

CITY OF JACKSONVILLE  
HISTORIC PRESERVATION  
COMMISSION

Proceedings held on Wednesday, March 27, 2024,  
commencing at 3:00 p.m., at the Ed Ball Building, Room  
851, 214 North Hogan Street, Jacksonville, Florida,  
before Diane M. Tropa, FPR, a Notary Public in and for  
the State of Florida at Large.

PRESENT:

- JACK C. DEMETREE, III, Chairman.
- MICHAEL MONTOYA, Vice Chair.
- ETHAN GREGORY, Secretary.
- OLIVIA FRICK, Commission Member.
- JULIA EPSTEIN, Commission Member.
- MAXIMILIAN GLOBER, Commission Member.
- WILLIAM HOFF, Commission Member.

ALSO PRESENT:

- ARIMUS WELLS, Planning and Development Dept.
- JERMAINE ANDERSON, Planning and Development.
- CARLA LOPERA, Office of General Counsel.
- JOANNA SNYDER, Planning and Development Dept.

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1 commissioner.

2 THE CHAIRMAN: We're going to take a break

3 every two hours as needed. Please silence your

4 cell phones. Any conversations, please be had

5 in the hallway.

6 And with that, I'll take a motion to admit

7 the February 28th minutes, please.

8 COMMISSIONER MONTOYA: Motion to approve

9 the minutes.

10 COMMISSIONER GREGORY: Second.

11 THE CHAIRMAN: All those in favor?

12 COMMISSION MEMBERS: Aye.

13 THE CHAIRMAN: Those opposed?

14 COMMISSION MEMBERS: (No response.)

15 THE CHAIRMAN: Hearing none, you have

16 approved those minutes, and we will jump right

17 in.

18 We've got four deferred items today:

19 COA-22-27451, Riverside Avenue; COA-23-28339,

20 3664 Richmond Street; COA-23-29186, 2799 Selma

21 Street; and LS-23-01, 538 Ellis Road South.

22 And then the consent agenda, Section C,

23 any commissioners have any ex parte?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. We'll have a

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1 PROCEEDINGS  
March 27, 2024 3:00 p.m.

2 - - -

3 THE CHAIRMAN: All right. Welcome to the

4 March 27th edition of the Jacksonville Historic

5 Preservation Commission.

6 I'd like to start with introductions,

7 please.

8 MR. ANDERSON: Jermaine Anderson, Historic

9 Preservation.

10 MR. WELLS: Arimus Wells, Historic

11 Preservation section.

12 MS. LOPERA: Carla Lopera, Office of

13 General Counsel.

14 COMMISSIONER MONTOYA: Michael Montoya,

15 commissioner.

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

17 COMMISSIONER GREGORY: Ethan Gregory,

18 commissioner.

19 COMMISSIONER EPSTEIN: Julia Epstein,

20 commissioner.

21 COMMISSIONER HOFF: Bill Hoff,

22 commissioner.

23 COMMISSIONER FRICK: Olivia Frick,

24 commissioner.

25 COMMISSIONER GLOBER: Max Globber,

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1 run through the consent agenda.

2 We have COA-24-30177, 3896 St. Johns

3 Avenue; COA-24-30289, 525 Beaver Street West;

4 COA-24-30222, 1715 Ionia Street; COA-24-30325,

5 1721 Ionia Street; COA-24-30332, 1725 Ionia

6 Street; COA-24-30377, 3583 Hedrick Street;

7 COA-24-30379, 2231 St. Johns Avenue;

8 COA-24-30383, 0 5th Street West; COA-24-30426,

9 0 5th Street West; and COA-24-30428, 0 5th

10 Street West.

11 MS. LOPERA: Through the Chair to the

12 Commission and the audience, there are a few

13 items on consent that have plans that were

14 drafted under a previous version of the

15 Building Code, so I just want everybody to be

16 advised that if your plans need to be changed

17 to adhere to the most recent version of the

18 Building Code and that affects the exterior of

19 the building, you may need to come back before

20 the Commission or get administrative approval

21 from staff for those exterior changes.

22 Thank you.

23 THE CHAIRMAN: Thank you.

24 Any questions or comments before we open

25 to the public?

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1 COMMISSIONER HOFF: Through the Chair, I  
 2 need to declare ex parte on Items 8, 9 and 10.  
 3 The owner sent me the designs for those before  
 4 I had this role several months ago. I did not  
 5 respond to that.  
 6 THE CHAIRMAN: Thank you.  
 7 All right. With that, we'll open the  
 8 public hearing. Is anyone here to speak on any  
 9 of these items?  
 10 AUDIENCE MEMBER: (Indicating.)  
 11 THE CHAIRMAN: Come on up.  
 12 (Audience member approaches the podium.)  
 13 AUDIENCE MEMBER: I'm here on the -- my  
 14 name is Calvin Hart. I'm speaking on the  
 15 LS-23-01 Camp Mooney historic landmark. I  
 16 don't know what the problem here is. This  
 17 thing has been deferred --  
 18 MS. LOPERA: One moment.  
 19 THE CHAIRMAN: Hang on. Which one are you  
 20 speaking on?  
 21 MR. HART: Under Deferred Items, LS-23-01.  
 22 THE CHAIRMAN: Okay.  
 23 MR. HART: It's Camp Mooney Cemetery as a  
 24 landmark. I don't know why this has been  
 25 deferred so many times. It's almost  
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1 ridiculous. The first time I came here, they  
 2 presented information that was clearly false.  
 3 They Googled. They had never been to the site.  
 4 That time it was deferred, it was suggested I  
 5 walk the site down with them. This gentleman,  
 6 another guy, and Joel McEachin, we walked down  
 7 the site completely.  
 8 I answered every question Joel had. I  
 9 don't remember him asking a question. The  
 10 gentleman that was with Joel only asked me one  
 11 question, is there any federal soldiers buried  
 12 in Old City Cemetery -- I mean, not Old City,  
 13 Camp Mooney Cemetery. The answer to that would  
 14 be no because Union soldiers, when they passed  
 15 away, they would be shipped back home, wherever  
 16 they come from, because they didn't want to be  
 17 buried in the South. They were at war.  
 18 I don't know what I -- I've got more  
 19 information. I've talked to other individuals  
 20 that are involved in cemetery restorations. It  
 21 makes no sense to them. I've done restorations  
 22 in Old City Cemetery and remember when that was  
 23 worked on as a landmark. None of these  
 24 problems came up. I don't know what the  
 25 problem is, I really don't.  
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1 I walked it down, answered every question  
 2 they had. It's clear from them walking it  
 3 down, one, that they had never been out there  
 4 and presented information to this committee.  
 5 Two, they had no questions when they got there,  
 6 but the stuff they bought up to the committee  
 7 was clearly not there in the cemetery.  
 8 So I'm kind of going, what's with this?  
 9 What's the problem? It just -- it's deferred,  
 10 deferred. I call. I was supposed to get an  
 11 email. I was shown an email. I didn't receive  
 12 an email even telling me that this time it  
 13 would be deferred again. I really don't  
 14 understand what the problem is.  
 15 I asked -- answered Joel McEachin, who is  
 16 a very knowledgeable man. Every question he  
 17 asked, I answered. They walked around. We put  
 18 our hands on everything there. It's clear, if  
 19 you go back to the minutes of that meeting, if  
 20 you keep them -- and which I'm -- it looks like  
 21 you do -- stuff that was presented at that  
 22 other meeting, that Holmes Steele is buried,  
 23 had a headstone in Camp Mooney, he's buried at  
 24 Old City Cemetery -- I know because I put his  
 25 headstone there and we did restoration on that  
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1 grave when we worked in Old City.  
 2 I don't know what the rub is against Camp  
 3 Mooney Cemetery, but it appears to me that  
 4 there is an issue here, and I don't know what  
 5 it is. Clearly, it doesn't have anything to do  
 6 with history or what's there.  
 7 THE CHAIRMAN: All right. Well, we  
 8 will --  
 9 MR. HART: It's deferred --  
 10 THE CHAIRMAN: We'll call you back up  
 11 shortly because I'll find out and talk through  
 12 it and see where we're at.  
 13 MR. HART: Okay. Thank you.  
 14 THE CHAIRMAN: All right. Thank you.  
 15 We can hit that later on probably in Old  
 16 Business or Information. We can talk through  
 17 it and see where we go. No? Anything else  
 18 right now?  
 19 MS. LOPERA: (Inaudible) deferred item,  
 20 and so I recommend that you don't take it up.  
 21 THE CHAIRMAN: Well, I don't want to take  
 22 it up. I just want to talk to the staff as to  
 23 why we're deferring it.  
 24 MS. LOPERA: Okay.  
 25 THE CHAIRMAN: Okay. We're currently  
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1 opening the public hearing for the consent  
 2 agenda.  
 3 Is anyone else here to speak on anything  
 4 currently on consent?  
 5 AUDIENCE MEMBER: (Indicating.)  
 6 THE CHAIRMAN: Come on up.  
 7 (Audience member approaches the podium.)  
 8 THE CHAIRMAN: State your name and address  
 9 for me.  
 10 AUDIENCE MEMBER: William Pitts, 3896  
 11 St. Johns Avenue.  
 12 THE CHAIRMAN: William, she's going to  
 13 swear you in real quick.  
 14 THE REPORTER: If you would raise your  
 15 right hand for me, please.  
 16 MR. PITTS: (Complies.)  
 17 THE REPORTER: Do you affirm the testimony  
 18 you're about to give will be truth, the whole  
 19 truth, and nothing but the truth?  
 20 MR. PITTS: I do.  
 21 THE REPORTER: Thank you.  
 22 THE CHAIRMAN: How are you?  
 23 MR. PITTS: Hi. Fine.  
 24 Thank you.  
 25 THE CHAIRMAN: Go ahead.

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1 close the public hearing. I'll entertain a  
 2 motion.  
 3 COMMISSIONER GREGORY: Motion to approve  
 4 the consent agenda.  
 5 COMMISSIONER MONTOYA: Second.  
 6 THE CHAIRMAN: All those in favor?  
 7 COMMISSION MEMBERS: Aye.  
 8 THE CHAIRMAN: Opposed?  
 9 COMMISSION MEMBERS: (No response.)  
 10 THE CHAIRMAN: Hearing none, the consent  
 11 agenda has been approved.  
 12 Thank you, all.  
 13 And with that, we'll move along to  
 14 historic designations. That's 315 and 317  
 15 Forsyth Street West.  
 16 MR. WELLS: So this is application  
 17 LM-24-02 for the property located at 315, 317  
 18 West Forsyth Street. This is historically  
 19 known as the Palmer building, but currently  
 20 known as the Slappey building.  
 21 In accordance with our landmark criteria,  
 22 we found the application met four of the seven  
 23 criteria. As you all are aware, when the owner  
 24 is in support of the application, we only have  
 25 to meet two of the seven. If the owner is in

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1 MR. PITTS: I've made a COA request to do  
 2 a second-story garage addition onto the  
 3 structure and presented it to the historic  
 4 society, so -- seeking approval for that  
 5 submission.  
 6 THE CHAIRMAN: Which COA?  
 7 MR. PITTS: It's the -- it's on 3896  
 8 St. Johns Avenue.  
 9 THE CHAIRMAN: Okay. Yeah, you're good.  
 10 MR. PITTS: Okay.  
 11 THE CHAIRMAN: If we don't call you up,  
 12 then you're good.  
 13 MR. PITTS: Thank you.  
 14 THE CHAIRMAN: Yes, sir. Thank you.  
 15 COMMISSIONER EPSTEIN: As long as you are  
 16 good with the conditions.  
 17 THE CHAIRMAN: Yeah, as long as you're  
 18 good with the conditions that are written,  
 19 then, yes, you're good.  
 20 MR. PITTS: I am, yes.  
 21 Thank you.  
 22 THE CHAIRMAN: Okay. Anybody else here to  
 23 speak on anything on consent?  
 24 AUDIENCE MEMBERS: (No response.)  
 25 THE CHAIRMAN: All right. With that, I'll

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1 objection, we have to meet four of the seven.  
 2 And then this applicant, who is also the owner,  
 3 is in support, so that threshold is only two.  
 4 Again, we found that it met four of the  
 5 seven. The first one pertaining to its  
 6 reminder of the cultural, historical,  
 7 architectural, or archaeological heritage of  
 8 the city, state, or nation. Once again, the  
 9 Slappey building has significance as one of the  
 10 few remaining examples of the commercial  
 11 buildings constructed in Downtown Jacksonville  
 12 during the second period of new construction  
 13 following the Great Fire of May 3rd, 1901.  
 14 The second criteria relates to it being  
 15 affiliated with a master builder, designer, or  
 16 architect whose work has influenced the  
 17 development of the city, state, or nation.  
 18 This is directly related to master architects  
 19 William Mulford Marsh and Harold Frederick  
 20 Saxelbye, which is formally known -- or more so  
 21 known as the Marsh & Saxelbye firm. They  
 22 designed this building while construction was  
 23 handled by the Gerbich and Haugard Company.  
 24 Both Marsh and Saxelbye are natives of  
 25 Jacksonville, and they built other works that

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1 you are most likely are familiar with, such as  
 2 the Levi Building at 135 West Adams Street, the  
 3 Title & Trust Company of Florida at 200 East --  
 4 or East Forsyth Street, as well as the Atlantic  
 5 National Bank Annex at West Adams Street.  
 6 The third criteria pertains to it being  
 7 recognized for the quality of its architecture  
 8 and retaining sufficient elements that convey  
 9 architectural significance. We found that it  
 10 met this criterion by embodying a variation of  
 11 the masonry vernacular style, which is usually  
 12 the work of lay or self-taught builders using  
 13 common masonry construction. This is typically  
 14 divided into two horizontal zones, building a  
 15 symmetrical facade that is embellished with  
 16 cast stone detailing. The exterior wall is  
 17 fabric -- well, I'm sorry, the exterior wall  
 18 fabric is brick, and the ground-level detailing  
 19 consists of two storefronts and a center  
 20 entrance. The entrance and windows above it  
 21 are embellished with elaborate cast stone  
 22 detailing, which includes a cartouche and swag  
 23 motifs. The second story has a drop cornice  
 24 and paired 9-over-9, double-hung sash windows.  
 25 The third -- or the fourth criteria

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1 relates to the suitability for preservation or  
 2 restoration. We don't have any evidence of  
 3 significant exterior deterioration, and we  
 4 found the structure has been well-maintained  
 5 over the years. And according to archival  
 6 records and permitting, the structures do not  
 7 have any evidence of being significantly  
 8 altered as well. Therefore, we found it met  
 9 this criterion.  
 10 Once again, we found that, in totality, it  
 11 met four of the seven criteria, and so we  
 12 forward to you a recommendation for approval of  
 13 this as a local landmark.

14 THE CHAIRMAN: Any questions for staff?  
 15 COMMISSION MEMBERS: (No response.)  
 16 THE CHAIRMAN: All right. We'll open the  
 17 public hearing.  
 18 Is the applicant here?  
 19 (Audience member approaches the podium.)  
 20 THE CHAIRMAN: If you'll state your name  
 21 and address for me.  
 22 AUDIENCE MEMBER: It's Spencer Jones,  
 23 3- -- (inaudible) West Ashley Street.  
 24 THE CHAIRMAN: She's going to swear you in  
 25 real quick.

