out of

22 the four and the information at hand, I think

23 our hands are kind of tied on this one.

24 THE CHAIRMAN: Question for staff

25 regarding the evaluation -- the criteria

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1 evaluation of landmark status. The -- one of

2 the things one of the citizens said about the

3 rarity -- there's been evolution in this

4 district for a long time, a lot of things have

5 disappeared, a lot of things have been

6 redeveloped, and there aren't a lot of

7 single-family homes left in the -- in this

8 district. There are other single-family homes

9 that are still there. A lot of -- some of them

10 have been rehabbed.

11 I'm wondering about -- I'm wondering about

12 that. Like, under the criteria of -- under the

13 criteria of E, its value as a building that's

14 recognized for the quality of its architecture

15 and retains sufficient elements showing its

16 architectural significance, is there any --

17 this is just a -- just a question. Is there

18 any consideration of the bordering extinction

19 of this building type in the district because

20 of demolition over the years, that there aren't

21 that many of them?

22 Does that have any -- does that play at

23 all into the significance of the remaining

24 single-family homes in a historic district?

25 This is a general question, but I'm

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1 wondering, when you evaluate E, is it -- I know
2 that it can -- I read it one way, that -- its
3 value as a building is recognized for the
4 quality of its architecture. That's a more
5 subjective thing, about the aesthetic and the
6 historic, architectural detailing, but does
7 that play into that at all? And it's -- I'm
8 not -- this isn't a leading question. I'm just
9 curious.

10 MR. WELLS: To the Chair, for criterion E,
11 mainly we're focused on whether or not -- I
12 mean, again, it -- it may be subjective, but,
13 ultimately, we're looking at whether or not
14 that particular architectural type is -- does
15 have some type of prominence or is not just a
16 simple frame vernacular.

17 THE CHAIRMAN: Okay. I asked that
18 question because I do -- I did hear that. I
19 can't remember -- I apologize, I can't remember
20 who said it, but I did hear that in regards to
21 there not being -- I'm not sure they're the
22 only ones left because I can see -- I've seen
23 other houses in that -- in the district that
24 have been rehabilitated (microphone failure) --
25 (Reporter clarification.)

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1 THE CHAIRMAN: -- that have been -- sorry,
2 Diane -- that have been rehabilitated, but
3 they're certainly two of the few houses on that
4 street, but I -- it doesn't -- I don't think
5 the criteria -- we are -- in my opinion, we are
6 tasked with evaluating based on the criteria.

7 And I agree with Commissioner Epstein, the
8 staff has shown us clearly that it meets three,
9 but it needs to meet four, and our hands are
10 tied in that regard.

11 COMMISSIONER EPSTEIN: Yeah. I mean --
12 and Counsel can speak to this, but if we wanted
13 to recommend that they go back and review that,
14 if there was some sort of thought or grounds
15 that that was -- we can recommend that they go
16 back and review that, but it sounds like, to
17 me, with what Arimus is saying --

18 MS. PRYOR: Please speak into the
19 microphone.

20 COMMISSIONER EPSTEIN: I'm sorry. I
21 always look at people when I talk to them.

22 I think we are able to review the
23 landmarking requirements and speak to staff
24 about some of them; you know, ask them to
25 specifically -- hey, what about this one, what

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1 about this point, and this point? But based
2 off of what Arimus has said, it doesn't seem
3 like the point about the architectural
4 significance can be given just because it's the
5 last remaining homes on the street. That's not
6 how that is worded.

7 THE CHAIRMAN: And I -- you know, if it
8 were truly the last one -- I'm sorry, am I
9 interrupting you or --

10 COMMISSIONER EPSTEIN: No.

11 THE CHAIRMAN: If it were truly the last
12 one in the district, I would argue that. Like,
13 I would really. I would say, no, this is the
14 last single-family home, or, you know, the last
15 two single-family homes.

16 But it also bears the question of why
17 isn't this an official historic district? Why
18 are we only faced with trying to save homes up
19 for demolition by declaring them as landmarks?

20 Because I live in a historic -- and this
21 is rhetoric. This isn't -- I live in a
22 historic home. I wouldn't say it's landmark
23 worthy, but it's protected because it's in a
24 historic district, you know? And I -- so I
25 think that's a broader question for us to

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1 address at another time.

2 In my opinion today -- we see the
3 evidence, we know that -- we've seen the
4 history in previous meetings, and this doesn't
5 meet the criteria. And if there isn't any --
6 if there isn't any discussion that points us in
7 that direction to consider it, I think we
8 should vote. Barring no other evidence, I
9 think we put it to the vote.

10 All those in favor of approving the
11 demolition?

12 COMMISSION MEMBERS: Aye.

13 THE CHAIRMAN: All those opposed?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: You hereby approved the
16 demolition of 222 and 228 Duval Street East.

17 At this time, we will open the floor to
18 public comment is the part of our next agenda.
19 Anyone that wants to make a public comment,
20 make sure you filled out a card and come
21 forward.

22 AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: So if there's no public
24 comment, we'll move on to New Business. We
25 have three REHAB projects to listen -- hear.

