



CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Tuesday, November 12, 2013,
commencing at 3:20 p.m., Ed Ball Building, 214 North
Hogan Street, 8th Floor, Jacksonville, Florida, before
Diane M. Tropa, a Notary Public in and for the State of
Florida at Large.

PRESENT:

JENNIFER MANSFIELD, Chair.
CORA HACKLEY, Secretary.
BARRY B. UNDERWOOD, Commission Member.
DAVID B. CASE, Commission Member.

ALSO PRESENT:

JOEL McEACHIN, Planning and Development Dept.
LISA SHEPPARD, Planning and Development Dept.
AUTUMN MARTINAGE, Planning and Development Dept.
ADRIANNE LATHROP, Planning and Development dept.
GLORIA BLAKE, Planning and Development Dept.
JASON TEAL, Office of General Counsel.

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1 plan to reflect that.
 2 THE CHAIRWOMAN: Okay.
 3 All right. Does anyone else want to speak
 4 on this item?
 5 AUDIENCE MEMBERS: (No response.)
 6 THE CHAIRWOMAN: All right. Seeing none,
 7 I'm going to close the public hearing.
 8 Seems to me that both solutions work. Do
 9 we have a motion?
 10 MR. CASE: Yeah. Madam Chairman, I move
 11 that we approve COA-13-770, with conditions as
 12 enumerated in the staff report, and that the
 13 building will be flipped so that the garage
 14 doors align with the ribbons.
 15 THE CHAIRWOMAN: Or that the driveway is
 16 flipped to the other side?
 17 MR. CASE: Regard-- I'm not sure which
 18 side, but that the garage doors and the ribbons
 19 shall align, regardless of which side of the
 20 house they're on.
 21 THE CHAIRWOMAN: There you go.
 22 Do I have a second?
 23 MS. HACKLEY: Second.
 24 THE CHAIRWOMAN: All right.
 25 All in favor, say aye.
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1 of course, you have to look at the history of
 2 LaVilla to see what the significance is.
 3 Actually, before the Civil War started,
 4 Jacksonville was associated with -- with
 5 railroad lines. After the Civil War, quite a
 6 few of the lines came through -- came to
 7 Jacksonville. And they all pretty much came to
 8 LaVilla, and eventually coming into the -- to
 9 the terminal itself. At one time, each line
 10 had its own train station.
 11 And, as a result, all the -- most of the
 12 uses south of Monroe Street, between -- down to
 13 Bay Street, on the other side of Bay Street, in
 14 between Clay Street, going west to North Myrtle
 15 Avenue, over time began to shift. It was --
 16 there was a lot of residences, but we -- as I
 17 say, with time, it became more industrial,
 18 commercial, a lot of railyards, warehouses,
 19 wholesalers, retailers. And because the train
 20 station was nearby, there was also small
 21 hotels, boarding houses, and so forth and, of
 22 course, saloons and restaurants and so on.
 23 This nature of -- of LaVilla as being this
 24 commercial transit center began to change after
 25 World War II, particularly when -- when the
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1 COMMISSION MEMBERS: Aye.
 2 THE CHAIRWOMAN: Any opposed?
 3 COMMISSION MEMBERS: (No response.)
 4 THE CHAIRWOMAN: None. By your action,
 5 you have approved COA-13-770, with conditions.
 6 That brings us to condemned properties,
 7 with which there are none tonight.
 8 Then we get to historic designations.
 9 First one is for landmark application 13-08,
 10 for 801 Forsyth Street West.
 11 MR. McEACHIN: Chairman, members of the
 12 Commission, this application for landmark
 13 designation was at the request of the property
 14 owner, Jacksonville Historic Properties, Inc.
 15 And we went ahead and prepared a report
 16 and a recommendation. And as required by
 17 Chapter 307.185, we posted a sign in front of
 18 the property considered for designation as well
 19 as notification to the -- to all people -- all
 20 owners of real property within 350 feet, as
 21 well as noticed in the Financial News and Daily
 22 Record the hearing before the Commission.
 23 The -- in the -- in -- our research is
 24 that these two buildings collectively, we
 25 think, meet two of the seven standards. And,
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1 Jacksonville terminal closed down. And over
 2 time, all of this character of this industrial,
 3 commercial character of LaVilla, the historic
 4 buildings that are associated with it, pretty
 5 much are gone except for these two.
 6 Both buildings could have been built as
 7 early as -- actually, both could have been
 8 built sometime between 1897 and 1903. The
 9 building on the corner -- this particular
 10 building was evident on the 1897 Sanborn map in
 11 terms of the same size and design and so forth,
 12 and that carried toward forward to 1903 and
 13 then on the 1913 map.
 14 The -- the only thing about the building
 15 is there has been some alterations. You can
 16 see there's some -- there's a brick veneer been