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1 MR. JONES: (Raises right hand.)  
 2 THE REPORTER: Thank you.  
 3 Do you affirm that the testimony you are  
 4 about to give will be the truth, the whole  
 5 truth, and nothing but the truth?  
 6 MR. JONES: Yes.  
 7 THE REPORTER: Thank you.  
 8 THE CHAIRMAN: All right. Anything to add  
 9 on your end?  
 10 MR. JONES: No, sir.  
 11 THE CHAIRMAN: Okay. Well, we'll give you  
 12 a call if we need you.  
 13 MR. JONES: All right. Thank you.  
 14 THE CHAIRMAN: Thank you.  
 15 Anybody else here to speak on LM-24-02?  
 16 AUDIENCE MEMBERS: (No response.)  
 17 THE CHAIRMAN: All right. With that,  
 18 we'll close the public hearing.  
 19 I'll entertain a motion.  
 20 COMMISSIONER EPSTEIN: Motion to approve  
 21 the landmarking of LM-24-02.  
 22 COMMISSIONER MONTOYA: Second.  
 23 THE CHAIRMAN: All right. Comments,  
 24 concerns?  
 25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: All right. All those in  
 2 favor?  
 3 COMMISSION MEMBERS: Aye.  
 4 THE CHAIRMAN: Those opposed?  
 5 COMMISSION MEMBERS: (No response.)  
 6 THE CHAIRMAN: Hearing none, you approved  
 7 LM-24-02.  
 8 And we'll move right along. Section G,  
 9 Certificates of Appropriateness. First on the  
 10 docket is COA-24-30284. We'll take a staff  
 11 report for 447 8th Street East.  
 12 MR. WELLS: So this is COA-24-30284. This  
 13 is a unique one because it's not necessarily an  
 14 exact location, but it's at the intersection of  
 15 8th Street East and Ionia Street.  
 16 So the applicant is seeking to install a  
 17 public art sculpture in the public  
 18 right-of-way. The applicant identified three  
 19 possible locations, and, overall, it's in  
 20 accordance with our design guidelines as well  
 21 as code criteria. We didn't have any  
 22 objections.  
 23 We found that installation of the  
 24 sculpture in general will allow for the  
 25 character and integrity of historic structures

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1 and fabric to be respected and valued.  
2 Mainly speaking, the applicant is in  
3 support of the condition that we have  
4 currently. We just wanted to place it on the  
5 regular agenda to identify an actual location.  
6 So in the book package, there's three possible  
7 locations identified, and the applicant does  
8 have one preferred location. Staff does not  
9 have any objection to that. That's right in  
10 front of the vacant parcel located at 447 8th  
11 Street East.

12 And so in the report, we recommend  
13 approval.

14 THE CHAIRMAN: All right. Questions for  
15 staff?

16 COMMISSIONER EPSTEIN: Through the Chair  
17 to the staff, so the only condition to approve  
18 is the condition that you would like us to pick  
19 a location?

20 MR. WELLS: Through the Chair to  
21 Commissioner Epstein, that's correct.

22 THE CHAIRMAN: Any other questions for  
23 staff at the moment?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: All right. We'll open the  
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1 MR. HASKINS: Yes, that's correct.

2 THE CHAIRMAN: Okay.

3 MR. HASKINS: Do you want me to give you a  
4 rundown?

5 THE CHAIRMAN: Yeah, please.

6 MR. HASKINS: All right. We have three  
7 options. I will go ahead and -- actually, we  
8 have three options that are different from what  
9 is displayed there because of some changes that  
10 have since happened, but we want to do it at  
11 the corner of 8th and Ionia. Our preference is  
12 the northwest corner, directly in front of 447  
13 East 8th Street, running along the -- kind of  
14 parallel to 8th Street there.

15 That is the permit that we received, and  
16 we have the permission of the property owner,  
17 who is adjacent to the right-of-way. We also  
18 have the permission of the property owners at  
19 452 and 504, so that -- the southeast and  
20 southwest should -- should, for any reason, the  
21 northwest corner not work.

22 The only issue with the northwest corner,  
23 which we're still working out, is JEA has  
24 electric boxes in that area, and so we just  
25 need to make sure that we place it in a way  
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1 public hearing.

2 Is the applicant here?

3 AUDIENCE MEMBER: (Indicating.)

4 THE CHAIRMAN: Come on up.  
5 (Audience member approaches the podium.)

6 THE CHAIRMAN: State your name and  
7 address.

8 AUDIENCE MEMBER: Mike Haskins, 417 West  
9 7th Street, 32206.

10 THE CHAIRMAN: All right. She'll swear  
11 you in.

12 THE REPORTER: If would you raise your  
13 right hand for me, please.

14 MR. HASKINS: (Complies.)

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

19 MR. HASKINS: Yes, I do.

20 THE REPORTER: Thank you.

21 THE CHAIRMAN: All right. Welcome.

22 MR. HASKINS: Hello.

23 THE CHAIRMAN: So I guess what we're here  
24 for -- reading this COA, it looks like you have  
25 three options?

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1 that JEA is comfortable with.

2 THE CHAIRMAN: Okay. So what's your -- I  
3 guess your first preferred site at this point?

4 MR. HASKINS: Yeah, so 447 -- in front of  
5 447 East 8th Street is our preference. If we  
6 have to pick one, that's fine. We would pick  
7 447. And if JEA kicks it back to us, then we  
8 will reapply.

9 THE CHAIRMAN: Okay.

10 All right. Questions for our applicant?

11 COMMISSIONER EPSTEIN: Through the Chair,  
12 can you explain why that's your preference?

13 MR. HASKINS: Visibility from the street.

14 So the sculpture celebrates historic  
15 Springfield. It's a -- 8th Street is a main  
16 thoroughfare. Ionia is the furthest extent  
17 that we could realistically do within the  
18 Historic District, so it marks the western --  
19 or the eastern entrance to the neighborhood.

20 COMMISSIONER GREGORY: Coming in that  
21 direction on the road, it's on your right-hand  
22 side. If you're driving, you see it pretty  
23 easily coming into the neighborhood. It makes  
24 sense.

25 THE CHAIRMAN: All right. Any other

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1 questions for the applicant?  
 2 COMMISSIONER MONTOYA: Just to clarify, so  
 3 the northwest corner spot that's labeled  
 4 "preferred," that's your number one?  
 5 MR. HASKINS: Uh-huh.  
 6 COMMISSIONER MONTOYA: Just for the  
 7 record, could you say which is your number two  
 8 and which is number three before we have our  
 9 discussion?  
 10 MR. HASKINS: Two and three, the southwest  
 11 and southeast corners, it would honestly --  
 12 whatever JEA would prefer at that point.  
 13 COMMISSIONER MONTOYA: Okay. So just to  
 14 clarify it, this is not actually a potential  
 15 for you? You're saying either the southwest or  
 16 the southeast?  
 17 MR. HASKINS: Yeah, JEA kicked back the  
 18 northeast and said that was probably not going  
 19 to work under any circumstances, so ...  
 20 COMMISSIONER MONTOYA: Okay. And so not  
 21 to put you on the spot, but could you number  
 22 them as number two and number three?  
 23 MR. HASKINS: Reserving the right to  
 24 change my mind later, number one would be  
 25 northwest. Number two would be southwest.

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1 Number three would be southeast.  
 2 COMMISSIONER MONTOYA: Okay.  
 3 Counterclockwise. Got it.  
 4 THE CHAIRMAN: All right.  
 5 COMMISSIONER EPSTEIN: Through the Chair,  
 6 I'm looking at the picture of your preferred,  
 7 and I'm assuming because you have said that  
 8 there's JEA, that this is going to be placed on  
 9 the sidewalk. It's not going to be placed in  
 10 the landscaping like the picture of the example  
 11 in the packet?  
 12 MR. HASKINS: We think we'll be able to  
 13 put it in the right-of-way itself, not on the  
 14 sidewalk, but in the grass there, we think, but  
 15 it remains to be seen.  
 16 COMMISSIONER EPSTEIN: Can we go to the  
 17 next -- which sheet is this? So then in the  
 18 grass by the light pole?  
 19 MR. HASKINS: Yeah, so it would be set  
 20 back a little. Where we're at with JEA is we  
 21 would set up -- because they have a box there,  
 22 which is --  
 23 COMMISSIONER EPSTEIN: Yeah, I think  
 24 there's a --  
 25 MR. HASKINS: That box, which is --

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1 COMMISSIONER EPSTEIN: The green box, but  
 2 then it also looks like there's a box on the  
 3 sidewalk, like, under the sidewalk. That gray,  
 4 it looks like there's, like, a little --  
 5 COMMISSIONER MONTOYA: Right here  
 6 (indicating)?  
 7 COMMISSIONER EPSTEIN: Yeah.  
 8 MR. HASKINS: Yeah, so we're exploring the  
 9 option of kind of where Mr. Montoya is  
 10 pointing, but we're also exploring by that  
 11 light pole on left-hand side of that picture.  
 12 COMMISSIONER EPSTEIN: So you're not  
 13 looking at putting it on the sidewalk. You're  
 14 going to be putting some -- like, some  
 15 (inaudible) the landscaping?  
 16 MR. HASKINS: We would only consider the  
 17 sidewalk if no other options, and we'd  
 18 obviously want to consider ADA accessibility at  
 19 that point.  
 20 COMMISSIONER EPSTEIN: Yeah, that's what I  
 21 was going to ask.  
 22 MR. HASKINS: Actually, we're discussing  
 23 with JEA the possibility of moving that green  
 24 box because of ADA accessibility stuff.  
 25 COMMISSIONER EPSTEIN: Because it's right

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1 in the way of the ramp?  
 2 MR. HASKINS: Yes, yes.  
 3 And I will note, there's actually  
 4 construction at that, so that picture is  
 5 outdated. There's a sidewalk now running along  
 6 both sides of that property, and one of those  
 7 driveways doesn't exist.  
 8 THE CHAIRMAN: All right. Any other  
 9 questions for our applicant?  
 10 COMMISSION MEMBERS: (No response.)  
 11 THE CHAIRMAN: We'll call you back if we  
 12 need you.  
 13 Thank you.  
 14 Does anybody else need to speak on  
 15 COA-24-30284?  
 16 AUDIENCE MEMBERS: (No response.)  
 17 THE CHAIRMAN: All right. I will close  
 18 the public hearing and entertain a motion.  
 19 COMMISSIONER EPSTEIN: Motion to approve  
 20 COA-24-30284 with the number one ranked  
 21 position, number two position as a fallback if  
 22 JEA does not allow that.  
 23 COMMISSIONER MONTOYA: Second.  
 24 MS. LOPERA: Through the Chair,  
 25 (inaudible) motion to approve both locations in

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1 the northwest corner and southwest corner?  
 2 COMMISSIONER EPSTEIN: As a ranking so  
 3 that if JEA does come back and say you can't  
 4 put it in the preferred location, then they  
 5 don't have to come back to us.  
 6 MS. LOPERA: Okay. So those two  
 7 (inaudible)?  
 8 COMMISSIONER EPSTEIN: Yes.  
 9 MS. LOPERA: Thank you.  
 10 COMMISSIONER MONTOYA: Open for  
 11 discussion?  
 12 THE CHAIRMAN: Yes.  
 13 COMMISSIONER MONTOYA: So just to clarify  
 14 my intense questioning of the applicant, that's  
 15 what I'm interested in, them not having to come  
 16 back. If we can come to a conclusion with  
 17 these three choices they presented, and when  
 18 they speak to JEA and finalize everything, they  
 19 can just move forward, so that's what I would  
 20 like. I would like it to say --  
 21 COMMISSIONER EPSTEIN: One, two, three --  
 22 COMMISSIONER MONTOYA: Yeah. And then it  
 23 can just be done.  
 24 COMMISSIONER EPSTEIN: Okay. Can I amend  
 25 my -- do I have to make a motion to amend --  
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1 yes. So a motion to amend my previous  
 2 approval. I'd like to approve COA-24-30284  
 3 with the condition that the locations that were  
 4 given by the applicant for their selection of  
 5 the first choice, second choice, and third  
 6 choice be allowed in that order based off of  
 7 their interactions with getting approval from  
 8 JEA.  
 9 COMMISSIONER GREGORY: Second.  
 10 THE CHAIRMAN: All those in favor?  
 11 COMMISSION MEMBERS: Aye.  
 12 THE CHAIRMAN: Those opposed?  
 13 COMMISSION MEMBERS: (No response.)  
 14 THE CHAIRMAN: Hearing none, we'll take a  
 15 vote on the motion as amended.  
 16 All those in favor?  
 17 MS. LOPERA: Don't we need to move it?  
 18 THE CHAIRMAN: I thought she already moved  
 19 the initial motion.  
 20 MS. LOPERA: You approved the amendment at  
 21 the southeast corner. That was approved.  
 22 Someone needs to move approval as amended.  
 23 THE CHAIRMAN: Okay.  
 24 COMMISSIONER EPSTEIN: Without me --  
 25 MS. LOPERA: You can make the motion.  
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1 COMMISSIONER EPSTEIN: Motion to approve  
 2 as amended.  
 3 COMMISSIONER MONTOYA: Second.  
 4 THE CHAIRMAN: All those in favor?  
 5 COMMISSION MEMBERS: Aye.  
 6 THE CHAIRMAN: Those opposed?  
 7 COMMISSION MEMBERS: (No response.)  
 8 THE CHAIRMAN: Hearing none, you approved  
 9 COA-24-30284.  
 10 And we'll move right along to  
 11 COA-23-29881, 242 5th Street East.  
 12 (Audience member approaches the podium.)  
 13 THE CHAIRMAN: I'll call you up in a  
 14 second.  
 15 AUDIENCE MEMBER: Okay.  
 16 THE CHAIRMAN: We have to do a quick staff  
 17 report.  
 18 MR. ANDERSON: COA-23-29881 seeks to  
 19 replace all 28 historic wood windows on a  
 20 contributing structure within the Springfield  
 21 Historic District. The residential structure  
 22 can be characterized by its shingle hip roof,  
 23 brick pier foundation, one-over-one wood  
 24 windows, masonry columns, and asbestos siding.  
 25 The structure has a total of 28 window  
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1 openings. Many of the windows have wood rot or  
 2 are completely missing or are missing glass or  
 3 sashes.  
 4 The applicant is proposing to replace all  
 5 windows on the structure with one-over-one  
 6 vinyl windows. However, since this is a  
 7 contributing structure, the replacement of wood  
 8 windows with vinyl requires the review of the  
 9 Jacksonville Historic Preservation Commission.  
 10 End of report. We recommend approval with  
 11 conditions.  
 12 THE CHAIRMAN: Questions for staff?  
 13 COMMISSIONER EPSTEIN: Through the Chair  
 14 to the staff, I'm just wondering about  
 15 Condition Number 3, the lite pattern shall have  
 16 exterior raised profile muntins, but there is  
 17 no lite pattern on these, the one-over-one?  
 18 MR. ANDERSON: Correct.  
 19 COMMISSIONER EPSTEIN: Is that just  
 20 something you kind of grabbed from --  
 21 MR. ANDERSON: Yeah. We have, like, just  
 22 standard conditions, and I just used those, but  
 23 that can --  
 24 COMMISSIONER EPSTEIN: I just don't want  
 25 them to think they can pick out a lite  
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1 pattern --

2 MR. ANDERSON: Gotcha, yeah.

3 MR. WELLS: We will definitely need to

4 strike that condition, so that's a good point.

5 And just if I may add too, so the reason

6 why this is on the regular agenda is because --

7 based on some interactions when we were

8 revising the COA matrix last year, there is a

9 recommendation from you-all to bring forth any

10 window replacements when they are doing wood --

11 anything besides wood in terms of historic

12 window replacements that you-all would like to

13 receive. In particular, the applicant is

14 objecting to Condition Number 5, which requires

15 him to go back with wood or wood clad or a wood

16 blend product.

