

City of Jacksonville Ed Ball Building, 1st Floor - Room 1002 214 North Hogan Street - Jacksonville, Florida 32202



A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, November 13, 2024, at 3:00 PM

Members:

Michael Montoya, Chair Ethan Gregory, Vice Chair William Hoff, Secretary Julia Epstein Maximilian Glober Becky Morgan

AGENDA

RULE 4.505 DISRUPTION OF MEETING No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by the Security.

REQUEST TO SPEAK: 1. Fill out a speaker card.

- 2. Sign in if you are going to speak.
- 3. Read the rules on the back of the card.
- 4. Place card in tray labeled "Speaker Cards".

BREAKS: Will be taken at 5 PM, 7 PM and every two hours thereafter until the close of the meeting.

NOTE: The next regular meeting will be held Wednesday, December 11, 2024.

COMMENTS FROM THE PUBLIC. Comments from the public shall be limited to no more than three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

ADDRESSING THE BOARD/COMMITTEE. At public hearings required by law or fixed by the Board/Committee, the presiding officer shall extend the floor to proponents and opponents of the subject matter of the public hearing, and those filing written requests or speakers cards shall be heard prior to other persons who appear at the hearing. Each person addressing the Board/Committee shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Board/Committee staff before addressing the Board/Committee, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her comments to three (3) minutes, unless further time is granted by the Board/Committee. All remarks shall be addressed to the Board/Committee as a body and not to any member thereof. No person other than a Board/Committee, without the permission of the presiding officer. All questions to the Board/Committee shall be directed through the presiding officer.

Speakers may appeal the decision of the Commission on an item they addressed. Appeals shall be made to the City Council within twenty-one (21) days of the date of the Final Order in the matter. To appeal, file a Notice of Appeal with the Legislative Services under §307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal the Order.

A. Call to Order/Verification of Quorum

- **1.** Submittal of Speaker's Cards
- 2. Breaks at 5 PM, 7 PM and every two hours thereafter until the close of the meeting
- 3. Approval of Minutes from October 23, 2024

B. Deferred Items

- 1. COA-23-28339 (3664 Richmond Street)
- 2. COA-23-29186 (2799 Selma Street)
- 3. COA-24-31124 (3629 Richmond Street)
- 4. COA-24-31433 (2131 St Johns Avenue)
- 5. REHAB-24-03 (157 8th Street E)

C. Consent Agenda

1. COA-24-31492

Location: Riverside / Avondale – 3523 Valencia Road Applicant: Matthew Allen Owner: Christian Allen, Christian Allen, Inc Request: Alterations – Masonry Painting Staff Recommendation: Approve With Conditions

2. COA-24-31413

Location: Riverside / Avondale – 1743 Glendale Street Applicant: Lee Bradley, Bradley's Construction Enterprises, Inc. Owner: Michael Griffith Request: New Construction – Addition Staff Recommendation: Approve With Conditions

3. COA-24-31349

Location: Springfield – 0/1148 Main Street N Applicant: Randy Taylor, Taylor Sign & Design, Inc Owner: Justin Higgins, Springfield MF Partners, LLC Request: Alterations – Signs Staff Recommendation: Approve With Conditions

D. Previously Deferred Items to be Heard

1. COA-24-31263

Location: Riverside / Avondale – 1281 Ingleside Avenue Applicant: William C. Downing Owner: William C. Downing Request: Alterations – Window Replacement Staff Recommendation: Deny

2. COA-24-31169

Location: Riverside/Avondale – 2351 Riverside Avenue Applicant: Jon Barker, Terra Capital Holdings, Inc. Owner: Jon Barker, Terra Capital Holdings, Inc Request: Alterations – Roof Staff Recommendation: Deny

E. Condemned Properties

F. Historic Designations

1. LM-24-06

Location: Eastside National Register – 740 Van Buren Street Applicant: Melissa Wade, Power House Miracle Center Ministry, Inc. Owner: Melissa Wade, Power House Miracle Center Ministry, Inc. Request: Historic Designation Staff Recommendation: Approve

G. Certificates of Appropriateness

1. COA-24-31485

Location: Riverside / Avondale – 3697 Hendrick Street Applicant: Heather M. Reynolds, Hathaway Reynolds PLLC Owner: US Business and Military Properties, LLC Request: Alterations – Masonry painting Staff Recommendation: Deny

2. COA-24-31275

Location: Springfield – 128 6th Street E Applicant: Milan Malinovic, Design Cooperative, LLC Owner: Mary Allegretti Request: New Construction – Accessory Structure Staff Recommendation: Approve with Conditions

H. Certificate of Appropriateness / Work Initiated or Completed Without a COA

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

M. Information

- 1. 2025 HP Resource Packet
- 2. Pending Legislation
- 3. Public Works Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment

A. Call to Order



1. Submittal Of Speaker's Cards



2.

Reminder of Meeting Break Times



3. Approval of the Minutes



Histor	ic Preservation Commission		Uncertified Condensed Copy
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		1	commissioner.
	CITY OF JACKSONVILLE	2	THE CHAIRMAN: Michael Montoya, chair.
	HISTORIC PRESERVATION	3	So, welcome, everybody.
	COMMISSION	4	We're just going to go through some
	CONTESTOR	5	general announcements and then we'll get
		-	
		6	started.
	Proceedings held on Wednesday, October 23, 2024, commencing at 3:00 p.m., at the Ed Ball Building,	7	We ask, as a courtesy, that you please
		8	silence your cell phones. We also ask that
	Hearing Room 1002, 214 North Hogan Street, Jacksonville, Florida, before Diane M. Tropia, FPR, a Notary Public in	9	during the meeting there are no public displays
		10	of support or opposition and to please keep any
	and for the State of Florida at Large.	11	private conversations at a low tone so the
	PRESENT:	12	meeting is not disrupted.
		13	We'll be taking a ten-minute break every
	MICHAEL MONTOYA, Chair. ETHAN GREGORY, Vice Chair.	14	two hours, if the meeting goes that long.
	WILLIAM HOFF, Secretary. BECKY MORGAN, Commission Member.	15	If you wish to speak before the Commission
	ALSO PRESENT:	16	
		-	today, we ask that you have filled out a
	ARIMUS WELLS, Planning and Development Dept. BRITTANY FIGUEROA, Planning and Development. DARINDA REDDICK, Planning and Development.	17	speaker's card and give it to a member of
	CALEB ARSUNAUT, Planning and Development. SHANNON MACGILLIS, Office of General Counsel.	18	staff. Please mark on the card whether you are
	CARLA LOPERA, Office of General Counsel.	19	for or against the item and please write down
		20	the item number.
		21	These proceedings are being recorded by a
		22	court reporter, so it's important that when you
		23	do speak that you speak into the microphone.
		24	When you come forward, please state your
	Share M Transle Lee Deet Office Deet Office Deet Office	25	name and your address into the mic for the
	Diang M. Tropia , Inc., Post Office Box 2375, Jacksonville , FL 32203 (904) 821-0300		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
			(904) 821-0300
	2		4
1	PROCEEDINGS		
•	October 23, 2024 3:00 p.m.	1	record and wait to be sworn in.
2	5.00 p.m.	2	Only one person may speak at a time. We
-		3	ask that the presentations be focused and
3	THE CHAIRMAN: Good afternoon.	4	concise, limited to the criteria upon which our
4	Welcome, everybody, to the Jacksonville	5	decision must be based.
5	Historic Preservation Commission meeting,	6	And please note that you have three
6	Wednesday, October 23rd, 2024, at let the	7	minutes to speak before the Commission,
7	record show it's 3:01 p.m.	8	including the applicants, unless there's been a
8	We'll start with introductions.	9	request and an approval by me for a longer
9	And do you want to start us off, Arimus?	10	time.
10	MR. WELLS: Arimus Wells, Planning and	11	There are timers in view, so please pay
11	Development Department.	12	attention to that.
12	MS. LOPERA: Carla Lopera, Office of	13	Staff will announce when time is up. And
13	General Counsel.	14	if you're in the middle of a sentence, you
14	MS. MacGILLIS: Shannon MacGillis, backup,		
14	Office of General Counsel.	15	certainly may conclude your sentence, but no
16	MS. REDDICK: Darinda Reddick.	16	more.
17	MR. ARSENAULT: Caleb Arsenault, Planning	17	If you're providing materials today for
18	and Development Department.	18	the Commission members to consider, a minimum
19	THE CHAIRMAN: Thank you.	19	of ten copies are required that you provide to
20	And commissioners.	20	the Commission staff.
20	COMMISSIONER MORGAN: Becky Morgan,	21	Any tangible material submitted with a
21	commissioner.	22	speaker's presentation, such as documents,
22	COMMISSIONER HOFF: William Hoff,	23	photographs, plans, drawings, et cetera, will
23 24	commissioner.	24	become part of the public record. It will be
24 25	COMMISSIONER GREGORY: Ethan Gregory,	25	kept by the Commission staff; therefore, please
	COMMISSIONER GREGORI. EUIdii Greguiy,	1	
25	Diane M. Tropia, Inc. Post Office Roy 2275, Jacksonville, El. 20202		Diane M Tropia Inc. Post Office Rox 2375 Jacksonville El 32203
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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1	retain a copy of anything submitted if it's	1	project itself.
2	needed for yourself.	2	We worked closely with SPAR, Mike Haskins,
3	That's the end of the general	3	Bill Hoff, and Kenny Logsdon, participated in
4	announcements.	4	walking tours with us and gave us a lot of
5	Would any commissioner like to make a	5	background information.
6 7	motion regarding last month's meeting minutes? COMMISSIONER GREGORY: Motion to approve	6 7	Kiley Secrest, who is a librarian with the Jacksonville Public Library and a resident of
8	the minutes from the September 25th, 2024,	8	Springfield, also provided us valuable,
9	meeting.	9	historical information.
10	COMMISSIONER HOFF: I will second.	10	And Mike Montoya in fact, the whole
11	THE CHAIRMAN: All those in favor?	11	project came about because of a discussion with
12	COMMISSION MEMBERS: Aye.	12	our program chair, Dr. Larkin, and and
13	THE CHAIRMAN: Let it be known the meeting	13	Mike Montoya about a year or two ago,
14	minutes from last month's meeting on	14	basically, about updating the survey for
15	September 25th, 2024, are approved.	15	Springfield.
16	All right. So let's get started with the	16	Next slide, please.
17	agenda. We are going to make an adjustment to	17	So today I'd like to give you a quick
18	the agenda today because we have visitors from	18	introduction about the project, talk briefly
19	out of town to make a presentation, so we're	19 20	about our research methods, a little bit of
20	going to go we're going to go through under the Information section, M, the	20 21	history that we've uncovered in the community, share our research findings, and then move on
21 22	Springfield, University of Florida, Mid-Century	21	to recommendations and some ideas for next
22	survey presentation moved to the front.	22	steps.
24	If you would come forward.	24	So, basically, our project goals were
25	(Ms. Stevenson approaches the podium.)	25	we had three essential tasks that were a part
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	6		8
1	THE CHAIRMAN: Thank you.	1	of the Florida Division of Historical Resources
2	MS. STEVENSON: Thank you.	2	grant project that funded our work here. The
3	Good afternoon, everyone.	3	first one was to really develop a context to
4 5	Thank you so much, Mr. Chair, for accommodating the request to speak first.	4 5	understand Mid-Century development in Springfield.
6	My name is Linda Stevenson. I'm a	6	The community has been heavily researched
7	professor at the University of Florida in the	7	up until about the 1930s. The original survey
8	Historic Preservation program. And we spent	8	work was done in 1974, and then a complete
9	the last six months, basically, doing a	9	survey done in 1985. But at that point in
10	historic resource survey update in Springfield,	10	time, with the 50-year, you know, rule,
11	so I would like to share the presentation with	11	basically, or understanding, the so most of
12	you today.	12	the projects that were recorded at that point
13	So we're going to start out here with this	13	date from the 1930s or earlier.
14	really lovely building from 1968. And,	14	We also were charged with identifying and
15	actually, it is the Union Hall of the Union of Bricklayors, Masons, and Blactorors, And it	15	documenting at least 400 Florida Master Site
16	Bricklayers, Masons, and Plasterers. And it	16 17	File forms. And then, lastly, capturing all of
17 18	represents, really, this beautiful craft of Mid-Century construction, which is a theme that	17 18	that information in a geospatial database that we can share with the City after that.
19	you'll see perhaps throughout our presentation.	19	Next slide, please.
20	Next slide, please.	20	So the existing district boundaries the
21	I would like to thank very much several	21	light pink here is actually the historic the
22	people that were extremely helpful to our	22	local district boundary. And then the magenta
23	project.	23	line is, in fact, the current National Register
24	I'd like to thank Arimus Wells for	24	boundary.
25	providing guidance and leadership on the	25	And as we were developing the project, we
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1	9 actually expanded our search a little bit	1	11 informants were extremely important to us in
2	slightly outside these boundaries, and I'll	2	terms of identifying resources.
3	show you that in a little bit.	3	There's also the fieldwork components, so
4	Next slide, please.	4	we compare what we find in the historical
5	So the existing 1985 survey documented	5	record, in our research, with what's actually
6	over 1,800 structures. And when we received	6	in front of us in the field. And that's really
7	the roster list from the Division of Historical	7	kind of an iterative process, and that's what
8	Resources, there were 1,805 standing	8	helped us define the resources we wanted to
9	structures. And on that list, nine of them were noted as demolished. There are, in fact,	9	record.
10 11	more that have been demolished, but the the	10 11	And then, lastly, we identified from that whole group of resources, we picked our
12	official list had nine.	12	essentially, almost 400 sites to include in
13	And then another 56 the number itself	13	this project.
14	was number emptied, which meant that file was	14	And I just want to mention that you
15	consolidated with another site or it was	15	know, the local people and the local sources
16	removed at some point in the history.	16	were extremely valuable in terms of finding
17	So that left us about 1,740 sites for a	17	places and having good information.
18	potential review. And nine of those sites were	18	So this map actually shows the old survey
19	actually related to the parks, so that included	19	with the all the little dots there are
20	things like memorials and bridges and so forth.	20	original 1985 survey sites.
21	So we decided to really focus on standing	21	We divided the project into these seven
22	structures. So we didn't really readdress the	22	sectors just to help us geographically study
23	park at this point for this particular project.	23	different areas.
24	So our scope, again, was to identify and	24	And another task was to review all of the
25	document about 400 sites. Our project duration	25	previous historic resource surveys and other
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1	¹⁰ was from December of 2023 to July of 2024.	1	12
			reports from the Division of Historical
	•		reports from the Division of Historical Resources that relate to this community
2	And I will mention that one of the	2	Resources that relate to this community.
2 3	And I will mention that one of the limitations that we ran up against with this	2 3	Resources that relate to this community. Next slide, please.
2 3 4	And I will mention that one of the limitations that we ran up against with this project was a limitation on our scope, our	2 3 4	Resources that relate to this community. Next slide, please. And also look at the a couple of
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2 3 4 5 6	And I will mention that one of the limitations that we ran up against with this project was a limitation on our scope, our schedule, and our funding. So one of the outcomes of this project is	2 3 4 5 6	Resources that relate to this community. Next slide, please. And also look at the a couple of existing National Register properties in the area, including, of course, the Henry Klutho
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City of Jacksonville

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October 23, 2024

Histor	ic Preservation Commission	r	Uncertified Condensed Copy
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1	Next slide, please.	1	And then we can also capture our
2	And some other studies that helped us with	2	photographs next slide, please.
3	our Mid-Century context. So in our program at	3	And that's all integrated into each of the
4	UF, we published a couple of studies in 2018	4	site files. So all of that information is
5	and 2019. One dealt with Florida's Mid-Century	5	handy in one geospatial database at the end of
6	Modern heritage, and we looked at architecture	6	all of this.
7	across the state and had several examples that	7	Next slide, please.
8	we pulled from Jacksonville as well. And that	8	So how did we pick our 400 sites out of
9	really helped us understand the forces acting	9	the many, many more that we examined? So we
10	on development and architecture during this	10	categorized resources in into three basic
11	time period.	11	categories.
12	And then the next year we did a similar	12	The first thing our first charge was,
13	study on single-family housing, and we took a	13	of course, Mid-Century resources. That was the
14	look at what happened post-war period in	14	purpose of our grant. We didn't have 400
15	Florida in terms of housing types and	15	Mid-Century resources in Springfield. They
16	architectural styles.	16	just aren't there, so but what we did come
17	And then the other one sorry. The	17	up with was about a hundred-or-so resources
18	other study that was really helpful was the	18	that fit this criteria for our survey.
19	Mid-Century Modern architecture study that was	19	We also looked at any structure that was
20	done in 2008. And it was an exhibit done in	20	built before 1980 located in the alleyways that
21	conjunction with the Cummer Art Museum and	21	were excluded from previous surveys. This is
22	sponsored by AIA Jacksonville, DOCA/MOMA	22	where the local informants really helped us
23	Florida.	23	identify buildings, apartments, dwelling units,
24	Next slide, please.	24	those sorts of things that were not included in
25	So our field the way we gathered our	25	the original survey, and that became really
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1 2	14 field data I just wanted to share this with	1	16 important.
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Histor	c Preservation Commission 17	1	Uncertified Condensed Copy 19
1	Springfield was also the site of the	1	post-war redevelopment. The 1985 Florida
2	subtropical expositions which were designed to	2	Master Site File for the building at 1101 North
3	encourage tourism to come to Jacksonville at	3	Main Street here shows that this much earlier
4	that point.	4	building had been modified somewhat
5	And then, in particular, Springfield	5	significantly by that point with the stucco
6	really got its impetus for growth after the	6	coating, with the awning aluminum awning
7	1901 fire, when people were escaping downtown	7	windows that substituted for the original
8	and Springfield was really the closest place to	8	windows. You can see that in the signage in
9	reestablish a community. So a population surge	9	the storefront.
10	after the 1901 Great Fire.	10	And then, of course, that building has
11	Springfield was, essentially, pretty much	11	subsequently been rehabilitated and is now the
12	built out by the early 1920s. So while the	12	home of the the beautiful mural that
13	rest of the area may have been experiencing the	13	indicates that it's the community of
14	building boom, Springfield's building boom came	14	Springfield.
15	a little bit earlier in that regard.	15	Some other things that were important that
16	And the other interesting thing about the	16	happened during this period were social
17	community is how transportation systems have	17	movements, the shift in populations, and in
18	affected its development. So we go from the	18	particular the historic preservation movement
19 20	horse-drawn street cars, eventually to the automobiles.	19 20	has had a really deep effect on Springfield for the good, starting in the 1970s and actually
20	And then in Springfield, you see some of	20	moving all the way through to today, you see
22	the auto dealership buildings become important	22	that this the impact of the idea of how
23	landmarks in that community as well, at both	23	important it is to preserve a community,
24	the south and the north end.	24	reflected in the community today.
25	Next slide, please.	25	Next slide, please.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	18		20
1	So one of the important events that	1	So some of the buildings moved around.
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Histor	ic Preservation Commission 21		Uncertified Condensed Copy 23
1	style to this region continues through this	1	Mid-Century resources. So they're range
2	legacy of Mid-Century Modern architecture	2	everything from a really fine example of
3	today.	3	Mid-Century Modern church architecture here,
4	, Next slide, please.	4	which I know was designated, I think, a few
5	And so within Springfield, you had, of	5	years ago, locally, here.
6	course, the home of Henry Klutho and some other	6	So the Mount Sinai Missionary Baptist
7	buildings he designed. Works by Roy Benjamin,	7	Church from 1959, and it's got these really
8	a contemporary architect of that period. And	8	great characteristics. It's very sculptural.
9	then the legacy of Roy Benjamin moves into KBJ	9	It's got that really beautiful interior
10	Architects, which continues today as an	10	sanctuary space that's held up by Glulam beams
11	important firm. And you have a representative	11	and exposed roof decking very characteristic
12	building in the community on Main Street of KBJ	12	of this time period that play of solids and
13	Architects that's Mid-Century as well.	13	voids in the facade, that large window in the
14	So, basically, our findings were we	14	east gable end, and really a lack of applied
15	identified these we selected these 400 sites	15	ornamentation, but it's the form itself is
16	to represent what we saw. We produced a of	16	the ornamentation of this building.
17 18	the 400, 142 new forms, and then the balance were updated forms, a final survey report, and	17 18	Next slide, please. And it ranges from that high style
10	that geospatial database. So these were the	10	architecture all the way to simple vernacular
20	three work products that came out of our	20	masonry buildings like this this little
21	project.	21	structure that's on the alleyway, and it shares
22	Next slide, please.	22	the parcel with the church at 25 West 9th
23	So here the blue overlay on top of the	23	Street, but it's not identified on the Florida
24	original pink historic district, it shows a	24	Master Site File, and it's just in fact, it
25	little bit of the area. So you can see we kind	25	doesn't actually its footprint doesn't even
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	22		24
1	of expanded our boundary a little bit to en	1	show up, in fact, on the property appraiser
2	capture some of the sites around the railroad.	2	website, so
3	We have one very interesting property to	3	But it's, again, a very simple masonry
4	the north, and one off to the west of Hogan's	4	vernacular construction. And there's quite a
5	Creek, and one to the south. And then the	5	few of these throughout the community as well.
6	the little edge of pink is actually the park structures that we decided to not address in	6	Next slide. So our second category were structures
7 8	our survey because they were not buildings, per	7 8	that were on the alleys, excluded from previous
9	se. They were just objects, usually.	9	surveys. So this is a great one that Kiley
10	Next slide, please.	10	Secrest identified for us. It is sort of an
11	And then, when you look at our geospatial	11	18 we think 1890s era, Queen Anne Revival
12	database here, we can sort things by the year	12	barn. It sits on its own parcel, right off of
12		12 13	barn. It sits on its own parcel, right off of the alleyway, and it's not associated with any
	database here, we can sort things by the year		
13	database here, we can sort things by the year built, we can sort it by the style of	13	the alleyway, and it's not associated with any
13 14	database here, we can sort things by the year built, we can sort it by the style of architecture. So this gives us a lot of really	13 14	the alleyway, and it's not associated with any of the houses because the houses around it are actually a little bit later, so And it it's very much in keeping with
13 14 15	database here, we can sort things by the year built, we can sort it by the style of architecture. So this gives us a lot of really rich data that we can pull off of this database as a result. So this particular graphic here is just	13 14 15	the alleyway, and it's not associated with any of the houses because the houses around it are actually a little bit later, so And it it's very much in keeping with this this particular style pattern book by
13 14 15 16 17 18	database here, we can sort things by the year built, we can sort it by the style of architecture. So this gives us a lot of really rich data that we can pull off of this database as a result. So this particular graphic here is just showing this breakout of our recorded resources	13 14 15 16 17 18	the alleyway, and it's not associated with any of the houses because the houses around it are actually a little bit later, so And it it's very much in keeping with this this particular style pattern book by George Barber, <i>Cottage Souvenir</i> book from 1891.
13 14 15 16 17 18 19	database here, we can sort things by the year built, we can sort it by the style of architecture. So this gives us a lot of really rich data that we can pull off of this database as a result. So this particular graphic here is just showing this breakout of our recorded resources and the architectural styles that were assigned	13 14 15 16 17 18 19	the alleyway, and it's not associated with any of the houses because the houses around it are actually a little bit later, so And it it's very much in keeping with this this particular style pattern book by George Barber, <i>Cottage Souvenir</i> book from 1891. And you can just see, it has a lot of the
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	21	it, upper right, 1942, to ranch houses.	21	was this development of residential suburbs,
22 There's a few of them kind of sprinkled through 22 late 19th and early 20th century, and it was				•
23 the community. The one on the lower left is, 23 found significant for National Register		· •		
24 actually, on West I think it's 9th, I think, 24 criterion A, dealing with events; and C,	24		24	
25or 10th. And, again, it's a you know, an25dealing with architecture and design.	25		25	
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 322		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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	of Jacksonville ric Preservation Commission		October 23, 2024 Uncertified Condensed Copy
	29		31
1	So some thoughts on maybe expanding these	1	in particular the the tower that we've
2	criteria for a future perhaps expansion of the	2	already seen; and, of course, the the
3	district would be to consider the importance of	3	Singletary [sic] Citizens Center there, which
4	the industry and manufacturing hubs, the impact	4	is a again, a really strong example of
5	of the railroads that define that community	5	brutalist architecture, really beautiful
6	boundary on the north side and east side of	6	building.
7	Springfield is is one option.	7	And then also just the fact that the
8	Another is that sort of that history,	8	Winn-Lovett grocery store is the last one of
9	the cycles of commercial development from the	9	this particular design remaining. That, I
10	1925 zoning all the way up through the '70s.	10	think, has some important merit as well.
11	And, again, cycles of decline and	11	Next slide, please.
12	revitalization, how that happens in the	12	And then so some recommendations on
13	community and how Springfield is kind of a	13	next steps.
14	in a microcosm, really represents what's	14	Again, additional phased survey projects
15	happened, really, in Florida in terms of this	15	to reexamine all of the remaining resources in
16	entire time period.	16	the community. See what's still there from the
17	The post-war reconstruction of the Urban	17	1985 survey, what's been torn down. And then
18	Core then leads to post-war reconstruction in	18	consider how you can integrate this Mid-Century
19	Springfield as well.	19	in into maybe expanding the the
20	The importance of social reform movements,	20	significance of that community.
21	particularly public services, you know,	21	Another thought was, maybe there was some
22	particularly public housing, for example, and	22	multiple property cover nominations for the
23	those two great examples within the community	23	National Register.
24	there, the brutalist building by Ted Pappas and	24	And some ideas on themes were doing one on
25	Herschel Shepard's building as another example.	25	perhaps brutalist architecture because
20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	20	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	30		32
1	And, of course, the Singleton Center, which is	1	Jacksonville has a really strong tradition of
2	a really remarkable piece of architecture also.	2	that kind of architecture here, or works by
3	And then for criterion C perhaps consider	3	notable Mid-Century architects, of which there
4	these trends in modern architecture from the	4	are quite a number.
5	'40s to the early 1980s. International style,	5	Maybe building types, like the all the
6	brutalism, Mid-Century Modern.	6	great Mid-Century churches throughout this
7	And I I'll just mention this quickly.	7	region here, very strong.
8	While this is not a current recommendation,	8	And architectural works associated with
9	it's something for future historians to think	9	specific groups. For example, the Jewish
10	about, which is, in the late 20th and early	10	heritage of Jacksonville is a very interesting
-	21st century there was a move towards	-	story as well that could be told through its
11	neotraditional design, which is an important	11 12	architecture.
12	-		
13	part of the Springfield community in terms of	13	You could update the community design
14	rebuilding there, and I think that's something	14	guidelines to include guidance for Mid-Century
15	in in another 30 years or so future	15	resources and rehabilitating those.
16	historians may want to consider that when they	16	Another thought was the neighborhood
17	examine the context of this community as well	17	overlay districts for maybe a smaller area,
18	and the impact of that.	18	like the warehouse district, if you wanted
19	Next slide, please.	19	specific design guidelines for that area as

- 20 So on to the recommendations.
- 21 Next slide.
- 22 So a couple of thoughts on the national
- 23 future -- National Register nominations that
- 24 may be of interest. Two of them are, of
- 25 course, you know, the works of Ted Pappas, and Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300
- Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

And then also have some opportunities to

24 Mid-Century architecture that you find in the

20 well. That could be something to examine

23 really promote this legacy of this quality

22

25

21 further.

community.

THISTOP	ic Preservation Commission	1	Uncertified Condensed Copy
	33		35
1	So there's a few more next steps on the	1	some of the built some of the buildings that
2	next slide.	2	we've seen in the presentation today, even in
		3	their sort of time although, certainly I put
3	Public education programs are always	-	
4	great. Updating again, updating the	4	them in the category of Mid-Century Modern
5	development design standards for Mid-Century	5	or they seem to some of them seem to be
6	resources for the community.	6	down the ripple of the stone of the event
_	Public heritage programs. SPAR has such a	-	rather than at the historic closer to the
7		7	
8	strong program in terms of public events that	8	beginning of the event.
9	may be incorporating some of the Mid-Century	9	And so I'm wondering how, like can you
10	heritage which would be quite interesting as	10	elaborate on how you determine the building is
11	well.	11	really a Mid-Century Modern building? Does
12	The volunteer survey training, I mentioned	12	that make any sense?
13	this because we've developed kind of a best	13	Like, it's built you know, like, there
14	practices for doing this in communities. And	14	are some building here on the riverfront that
15	we've done this in Pinellas County extensively	15	are not as old as some of the other truly,
			· · ·
16	where we go into the community, a	16	like, Mid-Century Modern or UN like, the
17	representative from from the University of	17	United Nations-inspired kinds of buildings that
18	Florida, and we usually work with the local	18	we have down here in downtown Jacksonville.
19	preservation groups there, volunteers that are	19	MS. STEVENSON: Yeah.
20	interested in learning about architecture.	20	THE CHAIRMAN: Just wondering about that.
21	We prepare a little guide to architecture	21	There's some flexibility there
22	for them and we pair up a citizen with somebody	22	MS. STEVENSON: Oh, yeah, because well,
23	that has maybe a little experience in	23	I'll tell you what we did. When did we our
24	conducting surveys and knows a little about	24	Mid-Century studies at UF for statewide, we
	- ,		•
25	architecture. And then that way they learn	25	essentially took the time period we took '35
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	34		36
	34		36
1	to what to record and what's important. And	1	to '75 as kind of our general time frame. And
1 2	to what to record and what's important. And we find that's really effective for grabbing a	1 2	to '75 as kind of our general time frame. And Mid-Century isn't really a style; it's kind of
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2 3	to what to record and what's important. And we find that's really effective for grabbing a lot of information about a community quickly	2	to '75 as kind of our general time frame. And Mid-Century isn't really a style; it's kind of a period. So that's the other thing. It's a
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City of Jacksonville Historic Preservation Commission

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1	37		39
1	Richmond Street; Number 4, COA-24-31263, 1281	1	All right. Is there anyone else here
2	Ingleside Avenue; Number 5, COA-24-31275, 128	2	today that wishes to speak to a consent agenda
3	6th Street East; Number 6, REHAB-24-03, 157 8th	3	item?
4	Street East.	4	AUDIENCE MEMBERS: (No response.)
5	So those are the deferred items on the	5	THE CHAIRMAN: No? Okay.
-			•
6	agenda.	6	All right. Then we'll entertain a motion.
7	And then moving on to the consent agenda,	7	COMMISSIONER GREGORY: Motion to approve
8	we have item number actually, we're going to	8	consent agenda Items Number 2 and 3.
9	pull Item Number 1, please. We'll pull that	9	COMMISSIONER HOFF: I will second.
10	off the consent agenda and put it on the COA	10	THE CHAIRMAN: Any discussion?
11	agenda.	11	COMMISSION MEMBERS: (No response.)
12	So we have two items on the consent	12	THE CHAIRMAN: All those in favor?
13	agenda: COA-24-30961 at 1135 Walnut Street in	13	COMMISSION MEMBERS: Aye.
14	Springfield; and then COA-24-31005, 2749	14	THE CHAIRMAN: All those opposed?
15	Downing Street in Riverside/Avondale.	15	COMMISSION MEMBERS: (No response.)
16	And we'll entertain a motion.	16	THE CHAIRMAN: So let it be known that
17	If there's anyone here today to speak to	17	consent agenda items 2 and 3 have been
18	any of these two consent agenda items, please	18	approved.
19	come forward.	19	Now, if you're here today in regards to
20	(Audience member approaches the podium.)	20	one of those two consent agenda items that were
21	AUDIENCE MEMBER: My name is I'm	21	approved, you're certainly welcome to stay for
22	representing the Item Number 1 31107.	22	the rest of the meeting, but you're also free
23	My name is Ognjen Vojnovic.	23	to go because they have been approved.
24	THE CHAIRMAN: You're on the first one?	24	And then Number 1, sir, we're going to
25	MR. VOJNOVIC: Yeah.	25	hear that later on in the COAs, not right now.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	38		40
1	THE CHAIRMAN: Sir, we've pulled that to	1	We'll call you up, sir.
2	the COA agenda, so we'll hear that one later.	2	MR. VOJNOVIC: (Inaudible.)
3	MR. VOJNOVIC: Oh, okay.	3	THE CHAIRMAN: So now we'll move on to
•		•	
4	THE CHAIRMAN. Okay Thank you	Δ	
4	THE CHAIRMAN: Okay. Thank you.	4	Item D, previously deferred items to be heard,
5	Great. So when we get to that one, you	5	Item D, previously deferred items to be heard, and we'll start let me see. We only have
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	41		43
1	structure is buried into the slope of the	1	MR. GREER: Sorry. Jumped the gun.
2	property and is now removed has now removed	2	THE REPORTER: If you would raise your
3	a large oak tree that compromises its	3	right hand for me, please.
4	foundation, which has led to water infiltration	4	MR. GREER: (Complies.)
5	and deterioration.	5	THE REPORTER: Do you affirm that the
6	So again, some photos are included within	6	testimony you are about to give will be the
7	the staff report, as well as the overall book	7	truth, the whole truth, and nothing but the
8	package, that confirmed the condition and the	8	truth?
9	extent of that deterioration.	9	MR. GREER: Yes.
10	So other than that, we do stand by our	10	THE REPORTER: Thank you.
			,
11	original report, including demolition of the	11	THE CHAIRMAN: Thank you.
12	contributing accessory structure as well as new	12	So if you don't have a statement, I guess
13	construction for the addition. And so we	13	I would I would just ask you, do you have
14	forward to you a recommendation for approval	14	any objection to the conditions?
15	with the conditions noted in the report.	15	MR. GREER: No. Like Arimus said, it's,
16	THE CHAIRMAN: All right. Thank you.	16	you know, built into the grade, which is
17	We will officially open the public	17	causing pretty severe water intrusion and
18	hearing. Is there anyone here to I'm sorry,	18	THE CHAIRMAN: Okay.
19	do commissioners have any questions for staff?	19	MR. GREER: Yeah.
20	COMMISSIONER GREGORY: Through the Chair,	20	THE CHAIRMAN: All right. Well, if we
21	yes, I did have a question for the staff.	21	need you to come back up
22	Was the finding that due to the	22	MR. GREER: Perfect.
	-		
23	building being built into the slope, that water	23	THE CHAIRMAN: we'll ask you.
24	was soaking into the concrete?	24	MR. GREER: Thank you.
25	I'm looking at the photos here. It looks	25	THE CHAIRMAN: Is there anyone else here
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	42		44
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1 2		1 2	
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City of Jacksonville Historic Preservation Commission October 23, 2024 Uncertified Condensed Copy

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1	point.	1	THE CHAIRMAN: All right. So that will be
2	COMMISSIONER HOFF: I have a through	2	deferred. And we'll defer that to the next
3	the Chair, I guess, to either staff or the	3	meeting on in September? I'm sorry,
	· - ·	-	
4	applicant. Could you speak to how long the	4	November?
5	structure has been built into the slope?	5	MR. WELLS: To the Chair, yes.
6	MR. WELLS: Through the Chair, I'll have	6	THE CHAIRMAN: November 13th, 2024?
7	to defer to the applicant on that one.	7	MR. WELLS: Yes.
8	(Mr. Greer approaches the podium.)	8	THE CHAIRMAN: So next is LM-24-07 at 1220
9	MR. GREER: To our knowledge, that's how	9	16th Street East.
		-	
10	it's been for years, yeah.	10	We'll hear a staff report.
11	There used to be some large trees on the	11	MR. WELLS: All right. Thank you.
12	front right corner that had been removed but	12	So this is a landmark report, LM-24-07,
13	have have cracked both the stem wall and the	13	for the property located at 1220 East 16th
14	slab as well.	14	Street. This is known as the original
15	At the back of the garage, it's about 3,	15	originally titled Duval County Public School
			Number 8. Historically, it's been known as the
16	3-and-a-half feet below grade back there, so it	16	
17	wouldn't be an easy task to remedy that.	17	J. Allen Axson Elementary School.
18	COMMISSIONER HOFF: That was my question.	18	So in accordance with our section
19	THE CHAIRMAN: Any other discussion?	19	criteria, we found that this property which
20	COMMISSION MEMBERS: (No response.)	20	was requesting a local landmark designation, we
21	THE CHAIRMAN: No?	21	found that it met three of the seven criteria.
22	COMMISSIONER HOFF: My thought is that,	22	The first one relates to its being a
23	you know, if this were a more significant	23	-
			significant reminder of the cultural,
24	structure, then I may feel differently about	24	historical, architectural or archaeological
25	this, but I'm leaning towards approval as well.	25	heritage of the city, state, or nation.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1	different parts. So the original building was	1	also been installed. And the current owner is
2	built in 1910 from a design which we heard	2	also an architect, urban designer, a general
3	earlier from the UF presentation Roy	3	contractor, and developer.
4	Benjamin, who is a prominent architect.	4	So we stand by our findings. And, again,
5	The original part of the school has the	5	we found that this meets three out of the seven
6	same basic design and floor plans as two other	6	criterion, and we forward a recommendation for
7	schools, so which are Lackawanna Elementary	7	approval of the school.
8	School and Fairfield Public School, which were	8	THE CHAIRMAN: Commissioners, any
9	also both built in 1910.	9	questions for staff?
10	The J. Allen Axson Elementary School was	10	COMMISSION MEMBERS: (No response.)
11	one of the five schools constructed between	11	THE CHAIRMAN: Well, let's go ahead and
12	1910 and 1911. The school was funded as part	12	open the public hearing.
13	of a bond issue, which allowed for eight	13	Is there anyone here to speak on this
14	classroom additions, which was added in 1915,	14	landmark designation?
15	which was also designed by Roy Benjamin.	15	(Audience member approaches the podium.)
16	The school expanded again in 1926 by	16	THE CHAIRMAN: Please state your name and
17 18	contractor O.P. Woodcock, who, again, used designs by Roy Benjamin. And the school was	17 18	address and we'll swear you in. AUDIENCE MEMBER: Carmen Godwin.
10	eventually named from Duval County Public	19	Do you need my address also?
20	School Number 8 to J. Allen Axson in 1956.	20	THE CHAIRMAN: Yes, please.
21	So the school reflects the continued	21	MS. GODWIN: 4834 Malpas Lane, 32210.
22	change in school design that started in the	22	(Raises right hand.)
23	19th century with an emphasis on fresh air,	23	THE REPORTER: Do you affirm that the
24	light, space, and sanitation. And which, of	24	testimony you are about to give will be the
25	course, continued into the 20th century.	25	truth, the whole truth, and nothing but the
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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	50		52
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	r Jacksonville ic Preservation Commission		Uncertified Condensed Copy
	53		55
1	Jacksonville during the time of World War I.	1	buildings are now listed as landmark
2	The school exemplifies the importance of	2	structures, including the Masonic Temple, John
3	the City that the City placed on its public	3	Gorrie Junior High School, and the Willow
4	institutions. These buildings were meant to be	4	Branch Library.
_			•
5	monuments to the City's dedication to	5	And, finally, the building is suitable for
6	education. They hired master architects and	6	preservation. Many architectural elements
7	master builders, and they used quality	7	remain intact on the building and efforts have
8	materials in the construction of these	8	already begun to preserve its history and
9	buildings.	9	integrity.
10	The architectural design of this building	10	The current owner is an architect, urban
11	and its ornamentation are characteristic of	11	designer, general contractor, and developer.
12	other educational buildings constructed during	12	He has reestablished connections to JEA power
13	this same time period.	13	and electric and water. He's cleaned up the
14	Next, it does qualify as being identified	14	property, removed graffiti, and installed
15	by the work of a master architect and master	15	fences and multiple security measures which
16	builder, as both the original and both of the	16	will keep the building safe from from
17	additions were constructed by the same team.	17	demolition.
18	Architect Roy Benjamin is one of	18	The owners have already created concept
	Jacksonville's most well known architects. He		
19		19	plans for new uses on the structure and are working with engineers and experts to ensure
20	specialized in theater architecture. He's	20	
21	credited with building over 200 theaters	21	the building is not only renovated and
22	throughout the country. As mentioned, the	22	adaptively reused, but also that significant
23	Florida Theatre, the Riverside and San Marco	23	architectural elements are preserved in that
24	Theatres are just a couple of those that you	24	process.
25	can still see today here in Jacksonville.	25	(Timer notification.)
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1		1	
	Benjamin also assisted with the design of		MS. GODWIN: I'm happy to answer any
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City of Jacksonville

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1 113101	57		Uncertified Condensed Copy 59
1	truth, the whole truth, and nothing but the	1	single-loaded corridors that allow natural
2	truth?	2	life light flow through from east to west,
3	MR. ALEGRE: I do.	3	north to south. And this layout is very rare,
4	THE REPORTER: Thank you.	4	even in modern design. It creates a sense of
5	MR. ALEGRE: Thank you.	5	openness and vitality throughout the building,
6	Good afternoon.	6	brings all natural lights and ventilation to
7	I'm Rudy Alegre. I was born in Argentina.	7	it. Something that it doesn't happen today.
8	And we had a very passionate feelings for	8	Anyway, the brickwork is exceptional too.
9	architecture my entire life, and I earned my	9	(Timer notification.)
10	master's degree in architecture and urban	10	MR. ALEGRE: Okay. (Inaudible) and all
11	design back in 1986. Very soon after that, I	11	that, and I hope we can preserve it. That's
12	was invited to move to California and work for	12	(inaudible).
13	several top-of-the-line architectural firms	13	Thank you.
14	too. Worked with we got a lot of beautiful	14	Any questions? And I'm here.
15	projects and awards too.	15	THE CHAIRMAN: Any questions?
16	I moved to Jacksonville four years ago. I	16	COMMISSION MEMBERS: (No response.)
17	love this place. And soon after that, my	17	MR. ALEGRE: Thank you very much.
18	friend Elizabeth, (inaudible) too, called me	18	THE CHAIRMAN: Thank you. Thank you very
19	about this particular building after doing	19	much.
20	investments, mostly in residential areas, like	20	MR. ALEGRE: Appreciate it.
21	Springfield and Phoenix.	21	THE CHAIRMAN: Is there anyone else here
22	So I went to see the building, and we took	22	today to speak to this landmark designation
23	over the ownership back in 19 I mean,	23	application?
24	sorry, 2023, a year and a half ago.	24	AUDIENCE MEMBERS: (No response.)
25	We met a few times with Mr. Folks and Lisa	25	THE CHAIRMAN: No? All right. We'll
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	58		60
1			
	Sheppard about this particular project and the	1	close the public hearing and I'll entertain a
2	Sheppard about this particular project and the ideas to bring it alive. Everybody was very	1	close the public hearing and I'll entertain a motion.
	ideas to bring it alive. Everybody was very		motion.
2	ideas to bring it alive. Everybody was very enthusiastic and very happy with it.	2	motion. COMMISSIONER GREGORY: Motion to approve
2 3	ideas to bring it alive. Everybody was very enthusiastic and very happy with it. The technicality of it what drew me to	2 3	motion.
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HISIO	ic Preservation Commission	1	Uncertified Condensed Cop
	61		63
1	THE CHAIRMAN: All those opposed?	1	system being located within the rear property.
2	COMMISSION MEMBERS: (No response.)	2	That's something that we do want to get into
3	THE CHAIRMAN: So let it be known that	3	the posture of doing for future new
4	LM application 24-07 at 1220 16th Street	4	constructions. We just missed it on this one,
5	East has been approved.	5	SO
6	MR. ALEGRE: Thank you.	6	Other than that, we stand by our original
7	THE CHAIRMAN: All right. So we'll move	7	report but with that additional condition.
8	on to the COA section. We're going to start	8	THE CHAIRMAN: Thank you.
9	with the one that we pulled from the consent	9	Do we have any commissioners have any
10	agenda. Item COA or, I'm sorry,	10	questions for staff?
11	application COA-24-31107 at 2nd Street East in	11	COMMISSION MEMBERS: (No response.)
12	Springfield.	12	THE CHAIRMAN: Is there anyone here to
13	So we'll open the public hearing and hear	13	speak to this COA today?
14	a staff report.	14	AUDIENCE MEMBER: (Indicating.)
15	MR. WELLS: Thank you.	15	THE CHAIRMAN: Please come forward.
16	So this is COA-24-31107 for the property	16	The applicant, rather.
17	located at 0 2nd Street East. So this is a	17	(Audience member approaches the podium.)
18	request to permit for a single-family, new	18	THE CHAIRMAN: State your name and
19	construction, a two-story home. So this will	19	address, please, and she'll swear you in.
20	be located within the Springfield Historic	20	AUDIENCE MEMBER: Ognjen Vojnovic, 33
21	District.	21	Katie Creek, St. Augustine.
22	As designed, the proposed two-story home	22	THE REPORTER: If you would raise your
23	will consist of a gabled roof, a brick tile	23	right hand for me, please.
24	finish on the foundation, a porte cochere, and	24	MR. VOJNOVIC: (Complies.)
25	a covered full-width porch.	25	THE REPORTER: Do you affirm that the
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1	62 The primary materials include Fiberglass	1	64 testimony you are about to give will be the
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2	The primary materials include Fiberglass shingles for the roof, 2-over-2 windows, Hardie		testimony you are about to give will be the truth, the whole truth, and nothing but the
2 3	The primary materials include Fiberglass shingles for the roof, 2-over-2 windows, Hardie board lap siding, a wood railing, and tapered	3	testimony you are about to give will be the truth, the whole truth, and nothing but the truth?
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City of Jacksonville Historic Preservation Commission

26

(904) 821-0300

October 23, 2024 Uncertified Condensed Copy

	65	1	67
1	THE CHAIRMAN: Thank you.	1	Chair, so I think that the design of the
2	Do we have any questions for the	2	single-family home is perfectly fine. I do
3	applicant?	3	think that the scale of the porte cochere is a
4	COMMISSIONER GREGORY: Yes.	4	little too large compared to the home.
5	Through the Chair, we one thing we want	5	This is I'm just kind of going back in
6	to confirm is that this this lot is on City	6	my memory here. This is probably the first new
7	water and sewer; is that correct?	7	construction single-family home with a porte
8	MR. VOJNOVIC: Yeah.	8	cochere that I can recall. And looking at some
9	COMMISSIONER GREGORY: Okay. Thank you.	9	of the historic ones in the neighborhood,
10	MR. VOJNOVIC: Yeah.	10	I'm I'm familiar with the neighborhood. So
11	THE CHAIRMAN: Any other questions for the	11	I found, I don't know, probably about five or
12	, ,		six, including 1214 Hubbard, 1644 Pearl, 1424
	applicant?	12	
13	COMMISSION MEMBERS: (No response.)	13	Pearl, 133 West 5th, and 1206 Hubbard. Those
14	THE CHAIRMAN: No? Okay.	14	are typically larger homes, wider homes with a
15	Thank you, sir. If we need you to come	15	porte cochere that is in a smaller scale
16	back up, we'll call you. Thank you.	16	compared to the house. And they all have flat
17	Is there anyone else here today that	17	roofs as well. The only exception that I found
18	wishes to speak to this COA application?	18	was 1424 North Pearl, which is a smaller home,
19	AUDIENCE MEMBERS: (No response.)	19	but the porte cochere is very small.
20	THE CHAIRMAN: No? All right. We'll	20	So I just want to have a discussion about
21	close the public hearing and entertain a	21	that. Although there's not many of them I
22	motion.	22	do think having one is okay as long as it's not
23	COMMISSIONER GREGORY: Motion to approve	23	out of scale to the home. And, for me, it
24	COA-24-31107 for the property at 0 2nd Street	24	looks like it's a little too prominent.
25	East, approve with the conditions, and adding a	25	MR. VOJNOVIC: Would you scroll down to
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	66		68
1		1	
1	condition that if a well system is needed, it	1	the (inaudible) views if you have it? You
2	condition that if a well system is needed, it be put in the rear of the home, in the	2	the (inaudible) views if you have it? You don't have that? So you don't have it?
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City of Jacksonville Historic Preservation Commission

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	69		71
1	That flat elevation, this is this is	1	proportions that are in the neighborhood, so
2	more like just a graphic in interpretation,	2	MR. VOJNOVIC: It may be more
3	but I think it more realistic scale is the	3	proportionate to the other one in the
4	one the prospective view, especially from	4	neighborhood or the or in the around in
			-
5	the height of the eye level of about 5'4" or	5	the neighborhood, but it may not be with the
6	something like that. And that that scale	6	house itself. Then you getting, like, a
7	is, I think, on the the second on the right	7	skinny a tower-looking entrance.
8	of view 3. It's more it's more realistic.	8	I'm fine. You know, I will accept any
9	And comparing that view to the flat	9	recommendation.
10	elevation, you know, it create two different	10	One of the reasons if you move it in,
11	illusion, two different perception of the of	11	let's say then being consistent with the
12	the scale, especially, you know, approaching	12	pilaster, with the with the column base,
13	more and more to the house.	13	then that would move in.
14	So this is all relative. But, you know,	14	You know, you have we can keep 10 feet
15	there was a function, you know, to add that.	15	driveway width, but, you know, once you move in
16	We also told that instead instead, a	16	the the pilasters supporting supporting
17	flat roof originally maybe being done as you	17	tapered columns with the base with the brick
18	mentioned. I think a more compatible	18	base so, you know, we will go down to as
19	architectural architectural being done	19	we had it previously, like, to 7, 7-and-a-half,
20	until in compliance with the with the	20	or maybe maximum to 8.
21	historical rules, you know, that shed roof	21	The car can still go through. You know,
22	like the lower roof pitch would contribute a	22	so, if you if your if your concern is
	little bit more and better and for a better		
23		23	still about the proportion, maybe we can cut
24	•••	24	off I would think about cutting off. So
25		25	basically, leaving the front shed on the on
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	70		72
1		1	
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2	Because why porch has to be flat? Why always the porch it can be that the	2	the on the height of it, and then dropping dropping the porch roof down. You
2 3	Because why porch has to be flat? Why always the porch it can be that the detached garage. If you have detached	2 3	the on the height of it, and then dropping dropping the porch roof down. You know, that's possible too. We can do that
2 3 4	Because why porch has to be flat? Why always the porch it can be that the detached garage. If you have detached garage I don't have to have detached garage,	2 3 4	the on the height of it, and then dropping dropping the porch roof down. You know, that's possible too. We can do that if if necessary, you know. And I don't know
2 3 4 5	Because why porch has to be flat? Why always the porch it can be that the detached garage. If you have detached garage I don't have to have detached garage, but still respecting in respect to the to	2 3 4 5	the on the height of it, and then dropping dropping the porch roof down. You know, that's possible too. We can do that if if necessary, you know. And I don't know how to proceed with that, but
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1	more height in the porch and the porte cochere.	1	COMMISSIONER GREGORY: So through the
2	It would shift the proportion just a little	2	Chair, you're saying that the you changed
3	bit. I don't think there would be any extreme	3	the roof pitch. It was coming, like, just
4	cost related to that.	4	coming right below the window, almost like your
5	MR. VOJNOVIC: No.	5	roof is running into the bottom of the window
6	THE CHAIRMAN: But you'd still have a wide	6	kind of feel to it?
7	enough driveway that I mean, I don't have a	7	MR. WELLS: Exactly.
	pickup truck, but I've seen a lot of them in	8	THE CHAIRMAN: If I think about it
8	• • •	9	
9	the neighborhood, right? And I don't think I'd	-	being and maybe this is also in working
10	want to be driving one with any less and I'd be I wouldn't want to drive it to my house	10	it out with staff this is a question to you,
11	•	11	but when I imagine it being a 7-foot-wide
12	with anything less than 10 feet, if that's	12	drive, then it's even more vertical in its
13	that's getting a little bit it's too narrow.	13	proportion. And is that part of what led you
14	But I think that irregardless of that,	14	to recommend the widening of it, Arimus, or
15	I think it's a there are more things that	15	MR. WELLS: Through the Chair or to the
16	play than just the width of the driveway and	16	Chair, that is correct. That is one another
17	the height. There are other things in the	17	component of it, just the verticality of it.
18	in the formula too.	18	THE CHAIRMAN: Any more discussion or
19	And maybe the maybe the request might	19	questions for the applicant?
20	be to reconsider it because we don't have	20	COMMISSIONER MORGAN: Through the Chair, I
21	real we don't have real specific criteria	21	just want to follow up a little bit on what
22	when it comes to proportion, so it does end up	22	Commissioner Hoff said.
23	being subjective. And maybe that's a question	23	I think that the proportion and this is
24	for staff.	24	an opinion. I think the part that's throwing
25	MR. WELLS: Through the Chair to the	25	me is I think what you've done here is
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300 74		(904) 821-0300 76
1	Commission, actually, I I just want to	1	unique in that you've added a feature which is
2	provide some context here.	2	not typical and almost disguised it as a
3	So as the applicant has alluded to, they	3	wraparound porch. And I think it's
4	have worked with our section to initially,	4	sophisticated and I think it's nice.
5	to revise their plans. And so when they	5	I think the the thing that looks off to
6	. ,	•	
7		6	me is that generally, the wraparound porch
	originally submitted the application, they did have a 7-foot-wide porte cochere. We did look	6 7	me is that generally, the wraparound porch would have equal depths on each side, and I
	have a 7-foot-wide porte cochere. We did look	7	would have equal depths on each side, and I
8	have a 7-foot-wide porte cochere. We did look at the site plan, and we looked at the average	7 8	would have equal depths on each side, and I think that that, at a glance, is what's kind of
8 9	have a 7-foot-wide porte cochere. We did look at the site plan, and we looked at the average width of SUVs, which range from 6-and-a-half to	7 8 9	would have equal depths on each side, and I think that that, at a glance, is what's kind of throwing it because it takes away from that
8 9 10	have a 7-foot-wide porte cochere. We did look at the site plan, and we looked at the average width of SUVs, which range from 6-and-a-half to 7 feet. We just found that it wouldn't be	7 8 9 10	would have equal depths on each side, and I think that that, at a glance, is what's kind of throwing it because it takes away from that more historic feature. That's what I'm seeing.
8 9 10 11	have a 7-foot-wide porte cochere. We did look at the site plan, and we looked at the average width of SUVs, which range from 6-and-a-half to 7 feet. We just found that it wouldn't be functional. And later down the road, they	7 8 9	would have equal depths on each side, and I think that that, at a glance, is what's kind of throwing it because it takes away from that more historic feature. That's what I'm seeing. I understand the technical constraints. I
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Histor	i Jacksonville		Uncertified Condensed Copy
	77		79
1	you know.	1	conditions, plus an additional condition, which
2	And as Mr. Montoya said, the proportion is	2	was if a well is needed for water service that
3	always subjective, I think, you know.	3	it would be located to the rear of the
4	COMMISSIONER MORGAN: And it	4	property.
5	MR. VOJNOVIC: Somebody likes me tiny,	5	COMMISSIONER HOFF: Thank you.
6	somebody not, so I have a great proportion,	6	MS. LOPERA: That's the motion before you.
7	but we don't know.	7	If you want to move an amendment, that
		-	•
8	THE CHAIRMAN: Well-played.	8	would be appropriate at this time.
9	MR. VOJNOVIC: Long legs, maybe short	9	COMMISSIONER HOFF: Okay. So I would like
10	short	10	to move make an amendment to let's see,
11	THE CHAIRMAN: So here's the thing. We	11	to reduce the driveway from 10 feet to 8 feet.
12	have a we have a motion on the floor with an	12	MR. VOJNOVIC: Now, here is your
13	amendment regarding the well. We don't have	13	subjective proportion
14	any amendment regarding the porte cochere or	14	THE CHAIRMAN: Sir
15	the porch, and I'm hearing some different	15	MR. VOJNOVIC: and my subjective
16	points of view about different things, but I	16	proportion. I mean
17	think we need to I suggest we either sort	17	MS. LOPERA: So I did not hear a second,
18	of either ask more questions or have more	18	so that amendment fails for lack of a second.
19	direct discussion or provide another amendment	19	You're back to your amendment, which was
20	or or we vote.	20	to approve with the staff conditions, plus the
21	COMMISSIONER HOFF: So through the Chair,	21	additional condition of the pertaining to
22	I don't think proportion is subjective because	22	the well.
23	it can be measured. And if you look at the	23	THE CHAIRMAN: If there's no further
24	existing historic porte cocheres, they are a	24	amendments, then I say we vote.
25	significantly smaller width compared to the	25	So we're voting to approve with
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	78		
1	78 single-family home than	1	80 conditions, and also the motion to if the
1	single-family home than	1	conditions, and also the motion to if the
2	single-family home than THE CHAIRMAN: Sorry for the interruption,	2	conditions, and also the motion to if the if the water if the water services
2 3	single-family home than THE CHAIRMAN: Sorry for the interruption, Bill, but the just so you know, the image on	2 3	conditions, and also the motion to if the if the water if the water services well to move the well make sure the well
2 3 4	single-family home than THE CHAIRMAN: Sorry for the interruption, Bill, but the just so you know, the image on the screen is the previous 4/12 pitch on the	2 3 4	conditions, and also the motion to if the if the water if the water services well to move the well make sure the well is in the rear of the property.
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City of Jacksonville