 17 added to it, although some of the original
 18 brick is visible from the back side.
 19 The research on this building pretty much
 20 was a mixed-use building. It had some type of
 21 commercial downstairs, and then, of course, the
 22 living arrangements on the upstairs.
 23 Unfortunately, this building has -- has
 24 got some issues you can see here, in terms of
 25 the -- of the roofing system. Actually,
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1 that's --
 2 But this building, too, has some roofing
 3 problems as well. The walls seem to be, as
 4 you -- structurally sound. At least that's
 5 what I could see from the outside. There are
 6 some repair areas. But the -- but the real
 7 main problem of this building is the condition
 8 of the roof itself.
 9 The one-story building -- again, you're
 10 getting a great view of how it looks on the
 11 inside.
 12 Go back the other way
 13 (Inaudible.)
 14 Okay. This one is -- this particular
 15 building -- but not -- again, it could have
 16 been built between 1897 and 1903. You've got
 17 to remember that LaVilla was spared by the
 18 great fire. So you can have 19th Century
 19 buildings in LaVilla, which we did, and we
 20 still do, and this might be one of them.
 21 We -- the building configuration in 1903
 22 was actually used for tenants, but it was -- it
 23 was brick masonry, just like you see here,
 24 pretty much the same configuration, but it was
 25 used for residential use. And sometime between
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1 last two commercial industrial buildings that
 2 are left in LaVilla. Everything else has been
 3 built.
 4 THE CHAIRWOMAN: And because the owner
 5 consents, the minimum requirement is two --
 6 MR. McEACHIN: Yes.
 7 THE CHAIRWOMAN: -- of the criteria?
 8 MR. McEACHIN: That's correct.
 9 THE CHAIRWOMAN: Any questions to staff?
 10 MR. CASE: No.
 11 THE CHAIRWOMAN: So I'm going to open this
 12 to a public hearing.
 13 Anyone here to speak on this landmark
 14 item?
 15 (Audience member approaches the podium.)
 16 THE CHAIRWOMAN: Sir, feel free to adjust
 17 the microphone. Please state your name and
 18 address, and then be sworn in.
 19 AUDIENCE MEMBER: John Zona, 2600 Belfort
 20 Road, Jacksonville 32216.
 21 MS. BLAKE: Would you raise your right
 22 hand, please.
 23 MR. ZONA: (Complies.)
 24 MS. BLAKE: Do you affirm that the
 25 testimony you are about to give is the truth,
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1 1903 and 1913, it was converted to more -- I
 2 call it storage, light-industrial-type use.
 3 As a matter of fact, in 1913, it was
 4 occupied by a carriage repair shop. In 1913, I
 5 guess, enough carriages to keep somebody in
 6 business, as well as a harness factory, and
 7 other kinds of uses went in there. A Cheerio
 8 Cola Company was there for two years. And
 9 Cheerio Cola Company is the predecessor to RCs.
 10 Again, you get a good view of the building
 11 itself.
 12 This building has its issues. There's
 13 roof problems, and also as you saw it close up,
 14 there's some still beams that will have to
 15 reinforce some of the masonry bandings going
 16 through there.
 17 However, in reading criteria G, we do
 18 believe, though, that the building has enough
 19 fabric, has somewhat stability, except for the
 20 roof. And if it was addressed and mothballed,
 21 which is the stated intent of the applicant, we
 22 think this building could contribute to -- to
 23 exist both of these buildings and hopefully
 24 eventually we're on line.
 25 But these buildings represent probably the
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1 the whole truth and nothing but the truth?
 2 MR. ZONA: I do.
 3 MS. BLAKE: Thank you.
 4 MR. ZONA: Thank you.
 5 I am an architect. I was going to say an
 6 old one. That's also true.
 7 And I'm trying to -- to help Chris
 8 determine what to do with this building, so I
 9 walked through it. And I think the City is, as
 10 is usual with these older buildings where
 11 there -- there's been some residential reuse of
 12 unsanctioned --
 13 THE CHAIRWOMAN: Unsanctioned maintenance?
 14 MR. ZONA: -- occupants, which is a
 15 problem in this city, to be honest with you.
 16 We just cleaned up one that was the worst I've
 17 seen in trying to help look at some of these
 18 old buildings that -- that have -- that say
 19 something about our history in Jacksonville.
 20 And this one is interesting because the --
 21 the roof on the one-story building, just for
 22 the purposes of the discussion, it's a single
 23 story building. And all of these buildings
 24 that are a hundred or so years old are pretty
 25 much framed with wood on the inside. And this
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10 (Pages 34 to 37)