17 COMMISSIONER EPSTEIN: Okay. So --

18 through the Chair to the staff, so because they

19 want to do vinyl, that's why we're looking at

20 it here? If they had done wood, we wouldn't

21 have seen it?

22 MR. WELLS: Correct.

23 COMMISSIONER EPSTEIN: Okay.

24 THE CHAIRMAN: Any other questions for

25 staff at the moment?

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1 COMMISSION MEMBERS: (No response.)

2 THE CHAIRMAN: All right. We will open

3 the public hearing, and the applicant can come

4 on up.

5 COMMISSIONER MONTOYA: Before the

6 applicant comes up, I do need to declare

7 ex parte. I have not had conversations with

8 the applicant, but I have had conversations

9 with neighbors who have expressed concern about

10 the project and replacement of the windows and

11 seeing the existing windows and then seeing

12 existing windows not there and those kinds of

13 things. So I can't substantiate those accounts

14 that were given to me in conversation, but I

15 have had conversations with the neighbors about

16 the condition of the home over time.

17 THE CHAIRMAN: All right. You can come on

18 up.

19 (Audience member approaches the podium.)

20 THE CHAIRMAN: State your name and

21 address.

22 AUDIENCE MEMBER: Carlos Rodriguez, 242

23 East 5th Street.

24 THE CHAIRMAN: Carlos, she's going to

25 swear you in.

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1 THE REPORTER: If you would raise your

2 right hand for me, please.

3 MR. RODRIGUEZ: (Complies.)

4 THE REPORTER: Thank you.

5 Do you affirm that the testimony you are

6 about to give will be the truth, the whole

7 truth, and nothing but the truth?

8 MR. RODRIGUEZ: Yes, ma'am.

9 THE REPORTER: Thank you.

10 THE CHAIRMAN: All right. Welcome.

11 MR. RODRIGUEZ: Just here to make sure

12 that -- we just want to replace all the

13 windows. And once again, like he said, we've

14 been working closely with Jermaine and

15 Mr. Wells, so -- to make sure that everything

16 gets done properly.

17 THE CHAIRMAN: Okay. Do we have any

18 questions for our applicant?

19 COMMISSIONER GREGORY: Are you okay with

20 wood windows, or are you trying to go with

21 vinyl?

22 MR. RODRIGUEZ: Vinyl. I had to go with

23 vinyl, unfortunately.

24 COMMISSIONER GREGORY: So you're trying to

25 look to strike Condition Number 5 here?

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1 MR. RODRIGUEZ: I'm sorry, sir?

2 COMMISSIONER GREGORY: You're looking to

3 strike Condition Number 5?

4 COMMISSIONER EPSTEIN: Yes.

5 THE CHAIRMAN: Correct.

6 COMMISSIONER GREGORY: Okay.

7 COMMISSIONER EPSTEIN: Can you explain why

8 you would prefer the vinyl to wood?

9 MR. RODRIGUEZ: Price-wise, it's an

10 extreme difference on this project. And then

11 we're getting a lot of houses around it using

12 vinyl also, so that's why we're going with

13 vinyl.

14 COMMISSIONER GREGORY: Are those new

15 construction houses you're talking about or --

16 MR. RODRIGUEZ: Some are new construction,

17 some that's already existing, old previous

18 houses, so ...

19 THE CHAIRMAN: Okay. Any other questions

20 for the applicant at the moment?

21 COMMISSIONER HOFF: Through the Chair, a

22 question to the applicant. So Condition 5 does

23 give the option for wood, wood clad, or wood

24 blend, and it's -- so your opinion is that none

25 of those would be a good option for you, right?

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1 MR. RODRIGUEZ: Right. They will look  
2 just about the same on the vinyl. They have  
3 just about the same look on that. It's just  
4 cost-efficient.  
5 COMMISSIONER EPSTEIN: Do you have an  
6 example of what the vinyl windows would look  
7 like?  
8 MR. RODRIGUEZ: Absolutely. Absolutely I  
9 do.  
10 (Tenders document.)  
11 COMMISSIONER MONTOYA: Through the Chair,  
12 while they are passing that around, a question  
13 for the applicant. How long has Twin 22  
14 Investments, LLC, owned the property?  
15 MR. RODRIGUEZ: Five years, since 2018.  
16 COMMISSIONER MONTOYA: Through the Chair,  
17 as a follow-up question, when did work on  
18 restoring the home start?  
19 MR. RODRIGUEZ: 2018.  
20 THE CHAIRMAN: All right. Any other  
21 questions for our applicant at the moment?  
22 COMMISSION MEMBERS: (No response.)  
23 THE CHAIRMAN: All right. We'll call you  
24 back up if we need you.  
25 MR. RODRIGUEZ: I'm sorry, sir?  
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1 THE REPORTER: Thank you.  
2 MR. MANIS: I'm a neighbor of this  
3 property. I live just to the side of it. I've  
4 lived in that house, my house, about 13 years.  
5 I've watched this house. It was occupied until  
6 about, I think, 2014, 2015, people living in  
7 it, and -- and I believe in 2016, it was sold  
8 to a homeowner or a purchaser bought it.  
9 They actually went through a window  
10 survey, and I believe through HPC or through  
11 somebody, they were told they had to replace  
12 the windows. They decided to sell the  
13 property.  
14 They sold the property to Twin Investment  
15 [sic] in 2018, so I don't have -- they have  
16 owned that property since 2018, which is closer  
17 to six years. And then in -- okay. They  
18 bought it in April of 2018, and in July of  
19 2018, they applied for a building permit.  
20 There's been a building permit on this property  
21 since 2018. So they have been working on it,  
22 off and on, since 2018.  
23 I think what I -- I'm the property owner  
24 who filed the initial complaint that started  
25 this whole process, and I did find pictures --  
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1 THE CHAIRMAN: We'll call you right back  
2 up --  
3 MR. RODRIGUEZ: Absolutely. Absolutely,  
4 yeah.  
5 Thank you.  
6 THE CHAIRMAN: Is anyone else here to  
7 speak on COA-23-29881?  
8 (Audience member approaches the podium.)  
9 THE CHAIRMAN: If you will state your name  
10 and address.  
11 AUDIENCE MEMBER: My name is Steve Manis,  
12 1448 North Liberty Street, 32206.  
13 THE CHAIRMAN: She's going swear you in  
14 real quick.  
15 MR. MANIS: Pardon?  
16 THE CHAIRMAN: She's going to swear you in  
17 real quick.  
18 THE REPORTER: If you would raise your  
19 right hand for me, please.  
20 MR. MANIS: (Complies.)  
21 THE REPORTER: Thank you.  
22 Do you affirm that the testimony you're  
23 about to give will be the truth, the whole  
24 truth, and nothing but the truth?  
25 MR. MANIS: I do.  
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1 2015, this property was for sale. I'll pass  
2 these around, if you have seen these. I'll  
3 give them to you.  
4 (Tenders documents.)  
5 MR. MANIS: The windows were in -- the  
6 windows were in good shape, and our feeling is  
7 that, through the last four or five years,  
8 while they have been doing a lot of work on  
9 this property, including -- basically, they  
10 have got power in there. They have got drywall  
11 in there. They have redone the floors. I  
12 don't know what else they have done, but I have  
13 seen from the outside. It's been pretty well  
14 rehabbed on the inside.  
15 But the windows have been allowed to just  
16 deteriorate through the years of neglect, and I  
17 feel that it's -- you know, as I'm seeing it,  
18 HPC should require them to repair these  
19 windows.  
20 There were two properties, one at 1514  
21 Liberty Street, right around the corner; and  
22 304 East 5th Street, right next -- almost next  
23 door, both of those properties have repaired  
24 their windows historically.  
25 And my request is that they be denied  
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1 replacing the windows and be required to  
 2 replace -- repair the windows per the HPC or,  
 3 you know, Historic Preservation requirements.  
 4 Thank you.  
 5 THE CHAIRMAN: Thank you.  
 6 Is anyone else here to speak on  
 7 COA-23-29881?  
 8 AUDIENCE MEMBERS: (No response.)  
 9 THE CHAIRMAN: All right. With that,  
 10 we'll close the public hearing.  
 11 I'll entertain a motion.  
 12 COMMISSIONER GREGORY: Motion to approve  
 13 COA-23-29881 for 242 5th Street East, approve  
 14 with conditions.  
 15 COMMISSIONER GLOBER: Second.  
 16 THE CHAIRMAN: Okay.  
 17 COMMISSIONER GREGORY: I have a question  
 18 for staff on this one. So when you guys toured  
 19 the property, you found the windows were not  
 20 repairable?  
 21 MR. WELLS: Through the Chair to  
 22 Commissioner Gregory, that is correct. We  
 23 found that some windows are either missing,  
 24 experience significant wood rot, or some of  
 25 them experience a lot of water damage, which we  
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1 render to be irreparable.  
 2 COMMISSIONER GREGORY: Okay.  
 3 THE CHAIRMAN: So from my end, the fact  
 4 that staff went out there and has deemed them  
 5 irreparable is enough for me as far as the  
 6 window replacement itself goes. And we could  
 7 talk, you know, wood versus vinyl, but --  
 8 COMMISSIONER GREGORY: I agree.  
 9 THE CHAIRMAN: -- yeah, I'm good on the  
 10 replacement side.  
 11 COMMISSIONER EPSTEIN: Through the Chair,  
 12 I'm also good on the replacement. The wood  
 13 versus vinyl is kind of where I'm getting a  
 14 little stuck on -- that's why we're here --  
 15 mainly, you know, having seen the evidence that  
 16 these windows did look like they were in pretty  
 17 good condition upon when this was purchased.  
 18 So I'd like if the applicant could come on  
 19 up and talk about any remediation or stopping  
 20 of damage or anything that they can kind of  
 21 speak to for what they have done since they've  
 22 owned the property for six years.  
 23 (Mr. Rodriguez approaches the podium.)  
 24 MR. RODRIGUEZ: Unfortunately, we've got  
 25 people looking at this house, and it's why they  
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1 even sold the house to us. If you heard what  
 2 he said, 2015 -- we purchased the house back in  
 3 2018. Okay? And between those six years, we  
 4 had to condemn it, and we had to hold on to it  
 5 and kind of stop the project for a minute,  
 6 okay, between that happening.  
 7 And weather deterioration -- I've been in  
 8 the business for 35 years, and you know that  
 9 weather do a lot of damage, and this house has  
 10 been neglected for a very long time. So that's  
 11 why we have the conditions that you see right  
 12 now on these windows. So it's not something  
 13 that we do -- that we did on purpose. It's  
 14 something that the weather did by itself.  
 15 Okay? And that's all -- we want to make sure  
 16 we --  
 17 COMMISSIONER EPSTEIN: I understand.  
 18 I was wondering if you had done anything  
 19 to stop any kind of weather from getting in  
 20 or --  
 21 MR. RODRIGUEZ: I mean, there's --  
 22 literally, you can see there's been weather  
 23 damage from the weather. We couldn't  
 24 (inaudible). Everything that you see is the  
 25 most recent we have done to help, you know, so  
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1 it's been pretty much rotten over the years.  
 2 COMMISSIONER EPSTEIN: Also, I want to say  
 3 the window that you submitted around does have  
 4 an option of a flange for the nailing fin  
 5 inside the window a little further, I did see,  
 6 but I'm not quite sure that the sash style  
 7 meets the traditional 4- to 6-inch (inaudible),  
 8 so I wouldn't be willing to approve the window  
 9 that you have submitted around us because I  
 10 don't see that it meets the conditions here.  
 11 So I would just want you to work -- if we  
 12 did approve this, I would just want you to work  
 13 that out with staff. I want it just on the  
 14 record that we do not approve the window here.  
 15 If they decide that it's acceptable once we  
 16 decide vinyl versus wood, I can leave that up  
 17 to them, but I'm not a hundred percent sure  
 18 just what you've given me here today, that it  
 19 meets the conditions. I just want that on  
 20 record.  
 21 MR. RODRIGUEZ: Okay.  
 22 Okay. I mean, whatever we need to do to  
 23 make sure to approve it, you know, so I can  
 24 work closely with them --  
 25 COMMISSIONER EPSTEIN: Okay.  
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1 MR. RODRIGUEZ: -- to make sure.  
 2 THE CHAIRMAN: All right. Any other  
 3 questions for our applicant at the moment?  
 4 COMMISSION MEMBERS: (No response.)  
 5 THE CHAIRMAN: All right. We'll call you  
 6 back up.  
 7 MR. RODRIGUEZ: Thank you, sir.  
 8 Appreciate it.  
 9 THE CHAIRMAN: All right. So where do we  
 10 stand here?  
 11 COMMISSIONER GREGORY: Through the Chair,  
 12 I'm personally not inclined to start approving  
 13 lots of vinyl windows in Springfield for these  
 14 replacements. I mean, I think we're setting a  
 15 bad precedent. I think I'd require the wood or  
 16 wood clad or the wood blend as a completely  
 17 normal standard that we keep in the  
 18 neighborhood.  
 19 COMMISSIONER HOFF: Through the Chair to  
 20 staff, how many of the windows did you find  
 21 were original?  
 22 MR. WELLS: Through the Chair to  
 23 Commissioner Hoff, just based on the window  
 24 survey and our staff report, it appears that  
 25 all 28 windows were -- or 28 windows were  
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1 MR. WELLS: Through the Chair to  
 2 Commissioner Montoya, I would have to -- I'm  
 3 not aware of that, not to say that it hasn't  
 4 been applied for. We just need to do our  
 5 research to determine that piece.  
 6 COMMISSIONER MONTOYA: I guess -- thank  
 7 you, Arimus.  
 8 You know, in my mind, there's a couple of  
 9 things going on. I mean, clearly in the  
 10 photographs, the windows are deteriorated.  
 11 There's broken glass. They're damaged.  
 12 There's a statement from the applicant that  
 13 that's all weather-related incidents from --  
 14 since their ownership of the property. That  
 15 can neither be confirmed or disproved, so  
 16 that's a sort of an "if" thing for me.  
 17 But the applicant has owned the property  
 18 since 2018, and it's 2024, and it's clear that  
 19 there was nothing to protect the windows during  
 20 that time, and so now they have deteriorated to  
 21 the point where they just need to be wholesale  
 22 replaced.  
 23 And so I understand the recommendation by  
 24 staff that they be replaced with wood or wood  
 25 clad or something much more comparable to the  
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1 historic.  
 2 COMMISSIONER HOFF: Okay.  
 3 MR. WELLS: Original. Sorry.  
 4 COMMISSIONER EPSTEIN: And through the  
 5 Chair to staff, there's none here that you're  
 6 thinking can be rebuilt or salvaged? They are  
 7 all shown as replaced, I'm seeing, on the  
 8 window survey. Is that -- am I missing one?  
 9 MR. WELLS: Through the Chair to  
 10 Commissioner Epstein, no. Yeah, we  
 11 identified -- we looked at every window. Some  
 12 of these windows potentially could, but we just  
 13 felt as -- if they were going to do a wholesale  
 14 window replacement, it would be more prudent  
 15 just to approve them for all the windows.  
 16 MS. LOPERA: Through the Chair to the  
 17 Commission, the (inaudible) requires that  
 18 50 percent of the windows be replaceable to  
 19 approve (inaudible).  
 20 COMMISSIONER MONTOYA: Through the Chair,  
 21 a question to staff. One of the neighbors came  
 22 up and spoke earlier and spoke on -- that they  
 23 previously applied for a COA (inaudible)  
 24 previous owner. Is there a record of that  
 25 again, or was that looked into at all?  
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1 original historic windows (inaudible).  
 2 And so that's where I sit on the fence  
 3 with this, as you -- Commissioner Epstein, as  
 4 you were saying earlier, wavering on this in  
 5 regard to whether or not the request the  
 6 applicant has just made here to go to vinyl  
 7 rather than the recommendation of staff.  
 8 I find it questionable just because of the  
 9 situation of the home over time, and so I just  
 10 put that before the commissioners to consider  
 11 in our discussion.  
 12 As it stands right now, we have made a  
 13 motion to approve this COA with the conditions  
 14 laid forth by staff, so I think we just need to  
 15 discuss whether we are willing to consider  
 16 allowing applicants to use vinyl windows as a  
 17 replacement.  
 18 COMMISSIONER EPSTEIN: Yeah, through the  
 19 Chair, I'm right with you. I understand that  
 20 everybody knows we've been in a pandemic and  
 21 everything, but the pandemic started in 2020,  
 22 and this was purchased in 2018, so there was a  
 23 bit of time that there could have been some  
 24 remediation done. I understand they -- maybe  
 25 they weren't in okay shape, but they've gotten  
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1 in worse shape over time.  
 2 The reason I asked about if any could be  
 3 repaired is I wonder if there is a kind of  
 4 medium ground we could come to where -- it  
 5 seems like a lot of these windows are the same  
 6 size. If we could repair a certain amount of  
 7 them -- even if they're not in their current  
 8 location, kind of repair and move wood windows  
 9 that have been repaired to the front of the  
 10 house and the front corners of the house and  
 11 come to a bit of -- I can't think of the right  
 12 word. You know, a compromise.