October 23, 2024

Histor	ic Preservation Commission		Uncertified Condensed Copy
	81		83
1	MS. FIGUEROA: This report is for	1	property in question here.
2	COA-24-31433, located at 2131 St. Johns Avenue.	2	This property was originally constructed
3	This COA is for the replacement of 17 windows	3	in 1929. There have been no permits,
4	on a contributing two-story structure within	4	improvements, or maintenance or any discernable
5	the Riverside Avondale Historic District.	5	human activity on this property for the last
6	Located on an interior lot, the	6	20 years. In fact, the deteriorated condition
7	residential structure is a masonry,	7	of the property has given it a reputation for
8	vernacular-style home that can be characterized	8	being haunted. If only this hearing was next
9	by its red brick exterior, shingled hip and	9	Thursday.
10	valley roof, concrete arch doorway, and	10	This full scope of renovations for this
11	1-over-1 windows.	11	property will be substantial. There has been
12	The structure has a total of 33 windows.	12	exposure to the elements, inside and out as
13	As proposed, the applicant is seeking to	13	well, as no maintenance, as previously
14	replace 17 original wood windows with a	14	discussed. So this does include the windows.
15	1-over-1 Acclaim Fibrex window product.	15	There are a total of 33 windows.
16	According to the applicant, the 17 subject	16	Originally, it was thought to be 34, but due to
17	windows have a few panes made of Plexiglass,	17	the deteriorating condition of the windows and
18	have broken and missing glass, and have rot.	18	fence, there was a miscalculation. Sixteen of
19	During the site visit at the property, the	19	those windows have been approved for
20	applicant stated that no repair attempts have	20	replacement. We are here requesting the
21	been made.	21	remaining 17.
22	The subject windows did not appear to show	22	As you will see in the following pictures,
23	signs of irreparability.	23	these windows cannot be replaced or
24	Staff recommends cleaning the windows	24	repaired. Even if they could be repaired, half
25	using nonabrasive cleaning methods, replacing	25	of the windows would be new, half of the
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	82		84
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Histor	ic Preservation Commission		Uncertified Condensed Copy
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1	has rotted and is missing.	1	window contractor or restoration company to
2	My client wishes to	2	demonstrate that the windows are indeed beyond
3	(Timer notification.)	3	repair.
4	MR. KRAMPERT: Thank you.	4	COMMISSIONER GREGORY: Through the Chair,
5	I appreciate it.	5	a question for staff on this.
6	THE CHAIRMAN: Thank you.	6	Do you feel that replacing some of the
7	Do we have any questions for the	7	windows and being next to the original windows
8	applicant for the representative?	8	keeps the look consistent across the front
9	COMMISSION MEMBERS: (No response.)	9	elevation of the house?
10	THE CHAIRMAN: Thank you. If it comes up,	10	MS. FIGUEROA: Through the Chair to the
11	we'll we'll ask you to come back up.	11	Commission, yes. Since they're offering to
12	MR. KRAMPERT: Appreciate it.	12	for the previously approved windows, since it's
13	THE CHAIRMAN: Is there anyone else here	13	a Fibrex wood blend product, we feel that that
14	today to speak to this COA?	14	would mesh well with the existing historic wood
15	AUDIENCE MEMBERS: (No response.)	15	ones.
16	THE CHAIRMAN: All right. Then we will	16	COMMISSIONER HOFF: Through the Chair,
17	close the public hearing and entertain a	17	question for the applicant.
18	motion.	18	(Mr. Krampert approaches the podium.)
19	COMMISSIONER HOFF: Through the Chair, I	19	COMMISSIONER HOFF: In the presentation,
20	will make a motion to actually, let me take that back.	20	you mentioned that the owner has had multiple
21 22		21	general contractors agree that most of these
22 23	Okay. Through the Chair, I will make a	22	remaining 17 windows are irreplaceable or more
23 24	motion to deny COA-24-31433. COMMISSIONER MORGAN: Second.	23 24	costly to repair. Do you have documentation of those opinions by multiple general contractors?
24 25	THE CHAIRMAN: Discussion?	24 25	MR. KRAMPERT: Not presently, but we would
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	86		88
1	COMMISSIONER HOFF: Through the Chair to	1	be happy to provide those.
2	staff, so is your I believe it was noted	2	COMMISSIONER HOFF: In follow-up, do you
3	that it was reported to you that no attempt had	3	know if those general contractors are familiar
4	be made at repair. Is that the primary or one	4	with historic renovations and have successfully
5	of the primary reasons for the recommendation?	5	done these before?
6	MS. FIGUEROA: Through the Chair to the	6	MR. KRAMPERT: Yes. Yes. As listed on
7	Commission, so mainly we were trying to find	7	there as well, my client has performed more
8	any kind of rot or deterioration.	8	than 200 of these, historical and not, and has
9	And originally, the applicant, under a	9	a lot of familiarity with these. And the
10	previous COA, wanted to replace all the	10	and the contractors and those those are
11	windows. At the staff level, we were able to	11	the contractors that he has used.
12	approve 16. And the other ones, you know, just	12	COMMISSIONER GREGORY: So something for us
13	had some chipped paint on them, no significant	13	to discuss here is, do we want to offer the
14	rot, and, of course, had Plexiglass in some	14	option to defer if he had a letter from a
15	panes or had some cracked glass, and we're	15	general contractor that that was familiar
16	willing to work with the applicant to help them	16	with the historic windows, or are we looking to
17	repair the windows.	17	make a decision today based on staff's
18	MR. WELLS: Through the Chair to	18	recommendations?
19	Commissioner Hoff, if I may just add, in terms	19	THE CHAIRMAN: Who are you asking that
20	of just our approach to windows replacement	20	question?
21	applications, we do ask initially for the	21	COMMISSIONER GREGORY: To the Commission
22	applicant to demonstrate if they've ever	22	here, if we wanted to consider that.
23	attempted window repairs.	23	THE CHAIRMAN: Okay. Well, I have a
24	And if not, they can always get a letter	24	before we answer that, I would have a question
25	from a certified window contract expert or	25	for staff in this regard because we've heard
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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	Jacksonville		October 23, 2024
HISTOL	c Preservation Commission 89		Uncertified Condensed Copy 91
1	previous applicants with similar situations, in	1	THE CHAIRMAN: I would like to emphasize
2	fact, in this area in this district or near	2	that. I'm certainly going to really pay
3	this district, and they're	3	attention to historic window restorers who have
4	You know, RAP has recommended historic	4	worked in the our districts, and have been
5	window restorers who have looked at windows and	5	on multiple projects as a third party.
6	said "restorable" and who have looked at	6	MR. KRAMPERT: Absolutely.
7	windows and said "not."	7	THE CHAIRMAN: So are you do you want
8	Was that suggestion made to the owner or	8	to defer and try to collect more information,
9	was there discussion about that? Because	9	yeah?
10	that's a different kind of contractor than a	10	MR. KRAMPERT: Please.
11	general contractor.	11	THE CHAIRMAN: Okay. So let it be known
12	MR. WELLS: To the Chair, and actually to	12	we're going to defer COA application
13	the Commission, my understanding is, yes. So	13	COA-24-31169.
14	that that's the approach that we use for all	14	Do you think you can have that information
15	applicants, including this one in particular.	15	by the next meeting on November 13th?
16	Because of the condition of the windows,	16	MR. KRAMPERT: I would believe so, yes. THE CHAIRMAN: So we will defer this COA
17 18	originally they did request wholesale window replacement. We did a site visit. We pushed	17 18	until November 13th, 2024.
19	back initially and told them that which	19	Thank you.
20	windows were deemed repairable and irreparable.	20	MR. KRAMPERT: Thank you.
21	So one of the recommendations that we had	21	THE CHAIRMAN: All right. So that
22	from the from the onset is to obtain a	22	concludes the COAs.
23	window restoration letter or something of that	23	I'm so sorry. We deferred COA-24-31433.
24	sort.	24	And now we'll move on to COA-24-31169,
25	THE CHAIRMAN: And so then I would say	25	2351 Riverside Avenue.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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2	that maybe before it's a question for us, it's a question for the applicant's representative.	2	We will open the public hearing. I'll correct myself again and say that
2 3	that maybe before it's a question for us, it's a question for the applicant's representative. Is that something that you would		We will open the public hearing. I'll correct myself again and say that COA-24-31169 is also being deferred until the
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11/04/2024 10:16:24 AM

1	nonprofit entity that provides homeless	1	time. And so this is where staff is tasked to
2	prevention services through advocacy, housing,	2	review the current matrix and make any
3	and job training.	3	modifications that are responsive to the needs
4	The letter before you again, this is a	4	of the community, as well as just some things
5	draft that speaks to the historic significance	5	that we're seeing and and trend
6	of the property, the cultural, historic	6	trend-wise through our COA applications.
7	cultural significance of the of it as well.	7	So we try to do this on an incremental
8	This property is located or associated	8	basis. Nothing that really is too exhaustive
9	with Eartha Mary Magdalene White, who is known	9	or things that we saw were need to be
10	for her humanitarian work.	10	changed outright.
11	This building is located within the	11	But, essentially, we had a couple of
12	historic LaVilla neighborhood and it was	12	modifications, so I'll just scroll through them
13	designed by Henry John Klutho, as well as	13	here.
14	Alfred E. McClure and George Holmes.	14	And so the first one is on Page 2 of the
15	And so, again, if you-all recommend	15	matrix. This is Item Number 7. So this is
16	approval of this letter, it would be forwarded	16	more of a clarifying clause here we added. We
17	to the Florida Department of State for	17	changed out the language to allow for
18	Division of Resources [sic].	18	compatible materials versus incompatible
19	MS. LOPERA: So through the Chair, I would	19	materials. Again, this is just more a
20	like you all to vote on this. If someone could	20	clarifying piece. The wood, cementitious metal
21	move to approve this letter of support, that	21	products are already permitted. It's just more
22	would be great. COMMISSIONER GREGORY: I'll make a motion	22	of a clarifying clause that we wanted to address.
23		23	The next one is Item Number 9. So this is
24	to approve the letter of support for the Clara	24	
25	White Mission to be designated on the National	25	something that we had on the agenda last
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300
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1	Redister of Historic Places		Lommission meeting our essentially we
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2	COMMISSIONER MORGAN: Second.	2	received a couple of applications that for
2 3	COMMISSIONER MORGAN: Second. THE CHAIRMAN: Is there any discussion		received a couple of applications that for COA reroofs, where the applications were
2	COMMISSIONER MORGAN: Second. THE CHAIRMAN: Is there any discussion about this, or do you want to go to the vote,	2 3	received a couple of applications that for COA reroofs, where the applications were requesting to change the material because it
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City of Jacksonville Historic Preservation Commission October 23, 2024 Uncertified Condensed Copy

	97		99
1	So on Number 24, this is for existing	1	about these red lines that give you concern or
2	driveways and new driveways. This is just	2	you just want to
3	clarifying language. We already permit for	3	COMMISSIONER HOFF: So I would have to go
4	this, but we just wanted to make it transparent	4	back and look at them all and look at the
5	for the public. So this is driveway aprons can	5	language.
6	be poured concrete.	6	If there's a time-sensitive need for the
7	And then the last portion is on Number 30.	7	roofing portion, then that's not one of the
	•	-	items that I would need to think more about.
8	This is for decorative walls. Again, because	8	
9	we created the new fencing/wall guidelines,	9	THE CHAIRMAN: Then also it's a
10	this language is already included within that	10	question for staff.
11	supplement. So we just rather than having a	11	If this is voted on today and we approve
12	redundancy, we just thought it would be prudent	12	the red lines, can it be amended between now
13	to eliminate it here and then just have	13	and 2025, or is this one if we approve it,
14	customers refer to that new supplement.	14	is it a it's a done deal and it's in there?
15	THE CHAIRMAN: Any questions about that?	15	I just want to understand the I want
16	COMMISSIONER HOFF: Through the Chair to	16	the commissioners to understand the complete
17	staff, so was this draft included in the book?	17	landscape.
18	If so, I missed it. Is it do we have time	18	MS. LOPERA: To the Chair, and through the
19	to ponder this and vote at another date?	19	Chair to the Commission, this document is
20	MR. WELLS: Through the Chair to	20	generally updated once a year. That's kind of
21	Commissioner Hoff, the COA matrix, the red-line	21	the practice they've started.
22	version so the version I'm looking at right	22	But that being said, you can always bring
23	now and I have on the screen was included in	23	up, of your own volition, an amendment at
24	the book. It was also sent out to SPAR and RAP	24	another time if you wanted to change something
25	two weeks ago for the draft agenda.	25	on the matrix.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
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1	⁹⁸ But, in essence, the idea was to have the	1	100 COMMISSIONER MORGAN: Through the Chair to
1	98 But, in essence, the idea was to have the Commission approve the red-line changes now, at	1 2	100 COMMISSIONER MORGAN: Through the Chair to staff, I do have a specific question about the
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	101		103
1	requirement that roof pitches that are less	1	COMMISSIONER HOFF: Through the Chair, I
2	than 2/12 units be replaced with either	2	will motion to accept the proposed 2025 COA
3	metal so a metal option, or rolled roofing,	3	matrix as included in the book.
	modified (inaudible).	4	COMMISSIONER GREGORY: Second.
4	. ,		
5	So those would be the only two options	5	THE CHAIRMAN: All those in favor?
6	that would be it would be have to have	6	COMMISSION MEMBERS: Aye.
7	(microphone failure).	7	THE CHAIRMAN: So it's approved.
8	COMMISSIONER MORGAN: Thank you.	8	We'll go to the we're in the
9	COMMISSIONER GREGORY: So it sounds like	9	information section.
		-	
10	it's really adding in metal as an option for	10	MR. WELLS: All right. To the Commission,
11	that, and a potential for it to be more	11	we are, again, nearing the end of the year, so
12	historic be have an historic-looking	12	we want to remind you all or update you all
13	option for the neighborhood?	13	about the 2025 JHPC dates and deadlines.
14	MR. WELLS: Through the Chair to	14	I did include a memo in here because we
	Commissioner Gregory, in some instances, yes.		are making some organizational changes as well.
15		15	
16	If anything, we are probably because	16	So starting in 2025, with the first meeting,
17	we're seeing these on single-family structures,	17	all Historic Preservation Commission meetings
18	we would probably have the applicant go to a	18	will begin at 1:00 p.m. as opposed to 3:00 p.m.
19	metal option rather than rolled roofing.	19	now. They will remain in here, in this
20	COMMISSIONER HOFF: Through the Chair to	20	location.
21	staff, just looking over the matrix, so on	21	And then the second piece to that is just
22	Number 23, talking about fences, putting	22	the hearing dates and deadlines. The
23	fencing in between incompatible uses, what's	23	sufficiency deadline and the payment deadlines
24	can you explain when uses are incompatible?	24	have been revised for Commission-related COAs
25	MR. WELLS: Through the Chair to	25	in order to allow staff some more time to
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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	102		104
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City of Jacksonville Historic Preservation Commission October 23, 2024 Uncertified Condensed Copy

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1	because that's just been languishing here, but	1	going to be thought through, I think, by to
2	the next three items, these are landmarks. So	2	see how and if that could be done. And I
3	the first one is the Confederate cemetery at	3	haven't heard anything about that.
4	538 Ellis Road South. This will be going to	4	Kind of one thought that has been thrown
5	the Land Use and Zoning Committee for action on	5	around by others that are interested in this is
	-		•
6	November 6th, and that's a Wednesday, at	6	that perhaps it could be incorporated into the
7	5:00 p.m.	7	annual neighborhood awards since there's
8	And the same thing for Ordinances -7071	8	already an event for that, that it could be
9	and -7072. So these are nonresidential	9	worked into that somehow.
10	buildings. These are sister properties. And	10	So I wanted to see if there's been any
11	this is at 801 and 821 North Jefferson Street.	11	more thoughts on that.
12	And these are for local landmark designations.	12	And then second, I believe there's a so
13	(Discussion held off the record.)	13	in reviewing all of the ordinances for the demo
14	MR. WELLS: And then the last two	14	by neglect task force, I came upon one about
15	ordinances, these are newer ones, but this is	15	bus shelters. So this body is supposed to
16	Ordinance 2024-0801, and this is for ad valorem	16	approve the design of new bus shelters within
17	property tax exemption for a residential	17	local and nationally designated historic
18	property located at 2728 Herschel Street. This	18	districts.
19	will be going to the Neighborhoods Committee on	19	So I noticed one new bus shelter that is
20	November 4th, as well as the Finance Committee	20	kind of a new design that's meant to highlight
21	on November 6th.	21	certain fantastic things about the Eastside,
22	And the last amendment, this is something	22	but that did not come before us, so I notified
23	that we will be introducing to the	23	Mr. Wells about that. And I think that he
24	Neighborhoods Committee on November 4th, Rules	24	mentioned that he was going to speak about it
25	Committee on November 4th as well, and then the	25	here.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	106		108
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1	looking to bring that back in some type of
2	capacity.
3	The last discussion we did have was
4	possibly having it some type of function of
5	the Commission where people would come to the
6	meeting and be presented with an award, but we
7	are exploring some ideas as well or larger
8	ideas as well.
9	
	COMMISSIONER HOFF: Thank you.
10	THE CHAIRMAN: Anything else?
11	COMMISSIONER MORGAN: I would just like to
12	say thank you to all of you that were working
13	with you for that lovely presentation. I
14	thought that was phenomenal. Some of my
15	favorite buildings are in Springfield, so
-	thanks.
16	
17	THE CHAIRMAN: That sounds like a good
18	note to end on if there's nothing else.
19	With that, we are adjourned.
20	(The foregoing proceedings were adjourned
21	at 5:09 p.m.)
22	
23	
23	
25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300
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1	110 CERTIFICATE OF REPORTER
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2 3	CERTIFICATE OF REPORTER STATE OF FLORIDA)
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Diane M. Tropia', Inc., Post Office Box 2375', Jacksonville', FL 32203 (904) 821-0300

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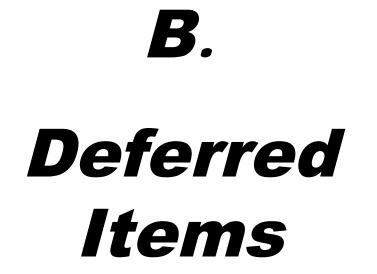
Hearing

on

Applications



JACKSONVILLE HISTORIC PRESERVATION COMMISSION





JACKSONVILLE HISTORIC PRESERVATION COMMISSION





JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-31492 3523 Valencia Road

November 13, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31492</u>

- Address: 3523 Valencia Road, RE# 079537-0000
- <u>Location</u>: Northeast side of Valencia Road, between Talbot Avenue and Edgewood Avenue South
- <u>Owner</u>: Christian Allen Christian Allen, LLC 1000 Riverside Avenue Jacksonville, Florida 32204
- <u>Applicant</u>: Matthew Allen 1000 Riverside Avenue Jacksonville, Florida 32204
- Year Built: c. 1924 (Florida Master Site File)
- Designation: Riverside Avondale, Contributing
- <u>Request</u>: Alteration Paint Unpainted Brick Veneer

Summary Scope of Work:

1. Painting the brick veneer exterior

Recommendation: Approve with Conditions

Conditions:

- 1. All painting shall be limited to the brick veneer, stucco, and wood/wood-like materials.
- 2. All repairs shall be done to match the materials, dimensions, and design of the replaced fabric.
- 3. Painting and paint removal shall be consistent with National Park Service (NPS) Preservation Brief #1.



PROJECT DESCRIPTION

COA-24-31492 seeks to paint a one-story, contributing brick veneer structure and an unlisted, one-story, accessory brick veneer structure in the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a type 11 bungalow style, single-family home characterized by its brown brick veneer exterior, front-facing gable roof with a secondary roof projecting from the façade, built-in verandah with semi-elliptical arched bays, porte cochere with a large semi-elliptical arched entrance, decorative brick railing, four-over-one windows, and a shingle roof.

After purchasing the subject property July 2024, the owner performed a series of foundation repairs to the primary structure via building permit B-24-191693. As a result of the work, cracks in the brick mortar (see Staff photos) emerged in the verandah and porte cochere. As such, the applicant proposes to paint the brick veneer to conceal the cracks. Painting brick veneer would cause a lesser degree of deterioration compared to painting regular brick.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- Staff conducted a site visit on November 5, 2024, to take photographs of the brick veneer, verify if any damage was present, and to note the exterior characteristics of structures along the block. Overall, the brick veneer appeared to be in great condition. However, Staff did observe expansive cracks in the mortar in the verandah and porte cochere. For traditional brick surfaces, the impact of painting a brick structure instead of repointing the mortar and performing routine maintenance can significantly deteriorate the brick, which is the structural support system of the building. Contrarily, the structural support system of the subject building is the wood framing and not the brick veneer finish. Painting brick veneer would cause minimal, if any, damage to the exterior wall membrane considering the structural support system will remain structurally intact. Therefore, painting the brick veneer of this structure is consistent with Sections 307.106(k)(1)(3-4) and 307.106(l)(1-2).
- The Historic Preservation Guidelines for the Riverside Avondale Historic District identify masonry exterior finishes and detailing as important design features of the district. Moreover, the Design Guidelines reference Standard Three (3) of the Secretary of the Interior's Standards for Rehabilitation, which states, "Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." The proposed work would not add a conjectural feature or architectural element from other buildings, rather, it would allow the bungalow style structure to remain as is while only altering the exterior finish. This is consistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)(2-3)

For these reasons, it is the position of the Planning and Development Department that the proposed work is consistent with:

- Section 307.106(k) General Standards: 1, 2, 3, and 4
- Section 307.106(I) Guidelines on "Alterations": 1, 2, 3, and 7
- Historic District Design Guidelines, Section on "Exterior Fabric Masonry"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

- 307.106(k)(3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(I)(1) Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(I)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(I)(3) Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.

Historic District Design Guidelines, "Exterior Fabric - Masonry"

- Secretary of the Interior's Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standard 3: Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
- Exterior Fabric Masonry, Recommendation #1: "Identify, retain, and preserved masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color."
- Exterior Fabric Masonry, Recommendation #2: "Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features."
- Exterior Fabric Masonry, Recommendation #3: "Evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action or extreme weather exposure."

- Exterior Fabric Masonry, Recommendation #4: "Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required."
- Exterior Fabric Masonry, Avoid #1: "Removing or substantially altering masonry features which are important in defining the overall historical character of the building so that as a result the character is diminished."
- Exterior Fabric Masonry, Avoid #2: "Replacing or rebuilding major portions of exterior walls that could be repaired and that would make the building essentially new construction."

National Park Service, Preservation Briefs

- National Park Service Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
 - "The purpose of this Brief is to provide information on the variety of cleaning methods and materials that are available for use on the exterior of historic masonry buildings, and for providing guidance in selecting the most appropriate method or combination of methods."

LOCATION MAP





PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



SITE VISIT OF SUBJECT PROPERTY ON NOVEMBER 5, 2024











Application For Certificate Of Appropriateness

-Application I	nfo		
Tracking #	31492	Application Status	FILED COMPLETE
Date Started	10/16/2024	Date Submitted	10/16/2024
Planning and	l Development [Department Info	
COA #		COA-24-31492	
Admin Review			
Admin Recomm	Admin Recommendation FORWARD		
Admin Date Of			
Forwarded to JHPC			
JHPC Meeting	Date	11/13/2024	
Staff Recomme	Recommendation N/A		
JHPC Recomm	HPC Recommendation N/A		
JHPC Date Of A	HPC Date Of Action N/A		
Admin Details N/A			
JHPC Details N/A			

-General Information On Applicant-

Last N	lame		First Name	Middle Name
ALLEN	J		MATTHEW	
Comp	any Nar	ne		
	g Addre	ess DE AVE STE 600		
City			State	
<u> </u>	SONVILL	E	FL	Zip Code 32221
Phone		Fax	F	
615	828	904	Email	REEZE-HOMES.COM
0434			MATT@B	REEZE-HUMES.COM

	owner	r 🔵 Contractor 🔵 Archit	tect OConsultant Other	
Last Name		First Name	Middle Name	
ALLEN		CHRISTIAN		
Mailing Addres		0		
		State	Zip Code	
City				
City JACKSONVILLE		FL	32204	
*	Fax	FL Email	32204	

Description Of Property

11/8/24, 4:35 PM 079537 0000 **Location Of Property General Location** Riverside/Avondale Historic District Street Name, Type and Direction Zip Code House # 3523 VALENCIA RD 32205 Type Of Improvement Addition Drivewav New Construction Accessory Structures Alteration Relocation Window Replacement Other Fencing Demolition Reroof/Minor Repairs Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles). **Proposed Work** THE FOUNDATION IS BEING REPAIRED AS WELL AS THE BRICK VENEER. I AM REQUESTING TO PAINT THE HOME AND REPAIR ALL ORIGINAL WINDOWS TO RESTORE THE HOME AND ITS HISTORIC INTEGRITY. Addition Information Is this a violation? Check the box if it is. If you have been working with a planner choose one from the list Alteration - Required Attachments For Complete Application Site Plan - Site plan if elevation includes new. (To scale bar scaled dimensional drawings needed. Directional arrows needed.) Elevations - Existing and proposed elevations or photos. (To scale bar scaled dimensional drawings needed.) Area Pictures - Pictures of area affected by alteration. Structure Photos - Overall photos of structure. Product - Brochure/specifications and sample. Additional Documents Provided **Application Certification**

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department

Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7800 www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 10 25 2.24	COA#: 24-31492
A DECEMBER OF A	Owner: Christian Allen lac.

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application \mathbf{H}	-31492	were posted on the property/site located at:
---	--------	--

079537-2000
Real Estate Number(s)
3523 Valencia Rd
Street Address JACKSENVILLE, FL 32205
City, State Zip Code
Printed Name MATTHEN ALLEN
Signature
Dated this 25 day of October 2024.

Property Appraiser - Property Details

Official Record Book/Page

Value Summary Value Description

Value Method

Total Building Value Extra Feature Value

Land Value (Market)

Land Value (Agric.)

Just (Market) Value

Cap Diff/Portability Amt

Assessed Value

Exemptions

Taxable Value

21130-00623

Property taxes are subject to change upon change of ownership.

 Past taxes are not a reliable projection of future taxes.

• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

2024 Certified

\$170,857.00

\$150,420.00

\$322,157.00

\$322,157.00 \$0.00 / \$0.00

\$322,157.00

CAMA

\$880.00

\$0.00

\$0.00

<u>Tile #</u> 6428

2025 In Progress

CAMA

\$880.00

\$0.00

\$169,601.00

\$150,420.00

\$320,901.00

\$320,901.00

\$0.00 / \$0.00

See below

See below

CHRISTIAN ALLEN INC 1000 RIVERSIDE AVE STE 600 JACKSONVILLE, FL 32204-4156

3523 VALENCIA RD

Property Detail	
RE #	079537-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01373 AVONDALE NORTH
Total Area	10315
Characteristics	Historic Designation

Primary Site Address

Jacksonville FL 32205-

3523 VALENCIA RD

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value No applicable exemptions

SJRWMD/FIND Taxable Value No applicable exemptions

School Taxable Value No applicable exemptions

10.00 Sales Hi

bares mistory					
Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>21130-00623</u>	7/17/2024	\$265,000.00	WD - Warranty Deed	Qualified	Improved
<u>20330-01175</u>	6/10/2022	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>13402-01821</u>	6/30/2006	\$218,000.00	WD - Warranty Deed	Unqualified	Improved
<u>04360-00732</u>	4/5/1977	\$36,800.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$880.00

Land & Legal 🛄 I and

LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land Type</u>	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	60.00	175.00	Common	60.00	Front Footage	\$150,420.00

Legal	
LN	Legal Description
1	7-31 43-2S-26E .24
2	AVONDALE
3	LOT 356, PT LOT 358 RECD
4	O/R 21130-623

Buildings 🛄

Building 1

Building 1 Site Address

Building Type	0101 - SFR 1 STORY
Year Built	1924
Building Value	\$169,601.00

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile

listory 🛄	0			
age	Sale Date	Sale Price	Deed Instrument Type Code	Qualifie

3523 VALENCIA RD Unit			Element	Code	Detail
			Exterior Wall	20	20 Face Brick
		Roof Struct	3	3 Gable or Hip	
Decil din or Trans				İ.,	j.,

11/7/24, 3:27 PM

Туре	Gross Area	Heated Area	Effective Area
Base Area	1232	1232	1232
Finished Open Porch	280	0	84
Unfin Det Garage	285	0	142
Addition	280	280	252
Finished Carport	210	0	52
Total	2287	1512	1762

Property Appraiser - Property Details

4	4 Electric
4	4 Forced-Ducted
3	3 Central
Code	Detail
1.000	
3.000	
2.000	
1 000	
	4 3 Code 1.000 3.000



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Valu	Je	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$322,157.00	\$0.00	\$322,157.00		\$3,739.59	\$3,645.82	\$3,530.84
Urban Service Dist1	\$322,157.00	\$0.00	\$322,157.00		\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$322,157.00	\$0.00	\$322,157.00		\$1,051.80	\$996.11	\$1,014.47
By Local Board	\$322,157.00	\$0.00	\$322,157.00		\$742.84	\$724.21	\$713.06
FL Inland Navigation Dist.	\$322,157.00	\$0.00	\$322,157.00		\$9.52	\$9.28	\$8.57
Water Mgmt Dist. SJRWMD	\$322,157.00	\$0.00	\$322,157.00		\$59.25	\$57.76	\$54.32
School Board Voted	\$322,157.00	\$0.00	\$322,157.00		\$330.44	\$322.16	\$322.16
Urb Ser Dist1 Voted	\$322,157.00	\$0.00	\$322,157.00		\$0.00	\$0.00	\$0.00
			Totals		\$5,933.44	\$5,755.34	\$5,643.42
Description	Just Value	Assessed Value		Exemption	ons	Taxable V	alue
Last Year	\$330,443.00	\$330,443.00 \$0.00 \$330,443.00		0			
Current Year	\$322,157.00	\$322,157.00	\$322,157.00 \$0.00 \$322,157.00		0		

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

<u>2024</u>		
<u>2023</u>		
<u>2022</u>		
<u>2021</u>		
<u>2020</u>		
<u>2019</u>		
<u>2018</u>		
<u>2017</u>		
<u>2016</u>		
<u>2015</u>		

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

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BW HOME INSPECTIONS 904-834-1154

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info@bwhomeinspections.com/ https://bwhomeinspections.com/



RESIDENTIAL REPORT

3523 Valencia Rd Jacksonville, FL 32205

> Camryn Landis JUNE 25, 2024



Inspector Jere Pitman HI14496 904-834-1154 jere@bwhomeinspections.com



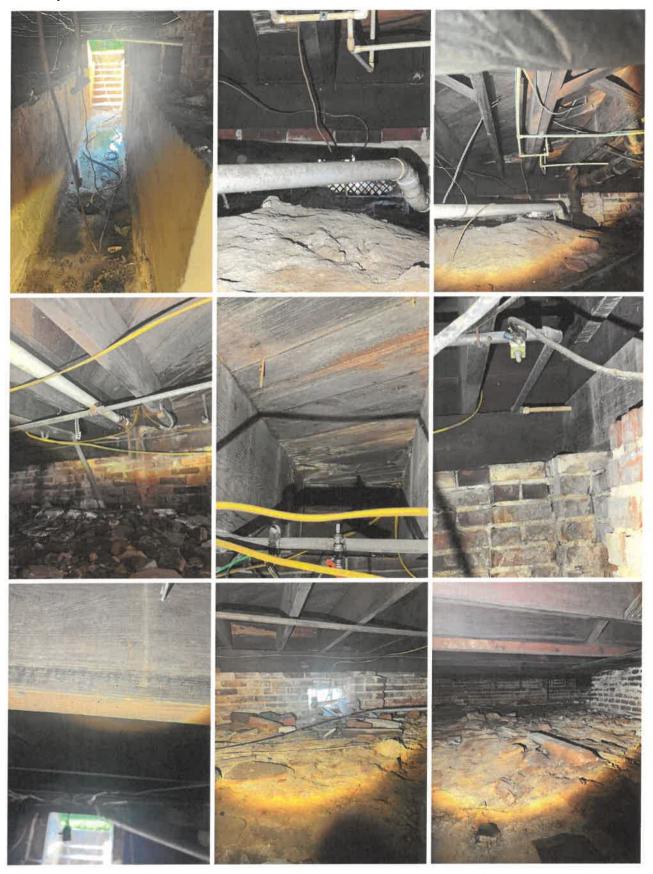
11: STRUCTURAL COMPONENTS

			IN	NI	NP	D
11.1	Floor Structure					Х
11.2	Wall Structure					Х
11.3	Ceiling Structure		X			
11.4	Roof Structure & Attic		X			
	IN = Inspected	NI = Not Inspected	NP = Not Preser	it D) = Defi	cienc

Information

Inspection Method Attic Access, Infrared, Crawlspace Access, Visual, Walked, Crawled Crawl Space	Floor Structure: Basement/Crawlspace Floor Dirt	Floor Structure: Material Floor Joist
Floor Structure: Sub-floor Plank	Wall Structure: Material Masonry, Brick	Ceiling Structure: Material 2x6, Wood
Roof Structure & Attic: Material 2 X 6 Rafters, Wood	Roof Structure & Attic: Type Gable	

Crawl space



BW Home Inspections

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Observations

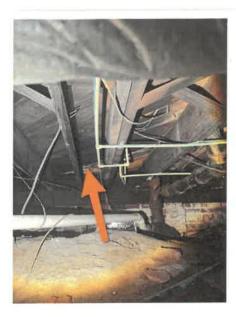
11.1.1 Floor Structure MICROBIAL GROWTH



Observed signs of microbial in one or more areas in the flooring structure at the rear of the house. Recommend identifying source or moisture intrusion and lack of air flow under the crawl space. This can lead to the floors buckling and damage the flooring components if not corrected. A qualified person should treat areas and create air flow under the crawl space and correct landscape.

Recommendation Contact a qualified professional.

3523 Valencia Rd



11.1.2 Floor Structure

OLD WATER STAINS

🚩 Maintenance/Monitor

Old water stains under the house under the guest bathroom room. The moisture meter was used, and it did not indicate an active leak at the time of the inspection. Recommend monitor and repair as needed.

Recommendation

Contact a qualified professional.



11.1.3 Floor Structure

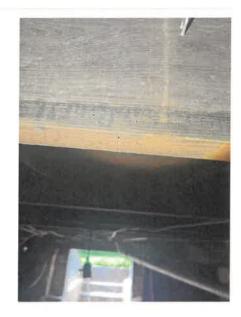
WDO

Evidence of wdo present throughout the entire crawl space. Recommend a pest control company further evaluate and treat Or homeowners provide proof of termite treatment and or bond.

BW Home Inspections

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Recommendation Contact a qualified professional.



11.2.1 Wall Structure

STAIR STEP CRACKS

The stairstep cracks on the siding are structural settlement cracks. Could not determine if these cracks have occurred in the past or occurring now. Recommend a qualified professional further evaluate and make needed repairs.

Recommendation Contact a foundation contractor.



11.2.2 Wall Structure

CRACKS - MAJOR

Safety Hazard/ Immediate Attention

Major cracking observed in wall structure on multiple sides of the house. This could be from moisture intrusion at the structure and/or soil movement. Recommend a qualified structural engineer evaluate and repair.

Recommendation Contact a foundation contractor.

contact a roundation contractor

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BW Home Inspections

Page 57 of 67



Metro Foundation Solutions

1617 Smith Street | Orange Park, Florida 32073 904-468-0454 | www.metrofoundationfl.com

Transaction date 10/04/2024

RECIPIENT:

Andy Allen

3523 Valencia Road Jacksonville, Florida 32205

Receipt for Payment Amount: \$14,331.30

Transaction date: 10/04/2024 Method of payment: Credit/debit card

Payment applied to Invoice #232079



Metro Foundation Solutions

1617 Smith Street | Orange Park, Florida 32073 904-468-0454 | www.metrofoundationfl.com

RECIPIENT:	Invoice #232079	9
Andy Allen 3523 Valencia Road Jacksonville, Florida 32205	Issued	09/30/2024
	Due	09/30/2024
	Paid	10/04/2024
	Total	\$21,390.00
	Account Balance	\$0.00

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Tota
09/23/2024				
Grout Piers	Cover existing brick piers with new coat of grout to help with deteriorating grout (ten existing brick piers in crawl space)	1	\$2,500.00	\$2,500.00
Crawl Space Reshim	Three year warranty - fully transferable	1	\$1,200.00	\$1,200.00
	Check all existing piers in crawl space for tightness of shims.			
	Replace old compromised shims with new composite shims as needed			
	Lift as structure will allow to help improve levelness of floors. NO AMOUNT OF LIFT IS GUARANTEED			
	Contractor is not responsible for damage or repairs to items such as tile, flooring, brick, stucco, drywall, doors, plumbing, etc. due to settling or lifting			
Supplemental Crawl Space Beam	Pressure treated 4"x6" in front left corner of house that has no support	12	\$45.00	\$540.00
Stabilizer Crawl Space Post	Steel post with adjustable top. Will sit on a concrete or ABS base	3	\$450.00	\$1,350.00
Vapor Barrier - 6 mil	Price based on being able to install at time of foundation repair. If done at another time to allow other trades to work In crawl space, price will be \$1500.00	1	\$950.00	\$950.00
Debris Removal	Remove loose debris from crawl space (Place debris in bags at time of disposal and set on curb, if offsite disposal is required, an additional \$500 will be added to this line item)	1	\$950.00	\$950.00

Page 1 of 2



Metro Foundation Solutions

1617 Smith Street | Orange Park, Florida 32073 904-468-0454 | www.metrofoundationfl.com

Product/Service	Description	Qty.	Unit Price	Total
Wi-Fi Enabled Sump Pump with battery back up	1/2 horsepower pump. Wi-Fi Enabled with access to app	1	\$850.00	\$850.00
	Replace existing pump in existing hole			
	5 year manufacturers warranty			
Crawl Space Vent Fan	Humidistat controlled (electrical outlet not included)	1	\$0.00	\$0.00
	One year warranty			
Helical Pile	*Lifetime Warranty - fully transferable	7	\$1,650.00	\$11,550.00
	Price includes up to 25' of installation depth. Additional depth will be billed at \$45/ft. Total depth will be considered cumulative among all installed piles.			
	Includes 7 helical piers			
	Lift as structure allows to help improve levelness of floors. NO AMOUNT OF LIFT IS GUARANTEED			
	Contractor is not responsible for damage or repairs to items such as tile, flooring, drywall, brick, stucco, windows, doors, plumbing, etc. due to settling or lifting			
	Warranty covers area of influence from installed piles			
Permit & Engineering	Required if helical piers are installed. Non Refundable as part of deposit	1	\$1,500.00	\$1,500.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$21,390.00	
Total	\$21,390.00	
Deposit collected	- \$7,058.70	
Paid	- \$14,331.30	
Invoice balance	\$0.00	
Account balance	\$0.00	

Page 2 of 2



Florida Department of Agriculture and Consumer Services Division of Agricultural Environmental Services **WOOD-DESTROYING ORGANISMS INSPECTION REPORT** Rule 5E-14.142, F.A.C. Telephone Number (850) 617-7996



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COMMISSIONER		
	GENERAL INFORMATION	
Inspection Company: Honeywell's Pest Control & Kingbird Termite	Business License Number:	JB335694 JB348549
Inspection Company Name 1821 Heartpine drive	Phone Number: 184490428	47
Company Address middleburg, fl 32068	Date of Inspection: 07/02/2	024
Company City, State and Zip Code		
Inspector's Name and Identification Card Number:	Drew Honeywell	JE278810 ID Card No.
Address of Property Inspected: 3523 Valencia Road, Jacksonvill	le, FL 32205	
Structure(s) on Property Inspected: Single family dwelling & de	etached shed	
Inspection and Report requested by:	BW Home inspections Name and Contact Information	
Report Sent to Requestor and to:	Name and Contact Information if different from above	
SECTION 2 - INSPECTION FINDINGS - CO	INSUMERS SHOULD READ THIS SECTION C	AREFULLY
THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF S This report does not cover areas such as, but not limited to, those that are enclosed articles, insulation or any portion of the structure in which inspection would necessit This property was not inspected for any fungi other than wood-decaying fungi, and r Individuals licensed to perform pest control are not required, authorized or licensed health or indoor air quality issues related to any fungi. Persons concerned about the render such opinions. A wood-destroying organism (WDO) means an art structure, namely, termites, powder post beetles, old house borers. NOTE: This is NOT a structural damage report. It should be understor FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING PROPERTY. Based on a visual inspection of accessible areas, the foll (See Page 2, Section 3 to determine which areas of the inspected stru A. NO visible signs of WDO(s) (live, evidence or dat B. WISIBLE evidence of WDO(s) was observed as follows 1. LIVE WDO(s): (Common N	I or inaccessible, areas concealed by wall-coverings, floor covering tate removing or defacing any part of the structure. no opinion on health related effects or indoor air quality is provid to inspect or report for any fungi other than wood-destroying fur use issues should consult with a certified industrial hygienist or of thropod or plant life which damages and can reinfess and wood-decaying fungi. The should be made to DETERMINE THE STRU lowing findings were observed: ucture(s) may have been inaccessible.) mage) observed.	led or rendered by this report. ngi, nor to report or comment on ther person trained and qualified to it seasoned wood in a hidden damage present.
2. EVIDENCE of WDO(s) (dead wood-destroying insects or Wood decay fungi & east subterranean termite damage (Common Name, Description and Loca	r insect parts, frass, shelter tubes, exit holes, or ation - Describe evidence use additional page, if needed)	other evidence):
3. DAMAGE caused by WDO(s) was observed and noted a Wood decay fungi found interior flooring near kitchen and spare be (Common Name, Description and Location of all areas around soffits and rafter tails. Wdf found on front patio sealin Wood decay fungi found in multi areas around interior and exterior	edroom. Wdf found above shower in trim. Wood deca visible damage - Describe damage use additional page, if needed) ng. East subterranean termite damage found in crawl	
CONTIN	IUED ON PAGE TWO	

SECTION 3 - OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

	as described in consumer information on Page 1, Section 2; the following specific areas were not visible spection. The descriptions and reasons for inaccessibility are stated below:					
Mattic	Image: Model and Matrix Sector Access No access REASON: Unable to access					
🗹 Interior	SPECIFIC AREAS: Limited REASON: Behind flooring, cabinets, appliances and between wall voids					
🗹 Exterior	SPECIFIC AREAS: Limited REASON: Height of eaves and between block voids					
Crawlspace	SPECIFIC AREAS: Limited REASON: Behind floor joist, between piers, limited to crawl due to microbial growth and athropods					
🗹 Other:	SPECIFIC AREAS: Limited detached shed REASON: Stacked storage and heavy vegetation overgrowth					
	SECTION 4 - NOTICE OF INSPECTION AND TREATMENT INFORMATION					
treatment. List what was	EVIDENCE of previous treatment observed: Yes No If Yes, the structure exhibits evidence of previous treatment. List what was observed: (State what visible evidence was observed to suggest possible previous treatment - use additional page, if needed) NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.					
This Company has treated	(State the location)					
If Yes: Common nam Name of Pesticide Us	e of organism treated:					
	: Whole structure Spot treatment:					
	otice Location:					
	SECTION 5 - COMMENTS AND FINANCIAL DISCLOSURE					
Comments						
Comments:(Use additional pages, if necessary)						
Neither the company (lice the transaction or with an	ensee) nor the inspector has any financial interest in the property inspected or is associated in any way in a party to the transaction other than for inspection purposes.					
Signature of Licensee or Agent:	Date: 07/02/2024					
Address of Property Inspected:	3523 Valencia Road Inspection Date: 07/02/2024					

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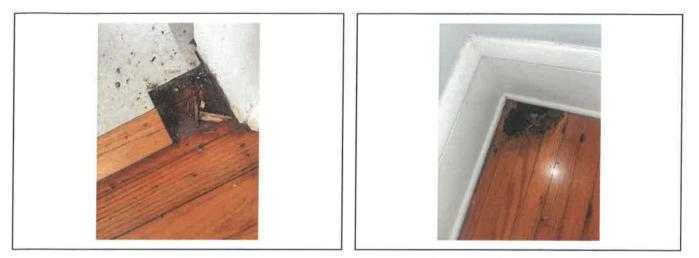
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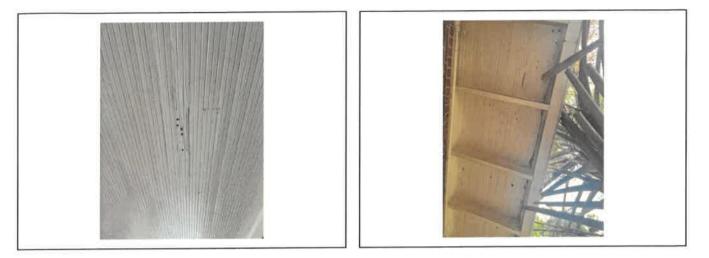












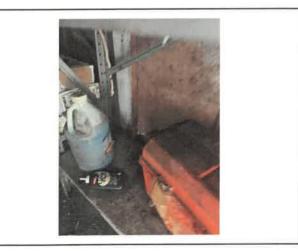




Detached shed



Detached shed



Detached shed

Application for Certificate of Appropriateness

-	
COA -	
Date Received:	
Planner Initials:	
Date Found Sufficient:	
Violation/Citation #:	
Plan Review/COA Inspection Required	

For more information regarding this form call: (904) 255-7859. Submit signed, completed form in person, by email (historicpreservation@coj.net), U.S. mail (see address below), or by faxing it to: (904) 255-7885.

	PRO	PERTY INFORMATION	a fan ie i	
Property Designation	Riverside/Avondale Historic District	St. Johns Quarter Historic District	Springfield Historic District	🗖 Local Landmark
Property Address	3523 Valencia Rd. Jacks	sonville, FL		^{Zip Code} 32205
Real Estate #	0795370000			
iype of	Describe proposed work below. and legible as possible (Example: required supplemental information	reroof; replacing grey 3-tab shi	ngles with black arcl	nitectural shingles). Submit all
I purchased the h	ome in July of this year.	This home was not fina	nceable becaus	se of the structural

issues to the foundation. The foundation is being repaired but the brick veneer has been damaged severly due to lack of maintenance and settlement. The brick veneer was not matched on an existing addition to the back of the home. I am bringing this home back to life so that another family can enjoy living in an updated historic home. I am simply requesting to paint the exterior of the home due to the reasons above. I am repairing all original windows and making sure the historic integrity is brought

	APPLICANT INFOR	MATIO	(Please Print Neat	ty)		
Applicant is (check	one and must sign below):			Darchit	ect	Dother agent
Building Owner's Name: Kr			Architect's Name:			
Address: 4054 Alhambra	Drive West		Address:			
City, State & Zip: Jacksonvil	le, FL 32207		City, State & Zip:			
Phone: 9043039000	Fax:		hone:		Fax:	
Email: Kristenallen7@gm	ail.com		Email:			
			Agent represents Down	er Ocontractor	Darch	itect Oconsultant Oother
Contractor's Name:		ק ר	Agent's Name:			
Address:			Address:			
City, State & Zip:			City, State & Zip:			
Phone:	Fax:		hone:		Fax:	
Email			imail:			

I HEREBY CERTIFY that I understand this application will not be processed until all the requested information has been supplied and is not considered complete until staff deems it is complete. I also understand this application may require a site visit, sufficiency review meeting, additional research, staff discussion and a PUBLIC HEARING by the JACKSONVILLE HISTORIC PRESERVATION COMMISSION (JHPC) which may affect the processing time.

name and Signature(s) of Owner(s)

Print name and Signature of Agent/Arch/Cont Date

🔭 Owner's Info Always Required

Page 1

Historic Preservation Section, Planning and Development Department, City of Jacksonville 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

v.F2014

LEGAL DESCRIPTION AND CERTIFICATION

LOT 356, AVONDALE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 31, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA AND THAT PART OF LOT 358, AVONDALE, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 31, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE AT THE INTERSECTION OF THE LINE DIVIDING LOTS 357 AND 358, AVONDALE, WITH THE SOUTHWESTERLY LINE OF LOT 356; THENCE SOUTHWESTERLY ALONG SAID DIVIDING LINE BETWEEN LOTS 357 AND 358, 4 FEET TO A STAKE; THENCE NORTHWESTERLY PARALLEL TO SOUTHWESTERLY LINE OF LOT 356, 43 FEET TO A STAKE; THENCE NORTHEASTERLY PARALLEL TO DIVIDING LINE BETWEEN LOTS 357 AND 358, 4 FEET TO A STAKE; THENCE SOUTHEASTERLY ALONG SOUTHWESTERLY LINE OF LOT 356, 43 FEET TO A STAKE; THENCE SOUTHEASTERLY ALONG SOUTHWESTERLY LINE OF LOT 356, 43 FEET TO POINT OF BEGINNING.