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1 is certainly the case here.
 2 The one-story building, I believe, can be
 3 repaired, the roof. There is some differential
 4 settlement along the street, along Bay Street,
 5 and we believe that would require some
 6 pinpiling, like we've done on other older
 7 buildings, and could be preserved. It's always
 8 a question of, you know, I guess at what cost.
 9 Here, I think it -- it's reasonable.
 10 This -- the photo you're looking at now is --
 11 is a more serious concern because the structure
 12 is about 50 percent gone, i.e., dissolved,
 13 because of the lack of -- of attention over
 14 many, many, many years. And so here, I think
 15 the only thing that's practical and sensible
 16 would be to remove the interior wood structure.
 17 And I guess I need a little bit of
 18 feedback from you all as to how that impacts
 19 buildings that are intended to be pursued
 20 toward landmark status, with mothballing in the
 21 interim until we find an alternate use that's
 22 meaningful for -- for everybody.
 23 I guess that the building itself, because
 24 it's so small, the footprint of it, and there's
 25 a -- there's a center wall -- these walls are

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1 automatically get mothball.
 2 MR. ZONA: No, I -- I understand. We've
 3 done some mothballing on -- on another
 4 building.
 5 THE CHAIRWOMAN: Okay. And the mothball
 6 standards, do you -- do require you to dry a
 7 building in because exposure of the wall and
 8 foundation systems, the water can often
 9 jeopardize those systems, and ultimately --
 10 even in a deteriorated condition, the goal is
 11 to stop the deterioration.
 12 MR. ZONA: We can stop deterioration, in
 13 my opinion, on the single-story building, which
 14 is, by far, the larger of the two.
 15 The -- the two-story building, which is
 16 the one on the corner -- which is a little more
 17 interesting architecturally -- I don't know
 18 whether it's significantly better or worse than
 19 the other one historically, but that one will
 20 have no structure left that's salvageable,
 21 having walked through it and gone upstairs with
 22 life in hand, to some extent.
 23 THE CHAIRWOMAN: Well, our rules and
 24 regulations govern the exterior --
 25 MR. ZONA: Uh-huh.

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1 between 20 and 24 inches thick, for the most
 2 part, of brick, several layers of brick, which
 3 is not uncommon for these buildings downtown,
 4 having lived in an -- not lived in, but worked
 5 in an old building for -- for many years.
 6 We would really have to gut this building
 7 and just leave it open for a while, not put a
 8 new roof on it until we have a -- a purpose.
 9 We believe we can brace it properly so that
 10 it's not dangerous. But to structure it and
 11 enclose it and spend that kind of money on --
 12 on it at this point, I'm not so sure is -- is
 13 viable.
 14 So I'm really looking for input. I'm not
 15 a -- a historian or a -- a historical
 16 architect, in that sense. So I'm open to
 17 suggestions. I really -- I am here to get more
 18 information about the -- the building than to
 19 give it at this point.
 20 Is anybody familiar with the building?
 21 THE CHAIRWOMAN: Only by driving past it
 22 on the way to work.
 23 MR. ZONA: Uh-huh.
 24 THE CHAIRWOMAN: Well, moth -- you know,
 25 getting landmark status doesn't mean you