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1 REHAB, Restore Endangered Historic Adaptable
 2 Buildings. The first one on the agenda is
 3 REHAB 24-01.
 4 Just to be official, we'll open the public
 5 hearing and hear a staff report.
 6 MR. WELLS: So this is application --
 7 well, REHAB 24-01, for the property located at
 8 101 1st Street West.
 9 So as you recall, Commissioners, February
 10 1st of this year the Planning Department --
 11 development department announced the
 12 application release of the Restore Endangered
 13 Historic Adaptable Buildings special revenue
 14 fund -- or revenue -- or REHAB for short.
 15 So, once again, this is a reimbursement
 16 grant that is -- intends to provide additional
 17 incentives to the owners of historic commercial
 18 buildings to rehabilitate and restore them to
 19 productive use rather than demolish them
 20 because of the cost of rehabilitation.
 21 The program guidelines adopted limit grant
 22 rewards to \$100,000 for eligible costs. And in
 23 order -- to qualify, it has to meet a certain
 24 set of specified criteria.
 25 So staff has reviewed the application in
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1 accordance with the criteria. We found that it
 2 was sufficient. And as such, we forward it to
 3 the next phase, which is where the Commission
 4 gets involved, and this is where you all have
 5 an opportunity to declare it as critically
 6 endangered.
 7 So if the Commission declares the building
 8 as critically endangered, the application may
 9 proceed to the financial review phase. And if
 10 you all decide that it's not worthy of critical
 11 endangerment, then it no longer is eligible for
 12 the current REHAB grant cycle. But, once
 13 again, the denial does not preclude the
 14 property owner from applying for future REHAB
 15 grant cycles.
 16 So constructed in 1921, this building is a
 17 two-story nonresidential building with
 18 neoclassical revival-style influences. The
 19 structure can be characterized by its T-shaped
 20 plan, two-story portico, Doric columns, cast
 21 stone balustrades, masonry parapets, decorative
 22 dentils, frieze and (inaudible) pattern,
 23 multi-pane windows, a flat roof, and a cast
 24 stone exterior.
 25 This building originally housed the First
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1 Church of Christ Science organization, but it
 2 was later renovated into the Karpeles
 3 Manuscript Library Museum. The museum, which
 4 was in operation between 1992 and 2023 --
 5 This applicant is seeking REHAB grant
 6 funding in order to perform roof repairs,
 7 window restoration, and miscellaneous
 8 structural repairs to the building.
 9 The applicant's scope of work is also
 10 captured under COA-24-31025, which has been
 11 deemed eligible for administrative approval.
 12 So we evaluate it in accordance with the
 13 set of five criteria for REHAB, and the first
 14 one relates to its evidence of physical threat
 15 of loss, damage or neglect.
 16 According to the applicant, the building
 17 is exhibiting the following signs of distress:
 18 So this is where -- a portion of the roof on
 19 the second floor have extensive deterioration
 20 from water infiltration, which has led to
 21 plaster damage and flooding in the basement.
 22 Windows on the structure are also structurally
 23 obsolete or damaged.
 24 We found that the building is currently
 25 vacant due to structural issues and deferred
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1 maintenance. We found that the building is
 2 likely to incur damage from a natural disaster
 3 due to the critically impaired roof system on
 4 the sanctuary and associated structural damage.
 5 The building is also approximately 150 feet
 6 from Hogan's Creek, which is prone to flooding.
 7 And the last -- the fourth criterion
 8 related to its suitability for preservation or
 9 restoration. According to archival records and
 10 permitting, the structure does not show any
 11 evidence of being significantly altered,
 12 thereby retaining its historical integrity and
 13 fabric.
 14 And the fifth one is something -- anything
 15 else that the Commission may consider relevant.
 16 Other than that, just based on the
 17 preponderance of evidence, we found that the
 18 application is suitable for critical
 19 endangerment, and we forward to you a
 20 recommendation for approval.
 21 THE CHAIRMAN: Thank you.
 22 Any questions for staff?
 23 COMMISSIONER HOFF: So no question for
 24 staff, but I just need to declare ex parte.
 25 I was in a meeting with the applicant and
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1 Mr. Wells and the City Councilperson and a
 2 number of other staff about ten months ago,
 3 prior to having this role, where the
 4 possibility of applying for these funds was
 5 discussed before there was a formal application
 6 process.
 7 THE CHAIRMAN: Thank you.
 8 Any questions for staff?
 9 COMMISSIONER MORGAN: I do, and it's
 10 really just about the program.
 11 Is this a grant matching program or --
 12 does it have to cover all of it or do they need
 13 to match some of it? Because it sounds like it
 14 might be more than \$100,000 worth of repairs.
 15 MR. WELLS: Through the Chair to
 16 Commissioner Morgan, it is a reimbursement
 17 program, and so -- the guidelines don't state
 18 it here, but there is a certain amount that it
 19 will cover, so -- I believe it's 20 or 40
 20 percent.
 21 COMMISSIONER MORGAN: Thank you.
 22 THE CHAIRMAN: Any other questions?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: The applicant is here.
 25 Is there anyone else here to speak to this
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1 REHAB?
 2 (Ms. Pryor approaches the podium.)
 3 MS. PRYOR: Kim Pryor, 245 West 5th
 4 Street.
 5 I'm here to voice my support for granting
 6 this particular property the REHAB status or
 7 endangered structure status.
 8 So that's all. I won't keep us any
 9 longer.
 10 THE CHAIRMAN: Thank you.
 11 Anyone else?
 12 AUDIENCE MEMBERS: (No response.)
 13 THE CHAIRMAN: I'll close the public
 14 hearing.
 15 I'll entertain a motion.
 16 COMMISSIONER EPSTEIN: Motion to --
 17 there's a different way to (microphone
 18 failure). Motion to (microphone failure) --
 19 MS. LOPERA: Through the Chair to
 20 Commissioner Epstein, perhaps a motion to
 21 declare the structure critically endangered
 22 would be appropriate.
 23 COMMISSIONER EPSTEIN: Motion to declare
 24 REHAB -- motion to declare REHAB 24-01, 101 1st
 25 Street West, as a critically endangered
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1 structure.
 2 COMMISSIONER MORGAN: Second.
 3 THE CHAIRMAN: Any discussion?
 4 COMMISSION MEMBERS: (No response.)
 5 THE CHAIRMAN: No? All right. Let's put
 6 it to the vote.
 7 All those in favor?
 8 COMMISSION MEMBERS: Aye.
 9 THE CHAIRMAN: All those opposed?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: Let it be known that REHAB
 12 24-01 has hereby been approved.
 13 We'll move on to REHAB 24-04, 723 4th
 14 Street West.
 15 Any ex parte on this one?
 16 COMMISSION MEMBERS: (No response.)
 17 THE CHAIRMAN: I'll open the public
 18 hearing.
 19 Staff report.
 20 MR. WELLS: Thank you.
 21 So this is REHAB 24-04 for the property
 22 located at 723 4th Street West.
 23 So staff has reviewed this application in
 24 accordance with the REHAB program criteria. We
 25 found that it was sufficient, and we forward
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1 this application to you all.
 2 So this building, which is known as the
 3 El Bethel Divine Holiness Church, which was
 4 formerly the West 4th Street Church of God. It
 5 was constructed in 1911. The structure is a
 6 one-story institutional building with masonry
 7 vernacular style influences.
 8 The structure can be characterized by its
 9 rectangular shaped plan, rusticated concrete
 10 block exterior, front-facing gable roof that's
 11 covered with tin V crimp panels behind a raised
 12 parapet, and a small square tower.
 13 This church is known as one of the few
 14 remaining religious buildings directly
 15 associated with the old Hansontown community
 16 which was significantly erased by urban renewal
 17 and replaced by institutional and governmental
 18 uses.
 19 So the applicant is seeking the grant
 20 funding in order to perform roof repairs,
 21 replace the doors, and miscellaneous structural
 22 repairs to the building. This work has been
 23 captured under COA-24-31032, and has been
 24 deemed eligible for administrative approval.
 25 So we have reviewed the application in
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1 accordance with the REHAB program critical
2 endangerment criteria. We found that portions
3 of the roof and second floor have structural
4 deficiencies and extensive deterioration from
5 water infiltration. This has led to damage to
6 the plaster walls and acoustic ceiling tiles.