Community Number: 120077 Panel: 0362 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 7/11/2024

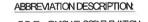
Certified To:

CHRISTIAN ALLEN, INC; GIBRALTAR TITLE SERVICES; TITLE RESOURCES GUARANTY COMPANY;

Property Address: 3523 VALENCIA ROAD JACKSONVILLE, FL 32205

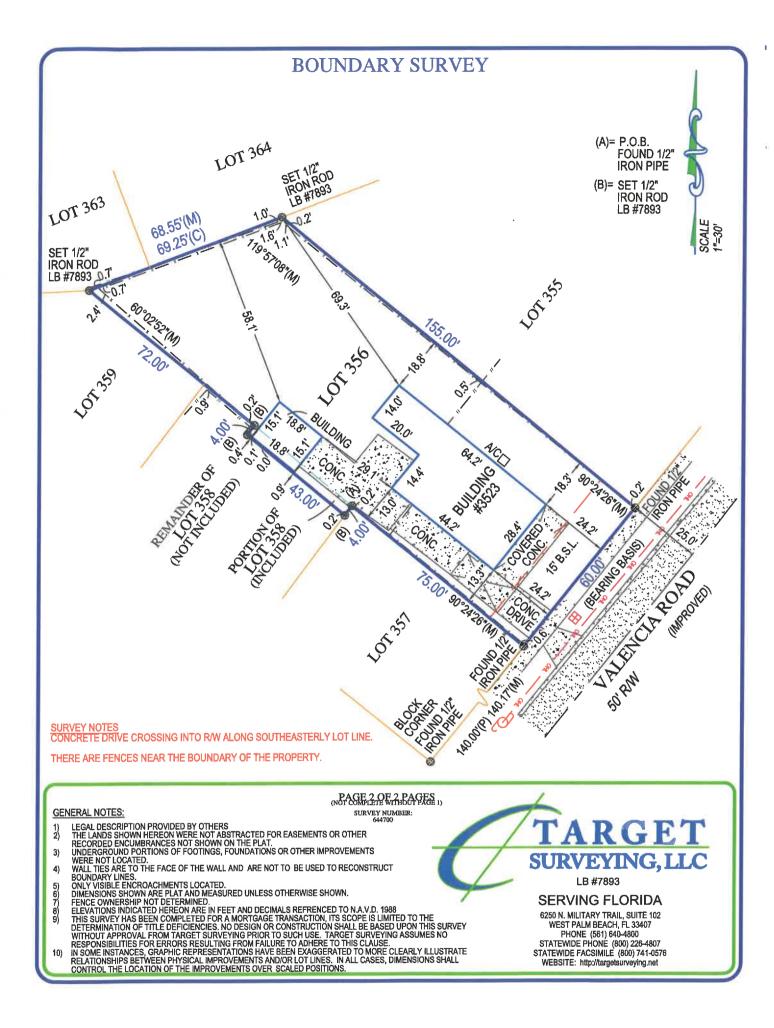
Survey Number: 644700

Client File Number: GTS-2470679



AE ANOHOR EASEMENT AC AR CONDITIONER BM BENCHMARK BR BEARING REFERENCE (C) CALCULATED ? CENTRAL/DELTAANGLE CH CHORD (D) DEED/DESCRIPTION DE DRAINAGE EASEMENT DH DRILLHOLE DW DRIVEWAY E.O.W. EDGE OF WATER F.CM FOUND CONCRETE MONUMENT	F.F. EL. FINSHFLOOR ELEVATION F.I.P. FOUND IRON PIPE F.I.R. FOUND IRON PIPE F.P.K. FOUND PARKERKALON NAIL (L) LENGTH LAE. LIMITED ACCESS EASEMENT LME. LAKE MAINTENANCE EASEMENT (M) MEASURED / FIELD VERIFIED MH. MANHOLE NED NAIL & DISK NR. NOT RODAL NT.S. NOT TO SCALE O.HL. OVERHEAD UTILITY LINES	ORB. OFFICIAL RECORDS BOOK (P. PLAT P.B. PLAT BOOK P.C. POINT OF OURVATURE P.C. POINT OF COMPOUND OURVE P.O.B. POINT OF COMPOUND OURVE P.O.C. POINT OF COMPOUND OURVE P.O.C. POINT OF COMPOUND OURVE P.O.C. POINT OF TANGENCY RW. RIGHT-OF-WAY RW. RIGHT-OF-WAY RW. RIGHT-OF-WAY RW. RIGHT-OF-WAY RW. RIGHT-OF-WAY RW. RIGHT-OF-WAY RW. RIGHT-OF-WAY RW. RIGHT-OF-WAY RW. RIGHT-OF-WAY RW. RIGHT-OF-WAY RU. FUNROD T.O.B. TOP OF BANK U.E. UTILITY EASEMENT	SYMBOL DESCRIPTIONS: Image: CATCH BASIN Image: CATCH BASIN <td< th=""></td<>
(SIGNED)	Storke TOENS	by RNE	TARGET SURVEYING, LLC LB #7893 SERVING FLORIDA 6250N MILITARY TRAIL SUITE 102 WEST PALMBEACH FL 33407 PHONE (561) 640-4800 STATEWIDE PHONE (800) 7241-0576 WESTER WWW.targetsurveying.ed

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FLORIDO NAGTER SITE FILE SITE INVENTORY FORM

					Site No. <u>A</u>	<u>b</u>
Site Name 35%3 WOLENCIA NA					Survey Date	95-85
Address of Site 3553 WILDICIA ID.			Jac	kaonville,	<u>F1</u>	
Instructions for locating			_			
Location MONDALS					356	
Subdivision name		block no			lot no.	
County Bunal District name if applicable						
District none if opplicable						
Change of Sites News BADIAL VIRGINIA E.						
Address 3523 VALDICIA RA						
Type of ouncreship DRIVATE				Record	ing data	
Recorders Name & Title Houndli, Shillip A.					_	
Address Floride Anagervation Gervices 30 per 13056 Tallahasses, Fl 383	17					
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1 Fair	Williniainal Uso					<u>×</u>
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WR Classification Category Building				Date List	nd en XX	
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Areas of Gignificance: ARCHITECTURE						
Significance	·					

The type 11 bungalow was one of the more common type of bungalow in Florida. This type is characterized by a front facing gable roof with a secondary roof projecting from the facade. The entrance is to the side with a living room and diming room divided by columns or bookcases. ACCOMBING TO THE BROKENTY ADDRAISER RECORDS THIS BRICK VENEER WAS SWILT ANOUND 1920. THE WILLT IN VERNECH HOD SENI-ELLIDTICAL ARCHED BROK, AND A DECOMOTIVE BRICK ROLLING. THE BORTE COCHERE FOLLOWS THE SYNELITRY OF THE VERNECH WITH A LARGE SENI-ELLIDTICAL ARCHED ENTRONCE.

Architect	X
Builder	
Style and/or Boried Bunnalow, Type 11	
Plan Type RECTANGLAR	
Extension Fabric BRICK, RUDNING	
Structural Gystemia: 2000;FROME	
Borches M/MILT-IN VERMICH 2-DAVE BRICK BAIL	ING. GENI-ELLIBTICAL ARCHED 20195
Brientation H	
Foundation CONTINUCIG-DRICK	
Roof Type INTERGECTING CERLE	
Gecondary Roof Diructure (s) DULLE (N) DULLE	
Roof Surfacing CONDOCITIONSCHINGLE, 2017	
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Chimney Location CENTER RIDGE BEN INTERIOR, LO	
No. of Chimage 2	No. of Stories 1
No. of Dormars	Dubbuildings 1
Surroundings Urban, Residential	
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COA-24-31413 1743 Glendale Street

November 13, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31413</u>

Location: North side of Glendale Street, at the corner of Oak Street and Glendale Street

- <u>Owner</u>: Michael Griffith 1743 Glendale Street Jacksonville, Florida 32205
- <u>Applicant</u>: Lee Bradley Bradley's Construction Enterprises, Inc. 1401 Cesery Terrace Jacksonville, Florida 32211
- Year Built: c.1919
- **Designation:** Contributing (Riverside Avondale)

<u>*Request:*</u> New Construction (Addition)

Summary Scope of Work:

- 1. Construction of a one-story addition to the rear of the existing structure
- 2. Door and window infill (Administrative)

Recommendation: Approve with Conditions

<u>Conditions</u>:

- 1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **October 4**, **2024**, or as otherwise approved by the Historic Preservation Section.
- Location and orientation shall be as substantially shown on the site plan October 4, 2024, or as otherwise approved by the Historic Preservation Section.
- 3. Columns shall have caps and bases.
- 4. The fascia boards and soffits shall be composed of vinyl or aluminum material to match those of the existing structure.
- 5. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

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- 6. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.
- 7. The rear door shall be wooden with a single quarter-light pane of glass.
- 8. The windows on the addition shall have a four-over-four (4/4) and six-over-six (6/6) light pattern.
- 9. The roof of the addition shall have shingles of matching type and color to the primary structure.



PROJECT DESCRIPTION

COA-24-31413 is for the construction of a one-story addition to a historic structure with a bedroom, bathroom, closet, and hallway with access to the main building and the rear porch. The four hundred (400) square-foot addition will extend from the rear of the existing structure. The existing gable roof will be extended with a semi-hipped corner on the left side elevation. The roof will be covered in shingles that match the existing roof shingles. The right side will have a four-over-four (4/4) single hung vinyl window. The left side will have a six-over-six (6/6) single hung vinyl window. The rear of the addition will have a four-over-four (4/4) single hung vinyl window. As conditioned, the rear door will have a quarter-light design. The house will be sheathed in horizontal vinyl siding to match the vinyl siding of the existing structure.

Additions that exceed 25% of the primary structure's footprint require review by the Jacksonville Historic Preservation Commission. The proposed addition is about 30% of the existing structure's total gross area.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- The subject property is located on the corner of Oak Street and Glendale Street. The proposed addition will be on the rear of the existing structure, adjacent to Oak Street. The lot contains an existing Bungalow constructed around 1919 which contributes to the Riverside-Avondale Historic District.
- The design of the windows and new rear door, as conditioned, is uniform with the primary structure which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.
- The one-story rear addition will create additional living space while retaining all street visible materials on the historic structure. The proposed work provides a compatible use of the property that requires minimal alteration to the structure, which is consistent with Section 307.106(I)(1 and 2).
- The effect of the proposed work on the property does not detract from the primary contributing structure's architectural design, which is consistent with Section 307.103(k)(1, 2, and 3).
- The proposed work can be completed within a reasonable period of time, which is consistent with Section 307.106(k)(4).
- The height, massing, setback, scale, and directional expression of the addition are compatible with the existing structure and other structures in the district, which is consistent with Section 307.106(m)(1, 3, 6, and 7).
- The design of the roof of the addition is compatible with the existing structure and other structures in the district, which is consistent with Section 307.106(m)(4).
- The addition will result in minimal changes to the landscape and will have minor impact on any potential archaeological material, which is consistent with Section (m)(5 and 9).
- Consistent with the Historic District Design Guidelines, section on "Additions," the proposed scope of work does not require any changes to significant historic fabric. If removed in the future, the removal of the addition would not cause any damage to or detract from the historic property.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

- 1. Chapter 307.106(k) General Standards: 1-4
- 2. Chapter 307.106(I) Guidelines on Alterations: 1-2
- 3. Chapter 307.106(m) Guidelines on New Construction: 1-9
- 4. Design Guidelines "Riverside-Avondale Historic District," Section on Additions

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site, or property within an historic district upon which such work is to be done;
- 307.106(k)(2) The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(l)(1) Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(l)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

New Construction

- 307.106(m)(1) *Height*. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(3) *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.
- 307.106(m)(4) *Roof shape*. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

CKA

- 307.106(m)(5) Landscaping. Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in an historic district.
- 307.106(m)(6) *Scale*. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- 307.106(m)(7) Directional expression. Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- 307.106(m)(8) Architectural details. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.
- 307.106(m)(9) *Impact on archaeological sites*. New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

Design Regulations, "Riverside-Avondale Historic District"

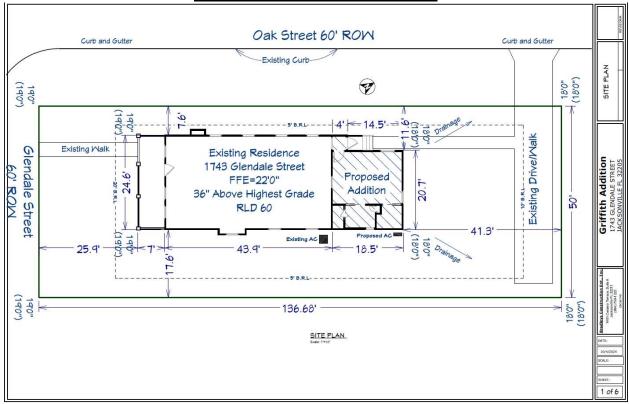
 Additions, Recommend #1: "Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."

LOCATION MAP

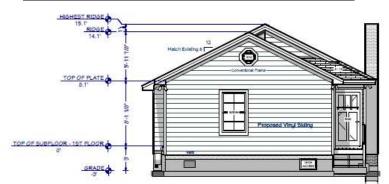


PICTURE OF PROPERTY WITH POSTED SIGN



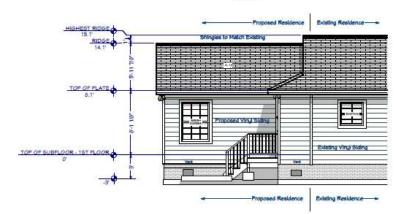


SITE PLAN DATED OCTOBER 04, 2024



ELEVATION DRAWINGS DATED OCTOBER 04, 2024

REAR ELEVATION

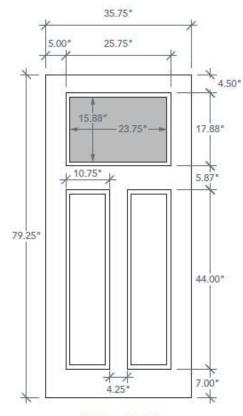


LEFT SIDE ELEVATION



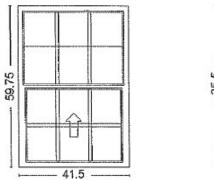
RIGHT SIDE ELEVATION

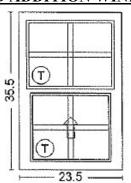
PROPOSED REAR DOOR

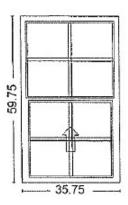


3' 0" x 6' 8"









Application For Certificate Of Appropriateness

-Application I	nfo ———		
Tracking # Date Started	31413 10/01/2024	Application Status Date Submitted	FOUND SUFFICIENT 10/01/2024
-Planning and	l Development D	epartment Info	
COA #		COA-24-31413	
Admin Review			
Admin Recomr	nendation	FORWARD	
Admin Date Of	Action	10/15/2024	
Forwarded to 3	ЈНРС	\checkmark	
JHPC Meeting Staff Recommo JHPC Recommo JHPC Date Of A Admin Details N/A	endation endation	11/13/2024 APPROVED WITH CONDITI N/A N/A	ON
JHPC Details N/A			

—General Information On Applicant—

Last Na BRADL			First Name LEE		Middle Name
Compa	ny Name				
BRADL	EYS CONST	RUCTION ENTE	RPRISES, INC.		
	Address ESERY TERI	RACE			
City JACKSO	ONVILLE		State FL	Zip Code	32211
Phone		Fax	Email		
904	374 284	45 904	PAM.B	RADLEYCON	STRUCTION@GMAIL.COM

-General Information On Owner(s)

Last Name		First Name	Middle Name
GRIFFITH		MICHAEL	
Company/Tru	st Name		
Mailing Addres	55		
1743 GLENDAL	E STREET		
City		State	Zip Code
JACKSONVILLE		FL	32205
Phone	Fax	Email	
		JAKEJUMPMAN@	

Description Of Property

Property Ap	opraiser's RE #(s) (10 digit number wit
Мар	RE#
	092659 0000

-Location Of F	Property			
General Locati				
Riverside/Avon	dale Historic Dist	rict		
House #	Street Name, T	ype and Direction		Zip Code
1743	GLENDALE ST	, pe and 2.1 center.		32205
Type Of Impro	vement			
Addition	Driveway	New Construction	Accessory	Structures
Alteration	Relocation	Window Replacemen	t 🗌 Other	
Fencing	Demolition	Reroof/Minor Repair	5	
(Example: ren Proposed Wor	k	TION TO EXISTING STRUC		
-Addition Inform	mation ———			
	ion? Check the l	boy if it is		
		th a planner choose one fr	om the list	
-	-	-		
Addition - Re	quired Attachm	nents For Complete Appli	cation ———	
		sed site plan with addition i Directional arrows needed.)	dentified. <i>(To scal</i>	le bar scaled
	Elevations - Existonal drawings ne	sting elevations or photos o eded.)	f exising sides. (T	o scale bar
-	Elevations - Pr awings needed.)	roposed front, sides and rea	r elevations. <i>(To s</i>	scale bar scaled
🗹 Overall P	hotos Of Site			
Photos Of	f Addition Area			
Description	on Of Any Dem	0		

Additional Documents Provided

	Description
\checkmark	HOMEOWNER AUTHORIZATION LETTER
\checkmark	FRONT ELEVATION 1
\checkmark	REAR ELEVATION
\checkmark	SIDE ELEVATION 1
\checkmark	SIDE ELEVATION 2
\checkmark	WINDOW SPEC SHEET NEW

-Application Certification -

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7800 www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 10/22/2024

COA#: COA-24-31413

Address: 1743 Glendale Street

Owner: Michael Griffith Jr. and Maria Luiza Bridges Griffith

Jacksonville, Florida 32205

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application <u>#COA-24-31413</u> were posted on the property/site located at:

092659-000	00
Real Estate Nun	nber(s)
1743 Glenda	le Street
Street Address Jacksonville,	Florida 32205
City, State Zip C	ode
Printed Name	Lee A Bradley
Signature	Ale Bacd
Dated this 22	day of October 20 24

BLK 18

LOT 2

GRIFFITH MICHAEL EDWARD JR 1743 GLENDALE ST JACKSONVILLE, FL 32205

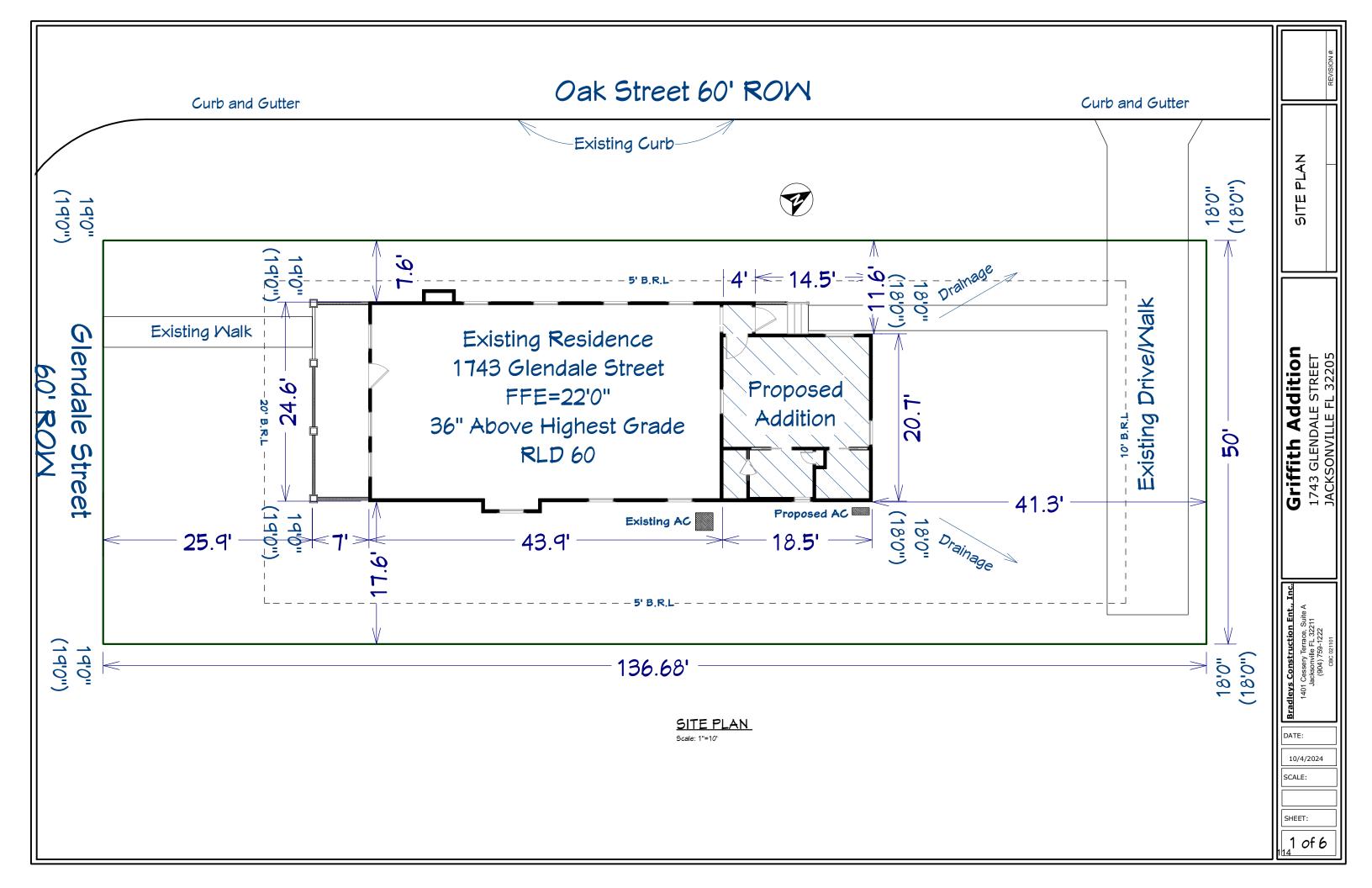


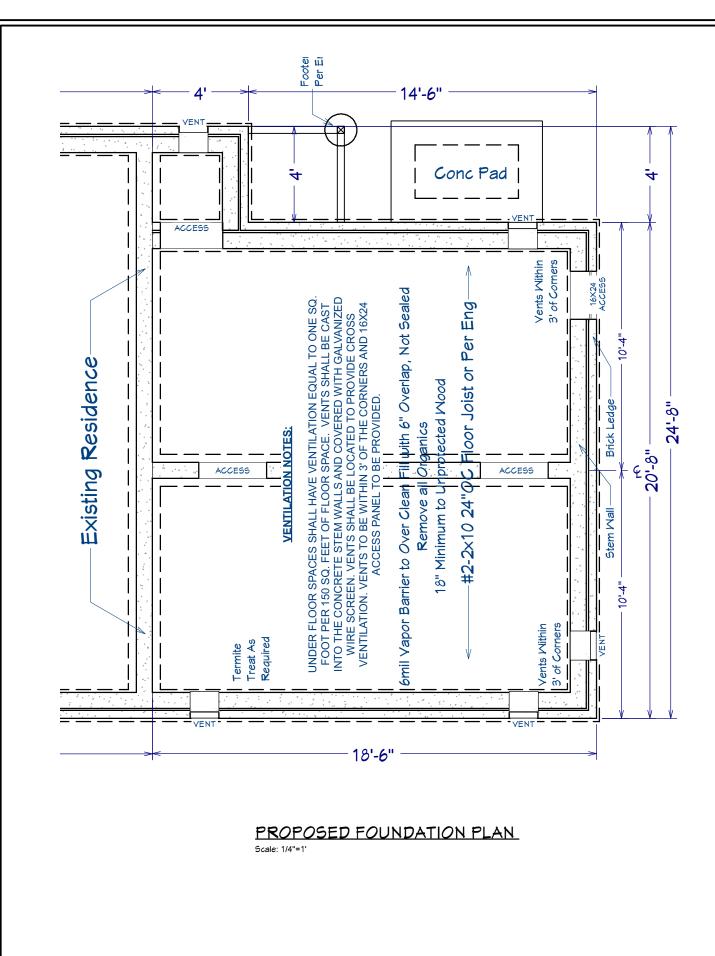
Page 1 of 1

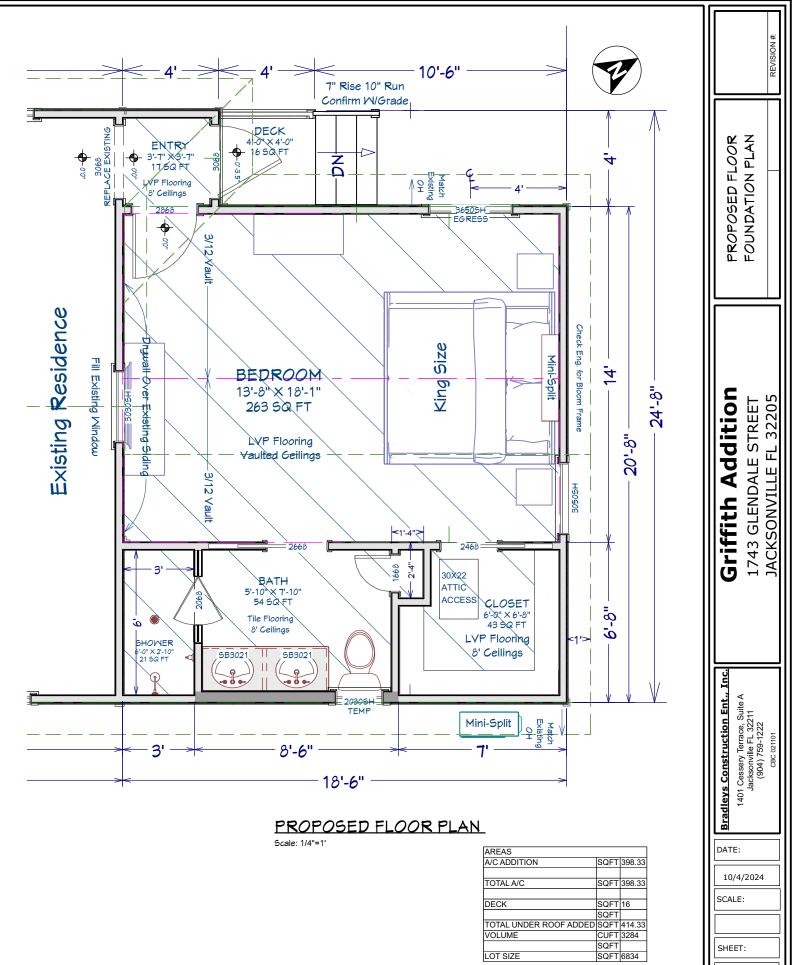
PRINTED 10/10/2024 BY: pao

Map Id: 6428 402200.34 1.40 1.00 1.00 W FISHWEIR PARK

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ACREAGE L OB/XF N CODE 1 FPMR7 2 DKWR2	0.00 PF DES Fireplace I Deck Wooder	CRIPTION Masonry	116.3 BLD 1	SITE A L VC 1 1 2 1 57 3 1 73 4 C HX % 100.00	DDRESS: DLUME / YEAR 19422 16145 12562 08497 NHX % 0.000	1743 GJ PAGE / CLERK 02100 01762 01746 00348 LENGTH 0 12	LENDALE ST DATE OF SALE 10/2/202 10/9/201 4/28/200 11/29/199 WIDTH 0 0	I Q N U 2 WD Q 5 WD Q 5 WD Q 0 WD Q 1.00 72.00	V R V R E 2 I 01 2 I 012 2 I 02 I <td< td=""><td>SALE PRICI 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td>S N. E AM 50000 71000 71500 UNIT PRICE 4,398.75 30.80</td><td>OTE OUNT (((((((((((((((((((</td><td>MAC MAC N N N N UNIT ICE 398.75</td><td>MAC AMOUNT</td><td>0 MCF 0 LOG 0 HEL 0 GOO ACTUAL YEAR 1919</td><td>FAULS SE GUE KEVI WIG ANN DBY CHAN DBY CHAN EFF YEAR 1919 2020</td><td>HANNON IN MYLES NA PATRI VET LYNE YEAR ON ROLL</td><td>ICIA ETTE % COND 20 79 79</td><td>GRIFFITH M MCFAULS SI OB/XF MKT VALUE 886</td><td>GRANTEE ATCHAEL EDWA JANNON J BUILDING J LAND LINES VALUE REVIEV TRIENNAL</td><td>SA RD 20201102 20121119 20050809 APPRAISAL DAT DATE 12/21/1993 8/30/1988 8/30/1988 7/11/2024</td><td>R/S CONVEYED ES APPRAISED BY JCB PTC LGS</td></td<>	SALE PRICI 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	S N. E AM 50000 71000 71500 UNIT PRICE 4,398.75 30.80	OTE OUNT (((((((((((((((((((MAC MAC N N N N UNIT ICE 398.75	MAC AMOUNT	0 MCF 0 LOG 0 HEL 0 GOO ACTUAL YEAR 1919	FAULS SE GUE KEVI WIG ANN DBY CHAN DBY CHAN EFF YEAR 1919 2020	HANNON IN MYLES NA PATRI VET LYNE YEAR ON ROLL	ICIA ETTE % COND 20 79 79	GRIFFITH M MCFAULS SI OB/XF MKT VALUE 886	GRANTEE ATCHAEL EDWA JANNON J BUILDING J LAND LINES VALUE REVIEV TRIENNAL	SA RD 20201102 20121119 20050809 APPRAISAL DAT DATE 12/21/1993 8/30/1988 8/30/1988 7/11/2024	R/S CONVEYED ES APPRAISED BY JCB PTC LGS
ACREAGE L OB/XF N CODE 1 FPMR7 2 DKWR2 L L USE T N CODE	0.00 PF DES Fireplace I Deck Wooder	LAND USE ESCRIPTION	116.' BLD 1 1	SITE A L VC N 2 1 2 37 3 1 2 37 4 C HX % 100.00 100.00	DDRESS: DLUME / YEAR 19422 15425 12562 08497 NHX % 0.00 0.00	1743 GJ PAGE / CLERK 02100 01762 01746 00348 LENGTH 0 12 R L D Z C	LENDALE ST DATE OF SALE 10/2/202 10/9/201 4/28/200 11/29/191 WIDTH 0 6 6 6	I Q N U 2 WD Q 5 WD Q 5 WD Q 0 WD Q 1.00 72.00	V R 1 I 2 I 3 I 3 2	SALE PRICI 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	S N. E AM 50000 71000 71500 UNIT PRICE 4,398.75 30.80	OTE OUNT C C C C C C C C C C C C C C C C C C C	MAC N N N N N N N N N N N N N	MAC AMOUNT	0 MCF 0 LOG 0 HEL 0 GOO ACTUAL YEAR 1919 2020	FAULS SE GUE KEVI WIG ANN DBY CHAN DBY CHAN EFF YEAR 1919 2020	HANNON IN MYLES NA PATRI VET LYNE YEAR ON ROLL 2022 2022	ICIA ETTE % COND 20 79 79	GRIFFITH I MCFAULS SI OB/XF MKT VALUE 888 1,57'	BRANTEE ITCHAEL EDWA JANNON BUILDING LAND LINES VALUE REVIEV TRIENNAL INCOME	SA RD 20201102 20121119 20050809 APPRAISAL DAT DATE 12/21/1993 8/30/1988 8/30/1988 7/11/2024	R/S CONVEYED ES APPRAISED BY JCB PTC LGS
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ACREAGE L OB/XF N CODE 1 FPMR7 2 DKWR2 L L USE T N CODE	0.00 PF DES Fireplace 1 Deck Wooder	LAND USE ESCRIPTION	116.' BLD 1 1	SITE A L VC N 2 1 2 73 4 C HX % 100.00 100.00	DDRESS: DLUME / YEAR 19422 156145 12562 38497 NHX %	1743 GJ PAGE / CLERK 02100 01762 01746 00348 LENGTH 0 12 R L D Z C	LENDALE ST DATE OF SALE 10/2/202 10/9/201 4/28/200 11/29/191 WIDTH 0 6 6 6	I Q N U 0 WD Q 2 WD Q 5 WD Q UNITS 1.00 72.00 72.00	V R 1 I 2 I 1 I 2 I 1 102 1 02 1 02 1 02 3 2 3 2 H FACT	ALE PRIC	S N. AM S0000 71000 V1500 UNIT PRICE 4, 398.75 30.80 UNITS I	OTE OUNT C C C C C C C C C C C C C C C C C C C	MAC N N N N N UNIT ICE 398.75 27.72 DPTH FACT	MAC AMOUNT	0 MCF 0 LOG 0 HEL 0 GOO ACTUAL YEAR 1919 2020	FAULS SE SUE KEVJ LWIG ANN DBY CHAV EFF YEAR 1919 2020	HANNON IN MYLES NA PATRI VET LYNE YEAR ON ROLL 2022 2022	ICIA ETTE % COND 20 79	GRIFFITH I MCFAULS SI OB/XF MKT VALUE 88(1,57' LAND VALUE	BRANTEE ITCHAEL EDWA JANNON BUILDING LAND LINES VALUE REVIEV TRIENNAL INCOME	SA RD 20201102 20121119 20050809 APPRAISAL DAT DATE 12/21/1993 8/30/1988 8/30/1988 7/11/2024	R/S CONVEYED ES APPRAISED BY JCB PTC LGS
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ACREAGE L OB/XF N CODE 1 FPMR7 2 DKWR2 L L USE T N CODE C 1 0100 L 10100	0.00 PF DES Fireplace 1 Deck Wooder E D 0 RES LD 3-7	LAND USE ESCRIPTION UNITS PER 2	116." BLD 1 1	SITE A L VC N 2 1 2 73 4 C HX % 100.00 100.00	DDRESS: DLUME / YEAR 19422 156145 12562 38497 NHX %	1743 GJ PAGE / CLERK 02100 01762 01746 00348 LENGTH 0 12 R L D Z C	LENDALE ST DATE OF SALE 10/2/202 10/9/201 4/28/200 11/29/191 WIDTH 0 6 6 6	I Q N U 0 WD Q 2 WD Q 5 WD Q UNITS 1.00 72.00 72.00	V R 1 I 2 I 3 I 3 2	ALE PRIC	S N. E AM 50000 71000 VIIT PRICE 4,398.75 30.80 UNIT 50.00	JNIT D YPE T F 1	MAC N N N N N UNIT ICE 398.75 27.72 DPTH FACT	MAC AMOUNT	0 MCF 0 LOG 0 HEL 0 GOO ACTUAL YEAR 1919 2020	FAULS SE GUE KEVJ LWIG ANN DBY CHAV EFF YEAR 1919 2020	HANNON IN MYLES NA PATRI VET LYNE YEAR ON ROLL 2022 2022	ICIA ETTE % COND 20 79	GRIFFITH I MCFAULS SI OB/XF MKT VALUE 88(1,57' LAND VALUE	BRANTEE ITCHAEL EDWA JANNON BUILDING LAND LINES VALUE REVIEV TRIENNAL INCOME	SA RD 20201102 20121119 20050809 APPRAISAL DAT DATE 12/21/1993 8/30/1988 8/30/1988 7/11/2024	R/S CONVEYED ES APPRAISED BY JCB PTC LGS
ACREAGE L OB/XF N CODE 1 FPMR7 2 DKWR2 L L USE T N CODE C 1 0100	0.00 PF DES Fireplace 1 Deck Wooder E D 0 RES LD 3-7	LAND USE ESCRIPTION	116.' BLD 1 1	SITE A L VC N 2 1 2 73 4 C HX % 100.00 100.00	DDRESS: DLUME / YEAR 19422 156145 12562 38497 NHX %	1743 GJ PAGE / CLERK 02100 01762 01746 00348 LENGTH 0 12 R L D Z C	LENDALE ST DATE OF SALE 10/2/202 10/9/201 4/28/200 11/29/191 WIDTH 0 6 6 6	I Q N U 0 WD Q 2 WD Q 5 WD Q UNITS 1.00 72.00 72.00	V R 1 I 2 I 3 I 3 2	ALE PRIC	S N. AM S0000 71000 V1500 UNIT PRICE 4, 398.75 30.80 UNITS T	JNIT D YPE T F 1	MAC N N N N N UNIT ICE 398.75 27.72 DPTH FACT	MAC AMOUNT	0 MCF 0 LOG 0 HEL 0 GOO ACTUAL YEAR 1919 2020	FAULS SE GUE KEVJ LWIG ANN DBY CHAV EFF YEAR 1919 2020	HANNON IN MYLES NA PATRI VET LYNE YEAR ON ROLL 2022 2022	ICIA ETTE % COND 20 79	GRIFFITH I MCFAULS SI OB/XF MKT VALUE 88(1,57' LAND VALUE	BRANTEE ITCHAEL EDWA JANNON BUILDING LAND LINES VALUE REVIEV TRIENNAL INCOME	SA RD 20201102 20121119 20050809 APPRAISAL DAT DATE 12/21/1993 8/30/1988 8/30/1988 7/11/2024	R/S CONVEYED ES APPRAISED BY JCB PTC LGS
ACREAGE L OB/XF N CODE 1 FPMR7 2 DKWR2 L L USE T N CODE C 1 0100 L	0.00 PF DES Fireplace 1 Deck Wooder E D 0 RES LD 3-7	LAND USE ESCRIPTION UNITS PER 2	116." BLD 1 1	SITE A L VC N 2 1 2 73 4 C HX % 100.00 100.00	DDRESS: DLUME / YEAR 19422 156145 12562 38497 NHX %	1743 GJ PAGE / CLERK 02100 01762 01746 00348 LENGTH 0 12 R L D Z C	LENDALE ST DATE OF SALE 10/2/202 10/9/201 4/28/200 11/29/191 WIDTH 0 6 6 6	I Q N U 0 WD Q 2 WD Q 5 WD Q UNITS 1.00 72.00 72.00	V R 1 I 2 I 3 I 3 2	ALE PRIC	S N. E AM 50000 71000 VIIT PRICE 4,398.75 30.80 UNIT 50.00	JNIT D YPE T F 1	MAC N N N N N UNIT ICE 398.75 27.72 DPTH FACT	MAC AMOUNT	0 MCF 0 LOG 0 HEL 0 GOO ACTUAL YEAR 1919 2020	FAULS SE GUE KEVJ LWIG ANN DBY CHAV EFF YEAR 1919 2020	HANNON IN MYLES NA PATRI VET LYNE YEAR ON ROLL 2022 2022	ICIA ETTE % COND 20 79	GRIFFITH I MCFAULS SI OB/XF MKT VALUE 88(1,57' LAND VALUE	BRANTEE ITCHAEL EDWA JANNON BUILDING LAND LINES VALUE REVIEV TRIENNAL INCOME	SA RD 20201102 20121119 20050809 APPRAISAL DATE DATE 12/21/1993 8/30/1988 7/11/2024 8/6/2021	R/S CONVEYED ES JCB PTC LGS RJM
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ACREAGE L OB/XF N CODE 1 FPMR7 2 DKWR2 L L USE T N CODE C 1 0100 L	0.00 PF DES Fireplace 1 Deck Wooder E D 0 RES LD 3-7	LAND USE ESCRIPTION UNITS PER 2	116." BLD 1 1	SITE A L VC N 2 1 2 73 3 1 73 4 C HX % 100.00 100.00	DDRESS: DLUME / YEAR 19422 156145 12562 38497 NHX %	1743 GJ PAGE / CLERK 02100 01762 01746 00348 LENGTH 0 12 R L D Z C	LENDALE ST DATE OF SALE 10/2/202 10/9/201 4/28/200 11/29/191 WIDTH 0 6 6 6	I Q N U 0 WD Q 2 WD Q 5 WD Q UNITS 1.00 72.00 72.00	V R 1 I 2 I 3 I 4 I 5 I 1 1 2 I 1 1 2 I 1 1 2 I 3 2 3 2 H FACT	ALE PRIC	S N. E AM 50000 71000 VIIT PRICE 4,398.75 30.80 UNIT 50.00	JNIT D YPE T F 1	MAC N N N N N UNIT ICE 398.75 27.72 DPTH FACT	MAC AMOUNT	0 MCF 0 LOG 0 HEL 0 GOO ACTUAL YEAR 1919 2020	FAULS SE GUE KEVJ LWIG ANN DBY CHAV EFF YEAR 1919 2020	HANNON IN MYLES NA PATRI VET LYNE YEAR ON ROLL 2022 2022	ICIA ETTE % COND 20 79	GRIFFITH I MCFAULS SI OB/XF MKT VALUE 88(1,57' LAND VALUE	BRANTEE ITCHAEL EDWA JANNON BUILDING LAND LINES VALUE REVIEV TRIENNAL INCOME	SA RD 20201102 20121119 20050809 APPRAISAL DATE DATE 12/21/1993 8/30/1988 7/11/2024 8/6/2021	R/S CONVEYED ES JCB PTC LGS RJM

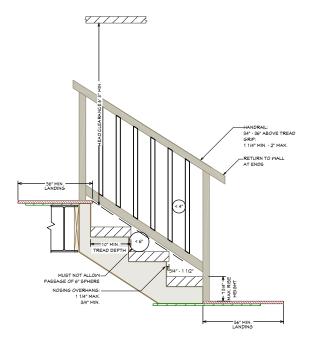






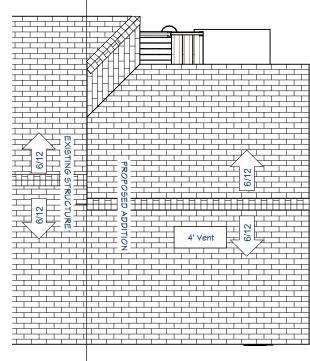
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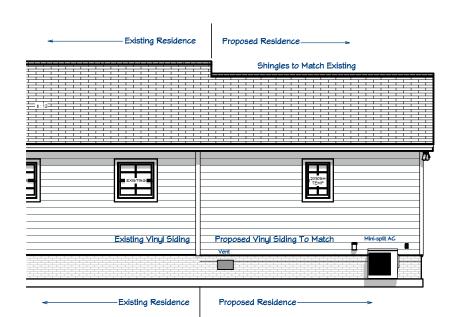


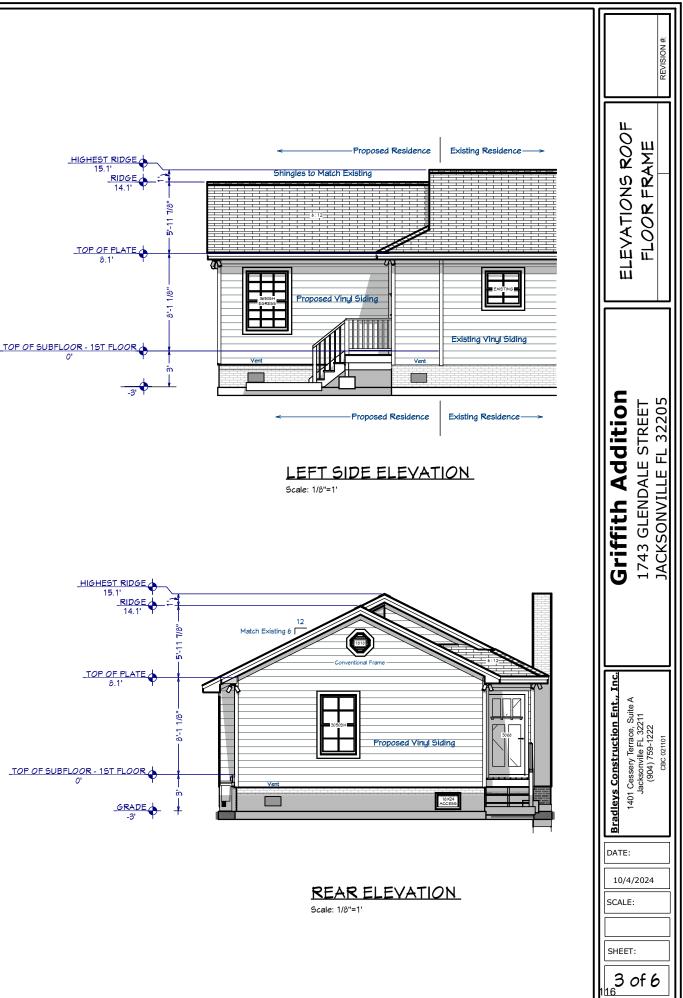
STAIR & RAILING DETAIL

ROOF VENT CALC	CULATIONS		
Attic SQFT	1/150 SQFT	40-50% Roof/S	Soffit Ventilation Required SQFT Each
398.33	2.66	40%	1.06
		50%	1.33
Vent Type	Vent Opening SQFT	# Vents	SQFT Vent Installed
4' Off Ridge Vents	0.7639	2	1.53
		Total	1.53

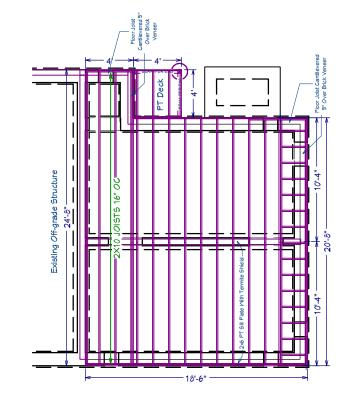


ROOF ELEVATION Scale: 1/8"=1'

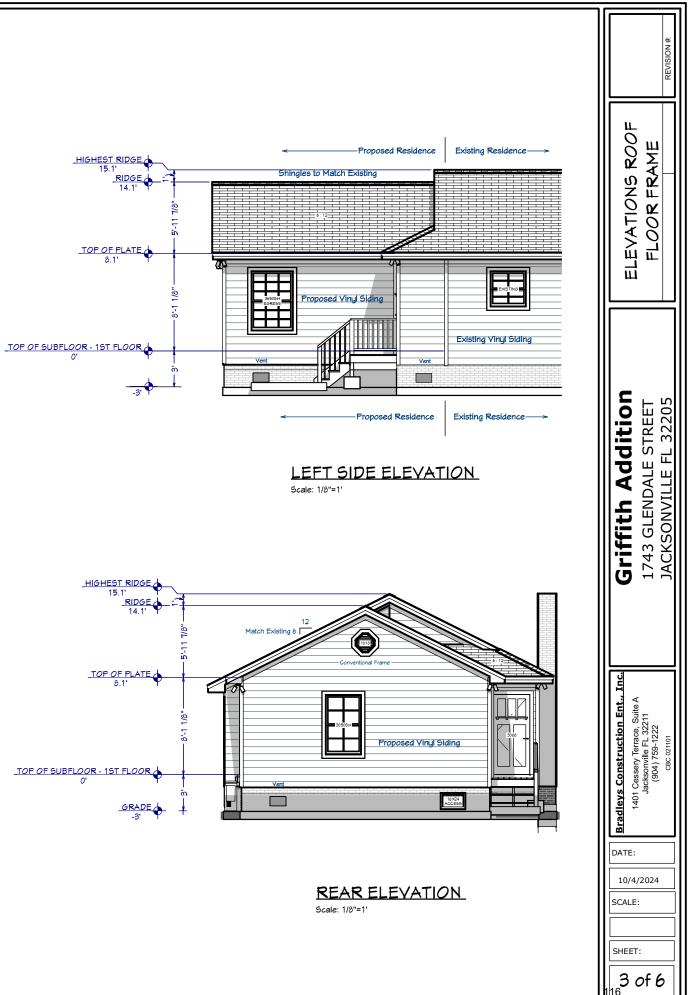




RIGHT SIDE ELEVATION Scale: 1/8"=1'



FLOOR JOIST FRAMING Scale: 1/8"=1'





ELECTRICAL NOTES:

HOMEOWNER TO DO WALK-THRU WITH ELECTRICIAN TO VERIFY LOCATIONS OF OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- 1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS, EXTERIORS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER ELECTRICAL CODE REQUIREMENTS. SOME ROOMS MAY REQUIRE A.F.C.I. RECEPTACLES AS WELL.
- 2. PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. ADDITIONAL SMOKE DETECTORS TO BE PROVIDED AT STAIRWAYS AND OTHER AREAS PER CODE.
- 3. CARBON MONOXIDE DETECTORS PROVIDED AS REQUIRED.
- 4. ELECTRICAL FIXTURES, SWITCHES AND OUTLETS SHOWN ON PLANS TO BE VERIFIED BY OWNER AND LOCATIONS MAY NEED TO BE ADJUSTED PER CODE.

CONTRACTOR/OWNER INFORMATION TO BE PROVIDED TO ELECTRICIAN PRIOR TO CONSTRUCTION:

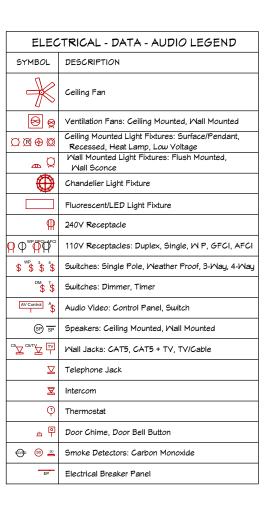
- 1. EXTERIOR OUTLETS AND LIGHTING TO BE COORDINATED WITH SIDING SUBCONTRACTER.
- 2. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOMEOWNER.
- 3. FIXTURES TO BE SELECTED BY HOMEOWNER AND SPECIFICATIONS PROVIDED PRIOR TO CONSTRUCTION. HEIGHTS OF LIGHTING FIXTURES AND CONNECTION TYPES TO BE CONFIRMED.
- 4. APPLIANCE SELECTION AND SPECIFICATIONS TO BE PROVIDED.
- 5. UNDERGROUND OR OVERHEAD ELECTRICAL SERVICE INFORMATION TO BE PROVIDED.
- 6. UTILITY REQUIREMENTS SUCH AS WELL AND SEPTIC PUMP SPECIFICATIONS.
- 7. ITEMS NOT SHOWN ON PLANS OR FUTURE NEEDS TO BE COMMUNICATED.
- 8. ENERGY SAVINGS REQUIREMENTS.
- 9. GENERATOR CONNECTIONS OF FUTURE REQUIREMENTS.
- 10. GAS CONNECTIONS AND LOCATIONS FOR GROUNDING.
- 11. FLOOR PLUGS, ISLANDS AND SPECIALTY CHASES NEED TO BE DISCUSSED, LOCATED AND COORDINATED WITH MASONS OR OTHER RELEVANT SUBCONTRACTORS.
- 12. KITCHEN AND BATH APPLIANCE, OUTLET AND SWITCH LOCATIONS TO BE COORDINATED WITH CABINET PROVIDER.

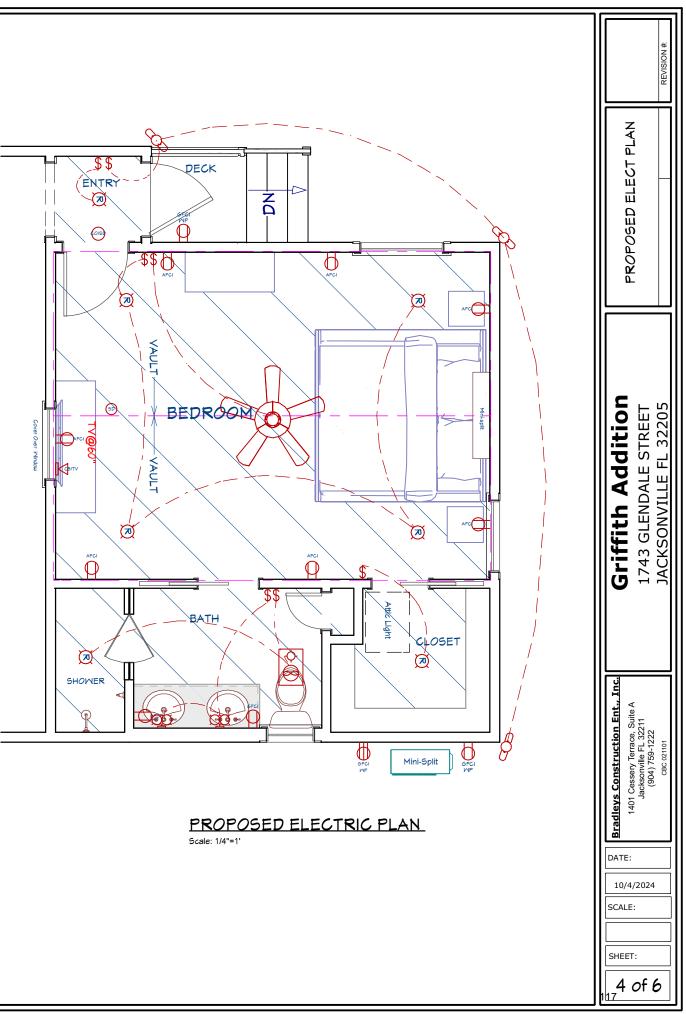
AUDIO:

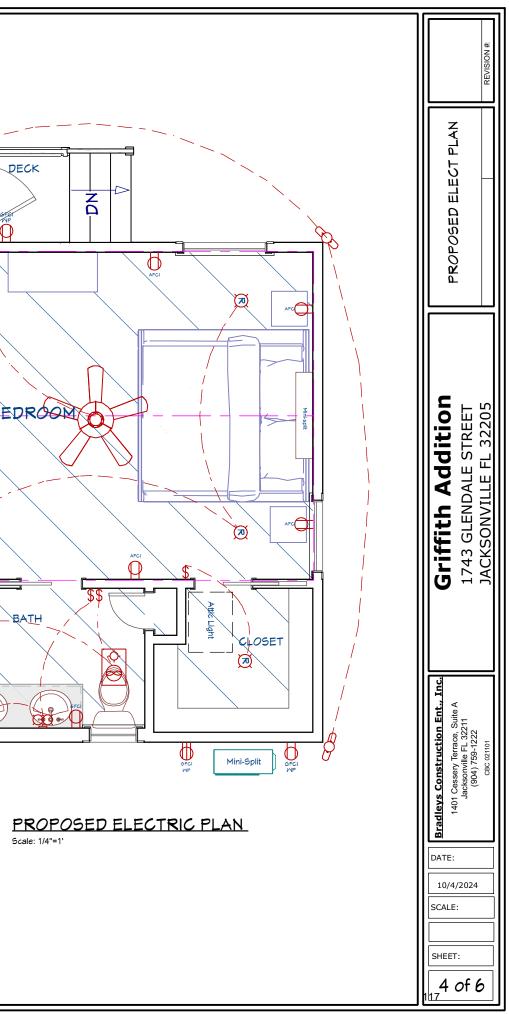
- 1. LOCATE SPEAKERS AND AUDIO CONTROLS IF REQUIRED.
- 2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER;
- 3. LOCATE JACKS AS INDICATED AS DISCUSSED WITH HOMEOWNER.

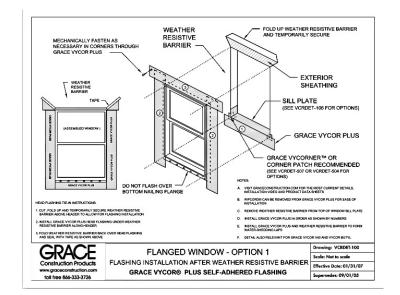
DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN OR APPROVED BY HOME OWNER.