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1 THE CHAIRWOMAN: -- of buildings. And
 2 usually the owner is open to do whatever they
 3 want on the interior unless --
 4 MR. ZONA: Uh-huh.
 5 THE CHAIRWOMAN: -- you're going to seek
 6 tax credits because then tax credits have --
 7 enter your standards as well.
 8 MR. ZONA: Yes.
 9 THE CHAIRWOMAN: But you'd be able to
 10 reconfigure the inside as long as it doesn't
 11 affect the outside appearance.
 12 MR. ZONA: Uh-huh.
 13 THE CHAIRWOMAN: So that -- that's the
 14 general standard.
 15 MR. ZONA: But is it possible to mothball
 16 the entire building -- or both buildings --
 17 it's one property, but it's made up of two
 18 buildings. But is it possible to just -- you
 19 know, like you see the ruins of many older
 20 buildings -- to make sure it's safe
 21 structurally but not go in and put in two
 22 floors of construction inside, which may not be
 23 its ultimate use?
 24 MR. CASE: Well --
 25 MR. ZONA: Or do we let the City bulldoze

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1 it?
 2 MR. CASE: I -- I would think, as a
 3 minimum, you would at least have to dry in the
 4 roof of the second story building --
 5 MR. ZONA: Absolutely.
 6 MR. CASE: -- somehow. What you do with
 7 the second floor proper remains to be seen.
 8 MR. ZONA: Uh-huh.
 9 MR. CASE: But I think to -- to
 10 encapsulate the building and -- and dry it in,
 11 that would be your challenge, just --
 12 THE CHAIRWOMAN: I mean, I'm sure --
 13 MR. CASE: -- without the roof.
 14 THE CHAIRWOMAN: -- structurally, for wind
 15 loads and stuff, you would need to put some
 16 sort of bracing in to replace the framing that
 17 would be taken out before a final configuration
 18 could be made. But you can put bracing in the
 19 interior in order to preserve the exterior
 20 facade.
 21 We can't give you a definitive answer
 22 tonight.
 23 MR. ZONA: Uh-huh.
 24 THE CHAIRWOMAN: We can do more like the
 25 Opinion --
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1 building, but also at the same time to not
 2 present a hazard to any of the people that
 3 might be passing by or in the surrounding
 4 buildings.
 5 MR. ZONA: Right. I'm familiar with those
 6 provisions. But I guess my question is -- is
 7 an ethical one as much as anything. If the
 8 owner says, no, I'm not doing that, and the
 9 City decides to bulldoze it, are we better off
 10 with this building or worse off, from your
 11 perspective?
 12 THE CHAIRWOMAN: I don't know if I can
 13 answer that for you.
 14 MR. ZONA: You've faced it before, I'm
 15 sure. As they -- I think -- isn't -- Joel,
 16 isn't that what the -- the ultimatum is at this
 17 point, fix it or we'll bulldoze it?
 18 MR. McEACHIN: Yes, and that's because the
 19 Compliance Division is very concerned about
 20 this building. And they have come very close
 21 to declaring it an emergency, which basically
 22 would circumvent our process. However, they're
 23 going to -- they would look at two options for
 24 you. Actually, three options.
 25 One is to demolish and clear the site.
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1 MR. ZONA: That's okay.
 2 THE CHAIRWOMAN: -- of Appropriateness
 3 thing, because there are notice requirements.
 4 We also need the plans to -- to have more
 5 information and stuff. So we can't give you a
 6 definitive yes or no on mothballing tonight.
 7 MR. ZONA: No, that's okay. I don't
 8 expect that.
 9 THE CHAIRWOMAN: Okay.
 10 MR. McEACHIN: We did recommend in the
 11 report -- or not recommend but state in the
 12 report that under the suitability for
 13 preservation restoration, the mothballing would
 14 have to address stabilizing the roofing system,
 15 you know, make the building -- dry the building
 16 out, secure the windows and doors and bays
 17 properly, install motion detect -- motion
 18 lights and remove trash and debris on the
 19 interior and exterior, as well as the
 20 preparation of an engineering/architect's
 21 report on the building's structural condition
 22 as related to the roof system and the exterior
 23 walls.
 24 THE CHAIRWOMAN: Right. That's because
 25 mothballing does have a goal of preserving the
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1 MR. ZONA: Uh-huh.
 2 MR. McEACHIN: The second one is to
 3 mothball the property according to the
 4 Ordinance Code. And the third would be to
 5 bring the building up to -- to proper code,
 6 make it where it would be occupied and used.
 7 MR. ZONA: Uh-huh. So the City has an
 8 option to mothball it themselves?
 9 MR. CASE: No.
 10 MR. ZONA: That -- that doesn't make sense
 11 to me.
 12 MR. CASE: They won't do it.
 13 MR. McEACHIN: No, we're talking about
 14 you.
 15 MR. ZONA: Us doing it?
 16 MR. McEACHIN: Yes.
 17 MR. ZONA: So we would mothball it at our
 18 expense by putting on a new roof and repairing
 19 the roofs that, you know, can -- can take
 20 repairs, or the City will remove it? Are those
 21 the options?
 22 MR. McEACHIN: Yeah, i believe so.
 23 THE CHAIRWOMAN: Well, if it's not
 24 landmarked, you can remove it, too.
 25 MR. ZONA: Uh-huh.
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1 THE CHAIRWOMAN: But I would submit that
2 no matter what use you put to the building, it
3 needs a roof.