13 A compromise is the right word. Because,  
 14 obviously, some of these windows are in  
 15 extremely terrible conditions or they're  
 16 entirely missing, but I do see some here that I  
 17 think -- you know, we have some pretty skilled  
 18 historic window repair people in the city that  
 19 could repair, you know, four, six of these, and  
 20 focus on the front of the house. I'm just  
 21 throwing ideas out here.

22 But I do -- I do think -- as is for a  
 23 wholesale replacement, knowing that the  
 24 property has been owned for six years, I -- I'm  
 25 hesitant to approve the vinyl because of that.

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1 COMMISSIONER MONTOYA: Up for discussion,  
 2 moving forward with COA as it stands now --  
 3 Through the Chair, this is a question for  
 4 staff. Approval of this COA doesn't prevent  
 5 the applicant from coming back with a minor mod  
 6 application later, right? To ask to -- they  
 7 could ask -- officially ask to use the vinyl?

8 And the reason I'm not -- I'm not stating  
 9 I'm in support of these (inaudible) windows,  
 10 but I think that there needs to be more  
 11 evidence of the history of the windows,  
 12 especially in regards to the 50 percent tipping  
 13 point for wholesale replacement because, as  
 14 Commissioner Epstein said, some of the windows,  
 15 you can see they are the original sashes. Some  
 16 of them look like 1-by-2s. You know, they've  
 17 already been sort of repaired over time.

18 So I think a better assessment of the  
 19 windows by the applicant as a minor  
 20 modification later could be considered. But in  
 21 order to move forward, I think this can be  
 22 approved as it's been applied for with these  
 23 conditions.

24 THE CHAIRMAN: The second gentleman that  
 25 spoke, didn't he say there was a wholesale

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1 window replacement approved in 2015? Did I  
 2 miss that?

3 MR. WELLS: No. I think he said it was  
 4 denied or --

5 THE CHAIRMAN: It was denied. Okay.

6 COMMISSIONER MONTOYA: It was denied.

7 COMMISSIONER EPSTEIN: It was denied  
 8 because of --

9 THE CHAIRMAN: That would make sense,  
 10 yeah. All right. I missed that, then.

11 COMMISSIONER HOFF: Through the Chair,  
 12 because all the windows were original, I would  
 13 also tend to lean towards supporting the  
 14 current conditions.

15 MR. WELLS: Through the Chair to the  
 16 Commission, if I may, just to answer  
 17 Commissioner Montoya's question too. In its  
 18 current format, so if you were to approve the  
 19 conditions as is, the applicant cannot do a  
 20 minor mod to change the window material to  
 21 vinyl. We would consider that a substantial  
 22 deviation from the nature of the original  
 23 request. So I just want to put that on the  
 24 record.

25 And then one other thing, too, just -- so

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1 for Condition Number 3, I know that does state,  
 2 like, an exterior raised profile lite pattern.  
 3 Staff would just recommend, if you decide to go  
 4 that fashion of recommending approval, to  
 5 substitute that language to state, windows  
 6 shall have a one-over-one lite pattern.

7 COMMISSIONER MONTOYA: Then I would --  
 8 sorry. I'm actually trying to move this along  
 9 here, but for the commissioners, then the  
 10 question is, do we -- should we -- should we  
 11 allow or recommend to the applicant that  
 12 they -- not to bring up the D word again, but  
 13 perhaps defer this to gather more evidence to  
 14 support their position? Because, right now,  
 15 it's a question about the condition of the  
 16 windows when they purchased the home or is that  
 17 even allowed?

18 THE CHAIRMAN: It's allowed.

19 MS. LOPERA: Through the Chair to  
 20 Commissioner Montoya, it's allowed if you want  
 21 (inaudible) defer it (inaudible) more evidence.  
 22 Whether that exists or not, I don't know.

23 COMMISSIONER MONTOYA: So that's just a  
 24 question because right now, for me, my -- when  
 25 it comes to -- I vote to approve the staff

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1 recommendation as it stands with their  
 2 conditions. I would need more evidence to  
 3 support the applicant's request to move to  
 4 lower-cost windows.  
 5 THE CHAIRMAN: What does that evidence  
 6 look like?  
 7 COMMISSIONER MONTOYA: Showing us more of  
 8 a history of the -- and it might not exist, but  
 9 documentation of the windows when they  
 10 purchased the home and how they have  
 11 deteriorated over time because it seems like,  
 12 if they were in the condition they are now,  
 13 they would have been protected to keep rain and  
 14 moisture from getting inside the home.  
 15 THE CHAIRMAN: Right.  
 16 COMMISSIONER MONTOYA: You would have  
 17 boarded up the openings.  
 18 THE CHAIRMAN: So any thoughts on that?  
 19 (Mr. Rodriguez approaches the podium.)  
 20 MR. RODRIGUEZ: Yeah, absolutely.  
 21 We're talking about the condition of the  
 22 windows when they were -- when we purchased,  
 23 it's almost the same as it is right now. Okay?  
 24 Let me -- and let me address this real  
 25 quick. So just to see -- everything that you  
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1 replacement, probably give them vinyl because,  
 2 you know, new owner. I don't know.  
 3 MR. RODRIGUEZ: I mean, I'm not saying --  
 4 I appreciate that, but that's not fair to me  
 5 right now, just saying that we're going to go  
 6 back to six years ago.  
 7 THE CHAIRMAN: Well, we don't necessarily  
 8 want to reward, you know, neglect, if you will,  
 9 so that's why I think he's looking for some  
 10 sort of evidence to say, hey, you didn't  
 11 neglect them, and the windows were in bad  
 12 shape. It makes our decision a good deal  
 13 easier. So we can -- what he's suggesting is  
 14 we defer it. You bring us some sort of  
 15 evidence that the windows were in bad shape  
 16 when you purchased the home -- it makes our  
 17 decision a lot easier -- or we can go to the  
 18 vote today, which looks like it's trending  
 19 towards no vinyl and would probably be wood or  
 20 wood clad.  
 21 MR. RODRIGUEZ: Okay.  
 22 THE CHAIRMAN: So that's kind of where  
 23 we're at.  
 24 MR. RODRIGUEZ: So I have pictures of when  
 25 I purchased the house.  
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1 can see around it is deteriorated, it's rotten.  
 2 And for me to repair that is insane. It will  
 3 cost a fortune.  
 4 COMMISSIONER MONTOYA: I understand, but  
 5 the point I'm trying to make is we don't have  
 6 evidence of the condition of the windows, like  
 7 photographic evidence of -- it's not presented  
 8 to us, what the windows looked like when you  
 9 purchased the home or (inaudible) from the way  
 10 it is right now, and so that's why I'm on the  
 11 fence about (inaudible) windows.  
 12 THE CHAIRMAN: No, I get that.  
 13 MR. RODRIGUEZ: Right. I'm --  
 14 THE CHAIRMAN: And he's not asking you to  
 15 repair them at this point. He's asking  
 16 strictly replacement --  
 17 MR. RODRIGUEZ: Right. We're talking  
 18 about pictures when I purchased it to what the  
 19 conditions are right now and -- right? Is that  
 20 what we're talking about?  
 21 THE CHAIRMAN: Some sort of evidence to  
 22 say the windows were in bad shape when you  
 23 purchased it. So I think if they -- if you  
 24 sold the property tomorrow and somebody else  
 25 came back to us and wanted a wholesale window  
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1 THE CHAIRMAN: So probably --  
 2 MR. RODRIGUEZ: Yeah, so it was the same  
 3 way.  
 4 THE CHAIRMAN: Okay.  
 5 MR. RODRIGUEZ: I mean, we -- probably  
 6 what we did -- put (inaudible) on top of that,  
 7 but -- yeah.  
 8 COMMISSIONER EPSTEIN: That's all we're  
 9 looking for, if there is specific language --  
 10 MR. RODRIGUEZ: Right. So, yeah, that.  
 11 And no matter what, to restore everything,  
 12 you have to remove the trim and everything to  
 13 just make sure -- because it's rotten.  
 14 COMMISSIONER EPSTEIN: Yeah. There's  
 15 specific language, how we're asked to interpret  
 16 things, that talks about neglect not being a  
 17 reason to approve things. So that's all we're  
 18 looking for, is that, you know, this property  
 19 didn't just sit here falling into shambles  
 20 because the windows needed to be replaced at  
 21 the time, but it was, you know, kind of on the  
 22 fence, wouldn't get approved, but if it was  
 23 able to be, you know, sitting a little bit  
 24 longer, getting a little bit worse shape, then,  
 25 okay, now they can be approved.  
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1 We're just looking for that proof that --  
 2 because that's something we're asked to do as a  
 3 commission.  
 4 MR. RODRIGUEZ: Okay.  
 5 THE CHAIRMAN: So if you've got that  
 6 proof, I would recommend deferring today and  
 7 coming back next month and showing us the  
 8 proof. That way -- and we'll say, you know, at  
 9 least more than likely --  
 10 MR. RODRIGUEZ: But that's another month I  
 11 have to wait to order the windows.  
 12 THE CHAIRMAN: That's true, yes.  
 13 COMMISSIONER MONTOYA: I mean, it would  
 14 have been good to have that information now.  
 15 THE CHAIRMAN: Well, sure. That's just --  
 16 MR. RODRIGUEZ: Is there any other way  
 17 that it can be faster to make this happen?  
 18 Because I already waited a couple of months  
 19 just to go through the process.  
 20 THE CHAIRMAN: I mean --  
 21 COMMISSIONER EPSTEIN: Do you have the  
 22 pictures here with you right now to show it to  
 23 us? I mean ...  
 24 MR. RODRIGUEZ: I don't think I do right  
 25 now, but, I mean --  
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1 MR. WELLS: Through the Chair to the  
 2 Commission, while you all were just conversing,  
 3 we did find a Zillow link from 2018. We'll  
 4 pull it up on the screen here in a moment.  
 5 There's only two photos.  
 6 COMMISSIONER EPSTEIN: It's something.  
 7 MR. RODRIGUEZ: It's something, yeah, you  
 8 can look at.  
 9 COMMISSIONER EPSTEIN: I know this seems  
 10 like a pain, but --  
 11 MR. RODRIGUEZ: No. It's okay. I'm just  
 12 trying to get the job done.  
 13 (Simultaneous speaking.)  
 14 (Displaying photographs.)  
 15 MR. WELLS: Through the Chair to the  
 16 Commission, on the screen right now you have a  
 17 Google Street View of 2017, January, so that  
 18 shows the previous condition of the windows.  
 19 COMMISSIONER EPSTEIN: You purchased it in  
 20 which month of 2018?  
 21 MR. RODRIGUEZ: '18.  
 22 COMMISSIONER EPSTEIN: Which month?  
 23 MR. RODRIGUEZ: I believe it was  
 24 June 2018.  
 25 THE CHAIRMAN: Okay.  
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1 MR. WELLS: And now we have February 2019  
 2 on the screen.  
 3 (Simultaneous speaking.)  
 4 COMMISSIONER EPSTEIN: So that's 2017.  
 5 Can we see 2019?  
 6 COMMISSIONER MONTOYA: That's 2019, isn't  
 7 it?  
 8 COMMISSIONER EPSTEIN: No.  
 9 COMMISSIONER MONTOYA: That's 2019.  
 10 COMMISSIONER EPSTEIN: This is 2019.  
 11 (Simultaneous speaking.)  
 12 COMMISSIONER EPSTEIN: They look worse.  
 13 And that's -- that's February '22.  
 14 MR. WELLS: Uh-huh.  
 15 COMMISSIONER EPSTEIN: Can we go back to  
 16 February 2019? That would have been, like,  
 17 eight months that you have owned the property.  
 18 And then can we ...  
 19 (Commissioner Frick exits the  
 20 proceedings.)  
 21 COMMISSIONER EPSTEIN: Can we look at  
 22 2017? I know that's before you owned it, but  
 23 it's still -- it's a lot of difference in ...  
 24 THE CHAIRMAN: All right.  
 25 COMMISSIONER GREGORY: Do you want to  
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1 defer this to bring more evidence, or do you  
 2 want us to make a decision and then vote on  
 3 this today? Which one?  
 4 MR. RODRIGUEZ: What's that?  
 5 COMMISSIONER GREGORY: Which one?  
 6 MR. RODRIGUEZ: I would like to have a  
 7 decision today, so that way I can go forward  
 8 and move forward and get this solved.  
 9 THE CHAIRMAN: Okay. We'll call you back  
 10 if we need you.  
 11 MR. RODRIGUEZ: Okay. Thank you, sir.  
 12 COMMISSIONER MONTOYA: So currently on the  
 13 table for a vote is the recommendation of staff  
 14 to approve with their conditions. There's been  
 15 no amendment to alter the set of conditions in  
 16 regards to the windows, so the choices are --  
 17 I'm sorry. Wood. It's wood --  
 18 COMMISSIONER HOFF: Wood, wood clad, or  
 19 wood blend.  
 20 COMMISSIONER MONTOYA: -- wood clad, or  
 21 wood blend.  
 22 COMMISSIONER EPSTEIN: What does wood  
 23 blend mean?  
 24 COMMISSIONER MONTOYA: So those are the --  
 25 those are the only three. Vinyl is not on the  
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1 table there. So if anyone wants to make a  
 2 motion to amend, now is the time. Otherwise, I  
 3 think we need to vote --  
 4 COMMISSIONER EPSTEIN: We need to amend it  
 5 to -- for Condition Number 3 to be stricken and  
 6 change to a one-over-one lite without the  
 7 mention of the raised muntins.  
 8 COMMISSIONER MONTOYA: Right.  
 9 COMMISSIONER GREGORY: I'll make a motion  
 10 to amend my motion for striking Condition  
 11 Number 3 and revising it to a one-over-one lite  
 12 pattern.  
 13 COMMISSIONER HOFF: I'll second that.  
 14 THE CHAIRMAN: All those in favor?  
 15 COMMISSION MEMBERS: Aye.  
 16 THE CHAIRMAN: All right. Now we can take  
 17 a vote on the motion as amended, right?  
 18 COMMISSIONER EPSTEIN: I move to vote on  
 19 the motion as amended.  
 20 COMMISSIONER GLOBER: Second.  
 21 THE CHAIRMAN: All those in favor?  
 22 COMMISSION MEMBERS: Aye.  
 23 THE CHAIRMAN: All those opposed?  
 24 COMMISSION MEMBERS: (No response.)  
 25 THE CHAIRMAN: Hearing none, you have