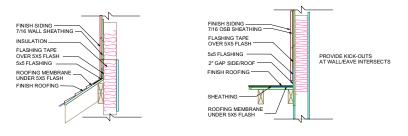






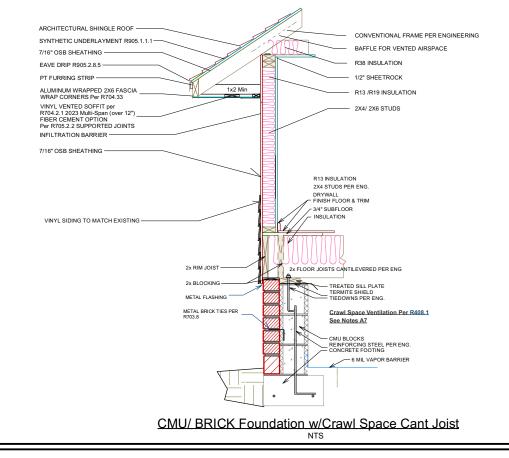


WINDOW/DOOR TAPING DETAIL



HEAD FLASHING DETAIL





R703.4 Flashing 2023 Walls and Siding

Approved metal flashing, vinyl flashing, self-adhered membranes and mechanically attached flexible flashing shall be applied shingle-fashion or in accordance with the manufacturer's instructions. Metal flashing shall be corrosion resistant. Fluid-applied membranes used as flashing shall be applied in accordance with the manufacturer's instructions. All flashing shall be applied in a manner to prevent the entry of water into the wall cavity or penetration of water to the building structural framing components. Self-adhered membranes used as flashing shall comply with AAMA 711. All exterior fenestration products shall be sealed at the juncture with the building wall with a sealant complying with AAMA 800 or ASTM C920 Class 25 Grade NS or greater for proper joint expansion and contraction, ASTM C1281, AAMA 812, or other approved standard as appropriate for the type of sealant. Fluid-applied membranes used as flashing in exterior walls shall comply with AAMA 714. The flashing shall extend to the surface of the exterior wall finish. Approved flashings shall be installed at the following locations: 1.Exterior window and door openings. Flashing at exterior window and door openings shall

extend to the surface of the exterior wall finish or to the water-resistive barrier complying with Section 703.2 for subsequent drainage. Mechanically attached flexible flashings shall comply with AAMA 712. Flashing at exterior window and door openings shall be installed in accordance with one or more of the following:

1.1.The fenestration manufacturer's installation and flashing instructions, or for applications not addressed in the fenestration manufacturer's instructions, in accordance with the flashing or water-resistive barrier manufacturer's instructions. Where flashing instructions or details are not provided, pan flashing shall be installed at the sill of exterior window and door openings. Pan flashing shall be sealed or sloped in such a manner as to direct water to the

surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage. Openings using pan flashing shall incorporate flashing or protection at the head and sides. 1.2.In accordance with the flashing design or method of a registered design professional. In accordance with other approved methods.

1 4In accordance with EMA/AAMA 100 EMA/AAMA 200 EMA/WDMA 250 EMA/AAMA/ WDM 300 or FMA/AAMA/WDMA 400, or FMA/AAMA/WDMA 200, 1 WDMA/200, 1 WDMA/AAMA/ 2.At the intersection of chimneys or other masonry construction with frame or stucco walls,

with projecting lips on both sides under stucco copings. 3.Under and at the ends of masonry, wood or metal copings and sills

Continuously above all projecting wood trim.

5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame 6.At wall and roof intersections.

7.At built-in gutters.

Drip Edge per R905.2.8.5 2023

Provide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of 3 inches (76 mm). Eave drip edges shall extend 1/2 inch (13 mm) below sheathing and extend back on the roof a minimum of 2 inches (51 mm). Drip edge shall be installed over the underlayment. There shall be a minimum 4 inch (51 mm) width of roof cement installed over the drip edge flange or self-adhering underlayment. Drip edge shall be mechanically fastened a maximum of 12 inches (305 mm) on center. Where the basic wind speed per Figure R301.2.3 is 110 mph (49 m/s) or greater or the mean roof height exceeds 33 feet (10 058 mm), drip edges shall be mechanically fastened a maximum of 4 inches (102 mm) on center

Flashing per R903.2 2023 Roof ocations R903.2.1

hings shall be installed at wall and roof intersections, wherever there is a change in roof slope irection and around roof openings. Where flashing is of metal, the metal shall be corrosion esistant with a thickness of not less than provided in Table R903.2.1

Exception: Flashing is not required at hip and ridge junctions. (provide hip/ridge shingle and ridge vent fastening per manufactures instructions)

TABLE R903.2.1 METAL FLASHING MATERIAL

MATERIAL	GAGE MINIMUM THICKNESS (INCHES)	GAGE	WEIGHT (Ibs per sq ft)
Copper	0.024	1 (16 oz)	
Aluminum	0.024		
Stainless steel	28		
Galvanized steel	0.0179	26 (zinc coated G90)	26 (zinc coated G90)
Aluminum zinc coated steel	0.0179	26 (AZ50 alum zinc)	26 (AZ50 alum zinc)
Zinc alloy	0.027		
Lead	2.5 (40 oz.)		
Painted terne	1 25 (20 oz)		

Cricket and Saddle Flashing per R903.2.2

Cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches wide as measured perpendicular to the slope. Cricket or saddle coverings shall be sheet etal or of the same mai lembrane flashings. R as the roof covering.

1ings. R903.2.3 All membrane flashing shall be installed according to the roof assembly manufacturer's published

literature

Base and Counter Flashing per R905.2.8.1 Base and counterflashing shall be installed as follows: 1.In accordance with manufacturer's installation instructions, or

2.A continuous metal minimum 4 inch by 4 inch "L" flashing shall be set in approved flashing cement and set flush to base of wall and over the underlayment. Both horizontal and vertical metal flanges shall be fastered 6 inches (152 mm) on center with approved fasteners. All laps shall be a minimum of 4 inches (102 mm) fully sealed in approved flashing cement. Flashing shall start at the Invertige of the root to ensure water-shedding capabilities of all metal laps. The entire edge of the horizontal flange shall be sealed covering all nail penetrations with approved flashing cement and membrane. Shingles shall overlap the horizontal flange and shall be set in approved flashing

Base flashing shall be of either corrosion-resistant metal as provided in Section R905.2.8.1 or Counterflashing shall be corrosion-resistant metal as provided in Section R905.28.1 or mineral surface roll roofing weighing a minimum of 77 pounds per 100 square feet (3.76 kg/m2). Counterflashing shall be corrosion-resistant metal with a minimum thickness provided in Table R903.2.1.

Valley Flashing per R905.2.8.2

Valley linings shall be installed in accordance with the manufacturer's instructions before applying shingles. Valley linings of the following types shall be permitted:

1.For open valleys (valley lining exposed) lined with metal, the valley lining shall be no less than 16 inches (406 mm) wide and of any of the corrosion-resistant metals in Table R903 2 1

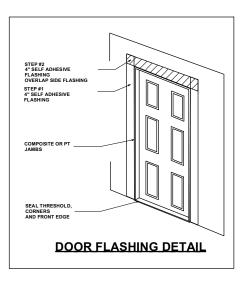
2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D3909 or ASTM D6380 Class M, shall be permitted. The bottom layer sha be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide. 3.For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D6380 Class S and not less than 36 inches wide (914 mm) or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D1970 and not less than 36 inches (914 mm) wide shall be permitted in lieu of the lining material. Sidewall flashing per R905.2.8.3

Flashing against a vertical sidewall shall be by the step-flash method or continuous "L" flashing method minimum of 4" (5" preferred or 4x6 in brick areas). Kick-outs to be provided that extend past the eave and past the final siding material by at least 6".

Ray5.2.8.4 Other flashing. Flashing against a vertical front wall, as well as soil stack, vent pipe and chimney flashing, shall be applied in accordance with the asphalt shingle manufacturer's instructions R905.2.8.5 Drip edge.

wide drip edge at eaves and gables of shingle roofs. Overlap to be a minimum of 3 inches (76 mm). Eave drip edges shall extend 1/2 inch (13 mm) below sheathing and extend back on the roof a minimum of 2 inches (51 mm). Drip edge shall be installed over the underlayment. Self-adhering ASTM D1970 underlayment may be installed over a primed drip edge flange. There shall be a minimum 4 inch (51 mm) width of roof cement installed over the drip

edge flange or the self-adhering underlayment. Drip edge shall be mechanically fastened a maximum of 12 inches (305 mm) on center. Where the Vasd as determined in accordance with Section R301.2.1.3 is 110 mph (177 km/h) or greater or the mean roof height exceeds 33 feet (10 058 mm), drip edges shall be mechanically fastened a maximum of 4 inches (102 mm on center



Underlayment application 2:12 and Greater per R905.1.1.1 8th addition 2023 See Table R9005.1.1.1

Underlayment for asphalt shingles, metal roof panels or shingles, mineral surfaced roll roofing, slate and slate-type shingles, wood shakes and wood shingles shall comply with one of the following methods:

Option #1 -

The entire roof deck shall be covered with an approved self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 installed in accordance with both the underlayment manufacturer's and roof covering manufacturer's installation instructions for the deck material, roof ventilation configuration and climate exposure for the roof covering to be installed.

Exceptions:

1. This method is not permitted for wood shingles or shakes. 2.An existing self-adhering modified bitumen underlayment that has been previously installed over the roof decking and where it is required, renailing off the roof sheathing in accordance with Section 706.7.1 of the Florida Building Code, Existing Building can be confirmed or verified. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the existing self-adhered modified bitumen underlayment.

Option #2 –

A minimum 33/4-inch-wide (95 mm) strip of self-adhering polymer-modified bitumen membrane complying with ASTM D1970 or self-adhering flexible flashing tape complying with AAMA 711, Level 3 [for exposure up to 176°F (80°C)], installed in accordance with the manufacturer's instructions for the deck material, shall be applied over all joints in the roof decking. An approved underlayment in accordance with Table R905.1.1.1 for the applicable roof covering shall be applied over the entire roof over the membrane strips.

Option #3 –

Two layers of ASTM D226 Type II, ASTM D4869 Type III or Type IV or ASTM D8257 underlayment shall be installed as follows: Apply a strip of underlayment for the first course that is half the width of a full sheet parallel to and starting at the eaves, fastened sufficiently to hold in place Starting at the eave, apply a full sheet of underlayment, for the second course. Apply the third course of underlayment overlapping the second course half the width of a full sheet plus 2 inches (51 mm). Overlap all successive courses half the width of a full sheet plus 1 inch (25 mm). End laps shall be 6 inches (152 mm) and shall be offset by 6 feet (1829 mm). Underlayment shall be attached to a nailable deck with corrosionresistant fasteners with a maximum fastener spacing, measured horizontally and vertically, of 12 inches (305 mm) o.c. between side laps, and one row at the end and side laps fastened 6 inches (152 mm) o c Underlayment shall be attached using annular ring or deformed shank nails with metal or plastic caps with a nominal cap diameter of not less than 1 inch (25 mm). Metal caps are required where the ultimate design wind speed, Vult, equals or exceeds 170 mph. Metal caps shall have a thickness of not less than 32-gage sheet metal. The minimum thickness of the outside edge of plastic caps shall be 0.035 inch (0.889 mm). The cap nail shank shall be not less than 0.083 inch (2.1082 mm) for ring shank nails. The cap nail shank shall have a length sufficient to penetrate through the roof sheathing or not less than 3/4 inch into the roof sheathing

Exception: Use of ASTM D8257 underlayment is not permitted for wood shingles or shakes.

SECTION R704 SOFFITS 2023 R704.1 Wind resistance of soffits

Soffits and their attachments shall be capable of resisting wind loads specified in Tables R301.2(2) and R301.2(3) for walls using an effective wind area of 10 square feet

R704.2 Soffit installation.

Soffit installation shall comply with Sections

R704.2.1, R704.2.2, R704.2.3 and R704.2.4.

R704.2.1 Vinyl and aluminum soffit panels

Vinyl and aluminum soffit panels shall be installed using aluminum, galvanized, stainless steel or rust-preventative coated nails or other approved corrosionresistant fasteners specified by the manufacturer and shall be fastened at both ends to a supporting component such as a nailing strip, fascia or subfascia component in accordance with Figure R704.2.1. Where the unsupported span soffit panels is greater than 12 inches, intermediate nailing strips shall be provided in accordance with Figure R704.2.2 unless a larger span is permitted in accordance with the manufacturer's product approval specification. Vinyl and aluminum soffit panels shall be installed in accordance with the manufacturer's product approval specification and limitations of use. Fascia covers shall be installed in accordance with the manufacturer's product approval specification and limitations of use and Section R704.3. FIGURE R704.2.1

TYPICAL SINGLE-SPAN VINYL SOFFIT PANEL SUPPORT

R704.2.2 Fiber-cement soffit panels.

Fiber-cement soffit panels shall be a minimum of 1/4 inch thick and shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Panel joints shall occur over framing or over wood structural panel sheathing. Soffit panels shall be installed with spans and fasteners in accordance with the manufacturer's product approval specification and limitations of use. **FIGURE R704.2.2**

TYPICAL MULTI-SPAN VINYL SOFFIT PANEL SUPPORT

R704.2.3 Hardboard soffit panels. Where the design wind pressure is 30 psf or less, soffit panels shall be a minimum of 7/16 inch in thickness and shall be fastened to framing or nailing strips with 2 1/2" × 0.113" siding nails spaced not more than 6 inches on center at panel edges and 12 inches on center at intermediate supports. Where the design wind pressure is greater than 30 psf, hardboard soffit panels shall be installed in accordance with the manufacturer's product approval specification and limitations of use

REVISION #:	
NOTES FLASHING	
Griffith Addition 1743 GLENDALE STREET JACKSONVILLE FL 32205	
Bradlevs Construction Ent., Inc. 1401 Cessery Terrace, Suite A Jacksonville FL 32211 (904) 759-1222 CBC 021101	
DATE: 10/4/2024 SCALE: SHEET:	
	Bradleys Construction Ent., Inc. Griffith Addition 1401 Cessery Terrace, Suite A 1401 Cessery Terrace, Suite A 1401 Cessery Terrace, Suite A 1743 GLENDALE STREET 1604) 759-1222 1743 GLENDALE STREET 1904) 759-1222 JACKSONVILLE FL 32205

VENTILATION NOTES: 2023

1. FACTORY BUILT FIREPLACE AND SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO R1004, R1005, R1006, MANUFACTURES INSTRUCTIONS AND LOCAL CODES.

2. R1005.8 Insulation shield FOR FACTORY BUILT FIREPLACE.

Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of steel having a minimum thickness of 0.0187 inch (0.4712 mm) (No. 26 gage) shall be installed to provide clearance between the chimney and the insulation material.

The clearance shall not be less than the clearance to combustibles specified by the chimney manufacturer's installation instructions. Where chimneys pass through attic space, the shield shall terminate not less than 2 inches (51 mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed chimney system shall be installed in accordance with the manufacturer's installation instructions

3. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND OPTIONAL IN LAUNDRY ROOM OR PER CODE.

4. DRYER EXHAUST DUCTS. SEE M1502- DRYER VENT OUTLET 3' FT FROM WINDOW AND AC INLET. CHECK MANUFACTURER SPECS.

- 5. RANGE HOOD DUCT SEE M1503 AND M1505. CHECK MANUFACTURERS SPECS.
- ROOF VENTILATION PER R806

1 ATTIC SHALL HAVE MINIMUM VENTILATION EQUAL TO 1 SQFT PER 300 SQFT OF ATTIC AREA WITH 40-50% OF ROOF VENTS IN THE UPPER 1/3 OF ATTIC. VENTILATION SHALL BE PROTECTED FROM RAIN AND RODENT ACCESS OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. PROVIDE RIDGE OR OFF-RIDGE VENTILATION AS REQUIRED. (DO NOT VENT ATTIC IF POLY FOAM SPRAY IS USED AT UNDERSIDE OF ROOF DECK)

TRUSS OPTION NOTES:

- PLAN TRUSS DRAWINGS ARE FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
- ALL TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL AND ENGINEERING CALCULATIONS.
- ALL TRUSS DESIGN DETAILS, DRAWINGS AND TIEDOWN INFO SHALL REMAIN ON SITE FOR FRAMING CONTRACTOR AND INSPECTIONS

CONVENTIONAL FRAMING OPTION NOTES:

- PLAN FRAMING DRAWINGS ARE FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO ENGINEERING DRAWINGS & SPECIFICATIONS. DIMENSIONS AND LAYOUT CALCULATIONS SHALL BE CONFIRMED BY THE CONTRACTOR AND ARE NOT THE RESPONSIBILITY OF THE PLAN DESIGNER.
- 2 FRAMTING SHALL NOT BE FTELD ALTERED WITHOUT PRIOR BUTLDING DEPT APPROVAL AND ENGINEER CALCULATION APPROVAL
- ALL FRAMING DESIGN DETAILS, DRAWINGS AND TIEDOWN INFO SHALL REMAIN ON SITE FOR FRAMING CONTRACTOR AND INSPECTIONS.

INSULATION NOTES:

- INSULATION TO COMPLY WITH FLORIDA ENERGY FORM CALCULATIONS PROVIDED WITH PERMITTING OF THIS STRUCTURE.
- PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS/TRUSSES FOR VENTILATED ATTICS.
- OPENING IN PLATES AND SHEATHING TO BE FILLED WITH EXPANDING POLY FOAM.
- WINDOWS AND DOORS TO BE FILLED WITH MINIMAL EXPANDING POLY FOAM.
- ALL ELECTRIC PENETRATIONS TO BE FILLED WITH FIRE BLOCK EXPANDING FOAM 5.
- FIREBLOCK ALL LOCATIONS AS REQUIRED. BATT INSULATION TO BE INSTALLED PER ENERGY REQUIREMENTS CUT TO FIT BETWEEN STUDS AND JOIST 6 AND AT OUTLETS AND WIRING.
- INSULATE INTERIOR WALLS AND WASTE PIPES AS NEEDED AND PER CONTRACT FOR SOUND.

R703.8 Anchored stone and masonry veneer, general. 2023

Anchored stone and masonry veneer shall be installed in accordance with this chapter, Table R703.3(1) and Figure R703.8. These veneers installed over a backing of wood or cold-formed steel shall be limited to the first story above grade plane and shall not exceed 5 inches (127 mm) in thickness. See Section R602.3 for wall bracing requirements for masonry veneer for wood-framed construction and Section R603.1 for wall bracing requirements for masonry veneer for cold-formed steel construction. The provisions of this section are limited to areas where the ultimate design wind speed, Vult, is less than 165 mph. Where the ultimate design wind speed, Vult, equals or exceeds 165 mph. anchored stone and masonry veneer shall comply with TMS 402/ACI 530/ASCE 5.

Exceptions:

1.Exterior stone or masonry veneer, as specified in Table R703.8(1), with a backing of wood or steel framing shall be permitted to the height specified in Table R703.8(1) above a noncombustible foundation

R408.1Crawspace Ventilation.

The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m2) for each 150 square feet (14 m2) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. Where a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall be not less than 1 square foot (0.0929 m2) for each 1,500 square feet (140 m2) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.

R703.10 Fiber cement siding, 2023 R703.10.1 Panel siding.

Fiber-cement panels shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Panels shall be installed with the long dimension either parallel or perpendicular to framing. Vertical and horizontal joints shall occur over framing members and shall be protected with caulking, or with battens or flashing, or be vertical or horizontal shiplap, or otherwise designed to comply with Section R703.1. Panel siding shall be installed with fasteners in accordance with Table R703.3(1) or the approved manufacturer's instructions.

R703.10.2 Lap siding.

Fiber-cement lap siding having a maximum width of 12 inches (305 mm) shall comply with the requirements of ASTM C1186. Type A. minimum Grade II or ISO 8336. Category A, minimum Class 2. Lap siding shall be lapped a minimum of 11/4 inches (32 mm) and lap siding not having tongue-and-groove end joints shall have the ends protected with caulking, covered with an H-section joint cover, located over a strip of flashing, or shall be designed to comply with Section R703.1. Lap siding courses shall be installed with the fastener heads exposed or concealed, in accordance with Table R703.3(1) or approved manufacturer's instructions.

R703.3.5 Siding clearance at wall and adjacent surfaces. 2023

Unless otherwise specified by the material manufacturer, or this code, siding shall have a clearance of at least 6 inches (152 mm) from grade and at least 1/2 inch (13 mm) from other adjacent surfaces (decks, roofs, slabs).

GRADING NOTES:

- 1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. 2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT 6" IN 10' OR 1% GRADE PER BUILDING CODE REQUIREMENTS
- 3. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL
- 4. FILL TO BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES, WITH EACH LIFT PROPERLY COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).

CONTRACTORS CONTRACT VS PLAN:

CONTRACTORS CONTRACT TAKES PRECEDENCE OVER PLANS. SOME ITEMS REPRESENTED ON THE PLANS MAY BE FOR ILLUSTRATION PURPOSES ONLY TO INCLUDE FURNITURE, CARS, SIDEWALKS, DRIVES, WELL. SEPTIC, LANDSCAPE, ELECTRIC AND PLUMBING FIXTURES, DOOR AND TRIM STYLES AND LOCATIONS, CABINETS GUTTERS) REFER TO CONTRACTORS CONTRACT FOR ALL SPECIFICATIONS

RENDERING NOTES:

RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

EXTERIOR DOOR AND WINDOW NOTES:

EGRESS WINDOWS SHOULD COMPLY WITH 2023 FLORIDA BUILDING CODE, RESIDENTIAL, R310.2. EGRESS WINDOW OPENING SPECIFICATIONS:

- SILL HEIGHT SHALL NOT EXCEED 44 INCHES ABOVE THE FLOOR.
- MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET.
- GRADE OR BELOW WINDOWS MAY HAVE A MINIMUM CLEAR OPENING OF 5 SQUARE FEET.
- MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
- MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
- CONFIRM REQUIREMENTS FOR WINDOW FALL PREVENTION DEVICE ON SECOND FLOOR IF SILL < 36" AFE AND > 6' TO ANOTHER EXTERIOR SURFACE
- WINDOWS AND DOORS MUST MATCH FLORIDA PRODUCT APPROVAL NUMBER SUBMITTED WITH THE BUILDING PERMIT.
- WINDOWS AND DOORS MUST COMPLY WITH SUBMITTED ENERGY CODE REQUIREMENTS AND MUST MEET WIND LOAD REQUIREMENTS DETERMINED BY STRUCTURAL ENGINEER.
- 5. WINDOWS AND DOORS MUST BE INSTALLED PER MANUFACTURE SPECIFICATIONS AND
- SPECIFICATIONS ARE TO BE AVAILABLE AT FRAMING OR REQUIRED INSPECTION. ALL FASTENINGS MUST BE VISIBLE TO INSPECTOR.
- ENTRY DOOR TO BE SPECIFIED BY HOME OWNER PRIOR TO CONSTRUCTION.
- DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/8" TIGHT FITTING SOLID CORE DOORS WITH A FIRE RATING OF 20 MINUTES PER R302 51
- EXTERIOR EXIT DOORS WILL BE 36" MINIMUM AND OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, GLAZING IN DOORS SHALL BE DUAL PANE SAFET) GLASS
- GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS PER OWNER SELECTION AND MEET WIND LOAD REQUIREMENTS. MANUFACTURER INSTALLATION INSTRUCTIONS AND FLORIDA PRODUCT APPROVAL INFORMATION MUST BE PROVIDED TO INSPECTOR AT TIME OF INSPECTION.

GENERAL NOTES:

- REPORTED TO THE STRUCTURAL ENGINEER
- REQUIRED TO DO OTHER WORK.
- SEPTIC ELEVATIONS.
- 6 ON DESIGN DRAWINGS
- REQUIREMENTS
- SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.
- ENGINEERING SUPERCEDES DESIGN DRAWINGS
- PROJECT

R704.3 Aluminum fascia. 2023

the thickness of the drip edge shall be in accordance with Table R903.2.1. follows

inches (610 mm) on center, and

accordance with Section R704.3.2.1 or Section R704.3.2.2. R704 3 2 1

attached as follows:

inches (610 mm) on center, and

edge.

R704.3.2.2

(152 mm) on center.

R704 3 3 1

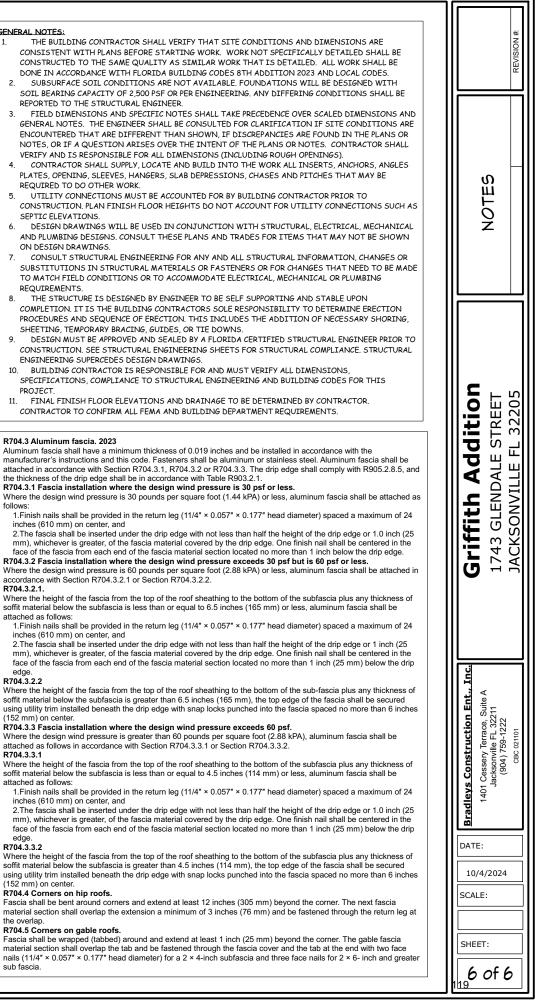
attached as follows:

inches (610 mm) on center, and

edge R704.3.3.2

R704.4 Corners on hip roofs.

R704.5 Corners on gable roofs.

















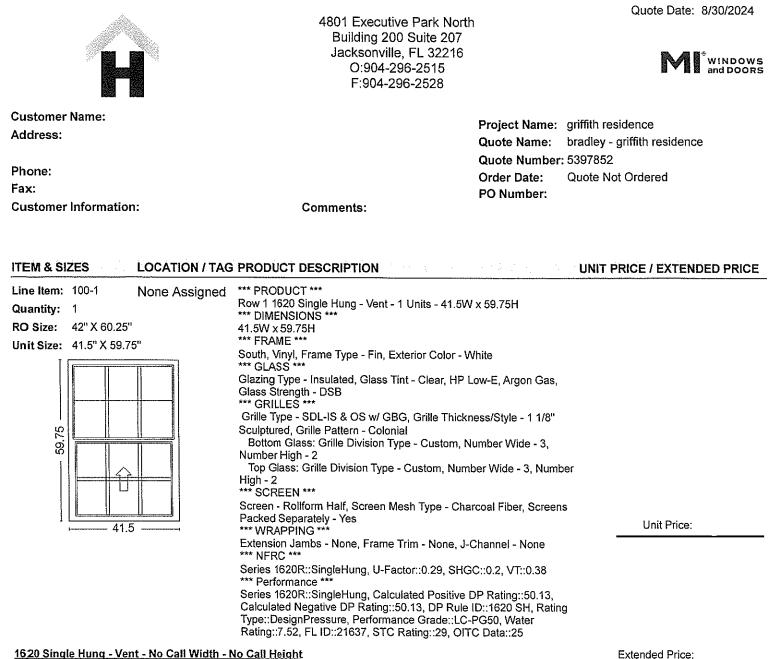












1620 Single Hung - Vent - No Call Width - No Call Height

Units are viewed from the Exterior

Quioted by: Priscila Clavman Homenie

ITEM & SIZES LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 200-1 None Assigned Quantity: 1 RO Size: 24" X 36" Unit Size: 23.5" X 35.5" $\begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	 *** PRODUCT *** Row 1 1620 Single Hung - Vent - 1 Units - 23.5W x 35.5H *** DIMENSIONS *** 23.5W x 35.5H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB *** GRILLES *** Grille Type - SDL-IS & OS w/ GBG, Grille Thickness/Style - 1 1/8" Sculptured, Grille Pattern - Colonial Bottom Glass: Grille Division Type - Custom, Number Wide - 2, Number High - 2 Top Glass: Grille Division Type - Custom, Number Wide - 2, Number High - 2 *** SCREEN *** Screen - Rollform Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jambs - None, Frame Trim - None, J-Channel - None *** NFRC *** Series 1620R::SingleHung, U-Factor::0.29, SHGC::0.2, VT::0.38 *** Performance *** Series 1620R::SingleHung, Calculated Positive DP Rating::67.2, Calculated Negative DP Rating::67.2, DP Rule ID::1620 SH, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::21637, STC Rating::29, OITC Data::25 	Unit Price:

1620 Single Hung - Vent - No Call Width - No Call Height

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 300-1 Quantity: 1 RO Size: 36.25" X 60 Jnit Size: 35.75" X 55 Comparison of the second se	9.75"	 *** PRODUCT *** Row 1 1620 Single Hung - Vent - 1 Units - 35.75W x 59.75H *** DIMENSIONS *** 35.75W x 59.75H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - DSB *** GRILLES *** Grille Type - SDL-IS & OS w/ GBG, Grille Thickness/Style - 1 1/8" Sculptured, Grille Pattern - Colonial Bottom Glass: Grille Division Type - Custom, Number Wide - 2, Number High - 2 Top Glass: Grille Division Type - Custom, Number Wide - 2, Number High - 2 *** SCREEN *** Screen - Rollform Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jambs - None, Frame Trim - None, J-Channel - None *** NFRC *** Series 1620R::SingleHung, U-Factor::0.29, SHGC::0.2, VT::0.38 *** Performance *** Series 1620R::SingleHung, Calculated Positive DP Rating::67.2, Calculated Negative DP Rating::67.2, DP Rule ID::1620 SH, Rating Type::DesignPressure, Performance Grade::LC-PG50*, Water Rating::7.52, FL ID::21637, STC Rating::29, OITC Data::25 	Unit Price:
1620 Single Hung - Ve	ent - No Call Width - I	No Call Height	Extended Price:

1620 Single Hung - Vent - No Call Width - No Call Height

Units are viewed from the Exterior

Extended Price:

ITEM & SIZES	LOCATION / TAG PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 400-1 Quantity: 3 RO Size:	None Assigned caulking	
Unit Size:		

Unit Price:

Extended Price:

Units are viewed from the Exterior

ITEM & SIZES	LOCATION / TAG PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 500-1 Quantity: 1 RO Size: Unit Size:	None Assigned INSTALLATION	

Unit Price:

Extended Price:

Units are viewed from the Exterior

Date:		Date:	
Signature:		Signature:	
Submitted By:	Please Print Name	Accepted By:	Piease Print Name
			Total Order Price:
			Sales Tax:
			Freight: Labor:
			Sub Total:
			Total Unit Count:

All ratings are for individual windows and doors only. Contact your sales representative for information regarding mulled or stacked units.

MI is not responsible for quoting errors. Verify that the quote is up-to-date and the accuracy of all information on the quote before placing an order. Line-Item Comments should not be used to alter configurations. Also verify product options and ratings on the Order Acknowledgment as it gives the most up-to-date product information and product ratings. Immediately report any differences to MI.

All sales are subject to and incorporate MI's Terms and Conditions of Sale and Limited Lifetime Product Warranty, which are available from MI and should be reviewed prior to placing an order. Any additional terms submitted by a customer or contained on its purchase order are rejected and shall not apply to this quote or any later sale unless expressly agreed by MI in writing. See MI's Field Testing Policy for field testing requirements and associated costs. The scope of responsibility of MI for product supplied is stated exclusively within this quote and the aforementioned documents.

For Information regarding MI's Product Handling Recommendations, please visit miwindows.com/handling



Milgard Manufacturing, LLC is a subsidiary of MI Windows and Doors, LLC





1620 Vinyl Single-Hung Window

Our 1620 single-hung window features superior styling, handcrafted quality, and longterm performance. Suitable for both new-construction and replacement applications, the stylish and efficient window features beveled sash, insulated dual-pane glass, heavy-duty weatherstripping, and is the first window in our 1600 Series to offer operating archtop configurations. The 1620 is DP-50 rated and available with an impact-resistant product enhancement, making it the ideal single-hung window for new construction and replacement projects in any location.



PERFORMANCE FEATURES

- Metal-reinforced meeting rail delivers superior strength and durability
- True sloping sill optimizes water drainage and eliminates unsightly weep holes
- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Inverted-coil balances provide smoother operation and lower operating force



ENGINEERED TO PERFORM

- Multi-chamber mainframe design
- 3 1/4" frame depth
- 3/4" dual-pane insulated glass
- Three frame types
 - Fin, flange, finless

SIZING

.

.

MINIMUM & MAXIMUM (available in 1/4" increments)

enhancing home comfort

GLAZING TYPE

Low-E glass with grids

Argon and Low-E glass

HP Low-E glass with grids

Argon and HP Low-E glass

HP Low-E glass

Argon and Low-E glass with grids

Argon and HP Low-E glass with grids

Impact-resistant laminated glass with Argon and LoE3-366

Impact-resistant laminated glass with Argon and LoE3-340

Impact-resistant laminated glass with Argon and LoE3-366 with grids

Impact-resistant laminated glass with Argon and LoE3-340 with grids

Low-E glass

- 15"-48" wide x 24 1/2"-84" high
- 48 1/8"-52 1/8" wide × 24 1/2"-74" high

ENERGY-EFFICIENT GLASS PACKAGES

SAFETY & SECURITY FEATURES

- Spring-loaded night latches keep the window secure even when partially opened, providing ventilation without sacrificing safety and security
- Dual-opposing locks create a stronger, safer seal
- DP-50 package enhances coastal performance
- Optional Window Operating Control Device (WOCD) restricts sash opening and reduces the risk of accidental falls

CONVENIENCE & STYLE

The 1620 features the following design details on every window:

- Beveled exterior profile
- Mortised recessed locks
- Integral lift rails
- Tilt-in sash

CREATE A CUSTOMIZED LOOK

HARDWARE FINISH OPTIONS

Color-matched

GRID TYPES & SIZES

- 5/8" flat grids-between-the-glass
- 11/16" sculptured grids-between-the-glass
- 1 1/8" simulated divided light

GRID PATTERNS







Colonial

6-Lite Perimeter

Diamond

VINYL/EXTRUDED COLORS

Perimeter





Note: all values based on standard 3/4" dual-pane IGU unless noted otherwise

U-VALUE

0.33

0.33

0.29

0.29

0.33

0.33

0.29

0.29

0.28

0.28

0.29

0.29

SHGC

0.30

0.27

0.30

0.27

0.22

0.20

0.22

0.20

0.22

0.20

0.14

0.13



Our dual-pane insulated glass package options help save on heating and cooling costs while

surfaces closer to room temperature, eliminating cold spots near windows

Able to meet ENERGY STAR® requirements in all four climate zones

In cool weather, insulated glass provides outstanding thermal performance to keep interior glass

In warm weather, it helps reduce solar heat gain and minimize glare to improve interior comfort

REPLACEMENT WINDOWS | NEW CONSTRUCTION | COMMERCIAL | REPAIRS Energy-Efficient Products, Professionally Installed

HomeRite · Call (904) 296-2515 For A Great Price!

COA-24-31349 0/1148 Main Street North

November 13, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31349</u>

<u>Address</u>: 1148 North Main Street, RE# 070792-0000; and 0 North Main Street, 070797-0200

Location: West side of North Main Street; between West 2nd Street and West 1st Street

- <u>Owner</u>: Justin Higgins Springfield MF Partners LLC 1148 North Main Street Jacksonville, Florida 32204
- <u>Applicant</u>: Randy Taylor Taylor Sign & Design, Inc 4162 St Augustine Road Jacksonville, Florida 32207
- Year Built: c. 2024 (Property Appraiser)
- Designation: Springfield, Unlisted
- <u>Request</u>: Alteration Signage

Summary Scope of Work:

1. Install two (2) internally illuminated wall signs

Recommendation: Approve with conditions

Conditions:

- 1. Signage location and design shall be substantially consistent with the elevation plan dated **October 11, 2024**.
- 2. Signage shall not obscure significant building features.
- 3. For brick surfaces, any wall signage shall be installed through mortar joints and not the facade.
- 4. Signage shall be consistent with the Zoning Code.





(Google, 2024)

PROJECT DESCRIPTION

COA-24-31349 seeks to install two (2) internally illuminated wall signs on an unlisted property located in the Springfield Historic District. Located on a corner and interior lot, the subject property currently consists of a four-story, mixed-use building which is under construction per previously approved **COA-22-28134**. As designed, one (1) internally illuminated sign will be installed on the façade of the North Main Street elevation and consist of raceway mount LED channel letters with the words "Corner on Main". Additionally, one (1) internally illuminated sign will be installed on the façade of the West 2nd Street elevation and consist of raceway mount LED channel letters with the word "Parking". Each sign will attach to the exterior walls by bolts and each sign will protrude seven (7) inches from the exterior walls.

Pursuant to the authorities granted in the 2025 COA Matrix, internally illuminated signs must be reviewed and approved by the Jacksonville Historic Preservation Commission.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Springfield Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(l). The following is Staff's analysis:

- The design of the two (2) internally illuminated signs does not change the relationship of the subject structure or site to the surrounding area and does not negatively impact the subject structure. The signs will have simple block-style lettering with heights only reaching twenty-one (21) inches tall on the North Main Street elevation and sixteen (16) inches tall on the West 2nd Street elevation. The Springfield District Design Guidelines reference "Signs" which states, "Factors to consider in selecting a sign are its legibility, clarity, placement, durability, and appropriateness to the size and scale of [a] building." Additionally, the Design Guidelines states that larger signs "are inappropriate for buildings along Main Street, where traffic flow is slower and the orientation and setback of buildings make them difficult to read." The proposed signs are not large, have appropriate block-style lettering, will attach to the masonry mortar joints and lap siding façade, and will not interfere with sight lines of adjoining buildings. As such, the proposed work is consistent with the Design Guidelines section on "Signs" and Sections 307.106(k)(1 and 2) and 307.106(l)(1).
- Staff internally coordinated with the Current Planning Division and the requested internally illuminated signage consisting of raceway mount LED channel letters adheres to the Zoning Code. The internally illuminated signs are consistent with the Historic District Design Guidelines section on "Signs," which does not limit signage to only nonilluminated signs.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

- Section 307.106(k) General Standards: 1 and 2
- Section 307.106(I) Guidelines on "Alterations": 1
- Historic District Design Guidelines, Section on "Signs"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

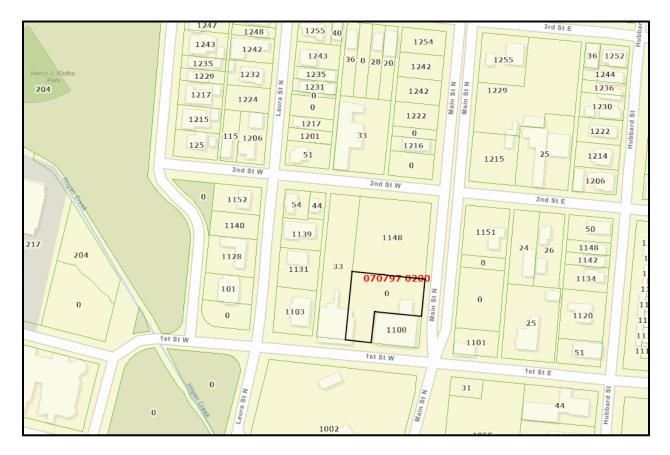
- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

Alterations

• 307.106(I)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.

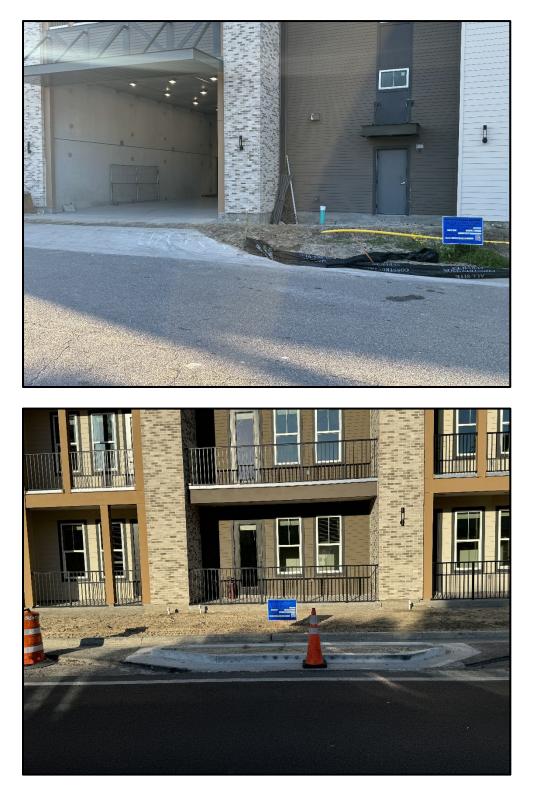
Historic District Design Guidelines, Section on "Signs"

- Recommendation #1 Locate sign on flat, unadorned parts of a façade, such as show windows, awning flaps, masonry surface, and frieze.
- Recommendation #2 Use simple designs and lettering such as block-style and serif style, painted in high contrast to the sign panel color.
- Recommendation #3 Sign panels should be square or rectangular and flush mounted.

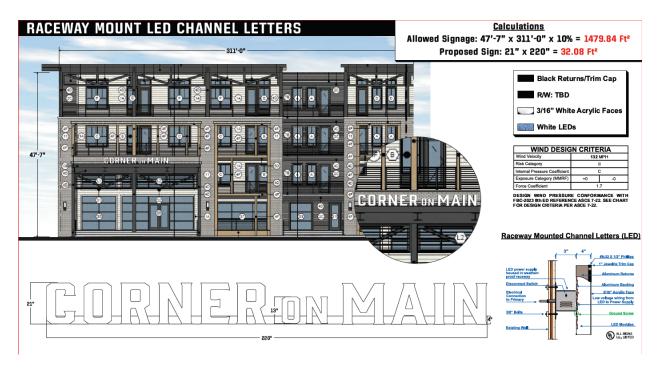


LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS



ELEVATION PLANS DATED OCTOBER 11, 2024





Application For Certificate Of Appropriateness

Application Info					
Tracking #	31349	Application Status	FOUND SUFFICIENT		
Date Started	09/16/2024	Date Submitted	09/16/2024		

Planning and Development Department Info—

COA #	COA-24-31349
Admin Review	
Admin Recommendation	FORWARD
Admin Date Of Action	10/18/2024
Forwarded to JHPC	
JHPC Meeting Date	11/13/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details N/A	
JHPC Details N/A	

-General Information On Applicant-

Last N	lame		First Name	Middle Name	
TAYLC)R		RANDY		
Comp	any Nam	e			
TAYLC	OR SIGN &	DESIGN, INC			
Mailin	g Addres	S			
4162	ST AUGUS	STINE RD			
City			State		
JACKSONVILLE		FL	Zip Code 32207		
Phone	• •	Fax			
904	396	904 39	6 Email		
4652		3777	KVARN@	KVARN@TAYLORSIGNCO.COM	

Agent represents 🔍 O	wner 🔍 Contractor 🔍 Archite	ect 🔍 Consultant 🔍 Othe
Last Name	First Name	Middle Name
HIGGINS	JUSTIN	
Company/Trust Name		
SPRINGFIELD MF PARTN	ERS LLC	
Mailing Address		
1148 N MAIN ST		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone Fax	Email	
9043493773	KVARN@TAYLORS	

Description Of Property —

Property Appraiser's RE #(s)		opraiser's RE #(s)	(10 digit number with	a space ###### ####)
	Мар	RE#		

	070792 0000		
	070797 0200		
ocation Of F	roperty		
eneral Locati			
Springfie l d Hist			
House #	Street Name, Type and Direction		Zip Code
1148	MAIN ST N		32206
pe Of Impro	vom ont		
pe or impro	Ventene		
Addition	Driveway New Construction	Access	ory Structures
			,,
Alteration	Relocation Window Replacem	ent 🗌 Other	
Fencing	Demolition Reroof/Minor Repa	airs	
Describe prop	osed work below. Note affected featu	ires and chang	jes in design or
	as specific, brief, and legible as possi		-
Example: rer	oof; replacing gray 3-tab shingles wil	th black archit	ectural shingles).
Proposed Wor			
NSTALLATION (OF (2) ILLUMINATED WALL SIGNS		
ddition Inform	nation		
s this a violat	ion? Check the box if it is.		
		fuene the list	
r you nave be	en working with a planner choose one	e from the list	
Alteration - F	equired Attachments For Complete A	Application —	
Site Plan	- Site plan if elevation includes new. (To	scale bar scaled	l dimensional
	ed. Directional arrows needed.)		
Elevation	 Existing and proposed elevations or p 	hotos. <i>(To scale</i>	bar scaled
	awings needed.)		
Area Pict	ures - Pictures of area affected by alterat	tion.	
	Photos - Overall photos of structure.		

Product - Brochure/specifications and sample.

-Additional Documents Provided -

- Application Certification -

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department

Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7800 www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date:	1112	5120	1	
Address		Mair	1/t	
Jack		Ile, Fi	, 3220	Le .

COA#: 24-3134	9
owner: Joving Field	MF PARTNEW LLC

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application $24 - 31349$ were posted on the property/site located at:
070792-0000
Real Estate Number(s)
1148 N Main (t.
Street Address JUCIGONVIIIC, FC 32206
City, State Zip Code
Printed Name CCILY Varh
Signature
Dated this 25 day of OCTOBER 2024

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps

and special classifications. Official Record Book/Page

<u>Tile #</u> 6412

SPRINGFIELD MF PARTNERS LLC 1819 GOODWIN ST JACKSONVILLE, FL 32204

1148 N MAIN ST

Property Detail	
RE #	070792-0000
Tax District	USD1
Property Use	1000 Vacant Comm
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01187 SPRINGFIELD BLKD 2
Total Area	43582
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to <u>Save</u> <u>Our Homes</u> and our <u>Property Tax Estimator</u>. 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification <u>Learn how the Property Appraiser's Office</u> values property.

Taxable Values and Exemptions – In Progress 📒

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value No applicable exemptions SJRWMD/FIND Taxable Value No applicable exemptions School Taxable Value No applicable exemptions

Lega

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20164-00664	2/23/2022	\$700,000.00	SW - Special Warranty	Qualified	Vacant
<u>09571-01349</u>	3/13/2000	\$80,000.00	WD - Warranty Deed	Unqualified	Vacant
06083-01469	2/7/1986	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>06083-01467</u>	2/7/1986	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 🛄

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SWSC6	Sprinkler Wet System	1	0	0	1.00	\$0.00
1	ELAC6	Elevator Automatic	2	0	0	2.00	\$0.00
2	ESAC6	Elevator Stops Auto	2	0	0	10.00	\$0.00
2	ELAC6	Elevator Automatic	1	0	0	1.00	\$0.00
3	ESAC6	Elevator Stops Auto	1	0	0	4.00	\$0.00
3	SWSC6	Sprinkler Wet System	2	0	0	95,147.00	\$0.00

Land & Legal 📒

Land

Lunc									
LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-S	0.00	0.00	Common	43,560.00	Square Footage	\$283,140.00

_			
LN	Legal Description		
1	1-144 37-2S-26E 1.0		
2	SPRINGFIELD		
3	LOTS 8,9,10,11,PT LOT 15,PT CL		
4	ALLEY RECD O/R 9571-1349 BLK 2		

Buildings Building 1 Building 1 Site Address 1148 N MAIN ST Unit Jacksonville FL 32206-

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco

2024 Certified Value Description 2025 In Progress Value Method CAMA CAMA **Total Building Value** \$0.00 \$0.00 **Extra Feature Value** \$0.00 \$0.00 Land Value (Market) \$283,140.00 \$283,140.00 Land Value (Agric.) \$0.00 \$0.00 Just (Market) Value \$283,140.00 \$283,140.00 \$283,140.00 Assessed Value \$283,140.00 \$0.00 / \$0.00 Cap Diff/Portability Amt \$0.00 / \$0.00 **Exemptions** \$0.00 See below Taxable Value \$283,140.00 See below

Primary Site Address 1148 N MAIN ST Jacksonville FL 32206-

Value Summary

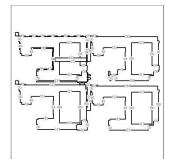
20164-00664

Building Type	0302 - APTS 4+STORY	
Year Built	2024	
Building Value	\$0.00	

Туре	Gross Area	Heated Area	Effective Area
Base Area	6980	6980	6980
Finished Open Porch	355	0	106
Finished upper story 1	49061	49061	49061
Unfinished Carport	23370	0	4674
Unfinished Carport	23370	0	4674
Finished upper story 1	49076	49076	49076
Finished Open Porch	1355	0	406
Balcony	3080	0	462
Unfinished Carport	25012	0	5002
Base Area	47570	47570	47570
Average Office	3095	3095	3095
Finished upper story 1	45572	45572	45572
Unfinished Carport	25012	0	5002
Finished Open Porch	300	0	90
Finished Open Porch	60	0	18
Base Area	140	140	140
Base Area	6980	6980	6980
Finished Open Porch	570	0	171
Finished Open Porch	1115	0	334
Finished Open Porch	95	0	28
Finished Open Porch	240	0	72
Finished Open Porch	295	0	88
Base Area	140	140	140
Finished Open Porch	260	0	78
Finished Open Porch	300	0	90
Finished Open Porch	355	0	106
Finished Open Porch	260	0	78
Base Area	400	400	400
Base Area	180	180	180
Base Area	400	400	400
Base Area	180	180	180
Finished Open Porch	60	0	18
Finished Open Porch	60	0	18
Finished Open Porch	60	0	18
Finished Open Porch	355	0	106
Finished Open Porch	200	0	60

4	4 Wood Truss
3	3 Asph/Comp Shng
5	5 Drywall
14	14 Carpet
4	4 Electric
4	4 Forced-Ducted
3	3 Central
1	1 Not Zoned
4	4 D-Wood Frame
	3 5 14 4 4 3 1

Element	Code	Detail
Baths	1.000	
Bedrooms	1.000	
Stories	4.000	
Rooms / Units	202.000	
Avg Story Height	10.000	



Finished Open Porch	355	0	106
Finished Open Porch	180	0	54
Finished Open Porch	60	0	18
Finished Open Porch	60	0	18
Total	316568	209774	231669

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	e Last Year	Proposed	Rolled-back	
Gen Govt Ex B & B	\$283,140.00	\$0.00	\$283,140.00	\$2,957.78	\$3,204.27	\$3,103.21	
Urban Service Dist1	\$283,140.00	\$0.00	\$283,140.00	\$0.00	\$0.00	\$0.00	
Public Schools: By State Law	\$283,140.00	\$0.00	\$283,140.00	\$831.91	\$875.47	\$891.61	
By Local Board	\$283,140.00	\$0.00	\$283,140.00	\$587.54	\$636.50	\$626.70	
FL Inland Navigation Dist.	\$283,140.00	\$0.00	\$283,140.00	\$7.53	\$8.15	\$7.53	
Water Mgmt Dist. SJRWMD	\$283,140.00	\$0.00	\$283,140.00	\$46.86	\$50.77	\$47.74	
School Board Voted	\$283,140.00	\$0.00	\$283,140.00	\$261.36	\$283.14	\$283.14	
Urb Ser Dist1 Voted	\$283,140.00	\$0.00	\$283,140.00	\$0.00	\$0.00	\$0.00	
			Totals	\$4,692.98	\$5,058.30	\$4,959.93	
Description	Just Value	Assessed Value		Exemptions	Taxable V	alue	
Last Year \$261,360.00 \$261		\$261,360.00	\$261,360.00		\$261,360.0	\$261,360.00	
Current Year \$283,140.00		\$283,140.00		\$0.00	\$283,140.0	\$283,140.00	

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC) The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2024	
2023	
2022	
<u>2021</u>	
2020	
<u>2019</u>	
2018	
2017	
2016	
2015	

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 📁

More Information

ontact Us Parcel Tax Record GIS Map Map this property on Google Maps City Fees Record

1 2

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps

and special classifications. Official Record Book/Page

<u>Tile #</u> 6412

SPRINGFIELD MF PARTNERS LLC 1819 GOODWIN ST JACKSONVILLE, FL 32204

0 N MAIN ST

Property Detail	
RE #	070797-0200
Tax District	USD1
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01187 SPRINGFIELD BLKD 2
Total Area	28380
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to <u>Save</u> <u>Our Homes</u> and our <u>Property Tax Estimator</u>. 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification <u>Learn how the Property Appraiser's Office</u> values property.