4 MR. ZONA: Uh-huh.

5 THE CHAIRWOMAN: And so the requirement
6 that it be dried in by having a roof that keeps
7 it dry makes sense. And so if the intention is
8 to redevelop the property as one of the sole
9 remaining historic properties of its time in
10 LaVilla, that might give the owner some cash.
11 It needs a roof.

12 And so it's just a -- it's not a decision
13 we can make whether the owner wants to invest
14 in the property in order to save it.

15 MR. ZONA: Well, yeah. We would differ on
16 the -- on whether or not it needs a roof to be
17 preserved and be used in the future. You know,
18 that's -- those are the terms of the
19 mothballing for that two-story building.

20 I would suggest that it would be perfectly
21 safe and certainly able to be reused as -- at
22 some point that we either sell it or have, you
23 know, tenants that would like to have a piece
24 of this history in that location, which it --
25 it's a good location and it's a -- you know,

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1 MR. TEAL: Through the Chair, mothballing
2 doesn't require, you know, the -- the type of
3 roof that you, you know, end up, you know, as
4 being the -- you know, the perfect roof form
5 for this type of structure. Basically, all
6 mothballing requires you to do is just to -- to
7 dry it in, you know.

8 MR. ZONA: It is --

9 MR. TEAL: And so it doesn't --- it
10 doesn't necessarily have to be your final roof
11 product.

12 MR. ZONA: Right.

13 MR. TEAL: All it requires is -- is that
14 it -- you know, that it be dried in. And so,
15 obviously, something more than a tarp.

16 MR. ZONA: Yeah.

17 MR. TEAL: But now, whether that's, you
18 know -- you know, rolled roof or whether
19 that's, you know, something -- something more,
20 you know, along those lines. But it doesn't
21 have to be the end-all be-all roof.

22 MR. ZONA: Yeah, corrugated, hundred --
23 hundred year roof.

24 MR. TEAL: Right.

25 THE CHAIRWOMAN: Keeping in mind that
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1 it's -- it's an okay area. It's in -- it's
2 amongst good neighbors, for the most part.

3 Yeah, to put a new roof on it is -- that's
4 the expensive part, you know, in an older, you
5 know, building like this where -- as I say, the
6 building would probably fit inside of this
7 room. You know, it's not huge and there's a
8 reenforcing wall across the middle of it. So
9 the -- the amount of reinforcements that we'd
10 need to make it stable is not -- not a lot.

11 But I hear what you're saying. I -- I
12 understand the rules. So --

13 MR. UNDERWOOD: I think -- you know, if --
14 I can't speak for all the commissioners, but I
15 think we would stand in a uniform agreement
16 that with mothballing it would absolutely
17 100 percent require a fully enclosed
18 structure --

19 MR. ZONA: Yeah.

20 MR. UNDERWOOD: -- roof included, and we
21 would not waiver from that.

22 MR. ZONA: Yeah, that's -- that's what I
23 understand and that's fine. That's clear.

24 MR. UNDERWOOD: And we would love to see
25 this wonderful property restored at some point.

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1 there will be a time limit on the amount of
2 time that you can keep it mothballed.