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1 approved COA-23-29881.  
 2 And we'll move on to COA-24-30148, 1502  
 3 Glendale Street.  
 4 MR. WELLS: All right. This is  
 5 COA-24-30148 for the property located at 1502  
 6 Glendale Street.  
 7 The applicant is seeking to replace an  
 8 original metal shingled roof on a one-story  
 9 contributing structure. We found that it has  
 10 high corner lot visibility and are looking to  
 11 replace this historic metal roof with gray  
 12 architectural shingles.  
 13 If you are familiar with the Springfield  
 14 Historic District, we typically will allow  
 15 administrative approval of metal roofs to gray  
 16 architectural shingles as long as they match  
 17 the color because it is more of a common  
 18 feature there in the District. However, in  
 19 Riverside/Avondale, that metal shingle material  
 20 is much more rare, so we found that it adds to  
 21 the architectural diversity of the district.  
 22 And so we just found that -- based on our  
 23 design guidelines and, again, the original  
 24 material being a character-defining feature, we  
 25 found that this is inconsistent with our design

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1 guidelines, and coupled with it being highly  
 2 visible, we forward to you a recommendation for  
 3 denial of the applicant's request.  
 4 THE CHAIRMAN: Okay. Questions for staff?  
 5 COMMISSION MEMBERS: (No response.)  
 6 THE CHAIRMAN: All right. We'll open the  
 7 public hearing.  
 8 Is the applicant here?  
 9 AUDIENCE MEMBER: (Indicating.)  
 10 THE CHAIRMAN: Come on up.  
 11 (Audience member approaches the podium.)  
 12 THE CHAIRMAN: If you'll state your name  
 13 and address.  
 14 AUDIENCE MEMBER: Paul Ramey, 1502  
 15 Glendale Street.  
 16 THE CHAIRMAN: Paul, she's going to swear  
 17 you in real quick.  
 18 THE REPORTER: Do you affirm that the  
 19 testimony you're about to give will be the  
 20 truth, the whole truth, and nothing but the  
 21 truth?  
 22 MR. RAMEY: I do.  
 23 THE REPORTER: Thank you.  
 24 MR. RAMEY: I just start?  
 25 THE CHAIRMAN: Please.

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1 MR. RAMEY: A little context. We moved  
 2 into this house about two years ago. At the  
 3 time, what drew us was the charm, the history,  
 4 so I want that to be clear. We love it. We  
 5 get it. And we appreciate that.  
 6 With this house came a roof of unknown  
 7 age, possibly original, which would make it  
 8 over a hundred years old. We could find no  
 9 record on it. What made it special to us was  
 10 not necessarily the metal itself but the  
 11 pattern on it because that was original to the  
 12 time period, and I love history. I get that.  
 13 That was a part of what I loved about it.  
 14 Until about June of last year, everything  
 15 was fine until an inspector came out from an  
 16 insurance company, saw it, decided it was too  
 17 old, and decided we had to replace it. This  
 18 immediately was a horrific thing for us because  
 19 we felt like we were the protectors of this  
 20 house.  
 21 We tried to jump through some hoops. We  
 22 got it certified for a second time that it  
 23 would be ten-plus years of life left on it. We  
 24 thought that would get it. It did not. They  
 25 came back and said we still have to tear it off

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1 and put something else on.  
 2 Since then, we have sort of been scurrying  
 3 around trying to find the solution to this  
 4 problem of trying to stay true to this house  
 5 while also meeting a budget that we did not  
 6 show up anticipating for various reasons, which  
 7 we all know.  
 8 I want to do my best -- we want to do our  
 9 best by this house. I would -- just on the  
 10 aesthetic aspect of this, I would like to  
 11 suggest -- this is the only metal roof around  
 12 there, and I don't actually make -- like, I  
 13 feel like it's more of an anomaly than a --  
 14 people look at that and go, wow, that's a metal  
 15 roof, it doesn't look good, it's not a great  
 16 roof. What it is is solid. It has had no  
 17 problems, as far as we know.  
 18 But this is the position we're in. I  
 19 understand where you're coming from with trying  
 20 to stay true historically. This is sort of a  
 21 last gesture to try to make this work so that  
 22 we still have some funding left to do other  
 23 things to this house as well. So I appreciate  
 24 your consideration on it.  
 25 THE CHAIRMAN: Any questions for our  
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1 applicant at the moment?  
 2 COMMISSIONER GREGORY: Yeah. So in  
 3 talking to your insurance company -- would not  
 4 let you repair it or anything (inaudible), what  
 5 to do to possibly bring it up to a standard  
 6 that would meet their requirements?  
 7 MR. RAMEY: My understanding was, first,  
 8 our -- Daniel Miller was my representative on  
 9 this, and when I was talking to him about it,  
 10 he said, Oh, this is an easy fix. We'll get it  
 11 recertified. I had somebody come out and  
 12 recertify it ten years plus. No problem.  
 13 Submitted that. Citizens still denied it. I  
 14 was given no thought towards here is a way we  
 15 can fix this. Everything sounded like it's  
 16 old, it's way old. And that was the reason  
 17 we've been given.  
 18 COMMISSIONER GREGORY: Yeah. I'm familiar  
 19 with the insurance issues in the state of  
 20 Florida. It is a problem.  
 21 MR. RAMEY: It's been a surprise for us.  
 22 THE CHAIRMAN: All right. Any other  
 23 questions for our applicant at the moment?  
 24 COMMISSION MEMBERS: (No response.)  
 25 THE CHAIRMAN: All right. We'll call you  
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1 back up.  
 2 MR. RAMEY: Thank you.  
 3 THE CHAIRMAN: Thanks.  
 4 Is there anyone else here to speak on  
 5 COA-24-30148?  
 6 AUDIENCE MEMBERS: (No response.)  
 7 THE CHAIRMAN: All right. With that,  
 8 we'll close the public hearing.  
 9 I'll entertain a motion.  
 10 COMMISSIONER HOFF: Through the Chair, I  
 11 will make a motion to deny in accordance with  
 12 the staff recommendation.  
 13 COMMISSIONER EPSTEIN: Second.  
 14 THE CHAIRMAN: All right. Conversation  
 15 time.  
 16 COMMISSIONER HOFF: Through the Chair to  
 17 staff, in the staff's summary, you mentioned  
 18 that the applicant originally was trying to  
 19 replace with a metal roof, and then they wanted  
 20 to paint it gray, but then they came back with  
 21 gray asphalt shingles. Can you expound on that  
 22 and what your understanding is of why that  
 23 change was made?  
 24 MR. WELLS: Through the Chair to  
 25 Commissioner Hoff, any time we receive an  
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1 application, we try to work to our best ability  
 2 to steer them in the administrative route for  
 3 approval. So, in this instance, the applicant  
 4 originally submitted for that armored rib panel  
 5 design. That is something that --  
 6 historically, it goes against our design  
 7 guidelines as well as our matrix, so we  
 8 recommended that they replace it with an  
 9 alternative metal design, which is metal  
 10 shingle, shingle stamped panel, or a 5V Crimp.  
 11 So, again, the cost piece came up, and so  
 12 the applicant elected to do the architectural  
 13 gray shingles instead.  
 14 COMMISSIONER EPSTEIN: I know that metal  
 15 roofs are far -- extremely more expensive than  
 16 asphalt shingle roofs. They do have a longer  
 17 life span, which comes with that, which is  
 18 nice. I'm having a hard time just because  
 19 of -- saying okay because it's more expensive  
 20 just because this is such a rarity in the  
 21 neighborhood, and it does seem like it is the  
 22 historic material roof.  
 23 COMMISSIONER MONTROYA: Just a question --  
 24 Through the Chair, a question just out of  
 25 curiosity. Is there a Sanborn map profile?  
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1 Did it show the edge of that roof on it, or was  
 2 it probably not that detailed, right, not the  
 3 right angle to have that kind of profile?  
 4 MR. WELLS: Through the Chair to  
 5 Commissioner Montoya, that's a good question.  
 6 It didn't go into detail beyond just the  
 7 standard metal. It had a compilation of just  
 8 all the different roof types, but in that  
 9 description, metal was included.  
 10 COMMISSIONER MONTOYA: Okay.  
 11 COMMISSIONER HOFF: Through the Chair to  
 12 staff, this is something that's come up a --  
 13 multiple times now, is the cost of things,  
 14 right? And could you just talk about the  
 15 financial hardship process that you have if  
 16 someone does have a financial hardship?  
 17 MR. WELLS: So through the Chair to  
 18 Commissioner Hoff, there is a provision in our  
 19 Code, and this is Section 307.106.P [sic], and  
 20 so it talks about the ability for the applicant  
 21 to claim undue economic hardship, and that's  
 22 something at the staff level, we don't review  
 23 and evaluate. This is something that they can  
 24 present to you all as the Commission.  
 25 And there's a set of 13 different options  
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1 have a case to take that before City Council as  
 2 an appeal?  
 3 THE CHAIRMAN: Yeah, that's an option.  
 4 COMMISSIONER MONTOYA: And I bring that up  
 5 because we don't have that evidence in front of  
 6 us today, these things that Arimus has just  
 7 said for us.  
 8 THE CHAIRMAN: I guess I'm having a hard  
 9 time -- I know, you know, we talk about  
 10 precedent, but at the same time, we say we  
 11 don't (indiscernible) set a precedent. Each  
 12 case is individual.  
 13 I'm having a hard time with this one  
 14 because we have no proof, necessarily, that  
 15 it's original. And it's unique to the  
 16 neighborhood, yes, but that uniqueness could  
 17 also mean it's probably not -- it could not be  
 18 the original.  
 19 COMMISSIONER EPSTEIN: It would probably  
 20 be within the historic timeline of --  
 21 COMMISSIONER GREGORY: Yeah, looking at  
 22 that, it looks very typical of a 1970 metal --  
 23 '70s metal roof. I will say that.  
 24 COMMISSIONER MONTOYA: And that was my  
 25 question to Arimus about the Sanborn maps,  
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1 they could pursue, and so it ranges from  
 2 providing you all with the estimate of the cost  
 3 of the replacement, a report from an engineer  
 4 or contractor, the estimated market value of  
 5 the property in its current condition or after  
 6 the completion of the proposed alteration, et  
 7 cetera.  
 8 So there's a list of different options  
 9 they can choose to elect, and they could  
 10 present that to you all to make that case if  
 11 economic hardship is warranted in this instance  
 12 and so forth.  
 13 COMMISSIONER MONTOYA: And then through  
 14 the Chair, a question for staff. That, as a  
 15 scenario, even if that is what is presented  
 16 today, if we did not approve it, the applicant  
 17 still has the ability to appeal and take it to  
 18 another level beyond this, right? And so that  
 19 would be -- yeah. Thank you.  
 20 So that would be an option for us today,  
 21 right, that if we -- if the denial of this is  
 22 approved, the applicant can take it forward  
 23 to -- as an appeal to City Council with the  
 24 evidence that you're suggesting? If that  
 25 evidence is able to be gathered, they would  
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1 which you said didn't make a reference to metal  
 2 roofs. (Inaudible). Is there any other roof  
 3 on the building right now that has a metal  
 4 roof?  
 5 MR. WELLS: No.  
 6 COMMISSIONER MONTOYA: It's just that  
 7 part?  
 8 MR. WELLS: Through the Chair to  
 9 Commissioner Montoya, can you clarify that  
 10 question?  
 11 COMMISSIONER MONTOYA: I'm sorry. In the  
 12 Sanborn map, it was only the metal roof that  
 13 was identified on the building?  
 14 MR. WELLS: So the way the -- that  
 15 particular Sanborn map identified it, it shows  
 16 as an open circle or a closed circle, so from  
 17 both -- either options, it shows a selective  
 18 possibility of four or five different  
 19 materials.  
 20 COMMISSIONER MONTOYA: So it can't be  
 21 confirmed?  
 22 MR. WELLS: Correct.  
 23 THE CHAIRMAN: That's kind of what I'm  
 24 getting at. I mean, it very well may be  
 25 original, but I can understand the insurance  
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1 struggle, and I can understand -- I'm -- you  
2 know, it's one thing with the windows, but I'm  
3 probably a little more lenient on the roof,  
4 personally, just in this specific situation.

5 COMMISSIONER EPSTEIN: Yeah, this is a  
6 completely different scenario than the windows.

7 THE CHAIRMAN: A hundred percent.

8 COMMISSIONER EPSTEIN: Yeah. And if it  
9 was not so, you know, its own kind of element  
10 that seems like it is historic, I wouldn't  
11 be -- I wouldn't be probably thinking twice  
12 about it. I'm just caught a little bit on -- I  
13 mean, that's not a new roof. That's a very,  
14 very old roof. You know, somebody didn't come  
15 in the '80s and put -- they didn't find scrap  
16 metal pieces and put that together.

17 We don't have evidence that it is the  
18 original roof, but I think it is historic. And  
19 I do understand the financial aspects and the  
20 insurance coming out and telling you, You have  
21 to put a new roof on, when you have a  
22 completely fine roof. That happens all the  
23 time now.

24 I think, as architects, we should all go  
25 down to the state capital and say, Why are we

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1 The primary structure on the property is a  
2 one-story, bungalow-style residence  
3 characterized by its massive pillars,  
4 front-facing gable, and the use of exposed  
5 rafters with (inaudible) brackets.

6 Currently, the property does not have any  
7 parking areas. As such, the property owners  
8 park on the right side of the front yard of the  
9 property, which is currently a wide strip of  
10 dirt with minimum -- minimal to no vegetation.

11 The property owners explained that rain  
12 causes the wide strip of dirt to flood, which  
13 causes issues regarding parking and exiting the  
14 vehicles. Staff does not object to the  
15 driveway installation under the proposed  
16 material.

17 According to the 2024 COA matrix, any  
18 poured concrete driveway within the front or  
19 secondary front yards of properties requires  
20 the review of the JHPC.

21 Staff recommends denial.

22 COMMISSIONER EPSTEIN: Just really  
23 quickly, through the Chair to the staff, the  
24 agenda lists this as Springfield, but the  
25 designation lists it as Riverside/Avondale.

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1 telling people to put 30- and 50-year roofs on  
2 houses, and they're only, you know, saying you  
3 can have them on there 10, 15 years, but  
4 that's -- don't put that on the record.

5 THE CHAIRMAN: All right. Well, let's  
6 work towards a decision here. It seems like  
7 the majority here is on the page of come back  
8 with a metal roof and possibly gamble with City  
9 Council.

10 All right. Well, we've got a motion on  
11 the table, I believe.

12 So all those in favor?

13 COMMISSIONER MONTOYA: Aye.

14 COMMISSIONER GREGORY: Aye.

15 COMMISSIONER HOFF: Aye.

16 COMMISSIONER EPSTEIN: Aye.

17 COMMISSIONER GLOBER: Aye.

18 THE CHAIRMAN: Those opposed?

19 Nay.

20 With that, you approved -- denied  
21 COA-24-30148, and we'll move along.

22 MR. ANDERSON: COA-24-30212 seeks to  
23 install a 10-foot-wide poured concrete driveway  
24 on a contributing property within the Riverside  
25 Avondale Historic District.