Taxable Values and Exemptions – In Progress 📒

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value No applicable exemptions SJRWMD/FIND Taxable Value No applicable exemptions

Primary Site Address

Jacksonville FL 32206-

20164-00661

0 N MAIN ST

School Taxable Value No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>20164-00661</u>	2/23/2022	\$600,000.00	SW - Special Warranty	Qualified	Improved

Extra Features 📒

No data found for this section

Land & Legal

Land	<u>ــــــــــــــــــــــــــــــــــــ</u>								
LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-S	0.00	0.00	Common	29,185.00	Square Footage	\$189,702.00

Legal					
LN Legal Description					
1	2-5 37-2S-26E .67				
2	SPRINGFIELD				
3	LOTS 12,13, PT LOT 15,				
4	PT CLOSED ALLEYS RECD				
5	O/R 20164-661				

Buildings 📒

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$189,702.00	\$0.00	\$189,702.00	\$1,981.92	\$2,146.84	\$2,079.13
Urban Service Dist1	\$189,702.00	\$0.00	\$189,702.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$189,702.00	\$0.00	\$189,702.00	\$557.44	\$586.56	\$597.37
By Local Board	\$189,702.00	\$0.00	\$189,702.00	\$393.69	\$426.45	\$419.89
FL Inland Navigation Dist.	\$189,702.00	\$0.00	\$189,702.00	\$5.04	\$5.46	\$5.05
Water Mgmt Dist. SJRWMD	\$189,702.00	\$0.00	\$189,702.00	\$31.40	\$34.01	\$31.98
School Board Voted	\$189,702.00	\$0.00	\$189,702.00	\$175.13	\$189.70	\$189.70
Urb Ser Dist1 Voted	\$189,702.00	\$0.00	\$189,702.00	\$0.00	\$0.00	\$0.00

Value Summary	Value Summary					
Value Description	2024 Certified	2025 In Progress				
Value Method	CAMA	CAMA				
Total Building Value	\$0.00	\$0.00				
Extra Feature Value	\$0.00	\$0.00				
Land Value (Market)	\$189,702.00	\$189,702.00				
Land Value (Agric.)	\$0.00	\$0.00				
Just (Market) Value	\$189,702.00	\$189,702.00				
Assessed Value	\$189,702.00	\$189,702.00				
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00				
Exemptions	\$0.00	See below				
Taxable Value	\$189,702.00	See below				

			Totals		\$3,144.62	\$3,389.02	\$3,323.12
Description	Just Value	Assessed Value Exempti		Exemptions		Taxable Valu	ie
Last Year	\$175,129.00	\$175,129.00		\$0.00		\$175,129.00	
Current Year	\$189,702.00	\$189,702.00		\$0.00		\$189,702.00	

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

<u>2024</u>

<u>2023</u>

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

Contact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company SPRINGFIELD MF PARTNERS, LLC

Filing Information

Document NumberL2100491173FEI/EIN Number87-3675699Date Filed1/15/2021Date Filed1/15/2021StateFLStatusACTIVELast EventLC AMENDMENTEvent Date Filed06/06/2022Event Effective DateNONEPrincipal AddressSite 600Suite 600Suite 600JOOD Riverside AveSuite 600JOOD Riverside AveSuite 600JOOD Riverside AveSuite 600JACKSONVILLE, FL 3220-JChanged: 02/15/2024-JChanged: 02/15/2024-J			
Date Filed11/15/2021Effective Date11/15/2021StateFLStatusACTIVELast EventLC AMENDMENTEvent Date Filed06/06/2022Event Effective DateNONEPrincipal AddressVONE1000 Riverside AveVIIILE, FL 32204Suite 600VIIILE, FL 32204JACKSONVIILLE, FL 32204VIIIIng Address1000 Riverside AveVIIIIING ADDRESSSuite 600VIIIIING ADDRESSJACKSONVIILLE, FL 32204VIIIING ADDRESS	Document Number	L21000491173	
Effective Date11/15/2021StateFLStatusACTIVELast EventLC AMENDMENTEvent Date Filed06/06/2022Event Effective DateNONEPrincipal AddressVONE1000 Riverside AveVIILLE, FL 32204Changed: 02/15/2024VIILLE, FL 32204Mailing AddressVIILLE, FL 322041000 Riverside AveVIILLE, FL 32204	FEI/EIN Number	87-3675699	
StateFLStatusACTIVELast EventLC AMENDMENTEvent Date Filed06/06/2022Event Effective DateNONEPrincipal AddressNONE1000 Riverside Ave Suite 600Suite 600JACKSONVILLE, FL 32204Suite 600Mailing AddressSuite 6001000 Riverside Ave Suite 600Suite 600JACKSONVILLE, FL 32204Suite 600	Date Filed	11/15/2021	
StatusACTIVELast EventLC AMENDMENTEvent Date Filed06/06/2022Event Effective DateNONEPrincipal AddressNONE1000 Riverside AveSuite 600JACKSONVILLE, FL 32204Suite 6001000 Riverside AveSuite 600JACKSONVILLE, FL 32204JACKSONVILLE, FL 32204	Effective Date	11/15/2021	
Last Event LC AMENDMENT Event Date Filed 06/06/2022 Event Effective Date NONE Principal Address 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204 Changed: 02/15/2024 Mailing Address 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	State	FL	
Event Date Filed06/06/2022Event Effective DateNONEPrincipal AddressNONE1000 Riverside Ave Suite 600	Status	ACTIVE	
Event Effective Date NONE Principal Address 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204 Changed: 02/15/2024 Mailing Address 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	Last Event	LC AMENDMENT	
Principal Address 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204 Changed: 02/15/2024 Mailing Address 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	Event Date Filed	06/06/2022	
1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204 Changed: 02/15/2024 <u>Mailing Address</u> 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	Event Effective Date	NONE	
Suite 600 JACKSONVILLE, FL 32204 Changed: 02/15/2024 <u>Mailing Address</u> 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	Principal Address		
JACKSONVILLE, FL 32204 Changed: 02/15/2024 <u>Mailing Address</u> 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	1000 Riverside Ave		
Changed: 02/15/2024 <u>Mailing Address</u> 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	Suite 600		
Mailing Address 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	JACKSONVILLE, FL 32204		
Mailing Address 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	Changed: 02/15/2024		
1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204	0		
Suite 600 JACKSONVILLE, FL 32204	Mailing Address		
JACKSONVILLE, FL 32204			
Changed: 02/15/2024	JACKSONVILLE, FL 32204		
	Changed: 02/15/2024		
Registered Agent Name & Address	Registered Agent Name & A	<u>ddress</u>	

HIGGINS, JUSTIN M 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204

Address Changed: 02/15/2024

Authorized Person(s) Detail

Name & Address

Title MGR

MULTIFAMILY PARTNERS SPRINGFIELD, LLC 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	01/30/2023
2024	02/15/2024

Document Images

02/15/2024 ANNUAL REPORT	View image in PDF format
01/30/2023 ANNUAL REPORT	View image in PDF format
06/06/2022 LC Amendment	View image in PDF format
01/25/2022 ANNUAL REPORT	View image in PDF format
<u>11/15/2021 Florida Limited Liability</u>	View image in PDF format

Florida Department of State, Division of Corporations



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
MULTIFAMILY PARTNERS SPRINGFIELD, LLC

Filing Information		
Document Number	L22000236506	
FEI/EIN Number	88-2640000	
Date Filed	05/31/2022	
State	FL	
Status	ACTIVE	
Last Event	LC AMENDMENT	
Event Date Filed	02/22/2023	
Event Effective Date	NONE	
Principal Address		
1000 Riverside Ave		
Suite 600		
Jacksonville, FL 32204		
Changed: 01/29/2024		
Mailing Address		
1000 Riverside Ave		
Suite 600		
Jacksonville, FL 32204		
Changed: 01/29/2024		
Registered Agent Name & A	ddress	
HIGGINS, JUSTIN	<u></u>	
1000 Riverside Ave		
Suite 600		
Jacksonville, FL 32204		
Address Changed: 01/29/2	024	

Authorized Person(s) Detail

Name & Address

Title MGR

CLL CORNER ON MAIN LLC 1000 Riverside Ave Suite 600 Jacksonville, FL 32204

Annual Reports

Report Year	Filed Date
2023	01/30/2023
2024	01/29/2024

Document Images

01/29/2024 ANNUAL REPORT	View image in PDF format
02/22/2023 LC Amendment	View image in PDF format
01/30/2023 ANNUAL REPORT	View image in PDF format
05/31/2022 Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company CLL CORNER ON MAIN, LLC

Filing Information

Document Number	L23000078975
FEI/EIN Number	92-2464189
Date Filed	02/20/2023
State	FL
Status	ACTIVE
Principal Address	
1000 Riverside Ave Suite 600	
JACKSONVILLE, FL 32204	

Changed: 02/15/2024

Mailing Address

1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204

Changed: 02/15/2024

Registered Agent Name & Address HIGGINS, JUSTIN 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204

Address Changed: 02/15/2024

Authorized Person(s) Detail

Name & Address

Title MGR

CLDG MF HOLDINGS 2, LLC 1000 Riverside Ave Suite 600 JACKSONVILLE, FL 32204

Annual Reports		
Report Year	Filed Dat 02/15/202	
Document Image	<u>5</u>	
<u>02/15/2024 ANNUA</u>	L REPORT	View image in PDF format
02/20/2023 Florida	Limited Liability	View image in PDF format
	_	

Florida Department of State, Division of Corporations



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company CLDG MF HOLDINGS 2, LLC

Filing Information

0	
Document Number	L22000231404
FEI/EIN Number	88-2557787
Date Filed	05/26/2022
State	FL
Status	ACTIVE
Principal Address	
1000 Riverside Ave	
Suite 600	
Jacksonville, FL 32204	
Changed: 01/29/2024	
Mailing Address	
1000 Riverside Ave	
Suite 600	
Jacksonville, FL 32204	
Changed: 01/20/2024	
Changed: 01/29/2024	
Registered Agent Name & A	<u>ddress</u>
HIGGINS, JUSTIN	
1000 Riverside Ave	
Suite 600	
Jacksonville, FL 32204	

Address Changed: 01/29/2024

Authorized Person(s) Detail

Name & Address

Title MGR

ALLEN, CHRISTIAN 1000 Riverside Ave Suite 600 Jacksonville, FL 32204

Title MGR

LEONE, GEORGE 1000 Riverside Ave Suite 600 Jacksonville, FL 32204

Title MGR

HOBBY, SCOTT 1000 Riverside Ave Suite 600 Jacksonville, FL 32204

Annual Reports

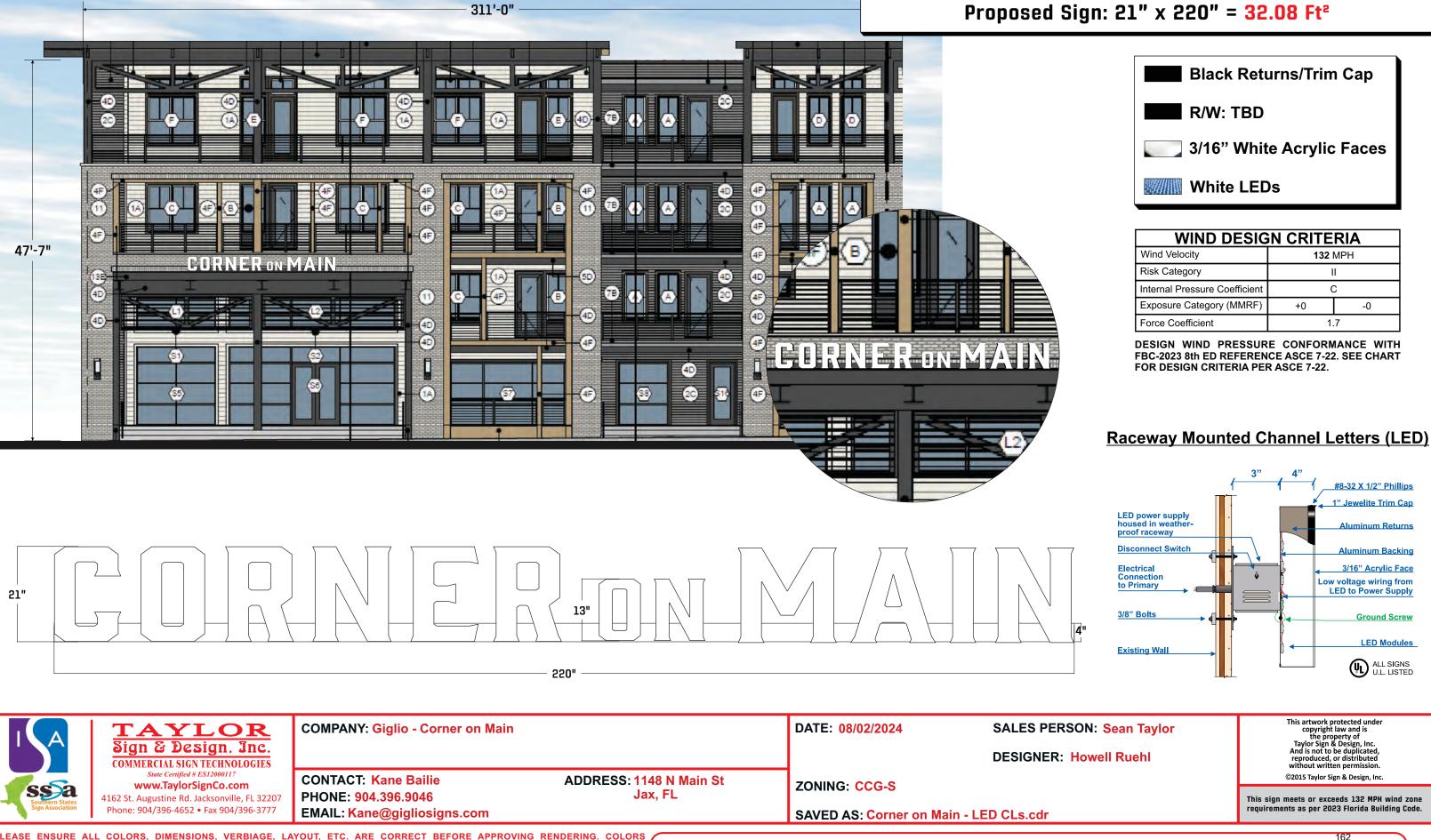
Report Year	Filed Date
2023	01/30/2023
2024	01/29/2024

Document Images

01/29/2024 ANNUAL REPORT	View image in PDF format
01/30/2023 ANNUAL REPORT	View image in PDF format
05/26/2022 Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

RACEWAY MOUNT LED CHANNEL LETTERS



PLEASE ENSURE ALL COLORS, DIMENSIONS, VERBIAGE, LAYOUT, ETC. ARE CORRECT BEFORE APPROVING RENDERING. COLORS PORTRAYED ON PROOF MAY NOT MATCH FINAL PRODUCT DUE TO THE DIFFERENCE BETWEEN DIGITAL AND PIGMENTED COLORS. ONCE **APPROVED BY** ARTWORK IS APPROVED YOU WILL BE RESPONSIBLE FOR 100% OF THE RE-MAKE COST SHOULD ANY PROBLEMS BE FOUND AFTER INSTALLATION.

Calculations Allowed Signage: 47'-7" x 311'-0" x 10% = 1479.84 Ft²



WIND DESIG	N CRITE	RIA
Wind Velocity	132	MPH
Risk Category	II	
Internal Pressure Coefficient	С	
Exposure Category (MMRF) +0 -0		-0
Force Coefficient	1	.7

DATE

RACEWAY MOUNT LED CHANNEL LETTERS

115'-5" 20) 70 0 **(D)** 4F 6 Ð 11) 6D) 4F) 4E 47'-0" (F) (12) 20) (6D) PARKING 4F) (38) (F) (4F) PARKING Π (66) (66) -----120"

	TAYLOR	COMPANY: Giglio - Corner on Main		DATE: 08/02/2024	SALES PE
	Sign & Design, Inc. commercial sign technologies				DESIGNER
SSS a	State Certified # ES12000117 www.TaylorSignCo.com 4162 St. Augustine Rd. Jacksonville, FL 32207	CONTACT: Kane Bailie PHONE: 904.396.9046	ADDRESS: 1148 N Main St Jax, FL	ZONING: CCG-S	
Sign Association	Phone: 904/396-4652 • Fax 904/396-3777	EMAIL: Kane@gigliosigns.com		SAVED AS: Corner on Main -	LED CLs.cdr

PLEASE ENSURE ALL COLORS, DIMENSIONS, VERBIAGE, LAYOUT, ETC. ARE CORRECT BEFORE APPROVING RENDERING. COLORS PORTRAYED ON PROOF MAY NOT MATCH FINAL PRODUCT DUE TO THE DIFFERENCE BETWEEN DIGITAL AND PIGMENTED COLORS. ONCE ARTWORK IS APPROVED YOU WILL BE RESPONSIBLE FOR 100% OF THE RE-MAKE COST SHOULD ANY PROBLEMS BE FOUND AFTER INSTALLATION.

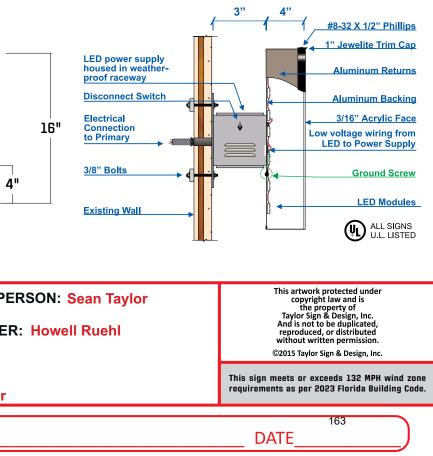
<u>Calculations</u> Allowed Signage: 50'-0" x 277'-0" x 10% = 1301.90t² Proposed Sign: 16" x 120" = 13.33 Ft²



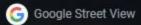
WIND DESIG	N CRITE	RIA
Wind Velocity	132	MPH
Risk Category	II	
Internal Pressure Coefficient	С	
Exposure Category (MMRF) +0 -0		-0
Force Coefficient	1.	.7

DESIGN WIND PRESSURE CONFORMANCE WITH FBC-2023 8th ED REFERENCE ASCE 7-22. SEE CHART FOR DESIGN CRITERIA PER ASCE 7-22.

Raceway Mounted Channel Letters (LED)







Jun 2024 See latest date

1

D





D. Previously Deferred Items to be Heard



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-31263 1281 Ingleside Avenue

November 13, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31263</u>

<u>Address</u> :	1281 Ingleside Avenue, RE# 092271-0000
Location:	North side of Ingleside Avenue, between Randall Street and Remington Street
<u>Owner</u> :	William C Downing 1281 Ingleside Avenue Jacksonville, Florida 32205
<u>Applicant</u> :	Same as Owner
<u>Year Built</u> :	c. 1937 (Florida Master Site File)
Designation:	Riverside Avondale, Contributing
<u>Request</u> :	Alteration – Wholesale Window Replacement
<u>Summary Sco</u>	pe of Work:

1. Replace 15 historic wood windows with a wood-blend product

Recommendation: Deny



PROJECT DESCRIPTION

The request is for wholesale window replacement on a contributing single-family residential home constructed in 1937. The structure is characterized by its bungalow style architecture with a hipped roof and hipped dormer, veranda, symmetrical fenestration, three-over-one windows, and brick finish foundation. The structure currently has 15 historic wood windows. The applicant is seeking to replace the windows with a wood-blend window product. According to the applicant, efforts to restore/repair the windows have not been made.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Riverside Avondale Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- After reviewing the Building Inspection Division's permitting systems coupled with visual inspection of the windows on October 16, 2024, Staff was unable to find any evidence of any of the 15 wood windows on the structure being previously replaced. Therefore, Staff finds that the 15 existing subject windows on the structure are either original or have at least gained historic significance.
- Based upon visual inspection of the property on Monday, October 16, 2024, the windows proposed for replacement are in reparable condition. Staff did not observe any significant damage on any of the windows, such as wood rot, broken glass, or

termite damage. The windows appear to need routine maintenance. Furthermore, after consultation with Staff, the applicant objected to providing additional claims of irreparability such as a Wood Destroying Organisms (WDO) report or an assessment from a certified window restoration expert. As such, Staff finds replacement of the historic wood windows inconsistent with Section 307.106(I)(6) and the Design Guidelines.

- Historic windows are a significant part of the architectural character of a structure and its contribution to the district. The Historic District Design Guidelines on Windows note, "Retain and repair window openings, frames, sash, glass, lintels, sills [...] where they contribute to the architectural and historic character of the building." Based on photographs submitted with the window survey, the windows may need routine maintenance, or replacement of minor parts, but appear to be reparable. Section 307.106(I)(6) states that deteriorated architectural features shall be repaired rather than replaced whenever possible. A review of photographs submitted with the windows are not beyond reasonable repair. These windows are a character-defining feature, and the loss of historic windows, when their replacement is not necessary, is inconsistent with Sections 307.106(k)(1 and 3), 307.106(I)(2 and 4), and the Design Guidelines.
- Staff does not have an objection towards the proposed replacement product; however, Section 307.106(I)(6) states, "Deteriorated architectural features shall be repaired rather than replaced whenever possible." The applicant has stated that repair attempts occurred several years ago when the property was purchased. Staff finds that the windows are in a repairable condition and are not in need of replacement. Replacement would be inconsistent with Section 307.106(I)(6) and the Design Guidelines.
- According to the owner, window restoration efforts have never been attempted. As such, Staff recommends that restoration efforts such as weatherstripping, replacement of the pulleys, replacement of the existing screens, and repair practices be initiated prior to the replacement of any of the historic wood windows.
- Denial of the application would result in the submittal of a new application for a COA to repair the historic wood windows, which can be approved administratively.

For these reasons, it is the position of the Planning and Development Department that the proposed work is inconsistent with:

- 1. Section 307.106(k) General Standards: 1 and 3
- 2. Section 307.106(I) Guidelines on "Alterations": 2, 4 and 6
- 3. Historic District Design Guidelines, Section on "Windows, Awning, and Shutters"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

• 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;

 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

Alterations

- 307.106(l)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(I)(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 307.106(I)(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Historic District Design Guidelines, "Windows, Awnings, and Shutters"

- Secretary of the Interior's Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.
- Windows, Recommend #1: "Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building."
- Windows, Recommend #2: "Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames."

- Windows, Recommend #3: "Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass."
- Windows, Avoid #3: "Removing window features that can be repaired where such features contribute to the historic and architectural character of a building."
- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."



LOCATION MAP

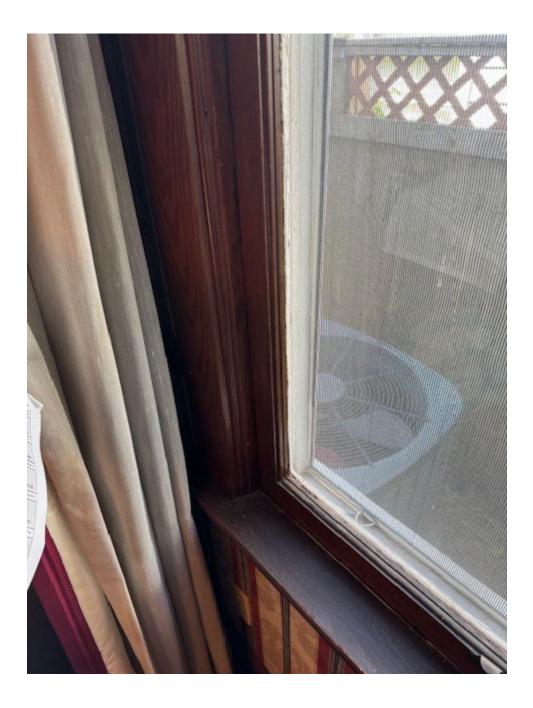
POSTED SIGN PHOTOGRAPH



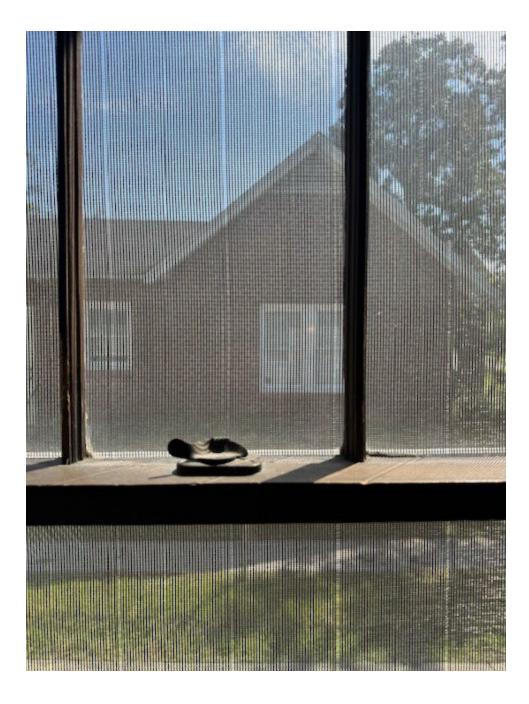


SITE VISIT PHOTOS OF THE SUBJECT PROPERTY ON OCTOBER 16, 2024









Application For Certificate Of Appropriateness

Planning and Development Department Info

COA #	COA-24-31263
Admin Review	
Admin Recommendation	FORWARD
Admin Date Of Action	9/24/2024
Forwarded to JHPC	
JHPC Meeting Date	10/23/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details N/A	
JHPC Details N/A	

-General Information On Applicant-

Last N	Name		First Name	Middle Name
DOWI	NING		WILLIAM	CHARLES
Comp	any Nam	2		
	n g Addres INGLESID			
City			State	
JACKSONVILLE		FL	Zip Code 32205	
Phone	e	Fax	F	
904	226	904	Email	
4409			WDOWN	NING4409@GMAIL.COM

Last Name		First Name	Middle Name
DOWNING		WILLIAM	CHARLES
Mailing Addres			
		State	Zip Code
City			
City JACKSONVILLE		FL	32205
	Fax	FL Email	32205

Description Of Property —

Ρ	roperty Ap	:y Appraiser's RE #(s) (10 digit number with		a space ###### ####)
	Мар	R	E#	

	09227	1 0000			
ocation Of I eneral Locat liverside/Avon		trict			
louse # 1281	Street Name, 1 INGLESIDE AVE		ection		Zip Code 32205
pe Of Impro	Driveway		struction Replacement		ry Structures
Fencing	Demolition	Reroof/N	4inor Repairs		
naterials. Be Example: rer Proposed Wor EPLACE BROK	k j	ef, and legibl gray 3-tab sl FICIENT, WIN	e as possible hingles with b DOWS WITH N	black archited EW, SAFE, EFF	ctural shingles).

-Addition Information
Is this a violation? Check the box if it is.
If you have been working with a planner choose one from the list

-Window Replacement - Required Attachments For Complete Application -

Window Survey - Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a <u>Window Survey</u> template in the Forms & Instructions link to the left.

Window Design - Proposed window design, light pattern and materials.

Window Product - Brochure/sample of window product.

Additional Documents Provided

- Application Certification -

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of property will prompt the removal of all exemptions, assessment caps

and special classifications. **Official Record Book/Page**

<u>Tile #</u> 6428

WILLIAM C DOWNING LIVING TRUST ៉ 1281 INGLESIDE AVE JACKSONVILLE, FL 32205-7732

Primary Site Address 1281 INGLESIDE AVE Jacksonville FL 32205-

21054-02073

Value Summary

1281 INGLESIDE AVE

DOWNING WILLIAM C DOWNING WILLIAM C

Property Detail	
RE #	092271-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01585 ST JOHNS HEIGHTS
Total Area	6598
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to $\underline{\text{Save}}$ Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Taxable Values and Exemptions – In Progress 🛄

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value		SJRWMD/FIND Taxable Value		School Taxable Value	
Assessed Value	\$70,121.00	Assessed Value	\$70,121.00	Assessed Value	\$70,121.00
Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$20,121.00	Homestead Banding 196.031(1)(b) (HB)	- \$20,121.00	Taxable Value	\$45,121.00
Taxable Value	\$25,000.00	Taxable Value	\$25,000.00		

Sales History 📁

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>21054-02073</u>	5/9/2024	\$100.00	SW - Special Warranty	Unqualified	Improved
<u>07003-02284</u>	11/19/1990	\$34,000.00	MS - Miscellaneous	Unqualified	Improved
<u>07353-00437</u>	6/2/1992	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>10183-01135</u>	10/4/2001	\$30,000.00	QC - Quit Claim	Unqualified	Improved

Extra Features 🛅

LN	Feature Code	Feature Description	Bidg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,056.00
2	CVPR2	Covered Patio	1	12	8	96.00	\$334.00
3	DKWR2	Deck Wooden	1	16	12	192.00	\$4,205.00

Land & Legal 🎽

		Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	50.00	125.00	Common	50.00	Front Footage	\$113,975.00

Legal	
LN	Legal Description
1	3-22 28-2S-26E
2	ST JOHNS HEIGHTS
3	LOT 4 BLK 23



1	Q	2
- 1	о	J

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$224,289.00	\$222,509.00
Extra Feature Value	\$5,914.00	\$5,595.00
Land Value (Market)	\$113,975.00	\$113,975.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$344,178.00	\$342,079.00
Assessed Value	\$70,121.00	\$70,121.00
Cap Diff/Portability Amt	\$274,057.00 / \$0.00	\$271,958.00 / \$0.00
Exemptions	\$45,121.00	See below
Taxable Value	\$25,000.00	See below

	-	
ounty/Municipa l	Taxable	Value

1281 INGLESIDE AVE Unit Jacksonville FL 32205-

Building Type	0102 - SFR 2 STORY
Year Built	1937
Building Value	\$222,509.00

Туре	Gross Area	Heated Area	Effective Area
Finished upper story 1	506	506	481
Unfin Det Garage	506	0	253
Unfin Upper Story	84	0	42
Base Area	1138	1138	1138
Balcony	30	0	4
Finished Open Porch	30	0	9
Balcony	136	0	20
Finished Storage	136	0	68
Addition	78	78	70
Total	2644	1722	2085

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	1.000	
Rooms / Units	1.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Valu	Je	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$70,121.00	\$45,121.00	\$25,000.00		\$282.92	\$282.92	\$274.00
Urban Service Dist1	\$70,121.00	\$45,121.00	\$25,000.00		\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$70,121.00	\$25,000.00	\$45,121.00		\$123.14	\$139.51	\$142.09
By Local Board	\$70,121.00	\$25,000.00	\$45,121.00		\$86.97	\$101.43	\$99.87
FL Inland Navigation Dist.	\$70,121.00	\$45,121.00	\$25,000.00		\$0.72	\$0.72	\$0.67
Water Mgmt Dist. SJRWMD	\$70,121.00	\$45,121.00	\$25,000.00		\$4.48	\$4.48	\$4.22
School Board Voted	\$70,121.00	\$25,000.00	\$45,121.00		\$38.69	\$45.12	\$45.12
Urb Ser Dist1 Voted	\$70,121.00	\$45,121.00	\$25,000.00		\$0.00	\$0.00	\$0.00
			Totals		\$536.92	\$574.18	\$565.97
Description	Just Value	Assessed Value		Exemptio	ns	Taxable Va	lue
Last Year	\$309,268.00	\$63,687.00	\$63,687.00		\$38,687.00		
Current Year	\$344,178.00	\$70,121.00	\$70,121.00 \$45,121.00 \$25,00		\$25,000.00	0	

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

<u>2024</u>		
<u>2023</u>		
<u>2022</u>		
<u>2021</u>		
<u>2020</u>		
<u>2019</u>		
<u>2018</u>		
<u>2017</u>		
<u>2016</u>		
<u>2015</u>		

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 📁

1 2



dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613 997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810 Phone: 904-267-1270 | Fax: 407-386-8262 | concierge@rbafla.com Measure Tech: James Waters,

William Downing

ID#	ROOM	Size		DETAILS
JOB				
101	living	30" 29-5/8"	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior Pine Performance Calculator: PG Rating 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 1h, Sash 2: Colonial 1w x 1h Misc: None Construction: None Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape Polyurethane (1)
102	living	40" 39-7/8 "	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior Pine Performance Calculator : PG Rating 40 DP Rating: + 40 / - 40 Glass : All Sash: High Performance SmartSun Glass, No Pattern Hardware : Canvas, Standard Color Extra Lock Screen : Fiberglass, Full Screen Grille Style : Grilles Between Glass (GBG) Grille Pattern : Sash 1: Colonial 3w x 1h, Sash 2: Colonial 1w x 1h Misc: None Construction : None Material : 2.25" x 5/8" L-Trim, (12 ft), White (2), Caull - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)
103	living	30 " 29-5/8"	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior Pine Performance Calculator : PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware : Canvas Screen : Fiberglass, Full Screen Grille Style : Grilles Between Glass (GBG) Grille Pattern : Sash 1: Colonial 3w x 1h, Sash 2: Colonial 1w x 1h Misc : None Construction : None Material : 2.25"
6/18/24	ŀ			Page 2 / 4



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Legal Name: JLM Windows, LLC | License # CGC1527613 997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810 Phone: 904-267-1270 | Fax: 407-386-8262 | concierge@rbafla.com Measure Tech: James Waters,

William Downing

ID#	ROOM	Size		DETAILS	
				x 5/8" L-Trim, (12 ft), White (2), Caulk - White White (1), #10 X 3.5" Deck Screws (Wood Fra (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Polyurethane (1)	me) (0.25), 1/16 Flat Shims
104	living	30" 27-5/8"	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Fla Checkrail, Exterior White, Interior Pine Perform 40 DP Rating: + 40 / - 40 Glass: All Sash: H Glass, No Pattern Hardware: Canvas Screen: Style: Grilles Between Glass (GBG) Grille Patt 1h, Sash 2: Colonial 1h Misc: None Construe 5/8" L-Trim, (12 ft), White (2), Caulk - White E White (1), #10 X 3.5" Deck Screws (Wood Franc (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Polyurethane (1)	nance Calculator: PG Rating: ligh Performance SmartSun Fiberglass, Full Screen Grille tern: Sash 1: Colonial 3w x tion: None Material: 2.25" x xterior (1), Interior Caulk- ne) (0.25), 1/16 Flat Shims
105	living	30" 27-5/8 "	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Fla Checkrail, Exterior Canvas, Interior Canvas Per Rating: 40 DP Rating: + 40 / - 40 Glass: All SmartSun Glass, No Pattern Hardware: Canvas Screen Grille Style: Grilles Between Glass (GB Colonial 3w x 1h, Sash 2: Colonial 1w x 1h Mi Material: 2.25" x 5/8" L-Trim, (12 ft), White (2 Interior Caulk-White (1), #10 X 3.5" Deck Scre 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flas Expansion Polyurethane (1)	formance Calculator: PG Sash: High Performance S Screen: Fiberglass, Full G) Grille Pattern: Sash 1: Sc: None Construction: None 2), Caulk - White Exterior (1), ews (Wood Frame) (0.25),
06/18/24	1				Page 3 / 41



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Legal Name: JLM Windows, LLC | License # CGC1527613 997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810 Phone: 904-267-1270 | Fax: 407-386-8262 | concierge@rbafla.com Measure Tech: James Waters,

William Downing

ID#	ROOM	SIZE		DETAILS
106	dinning	30" 29-5/8"	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 1h, Sash 2: Colonial 1w x 1h Misc: None Construction: None Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)
107	dinning	30" 29-5/8"	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 1h, Sash 2: Colonial 1w x 1h Misc: None Construction: None Material: 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)
108	bed 1	30" 29-5/8"	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Sill, Base Frame, Modern Checkrail, Exterior White, Interior Pine Performance Calculator: PG Rating: 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Canvas Screen: Fiberglass, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 3w x 1h, Sash 2: Colonial 1w x 1h Misc: None Construction: None Material: 2.25" x 5/8" L-Trim,
6/18/2	4			Page 4 / 4



dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613 997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810 Phone: 904-267-1270 | Fax: 407-386-8262 | concierge@rbafia.com Measure Tech: James Waters,

William Downing

ID# RO	00M 2	SIZE		DETAILS	
				(12 ft), White (2), Caulk - White Exterior (1), Ir 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Shims (1), Flashing Tape (0.5), Foam: Low Exp	Flat Shims (1), 1/32 Flat
109 bi		30 " 29-5/8"	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Fla Checkrail, Exterior White, Interior Pine Perform 40 DP Rating: + 40 / - 40 Glass: All Sash: H Glass, No Pattern Hardware: Canvas Screen: I Style: Grilles Between Glass (GBG) Grille Patt 1h, Sash 2: Colonial 1w x 1h Misc: None Cons 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - Caulk- White (1), #10 X 3.5" Deck Screws (Wo Shims (1), 1/32 Flat Shims (1), Flashing Tape Polyurethane (1)	ance Calculator: PG Rating: igh Performance SmartSun iberglass, Full Screen Grille ern: Sash 1: Colonial 3w x struction: None Material: White Exterior (1), Interior od Frame) (0.25), 1/16 Flat
110 be		:0 " : 9–5/8 "		Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Checkrail, Exterior White, Interior Pine Perform 40 DP Rating: + 40 / - 40 Glass: All Sash: Hi Glass, No Pattern Hardware: Canvas Screen: F Style: Grilles Between Glass (GBG) Grille Patte 1h, Sash 2: Colonial 1w x 1h Misc: None Cons 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - Caulk- White (1), #10 X 3.5" Deck Screws (Woo Shims (1), 1/32 Flat Shims (1), Flashing Tape Polyurethane (1)	ance Calculator: PG Rating: gh Performance SmartSun iberglass, Full Screen Grille ern: Sash 1: Colonial 3w x struction: None Material: White Exterior (1), Interior od Frame) (0.25), 1/16 Flat
6/18/24					Page 5 / 41



dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613 997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810 Phone: 904-267-1270 | Fax: 407-386-8262 | concierge@rbafia.com Measure Tech: James Waters,

William Downing

ID#	ROOM	SIZE		DETAILS	
111	bed 2	30" 29-5/8 "	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Fla Checkrail, Exterior White, Interior Pine Perform 40 DP Rating: + 40 / - 40 Glass: All Sash: H Glass, No Pattern Hardware: Canvas Screen: I Style: Grilles Between Glass (GBG) Grille Patt 1h, Sash 2: Colonial 1w x 1h Misc: None Con 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - Caulk- White (1), #10 X 3.5" Deck Screws (Wo Shims (1), 1/32 Flat Shims (1), Flashing Tape Polyurethane (1)	nance Calculator: PG Rating: igh Performance SmartSun Fiberglass, Full Screen Grille tern: Sash 1: Colonial 3w x struction: None Material: White Exterior (1), Interior od Frame) (0.25), 1/16 Flat
112	bed 2	30 " 29-5/8"	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Fla Checkrail, Exterior White, Interior Pine Perform 40 DP Rating: + 40 / - 40 Glass: All Sash: H Glass, No Pattern Hardware: Canvas Screen: F Style: Grilles Between Glass (GBG) Grille Patt 1h, Sash 2: Colonial 1w x 1h Misc: None Cons 2.25" x 5/8" L-Trim, (12 ft), White (2), Caulk - Caulk- White (1), #10 X 3.5" Deck Screws (Wo Shims (1), 1/32 Flat Shims (1), Flashing Tape Polyurethane (1)	ance Calculator: PG Rating: igh Performance SmartSun iberglass, Full Screen Grille em: Sash 1: Colonial 3w x struction: None Material: White Exterior (1), Interior od Frame) (0.25), 1/16 Flat
113	foyer	30" 29-5/8 "	59" 57-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Checkrail, Exterior White, Interior Pine Perform 40 DP Rating: + 40 / - 40 Glass: All Sash: Hi Glass, No Pattern Hardware: Canvas Screen: F Style: Grilles Between Glass (GBG) Grille Patte 1h, Sash 2: Colonial 1h Misc: None Construct 5/8" L-Trim, (12 ft),	ance Calculator: PG Rating: igh Performance SmartSun iberglass, Full Screen Grille ern: Sash 1: Colonial 3w x
06/18/2	4				Page 6 / 41



dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC | License # CGC1527613 997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810 Phone: 904-267-1270 | Fax: 407-386-8262 | concierge@rbafla.com Measure Tech: James Waters,

William Downing

ID# ROOM	SIZE		DETAILS				
			White (2), Caulk - White Exterior (1), Interior Caulk- White (1), #10 X 3.5" Deck Screws (Wood Frame) (0.25), 1/16 Flat Shims (1), 1/32 Flat Shims (1), Flashing Tape (0.5), Foam: Low Expansion Polyurethane (1)				
PRODUCTS: 13	WINDOWS: 13	PATIO DOORS: 0	ENTRY DOORS: 0 SPEC	IALTY: 0 MISC: 0	Updated 6/18/24		
JOB NOTES							
Wood window							
Wood return							
Wood sills							
Curtains present /	blinds present						
Wood exterior							
****** inserts for		* * * * *					
Estimated Duration	on: 2 days						



dba: RENEWAL BY ANDERSEN OF FLORIDA

Legal Name: JLM Windows, LLC I License # CGC1527613 997 West Kennedy Blvd. Suite A1 | Orlando, FL 32810 Phone: 904-267-1270 | Fax: 407-386-8262 | concierge@rbafla.com Measure Tech: James Waters,

William Downing

1281 Ingleside Ave Jacksonville , FL 32205 H: (904)517-1230 C: (904)517-1230

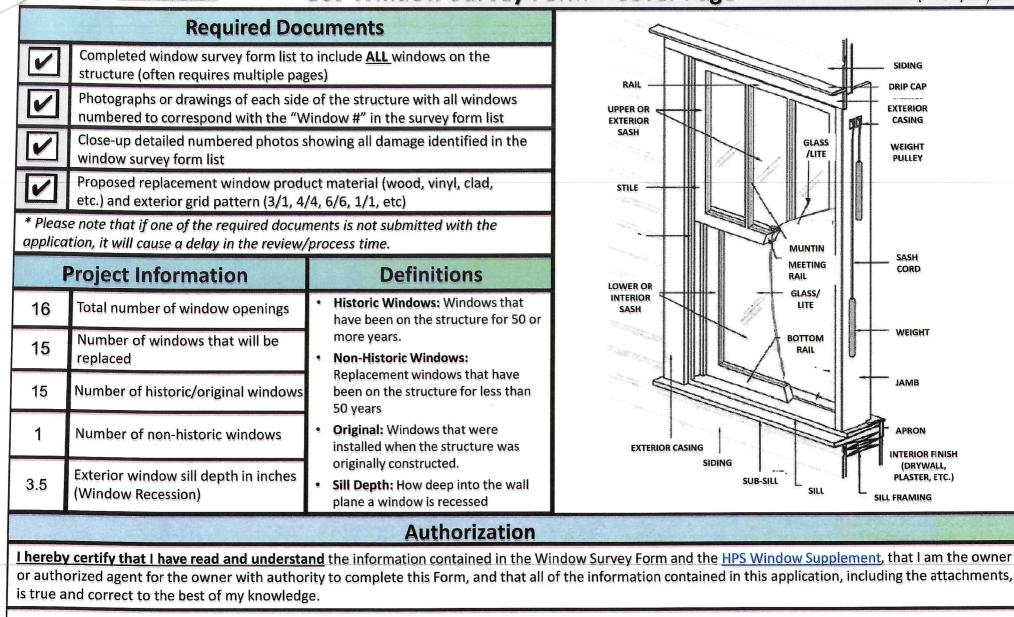
ID# ROOM	SIZE		DETAILS	and the second
JOB				
101 4 kitchen left sink	28" 27-3/4 "	41" 40-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Sill, Base Frame, M Checkrail, Exterior White, Interior Pine Performance Calculator: PG 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance Sma Glass, No Pattern Hardware: Canvas Screen: Fiberglass, Full Scree Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonia 1h, Sash 2: Colonial 1w x 1h Misc: None Construction: None Mate None	Rating: artSun n Grille I 3w x
102 A -kitchen right sink	30" 29-3/4"	41 " 40-1/2"	Window: Acclaim [™] Double-Hung (DG), 1:1, Flat Sill, Base Frame, M Checkrail, Exterior White, Interior Pine Performance Calculator: PG 40 DP Rating: + 40 / - 40 Glass: All Sash: High Performance Sma Glass, No Pattern Hardware: Canvas Screen: Fiberglass, Full Scree Style: Grilles Between Glass (GBG) Grille Pattern: Sash 1: Colonial 1h, Sash 2: Colonial 1w x 1h Misc: None Construction: None Mate None	Rating: rtSun n Grille 3w x
PRODUCTS: 2 WIND	OWS: 2 PAT	IO DOORS: 0	ENTRY DOORS: 0 SPECIALTY: 0 MISC: 0 Upda	ted 6/28/2

Estimated Duration:

Tracking # _

COJ Window Survey Form – Cover Page

Date Completed 8/27 /2



	Owner	Applicant or Agent (if different than owner)
Print name:	am C Downing	Print name:
Signature:	71100	Signature:
Version January 2024	Email: historicpreservation@coj.net	City of Jacksonville – Planning and Development Department – Historic Preservation Section

COJ Window Survey Form – Page # ____ out of ____

Window #	Contraction of the	Existing (Example)					Proposed (Example)				
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
0	Wood	30 x 62	4/4	Bad	Termites	Replace Window	Wood	30 x 62	4/4		
Additional Info:			s and termite	report, this win	dow is extrem	nely rotted and can	not be repaire	d.			
Window #	Existing						Propos				
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
101	N/A	30 x 59	3 OVER 1	N/A	Broken 🔽	N/A	N/A	30 x 59	3 OVER 1		
Additional Info:	1 of 3 front -	of 3 front - Window has damaged sashes, leak air, rattle during wind, sweat profusely, heat radiates through when in direct sun.									
Window #			Existing				Propos		100		
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions :	Pattern:		
102	N/A	40 x 59	3 over 1	N/A	Broken 💌	N/A	N/A	40 x 59	3 over 1		
Additional Info:	2 of 3 front -	Window has dan	naged sashes	, leak air, rattle	during wind,	sweat profusely, he	eat radiates th	rough when in	direct sun.		
Window #	Existing					Proposed					
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
103	N/A	30 x 59	3 over 1	N/A	Broken	N/A	N/A	30 x 59	3 over 1		
Additional Info:		Window has dan	naged sashes	, leak air, rattle	during wind,	sweat profusely, he	eat radiates th	rough when in	direct sun.		
Window #		an a	Existing			Proposed					
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
104	N/A	30 x 59	3 over 1	N/A	Broken	N/A	N/A	30 x 59	3 over 1		
Additional Info:		- Window has da	amaged sashe	es, leak air, ratt	le during wind	d, sweat profusely,	heat radiates	through when i	n direct sun		
Window #			Existing			Proposed					
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
105	N/A	30 x 59	3 over 1	N/A	Broken	N/A	N/A	30 x 59	3 over 1		
Additional Info:	northside LR		amaged sash	es, leak air, rat	tle during wir	nd, sweat profusely,	heat radiates	through when	n direct su		

Version January 2024

City of Jacksonville – Planning and Development Department

COJ Window Survey Form – Page # ____ out of ____

Mindow #			Existing				Proposed			
Window #	Matorial	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
106	Waterial: Dimensions: Putterial N/A Broken N		N/A	N/A	30 x 59	3 over 1				
	N/A 30 x 59 3 over 1 N/A Broken 1 1 of 2 DR - Window has damaged sashes, leak air, rattle during wind, sw					weat profusely, hea	t radiates thro	ugh when in dir	ect sun.	
Additional Info:	1 of 2 DR - W	Andow has dama		oun un renne s	y		Propos	ed		
Window #	Existing Dimensions: Pattern: Condition: Damage:			Scope of Work	Material:	Dimensions:	Pattern:			
107	Material:	Dimensions:	Pattern:	Condition:			N/A	30 x 59	3 over 1	
						1 47 - 1	bugh when in dir	ect sun.		
Additional Info:	2 of 2 DR - W	of 2 DR - Window has damaged sashes, leak air, rattle during wind,					Propos	ad		
Window #	Existing							Pattern:		
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:		
108	N/A	30 x 59	3 over 1	N/A		N/A	N/A	30 x 59	3 over 1	
Additional Info:	BR Rear - W	indow has dama	ged sashes, le	eak air, rattle d	uring wind, s	weat profusely, hea	t radiates thro	ugh when in dir	ect sun.	
	Existing					Proposed				
Window #	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern	
109		30 x 59	3 over 1	N/A		N/A	N/A	30 x 59	3 over 1	
	N/A	Vindow bas dama	aged sashes.	leak air. rattle	during wind,	sweat profusely, heat radiates through when in direct sun.				
Additional Info:	1 01 2 DR - V	VIIIdow Has dame				Proposed				
Window #		A	Existing		Domogo:	Scope of Work	Material:	Dimensions:	Pattern	
110	Material:	Dimensions:	Pattern:	Condition:	Damage:	N/A	N/A	30 x 59	3 over	
110	N/A	30 x 59	3 over 1	N/A				001.00	irect sun.	
Additional Info:	2 of 2 BR - \	Window has dam	aged sashes,	leak air, rattle	during wind,	sweat profusely, he	Bronc	sod		
Window #			Existing			Proposed			Patterr	
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	and the second se	Dimensions:		
111	N/A	30 x 59	3 over 1	N/A	None	N/A	N/A	30 x 59	3 over	
Additional Info:	1 of 2 Don	Window has dar	maged sashes	leak air, rattle	e during wind	, sweat profusely, h	eat radiates th	nrough when in	direct sun	

COJ Window Survey Form – Page # _ 💆 out of <u>_</u>

Window #			Existing				Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
112	N/A	30 x 59	3 over 1	N/A	Broken	N/A	N/A	30 x 59	3 over 1	
Additional Info:	2 of 2 Den - \			leak air, rattle	during wind,	sweat profusely, he	at radiates thr	ough when in di	rect sun.	
Window #			Existing				Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
113	N/A	30 x 59	3 over 1	N/A	Broken	N/A	N/A	30 x 59	3 over 1	
Additional Info:	Foyer - Window has damaged sashes, leak air, rattle during wind, sweat profusely, heat radiates through when in direct sun							sun.		
Window #	Existing					Proposed				
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
101A	N/A	28 x 41	3 over 1	N/A	Broken	N/A	N/A	28 x 41	3 over 1	
Additional Info:	Kltchen - Wi		ed sashes, le	ak air, rattle du	iring wind, sv	veat profusely, heat	radiates throu	igh when in dire	ct sun.	
Window #			Existing			Proposed				
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
102 A	N/A	30 x 41	3 over 1	N/A	Broken	N/A	N/A	30 x 41	3 over 1	
Additional Info:	Kitchen - Wi		ed sashes, le	ak air, rattle du	iring wind, sv	/eat profusely, heat	radiates throu	igh when in dire	ct sun.	
Window #	Existing					Proposed				
WINGOW #	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	N/A	Differing of the		N/A	None	N/A	N/A			
Additional Info:										
Window #			Existing			Proposed				
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	N/A			N/A	None	N/A	N/A			
Additional Info:							a daga sa parta a bargan a daga ta parta da sa sa daga san a daga san a daga san a daga san a san a			
· · · · · · · · · · · · · · · · · · ·					and a second			ont – Historic Prese		











n. - 2

FLORIDA MASTER SITE FILE SITE INVENTORY FORM

4866

		Site No. <u>BDu</u>
Site Name <u>1281 Incleside Avenue</u>		Survey Date 0685
Address of Site <u>1281 Ingleside Avenue</u>		Jacksonville, Fl
Instructions for locating		
Location St. Johns Heights	23	4
Subdivision name	block no.	lot no.
County <u>Duval</u>		
District name if applicable	و المراجع الم	
Owner of Site: Name		
Address		
Jacksonville Fl		
Type of ownership <u>private</u>		Recording date
Recorder: Name & Title Werndli, Phillip	A.	
Address Florida Preservation Services		
PD Box 13892 Tallahassee, Fl	32317	
Condition of Site:	Integrity of Site:	Original Use private residence
Check One	Check One or More	
<u>I [Excellent</u>	[x Altered	Present Use <u>private_residence</u>
Ix1Good	<u> Unaltered</u>	Dates <u>+1937</u>
! IFair	<u>IxlOriginal Use</u>	Cutural/Phase American
<u> IDeteriorated _</u>	I IRestored/Date	Period
	I IMoved/Date	
NR Classification Category Building		Date Listed on NR
Threats to Site:		
Check one or more		
1 IZoning	<u>1_17</u> 1	ransportation
X iDevelopment	<u>I_IF</u> ;	i11
Deterioration	<u>1 1D</u> 1	redge
[Borrowing		
Other(See Remarks Below)		
Areas of Significance: <u>Architecture</u>		
Significance:		

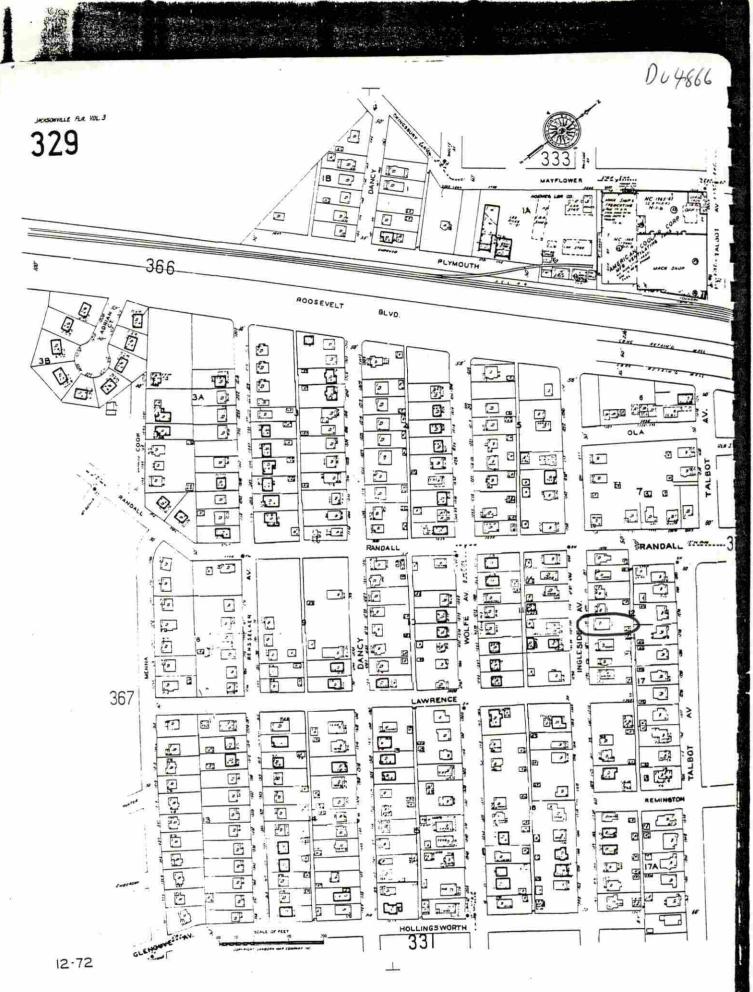
This house is typical of the one story, hip roof houses built in Jacksonville in the first three decades of the 20th Century. The house is characterized by the hip roof with hip roof dormer and verandah, recessed under the main roof. The fenestration is sympetrical with a central entrance

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)

Du 4866

Architect		
Builder		
Style and/or Period Bungalow, Type I		
Plan Type rectangular		
Exterior Fabric <u>Siding. metal</u>		
Structural System(s) wood frame		
Porches SW/recessed, enclosed		
Orientation SW		
Foundation brick, continuous		
Dead Tree his		
Secondary Roof Structure(s) hip dormer		
Roof Surfacing composition shingles		
Window Type		
Ornament Exterior		
Chimney brick		
Chimney Location ?:exterior, lateral slope; ?: interior.	, center	
No. of Chimneys 2		No. of Stories <u>1</u>
No. of Dormers 1		Outbuildings
Surroundings Urban, Residential		
Map Reference (inc. scale & date) US65 Jacksonville,	Fla 7.5 min 1964 (PR 1982)	
Latitude and Longitude:		al and with the part of the state that the state and a loss with the state and a loss with the state back and back and a loss and
	9 er	
Site Size (Approx. Acreage of Property) LT_1		
	en han den frik olige eine verste den den hen som men den den den den den som ann ann ann ann	
ILocation Sketch or Map	NI	Township Range Section
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COA-24-31169 2351 Riverside Avenue

October 23, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31169</u>

<u>Address</u> :	2351 Riverside Avenue, RE# 090640-0000
Location:	North side of Riverside Street, between Stockton Street and Osceola Street
<u>Owner</u> :	Jon Barker Wind 101, LLC 4530-15 St. Johns Avenue, Suite 321 Jacksonville, Florida 32210
<u>Applicant</u> :	Same as Owner
<u>Year Built</u> :	c. 1913 (Florida Master Site File)
<u>Designation</u> :	Riverside Avondale; Contributing

<u>Request</u>: Alteration - Reroof

Summary Scope of Work:

1. Replace the historic metal shingles with light gray composition shingles.

Recommendation: Deny



PROJECT DESCRIPTION

COA-24-31169 seeks to reroof a contributing residential structure within the Riverside Avondale Historic District. The proposed scope of work is to replace the historic metal shingles with light gray composition shingles. Metal roofs in this historic district are rare and treated with more sensitivity when reviewing appropriate replacement materials due to the contribution they have to the district's architectural diversity.