7 According to the applicant and
8 supplementary property records, the subject
9 building is currently occupied and is being
10 used as a place of worship by church members.

11 Staff finds the building likely to incur
12 damage from a natural disaster due to the
13 critically impaired roof system on the
14 sanctuary and associated structural damage.

15 We found that the building has had some
16 degree of alterations. A few of the original
17 wooden sashes, some wood decorative art glass
18 are still evident, however. Most of the
19 original interior finishes, such as the wood
20 flooring and beadboard ceiling, are still
21 present, but covered by more contemporary
22 materials, such as carpet and acoustic tiles.

23 Although occupied as a church since
24 construction, the building does not appear to
25 have any significant mechanical upgrades.

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1 Other than that, we do find that the
2 building is suitable for critical endangerment
3 and we forward to you a recommendation for
4 approval.

5 THE CHAIRMAN: Any questions for staff?

6 COMMISSION MEMBERS: (No response.)

7 THE CHAIRMAN: Is anyone here -- is the
8 applicant here today?

9 AUDIENCE MEMBER: Yeah, we're all here.

10 THE CHAIRMAN: All right.

11 Okay. If you would like to speak, you
12 can. It's certainly up to you.

13 AUDIENCE MEMBER: We'll waive to speak and
14 move forward.

15 THE CHAIRMAN: All right. So we'll close
16 the public hearing.

17 I'll entertain a motion.

18 COMMISSIONER EPSTEIN: Motion to declare
19 REHAB 24-04, 723 4th Street West, a critically
20 endangered structured.

21 COMMISSIONER GREGORY: Second.

22 THE CHAIRMAN: All right. Discussion?

23 COMMISSION MEMBERS: (No response.)

24 THE CHAIRMAN: No discussion? Are we
25 ready to put this to the vote?

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1 COMMISSION MEMBERS: (Inaudible.)

2 THE CHAIRMAN: Well, I say we put it to
3 the vote, then.

4 All those in favor?

5 COMMISSION MEMBERS: Aye.

6 THE CHAIRMAN: All those opposed?

7 COMMISSION MEMBERS: (No response.)

8 THE CHAIRMAN: We hereby declare REHAB
9 24-04 critically endangered.

10 We move on to the final REHAB project
11 under review, REHAB 24-07, 841 Franklin Street.

12 I'll open the public hearing and hear the
13 staff report.

14 MR. WELLS: All right. So this is REHAB
15 24-07, located at 841 Franklin Street.

16 We reviewed the application in accordance
17 with our criterion and found that it was
18 sufficient. This building was constructed in
19 1922 and it's known as the Mount Olive African
20 Methodist Episcopal -- or A.M.E. for short --
21 Church, which is a three-story institutional
22 building with neoclassical revival style
23 influences.

24 The structure can be characterized by its
25 rusticated concrete block exterior, full-height

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1 Doric columns, raised portico, decorative
2 balustrades, symmetrically balanced windows, a
3 central entryway, and smooth cast stone trim.

4 The structure was designed and built by a
5 prominent architect, Richard Lewis Brown, who
6 was the first black architect in Jacksonville.

7 This church is also connected to the life
8 of Abraham, or A.L., Lewis, who was an A.M.E.
9 member and founder and president of the
10 Afro-American Life Insurance Company.

11 So the applicant is seeking the grant
12 funding in order to perform roof repairs,
13 masonry repairs, and miscellaneous structural
14 repairs. This work has been captured under
15 COA-24-30518. And all of the work has been
16 deemed eligible for administrative approval.

17 So in terms of our staff's analysis, we
18 found that the stained glass windows in the
19 structure are either functionally obsolete,
20 missing or damaged. Portions of the roof and
21 second floor have structural deficiencies and
22 extensive deterioration from water
23 infiltration.

24 According to the applicant, the subject
25 building is currently occupied and it's being

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1 used as a place of worship by church members.
 2 Staff finds the building likely to incur
 3 damage from a natural disaster due to the roof
 4 system on the sanctuary and associated
 5 structural damages.
 6 The building is also considered extremely
 7 vulnerable due to the surrounding development
 8 pressures that are occurring within the
 9 recently designated Eastside Historic District.
 10 Examples of this include the proposed
 11 renovations to the football stadium, the
 12 construction of a new soccer stadium, and the
 13 new residential developments that are occurring
 14 off of Union Street.
 15 And the last criterion which focuses on
 16 the preservation and restoration -- we found
 17 that the building has not really exhibited any
 18 major alterations. According to archival
 19 records and permitting, the church has been
 20 maintained in terms of its -- most of its
 21 original character-defining features. And
 22 although appearing to be well-maintained over
 23 the years, the structure has evidence of
 24 deterioration from water penetration as well as
 25 some of the lead framing and the stained glass