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1 Can we get a clarification?

2 MR. WELLS: Through the Chair to  
3 Commissioner Epstein, that is my fault, and I  
4 take responsibility for that, but it should be  
5 noted on the agenda as Riverside.

6 COMMISSIONER EPSTEIN: Okay. I just  
7 wanted to check.

8 THE CHAIRMAN: All right. Questions for  
9 staff currently?

10 COMMISSIONER GREGORY: Through the Chair  
11 to staff, is there a material you prefer to see  
12 there than the concrete -- poured concrete?

13 MR. ANDERSON: At the administrative  
14 level, we can approve gravel, concrete ribbons  
15 or pavers.

16 COMMISSIONER GREGORY: Ribbons. Okay.

17 THE CHAIRMAN: Any other questions for  
18 staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: All right. Well --

21 COMMISSIONER MONTOYA: Through the Chair,  
22 question for staff, if denial -- if this is  
23 denied, does that preclude them from applying  
24 for any of those administratively approved  
25 concrete ribbons or gravel in the future?

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1 MR. ANDERSON: No.  
 2 COMMISSIONER MONTROYA: Just denies having  
 3 a concrete driveway, correct?  
 4 MR. WELLS: That's correct.  
 5 THE CHAIRMAN: Well, we can,  
 6 theoretically, give them options today if it  
 7 went that way.  
 8 COMMISSIONER MONTROYA: Right.  
 9 THE CHAIRMAN: Well, we'll go ahead and  
 10 open the public hearing.  
 11 Is the applicant here?  
 12 AUDIENCE MEMBER: (Indicating.)  
 13 THE CHAIRMAN: Come on up.  
 14 (Audience member approaches the podium.)  
 15 THE CHAIRMAN: If you'll state your name  
 16 and address.  
 17 AUDIENCE MEMBER: Garrett Callis, 771 West  
 18 Street.  
 19 THE CHAIRMAN: Garrett, she'll swear you  
 20 in.  
 21 THE REPORTER: If you would raise your  
 22 right hand for me, please.  
 23 MR. CALLIS: (Complies.)  
 24 THE REPORTER: Do you affirm that the  
 25 testimony you are about to give will be the  
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1 truth, the whole truth, and nothing but the  
 2 truth?  
 3 MR. CALLIS: Yes.  
 4 THE REPORTER: Thank you.  
 5 MR. CALLIS: Yes, we're applying for a  
 6 driveway. If you scroll down a little bit  
 7 more, there's some pictures showing -- every  
 8 single time it rains, it floods greatly, it  
 9 backs up from the street. You see, I mean,  
 10 inches of water. If you go to the house, you  
 11 can tell. I mean, there's a curb-cut that's  
 12 already there, been existing. Obviously, it  
 13 was there whenever we bought the house six  
 14 months ago.  
 15 And so we're -- it's a very wide space.  
 16 It's honestly probably 30 feet wide, but we're,  
 17 just because of the ordinances, only asking for  
 18 a 10-foot-wide, mainly for my wife and our new  
 19 baby to be able to park on.  
 20 If you walk around our neighborhood and in  
 21 our immediate square block area, I will say  
 22 probably 50 percent of the houses are ribbon,  
 23 but then at least 25 percent more are poured  
 24 concrete, and then the rest are just dirt or  
 25 little bits of gravel, including our next-door  
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1 neighbor has a poured concrete driveway. So I  
 2 personally don't understand why it wouldn't be  
 3 approved. I mean, our literal next-door  
 4 neighbor has it.  
 5 Yeah, and we're, obviously -- given --  
 6 personal situation, new house, recently  
 7 married, new baby. I would like to keep costs  
 8 down as much as possible and do concrete as  
 9 opposed to pavers. We don't want to do ribbons  
 10 because -- it's more than wide enough for two  
 11 vehicles, and we don't want to have four strips  
 12 of concrete ribbons going through the space.  
 13 We don't think that would look great,  
 14 personally. And we do intend to park two  
 15 vehicles there going forward, just one on the  
 16 concrete, and with -- my truck will be on the  
 17 other side.  
 18 THE CHAIRMAN: All right. Questions for  
 19 our applicant?  
 20 COMMISSIONER GREGORY: Yes. So you're  
 21 opposed to putting a ribbon on maybe the gravel  
 22 in between there or something like that?  
 23 MR. CALLIS: Yeah, we would prefer not to  
 24 do ribbons, correct.  
 25 COMMISSIONER GREGORY: And you -- if you  
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1 did -- you would do two sets of ribbons,  
 2 though? I mean, I'm not sure I see that a lot,  
 3 with two sets of ribbons.  
 4 MR. CALLIS: Yeah, we would prefer not to  
 5 have two sets of ribbons. This is what we're  
 6 saying. I mean, the cut-out for the curb-cut  
 7 is -- it's only at the 10-, 12-foot-wide area  
 8 right now. I mean, we'd come in and then you'd  
 9 have to put them there. We -- at the moment,  
 10 we do not -- we'd -- we would prefer not to  
 11 have ribbons.  
 12 COMMISSIONER GREGORY: Okay.  
 13 COMMISSIONER HOFF: Through the Chair to  
 14 the applicant, so you are trying to park cars  
 15 side by side and not one in front of the  
 16 other --  
 17 MR. CALLIS: Correct.  
 18 COMMISSIONER HOFF: -- is that what you're  
 19 trying to --  
 20 MR. CALLIS: Yes. That's what we  
 21 currently do. I'm assuming that's what people  
 22 did before us. It's -- I mean, we park two  
 23 vehicles there and we still have 5 feet on each  
 24 side of it, so it's -- to not use the space for  
 25 that when it's very obviously a wide driveway,  
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1 it does not make sense to us.  
 2 COMMISSIONER EPSTEIN: Through the Chair,  
 3 but you're just seeking a 10-foot-wide poured  
 4 concrete -- so you wouldn't want two sets of  
 5 ribbon because you're not even seeking enough  
 6 paved concrete to park two cars anyway.  
 7 MR. CALLIS: Well, full disclosure, in  
 8 talking with Jermaine, I was seeking a wider  
 9 driveway. He advised that that would not be  
 10 approved. So we revised it and decided to  
 11 just -- all right, let's go ahead and get what  
 12 we can with the 10 foot, and then possibly --  
 13 maybe we do gravel beside it or something down  
 14 the line. But we did initially seek in our  
 15 first application for a 20-foot-wide ...  
 16 THE CHAIRMAN: All right. Any more  
 17 questions for our applicant at the moment?  
 18 COMMISSION MEMBERS: (No response.)  
 19 THE CHAIRMAN: All right. We'll call you  
 20 back up if --  
 21 COMMISSIONER HOFF: One more question.  
 22 THE CHAIRMAN: Go ahead. Yeah, please.  
 23 COMMISSIONER HOFF: So you would prefer a  
 24 10-foot solid concrete driveway, and then the  
 25 idea would be to possibly put gravel on the  
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1 other part so that you can park one car on the  
 2 driveway, one car on the gravel; is that  
 3 correct?  
 4 MR. CALLIS: Currently, yes.  
 5 The main priority is -- for me, is to get  
 6 a solid space to park a vehicle that's not  
 7 flooded with water for my wife and child, is my  
 8 priority. I don't care if I continue to park  
 9 on dirt, but, yeah, if we want to extend it,  
 10 we'd be fine with just general gravel on that  
 11 other side.  
 12 THE CHAIRMAN: All right. Any other  
 13 questions for our applicant at the moment?  
 14 COMMISSION MEMBERS: (No response.)  
 15 THE CHAIRMAN: All right. We'll call you  
 16 back up if we need you. Thanks.  
 17 Is anybody else here to speak on  
 18 COA-24-30212?  
 19 AUDIENCE MEMBERS: (No response.)  
 20 THE CHAIRMAN: All right. With that,  
 21 we'll close the public hearing.  
 22 I'll entertain a motion.  
 23 COMMISSIONER MONTOYA: Motion to deny  
 24 COA-24-30212.  
 25 COMMISSIONER EPSTEIN: Second.  
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1 THE CHAIRMAN: Okay. Questions for staff?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: Real quick. It sounds like  
 4 you wanted a bigger driveway and backed off to  
 5 10 feet, and denying, because it needs to come  
 6 to us on driveways; is that correct?  
 7 MR. WELLS: Through the Chair to -- to the  
 8 Chair, yes, that's correct.  
 9 THE CHAIRMAN: Okay. And we've  
 10 approved -- we've approved other driveways in  
 11 the past, correct?  
 12 MR. ANDERSON: It's mostly before you guys  
 13 because it's a poured concrete driveway in the  
 14 front yard.  
 15 THE CHAIRMAN: Correct. Okay.  
 16 COMMISSIONER GREGORY: I've seen a lot of  
 17 poured concrete driveways throughout Riverside.  
 18 I mean, this is not that uncommon.  
 19 COMMISSIONER EPSTEIN: A lot of them are  
 20 kind of before COAs, though, or done illegally  
 21 and haven't been caught.  
 22 COMMISSIONER MONTOYA: Through the Chair,  
 23 question for staff. If the -- if the other  
 24 available options for materials for a driveway  
 25 we've chosen, like gravel or ribbons and gravel  
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1 and pavers, would it still be reduced to a  
 2 10-foot width total?  
 3 MR. WELLS: Through the Chair to  
 4 Commissioner Montoya, that is correct. It  
 5 would be reduced -- or limited to 10 feet.  
 6 COMMISSIONER HOFF: Just a point of  
 7 discussion. So I've seen a number of new  
 8 driveways installed where it's ribbon up to a  
 9 point and then it transfers to solid concrete.  
 10 Would -- any thoughts on that?  
 11 MR. WELLS: That --  
 12 COMMISSIONER GREGORY: You mean like where  
 13 they go, like, (inaudible) behind the fence  
 14 line or something --  
 15 COMMISSIONER HOFF: So, typically, it goes  
 16 to, like, the front face of the house in the --  
 17 (Simultaneous speaking.)  
 18 COMMISSIONER EPSTEIN: So maybe like in  
 19 this case, the front steps so that it's kind of  
 20 like a --  
 21 THE CHAIRMAN: I would -- if we went that  
 22 route, I'd consider giving him a wider driveway  
 23 at the top and having, you know, two sets of  
 24 pavers -- or two sets of ribbons.  
 25 COMMISSIONER MONTOYA: Two sets of ribbons  
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1 and a pad past the corner of the house?  
 2 THE CHAIRMAN: Which I think is probably  
 3 the best-case scenario for everybody, to be  
 4 honest.  
 5 COMMISSIONER EPSTEIN: I do just want to  
 6 say, this -- my opinion -- I'm not a civil  
 7 engineer; I'm an architect. The flooding here,  
 8 I'm not a hundred percent convinced it's going  
 9 to be solved by putting just a flat concrete  
 10 driveway here, just as --  
 11 For your information, I think you will  
 12 probably want to have some kind of gravel or  
 13 French drain. I know -- I lived in Avondale.  
 14 We had severe flooding in our driveway like  
 15 this and we ended up having to do some pretty  
 16 substantial French draining to get it to not  
 17 flood, just from my experience.  
 18 THE CHAIRMAN: All right. So where are we  
 19 at?  
 20 COMMISSIONER GLOBER: Through the Chair, I  
 21 think that's a nice compromise, to have the  
 22 ribbon arrangements until the stairs with the  
 23 concrete pad after that.  
 24 I have another question. One thing I see  
 25 a lot in Avondale is poured concrete with  
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1 either brick or paver on -- kind of as a  
 2 border. Do we have anything in the guidelines  
 3 that matches that setup or arrangement?  
 4 MR. WELLS: So through the Chair to  
 5 Commissioner Globber, just to clarify, are you  
 6 saying where they have concrete ribbons and  
 7 infilled in the center with brick or reversed?  
 8 COMMISSIONER GLOBER: Kind of the reverse  
 9 of that, with concrete in the middle and like a  
 10 border with either brick or pavers.  
 11 (Simultaneous speaking.)  
 12 COMMISSIONER GLOBER: You just see a lot  
 13 of that in the historic district. I don't know  
 14 if that's prior to the COAs --  
 15 COMMISSIONER EPSTEIN: I think that's  
 16 probably not legally done either.  
 17 MR. WELLS: That's a violation.  
 18 (Simultaneous speaking.)  
 19 COMMISSIONER GLOBER: (Inaudible) mostly  
 20 poured driveways.  
 21 THE CHAIRMAN: Yeah.  
 22 COMMISSIONER EPSTEIN: I'm okay with the  
 23 kind of compromise of the ribbon to a certain  
 24 point and then providing a poured concrete --  
 25 sort of within the residential, private entry  
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1 realm of the house so that it still is sort of  
 2 respecting that fabric of the neighborhood with  
 3 the -- you know, the kind of -- what you  
 4 typically see, but then as it gets more up  
 5 towards the house, it's something that's more  
 6 convenient and safe.  
 7 COMMISSIONER GREGORY: Do you want to  
 8 bring the applicant up to see if he's willing  
 9 to do that?  
 10 THE CHAIRMAN: Yeah, come on back up.  
 11 (Mr. Callis approaches the podium.)  
 12 THE CHAIRMAN: Is that --  
 13 COMMISSIONER GREGORY: If that's something  
 14 you're willing to do, you have two ribbons and  
 15 then you move to a pad at a certain point, you  
 16 know, closer to the house.  
 17 COMMISSIONER MONTOYA: You mean two pairs  
 18 of ribbons, right?  
 19 COMMISSIONER GREGORY: Correct. Sorry.  
 20 Two pairs of ribbons.  
 21 MR. CALLIS: Yeah. Based on what you're  
 22 describing, I'm assuming from the street up to  
 23 level with the stairs would be sloped up  
 24 concrete, and we would -- our intention would  
 25 be to slope up the concrete and then have the  
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1 concrete pad be a little thicker to allow us to  
 2 avoid some of the drainage and some of the  
 3 flooding.  
 4 We're not -- I mean, in talking through  
 5 it -- I'm kind of going off my wife's  
 6 preference on look and style --  
 7 THE CHAIRMAN: Sure.  
 8 MR. CALLIS: -- and she -- we didn't want  
 9 the ribbon and the double ribbons, not  
 10 currently what we were wanting. But if that's  
 11 what's being approved, I think it would be  
 12 fine.  
 13 I did like the idea of having a solid,  
 14 flat concrete space that was ours and not  
 15 having to use the driveway if we want to, I  
 16 don't know, push a little cart around or  
 17 something for the kid to play on, but -- so, I  
 18 mean, I would lean towards not doing the double  
 19 ribbon, but if that's what's approved, then I  
 20 guess we'll go that route.  
 21 THE CHAIRMAN: Well, if we meet you in the  
 22 middle with the double ribbon and then give you  
 23 the pad up top, you'd still have, you know,  
 24 roughly -- not exactly the same size pad, but  
 25 close to it, up top. It just would just be,  
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1 you know, horizontal opposed to vertical.  
 2 MR. CALLIS: Now, up top, are you talking  
 3 about closest -- towards the edge of the fence  
 4 or are you talking about --  
 5 THE CHAIRMAN: Yeah. I'm suggesting --  
 6 instead of doing a 10-foot-wide driveway all  
 7 the way up, I'm suggesting two sets of ribbons  
 8 up to -- call it a 20-foot-wide driveway pad,  
 9 if you will.  
 10 MR. CALLIS: Sure.  
 11 THE CHAIRMAN: So you'd have enough room  
 12 for two cars on concrete.  
 13 COMMISSIONER EPSTEIN: Is there a curb-cut  
 14 to have the two sets of ribbons, though? Is  
 15 there just a 10 -- one curb-cut?  
 16 MR. CALLIS: It's just one curb-cut per  
 17 10, but it just -- I mean, the curb-cut is much  
 18 smaller width. I think there's a picture, but  
 19 it's much smaller width than the actual  
 20 space --  
 21 COMMISSIONER EPSTEIN: Yeah. That's -- my  
 22 question is, if we did --  
 23 (Simultaneous speaking.)  
 24 COMMISSIONER GREGORY: Could you even get  
 25 two ribbons -- sets of ribbons in there, I  
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1 wonder?  
 2 MR. CALLIS: We fit two cars easily side  
 3 by side, so --  
 4 THE CHAIRMAN: That curb-cut looks --  
 5 unless I'm missing something here --  
 6 (Simultaneous speaking.)  
 7 MR. CALLIS: It's -- I would say, on each  
 8 side of the ribbon -- there's probably at least  
 9 2 feet on each side of the ribbon, I guess, to  
 10 the fence and then to that side of the house is  
 11 what I'm trying to describe.  
 12 THE CHAIRMAN: Well, I think -- I think  
 13 that would not only look best, but I think it  
 14 will be the most -- the best for y'all as well,  
 15 to be able to have two cars on concrete.  
 16 MR. CALLIS: Okay. And just --  
 17 THE CHAIRMAN: And again --  
 18 (Simultaneous speaking.)  
 19 MR. CALLIS: So --  
 20 THE CHAIRMAN: (Inaudible) the cars --  
 21 MR. CALLIS: Yeah. And just to clarify  
 22 that I'm envisioning the same thing,  
 23 essentially from, like, the -- the road to  
 24 the --  
 25 THE CHAIRMAN: This (indicating).  
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1 MR. CALLIS: All right. Now I see it even  
 2 better. Okay.  
 3 So ribbons from the road to the -- okay.  
 4 So I was envisioning --  
 5 (Simultaneous speaking.)  
 6 MR. CALLIS: -- (inaudible) is what I  
 7 thought you described.  
 8 THE CHAIRMAN: No, no.  
 9 COMMISSIONER EPSTEIN: No.  
 10 THE CHAIRMAN: The pad would be up by the  
 11 house.  
 12 MR. CALLIS: Okay. That would be perfect.  
 13 Yeah, I'd -- yeah, we would be absolutely on  
 14 board with that.  
 15 COMMISSIONER EPSTEIN: Because then -- and  
 16 sort of a pedestrian and vehicle sense as  
 17 people are driving -- it sort of maintains the  
 18 fabric at the street and gives you your more  
 19 sort of residential, you know, feature up  
 20 towards your private area.  
 21 MR. CALLIS: Yeah. I feel like -- can I  
 22 actually grab my phone and take a picture of  
 23 that?  
 24 THE CHAIRMAN: Yes.  
 25 We're going to pass this around to  
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1 Commissioner Globber.  
 2 COMMISSIONER HOFF: Through the Chair,  
 3 question for staff. Would you guys need  
 4 another site plan with the specifics of this or  
 5 are you going to go off of this --  
 6 (Simultaneous speaking.)  
 7 COMMISSIONER EPSTEIN: I think we can set  
 8 a sense of the -- I mean, you could say, you  
 9 know, from the face of the concrete porch,  
 10 which is what your drawing looks like, you  
 11 know, back to the fence line. That could be  
 12 that 20 foot wide. And then in front of that  
 13 needs to be the two sets of ribbons. It could  
 14 be described.  
 15 COMMISSIONER HOFF: Okay.  
 16 THE CHAIRMAN: Yes, I agree.  
 17 COMMISSIONER GLOBER: Through the Chair,  
 18 the -- kind of the interior of those -- the  
 19 ribbons, the applicant could utilize paver --  
 20 (Simultaneous speaking.)  
 21 COMMISSIONER GLOBER: (Inaudible.)  
 22 MR. WELLS: Correct.  
 23 MR. CALLIS: Sure. Okay. That does sound  
 24 great.  
 25 Are there -- just to ask, are there any  
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1 guidelines on the width of the ribbon? Because  
 2 I'm just looking at the current curb-cut  
 3 opening. Obviously, if it's 10 foot at the  
 4 bottom of the slope of the cut, if I'm putting  
 5 four in that space, that's only, what, a foot  
 6 between each one? I don't know if there's --  
 7 THE CHAIRMAN: That's a good question.  
 8 MR. CALLIS: Or if we lowered it down to  
 9 three instead of four or --  
 10 COMMISSIONER EPSTEIN: I guess I -- I  
 11 don't know if this is an optical illusion --  
 12 THE CHAIRMAN: I agree.  
 13 COMMISSIONER EPSTEIN: I'm looking at the  
 14 picture of the curb-cut, and I'm looking at the  
 15 sort of full extent of your fence area. And if  
 16 you're telling me that that's, like, 20 feet  
 17 that you want paved, it sure looks pretty close  
 18 to me. And maybe it's just --  
 19 (Simultaneous speaking.)  
 20 MR. CALLIS: Yeah, it's definitely close,  
 21 but --  
 22 COMMISSIONER MONTOYA: This --  
 23 MR. CALLIS: -- (inaudible) the picture  
 24 from the center of --  
 25 COMMISSIONER MONTOYA: This looks like  
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1 about 18 to 20 feet (indicating), based on  
 2 the --  
 3 (Simultaneous speaking.)  
 4 MR. CALLIS: I mean, it's -- if it fits,  
 5 then perfect.  
 6 THE CHAIRMAN: Yeah. I mean --  
 7 (Simultaneous speaking.)  
 8 COMMISSIONER EPSTEIN: Can we add that  
 9 this is our recommendation and that he is to  
 10 provide a -- the applicant is to provide an  
 11 updated site plan to staff for final approval  
 12 that meets our sort of overall -- so that we  
 13 can be sure what we're recommending works?  
 14 MS. LOPERA: Yes. Through the Chair to  
 15 Commissioner Epstein, you can add a condition  
 16 that the applicant provide a site plan to be  
 17 approved by staff.  
 18 THE CHAIRMAN: All right. We'll call you  
 19 if we need you, but thank you.  
 20 MR. CALLIS: Great. Thank you.  
 21 THE CHAIRMAN: So who's got the motion on  
 22 the board at this point?  
 23 COMMISSIONER GREGORY: I think Michael had  
 24 it.  
 25 (Simultaneous speaking.)  
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1 COMMISSIONER GREGORY: So does the motion  
 2 need to be amended? Because it's a -- denying  
 3 right now. Do we need to withdraw the motion?  
 4 MS. LOPERA: Through the Chair to  
 5 Commissioner Gregory, you can amend the motion  
 6 or (inaudible) motion to withdraw, however you  
 7 want to do it. It can be amended to approve  
 8 and then you can state on the record --  
 9 (Simultaneous speaking.)  
 10 MS. LOPERA: -- the conditions.  
 11 COMMISSIONER MONTOYA: (Inaudible)  
 12 withdraw and start over.  
 13 THE CHAIRMAN: Who motioned?  
 14 (Simultaneous speaking.)  
 15 COMMISSIONER MONTOYA: Oh, I did?  
 16 MS. LOPERA: Through the Chair to the  
 17 Commission, anyone can amend the motion.  
 18 THE CHAIRMAN: Well, if you want to just  
 19 withdraw and start over, it's probably the  
 20 easiest.  
 21 COMMISSIONER MONTOYA: I'm willing to give  
 22 a shot at an amendment.  
 23 THE CHAIRMAN: Okay.  
 24 COMMISSIONER MONTOYA: So I'd like to  
 25 amend the previous motion to approving two  
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1 pairs of concrete ribbons that lead to a  
 2 concrete pad that starts at the corner of the  
 3 front porch and leads back to the fence line  
 4 with no more than a -- well, somewhere between  
 5 18 and 20 foot width, whatever is appropriate  
 6 to staff (inaudible).  
 7 COMMISSIONER GREGORY: Second.  
 8 COMMISSIONER EPSTEIN: Can you -- and  
 9 staff --  
 10 COMMISSIONER GREGORY: And submitting --  
 11 the owner submitting a site plan for approval  
 12 by staff.  
 13 MS. LOPERA: Did you want to add that to  
 14 your amendment, Commissioner Montoya?  
 15 COMMISSIONER MONTOYA: Yes. And the owner  
 16 submitting a site plan for staff approval  
 17 (inaudible).  
 18 MS. LOPERA: Must or should?  
 19 COMMISSIONER EPSTEIN: Must.  
 20 COMMISSIONER MONTOYA: I'm being coached  
 21 here.  
 22 COMMISSIONER GLOBER: Second.  
 23 THE CHAIRMAN: All those in favor?  
 24 COMMISSION MEMBERS: Aye.  
 25 THE CHAIRMAN: Those opposed?  
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1 COMMISSION MEMBERS: (No response.)  
 2 THE CHAIRMAN: Now I need somebody to  
 3 suggest a vote for a motion as amended, I  
 4 think.  
 5 COMMISSIONER EPSTEIN: I move that we vote  
 6 on it as amended.  
 7 COMMISSIONER GLOBER: Second.  
 8 THE CHAIRMAN: All those in favor?  
 9 COMMISSION MEMBERS: Aye.  
 10 THE CHAIRMAN: Those opposed?  
 11 COMMISSION MEMBERS: (No response.)  
 12 THE CHAIRMAN: Hearing none, you have  
 13 approved COA-24-30212.  
 14 And, with that, we'll move right along to  
 15 New Business, road renaming.  
 16 Actually, I've got Section K, Public  
 17 Comments.  
 18 Are there any public comments today?  
 19 AUDIENCE MEMBERS: (No response.)  
 20 THE CHAIRMAN: All right. Road renaming,  
 21 let's do it.  
 22 MR. WELLS: All right. This is a road  
 23 renaming, Confederate Street to Frazier Place.  
 24 Commissioners, you saw a previous  
 25 iteration of this road renaming to Ben Frazier  
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1 Street back in November of last year. Since  
 2 then, the request has been changed to rename  
 3 the street to Frazier Place. So the criteria  
 4 is still the same. It still would honor civil  
 5 rights advocate and Jacksonville native,  
 6 Benjamin "Ben" Frazier. This section would  
 7 only apply -- well, it would apply to the --  
 8 rename the entire portion of Confederate  
 9 Street, between Hubbard Street and North  
 10 Liberty Street.  
 11 Other than that, I mean, based on the best  
 12 of evidence available, we found that the street  
 13 name change would be consistent and compatible  
 14 with the criteria outlined in Chapter 745 of  
 15 the Ordinance Code, and we forward to you a  
 16 recommendation for approval.  
 17 THE CHAIRMAN: Questions for staff?  
 18 COMMISSIONER HOFF: Through the Chair to  
 19 staff, so just to confirm, it is not being  
 20 renamed to Ben Frazier Place --  
 21 MR. WELLS: Yes.  
 22 COMMISSIONER HOFF: -- (inaudible) Frazier  
 23 Place?  
 24 MR. WELLS: Through the Chair to  
 25 Commissioner Hoff, that is correct. That's  
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1 a -- that was the old (inaudible), if you  
 2 remember.  
 3 THE CHAIRMAN: Any other questions for  
 4 staff?  
 5 COMMISSION MEMBERS: (No response.)  
 6 THE CHAIRMAN: We'll open the public  
 7 hearing.  
 8 Is the applicant here?  
 9 AUDIENCE MEMBERS: (No response.)  
 10 THE CHAIRMAN: No.  
 11 MR. WELLS: The City is the applicant.  
 12 THE CHAIRMAN: Okay. The City is the  
 13 applicant.  
 14 Okay. Is anybody else here to speak on  
 15 this road renaming?  
 16 AUDIENCE MEMBERS: (No response.)  
 17 THE CHAIRMAN: With that, we'll close the  
 18 public hearing.  
 19 I'll entertain a motion.  
 20 COMMISSIONER EPSTEIN: Motion to approve  
 21 the road renaming of Confederate Street to  
 22 Frazier Place.  
 23 COMMISSIONER MONTOYA: Second.  
 24 THE CHAIRMAN: All those in favor?  
 25 COMMISSION MEMBERS: Aye.  
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1 THE CHAIRMAN: Those opposed?  
 2 COMMISSION MEMBERS: (No response.)  
 3 THE CHAIRMAN: Hearing none, you have  
 4 recommended the renaming.  
 5 And information, Commissioner Gregory,  
 6 you've got --  
 7 COMMISSIONER GREGORY: I have some new  
 8 business to bring up for the Commission to  
 9 consider.  
 10 I was speaking with the Chair of another  
 11 committee that runs the neighborhood and  
 12 community development committee. And what  
 13 they've done this year is they are having a  
 14 couple of meetings a year out throughout the  
 15 city of Jacksonville. Like, when they approve  
 16 an affordable housing project or get funds for  
 17 an apartment complex and affordable housing or  
 18 whatever they're -- whatever they're doing, and  
 19 they hold a meeting at that place afterwards as  
 20 like a way to be involved with the community  
 21 and what they're doing.  
 22 And that kind of struck me as something  
 23 that we could possibly do, if you guys are  
 24 interested, hold a couple of meetings a year at  
 25 places that we've previously landmarked or  
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1 places that recently were renovated. And it  
2 kind of lends itself a little bit to historic  
3 commercial properties more so than houses,  
4 really just because of the space needed and the  
5 ADA compliance and all that stuff.