The structure is a two-story frame vernacular residence. The home was constructed around 1913 and is characterized by its Queen Anne influence, hip roof with a nested gable along the front elevation, asbestos shingles for exterior sheathing, two-over-two and one-over-one windows, metal shingled roof, and small front porch with Corinthian columns. With few alterations, Staff finds the structure to have retained most of its architectural integrity. Homes on this portion of the block have roofs with either composition shingles or clay tiles as the roofing material.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Riverside Avondale Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(l). The following is Staff's analysis:

- Based on the Sanborn Map for the property (1913, Volume 1, Sheet 106), the primary structure had a metal shingled roof at the time of the survey. The Florida Master Site File conducted in 1981 for this property reaffirms the roofing type as metal shingles. Therefore, Staff believes the historic roofing material for this structure has always been metal shingles.
- In the Riverside Avondale Historic District, metal roofs are rare and given a level of review similar to requests to replace clay tile due to their texture, color, material, and impact the replacement product will have on the structure's appearance. If the applicant submits a future COA for roof replacement with a natural silver finished metal shingle, shingle stamped panel, 5-V crimp, or standing seam design, Staff can administratively approve those under the 2024 COA Matrix. As such, this request is inconsistent with Section 307.106(I)(2, 5, and 6).
- 307.106(l)(6) states that deteriorated architectural features shall be repaired rather than
 replaced, wherever possible. In the event replacement is necessary, the new material
 shall match the material being replaced in composition, design, color, texture, and other
 visual qualities. The proposed material would not be following these guidelines since the
 intent is to remove the existing metal shingles and replace it with a new alternative
 material, which would change the visual qualities of the current roof. Therefore, this
 scope of work is inconsistent with Standard 6 and 307.106(l)(6).
- The new shingle material would be incompatible with the structure since it has been found to historically have a metal roof. Furthermore, given the rarity of metal roofs throughout the District, Staff deems it one of the most character-defining features of this structure. Therefore, the proposed request is inconsistent with Standard 2, Section 307.106(I)(3) and 307.106(k)(1 and 2), which emphasize the importance of the proposed work on the property and the relationship between the proposed work with the district.

• Due to the rarity of the roof on this structure, Staff deems it one of the most characterdefining features of this structure. Therefore, replacing historic metal shingles with a light grey asphalt shingle is inconsistent with Standard 5 and the Historic District Design Guidelines, Section on "Roofs and Roof Surfaces."

For these reasons, it is the position of the Planning and Development Department that the proposed work is inconsistent with:

- 1. Section 307.106(k) General Standards: 1 and 2
- 2. Section 307.106(I) Guidelines on Alterations: 2, 3, 5 and 6
- 3. Historic District Design Guidelines, Section on "Roof and Roof Surfaces"
- 4. Secretary of Interior's Standards for Rehabilitation: 2, 5 and 6

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site, or property within an historic district upon which such work is to be done;
- 307.106(k)(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

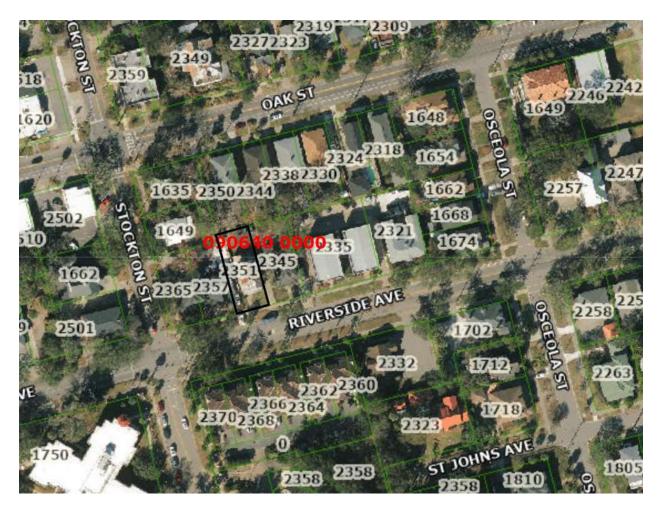
Alterations

- 307.106(l)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(I)(3) Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.
- 307.106(I)(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- 307.106(I)(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Historic District Design Guidelines, "Roofs and Roof Surfaces"

- Secretary of the Interior's Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Secretary of the Interior's Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.
- Recommend #3: "Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture."
- Avoid #2: "New materials, such as roll roofing, whose composition, size, shape, color, and texture alter the appearance of the building."

LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



PROPOSED COMPOSITION SHINGLES



Application For Certificate Of Appropriateness

Application In	fo					
Tracking #	31169	Application Status	FOUND SUFFICIENT			
Date Started	08/08/2024	Date Submitted	08/08/2024			
Planning and l	Development [Department Info				
COA #		COA-24-31169				
Admin Review						
Admin Recomme	endation	FORWARD				
Admin Date Of A	ction	8/30/2024				
Forwarded to JH	IPC	\checkmark				
JHPC Meeting Da	ate	9/25/2024				
Staff Recommen	dation	N/A				
JHPC Recommen		N/A				
JHPC Date Of Ac	tion	N/A				
Admin Details N/A						
JHPC Details N/A						

-General Information On Applicant-

Last Name		First Name		Middle Name	
BARK	ER		JON		
Compa	any Name	9			
TERRA	A CAPITAL	HOLDINGS, IN	С.		
Mailin	g Addres	5			
4530	15 ST JOH	NS AVE BOX 32	21		
City			State		
JACKSONVILLE		FL	Zip Code	32210	
Phone		Fax			
904	318	904	Email		
1734			JMBARK	ER2470@COM	LASINEI

Agent represe	nts 🔍 Owne	er 🔵 Contractor 🔵 Archi	tect Oconsultant Othe
Last Name		First Name	Middle Name
BARKER		JON	
Company/Trus	st Name		
WIND 101 LLC			
Mailing Addres	S		
4530 15 ST JOH	INS AVE BOX	321	
City		State	Zip Code
JACKSONVILLE		FL	32210
Phone	Fax	Email	
9043181734	904	JMBARKER2470@	DCOMCAST.NET

Description Of Property

090640 0000 **Location Of Property General Location** Riverside/Avondale Historic District Street Name, Type and Direction Zip Code House # 2351 **RIVERSIDE AVE** 32204 Type Of Improvement Addition Drivewav New Construction Accessory Structures Alteration Relocation Window Replacement Other Demolition Repairs Fencing Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles). **Proposed Work** PURSUANT TO A PHONE CONVERSATION WITH ULISES SABATO, REPLACE CURRENT METAL ROOFING WITH LIGHT GRAY FG ARCHITECTURAL SHINGLES. Addition Information -**Is this a violation?** Check the box if it is, If you have been working with a planner choose one from the list SABATO, ULISES **Reroof/Minor Repairs** For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request. Additional Documents Provided **Application Certification** For applications that can be approved administratively, there is no application fee. For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed. Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until

Application For Certificate Of Appropriateness | Print

complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application. Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission

the application deficiencies are addressed. Once the Application is determined to be

10/17/24. 5:31 PM

(JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

Property Appraiser - Property Details

Official Record Book/Page

Value Summary

16641-01637

Property taxes are subject to change upon change of ownership.

 Past taxes are not a reliable projection of future taxes.

• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

<u>Tile #</u>

6422

WIND 101 LLC 4530 15 SAINT JOHNS AVE SUITE 321 JACKSONVILLE, FL 32210

2351 RIVERSIDE AVE

Property Detail	
RE #	090640-0000
Tax District	USD1
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01556 RIVERSIDE
Total Area	6239
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to Save Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value No applicable exemptions

SJRWMD/FIND Taxable Value No applicable exemptions

School Taxable Value No applicable exemptions

Sales History

bales history							
Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved		
<u>16641-01637</u>	10/22/2013	\$595,000.00	WD - Warranty Deed	Unqualified	Improved		
<u>11627-01423</u>	1/21/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved		
07018-00719	12/21/1990	\$100.00	WD - Warranty Deed	Unqualified	Improved		
03633-00789	12/10/1973	\$19,600.00	WD - Warranty Deed	Unqualified	Improved		
<u>03339-00158</u>	4/10/1972	\$11,500.00	WD - Warranty Deed	Unqualified	Improved		

Extra Features 🛅

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$880.00
2	FMAR7	FP Masonry Addt	1	0	0	1.00	\$463.00

Land	&	Legal	
Land			

10.000

Land	1								
LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO	0.00	0.00	Common	6,250.00	Square Footage	\$154,688.00

Legal

LN	Legal Description
1	1-109 56-2S-26E .143
2	RIVERSIDE
3	W1/2 LOT 4 BLK 48

Buildings 🛄 Building 1 Building 1 Site Address 2351 RIVERSIDE AVE Unit Jacksonville FL 32204-

Building Type	0803 - QUADRUPLEX
Year Built	1916

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Roof Struct	3	3 Gable or Hip
Roofing Cover	1	1 Minimum Metal
Interior Wall	3	3 Plastered
Interior Wall	5	5 Drywall

1
For full legal description see Land & Legal section below
01556 RIVERSIDE
6239

Primary Site Address

2351 RIVERSIDE AVE

Jacksonville FL 32204-

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$107,411.00	\$107,411.00
Extra Feature Value	\$1,343.00	\$1,343.00
Land Value (Market)	\$154,688.00	\$154,688.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$263,442.00	\$263,442.00
Assessed Value	\$243,610.00	\$263,442.00
Cap Diff/Portability Amt	\$19,832.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$243,610.00	See below

10/17/24, 5:31 PM

Building Value \$107,411.00 Effective Gross Heated <u>Type</u> Area Area Area 1018 1018 1018 Base Area Finished upper 967 1018 1018 story 1 Addition 162 162 146 Addition 156 156 140 Finished upper 6 6 6 story 1 Addition 6 6 5 Finished upper 6 6 6 story 1 Finished Open 99 0 30 Porch 120 108 Addition 120 15 Addition 15 14 Finished upper 15 15 14 story 1 Total 2621 2522 2454

Property Appraiser - Property Details

Heating Fuel44 ElectricHeating Type44 Forced-Ducted	Int Flooring	9	9 Pine/Soft Wood
5 //*	Heating Fuel	4	4 Electric
	Heating Type	4	4 Forced-Ducted
Air Cond 3 3 Central	Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	4.000	
Rooms / Units	4.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Valu	ie Last Year	Proposed	Rolled-back	
Gen Govt Ex B & B	\$243,610.00	\$0.00	\$243,610.00	\$2,506.29	\$2,756.91	\$2,669.97	
Urban Service Dist1	\$243,610.00	\$0.00	\$243,610.00	\$0.00	\$0.00	\$0.00	
Public Schools: By State Law	\$263,442.00	\$0.00	\$263,442.00	\$807.27	\$814.56	\$829.58	
By Local Board	\$263,442.00	\$0.00	\$263,442.00	\$570.14	\$592.22	\$583.10	
FL Inland Navigation Dist.	\$243,610.00	\$0.00	\$243,610.00	\$6.38	\$7.02	\$6.48	
Water Mgmt Dist. SJRWMD	\$243,610.00	\$0.00	\$243,610.00	\$39.71	\$43.68	\$41.07	
School Board Voted	\$263,442.00	\$0.00	\$263,442.00	\$253.62	\$263.44	\$263.44	
Urb Ser Dist1 Voted	\$243,610.00	\$0.00	\$243,610.00	\$0.00	\$0.00	\$0.00	
			Totals	\$4,183.41	\$4,477.83	\$4,393.64	
Description	Just Value	Assessed Value		Exemptions	Taxable V	alue	
Last Year	\$253,619.00	\$221,464.00		\$0.00	\$221,464.0	0	
Current Year	\$263,442.00	\$243,610.00	\$243,610.00		\$243,610.0	\$243,610.00	

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of	f Tax Roll Certification in October of the year listed.
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<u>2023</u>		·
<u>2022</u>		
<u>2021</u>		
<u>2020</u>		
<u>2019</u>		
<u>2018</u>		
<u>2017</u>		
<u>2016</u>		
<u>2015</u>		
<u>2014</u>		

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

iontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7800 www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: SEPTIEMBER 29,2024	COAH: 24-3/169
Address: 2351 RIVERSIDE AUE JACKSOLVINE FL 32204	Owner: WIND 101, LLC

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application were posted on the	e property/site located at:
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0906	40-000
Real Estate Nur	nber(s)
2351	RIVERSIDE AVE
Street Address	NULE FL 32204
Printed Name	I'M BARNO MULO
Signature	
Dated this 20	2 day of Schunge 2024.

	STATE OF FL	F STATE	Florida mast	rer site file		· ·
	Division of Archivi and Records Mar	agement	Site Invent		FDAHRM	<u> </u>
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ARCHITECT	872 = =	
BUILDER	874 = =	
STYLE AND/OR PERIOD Frame Vernacular	964 = =	
PLAN TYPE irregular	966 = =	
EXTERIOR FABRIC(S) Asbestos: shingles	854 = =	
STRUCTURAL SYSTEM(S) <u>Wood frame: post and beam</u> PORCHES S/porch with corinthiam columns, 4 bays, access from S	<u>856 = =</u>	
	942 = =	
FOUNDATION: continuous: concrete block, concrete block, continuous ROOF TYPE: hip		
	942 = =	
SECONDARY ROOF STRUCTURE(S): porch: gable, # dormers: gable	942 = =	
CHIMNEY LOCATION: E/lateral slope: interior # center: interior	942 = = ^{see9} 942 = =.	1/1.wo
CHIMNEY LOCATION: E/lateral stope: interior # center: interior WINDOW TYPE: SHS, 2/2, metal, single # DHS, 1/1, wood, single # can CHIMNEY: cement block CHIMNEY: cement block	942 = = i 882 = =	ngle
ROOF SURFACING: metal shingle # composition shingles: butt ORNAMENT EXTERIOR: wood	882 = =	
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NO. OF DORMERS 2	954 = =	
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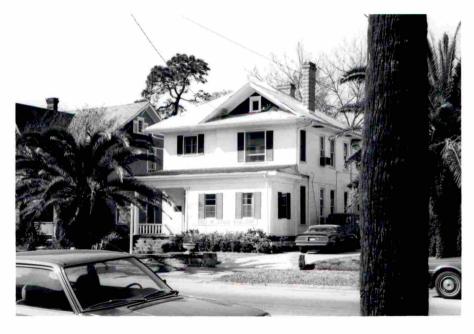
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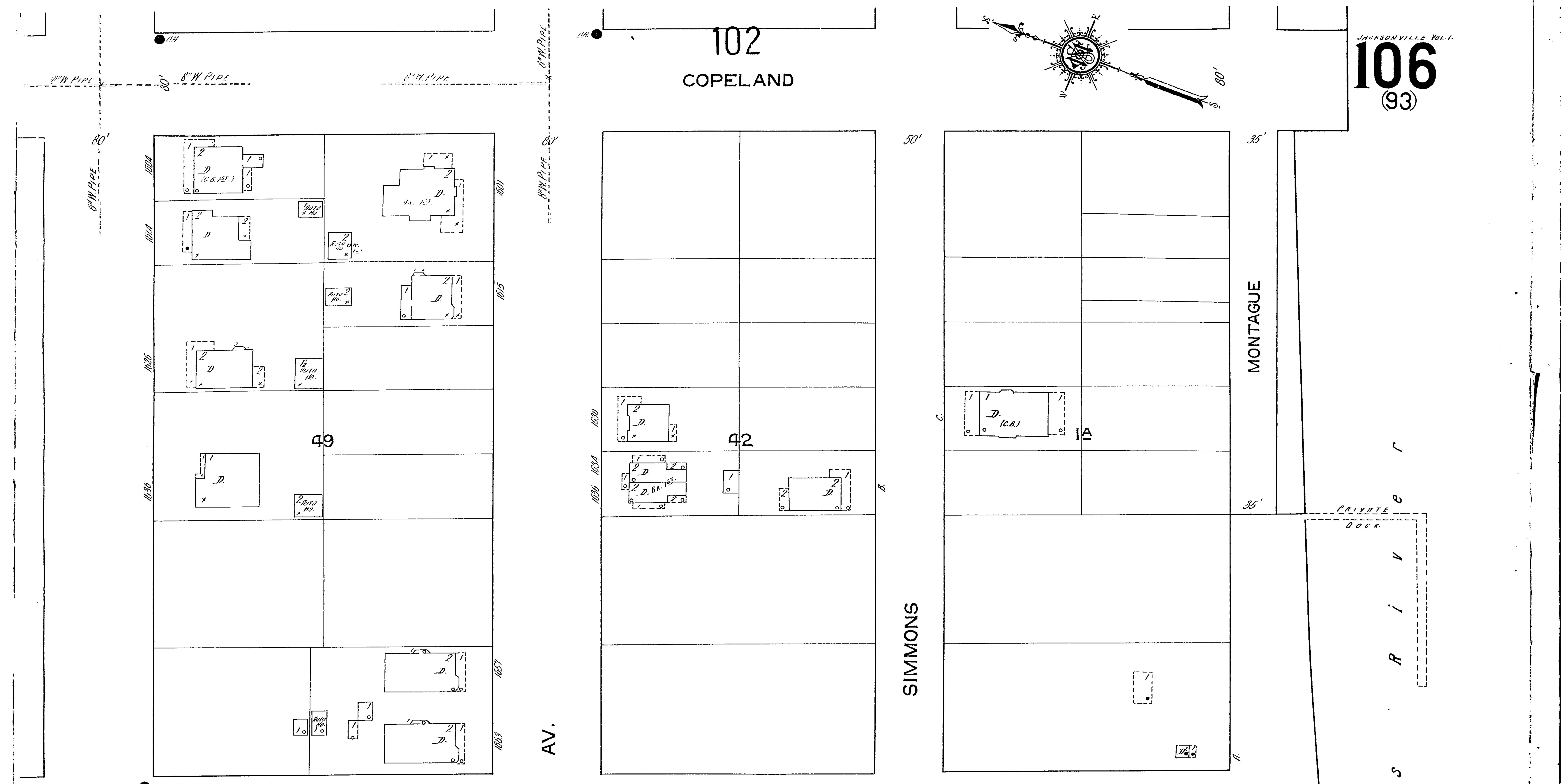
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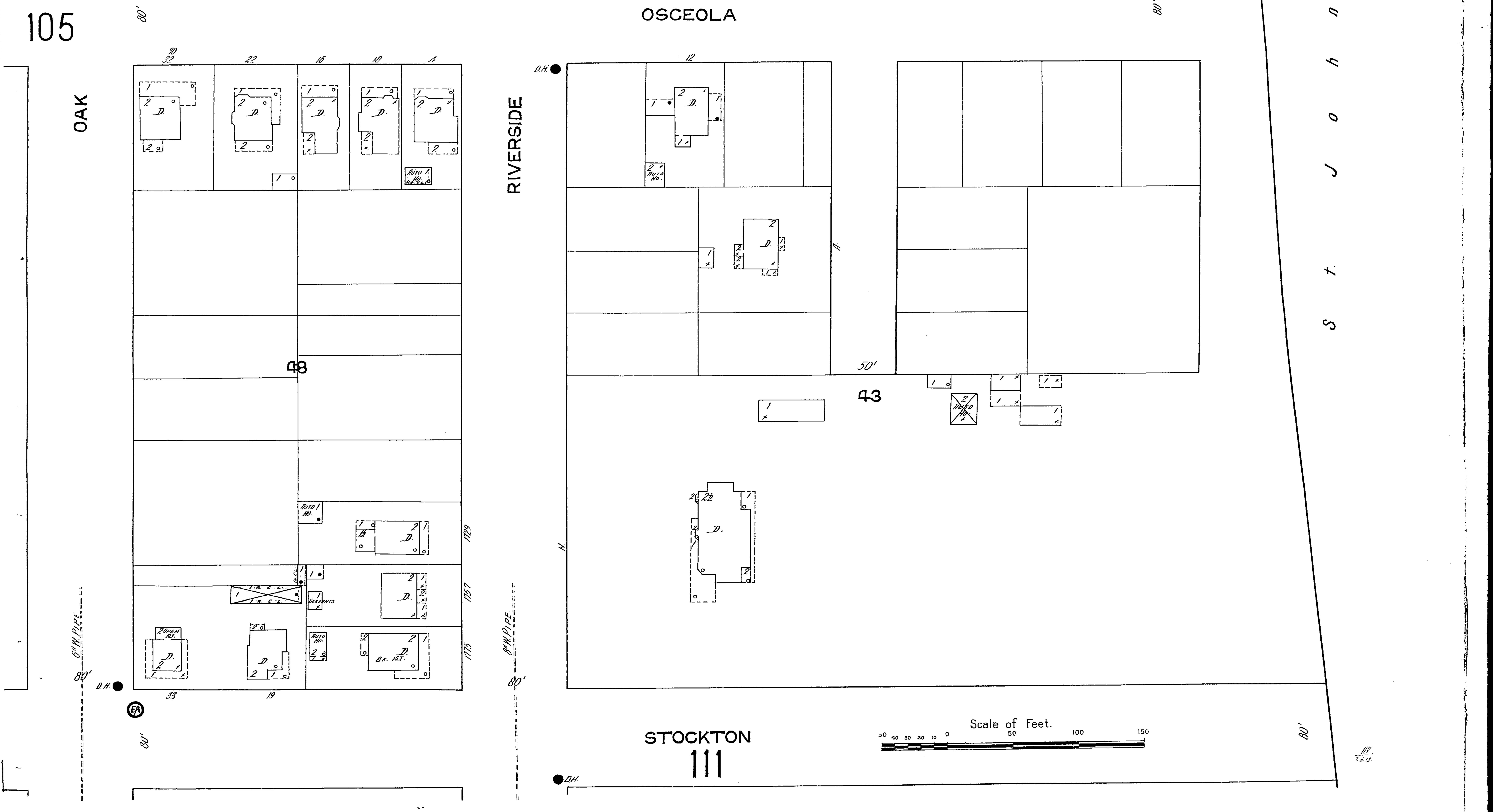


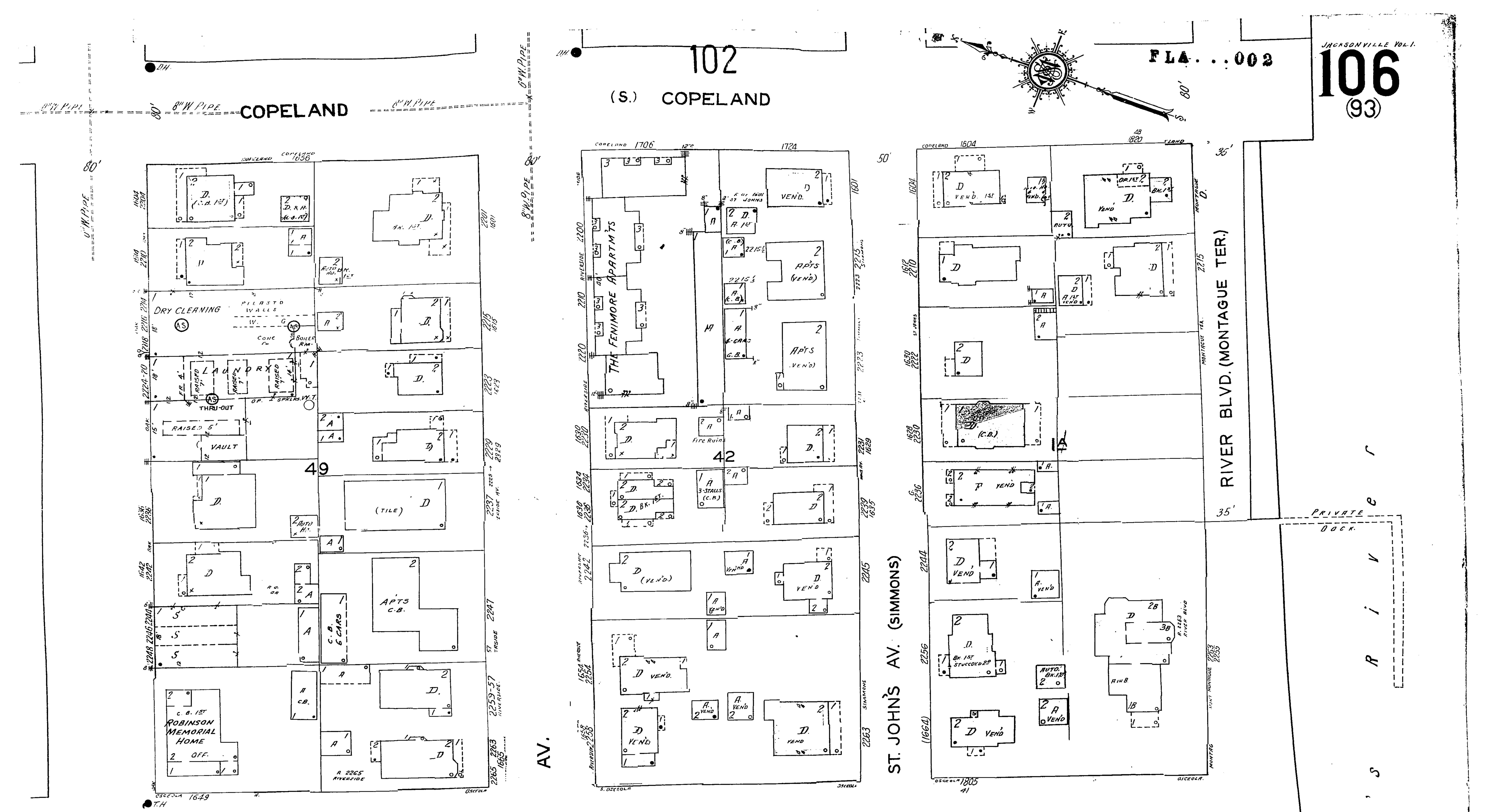


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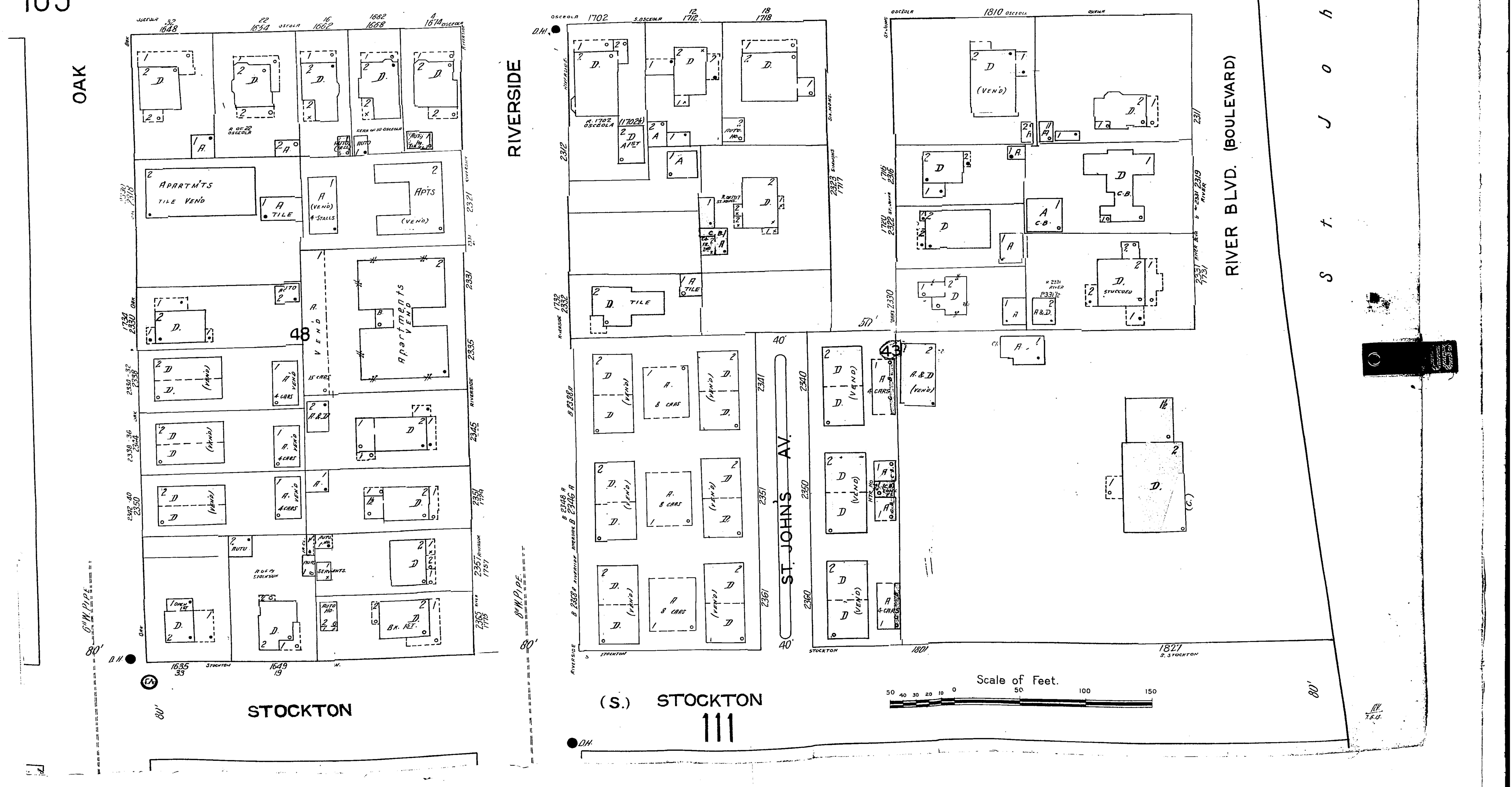


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E. Condemned Properties



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

F.

Historic Designations



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

<u>LM-24-06</u> 740 Van Buren Street

City of Jacksonville Landmark Designation Report

Pleasant Grove Primitive Baptist Church at 740 Van Buren Street

LM-24-06 November 13, 2024



Application Prepared By: Melissa Wade Power House Miracle Center Ministry, Inc. 740 Van Buren Street

Jacksonville, Florida, 32202

Property Owner: Melissa Wade Power House Miracle Center Ministry, Inc. 740 Van Buren Street Jacksonville, Florida, 32202

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT APPLICATION FOR DESIGNATION AS A CITY OF JACKSONVILLE LANDMARK

<u>LM-24-06</u>

Historic Name:	Pleasant Grove Primitive Church
Other Names:	Power House Miracle Center Ministry, Inc.
Address:	740 Van Buren Street, RE# 122459-0000
Location:	Northwest corner of Oakley Street and Van Buren Street
Owner:	Melissa Wade Power House Miracle Center Ministry, Inc. 740 Van Buren Street Jacksonville, Florida, 32202
Applicant:	Same as Owner
Year Built:	<i>c</i> . 1908

PROPERTY DESCRIPTION

LM-24-06 seeks to designate the subject property located at 740 Van Buren Street (RE# 122459-0000) as a local landmark. Historically known as the Pleasant Grove Primitive Church, the property consists of a one-and-a-half story vernacular building with Late Gothic Revival style influences. Constructed in 1908, the building has a steeply pitched gable roof with vergeboard decorative work in the gables, windows with lancet arch treatments, pyramidal roof bell tower, brick pier foundation, and metal shingled roof.

FINDINGS AND CONCLUSIONS

- (A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the subject property was complete.
- (B) As required, the Planning and Development Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of the public hearing on the designation of the subject property was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.

(C) Once designated, any activity affecting the exterior of the building and site of the subject property will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation Section (HPS) of the Jacksonville Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of way, as well as any work the HPS determines to be potentially in conflict with the Secretary of the Interior Standards, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection, not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features, and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

(D) In preparing the application, the Planning and Development Department has found the application to meet <u>three of the seven</u> criteria. The <u>three</u> criteria include the following.

A. Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.

It is the determination of the Jacksonville Planning and Development Department that the subject property meets this landmark criterion.

With the end of Reconstruction and the reign of Jim Crow that instituted state-sanctioned racial segregation, the church became one of the most integral parts of the African American community in the south. In many cases, churches were the most significant social and cultural institution in the community providing important social unity and community organization. Because of segregation, Black churches many times were forced to play a larger role in providing needed services, particularly in education and welfare, to their communities. Pleasant Grove Primitive Church has played such a role in the Oakland community in East Jacksonville for more than 100 years, making it one of the oldest churches in Oakland.

Located to the north of East Jacksonville, the Oakland community was originally part of the property purchased by steamboat captain Charles Willey in 1842. This 278-acre tract was acquired by Captain Willey as the result of an execution sale based on a judgment against the owner, John Warren. In 1852, Captain Willey and his wife, Francis, deeded four acres to the City of Jacksonville for the purpose of a public cemetery. The cemetery, now known as the Old City Cemetery, was expanded by three acres, with one acre conveyed to the Roman Catholic Bishop of

Florida. By 1869, the remaining portions of Captain Willey's properties had come under the ownership of Jesse D. Cole.¹ That same year, Cole filed a plat for the town of Oakland.²

Additional information about Jesse D. Cole has not been found. From the census reports and city directories, Cole was not a resident of Duval County and may have purchased the property as an investment. Interestingly, 1869 was the same year that Riverside, Brooklyn, and LaVilla were first platted as residential communities. The 1869 plat map of Oakland was divided into two major sections. The first section was composed of forty-three tracts divided into individual lots. This section also included the Old City Cemetery, as well as numerous individual lots to the west and south of the cemetery along Hogans Creek. The second section, north of Jessie Street, was composed of twenty-eight tracts not divided into individual lots. Historically, Hogans Creek bound Oakland on the west and south, Grant and East Union Streets on the south, Haines Street on the east and East First Street on the north.

Like LaVilla, Brooklyn, and Hansontown, Oakland was settled by Freedmen who were attracted by inexpensive housing and employment opportunities in the docks and sawmills along the riverfront. To the south and east of Oakland, the white communities of East Jacksonville and Fairfield had developed and grown. In 1887, all three communities were incorporated into the City of Jacksonville along with LaVilla, Springfield, Brooklyn, and Riverside. The African American population in Oakland had begun also to move into the new residential community to the north known as Campbellton or Campbell's Addition to East Jacksonville.

Over the years, Florida Avenue, which runs north from East Bay Street through the heart of Oakland, became a thriving business district serving the adjacent residential community. In addition to comfortable homes, Florida Avenue between Grant Street and East First Street became lined with one and two-story masonry buildings housing a variety of businesses and professions, many of them owned and operated by African Americans. Numerous churches were formed very soon after Oakland was established to serve the religious needs of the community. Some of these early congregations included the First Baptist Church of Oakland, Mount Olive A.M.E. Church, Triumph the Church as well as Mother Midway A.M.E. Church in Campbell's Addition.³

B. Its location is the site of a significant local, state or national event.

It is the determination of the Jacksonville Planning and Development Department that the subject property does not meet this landmark criterion.

C. It is identified with a person or persons who significantly contributed to the development of the City, state or nation.

It is the determination of the Jacksonville Planning and Development Department that the subject property does not meet this landmark criterion.

¹ Philip S. May, "The Old City Cemetery", *Papers of the Jacksonville Historical Society*, Vol. II, 1949, pp. 1-4.

² Oakland, Plat Book D, Page 13, 1869.

³ Historic Property Associates, Inc., Historic *Building Survey – Jacksonville East Side*. (Jacksonville Planning and Development Department, 1993), pp 7 & 8.

D. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.

It is the determination of the Jacksonville Planning and Development Department that the subject property does not meet this landmark criterion.

E. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

It is the determination of the Jacksonville Planning and Development Department that the subject property meets this landmark criterion.

The quality of architecture in Pleasant Grove Primitive Church is recognized and reflected in its Late Gothic Revival design, which was popular during its age of construction but rare in East Jacksonville and Florida. With its steeply pitched gable roof and pyramidal roof bell tower, horizontal wood lap siding, and double hung sash windows with lancet treatments, the design of the church reflects a prominent example of the Late Gothic Revival style.

Late Gothic Revival stemmed from the interest in using Medieval Christian architectural design features, which was an element of the European Romantic Movement in art, architecture, music and literature. The Romantic Movement was a turn away from the formalism, reasonability, and empiricism that characterized the Enlightenment of the late eighteenth century, moving more towards the myth and romance of Medieval Europe. Arriving from England and used in America as early as 1799 by pioneer architect, Benjamin Henry Latrobe in his design of Sedgeley outside of Philadelphia, the Gothic Revival Style became more common in the United States between 1840 and 1870. The popularity of the style in the United States was greatly accelerated by the architectural works of Andrew Jackson Davis, whose plans for Gothic Revival houses and cottages were widely distributed in the publications of Andrew Jackson Downing, a pioneer landscape architect of the time. The Gothic Revival Style proved to be an enduring stylistic influence that continued in various modifications until well into the twentieth century, particularly for the design of religious and educational buildings. Variations of the style that have developed after the Civil War have been termed High Victorian or Ruskinian, Collegiate, Carpenter, and even Skyscraper Gothic.

F. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

It is the determination of the Jacksonville Planning and Development Department that the subject property does not meet this landmark criterion.

G. Its suitability for preservation or restoration.

It is the determination of the Jacksonville Planning and Development Department that the subject property meets this landmark criterion.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as represent alterations difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long term and potentially on-going neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration.

The church has not been significantly altered and still has most of its original character defining features The building has no evidence of major deterioration and appears to be well maintained.

RECOMMENDATION

Since the property owner is the sponsor of the designation, at least <u>two of the seven</u> criteria must be met. In reviewing the application, the Planning and Development Department has found the application to meet <u>three of the seven</u> criteria.

Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission <u>APPROVE</u> the designation of 740 Van Buren Street, M Pleasant Grove Primitive Church, <u>(LM-24-06)</u> as a City of Jacksonville Landmark.



REQUEST FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE City of Jacksonville Historic Preservation

I. PROPERTY INFORMATION	•
Historic Name: Pleasant Grove Primitive Baptist	Designation: (check all applicable)
Other Names: Power House Miracle Center Ministry inc.	Residential xCommercial x_InstitutionalPublic IndustrialArchaeologic
MSF Number:	CemeteryOther:
. LOCATION	
treet name & number:740 Vanburen street	· · · · · · · · · · · · · · · · · · ·
Tity or town: Jacksonville Zip	Code:32202
tate:FloridaCounty: <u>Duv</u>	al
Real estate number(s): <u>122459-0000</u>	· · · · · · · · · · · · · · · · · · ·
B. HISTORICAL INFORMATION	
Date of construction and additions: 1908	
ignificant historical associations: <u>Listed as a historical landmark v</u> commission	
Priginal use: Church	
resent use: Church	
hysical description (basic design, construction and conditions): able, bell tower with a pyramidal roof windows fixed and lancet rch	

4. STATEMENT OF SIGNIFICANCE

The following is a list of the cultural, historical, architectural, or archaeological significance with reference to all applicable local designation criteria outlined in section 307.104(f), of the Jacksonville Ordinance Code.

Mark "x" in any applicable boxes for the criteria to qualify for a landmark, using the space to the right to specify how it is applicable. If more space is needed please use a continuation sheet and write the name of the potential landmark on each sheet.

x Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation

x Its location is the site of a significant local, state, or national event.

____ It is identified with a person or persons who significantly contributed to the development of the city, state, or nation

____ It is identified as the work of a master builder, designer, or architect, whose individual work has influenced the development of the city, state, or nation.

x Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

x It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials

x Its suitability for preservation of restoration

<u>This building is one of the oldest Buildings on the</u> <u>eastside of Jacksonville FL. It was built with a late</u> <u>Gothic Revival Style with steeply pitched gable roof.</u> <u>The Church still serves the community and is a great</u> <u>reminder of the churches constructed from this</u> <u>period.</u>

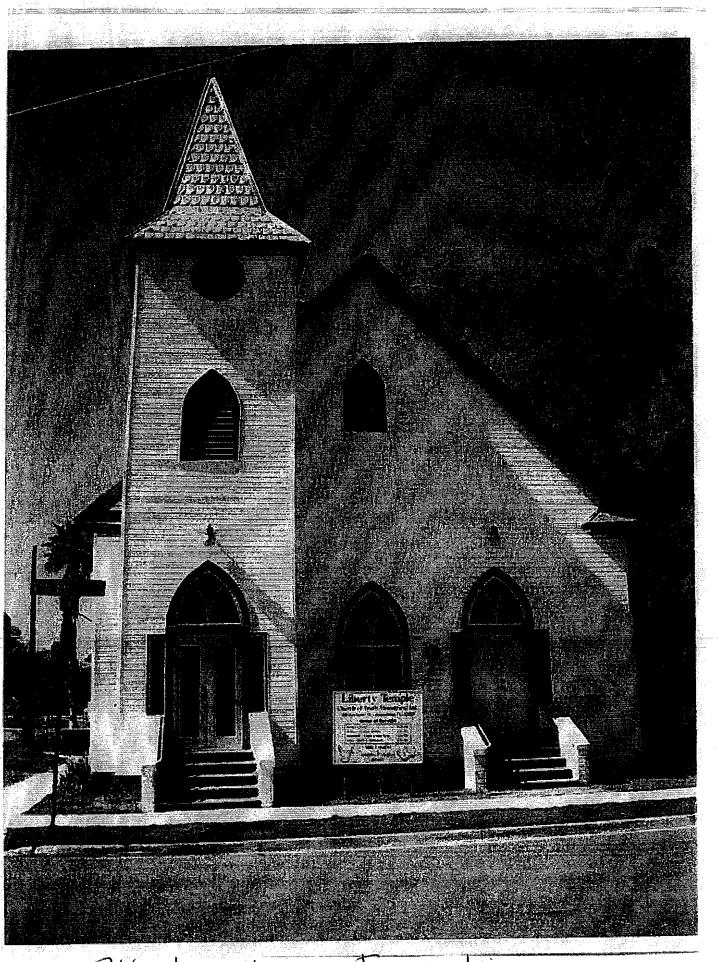
The church is located in a Historical District and is the oldest landmark in its location.

____This building (church) was constructed in 1908 replacing a previous church built In 1884. It is a great reminder of the churches constructed from this era.

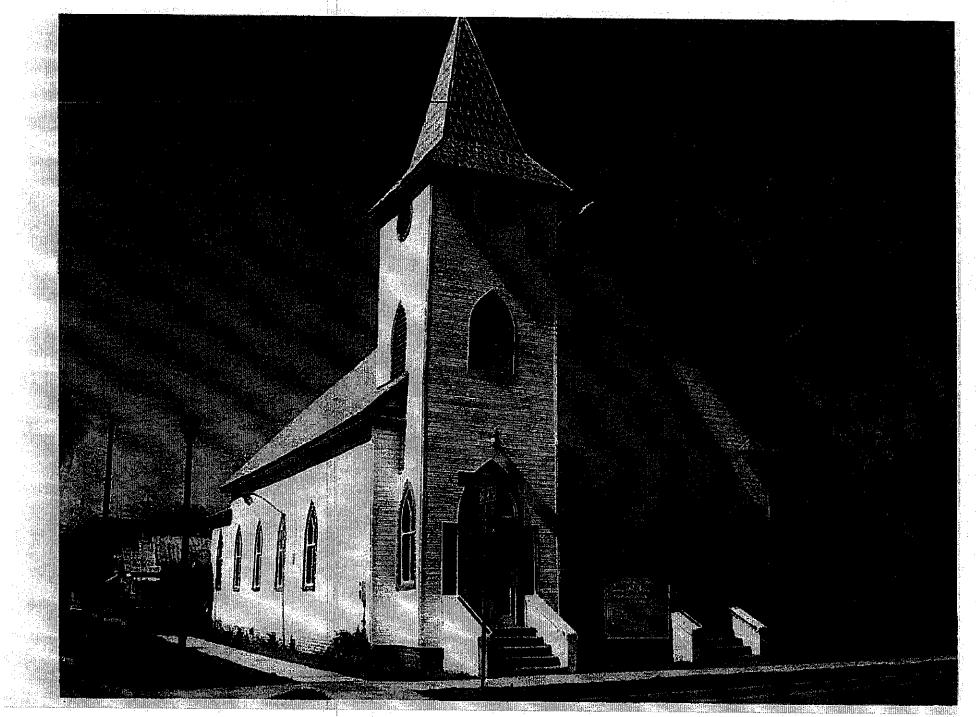
<u>This building is considered a Goth Style Building</u> which was poplar in its era (1908) however rare in Florida.</u>

_This building is in need of restoration, and it is vital that it is preserved to continue to be a visual landmark and a reminder of the cultural heritage of the community in which it sits.

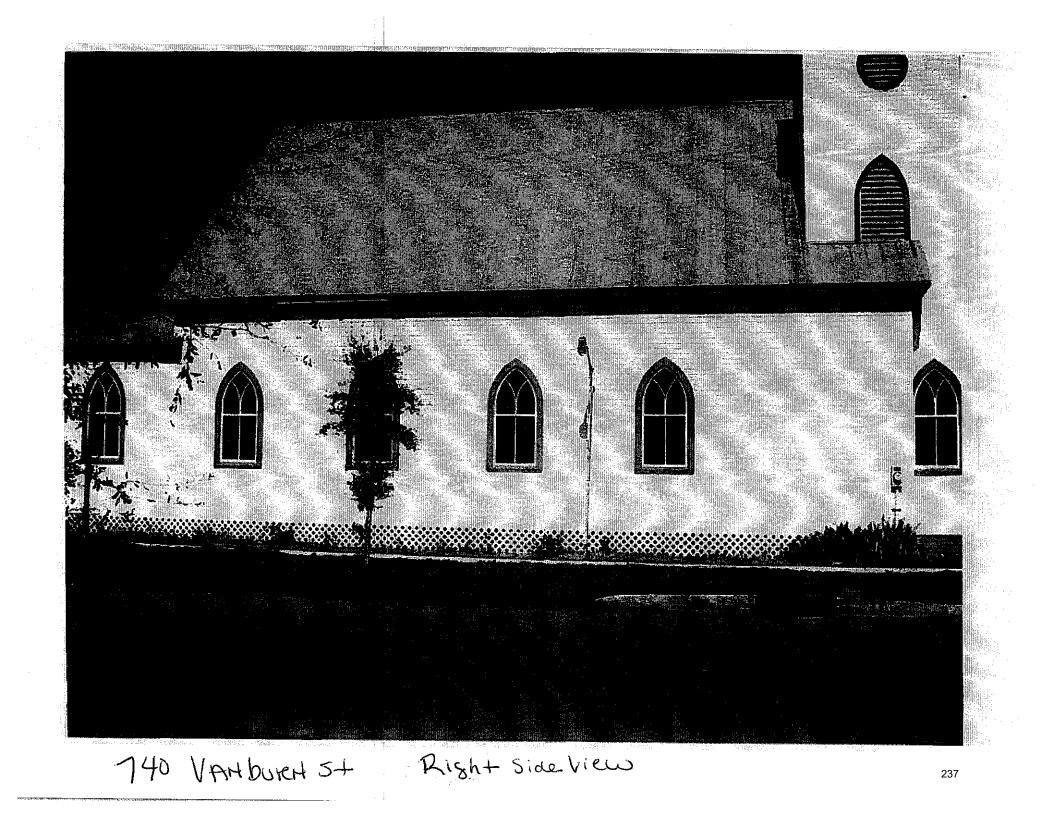
5. REQUIRED ATTAC	HMENTS	
🔀 Area map show	five (5) labeled (keyed to the physical description wing property location historic and or existing drawings such as elevation on	
6. SPONSORSHIP STA	TEMENT	
Jacksonville landm Jacksonville Histori notified of the date Jacksonville Histori construction activi and relocation, wil Appropriateness. It	proposal for designation of the subject property of ark or landmark site and am aware of the proced ic Preservation Commission and the Jacksonville e and place of any public meetings at which the p ic Preservation Commission and the City Council. ties affecting the subject properties including alter l require a consistency review through an applica f the proposed designation is denied, I am aware pwnet:	dures for review of the proposal by the City Council. I understand that I will be proposal will be considered by the I am also aware that if designated, any erations, new construction, demolition ation for a Certification of that I must wait one year to re-apply.
Address <u>: 740 Vanbu</u>	r <u>en street</u> City:Jacksonvill	leZip <u>: 32202</u>
	if different from property owner):	
Printed name:		Phone number: _()
	City:	in the second
landmark or landmark s	nville Ordinance Code 307.104(a), the proposal for site is being sponsored by:	
Signature of sponsor: _	Title:	Date:

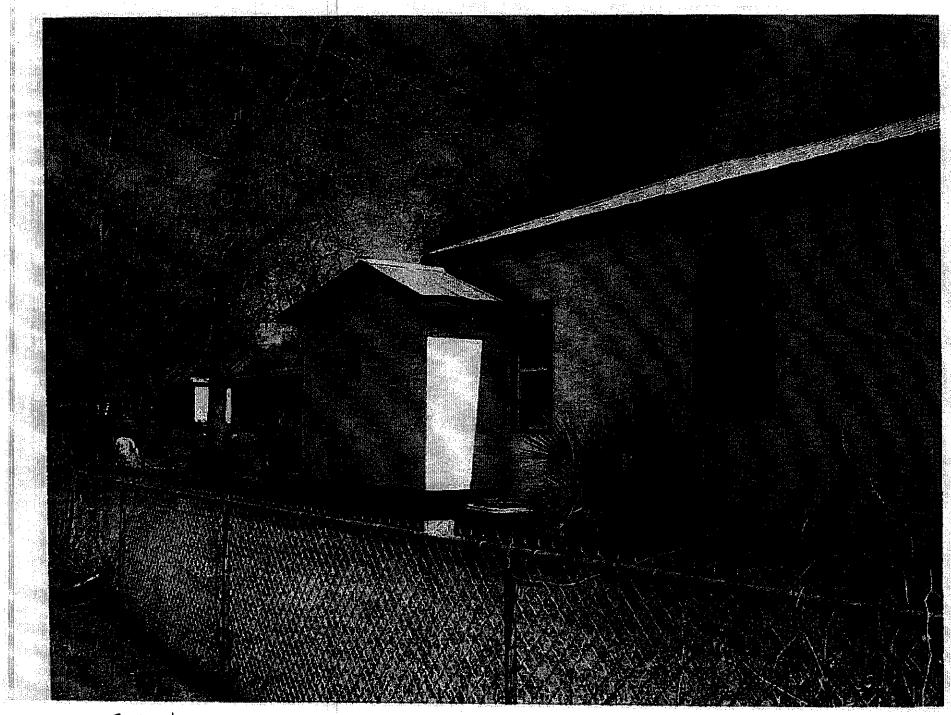


740 Uphilbureni Fronst View

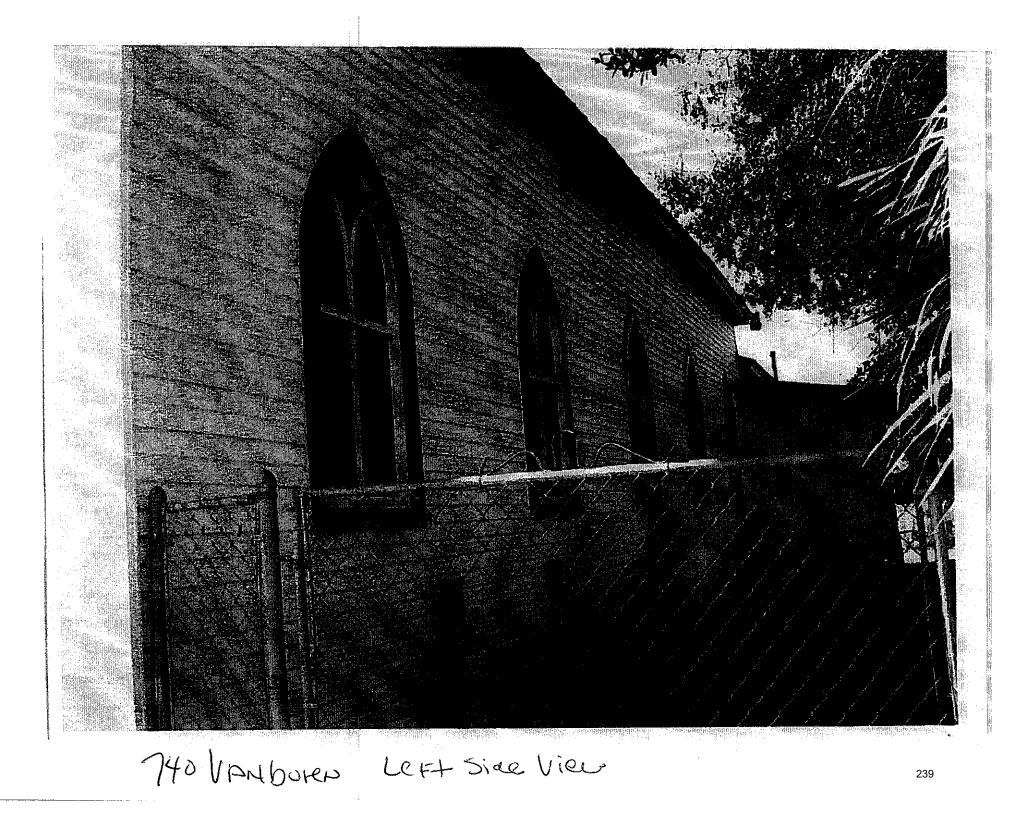


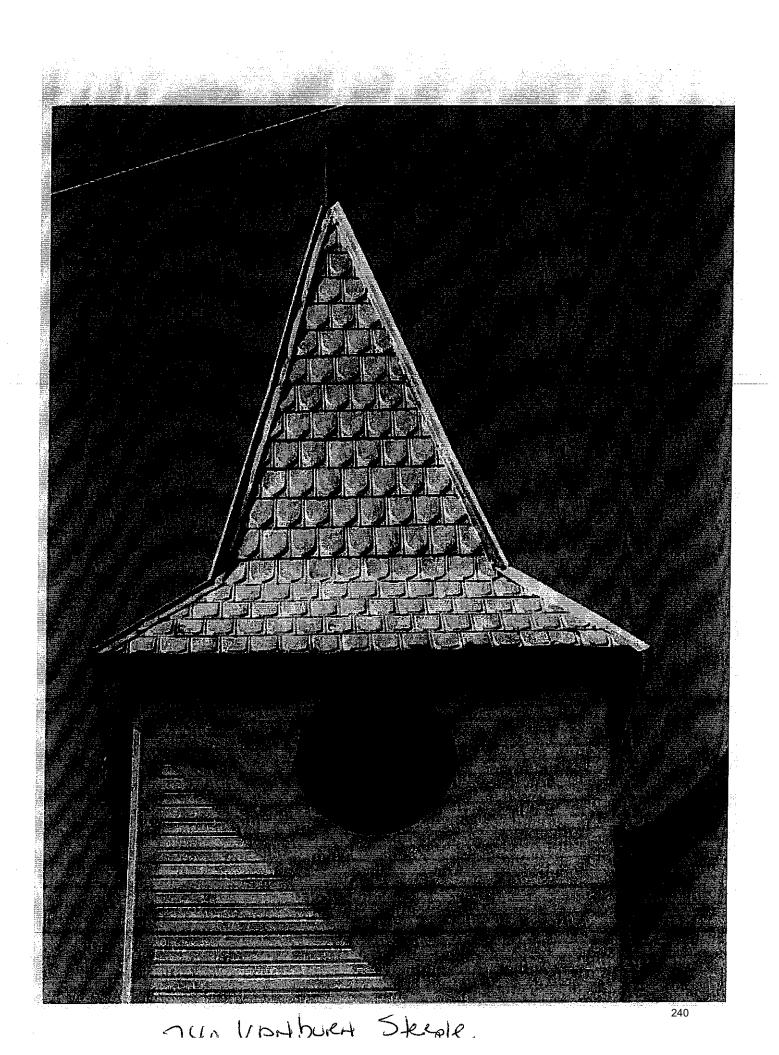
140 VD- burer St Fronct

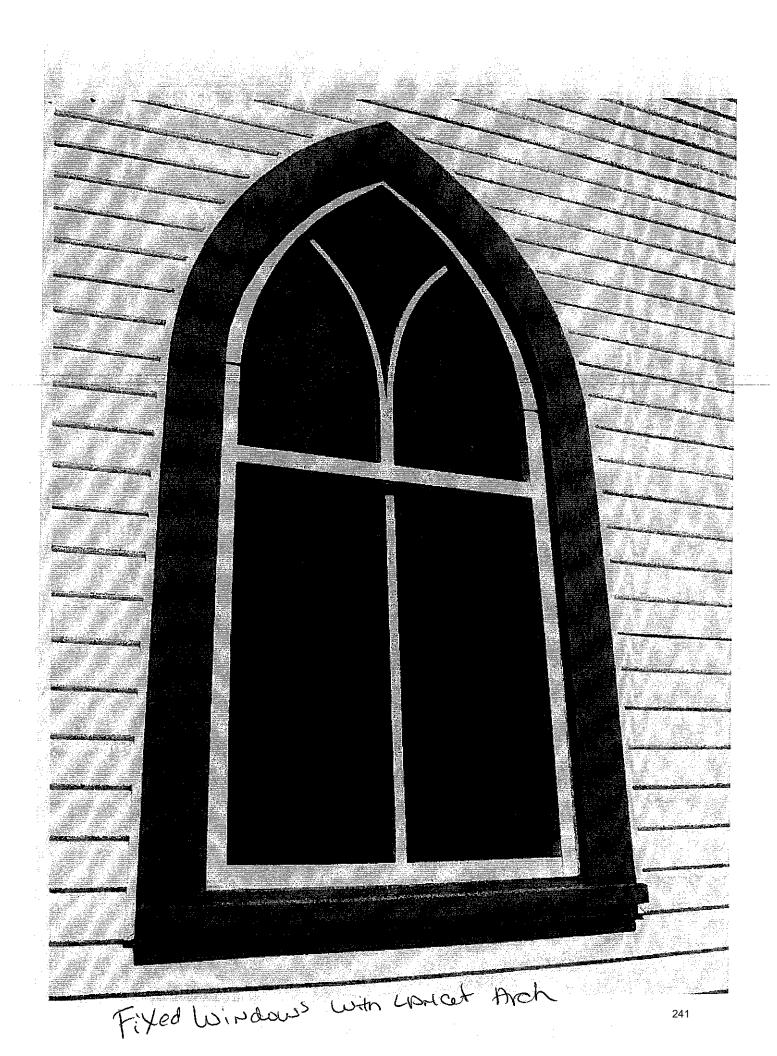


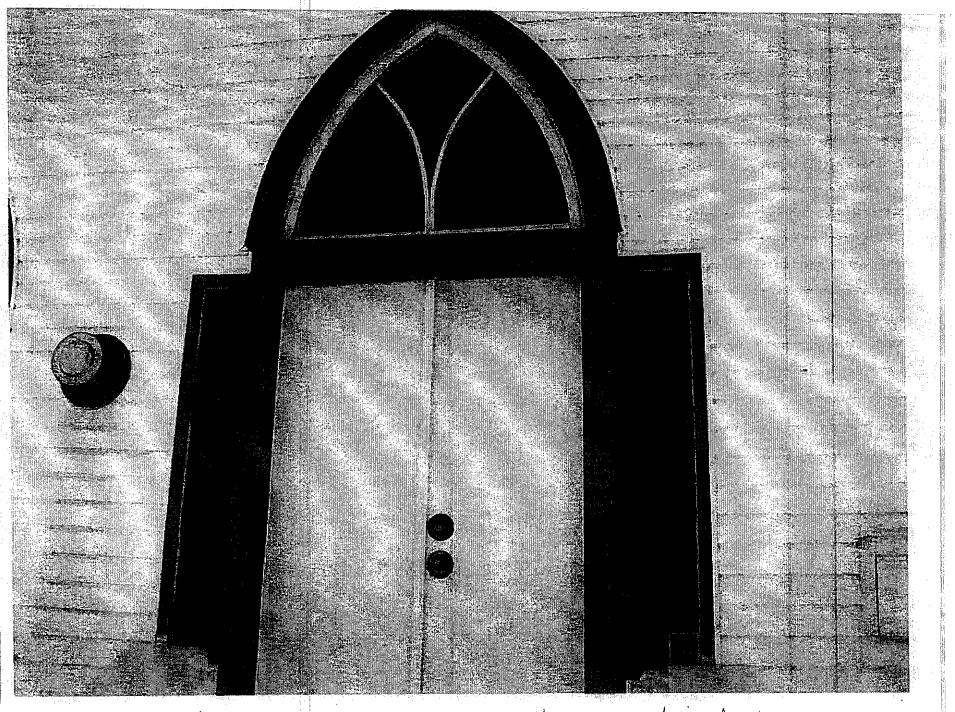


740 VANburent Repr

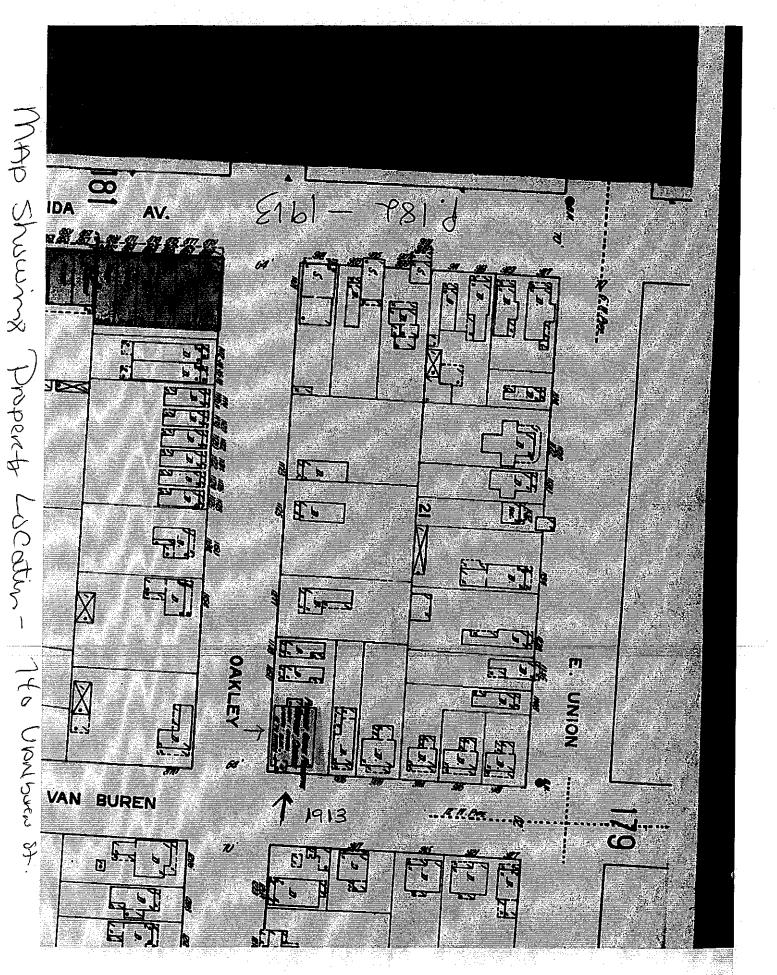


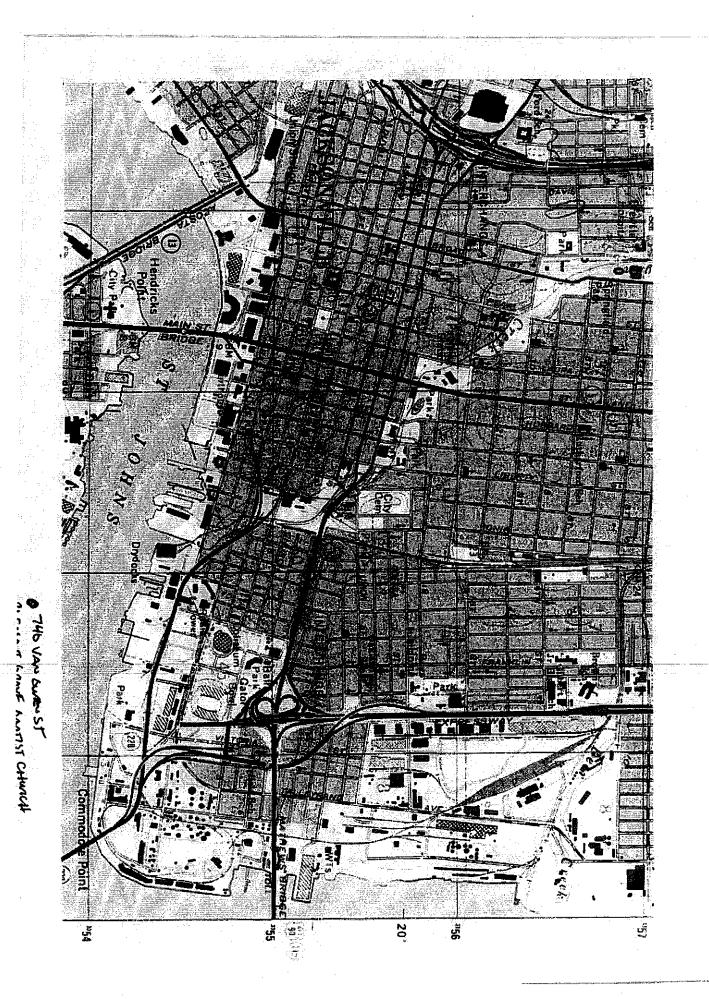


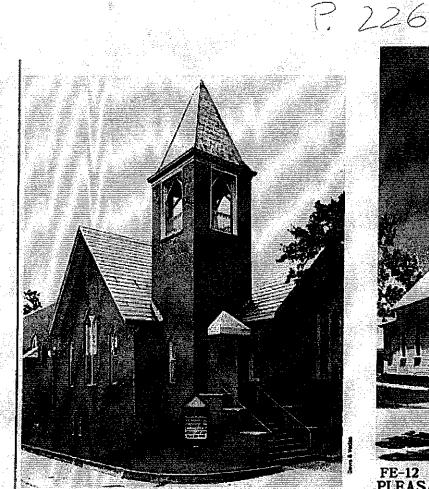




740 VPALbures Side Door with Aron Window

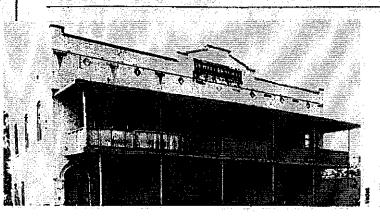


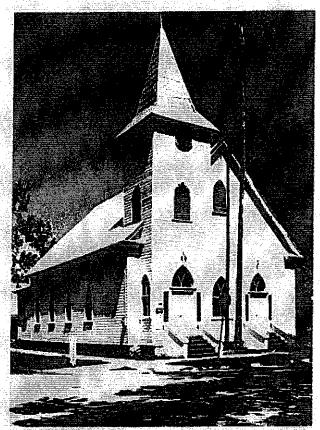




FE-10 ★ FAIRFIELD METHODIST CHURCH 648 PARKER STREET DATE: 1912 ARCHITECT & BUILDER: Unknown

This simple Gothic-inspired church features a square bell tower, which still retains the original patterned metal roof. The cornerstone bears the date "1912" and the name "Livingston Mission Methodist Episcopal Church" Its original cost was \$7,000, which came from a memorial fund left by the late C. O. Livingston for the construction of Methodist churches throughout northeast Florida. Now known as Fairfield Methodist Church, it has continuously served this denomination for over seventy years.





FE-12 ** PLEASANT GROVE PRIMITIVE BAPTIST CHURCH 740 VAN BUREN STREET

DATE: ca. 1908-1909 ARCHITECT & BUILDER: Unknown

Founded in a house on East Church Street i 1869, this church had its first sanctuary constructe on the corner of Ashley and Van Buren Streets i 1884. Under the leadership of Rev. K. D. Davis, th congregation built this new sanctuary in 1908 at th intersection of Van Buren and Oakley Streets. Lik Fairfield Methodist Episcopal Church (FE-10) a fev blocks away, this wood-frame church has a squar bell-tower with a metal-shingled roof and show the Gothic Revival influence via the lancet window: It is a good example of the small neighborhoo churches built in Jacksonville in the early 1900's.

FE-11 ★ WELLBROCK BUILDING 606 EAST UNION STREET DATE: 1912 ARCHITECT: Wilbur B. Talley BUILDER: J. B. Cox

John M. Wellbrock was the first owner of thi building, using the first floor for a saloon an grocery. The second-story veranda originally fea tured an ornate metal balustrade. Triangular an

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	TEIOFILORIDA	بهنه :
Division (TMENT OF STATE FLORIDA MASTER of Archives, History SITE FILE	FDAHRM 802==
DS-HSP-34	Riv, 5-75	
	Site No. <u>8Du</u> 372	1009#=
	Sito Name Van Buren St. at Oakle	ey (church) 830==
Other Name((s) for Site <u>Pleasant Grove Primitive</u> Baptist C	Inurch 930==
Other Nos. fe	for Site <u>740 Van Buren Street</u>	906==
NR Classifica	building	916
County		808==
Instructional	for locating site (or address) NW corner of intersectio	
	suren Sts.	n of Oakley and
		<u>813=</u> ¬
Owner of Site	te: Name <u>Pleasant</u> Grove Prim. Baptist Church	902==
	Vam Buren at Oakley	903==
and the state of the second	enant, or Manager:	303
Name		904==
Address _		905==
Reporter (or	local contact):	
Na me	Dryney, Dennis B. Grad, Asst.	<u>816==</u>
Address Recorder:	<u>510 Lomax Street</u> Jacksonville	<u>817=</u>
Name & T	fitle Greer, Diane D. HSS	<u> </u>
Address	FDAHRM Tallahassee	B19=
Survey Date_	6/75 820== Type Ownership privat	e
	atus	914==
Previous Survi	vey(s), Excavation(s) or Collection(s): (enter title of survey; date; whether inty or local; location of survey report(s); and material collected).	r federal, state,
<u> </u>	사람이 있는 것 이 가장 가장 하 는 것이 있는 것 같아요. 가장	÷ · · · · · · · · · · · · · · · · · · ·
		839==
		804==
	ation	
Specimens (Ir	nventory Numbers)	870==
Specimens (Ir Specimens (P	nventory Numbers) Present Repository of Materials)	870== 380==
Specimens (Ir Specimens (Pr Date of Visit	nventory Numbers)	870== 380==

00372 Location of Site (Specific): 809== Map Reference (incl. scale & date) USGS Jacksonville Quad. 1:24000 1964 Township Range Section % Sec. ¼ ¼ Sec. ¼ ¼ ¼ Sec. 812== 45 2S 27E LATITUDE AND LONGITUDE COORDINATES DEFINING A POLYGON LOCATING THE PROPERTY LATITUDE LONGITUDE Point Minutes Seconds Degrees Minutes Degrees Seconds .. OR LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES 30 81 38 19 30 800== 11 890== **UTM Coordinates:** Zone Easting Northing **Description of Site:** 838** Original Use(s) of Site church Site Size (approx. acreage of property) less than one 833== Condition of Site: Integrity of Site: Check one Check one or more Bestored () Date: () 858---Excelient 863== Deteriorated 863--Altered 858---Moved () Date: () 858== Good 863--863--858--Ruins Ø Unaltered 10 **Original Site** 858---XX Fair 863-* Unexposed 863--858--Destroyed Condition of Site (Remarks): _______ site is in fair condition but is deteriorating 863== Threats to Site: _____ none known ٠. 878==

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STATE OF FLORIDA DEPARTMENT OF STATE Division of Archives, History MR Records Management DS-HSP-3B Rev, 5-76

HISTORIC SITE DATA SUPPLEMENT

Site No. 8Du 372

Site Neme Van Buren at Oak

Present Use (check one	Comments Agencies an addition of the second	ropriate				
Agriculturel 850==		850+=	D Perk	·850==		850
Commercial 850==		850==	Private Reside	nc•850==	Other (Specify	1:
Educational 850		850==	X Religious	850	0	850
E Entertainment 850==	Museum	850==	Scientific	850	0	850
Period (check one or mo	ore as appropria	ite)				
Pre-Columbian *845	16th Century	845	18th Century	845	2320th Century	845
15th Century 645==	17th Century	845**	19th Century	845		
pecific Dates: Beginnin Areas of Significance (cl			644== End	ling		846
		910++		910	D Sociel/Human-	
Prehistoric 810		910		910	Itarian	910
	Education	916==	O Music	910	D Theater	910
Historie 910		910	O Philosophy	\$10==		910
Agriculture 810	Viteubni 🖸	810	D Politics/Govt.	910	Other (Specify)	:
E Architecture 910	D Invention	910	C Religion	910	0	910
0 Art 910		신다. 1986년 1992년 11월 11일 - 11일 11일 - 11일	O Science	910	0	910
Commerce 910==	Architecture	910	Sculpture	910		910
	🖸 Lew	910			0	910==
Planning 910						910
nematic Classification:				n Alige San		
	972== 🗍 Milita	WY	912	Othe	r (Specify):	
	912==	X	912	D		912==
The Arts	912 🖸 Societ	N. CANAD LAND	912=-			912**
Exploration & Settlement		e & Techn	ology 912==			912==

The Pleasant Grove Primitive Baptist Church , located at the NW corner of the intersection of Van Buren and Oakley Sts., is situated in lot143 of blcck 23 of Oakland. Deed work did not indicate the age of the structure but the Primitive Batist Church does hold the property from 1943. It is possible that the structure now located on this parcel of land was moved from some other location since the appearance of the building indicates that it is of considerable age. Further research on the part of local authorities should be done . Architecturally the building resembles many other small churches generally found in semi-rural environs and depicts the use of Gothic Revival architecture on a small scale.

Further research indicates taht the building appears on the 1913 Samburn Insurance Maps & in the 1910 City Directory leading one to believe that this church was erected circa 1913-1913.

911≖≕

DU372 Remarks & Recommendations: 835== Major Bibliographic References: Duval County Records; County Courthouse Jacksonville; Office of of the Clerk of the Circuit Court Sanborn Insurance Maps, 1913; Sanborn Publishing Co.; New York; 1913 Jacksonville City Directory, 1914. 920== Description (Evidence): 862== Present & Original Physical Appeareance (use continuation sheet if necessary) SEE ATTACHED ARCHITECTURAL SITE DATA SUPPLEMENT **4** (7 935==

ROOF STRUCTURAL SYSTEM:	
	<u>865==</u>
MAIN ENTRANCE: double doors at each corner	of the east facade lunet
	865
WINDOW PLACEMENT: regular	i Alexandria de la compañía de la co Referencia de la compañía de la comp
	<u></u>
WINDOW SURROUNDS AND DECORATION: Surrounds	
	865 ~ =
PORCHES, VERANDAS, GALLERIES AND BALCONIES: non	e
	865==
EXTERIOR ORNAMENT AND COLOR: white with br	oken pediment and plain
:ornice	865==
INTERIOR COMMENTS: not accessible	
	865==
OTHER (SPECIFY):	
<u>STEER OF EVILTI.</u>	
	<u>865≖≖</u>
OR ALTERATIONS (FREE TEXT) <u>none noted</u>	
	<u>857</u> ≈≈
UILDINGS (FEATURES OF SITE)	na galantii ka soo ah Annoo soo ah
	876=-
OUNDINGS (CLASSIFICATION)	864==

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STATE OF FLORIDA DEPARTMENT OF STATE Division of Archives, History and Records Management DS-MSP-36 8-75

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52

Site No. 8Du 372

Site Name Van Buren St. at Oakley St. Address Van Buren at Oakley

Z

ARCHITECT	An an		- 1	872***
BUILDER unkno			• •	874==
STYLE AND/OR MODE				964=-
PLAN TYPE				966
EXTERIOR FABRIC(S)			· · · · · · · · · · · · · · · · · · ·	854==
그렇는 그 옷을 가서 안 있는 것을 가셨다.	1			856=-
STRUCTURAL SYSTEM(S)		Me		000
FEATURE OF STRUCTURE (9				
FOUNDATION: brick	<u>c piers</u>	· · · · · · · · · · · · · · · · · · ·		942==
ROOF TYPE: gable				942==
SECONDARY ROOF STR	UCTURE(S):	ell tower with r	pentical	
				942==
WINDOW TYPE: sash,	lancet wind	lows		942==
MATERIALS (882):				
CHIMNEY: none	anton a transforma 1999 - Antonio Antonio 1999 - Antonio Antonio Antonio			882==
ROOF SURFACING: met				882==
INTERIOR WALLS:	en estre a serie - Te- Ricelle de la composición de la composi Na composición de la c	yn a charlyn y gwlan ar yn yw br>Yn ar yn yw		882==
ORNAMENT INTERIOR:		and a second s		882≈=
ORNAMENT EXTERIOR:	white with	broken pediment		882==
UANTITATIVE DATA (950-9	60):		`∎ ."	
NO. OF STOREYS	e ning towar	n an 1870 an An Anna Anna Anna		950
	2월 8일 2일 1일 - 1일 2일 1일 1996년 - 1997년 br>1997년 - 1997년 br>1997년 - 1997년 -		····	952==
	none -			954==
OTHER (SPECIFY)	in the second			1
	11 C.		1	956=*

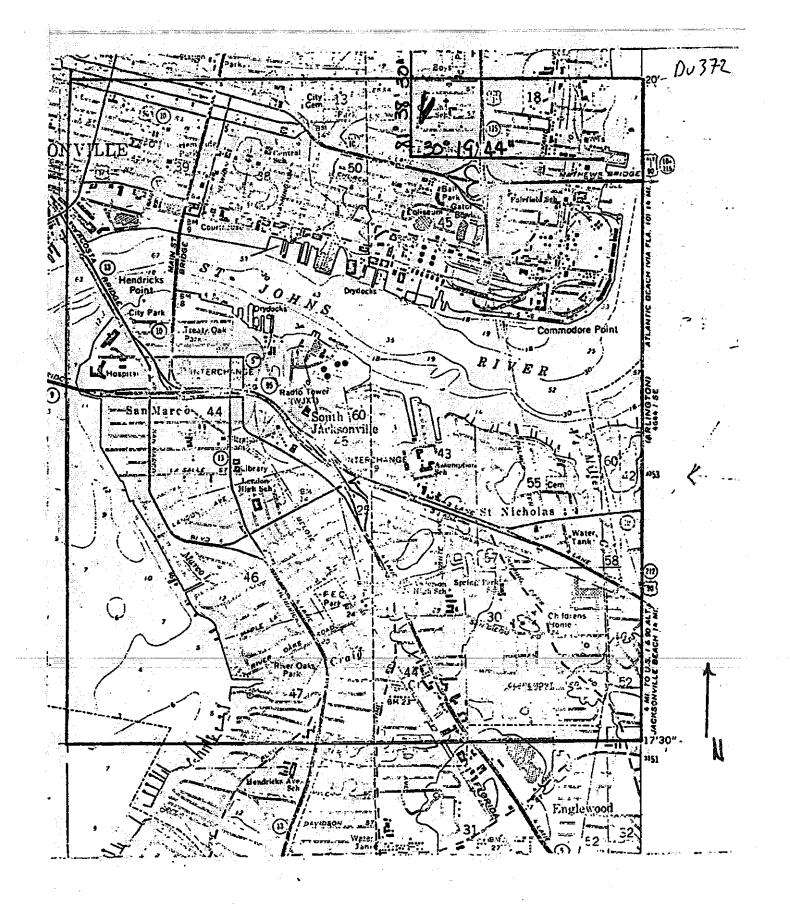
STATE OF FLORIDA DEPARTMENT OF STATE Division of Archives, History and Records Management DS-HSP-3G 6-78

Site No. 8Du 372

Site Name Van Buren St. at Oakley St.

Address Van Buren at	Oakley
ARCHITECTURAL SITE DATA SUPPLEMENT	
ARCHITECT	872==
BUILDER	874
STYLE AND/OR MODE <u>gothic_revival influence</u>	964=≖
PLAN TYPE rectangular	966==
EXTERIOR FABRIC(S) wood siding	854==
STRUCTURAL SYSTEM(S) wood frame	856==
FEATURE OF STRUCTURE (942):	 A second s
FOUNDATION: brick piers	
ROOF TYPE: gable	942==
SECONDARY ROOF STRUCTURE(S): bell tower with pentical	
	942 = P
WINDOW TYPE: sash, lancet windows	942==
MATERIALS (882):	
CHIMNEY: none	882==
ROOF SURFACING: metal sheating	882==
INTERIOR WALLS: wood	882==
ORNAMENT INTERIOR:	882==
ORNAMENTEXTERIOR: white with broken pediment	882==
DUANTITATIVE DATA (950-960):	
NO. OF STOREYS	950==
NO. OF CHIMNEYS	952==
OTHER (SPECIFY)	954==
	956≖⋍

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Van Baren St.

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RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADD MAIL_CITY	MAIL_STATE	MAIL_ZIP
122556 0010	1101 GRANT ST LAND TRUST		11710 MAGNOLIA FALLS DR	_	JACKSONVILLE	FL	32258
	123 JAX TRUST		112 BELVEDERE PL		PONTE VEDRA BEACH	FL	32082
122454 0000	A&D R LOGISTICS GROUP LLC		12316 PINK DOGWOOD LN		JACKSONVILLE	FL	32218
122465 0000	ADDISON THOMAS IV		1032 OAKLEY ST		JACKSONVILLE	FL	32202
122511 0000	APOLLON JEAN		4923 BONANZA RD		LAKE WORTH	FL	33467
122452 0100	ARNOLD FALSARIO		2281 MASERATI CT		JACKSONVILLE	FL	32246
122558 0000	BAKER LOUISE V		1111 GRANT ST		JACKSONVILLE	FL	32202-1721
122456 0000	BCEL 8C LLC		7563 PHILIPS HWY STE 208		JACKSONVILLE	FL	32256
122438 0000	BOWENS JAMES E JR		766 VANBUREN ST		JACKSONVILLE	FL	32202
122439 0000	BOWENS JAMES EDWARD JR ESTATE		766 VAN BUREN ST		JACKSONVILLE	FL	32202
122416 0000	BOYD JOHN H SR		10706 KURALEI DR		JACKSONVILLE	FL	32246
122516 0000	BRIDGE RE HOLDINGS LLC		115 BERWICK DR		PITTSBURGH	PA	15215
122557 0010	BRONZINO TIMOTHY		116 PITTS STILL RD		PONTE VEDRA BEACH	FL	32082
122532 0000	BUCKNER ALBERT III		1114 E UNION ST		JACKSONVILLE	FL	32206
122461 0000	CAIN LOUIS JR ET AL		C/P PATRICIA CAIN	5245 EMERALD GLADES CT	JACKSONVILLE	FL	32277
122515 0000	CANELO DANIEL		7531 NW 6TH CT		MIAMI	FL	33150
122557 0000	CASON DORETHA BAKER ET AL		307 SCRIVEN AVE NW		LIVE OAK	FL	32064
122463 0000	CENTER POWER HOUSE MIRACLE		740 VAN BUREN ST		JACKSONVILLE	FL	32202
122551 0010	CHANEY CLARE MARIE		1120 OAKLEY ST		JACKSONVILLE	FL	32202-1120
130740 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202
122466 0100	CLARK JOYCE B		1026 OAKLEY ST		JACKSONVILLE	FL	32202-1733
122442 0000	CLJ INDUSTRIES INC		11250 OLD ST AUGUSTINE RD 15131		JACKSONVILLE	FL	32257
122453 0000	COLLINS JUDGE WALTER		746 OAKLEY LN		JACKSONVILLE	FL	32202
122476 0000	COMMUNITY FAMILY TRUST LLC		16192 COASTAL HWY		LEWES	DE	19958
122455 0000	CUSICK THOMAS S		3099 LEON RD STE 5		JACKSONVILLE	FL	32246
122474 0000	DES JARDINS JACOB ALLEN		1047 GRANT ST		JACKSONVILLE	FL	32202
122529 0000	DUVAL COUNTY LAND TRUST 122529 0000		3000 SPRING PARK RD 5524		JACKSONVILLE	FL	32207
122514 0000	EARL RUSSELL ALEXANDER ET AL		C/O META EARL	805 VAN BUREN ST	JACKSONVILLE	FL	32206
	EASTSIDE ENVIRONMENTAL COUNCIL	WYNETT WRIGHT	1637 WALNUT STREET		JACKSONVILLE	FL	32206
122475 0000	EASTSIDE FUTURES LLC		40 E ADAMS ST STE 350		JACKSONVILLE	FL	32202
	EASTSIDE NEIGHBORHOOD ASSOCIATION	JANICE LOVE	1611 ELIZABETH ST				
122467 0000	EASY BUY PROPERTIES LLC		P O BOX 450841		SUNRISE	FL	33345
122417 0000	ELMAGI REAL ESTATE GROUP LLC		6271 ST AUGUSTINE RD STE 24 1322		JACKSONVILLE	FL	32217
122539 0000	FITOZ BIZ LLC		7563 PHILIPS HWY STE 208		JACKSONVILLE	FL	32256
122458 0000	FITOZ BIZ LLC		7563 PHILIPS HWY BLDG 500		JACKSONVILLE	FL	32256
122472 0000	FORD VIRGIL ET AL		1845 LINDBERG DR 20		JACKSONVILLE	FL	32210
122518 0000	FOSTER RUTH ET AL		PO BOX 3064		JACKSONVILLE	FL	32206
	FREEMAN TELA MAE ET AL		762 VAN BUREN ST		JACKSONVILLE	FL	32202-1757
	FRIDAY BROWNS REALTY LLC		10160 HUNTERS CHASE CT		JACKSONVILLE	FL	32219
	GARMON NELLIE ESTATE ET AL		C/O REGINA G TIMMONS	527 LAURINA ST	JACKSONVILLE	FL	32216-9163
	GOLDSON BERNICE ESTATE		1107 GRANT ST		JACKSONVILLE	FL	32202-1721
	GRANT TALBOT P ET AL		1041 UNION ST E		JACKSONVILLE	FL	32206
	GREEN DESHAWN N		1017 UNION ST E		JACKSONVILLE	FL	32206
	GREEN ROCK CONNECTIONS LLC		2582 CAULEY LN		JACKSONVILLE	FL	32218
	HALL MAKESHIA L		861 BUNKER HILL BLVD		JACKSONVILLE	FL	32208
122444 0000	HANSBROW PROPERTIES 1 LLC		1016 E UNION ST		JACKSONVILLE	FL	32206
	HISTORIC EASTSIDE COMMUNITY DEV CORP	SUZANNE PICKETT	1105 PHELPS ST		JACKSONVILLE	FL	32206
	HISTORIC EASTSIDE COMMUNITY DEVELOPMENT CORPORATIO		925 SPEARING ST		JACKSONVILLE	FL	32206
	HOOSE 16 LLC		7563 PHILIPS HWY SUITE 208		JACKSONVILLE	FL	32256
	HURT RICHARD		2874 LANTANA LAKES DR W		JACKSONVILLE	FL	32246
122434 0000	ITWIC ENTERPRISES LLC		925 SPEARING ST		JACKSONVILLE	FL	32206
	JACKSONVILLE CULTURAL DEVLP CORP	SUZANNE PICKETT	648 UNION ST E		JACKSONVILLE	FL	32206
122555 0000	JAMES HELEN M		1102 OAKLEY ST		JACKSONVILLE	FL	32202

122467 0030 JENKINS GEORGIA LIFE ESTATE		1025 GRANT ST		JACKSONVILLE	FL	32202
122537 0000 JOHNSON ALFRED JR		1101 OAKLEY ST	PO BOX 12074	JACKSONVILLE	FL	32202
122538 0000 JOHNSON MARILYN C		751 VAN BUREN ST		JACKSONVILLE	FL	32202
122441 0000 JORDAN JADA N ET AL		1040 UNION ST E		JACKSONVILLE	FL	32202
122431 0000 LATIF NETOWRK LLC		52 CAPE MAY AVE		PONTE VEDRA	FL	32081
122534 0000 LEAD INVESTMENT GROUP LLC		2302 NW 161ST TER		PEMBROKE PINES	FL	33028
122473 0000 LEWIS SEYMORE LATASHA		1033 GRANT ST		JACKSONVILLE	FL	32202
122561 0000 LYMAN CARLA R		1117 GRANT ST		JACKSONVILLE	FL	32202
122517 0000 MARK MAHEPAUL		212 MARTELL CT		ST JOHNS	FL	32259
122427 0000 MOORING TISHA E		1033 E UNION ST		JACKSONVILLE	FL	32206-5762
122512 0000 NIXON ALICE L		813 VAN BUREN ST		JACKSONVILLE	FL	32206
122556 0000 NORRIS CHARZETTA ET AL		1105 GRANT ST		JACKSONVILLE	FL	32202
OAKLAND TRACE COMMUNITY ASSOCITION	CARLA FOSTER	1233 E. UNION ST		JACKSONVILLE	FL	32206
122433 0000 OLIVER BERTHA		810 VAN BUREN ST		JACKSONVILLE	FL	32206-5782
122445 0000 OSBORNE RODNEY D SR ET AL		PO BOX 43083		JACKSONVILLE	FL	32203
122546 0010 PARKER CHERYL		1136 OAKLEY ST		JACKSONVILLE	FL	32202
122459 0000 POWER HOUSE MIRACLE CENTER		740 VAN BUREN ST		JACKSONVILLE	FL	32202
122432 0000 QUAINTANCE KHARIS		333 E 2ND ST		JACKSONVILLE	FL	32206-5109
122554 0005 RICKS SANDRA		1108 OAKLEY ST		JACKSONVILLE	FL	32202
122513 0000 ROBINSON JEANETTE MARIE ET AL		2064 GOLF COURSE DR		RESTON	VA	20191
122466 0000 SCOTT SHARON M		1022 OAKLEY ST		JACKSONVILLE	FL	32202-1733
122467 0010 SNIVANI FLORIDA LLC		245 ROME PL		HAYWARD	CA	94544
122450 0000 STEWART KEYON DEMARCO		10861 FORD		BRYCEVILLE	FL	32009
122467 0020 THEURI ANTHONY		9745 TOUCHTON RD STE 103		JACKSONVILLE	FL	32246
122462 0000 TITUS BRENDA CAIN ET AL		1044 OAKLEY ST		JACKSONVILLE	FL	32202
122419 0000 TRUST NO 1028PS		PO BOX 547945		ORLANDO	FL	32854-7945
URBAN CORE	BRYANT SHUMAKER	303 4TH ST W		JACKSONVILLE	FL	32206
122469 0000 VARGAS ERNESTO JOSE J ET AL		7927 VIVERA CT		JACKSONVILLE	FL	32244
WE MAKE THE SHIRTS	DAWN CURLING	822 A PHILLIP RANDOLPH BV		JACKSONVILLE	FL	32206
122422 0000 WESTBROOK ALPHONSO III		PO BOX 10202		JACKSONVILLE	FL	32247
122530 0000 WILLIAMS BEATRICE A LIFE ESTATE		P O BOX 43461		JACKSONVILLE	FL	32203
122426 0000 WILLIAMS BRANDI D		1029 E UNION ST		JACKSONVILLE	FL	32206-5762
122443 0000 WILLIAMS GEORGE B ESTATE		1024 E UNION ST		JACKSONVILLE	FL	32206-5750
122553 0000 WILLIAMS LENORA ESTATE		1116 OAKLEY ST		JACKSONVILLE	FL	32202-1735
122550 0100 WILLIAMS VERNITA B		1126 OAKLEY ST		JACKSONVILLE	FL	32202
122536 0000 WRIGHT FELISHA D		1115 OAKLEY ST		JACKSONVILLE	FL	32202

G.

Certificates of Appropriateness



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-31275 128 6th Street East

October 23, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31275</u>

<u>Address</u> :	128 East 6 th Street, RE# 071288-0000	
------------------	--	--

Location: South side of East 6th Street, between Hubbard Street and North Market Street

- <u>Owner:</u> Mary Allegretti 128 East 6th Street Jacksonville, Florida 32206
- <u>Applicant:</u> Milan Malinovic Design Cooperative, LLC 1032 Hendricks Avenue Jacksonville, Florida 32207
- Year Built: c. 1905 (Florida Master Site File)
- Designation: Springfield, Contributing

<u>Request</u>: New Construction – Accessory Structure

Summary Scope of Work:

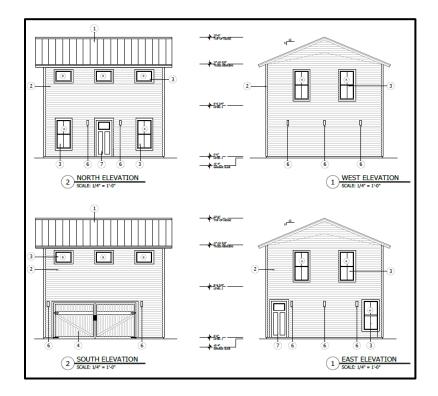
1. Construction of a two-story garage accessory structure

Recommendation: Approve with Conditions

Conditions:

- 1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **September 13, 2023**, or as otherwise approved by the Historic Preservation Section.
- 2. The location shall be as substantially shown on the site plan dated **September 13, 2024**.
- 3. The roof orientation shall be a front street-facing open gabled roof.
- 4. The new accessory structure shall be subordinate in height and size to the primary structure.
- 5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- 6. The siding shall be installed with the smooth side facing outward.
- 7. Two (2) 2-over-2 windows shall be installed on the first-floor right side (west) elevation.
- 8. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

- 9. The window light pattern shall have exterior raised profiled muntins (true or simulated divided lights).
- 10. Prior to the final inspection of any building permit, the owner or their agent shall submit to the historic preservation section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-24-31275 is for the construction of a two-story garage accessory structure on a contributing property within the Springfield Historic District. Located on an interior lot, the subject property consists of a two-story Frame Vernacular style home characterized by its lap siding exterior, shake shingle in the roof gable ends, silver standing seam metal roof, and 2-over-2 wood windows. As designed, the estimated 1,104-square-foot accessory structure will consist of cementitious lap siding, a silver standing seam metal roof, and 2-over-2 and fixed windows. The garage door will be located on the rear for alleyway access, and its design is a solid metal door with carriage-style hardware. Additionally, the roof will be oriented perpendicular to that of the primary home.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Jacksonville Historic Districts and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

• As designed, the height of the proposed garage is compatible with the existing height of the primary structure. The gabled roof and silver standing seam metal roof material are consistent with the roof style of the primary home. Staff has conditioned the orientation

- The second-floor will be utilized as storage space above the two-car garage. The proposed work provides a compatible use of the property that does not require altering the historic primary structure, which is consistent with Section 307.106(I)(1 and 2).
- Section 307.106(m)(2) states, "The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district." As designed, the proposed 2-over-2 window light pattern and height match the existing windows on the primary home. The fixed windows located on the second-floor of the front and rear elevations create a harmonious design that does not conflict with the historic 2-over-2 light pattern. Although the first-floor right side (west) elevation is designed to not contain any window or door openings, Staff has conditioned the first-floor to have two (2) windows. The Design Guidelines section on "Windows" states, "The rhythm of window and door openings is an important part of the character of buildings in Springfield." Additionally, the primary home window opening rhythm has proportionally placed windows on all elevations without any significant empty wall space. The design of the windows and doors, as conditioned, is uniform with the primary structure which is consistent with the Design Guidelines and Section 307.106(m)(2 and 8).
- The effect of the proposed work on the property does not detract from the primary contributing structures architectural design, which is consistent with Section 307.103(k)(3 and 4).
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed accessory structure, as conditioned, to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is a detached accessory structure, and it is compatible, as conditioned, with the contributing primary home and other surrounding contributing structures. The proposed two-story garage is differentiated from the primary home by the few fixed windows and the materials used, while being compatible with the massing, size, scale and architectural features of the primary home and adjacent properties. As such, the proposed work, as conditioned, is consistent with the Design Guidelines and Section 307.106(m)(3 and 8)

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

- 1. Section 307.106(k) General Standards: 1, 2, 3, and 4
- 2. Section 307.106(I) Guidelines on "Alterations": 1 and 2
- 3. Section 307.106(m) Guidelines on "New Construction": 1, 2, 3, 4, 6, 7, and 8
- 4. Historic District Design Guidelines, Sections on "Roofs" and "Windows"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(I)(1) Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(I)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

New Construction

- 307.106(m)(1) Height. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.
- 307.106(m)(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.
- 307.106(m)(3) *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.
- 307.106(m)(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

- 307.106(m)(6) Scale. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- 307.106(m)(7) Directional expression. Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- 307.106(m)(8) Architectural details. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, Section on "New Construction"

- Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

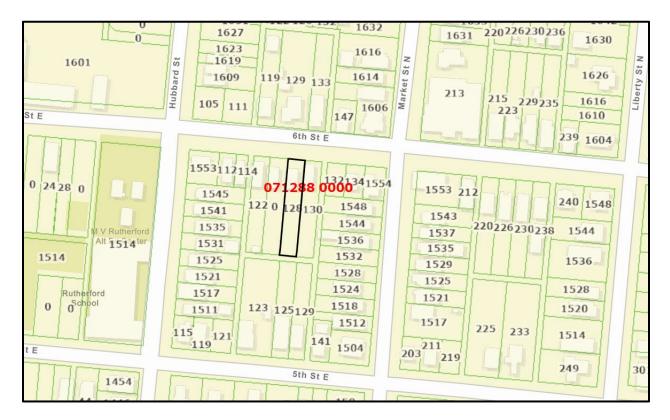
Historic District Design Guidelines, Section on "Roofs"

- Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Standard 5: Distinctive features, finishes and construction techniques or examples of craftmanship that characterize a historic property shall be preserved.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Historic District Design Guidelines, Section on "Windows"

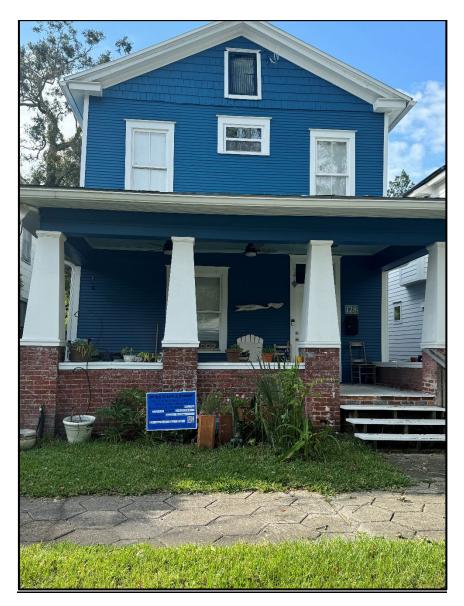
• Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

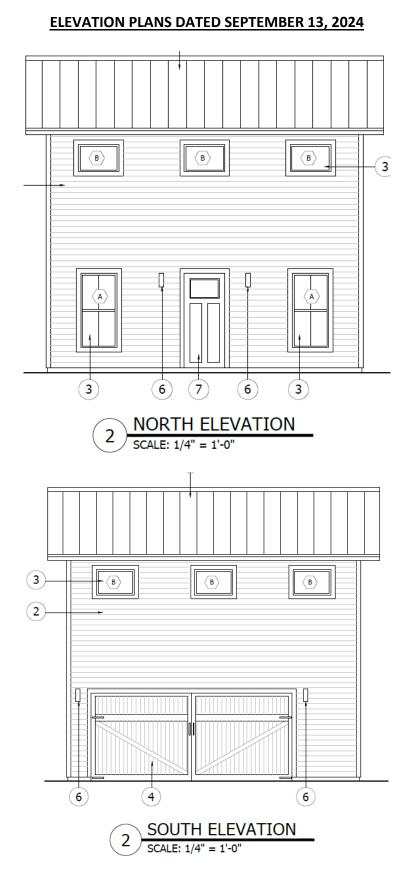
- Standard 3: Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



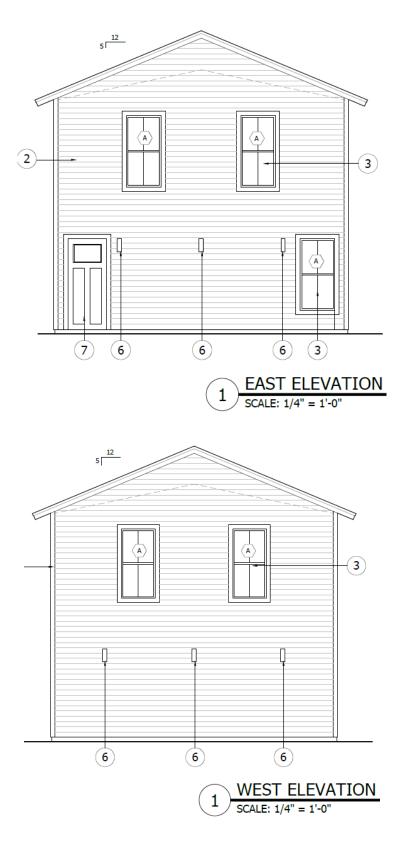
LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

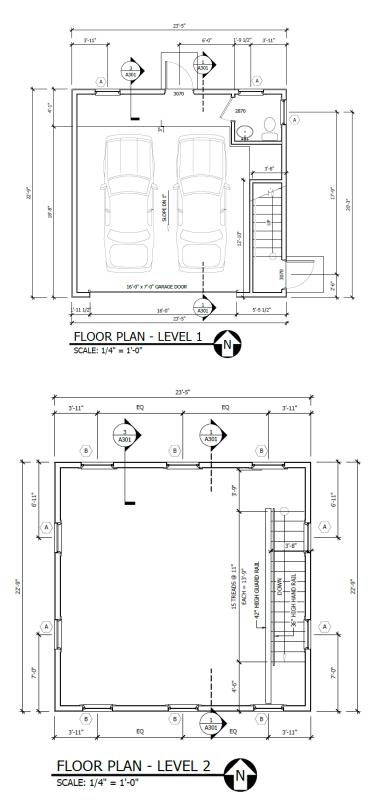




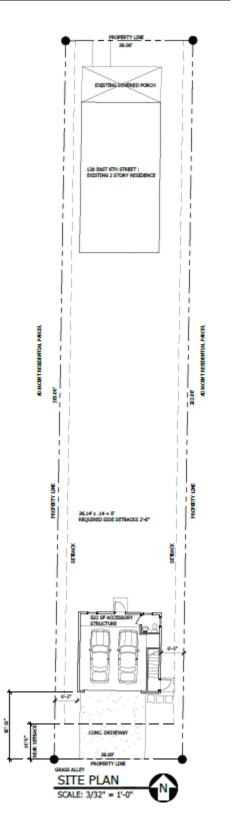




FLOOR PLANS DATED SEPTEMBER 13, 2024



SITE PLAN DATED SEPTEMBER 13, 2024



Application For Certificate Of Appropriateness

-Application I	nfo ———			
Application				
Tracking #	31275	Application Status	FOUND SUFFICIENT	
Date Started	08/28/2024	Date Submitted	08/28/2024	
Planning and	l Development D	epartment Info		
COA #		COA-24-31275		
Admin Review		v		
Admin Recom	nendation	FORWARD		
Admin Date Of	Action	9/27/2024		
Forwarded to :	ЈНРС	\checkmark		
JHPC Meeting	Date	11/13/2024		

 Staff Recommendation
 N/A

 JHPC Recommendation
 N/A

 JHPC Date Of Action
 N/A

 Admin Details
 N/A

 N/A
 JHPC Details

 N/A
 JHPC Details

-General Information On Applicant-

Last Na MALING				st Name	e		Middle Name
	ny Name						
DESIG	N COOPER	ATIVE, LLC					
Mailing	Address						
1032 H	IENDRICK	S AVE					
City JACKSO	ONVILLE			State FL		Zip Code	32207
Phone		Fax			Email		
904	290 1	032 904	592	5892	MILAN	@DCOOP.CO	M

-General Information On Owner(s)—

Last Name		First Name	Middle Name
ALLEGRETTI		MARY	
Company/Tr	ust Name		
Mailing Addr	ess		
128 EAST FIR	ST STREET		
City		State	Zip Code
JACKSONVILL	E	FL	32206
Phone	Fax	Email	
9042005673		MIKE@DCOOP.C	ОМ

Description Of Property

roperty Ap	ppraiser's RE #(s) (10 digit number wit
Мар	RE#
	071288 0000

ocation C	f Property	
eneral Loo		
pringfield I	Historic District	
louse #	Street Name, Type and Direction	Zip Code
128	6TH ST E	32206

Addition Driveway New Construction	Accessory Structures
Alteration Relocation Window Replaceme	nt Other
Fencing Demolition Reroof/Minor Repa	irs
Describe proposed work below. Note affected featur as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with Proposed Work NEW TWO STORY DETACHED GARAGE WITH AN ART STUE	h black architectural shingles).

-Addition Information Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list	
If you have been working with a planner choose one from the list	

	Description
\checkmark	SITE PLAN
\checkmark	ELEVATION PLANS
/	FLOOR PLANS
/	ACCESSORY STRUCTURE ROOF ORIENTATIONS AERIAL VIEW
/	DEMO - SMALL PORTION OF WOOD FENCE
	GARAGE DOOR PRODUCT

Application Certification =

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7800 www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date:	9-30-2024
Address:	
128	EAST GTH STREET
JH	KGONVILLE, FL
2	17.206

COA#: OWNER: 24-31275 OWNER: MARY ALLEGRETTI

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application $\frac{24-31275}{24-31275}$ were posted on the property/site located at:
Real Estate Number(s)
128 EAST 6TH STREET Street Address JACK SONVILLE, FL. 3 ZZOG City, State Zip Code
Printed Name MIKE KLEINSCHMIDT
Signature Dated this 3D day of SEDTEMBER 20 24

Property taxes are subject to change upon change of ownership.

• Past taxes are not a reliable projection of future taxes.

• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

> <u> Tile #</u> 6412

\$271,514.00 - \$25,000.00 \$246,514.00

ALLEGRETTI MARY C 🛄 128 E 6TH ST JACKSONVILLE, FL 32206

128 E 6TH ST

Property Detail				
RE #	071288-0000			
Tax District	USD1			
Property Use	0100 Single Family			
# of Buildings	1			
Legal Desc.	For full legal description see Land & Legal section below			
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,			
Total Area	7308			
Characteristics	Historic Designation			

Primary Site Address

Jacksonville FL 32206-

128 E 6TH ST

The sale of this property may result in higher property taxes. For more information go to Our Homes and our Property Tax Estimator . 'In Progress' property values, exemptions a other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification Learn how the Property Appraiser's Office values property.