3 MR. ZONA: Oh, yeah. I think it's
4 three -- three or four years, and it's got some
5 extensions.

6 Okay. Well, I've got what I came for.
7 And thank you for that clarification.
8 Appreciate it.

9 THE CHAIRWOMAN: All right. Well, I'm
10 going to see if there's anyone else in the
11 public who wants to speak on this.

12 MR. ZONA: Uh-huh.

13 THE CHAIRWOMAN: Thank you.

14 MR. ZONA: Thank you.

15 THE CHAIRWOMAN: Is there anyone else who
16 would like to speak on this application?

17 AUDIENCE MEMBERS: (No response.)

18 THE CHAIRWOMAN: All right. Seeing none,
19 I'm going to go ahead and close the public
20 record.

21 Do we have an action item on this tonight?

22 MR. McEACHIN: Yes.

23 THE CHAIRWOMAN: What is that?

24 MR. TEAL: Move approval for landmark
25 status.

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1 THE CHAIRWOMAN: Okay. Well, we can take
2 comments or we can take a motion.

3 MR. UNDERWOOD: A motion.

4 THE CHAIRWOMAN: I can't do a motion, but
5 any of you three can.

6 MR. UNDERWOOD: I'll give it a shot.

7 MR. TEAL: Before we get to the motion,
8 can we just have Joel reiterate which two of
9 the conditions that --

10 MR. McEACHIN: Yeah, I probably didn't
11 make that clear. The two criteria that we felt
12 that it met was, A, its value as a significant
13 reminder of the cultural, historical,
14 architectural, archaeological, and heritage of
15 the city, state or nation; and G, its
16 suitability for preservation or restoration.

17 THE CHAIRWOMAN: Okay. Thank you.

18 MR. UNDERWOOD: I, Madam Chair, move a
19 motion forward that Landmark-13-08 be approved.

20 THE CHAIRWOMAN: So we recommend to City
21 Council?

22 MR. UNDERWOOD: Recommend to the City
23 Council for its approval for landmark status.

24 MR. CASE: Second.

25 THE CHAIRWOMAN: Any discussion on the
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1 declared complete, we again posted signs on all
2 of the entryways into the neighborhood, in
3 public right-of-ways. We mailed notices to
4 each owner of real property within the district
5 to inform them of the consideration of the
6 district, informed them of the dates of the
7 public hearing and the town meeting, and also
8 give them the opportunity to vote as to whether
9 they support or do not support the
10 establishment of a district.

11 Then a town meeting was held on October
12 24th in the Johnson Senior Citizen Center in
13 the Brooklyn area, and that was followed by
14 today's meeting, a public hearing about this
15 application, which was published and noticed in
16 the Financial News and Daily Record and in the
17 Florida Times-Union.

18 The area -- when I use the word
19 "Brooklyn," I'm actually talking about the
20 historic platted Brooklyn. Now, most people
21 think Brooklyn, they think of everything that's
22 north of -- of I-95 or Fuller Warren Bridge.
23 But, historically, Forest Street was the
24 southern boundary of Brooklyn, and McCoy's
25 Creek was the northern, and Myrtle Avenue being
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1 motion?

2 COMMISSION MEMBERS: (No response.)

3 THE CHAIRWOMAN: All in favor, say aye.

4 COMMISSION MEMBERS: Aye.

5 THE CHAIRWOMAN: And no opposed.
6 So, by your action, you've recommended to
7 City Council to approve Landmark-13-08 for
8 landmark status.

9 That brings us to the next historic
10 designation item, which is the -- for the
11 Brooklyn Historic District, HD-13-01.

12 Do we have a staff report?

13 MR. McEACHIN: We do. You should have
14 received in your packet the -- our report and
15 recommendation, which also included Exhibit A,
16 which is the recommended design guidelines.
17 And there's two other exhibits, as well.
18 Exhibits B, which is a list of the work that
19 would require Commission review, and Exhibit C
20 is a list of contributing and noncontributing
21 properties.