6 But I think it's a great way for us to see  
7 what we're landmarking, actually go out there  
8 and see it. But also, I think it's even a  
9 great way to involve the community. Maybe we  
10 get people from that particular neighborhood to  
11 show up, and we hold our meetings at some of  
12 these spaces. Just for example, I was thinking  
13 of recent ones that we did, was like the  
14 Greenleaf building that JWB is moving their  
15 offices to. That would be a good place to host  
16 one. Or we recently did the -- on Jessie  
17 Street, the house and the old doctor's office.  
18 Once that's renovated, we could hold a meeting  
19 there. You know, just as an example to be part  
20 of the community and kind of get out there.

21 I just wanted to put it out there as an  
22 idea if you guys were interested in possibly  
23 doing this. We'd probably be starting in 2025.  
24 Wouldn't be able to put it on the schedule this  
25 year, but --

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1 This is, of course, with staff's  
2 willingness to organize all of this. And I  
3 know that's a -- and I don't want to put them  
4 under the gun and make them do it, but at the  
5 same time I think it's a good idea for us to be  
6 involved in the communities where we are  
7 landmarking properties. And I think it  
8 takes -- would take staff doing some  
9 discussions to see the feasibility of it, for  
10 one, and then coordinating all of this.

11 So I just wanted to put it out there. If  
12 you guys had any comments on it, if you think  
13 it's a good idea or a bad idea.

14 THE CHAIRMAN: I like the sound of it.  
15 Perfectly happy to have you guys look into it.

16 COMMISSIONER EPSTEIN: If it works for you  
17 guys and the stenographer and -- you know, so  
18 that there's amplification and presentation  
19 space that the public has the access that they  
20 need to review and everything. I think that's  
21 the -- the biggest thing is just making sure  
22 that -- the accessibility to the public and the  
23 accessibility for you to run a meeting and for  
24 the stenographer to, you know, record  
25 everything. Those are --

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1 THE CHAIRMAN: Because accessibilitywise,  
2 it can't be a whole lot harder than here --  
3 (Simultaneous speaking.)