1 packet, I believe.
 2 MS. LOVE: That was pictures that were
 3 taken from the aerial view from the roof or --
 4 when we did get funding to do a temporary roof,
 5 which was to put the tarp on.
 6 Since our last time here with you, our
 7 congregation that has been meeting in the
 8 church can no longer meet in the church. It's
 9 flooded. The water -- and we -- we're --
 10 it's -- I know this is a small amount, but we
 11 are desperate. I am desperate.
 12 The congregation here -- I'm not going to
 13 stay long because they're past their bedtime,
 14 but the thing is -- is that this church has
 15 such historical significance to the community
 16 that it just makes my heart just kind of beat
 17 in -- fast, in thinking that we may lose the
 18 structure that has such a great historical
 19 significance.
 20 And if -- could be restored, would be --
 21 we -- that anticipation to be restored as a
 22 museum, and as a tourist -- place for tourists
 23 and educational people to come to a place and
 24 have discussions and meetings and whatever,
 25 but --

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1 windows becoming stressed, causing them to bow.
 2 So based on this, we recommend approval
 3 and forward a recommendation to approve.
 4 THE CHAIRMAN: Thank you, Arimus.
 5 Questions for staff?
 6 COMMISSION MEMBERS: (No response.)
 7 THE CHAIRMAN: No?
 8 And I assume the applicant is here from
 9 the previous one?
 10 (Audience member approaches the podium.)
 11 AUDIENCE MEMBER: Rita Love, 3303 Tapered
 12 Bill Drive, Jacksonville.
 13 THE REPORTER: If you would raise your
 14 right hand for me, please.
 15 MS. LOVE: (Complies.)
 16 THE REPORTER: Do you affirm that the
 17 testimony you are about to give will be the
 18 truth, the whole truth, and nothing but the
 19 truth?
 20 MS. LOVE: Yes.
 21 THE REPORTER: Thank you.
 22 MS. LOVE: So I do have some pictures if
 23 you want to --
 24 COMMISSIONER GREGORY: I believe that's
 25 the roofing report. I think that's in the

1 Just wanted to point out, we -- the
 2 windows are an issue, but the main thing is the
 3 roof. And we don't know what that cost is now.
 4 We did apply to -- got accepted to continue on
 5 with a grant to do a planning to get the
 6 architectural engineer involved to see
 7 typically what is all involved with this --
 8 with the roof, because, initially, we just had
 9 an amount -- about 700,000, but it could be a
 10 little bit more than that.
 11 So just -- we want to just support, and
 12 look for additional support to -- to maintain
 13 the structure.
 14 That's -- thank you.
 15 THE CHAIRMAN: Thank you.
 16 MS. LOVE: All right.
 17 THE CHAIRMAN: Is there anyone else that
 18 would like to speak to this application?
 19 (Ms. Pryor approaches the podium.)
 20 MS. PRYOR: Kim Pryor, 245 West 5th
 21 Street.
 22 Just very quickly, this is another
 23 property that I believe as well should be
 24 granted this status, so I would -- I recommend
 25 that you do so.