22 The -- this application for consideration
23 of the Brooklyn Historic District is being --
24 was sponsored by the Commission by action at
25 the March 26th, 2013 meeting. And after it was
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1 the west, and the river, of course, being
2 the -- the east, relatively speaking. So we're
3 only going -- we're only talking about -- as
4 far as historical context in this area is the
5 Brooklyn neighborhood as it was platted in --
6 in 1868.

7 Again, this is sometime in the 1890s. And
8 you can see how dense Brooklyn was at one time,
9 a very dense residential neighborhood. The --
10 when we were doing the district, our first
11 concept was to do something fairly broad, but
12 after discussing this with the -- the Florida
13 Division of Historical Resources, with their
14 advice, we felt like that this is a defensible
15 area as far as a district goes because of the
16 concentration of buildings, historic buildings.

17 This area, you do have historic houses,
18 but they're scattered and there's not
19 physically enough of them to have that sense of
20 integrity that this area does provide to a
21 degree. Again, we see everything in X, they're
22 demolished. They're gone.

23 So of the -- of the 52 parcels of land,
24 there's only 18 buildings. Two of them are
25 noncontributing, and the remaining are
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1 good point.
2 THE CHAIRWOMAN: Yeah. I would say after
3 OOAs somewhere.

4 MR. CASE: That's what I would think too.

5 MR. TEAL: So between I and J on your
6 agenda?

7 THE CHAIRWOMAN: Yeah. From a practical
8 point of view, like you said, most people are
9 going to be here for a specific agenda item,
10 and -- because the thing is, if we put it in
11 the middle of agenda items and say it's --
12 we're going to take up the agenda items, don't
13 talk about it now, people are going to talk
14 about it anyway. And then instead of ending at
15 8:15, we're going to be ending at 10:15. And,
16 by gosh, if we have to be here till the end,
17 then --

18 MR. UNDERWOOD: And we need to consider
19 too, if -- you know, depending on the
20 situation, bring back that three-minute rule.

21 THE CHAIRWOMAN: I definitely think that
22 we should have a three-minute rule. It becomes
23 more problematic with the actual applicant
24 than the -- the back and forth with the
25 applicants where we have questions and stuff,

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1 about historic preservation as we do today
2 because we lost a Klutho -- a beautiful Klutho
3 City Hall building in the name of progress, I
4 guess, you know, and it's unfortunate. I will
5 always feel that way.

6 Enough said.

7 THE CHAIRWOMAN: I agree.

8 All right. The meeting is ended.

9 (The above proceedings were adjourned at
10 8:20 p.m.)
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1 that that tends to get hard to enforce.

2 MS. BLAKE: We've actually revised -- we
3 have revised our speaker cards to comply with
4 the ordinance. It was mentioned at the last
5 meeting by the attorney that came, and it is on
6 the agenda, and the rules are on the back, so
7 we're already complying with all of that.

8 MR. TEAL: Yeah. And this is a -- this is
9 just to figure out where the line item is going
10 to be on the agenda in order to -- you know,
11 for the public comment portion of the meeting
12 to be.

13 THE CHAIRWOMAN: Yeah. So let's just put
14 it after OOAs.

15 MR. TEAL: It will be the new J.

16 THE CHAIRWOMAN: You don't need a vote on
17 that, do you?

18 MR. TEAL: No.

19 THE CHAIRWOMAN: Okay. That looks like
20 that's the end of the agenda, unless the
21 commissioners have something to bring up.

22 MR. CASE: I will just have one comment.

23 Having reviewed the Hayden Burns library
24 for a couple of go-rounds now, I just wished
25 that 60 years ago they had the same concern

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1 CERTIFICATE

2
3 STATE OF FLORIDA)
4)
5 COUNTY OF DUVAL)
6
7

8 I, Diane M. Tropa, Court Reporter, certify
9 that I was authorized to and did stenographically report
10 the foregoing proceedings and that the transcript is a
11 true and complete record of my stenographic notes.
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DATED this ^ day of ^ 2013.

Diane M. Tropa

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