4 THE CHAIRMAN: -- as far as the technology  
5 and all that, that --

6 COMMISSIONER MONTOYA: You know, we all  
7 feel what you're saying, but this is an ADA --

8 THE CHAIRMAN: Well, yes. As far as  
9 that --

10 COMMISSIONER MONTOYA: I think that -- I  
11 think that is the biggest issue, is the --

12 COMMISSIONER GREGORY: And that's why I  
13 think the idea kind of lends itself more to  
14 commercial buildings than anything or -- or  
15 even if we held it at, like, possibly the  
16 Jacksonville Historical Society's church down  
17 on -- by the stadium. That's just -- just an  
18 idea.

19 COMMISSIONER MONTOYA: Yeah.

20 COMMISSIONER GREGORY: Just kind of things  
21 that would --

22 COMMISSIONER MONTOYA: I think it's great.  
23 (Simultaneous speaking.)

24 COMMISSIONER GREGORY: So do we want to  
25 have staff look into this? Do we make a motion

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1 to have staff look into this on --  
2 (Simultaneous speaking.)  
3 COMMISSIONER GREGORY: -- (inaudible) --  
4 MS. LOPERA: At your direction, Chair.  
5 (Simultaneous speaking.)

6 COMMISSIONER MONTOYA: I think it's a  
7 great request. I think it's a great request.  
8 And you can certainly say the accessibility  
9 issue is too great, you know, because I think  
10 that is the biggest part.

11 THE CHAIRMAN: Yeah. I think it's  
12 something to look into.

13 COMMISSIONER GLOBER: The Chair could  
14 cater some food.

15 (Simultaneous speaking.)

16 COMMISSIONER HOFF: I have another item of  
17 new business to bring up.

18 THE CHAIRMAN: Sure.

19 COMMISSIONER HOFF: So May is Historic  
20 Preservation Month. So I wanted to ask staff  
21 if the City typically does anything regarding  
22 raising awareness about that?

23 I know that the mayor's office does  
24 certain things to raise the profile of certain  
25 days or months, and this seems like a really

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1 important one. So, for example, for greenscape  
 2 and Arbor Day, she presents an official -- what  
 3 is it called?  
 4 COMMISSIONER EPSTEIN: Announcement?  
 5 COMMISSIONER HOFF: An official --  
 6 COMMISSIONER EPSTEIN: Declaration?  
 7 COMMISSIONER HOFF: Yeah, an official  
 8 declaration, and there's a photo op. And then  
 9 that's kind of put out there.  
 10 So I didn't know if anything was planned  
 11 by the City or -- or, if not, can we urge  
 12 certain people to kind of, you know, get  
 13 something out there? I'm happy to help.  
 14 MR. WELLS: Through the Chair to  
 15 Commissioner Hoff, we have not done anything in  
 16 the form of a declaration or anything related  
 17 to the month itself, with the exception of last  
 18 year with the whole REHAB program that was  
 19 spearheaded by Council Member Carlucci. We  
 20 haven't done anything in terms of the  
 21 Department since 2018 or 2019 when we had the  
 22 Joel McEachin Award, the preservation award.  
 23 So again, as I mentioned a couple of  
 24 meetings ago, it just really stems from  
 25 capacity and accessibility to -- for awards and  
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1 presentations and the format and all that.  
 2 So it's something we can explore. It is  
 3 within the month, so we would need to  
 4 definitely scale it back, if it's feasible with  
 5 the -- given the time constraints, but -- we're  
 6 not opposed to it, of course, but it would  
 7 just -- have to think about capacity.  
 8 THE CHAIRMAN: All right.  
 9 MS. LOPERA: Through the Chair to the  
 10 Commission, I would just add to that, that  
 11 another option would be to reach out to Council  
 12 Member Peluso, who is the district council  
 13 member for a lot of our historic areas, and see  
 14 if maybe he's planning anything. We could team  
 15 up with him.  
 16 COMMISSIONER EPSTEIN: Through the Chair  
 17 to the staff, we had discussed the awards --  
 18 the previous Historic Preservation Awards, and  
 19 I don't know where we ended up on that. I  
 20 don't know if we -- you guys were going to look  
 21 into that or look into the Joel McEachin Award.  
 22 I know that hasn't been given in quite  
 23 sometime. I'm not sure if we were a hundred  
 24 percent sure if it hadn't even been given at  
 25 any point in time. Do you have anything to  
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1 report on that?  
 2 MR. WELLS: Through the Chair to  
 3 Commissioner Epstein, not anything definitive.  
 4 We have had conversations with some staff in  
 5 terms of doing something or rolling out some  
 6 type of scaled-down format. That has not  
 7 materialized into anything definitive just --  
 8 just as of yet, but definitely next year we  
 9 want to do something. But in terms of this  
 10 year, next month, or May, nothing just yet.  
 11 COMMISSIONER EPSTEIN: Okay.  
 12 THE CHAIRMAN: All right. Anything else  
 13 under new business?  
 14 COMMISSIONER EPSTEIN: Did we want to talk  
 15 about the --  
 16 (Simultaneous speaking.)  
 17 COMMISSIONER GREGORY: The guy with the  
 18 cemetery? He left.  
 19 MR. WELLS: I'm happy to speak on that,  
 20 but also there's a -- the applicant for the  
 21 window replacement, he was under the impression  
 22 that you were going to bring it back up during  
 23 public comment, and we --  
 24 THE CHAIRMAN: Why?  
 25 (Simultaneous speaking.)  
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1 THE CHAIRMAN: All right. Well, let's go  
 2 through information real quick.  
 3 MR. WELLS: Okay. So the first item  
 4 relates to Commission workshops and training.  
 5 So last month, the Commission, you all  
 6 recommended that we explore some potential  
 7 trainings and workshops, luncheons, et cetera,  
 8 so we took heed to that advice.  
 9 So what I did earlier is pass out a  
 10 questionnaire. And so this is something that I  
 11 want to get you-all's thoughts about,  
 12 potentially topics that we could explore.  
 13 Obviously, we did our first workshop  
 14 today. That's -- explored quasi-judicial, so  
 15 just more of a refresher. But we wanted to get  
 16 in the habit of just doing some training.  
 17 We've gotten support from our new planning  
 18 director, as well as the State's division of  
 19 Historical Resources, so they're going to be  
 20 offering some trainings from time to time,  
 21 but --  
 22 The questionnaire, if you could just fill  
 23 that out, exploring what's your best time to  
 24 meet, there's some potential topics that  
 25 you-all think would be important to discuss as  
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1 a commission -- or get trained on.  
 2 THE CHAIRMAN: All right.  
 3 MR. WELLS: The next item, the resource  
 4 packet is deferred.  
 5 Pending legislation. So this -- I know  
 6 this is more of a recurring item, but I did  
 7 tweak the format a little bit here. So I  
 8 thought it would be important for you all to  
 9 know what items have -- actions -- which items  
 10 have -- taken action on by the City Council  
 11 since we last met.  
 12 So the first item is just Ordinance  
 13 2024-0067. So that was the appeal that was  
 14 filed. That did go to the LUZ Committee, so  
 15 Land Use and Zoning Committee, on March 5th.  
 16 The Land Use and Zoning Committee denied the  
 17 applicant's request for that appeal, and it was  
 18 upheld by City Council.  
 19 And so other than that, we do have a  
 20 series of pending legislative matters. So we  
 21 have the standing Laura Street Trio project.  
 22 That has -- still languishing here.  
 23 Ordinances 2024-0115 and -0116, those are  
 24 companion ordinances, but that's the landmark  
 25 that you all recommended approval on last  
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1 month, I believe. So that's going to City  
 2 Council -- actually, went to City Council last  
 3 night, and it was approved for -- so that's  
 4 formally adopted.  
 5 The next two ordinance are -0157 and  
 6 -0158. Those are also companion ordinances.  
 7 That's for the Norman Studios film complex.  
 8 That's going to the Land Use and Zoning  
 9 Committee on May 7th.  
 10 And then the last one, which is -0247.  
 11 That's that nonresidential building at 1349  
 12 North Market Street, that's that corner,  
 13 one-story immaculate building, that's also  
 14 going to the Land Use and Zoning Committee on  
 15 May 7th. And that's for, of course, a  
 16 landmark.  
 17 THE CHAIRMAN: All right.  
 18 MR. WELLS: And nothing to report on  
 19 Public Works projects.  
 20 THE CHAIRMAN: All right. So we're at old  
 21 business. I just want to talk through the  
 22 deferral and see where we're at and what the  
 23 plan is.  
 24 MR. WELLS: Yes.  
 25 (Simultaneous speaking.)  
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1 COMMISSIONER EPSTEIN: Even -- through the  
 2 Chair to the staff, even though the applicant  
 3 has left, I'd still like to get it on the  
 4 record that we talked about this, just because  
 5 it seems like, you know, there's some  
 6 contentiousness there.  
 7 MR. WELLS: Yeah. And through the Chair  
 8 to the Commission, I mean, we are -- I mean,  
 9 because the owner is claiming -- well, the  
 10 owner of the property is claiming -- making  
 11 some claims that we -- based on our research  
 12 and our findings, we are taking it seriously.  
 13 We're not looking to just necessarily put it on  
 14 the agenda just to move it forward.  
 15 So we did do a site visit. We looked  
 16 at -- we were presented with an abundance of  
 17 evidence. We're also taking time to do a  
 18 deeper dive and make sure that what we present  
 19 in terms of a revised staff report does match  
 20 it, corroborate with what that owner is  
 21 claiming.  
 22 We did have to defer it from last month to  
 23 allow some more time and to schedule that site  
 24 visit because we have -- we've had issues  
 25 getting in contact with the owner, whether  
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1 that -- it's a phone call or email, it's just  
 2 been a recurring issue.  
 3 So we did have to defer from this meeting  
 4 because one of our staff members, Joel, who's  
 5 working on it, he had to take sick leave out of  
 6 nowhere, so, essentially, that -- had to defer  
 7 our publishing of our report.  
 8 So we do anticipate, for sure, going to  
 9 the next Commission meeting on April 24th.  
 10 THE CHAIRMAN: Okay.  
 11 COMMISSIONER EPSTEIN: Through the Chair  
 12 to the staff, so it -- it's not just sitting  
 13 there? You guys are still doing the research  
 14 and verifying things and trying to work things  
 15 out and everything?  
 16 MR. WELLS: That's correct.  
 17 THE CHAIRMAN: Okay. That's good enough  
 18 for me.  
 19 And then I --  
 20 (Simultaneous speaking.)  
 21 MS. LOPERA: -- public comments?  
 22 (Simultaneous speaking.)  
 23 MS. LOPERA: Oh, you did?  
 24 THE CHAIRMAN: Yes, a hundred percent.  
 25 Yes, I did.  
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1 COMMISSIONER GREGORY: Unless there's  
 2 somebody else that wants to speak in public  
 3 comments.  
 4 THE CHAIRMAN: If I need to open it back  
 5 up, I can. I mean, I definitely asked for  
 6 public comment.  
 7 Is there anyone else in the crowd that  
 8 needs to speak on anything?  
 9 MR. MUELLER: I just had one little bit of  
 10 information.  
 11 If I knew this subject was going to come  
 12 up, I would have let Arimus know --  
 13 MS. LOPERA: You need to be on the --  
 14 (Simultaneous speaking.)  
 15 (Mr. Mueller approaches the podium.)  
 16 MR. MUELLER: I'm Andrew Mueller,  
 17 part-time assistant in Historic Preservation.  
 18 I mostly work with Joel.  
 19 And on the question concerning the Camp  
 20 Mooney Cemetery -- I also went to Camp Mooney  
 21 Cemetery with Arimus and Joel, and I was the  
 22 other individual that the applicant, who now  
 23 left, referred to.  
 24 So one other little piece of information I  
 25 had that I got from Joel was -- and one of the  
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1 reasons why I think this may have been deferred  
 2 is because he's trying to clarify some of the  
 3 individuals who are buried in the Camp Mooney  
 4 Cemetery, that they're not listed in other  
 5 cemeteries too, so --  
 6 THE CHAIRMAN: Okay.  
 7 MR. MUELLER: And that's -- he said it was  
 8 taking some time to get some answers back on  
 9 that. So I think that is one specific reason  
 10 why it's been --  
 11 THE CHAIRMAN: No, that's completely fine.  
 12 We can defer it the next three months if we  
 13 need to, if the research needs to be done.  
 14 COMMISSIONER EPSTEIN: Yeah. I just think  
 15 that, if there's a way to approach --  
 16 obviously, the applicant has left, but if  
 17 there's just a way to let them know it's not  
 18 being deferred for any specific reason except  
 19 that you guys are still researching and  
 20 verifying the -- he's given you packets and  
 21 packets and packets of information. He's got  
 22 to give you guys time to go through that, and  
 23 just let him know.  
 24 COMMISSIONER MONTOYA: Yeah. I would -- I  
 25 mean, I -- I'm going to say, I'm not going to  
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1 tell you how to do your job (inaudible), but I  
 2 think that more communication with the  
 3 applicant than normal would probably be advised  
 4 here. Just an email or --  
 5 (Simultaneous speaking.)  
 6 THE CHAIRMAN: Well, I mean, it sounds  
 7 like he's --  
 8 COMMISSIONER MONTOYA: There's  
 9 documentation and (inaudible).  
 10 MR. WELLS: Yeah, which I have. And  
 11 that's the issue that we keep running into. No  
 12 matter how many times we email it, stating that  
 13 we need more time --  
 14 THE CHAIRMAN: Well, that's fine, as long  
 15 as I have an answer. Even if we defer it again  
 16 next month, as long as we -- you know, it's a  
 17 process and it's in the process, so that's  
 18 fine.  
 19 COMMISSIONER EPSTEIN: Still researching.  
 20 THE CHAIRMAN: All right.  
 21 MR. MUELLER: Thank you.  
 22 That's all I have.  
 23 THE CHAIRMAN: Appreciate it.  
 24 Does anybody else have anything to  
 25 comment?  
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1 AUDIENCE MEMBERS: (No response.)  
 2 THE CHAIRMAN: Okay. Does anybody else  
 3 have anything?  
 4 COMMISSIONER GREGORY: I'll make a motion  
 5 to adjourn.  
 6 MR. RODRIGUEZ: (Off microphone.)  
 7 Do we have an answer? I've been trying to  
 8 see (inaudible) for the windows.  
 9 (Simultaneous speaking.)  
 10 THE CHAIRMAN: We voted -- we voted on the  
 11 windows.  
 12 MR. RODRIGUEZ: Oh, I -- sorry, I missed  
 13 that.  
 14 THE CHAIRMAN: Okay. Well, it was  
 15 approved, but it's approved for wood, wood  
 16 clad, or a wood --  
 17 COMMISSIONER MONTOYA: Hybrid.  
 18 THE CHAIRMAN: Hybrid?  
 19 MS. LOPERA: Blend.  
 20 THE CHAIRMAN: Blend, yes.  
 21 MR. RODRIGUEZ: Oh, okay.  
 22 THE CHAIRMAN: All right?  
 23 MR. RODRIGUEZ: All right. Thank you so  
 24 much.  
 25 THE CHAIRMAN: Thank you.  
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1 MR. RODRIGUEZ: I missed out on that.  
2 Thank you. I appreciate it. Have a good  
3 day.  
4 THE CHAIRMAN: You too.  
5 All right. With that, we are adjourned.  
6 (The foregoing proceedings were adjourned  
7 at 4:57 p.m.)

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