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1 Thank you.
 2 THE CHAIRMAN: Thank you.
 3 Anyone else?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: All right. We'll close the
 6 public hearing.
 7 I'll entertain a motion.
 8 COMMISSIONER HOFF: I will make a motion
 9 to approve REHAB 24-07 and declare 841 Franklin
 10 Street critically endangered.
 11 COMMISSIONER EPSTEIN: Second.
 12 THE CHAIRMAN: Any discussion?
 13 COMMISSIONER HOFF: Through the Chair, I
 14 would just like to commend the applicant for a
 15 very thorough application.
 16 COMMISSIONER EPSTEIN: I just want to add
 17 that I think this building is just a wonderful
 18 example of, you know, architecture in the
 19 Eastside. And I'm glad to see whatever can be
 20 done is being done to preserve it. And, you
 21 know, turning it into a museum sounds amazing.
 22 I commend you all for what you're doing here
 23 because this is really just a wonderful
 24 building.
 25 THE CHAIRMAN: Anyone else?
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1 Franklin Street, critically endangered.
 2 All right. So we're going to move on to
 3 the last section of our agenda, Information.
 4 We'll start -- do you want to keep this
 5 order, Arimus, the task force?
 6 MR. WELLS: (Nods head.)
 7 THE CHAIRMAN: We'll talk about the task
 8 force a little bit and then -- pending
 9 legislation, Public Works, and then the task
 10 force.
 11 MR. WELLS: I'll be really brief here, but
 12 through the Chair to the Commission, no moving
 13 items in terms of legislation to present right
 14 now, and then the same thing for Public Works
 15 improvement projects.
 16 THE CHAIRMAN: So we'll move on to the
 17 task force. Did you have anything in mind for
 18 the agenda or was this -- did you place it
 19 there for the chair of the task force to speak
 20 to us?
 21 MR. WELLS: Through the Chair, yes, to the
 22 latter part. This is an opportunity for the
 23 Commission -- or Commissioner Hoff to get a
 24 meeting date established and go from there,
 25 really.
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1 COMMISSION MEMBERS: (No response.)
 2 THE CHAIRMAN: No? All right. Well,
 3 let's put it to --
 4 MS. LOPERA: Mr. Chair, one point of
 5 clarification.
 6 So you all do not approve these,
 7 technically. Your small component is to
 8 declare them critically endangered. I just
 9 wanted to, on the record, state that because
 10 there are other components. The Office of
 11 Economic Development is involved, Planning and
 12 Development Department. They all work together
 13 to process these, and your component is that
 14 critical endangerment declaration.
 15 COMMISSIONER HOFF: Through the Chair to
 16 staff, do I need to modify my motion?
 17 MS. LOPERA: Through the Chair to
 18 Commissioner Hoff, no, I think that's fine.
 19 THE CHAIRMAN: All right. So let's vote.
 20 All those in favor?
 21 COMMISSION MEMBERS: Aye.
 22 THE CHAIRMAN: All those opposed?
 23 COMMISSION MEMBERS: (No response.)
 24 THE CHAIRMAN: Let it be known that we
 25 have -- we hereby declare REHAB 24-07, 841
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1 COMMISSIONER HOFF: Through the Chair --
 2 MR. WELLS: And I'll say, too, before I
 3 hand it over to Commissioner Hoff, yesterday
 4 you-all should have received the charge memo,
 5 so that outlines who's been appointed to the
 6 Commission as well as just notifying you all as
 7 a Commission what will be moving forward, so
 8 I'll pull that up if need be, but --
 9 (Reporter clarification.)
 10 MR. WELLS: So the charge memo was issued
 11 to you all yesterday that specifies who's been
 12 appointed to the task force as well as just a
 13 notification for you all as well, so I'll hand
 14 it over to Commissioner Hoff now.
 15 COMMISSIONER HOFF: Thank you.
 16 So through the Chair to the Commission and
 17 staff. Myself, Mr. Wells and Ms. Lopera met
 18 about this yesterday, or the day before, just
 19 to kind of go over how this might flow and --
 20 important things to keep in mind.
 21 So I just need to get on the record --
 22 there were two people that were appointed to
 23 the task force without being present, so I want
 24 to make sure that those people are on board.
 25 Yes, no, maybe so?
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1 COMMISSIONER MORGAN: Yes.
 2 COMMISSIONER HOFF: Okay.
 3 Commissioner Epstein?
 4 COMMISSIONER EPSTEIN: Yes.
 5 COMMISSIONER HOFF: Okay. Great.
 6 So why don't we talk about a date. We are
 7 charged with having a report by the end of
 8 January, hypothetically. So let's talk about
 9 dates and times of days and days. I know
 10 everybody kind of has a different schedule.
 11 So assuming this does not begin until next
 12 month -- I'm just going to put that out
 13 there -- what days of the week, in general, are
 14 better for people?
 15 THE CHAIRMAN: I'll start. Tuesday I'm
 16 pretty much wide open. I'm very flexible on
 17 Tuesday for 24 hours.
 18 COMMISSIONER EPSTEIN: Every Tuesday?
 19 THE CHAIRMAN: Every Tuesday.
 20 And then, you know, after that -- and
 21 also -- are you planning on meeting by Zoom or
 22 in person?
 23 COMMISSIONER HOFF: This would be in
 24 person.
 25 THE CHAIRMAN: In person?
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1 COMMISSIONER HOFF: Yeah.
 2 THE CHAIRMAN: So then, for me, during the
 3 weekdays, it would have to be -- if it's in
 4 person, it would -- on Monday, Wednesday,
 5 Friday it would have to be after, like, 6:00.
 6 COMMISSIONER HOFF: Ouch. Okay.
 7 COMMISSIONER EPSTEIN: Tuesdays and
 8 Thursdays are bad for me after 5:00.
 9 COMMISSIONER HOFF: Sure. Gotcha.
 10 COMMISSIONER MORGAN: If it's on my
 11 calendar, I'll be there. It just kind of
 12 varies by the week.
 13 COMMISSIONER HOFF: Okay. Roger that.
 14 So Tuesdays -- so, Michael, Tuesdays are,
 15 like, the only day before 5 o'clock that you
 16 are available; is that --
 17 THE CHAIRMAN: Correct.
 18 COMMISSIONER HOFF: -- correct? Okay.
 19 Okay. So then it sounds like Tuesday it's
 20 going to be.
 21 Is everybody available during the day,
 22 during the workday?
 23 (Inaudible response.)
 24 COMMISSIONER HOFF: Okay. Great.
 25 So today is the 11th. How does the 1st or
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1 the 8th sound?
 2 MS. LOPERA: What did you say?
 3 COMMISSIONER HOFF: The 1st or the 8th.
 4 Also, question to staff. I don't have the
 5 calendar of City Council meetings in front of
 6 me. I know that that can be a heavy lift, so
 7 what's -- what are you guys thinking?
 8 MS. LOPERA: Through the Chair to
 9 Commissioner Hoff, Council Tuesdays would be
 10 better for me than committee Tuesdays. I could
 11 not do a committee Tuesday.
 12 So Council Tuesdays are the second and
 13 fourth Tuesdays of the month. Also, fifth
 14 Tuesdays, I have nothing. Fifth week, there's
 15 nothing happening. I'm just hanging around
 16 waiting.
 17 THE CHAIRMAN: (Off microphone.)
 18 MS. LOPERA: There is one in October,
 19 though. So the 8th, 22nd, 29th.
 20 COMMISSIONER HOFF: Okay. So how would we
 21 feel about doing the first one on the 8th, to
 22 better accommodate staff?
 23 What time of day --
 24 COMMISSIONER MORGAN: I'm flexible.
 25 COMMISSIONER HOFF: -- are we thinking?
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1 So just for --
 2 COMMISSIONER EPSTEIN: After 9:30.
 3 COMMISSIONER HOFF: Okay.
 4 MS. LOPERA: Morning to lunchtime is best
 5 for me. Later in the day gets a little --
 6 COMMISSIONER HOFF: Okay. So for context,
 7 Mr. Wells and Ms. Lopera, I thought that the
 8 first meeting may be the longest because people
 9 may -- you know, just from the interest from
 10 the public.
 11 So if we're doing it on the 8th -- Tuesday
 12 the 8th, ideally, could we say -- would 11:00
 13 work? Is that doable?
 14 THE CHAIRMAN: (Off microphone.)
 15 COMMISSIONER MORGAN: So an hour long?
 16 COMMISSIONER EPSTEIN: Is it an hour long?
 17 COMMISSIONER HOFF: So for the first
 18 meeting, it would hypothetically be 90 -- we
 19 would allocate 90 minutes. After that, my hope
 20 would be each meeting would be one hour.
 21 So would 11:00 to 12:30, possibly ending
 22 before that, work on the 8th for you guys?
 23 COMMISSIONER EPSTEIN: Yes.
 24 THE CHAIRMAN: What about the staff; is
 25 that a doable --
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1 MR. WELLS: Yes. Through the Chair to
 2 Commissioner Hoff, that should work. I'm just
 3 confirming rooms right now, locations --
 4 COMMISSIONER HOFF: Oh, sure.
 5 MS. LOPERA: That works for me.
 6 Thank you.
 7 COMMISSIONER HOFF: Okay. So why don't we
 8 make the first meeting October the 8th, 11:00
 9 to, hypothetically, 12:30.
 10 We talked about how the first meeting
 11 would probably be introductions, going over the
 12 mission and the -- and the charge; and kind of
 13 setting the scope and the ground rules, per se;
 14 how often we're going to meet; who we may want
 15 to hear from during this series.
 16 In general, I think it would be good to
 17 follow the four different specific charges that
 18 are laid out in that order. So the first item
 19 would be basically just reviewing what the
 20 current ordinances and policies and practices
 21 are on the books and hearing from anybody that
 22 we would like to hear from, so --
 23 And I think that we're definitely going to
 24 include the Planning Department, of course.
 25 We're definitely going to include OGC, of
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1 members should be notified anyway, but --
 2 So any other pressing issues regarding the
 3 first meeting? What I plan to do is draft an
 4 agenda, send that to Mr. Wells to review, and
 5 we'll go from there.
 6 COMMISSIONER EPSTEIN: Sounds good.
 7 THE CHAIRMAN: Anybody else?
 8 COMMISSIONER MORGAN: Well, I'm just
 9 wondering -- so it sounds like in this first
 10 meeting there's going to be some -- you know,
 11 it will be open to the public, there will be
 12 people there with opinions, and we're going to
 13 review the policies that are in place.
 14 COMMISSIONER HOFF: Yes.
 15 COMMISSIONER MORGAN: And so maybe not
 16 this meeting, but I think that we should
 17 potentially look at some case studies and even
 18 some things that we've been viewing in these
 19 last ones and just -- the same things that
 20 we're discussing --
 21 (Reporter clarification.)
 22 COMMISSIONER MORGAN: -- the same things
 23 that we're discussing that are putting us in
 24 this position for the demolition by neglect.
 25 THE CHAIRMAN: Are you thinking that that
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1 course. And I believe we are definitely going
 2 to include Municipal Code Compliance.
 3 Is there anybody now -- off the top of our
 4 heads, any other department or specific people
 5 from the City that would be good to be
 6 included?
 7 COMMISSIONER EPSTEIN: Do we need any
 8 Council people?
 9 COMMISSIONER HOFF: I don't think -- for
 10 the first one, I don't think, but maybe so. I
 11 don't know.
 12 COMMISSIONER EPSTEIN: I mean, I know -- I
 13 believe just from a previous discussion with
 14 Councilperson Peluso that he's -- tried to be a
 15 little bit more proactive with buildings that
 16 are being -- tried to be demoed by neglect, a
 17 little bit more proactive with foreclosure and
 18 everything on them, to -- to get them in
 19 different hands, and I -- he might be
 20 interested in it.
 21 COMMISSIONER HOFF: Yeah. And I was
 22 definitely going to -- I was going to reach out
 23 to a number of Council people and community
 24 organizations that just may have an interest,
 25 to let them know. Of course, all the Council
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1 should be a specific assignment or maybe we, as
 2 a -- as the task force, all sort of collect
 3 some things that are maybe precedent related or
 4 do some digging on our own?
 5 If it needs to be one person, I think it
 6 should be you, Becky, because you brought it
 7 up, just --
 8 COMMISSIONER MORGAN: Well, I -- so here's
 9 the thing. And this is just me and it's really
 10 just for discussion, it's not for
 11 recommendation.
 12 So we can review policies, but we may need
 13 to identify, quickly, which policies are
 14 creating this situation and dig into those.
 15 That was just my thought as more of a
 16 streamline, like -- and maybe in the past three
 17 cases that we've had to do this, this has been
 18 an overarching issue, or this had our hands
 19 tied, and these are the things that we
 20 initially want to focus on while we have
 21 everyone here kind of thing. I don't know
 22 if --
 23 COMMISSIONER HOFF: So to that comment,
 24 Ms. Lopera recommended that we become familiar
 25 with Section 307.110 to 111, and Section
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1 76.103, because those will detail kind of what
2 we are able to do and what is already on the
3 books.
4 MS. LOPERA: Through the Chair to
5 Commissioner Hoff, and I would recommend that
6 you -- if you have specific addresses, like --
7 that you reach out to Thomas Register, who was
8 here today, the chief of M CCD, to -- so that he
9 can be prepared to give you a detailed history
10 of various -- whatever properties you're
11 interested in.

12 COMMISSIONER HOFF: Right.
13 And I think that that will be very
14 helpful. I think that it's -- that if we have
15 specific properties that we want to explore, I
16 guess, as why did this happen or what could
17 have been done, I would -- I think we need to
18 have time to collect those, and I wouldn't want
19 to dive into that in the first meeting, so --

20 Anything else from the staff or the --
21 MR. WELLS: Through the Chair to the

22 Commission, actually, just something to note
23 too. So next week I plan to meet with
24 Municipal Code Compliance Division, so Thomas
25 Register's team, to develop a presentation

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1 about the lay of the land, about the Code
2 Enforcement process --

3 MS. PRYOR: We can't hear you.
4 MR. WELLS: Is this better?

5 So, again, next week we plan to meet with
6 the Code Compliance Division to craft a
7 presentation that discusses the whole Code
8 Enforcement process, so, hopefully, we'll be
9 ready by October 8th.

10 COMMISSIONER HOFF: Okay.

11 COMMISSIONER MORGAN: Thank you.

12 COMMISSIONER HOFF: So, Mr. Wells, could
13 you -- whenever the official notice goes out,
14 could you send that to the commissioners
15 as well?

16 MR. WELLS: Absolutely.
17 So I'll get on that, and I'll -- feel free
18 to amend it and the agenda as well.

19 COMMISSIONER HOFF: Okay. I will send
20 you, I guess, a draft agenda before the end of
21 the week.

22 THE CHAIRMAN: Thanks, Bill.

23 All right. For the record, we need to
24 officially defer COA-24-30895.

25 Could you please -- Ms. Pryor, could you

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1 please come forward and let us know about
2 Mr. Markusic's status?

3 (Ms. Pryor approaches the podium.)
4 MS. PRYOR: Yes.

5 Kim Pryor.

6 I have a letter from Joe Markusic that --
7 authorizing me to speak on his behalf, and I'm
8 happy to show it to you and I can also email it
9 to you.

10 MR. WELLS: If you can forward that to me,
11 please.

12 MS. LOPERA: Through the Chair to
13 Ms. Pryor, it needs to come from the owner or
14 the applicant.

15 MS. PRYOR: This is the applicant.

16 MS. LOPERA: Please inform the owner or
17 the applicant to send a letter authorizing you
18 to act as agent directly to Mr. Wells, not via
19 you, please.

20 THE CHAIRMAN: Did he include Arimus in
21 the email or just send it to you?

22 MS. PRYOR: So are you willing to even
23 look at the letter that I have? Because it may
24 meet your requirements.

25 THE CHAIRMAN: You understand that it's

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1 not -- and this isn't trying to be difficult,
2 but we want to be sure that we do things in the
3 proper way, according to protocol, and so
4 his -- because you haven't been identified as
5 an agent for the owner/applicant, the owner or
6 the applicant has to contact HPC directly.

7 So if he's still available, ask him right
8 now to send that very message to Arimus. I
9 know it sounds --

10 MS. PRYOR: So -- it does sound
11 ridiculous. And this letter, if you would even
12 bother to look at it, is directed to the
13 Historic Preservation Commission. He signed
14 it. He also included a copy of his driver's
15 license. I don't know what else this body
16 needs. May I read it into the record?

17 THE CHAIRMAN: It will be moot, Kim. I
18 mean, it will be moot because it needs to be
19 done by the owner/applicant, and you are not --

20 MS. PRYOR: This is the own- -- this is
21 the applicant. This is a letter from the
22 applicant.

23 MR. WELLS: Just for record purposes, I
24 still have not received anything.

25 MS. PRYOR: I'm sorry, I can't hear you.

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1 MR. WELLS: I still have not received what
2 you have -- what you're indicating on the
3 record in terms of that letter.

4 MS. PRYOR: I can send it to you right now
5 if you'd like. Is it AWells, your email?

6 MR. WELLS: (Inaudible.)

7 MS. PRYOR: Got it. It has been sent.

8 We can't hear you, Ms. Lopera.

9 MS. LOPERA: Through the Chair to
10 Ms. Pryor, I wasn't speaking to you; I was
11 speaking to Mr. Wells.

12 Thank you.

13 MS. PRYOR: Isn't this all supposed to be
14 public discussion?

15 (Brief pause in the proceedings.)

16 MS. LOPERA: Through the Chair, I have had
17 a chance to review the document that Ms. Pryor
18 just sent to Mr. Wells. I cannot verify who it
19 comes from.

20 My recommendation to you is that you defer
21 it until we can affirm that she is an actual
22 agent. That is my recommendation. It's at
23 your discretion, Mr. Chair.

24 THE CHAIRMAN: So please understand, this
25 isn't meant to be adversarial. We're simply

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1 delay item.

2 So I'm just going on record that that is
3 extremely unfair, and I don't even know what
4 the -- "prejudicial" is not the right word, but
5 it's -- you're treating -- you're giving the
6 City of Jacksonville more leniency than you are
7 a citizen, and that is absolutely not right.

8 Thank you.

9 COMMISSIONER HOFF: Through the Chair to
10 staff, is it being deferred to the meeting at
11 the end of this month or --

12 MR. WELLS: Through the Chair, yes, to the
13 September 25th one.

14 COMMISSIONER HOFF: Okay. Thanks.

15 MS. PRYOR: (Off microphone.)

16 THE CHAIRMAN: I don't want to take too
17 much more of our time, but I do want to -- I do
18 want to just speak to two things. Also, just
19 to have on the record, I do -- I wonder
20 about -- I wonder about the -- why the
21 Cathedral District isn't a historic district,
22 that -- it falls -- why isn't it a historic
23 district?

24 I understand downtown, but has there ever
25 been any movement to designate the Cathedral

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1 trying to follow the rules. The commissioners,
2 including myself, are volunteers --

3 MS. PRYOR: I understand.

4 THE CHAIRMAN: -- and we listen to Legal,
5 and we listen to recommendations of the staff,
6 and we try to do our best. We try to obey the
7 Sunshine Law. In fact, we have to.

8 All right? And so --

9 MS. PRYOR: I understand.

10 THE CHAIRMAN: I do not want any of my
11 commissioners to have exposure. And so there's
12 a process in place, and I'm -- that's why I
13 have delayed, to try to wait to see if we could
14 do that, but I do not have, in good
15 conscience -- I do not feel like I have, in
16 good conscience, the ability to go against what
17 the legal staff is recommending. I just can't.

18 MS. PRYOR: And that's fine. I find it --
19 I find it disheartening, and -- and incredibly
20 unfair that you hold me to a higher standard
21 than you do the City of Jacksonville because
22 there was no applicant name on the -- that demo
23 delay, no one signed any of those forms, yet
24 you -- this body, without any -- any comments
25 from Counsel, continued to hear that demolition

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1 District as a historic district? Because when
2 I see the two -- and I know there's a lot of
3 history with the demo delay that came up.
4 There's a long history with that that goes
5 beyond just what was spoken to today, and I
6 understand how it got there, but that's the
7 only recourse that that -- the fabric of that
8 neighborhood has to save buildings, is to have
9 them landmarked.

10 And, quite honestly, you know, those two
11 houses, when you look at them in terms of their
12 architecture, are they landmark status
13 buildings? I would say no, but they are
14 historic buildings and they're part of the
15 historic fabric, and so I think there's a value
16 in that, and I wonder why they're not a
17 historic district.

18 There's that. And then the other thing
19 is, I totally understand the separation of
20 departments. And I know everyone here is
21 working well and above and beyond board, so I
22 don't see any -- I don't have a problem with
23 the City representative acting as -- the City's
24 representative as owner of those two properties
25 at this point, and then the report being made

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1 by staff as HPC in regard to the property, I
2 think that's completely -- the integrity there
3 is undeniable.

4 But I do wonder about the -- how do I say
5 this? I need to go quicker, I'm sorry. But I
6 do wonder about the message -- we, as a
7 commission, are tasked with and take very
8 seriously potential demolitions of historic
9 structures.

10 And I do think there was some interesting
11 points brought up about the nature of the --
12 how we got there. If the City is going to be
13 just -- as an owner, is going to declare
14 something demo-worthy that's historic without
15 attempting to save it, then, you know, it's a
16 question of how we deal with citizens who own
17 homes who we're talking about. We're asking
18 them what have they done to save it.

19 MS. LOPERA: Mr. Chair, could I just
20 address that last part real quick?

21 I know you had a first component about the
22 Cathedral District, but I would like to address
23 that last component.

24 THE CHAIRMAN: It's a question.

25 MS. LOPERA: When you're asking people

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1 up for demolition, right? And --

2 I don't know. It's just -- it's something
3 that I'm thinking about now, and I just wanted
4 to put that in the air for everyone to think
5 about.

6 MR. WELLS: Through the -- to the Chair,
7 if I may just address the first part of your
8 question related to the Cathedral District.

9 So to the best of my knowledge, I'm not
10 aware of the -- if there's even a desire in the
11 first place to have a local historic district.
12 I know they are bundled under the Downtown
13 National Historic District, so --

14 I mean, again, this is something that
15 we've been seeing for the past decade, is that
16 there's more of an interest to become a
17 National Register District rather than a local
18 historic district. There's just more of an
19 appetite from community members and residents
20 to go the less strenuous route, or which they
21 perceive to be less strenuous, which is the --
22 again, the National Register District as
23 opposed to the local, which requires, of
24 course, the COA process, demolition review,
25 et cetera.

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1 what attempts they've made to save it, that's a
2 criteria for contributing structures in a local
3 district, local landmarks. Those have a whole
4 criteria that you consider when you're looking
5 at demolition COAs. And that's why I don't
6 want you to confuse the two, because these were
7 not locally designated anything, so you can't
8 require a COA.

9 THE CHAIRMAN: Understood. And I'm not
10 speaking specifically to these -- this project
11 today, but it's made me think about that.

12 Like, say in Springfield or the house in
13 Riverside where the -- a couple of weeks ago --
14 a few weeks ago -- a couple of months ago, it
15 has been sitting there for so long and it's
16 finally -- you know, it's beyond repair. It's
17 foreclosed.

18 I just -- it's a question for me. It's
19 like an internal question, right? And I think
20 it's just -- I say it so that at least we
21 consider it because there may come before the
22 Commission a situation like the one in
23 Riverside where it's in the district, it's been
24 taken over, it's been foreclosed, it's now a --
25 the City's property, but -- and it may be just

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1 But I'm more than happy to reach out to
2 the Cathedral District association just to see
3 if there is an interest or desire, but it's my
4 understanding there's not.

5 COMMISSIONER MORGAN: Through the Chair to
6 the staff, I know that there is a lot of
7 vacancy in that district in general. If I had
8 to guess -- lots and such, that they're looking
9 to develop with multifamily. And so by adding
10 some sort of designation would add additional
11 approval processes to the projects they're
12 trying to do. That -- and, I mean, again,
13 that's just sort of my guess of why it would
14 not be an advantage to that group.

15 THE CHAIRMAN: And then, you know, it
16 goes -- for me, that just goes to, you know,
17 Martin Luther King's quote, that sometimes the
18 best thing to do isn't the right thing to do.
19 It's a question, are you going to do the right
20 thing or are you going to do the best thing?

21 MR. WELLS: Through the Chair to the
22 Commission, again, just to add on to
23 Commissioner Morgan's point, I mean, it -- I
24 don't know the boundaries exactly because it
25 may shift, just depending on who you may ask,

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1 but in the event -- if -- in the event that
 2 most of the historic building stock is gone,
 3 then that may be a deterrent as to why they
 4 weren't able to do an independent local
 5 historic district, like LaVilla.
 6 THE CHAIRMAN: Yeah. Exactly.
 7 There's so many missing teeth, there's not
 8 enough left to designate it a historic
 9 district.
 10 COMMISSIONER MORGAN: I will say, though,
 11 that there's some beautiful cathedrals and
 12 churches there that would, obviously, want to
 13 be protected. It's a good question.
 14 MS. LOPERA: Through the Chair to
 15 Commissioner Morgan, you, as a commission, can
 16 nominate potential landmarks and ask that staff
 17 do the analysis. So if there were a particular
 18 cathedral, you have the ability -- you're one
 19 of, like, four people who can nominate
 20 something as a potential landmark.
 21 COMMISSIONER HOFF: Through the Chair to
 22 staff, so is there a -- if a property is in a
 23 nationally designated historic district, if it
 24 were to be landmarked, then it would take on an
 25 additional level of protections, right?

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 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.
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 15 DATED this 29th day of September 2024.
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1 MS. LOPERA: Through the Chair to
 2 Commissioner Hoff, that's correct.
 3 As a locally designated landmark, it would
 4 require a COA for any exterior changes and all
 5 the other --
 6 COMMISSIONER HOFF: Okay. Thanks.
 7 THE CHAIRMAN: (Microphone failure.)
 8 Something to think about because, again,
 9 (microphone failure), so that -- let's just
 10 consider that (microphone failure). We can
 11 talk about this some more.
 12 MS. LOPERA: These are, I think, good
 13 things to talk about at the task force.
 14 THE CHAIRMAN: The meeting is adjourned.
 15 Thank you.
 16 (The foregoing proceedings were adjourned
 17 at 6:33 p.m.)

- - -

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