Taxable Values and Exemptions – In Progress	

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

Taxable Value	\$221,514.00	Taxable Value	\$221,514.00	
Homestead Banding 196.031(1)(b) (HB)		Homestead Banding 196.031(1)(b) (HB)		Taxable Value
Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00	Homestead (HX)
Assessed Value	\$271,514.00	Assessed Value	\$271,514.00	Assessed Value
County/Municipal Taxable Value		SJRWMD/FIND Taxable Value		School Taxable Value

Taxable Value

Sales History					
Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>20520-01495</u>	12/2/2022	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>16992-01991</u>	11/26/2014	\$37,000.00	WD - Warranty Deed	Unqualified	Improved
<u>12670-02494</u>	8/5/2005	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>11545-01573</u>	12/23/2003	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>09285-01204</u>	4/30/1999	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>09285-01197</u>	4/30/1999	\$101,000.00	WD - Warranty Deed	Unqualified	Improved
<u>05610-01443</u>	1/22/1983	\$7,000.00	WD - Warranty Deed	Unqualified	Improved
<u>04840-00877</u>	3/2/1979	\$1,000.00	CT - Certificate of Title	Unqualified	Improved
<u>04680-00577</u>	7/14/1978	\$131,666.00	WD - Warranty Deed	Unqualified	Improved
<u>03964-00256</u>	7/11/1975	\$104,800.00	WD - Warranty Deed	Unqualified	Improved
<u>03376-00298</u>	7/11/1972	\$8,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bidg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,056.00

Land & Legal Innd

		Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land Type</u>	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	36.00	203.00	Common	36.00	Front Footage	\$67,716.00

egal	
LN	Legal Description
1	2-4 37-2S-26E .16
2	SPRINGFIELD
3	W1/2 LOT 8 BLK 29
	275

	Value Summary		
	Value Description	2024 Certified	2025 In Progress
í	Value Method	CAMA	CAMA
	Total Building Value	\$214,867.00	\$212,404.00
	Extra Feature Value	\$1,056.00	\$1,056.00
	Land Value (Market)	\$67,716.00	\$67,716.00
	Land Value (Agric.)	\$0.00	\$0.00
	Just (Market) Value	\$283,639.00	\$281,176.00
	Assessed Value	\$271,514.00	\$271,514.00
	Cap Diff/Portability Amt	\$12,125.00 / \$0.00	\$9,662.00 / \$0.00
	Exemptions	\$50,000.00	See below
	Taxable Value	\$221,514.00	See below

Official Record Book/Page 20520-01495

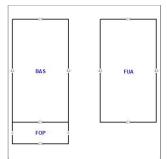


Building Type	0102 - SFR 2 STORY	
Year Built	1904	
Building Value	\$212,404.00	

<u>Туре</u>	Gross Area	Heated Area	Effective Area
Base Area	966	966	966
Finished Open Porch	207	0	62
Finished upper story 1	966	966	918
Total	2139	1932	1946

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	3.000	
Rooms / Units	1.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Exemptions Taxable Value		ar Propos	ed Rolled-back	
Gen Govt Ex B & B \$271,514.00		\$50,000.00	\$221,514.00	\$2,417.3	\$6 \$2,506.8	\$2,427.79	
Urban Service Dist1	ervice Dist1 \$271,514.00 \$50,000.00 \$221,514		\$221,514.00	\$221,514.00 \$0.00		\$0.00	
Public Schools: By State Law	\$271,514.00	\$25,000.00	\$246,514.00	\$759.48	\$762.22	\$776.27	
By Local Board	\$271,514.00	\$25,000.00	\$246,514.00	\$536.39	\$554.16	\$545.63	
FL Inland Navigation Dist.	\$271,514.00	1.00 \$50,000.00 \$221,514.00		\$6.15	\$6.38	\$5.89	
Water Mgmt Dist. SJRWMD	\$271,514.00	\$50,000.00	\$221,514.00	\$38.30	\$39.72	\$37.35	
School Board Voted	\$271,514.00	\$25,000.00	\$246,514.00	\$238.61	\$246.51	\$246.51	
Urb Ser Dist1 Voted	\$271,514.00	\$50,000.00	\$221,514.00	\$0.00	\$0.00	\$0.00	
			Totals	\$3,996.2	\$4,115.8	\$4,039.44	
Description	Description Just Value		Assessed Value		Таха	Taxable Value	
Last Year \$307,285.00		\$263,606.00	\$263,606.00		\$213,	\$213,606.00	
Current Year \$283,639.00		\$271,514.00	\$271,514.00		\$221,	.514.00	

2024 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

<u>2024</u>	
2023	
2022	
<u>2021</u>	
<u>2020</u>	
<u>2019</u>	
<u>2019</u> 2018	
<u>2017</u>	
<u>2016</u>	
<u>2015</u>	

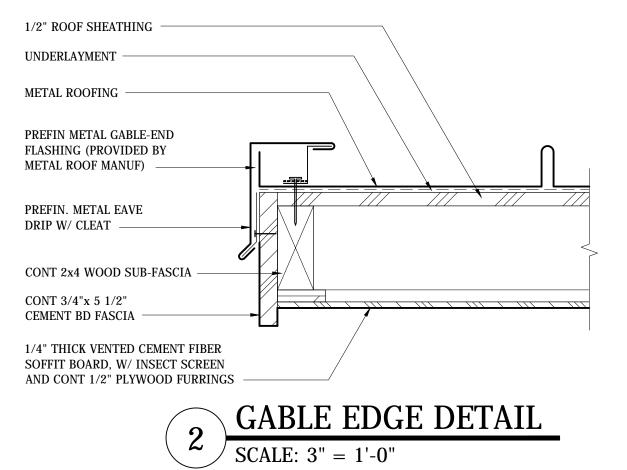
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 🛄

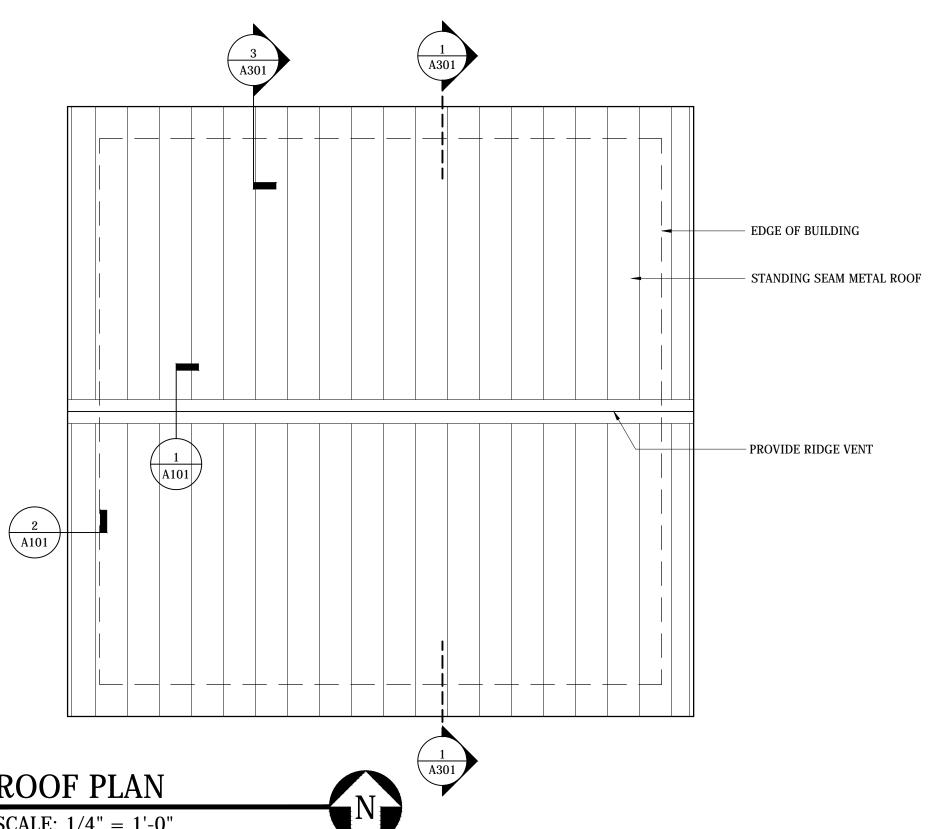
More Information

Contact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

1 2





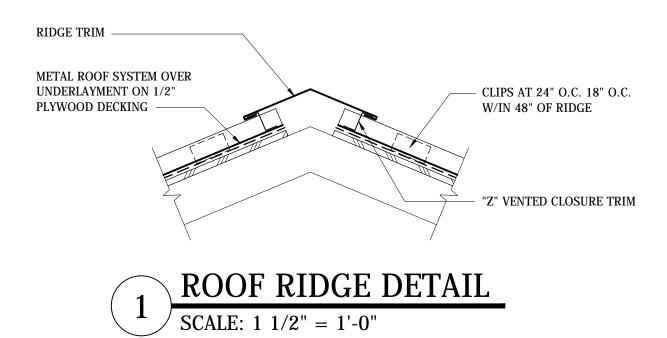


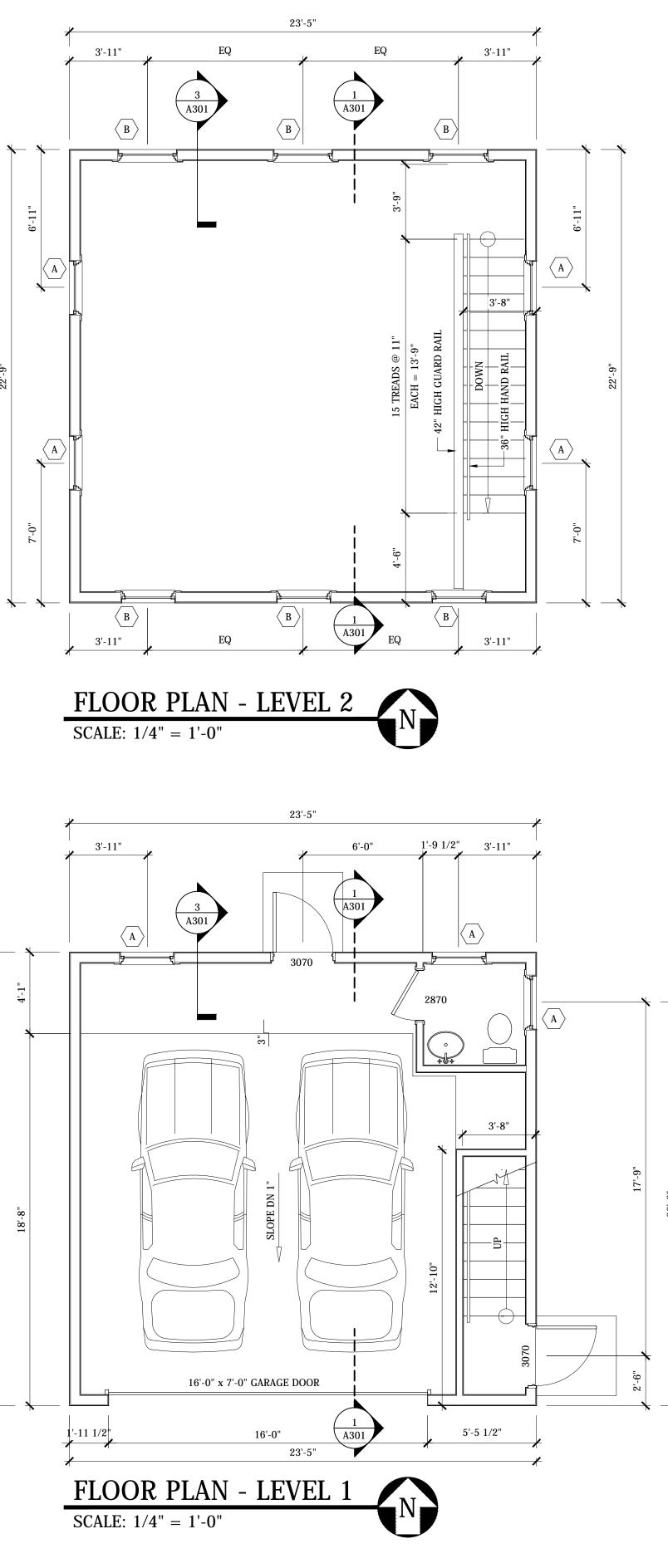
GENERAL FLOOR PLAN NOTES

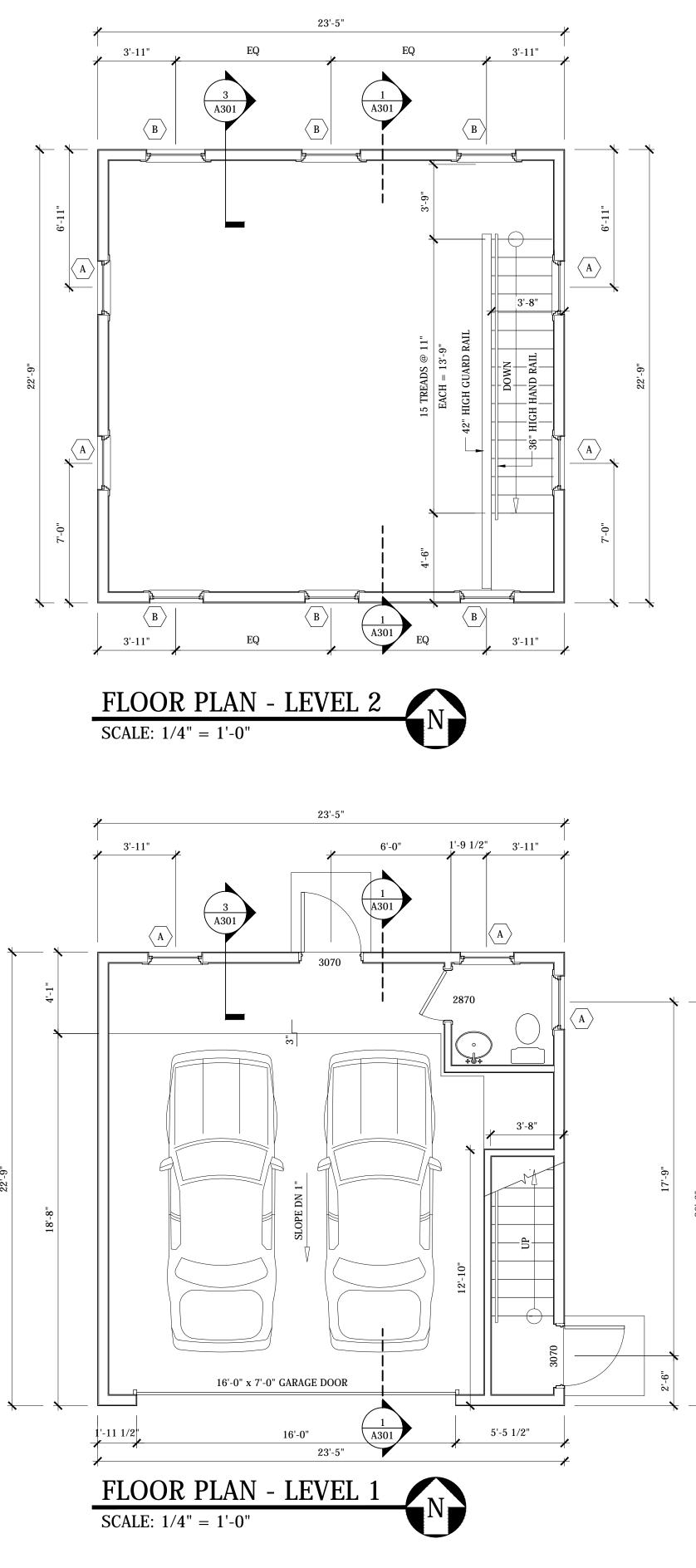
1. DIMENSIONS OF NEW WALLS ARE TO FACE OF WOOD STUDS, UNLESS OTHERWISE NOTED.

2. GARAGE CEILING TO HAVE 1/2" TYPE "X" GYPSUM.

3. USE 5/8" MOISTURE AND MOLD RESISTANT (MMR) GYPSUM BOARD, UNLESS NOTED OTHERWISE.

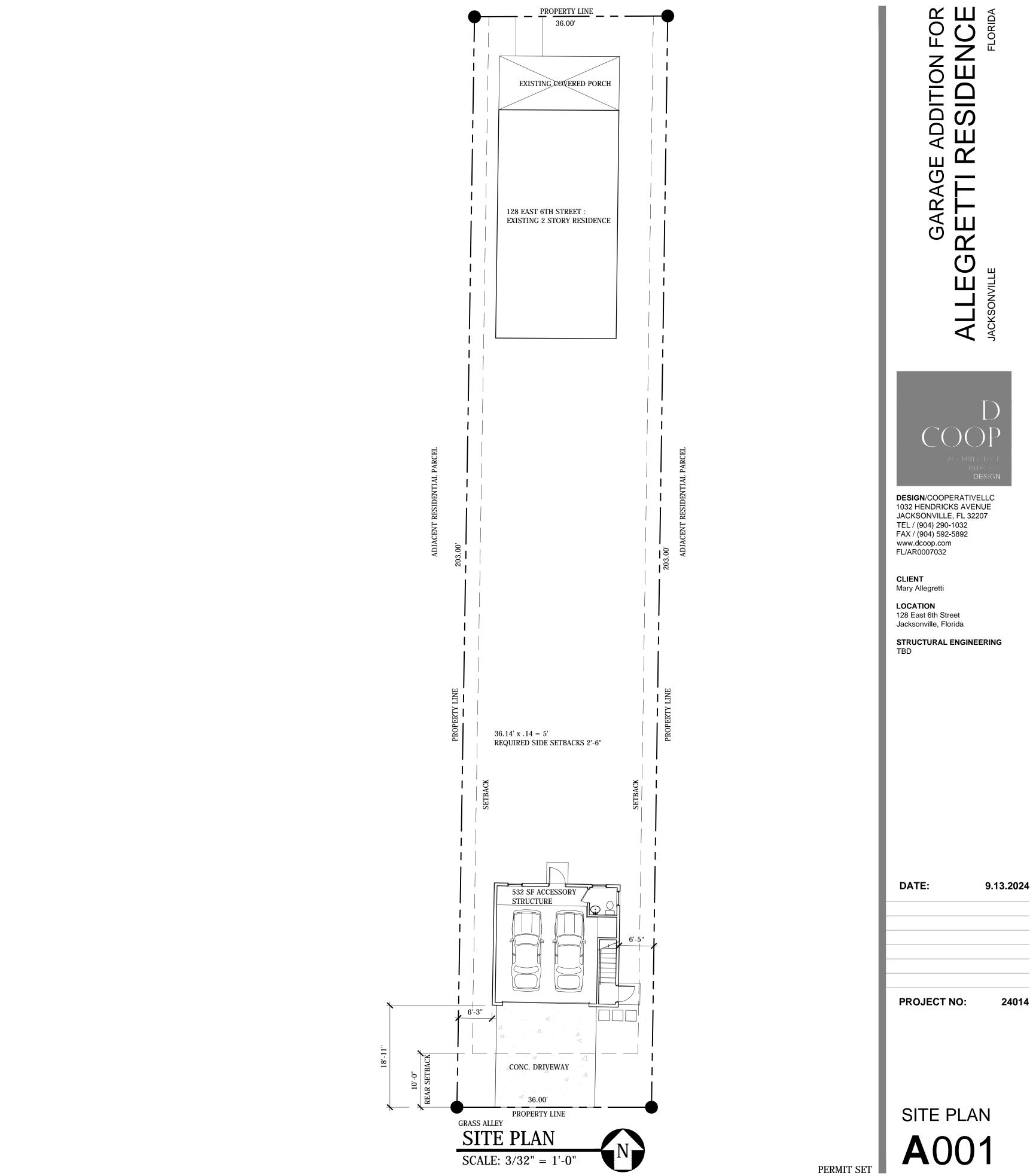








C





September 13, 2024

Re: COA-24-31275

Demolition will consist of removing 36' of existing wood fence at the southern property line.

Project Manager Mike Kleinschmidt

Thermacore[®] COLLECTION



Premium insulated garage doors deliver maximum thermal efficiency and design flexibility.

The Genuine. The Original.





The Thermacore[®] Collection keeps design in mind and adds comfort to your home by providing protection from air infiltration and temperature changes.



Image above: Model 5740 7' high, Microgroove Panel, Dark Bronze finish, Vertical Double Narrow windows Cover image: Model 5740, Flush Panel, Carbon Oak Plank finish, Clear Long windows

Thermacore[®] COLLECTION Built Better from the Inside Out

Door Construction

Thermacore® Collection steel garage doors feature premium insulation construction and design which provides maximum thermal efficiency and reduced air infiltration for your garage space. This durable line of garage doors gives you many years of reliable operation while providing comfort and beauty to your home, even in extreme climates.



Thermacore[®] Construction Foamed-in-place, CFC-free polyurethane insulation sandwiched between two layers of corrosionresistant steel helps control costly heat loss and gain.



Thermal Seals

Innovative in-between section thermal seals provide an air infiltration rating as low as .08 cfm and help to provide superior resistance to the elements.



Bottom Weatherseal

This bulb-type weatherseal guards against wind and rain while providing a cushion when closing.

Wind Load Options

Models 5740 and 5760 are FBC approved and will provide VFBC added protection to your home during high wind events, including hurricane-force winds.

MODELS	5720	5740	5760
Polyurethane insulation	•	•	•
U-factor¹ 💓	0.20	0.15	0.10
R-value ²	9.31	12.76	17.5
Steel backing	•	•	•
Steel gauge	28 ga.	28 ga.	28 ga.
Door thickness	1″	1.4″	2″
Warranty [†]	20-Year Limited	Limited Lifetime	Limited Lifetime

+ See full text of warranty for details. 1 - U-factor is independently tested and verified per ANSI/DASMA 105 using solid doors and specific product sizes.

2 - Overhead Door Corporation uses a calculated door section R-value for our insulated doors



Durable Finish

Interior-side hot-dipped galvanized steel backing, with two coats of baked-on polyester paint, provides strength and a finished, clean appearance.

Multiple Surface Options



Embossed wood grain adds beauty, sophistication and durability.



Microgroove waved pattern creates a striking light effect.

APPROVED



non-textured

modern look.

surface gives a



Pebble grain embossement creates an appealing pattern texture.



Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional garage doors. The lower the U-factor rating, the better the thermal performance.

> Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.



Model 5740, Flush Panel, Silver finish, Horizontal Double Narrow windows

Thermacore[®] COLLECTION Door Designs

Select your Door Panel Style and Color

Vertical Short (VS)

Flush Panel (FP)

Models 5720, 5740, 5760

Models 5720, 5740, 5760

Choose a Panel Style and Model

Standard Panel (SP)

Models 5720, 5740, 5760

Long Panel (LP)

Models 5720, 5740, 5760

Choose a Color

Painted Finishes (standard)





Almond



Desert Tan



Forest Green



Black

Doors shown are 7' tall. The number of sections on 8' doors may vary.

Vertical Long (VL)

Model 5740

Microgroove (MG)



Model 5740



Brown

Modern Metallic Finishes (shown on Microgroove panel)



Sandstone



Black Frost

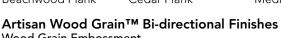
Artisan Wood Grain[™] Plank Finishes Stucco Embossment





Beachwood Plank

Cedar Plank



Wood Grain Embossment





Carbon Oak



Medium Oak



Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Distributor for accurate color matching before ordering your door.



Thermacore[®] COLLECTION Door Designs

Color Options by Panel Style

		ST	ANDAI	RD	VERT	ICAL SI	HORT	VERTICAL LONG		LONG			FLUSH		MICRO- GROOVE
		5720	5740	5760	5720	5740	5760	5740	5720	5740	5760	5720	5740	5760	5740
	White	•	٠	•	•	٠	•	٠	•	•	٠	•	٠	•	
nent	Almond	•	•	•	•	•	•	•	•	•	•	•	•	•	
Painted Finishes on Wood Grain Embossment	Desert Tan	•	•	•	•	•	•	•	•	•	•	•	•	•	
d Grain I	Sandstone	•	•	•	•	•	•	•	•	•	•	•	•	•	
Wood	Terra Bronze		•			•		•		•			•		
shes or	Brown		•	•		•	•	•		•	•		•	•	
ed Fini	Forest Green		•			•		•		•			•		
Paint	Gray		•			•		•		•			•		
	Black		•	•		•	•	•		•	•		•	•	
allic ooth or ossment	Silver												•		•
Modern Metallic Finishes on Smooth or Microgroove Embossment	Dark Bronze												٠		•
Mo Finishe Microgre	Black Frost												•		•
۔ ج	Beachwood Plank												•		
od Grai on Stucco sment	Cedar Plank												•		
Artisan Wood Grain [™] Finishes on Stucco Embossment	Medium Oak Plank												•		
	Carbon Oak Plank												•		
Artisan Wood Grain [™] on Wood Grain Embossment	Western Cedar		•	•		•	•	•		•	•				
Nood G Nood G Noossme	Carbon Oak		•	•		•	•	•		•	•				
Artisar on ¹ En	Medium Oak		•	•		•	•	•		•	•				285

Thermacore[®] COLLECTION Decorative Accents

Customize your Door with Windows



Available on Standard, Flush and Vertical Short Panels

	M M M M		
Clear Short*	Ashton 1	Cascade 1	Cathedral 1
Madison 1	Prairie 1*	Ruston 1	Sherwood 1
Stockford 1	Stockton 1	Waterton 1	Williamsburg 1 (4pc)
Winston 1	Williamsburg 1 (8pc)		
Available on Long, Flus	h, Vertical Long and Vertical Sh	ort Panels	
Clear Long*	Ashton 2	Cathedral 2	Cascade 2
Clear Long*	Ashton 2	Cathedral 2	Cascade 2
	Ashton 2 Ruston 2		Cascade 2 Somerton 2
Prairie 2*			
Clear Long* Clear Long* Prairie 2* Stockbridge 2 3-Lite	Ruston 2	Sherwood 2	Somerton 2
Prairie 2* Stockbridge 2 3-Lite	Ruston 2	Sherwood 2	Somerton 2 Stockton 2 4-Lite*
Prairie 2*	Ruston 2 Stockbridge 2 4-Lite*	Sherwood 2 Stockford 2	Somerton 2 Stockton 2 4-Lite*

Williamsburg 2 (4 pc)

Carriage Style Window Trim. Available on Model 5740, Standard and Flush Panels Only.



		-			
	B			1,34	94
S	toc	ktc	n		





Wyndbridge Arch

* Artisan Wood Grain™ Bi-directional Finishes available with these windows only

Available on Flush and Microgroove Panels in Modern Metallic Finishes and Flush Panels in Artisan Wood Grain[™] Plank Finishes only. Modern Metallic finishes cannot be paired with other window options.

Double Narrow

Narrow

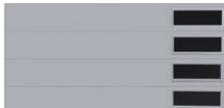
Thermacore[®] collection **Decorative** Accents

Customize your Door with Windows and Decorative Hardware

Optional Window Placement

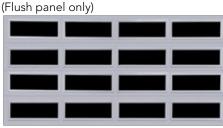
Vertical Window Option

(Left or right)



Flush panel, Clear Long Windows

All Window Option



Flush panel, Clear Long windows

Vertical or Horizontal Option (Left or right)



Microgroove panel, Double Narrow windows

Windows may be arranged vertically or horizontally on the Models 5740 and 5760. Windows must be Clear Short, Clear Long or Narrow. Windows placed in the bottom section of a door must have DSB 1/8", tempered, or 1/2" insulated glass.

Choose a Glass Type

All windows come standard with double strength glass. In addition, the Thermacore® Collection offers an array of choices, including:











Powerful, quiet and durable, these garage door openers are designed for performance, safety and convenience. Your Overhead Door™ Distributor will help you choose the opener that

best suits your door and preference287



Clear

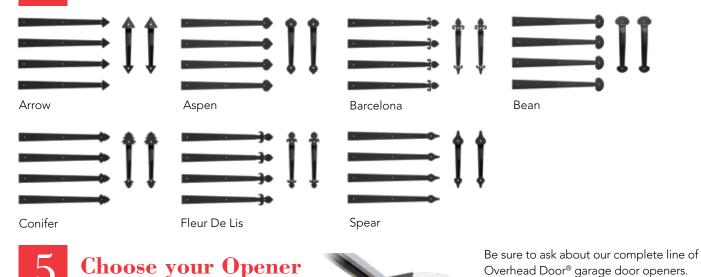
Obscure

Satin Etched

Bronze Tint

Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

Choose your Decorative Hardware



Transform Your Home with the DoorView® Visualization Tool.

Go to **overheaddoor.com** to try our online interactive software tool that lets you visualize what your home would look like with a new Overhead Door[™] garage door. Contact your local Overhead Door[™] Distributor for more information and to receive a quote.





AFTER

Model 5740 7' high, Flush Panel, Terra Bronze finish, vertical Clear Long windows

The Genuine. The Original.

Since 1921, Overhead Door™ Brand has not only raised the standards of excellence for the industry – we've created them. We created the first sectional garage door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door[™] Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door[™] products and services.

SOLD AND DISTRIBUTED BY:



The Genuine. The Original.



2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067 1-800-929-DOOR • sales@overheaddoor.com overheaddoor.com

©2024 Overhead Door Corporation. Overhead Door is a trademark and Thermacore and the Red Ribbon Logo are registered trademarks of Overhead Door Corporation. All other trademarks are the property of their rightful owners. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. R900-689 08/24

H.

Certificates of Appropriateness

Work Initiated or Completed without a COA



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-31485 3697 Hedrick Street

November 13, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31485</u>

<u>Address</u> :	3697 Hedrick St, RE# 092416-0000
<u>Location</u> :	Northwest side of Hedrick Street, on the corner of Van Wert Avenue and Hedrick Street.
<u>Owner</u> :	U.S. Business and Military Realty LLC 1525 International Parkway, Suite 1071 Lake Mary, Florida 32746
<u>Applicant</u> :	Heather M. Reynolds Hathaway Reynolds PLLC 50 A1A North, Suite 108 Ponte Vedra Beach, Florida 32082
<u>Year Built</u> :	c.1928
Designation:	Contributing (Riverside-Avondale)
_	

Summary Scope of Work:

Request:

- 1. Painting the brick exterior
- 2. Cleaning the exterior masonry
- 3. Repointing the brick exterior (Administrative)
- 4. Miscellaneous exterior painting (Administrative)

Alteration – Paint Unpainted Masonry (ATF)

Recommendation: Deny

Corrective Actions:

- 1. Paint removal shall adhere to the National Park Service Brief #1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings."
- 2. Painting prep work is limited to the gentlest means (no sandblasting, radial sanding, or high power pressure washing over 60psi) on all historic siding.
- 3. All painting shall be limited to wood/wood-like materials or previously painted masonry (no painting unpainted masonry).

- 4. Painting, paint removal, and repointing shall be consistent with National Park Service (NPS) Preservation Briefs #1 and #2.
- 5. All repairs shall be done to match the materials, dimensions, and design of the replaced historic fabric.
- 6. Treatment options shall be spot tested before being applied to large areas.
- 7. Any new brick work shall match the size, color, and texture of the historic brick



PROJECT DESCRIPTION

COA-24-31485 is for the after-the-fact painting of both the primary and secondary structure of the property. The primary, contributing structure, is a brick Craftsman Style home and the secondary, non-contributing structure is a brick garage with a second floor accessory dwelling unit. The window and door frames, the front door, the porch, the soffits, the exposed rafters, and the previously unpainted masonry of the primary structure were painted white. On the secondary structure, the siding, the soffits, the window and door frames, and the masonry were painted white.

According to the applicant, the white paint was applied in order to prevent further disintegration and out of concern for the stability of the brick. As such, painting this structure's original red brick exterior causes one of its most notable character-defining features to be fully concealed.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Historic District and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- Staff conducted a site visit on October 22, 2024 to inspect the primary and secondary structures after-the-fact. Staff assessed the existing conditions of all of the areas affected by the project. Particular attention was given to the condition of the underlying brick and mortar. Upon Staff's observation, the brick appeared to be uniformly weathered, but not failing. During the visit, the contractor who conducted the work stated that the front door, attic louvres, window and door frames were also painted. Additionally, when questioned about the methods used to remove vegetation, the contractor stated that pressure washing the masonry caused damage which prompted other methods including: a bleach mixture in a pump sprayer, wire brushes, and manual scraping. Finally, the contractor stated that masonry areas that were determined to be significantly deteriorated by preexisting brush were coated in four (4) coats of mineral paint, opposed to the two (2) layers that the rest of the structure received. This is inconsistent with the Historic District Guidelines as well as Sections 307.106(k)(1-4) and 307.106(l)(1-5 and 7)
- The primer, paint, and other treatments applied to the masonry of the primary structure were prioritized without attempting any other protective measures to repair the damaged brick. The applicant has not provided any clear evidence that the mortar and brick were in need of immediate treatment and complete concealment. This is inconsistent with the Historic District Guidelines as well as Section 307.106(I)(6).
- The previous joints of the primary structure were removed without analyzing their composition and were replaced with an unspecified and inconsistent replacement mortar. This is inconsistent with National Park Service Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings.
- The previously unpainted masonry of the primary structure and the secondary structure was covered with layers of primer and paint. This is inconsistent with National Park Service Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

the National Park Service (NPS) Preservation Briefs for removing paint from brick, which should be spot tested to ensure the selected cleaning option does not damage the brick before applied to large areas. The NPS Preservation Briefs also include detailed steps for cleaning, protective treatments, and repointing mortar which will be helpful after the paint has been removed so the mortar can be repointed with the appropriate material.

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is inconsistent with:

- Section 307.106(k) General Standards: 1, 2, 3, and 4
- Section 307.106(I) Guidelines on "Alterations": 1, 2, 3, 5, 6, and 7
- Historic District Design Guidelines, Section on "Exterior Fabric Masonry"
- National Park Service, Preservation Briefs: 1 and 2

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(I)(1) Every reasonable effort shall be made to use a property for its originally • intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(I)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(I)(3) Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.

CKA

- 307.106(I)(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 307.106(I)(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- 307.106(I)(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 307.106(I)(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken.

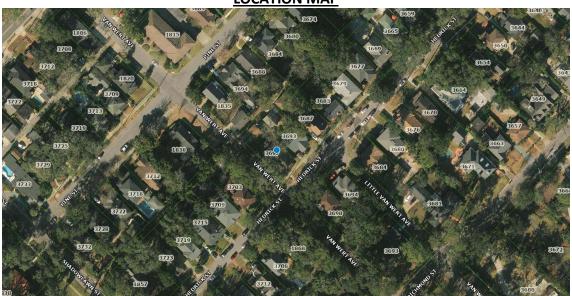
Historic District Design Guidelines, "Exterior Fabric - Masonry"

The Secretary of the Interior's Standards for Rehabilitation Numbers 2, 3, 7, 9

- Exterior Fabric Masonry, Recommend #1: "Identify, retain, and preserved masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color."
- Exterior Fabric Masonry, Recommend #2: "Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features."
- Exterior Fabric Masonry, Recommend #2: "Evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action or extreme weather exposure."
- Exterior Fabric Masonry, Recommend #4: "Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required."
- Exterior Fabric Masonry, Avoid #1: "Removing or substantially altering masonry features which are important in defining the overall historical character of the building so that as a result the character is diminished."
- Exterior Fabric Masonry, Avoid #2: "Replacing or rebuilding major portions of exterior walls that could be repaired and that would make the building essentially new construction."

National Park Service, Preservation Briefs

- National Park Service Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings
 - o "The purpose of this Brief is to provide information on the variety of cleaning methods and materials that are available for use on the exterior of historic masonry buildings, and for providing guidance in selecting the most appropriate method or combination of methods."
- National Park Service Preservation Brief #2: *Repointing Mortar Joints in Historic Masonry Buildings*
 - o "The purpose of this Brief is to provide general guidance on appropriate materials and methods for repointing historic masonry buildings and it is intended to benefit the owners, architects, and contractors."



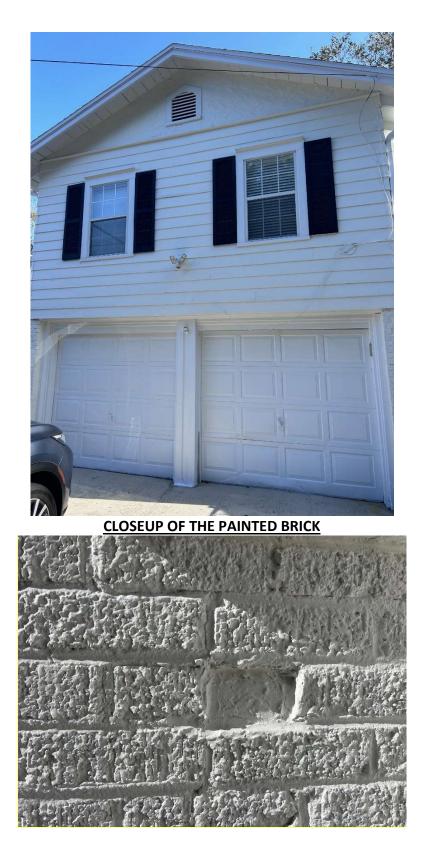
LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN



CKA

PAINTED GARAGE/ADU



Application For Certificate Of Appropriateness

—Application I	nfo ———		
Tracking # Date Started	31485 10/15/2024	Application Status Date Submitted	FOUND SUFFICIENT 10/15/2024
Planning and	l Development D	Department Info	
COA # Admin Review Admin Recomm Admin Date Of Forwarded to J JHPC Meeting Staff Recomme JHPC Recomme JHPC Date Of A Admin Details	nendation Action JHPC Date endation endation	COA-24-31485 FORWARD 10/18/2024 11/13/2024 N/A N/A N/A	
N/A JHPC Details N/A			

-General Information On Applicant-

Last Name	First Name	Middle Name
REYNOLDS	HEATHER	Μ
Company Name		
HATHAWAY REYNOLDS PLLC		
Mailing Address		
50 A1A NORTH SUITE 108		
City PVB	State FL	Zip Code 32082
Phone Fax	Email	
904 280 5575 904	567 1196 HMREYN	OLDS@PVTITLE.COM

Agent represe	ents 🔍 Owne	r Ocontractor Architect	Consultant Other
Last Name		First Name	Middle Name
TARY PROPERT	TES, LLC	US BUSINESS AND MILI	
Company/Tru	st Name		
U S BUSINESS	AND MILITAR	Y REALTY LLC	
Mailing Addre	SS		
1525 INTERNA	TIONAL PARKV	VAY, SUITE 1071	
City		State	Zip Code
LAKE MARY		FL	32746
Phone	Fax	Email	
3212755914		PRIVERS@CIPPARONEP	

Description Of Property

roperty A	ppraiser's RE #(s) (10 digit number wit	h a space ###### ####)
Мар	RE#	
	092416 0000	

Leastion 0	A Dromowing	
- Location O General Loc		
Riverside/A	ondale Historic District	
House #	Street Name, Type and Direction	Zip Code
3697	HEDRICK ST	32205
	arovomant	
Type Of Im	Jiovement	

Addition Driveway New Construction Accessory Structures Alteration Relocation Window Replacement Other	
Fencing Demolition Reroof/Minor Repairs	
Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).	
Proposed Work HOME WAS TO RECEIVE SOME TRIM "TOUCH-UP" PAINTING AND IN THE PROCESS, THE PAINTING CONTRACTOR SAW THAT THE BRICK WAS COVERED WITH MOSS AND ALGAE. WHEN WATER WAS SPRAYED ON THE BRICK, THERE WAS OBVIOUS DISINTEGRATION AND CONCERN FOR THE STABILITY OF THE BRICK.	

-Addition Information Is this a violation? Check the box if it is.

	Description
\checkmark	LETTER FROM PAINTING CONTRACTOR
\checkmark	PICTURE OF HOUSE SIDE 1
\checkmark	PICTURE OF HOUSE SIDE 2
\checkmark	PICTURE OF HOUSE SIDE 3
\checkmark	PICTURE OF HOUSE SIDE 4
\checkmark	PICTURE OF HOUSE SIDE 5

Application Certification =

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7800 www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: October 22, 2024	COA#: 24-31485
3697 Hedrick St.	USBUSINESS and Military Realty, LLC
Jackson Ville, FL 32205	

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application ____

were posted on the property/site located at:

Real Estate Number(s) Hedrick Jacksonville, FL 32203 City, State Zip Code Printed Name Priscilla Rivers, Registered Agent for US Business and Military Realty, L Dated this 22 day of October





58-2S-26E

BUENA VISTA

LOT 3

O/R BK 5101-459



BLK C

U S BUSINESS AND MILITARY REALTY LLC 1525 INTERNATIONAL PKWY STE 1071 LAKE MARY, FL 32746



Page 1 of 2

PRINTED 10/10/2024 BY: pao

Map Id: 6428 402200.31 1.45 1.00 1.00 CENTRAL BUENA VISTA

											-			_			
BUILDIN	NG CHARACTERISTICS TYPE	% PTS		gle Famil	У					** VALUE	SUBJECT TO CH	IANGE **	Duval County	y Property Appra		Tax Dist US	5D1
Exterior Wall 20		100 46.0										-		LUATION METH	VALUE SUMMA	RY	CAMA
Roof Struct 3 G	GABLE OR HIP	100 6.0	0					23					BUILDING VA		00		472,289
Roofing Cover 3 A		100 4.0					7	7									2,561
Interior Wall 3 P		100 31.0				7_			~					KET LAND VALU	F		194,000
	HARDWOOD CER CLAY TILE	75 10.0 25 4.0							0					LUE OF AG LAN			0
	ELECTRIC	100 1.0												D VALUE AG + CO			0
Heating Type 4 F	FORCED-DUCTED	100 4.0	0						13				MARKET VAI				668,850
Air Cond 3 C	CENTRAL	100 7.0	0						Ĩ				ASSESSED V				641,312
													CAP BASE Y				0
									-2J				TAXABLE VA				641,312
									-				EXEMPTION				None
			4											MPTIONS VALUE			0
CATEGORY Stories	UNITS 1.00	ADJ	01			L.							SENIOR EXE	MPTION VALUE			0
Bedrooms	3.00		0			42						Ī	SR/HISTORIC	C TAXABLE VAL	JE		N/A
Baths	2.00		0					BAS					PERMIT NO.	. TP ST.	DESCRIPTION	EST VALUE	ISSUE DATE
Rooms / Units	1.00		0					бАб				ľ					
			- -														
BASE RATE ADJ		ADJ	1												BUILDING DIMENS	IONS	-
Quality Adjustment	nt	1.200							45			1	BAS:9,65	5:=N1 W9 N	15 E2 N42 E7	N7 E23 S7 E	6 S13 W2
Mkt/Design Factor	c	1.000											S45 W27	\$ PTO:20,	68:=S4 E8 N4	W8 \$ FOP:26	,65:=S3
Size Adj.		0.970											W6 N3 H				
TOTAL ADJUSTED POINT	TS	1.	1			2											
DEPRECIATION ADJ		ADJ	_														
		1	1														
TYPE STYLE CLS QUA			Þ			15											
0108 01 4 04																	
	AYB EYB DT NO		D														
	927 1980 R2 32					9											
	H P.of B. EFF. AREA						 11										
BAS 2,182 X	X 100 2,182	413,31	6					ĭ <u> </u>									
FOP 18	30 5	94						4 PTO 4				h			BUILDING NOT	S	
PTO 32	5 2	37	9														
			BUILDING:	1	AKA:												
			BUILDING:			ACKSONVILLE	E 32205-	0108	SFR CLASS	2							
			BUILDING: SITE ADDRESS	3697 HE	EDRICK ST J	ACKSONVILLE											
			BUILDING:				R S/	0108 ALES NOTI RICE AMOU		2 MAC AMOUNT		GRANTOR		G	RANTEE	SALES	NOTE
			BUILDING: SITE ADDRESS L VOLUME / N YEAR	3697 HE	EDRICK ST J. DATE OF SALE	I Q V N U I	R S/	ALES NOTI		MAC	0 BUSSELLS		2	G U S BUSINE		SALES	NOTE
			BUILDING: SITE ADDRESS L VOLUME / N YEAR	B: 3697 HE PAGE/ CLERK	DATE OF	I Q V N U I WD Q I	R SA E Pl	ALES NOTI RICE AMOU	E NT MAC	MAC			2				NOTE
2,232	2,182 2,189	\$414,64	BUILDING: SITE ADDRESS L VOLUME / N YEAR 1 19983 2 05101	3697 HE PAGE/ CLERK 01747	DATE OF SALE 10/5/2021	I Q V N U I WD Q I WD U I	R SA E PI 01 01	ALES NOTI RICE AMOU 550000	NT MAC	MAC			2				NOTE
	2,182 2,189 0.00 PRICE/SF	\$414,64	BUILDING: SITE ADDRESS L VOLUME / N YEAR 1 19983 2 05101 2 3 03192	3697 HE PAGE/ CLERK 01747 00459	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980	I Q V N U I WD Q I WD U I	R SA E PI 01 01	ALES NOTI RICE AMOU 550000 69000	NT MAC	MAC			2				NOTE
ACREAGE 0 L OB/XF	0.00 PRICE/SF	189.4	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 2	B: 3697 HE PAGE/ CLERK 01747 00459 00733	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971	I Q V N U I WD Q I WD U I MS U I	R S/ E PI 01 01 11	ALES NOTI RICE AMOU 550000 69000 24500	NT MAC 0 N 0 N 0 N 0 N ADJ UNIT	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF	WALTER 1	%	U S BUSINE	SS AND	20211116 PPRAISAL DATES	
ACREAGE 0 L OB/XF N CODE	0.00 PRICE/SF DESCRIPTION	189.4 BLD	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX %	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH	I Q V N U I WD Q I WD U I MS U I UNITS GRA	R S/ E PI 01 01 11 DE FACTOR	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR	YEAR ON ROLL	% COND	U S BUSINE OB/XF MKT VALUE	SS AND	20211116 PPRAISAL DATES DATE	APPRAISED BY
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13	I Q V N U I WD Q I WD U I MS U I MS U I MS U I UNITS GRA 130.00 3	R S/ E PI 01 1 11 1 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000	YEAR ON ROLL 2008	% COND 20	U S BUSINE OB/XF MKT VALUE 801	SS AND	20211116 PPRAISAL DATES DATE 4/7/1987	APPRAISED BY CS
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX %	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH	I Q V N U I WD Q I WD U I MS U I UNITS GRA	R S/ P 01 01 11 01 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR	YEAR ON ROLL	% COND	U S BUSINE OB/XF MKT VALUE	SS AND	20211116 PPRAISAL DATES DATE / 4/7/1987 2/26/2004	APPRAISED BY CS PAP
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13	I Q V N U I WD Q I WD U I MS U I MS U I MS U I UNITS GRA 130.00 3	R S/ E PI 01 1 11 1 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000	YEAR ON ROLL 2008	% COND 20	U S BUSINE OB/XF MKT VALUE 801	SS AND BUILDING LAND LINES VALUE REVIEW	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13	I Q V N U I WD Q I WD U I MS U I MS U I MS U I UNITS GRA 130.00 3	R S/ E PI 01 1 11 1 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000	YEAR ON ROLL 2008	% COND 20	U S BUSINE OB/XF MKT VALUE 801	SS AND	20211116 PPRAISAL DATES DATE / 4/7/1987 2/26/2004	APPRAISED BY CS PAP
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13	I Q V N U I WD Q I WD U I MS U I MS U I MS U I UNITS GRA 130.00 3	R S/ E PI 01 1 11 1 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000	YEAR ON ROLL 2008	% COND 20	U S BUSINE OB/XF MKT VALUE 801	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13	I Q V N U I WD Q I WD U I MS U I MS U I MS U I UNITS GRA 130.00 3	R S/ E PI 01 1 11 1 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000	YEAR ON ROLL 2008	% COND 20	U S BUSINE OB/XF MKT VALUE 801	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13	I Q V N U I WD Q I WD U I MS U I MS U I MS U I UNITS GRA 130.00 3	R S/ E PI 01 1 11 1 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000	YEAR ON ROLL 2008	% COND 20	U S BUSINE OB/XF MKT VALUE 801	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13	I Q V N U I WD Q I WD U I MS U I MS U I MS U I UNITS GRA 130.00 3	R S/ E PI 01 1 11 1 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000	YEAR ON ROLL 2008	% COND 20	U S BUSINE OB/XF MKT VALUE 801	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13	I Q V N U I WD Q I WD U I MS U I MS U I MS U I UNITS GRA 130.00 3	R S/ E PI 01 1 11 1 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000	YEAR ON ROLL 2008	% COND 20	U S BUSINE OB/XF MKT VALUE 801	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OBXF N CODE 1 DKWR2 Deck 2 FPMR7 Fire	0.00 PRICE/SF DESCRIPTION t Wooden eplace Masonry	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 10 00 0	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13 0	I Q V N U I WD Q I WD U I MS U I MS U I MS U I UNITS GRA 130.00 3	R SA E PI 01 11 DE FACTOR 100 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80 4,398.75	MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80 8,797.50	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000 1927 1927	YEAR ON ROLL 2008 2013	% COND 20 20	OB/XF MKT VALUE 801 1,760	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OB/XF N CODE 1 DKWR2 Deck	0.00 PRICE/SF DESCRIPTION	189.4 BLD 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0	3697 HE PAGE / CLERK 01747 00459 00733 % LENGTH 00 00 00 00 00 00 00 00	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13	I Q V N U I WD Q I WD V I MS U I MS U I UNITS GRA 130.00 3 1.00 7	R S/ E PI 01 1 11 1 DE FACTOR 100	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80 8,797.50	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000	YEAR ON ROLL 2008	% COND 20 20 20	U S BUSINE OB/XF MKT VALUE 801	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OBXF N CODE 1 DKWR2 Deck 2 FPMR7 Firep L L USE T N CODE	0.00 PRICE/SF DESCRIPTION : Wooden splace Masonry LAND USE	189.4 BLD 1 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % 0.00 100.0 0.00 100.0	3: 3697 HE PAGE / CLERK 01747 00459 00733 0: 0.1 0: 10 0: 10 0: 0 0: 0 0: 0 0: 0	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13 0	I Q V WD Q I WD Q I WD V I MS U I UNITS GRA 130.00 3 1.00 7	R S/ 01 01 01 01 01 10 DE FACTOR 100 100 SIZE SIZE	ALES NOTI RICE AMOU 550000 69000 24500 UNIT PRICE 30.80 4,398.75	NT MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80 8,797.50	MAC AMOUNT	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000 1927 1927 UNIT	VEAR ON ROLL 2008 2013 ADJ I PRI	% COND 20 20 20	U S BUSINE OB/XF MKT VALUE 801 1,760	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OBXF N CODE 1 DKWR2 Deck 2 FPMR7 Firep L L USE T N CODE	0.00 PRICE/SF DESCRIPTION t Wooden oplace Masonry LAND USE DESCRIPTION	189.4 BLD 1 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % HX % NHX %	3: 3697 HE PAGE / CLERK 01747 00459 00733 0: 0.1 0: 10 0: 10 0: 0 0: 0 0: 0 0: 0	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	I Q V WD Q I WD Q I WD V I MS U I UNITS GRA 130.00 3 1.00 7	R SA PI 01 01 11 DE FACTOR 100 100	ALES NOTI RICE AMOU 550000 69000 24500 24500 9RICE 30.80 4,398.75	MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80 8, 797.50 E D T FACT	ORIG ACC COND YI 100 5 100 5 COND FACTOR	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000 1927 1927 UNIT PRICE	VEAR ON ROLL 2008 2013 ADJ I PRI	% COND 20 20 20	OB/XF MKT VALUE 801 1,760	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
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ACREAGE 0 L OBXF N CODE 1 DKWR2 Deck 2 FPMR7 Firep L L USE T N CODE	0.00 PRICE/SF DESCRIPTION t Wooden oplace Masonry LAND USE DESCRIPTION	189.4 BLD 1 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % HX % NHX %	3: 3697 HE PAGE / CLERK 01747 00459 00733 0: 0.1 0: 10 0: 10 0: 0 0: 0 0: 0 0: 0	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	I Q V WD Q I WD Q I WD V I MS U I UNITS GRA 130.00 3 1.00 7	R SA PI 01 01 11 DE FACTOR 100 100	ALES NOTI RICE AMOU 550000 69000 24500 24500 9RICE 30.80 4,398.75	MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80 8, 797.50 E D T FACT	ORIG ACC COND YI 100 5 100 5 COND FACTOR	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000 1927 1927 UNIT PRICE	VEAR ON ROLL 2008 2013 ADJ I PRI	% COND 20 20 20	OB/XF MKT VALUE 801 1,760	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OBXF N CODE 1 DKWR2 Deck 2 FPMR7 Firep L L USE T N CODE	0.00 PRICE/SF DESCRIPTION t Wooden oplace Masonry LAND USE DESCRIPTION	189.4 BLD 1 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % HX % NHX %	3: 3697 HE PAGE / CLERK 01747 00459 00733 0: 0.1 0: 10 0: 10 0: 0 0: 0 0: 0 0: 0	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	I Q V WD Q I WD Q I WD V I MS U I UNITS GRA 130.00 3 1.00 7	R SA PI 01 01 11 DE FACTOR 100 100	ALES NOTI RICE AMOU 550000 69000 24500 24500 9RICE 30.80 4,398.75	MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80 8, 797.50 E D T FACT	ORIG ACC COND YI 100 5 100 5 COND FACTOR	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000 1927 1927 UNIT PRICE	VEAR ON ROLL 2008 2013 ADJ I PRI	% COND 20 20 20	OB/XF MKT VALUE 801 1,760	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
ACREAGE 0 L OBXF N CODE 1 DKWR2 Deck 2 FPMR7 Firep L L USE T N CODE	0.00 PRICE/SF DESCRIPTION t Wooden oplace Masonry LAND USE DESCRIPTION	189.4 BLD 1 1	BUILDING: SITE ADDRESS L VOLUME / YEAR 1 19983 2 05101 3 03192 HX % NHX % HX % NHX %	3: 3697 HE PAGE / CLERK 01747 00459 00733 0: 0.1 0: 10 0: 10 0: 0 0: 0 0: 0 0: 0	EDRICK ST J. DATE OF SALE 10/5/2021 4/24/1980 2/17/1971 WIDTH 13 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	I Q V WD Q I WD Q I WD V I MS U I UNITS GRA 130.00 3 1.00 7	R SA PI 01 01 11 DE FACTOR 100 100	ALES NOTI RICE AMOU 550000 69000 24500 24500 9RICE 30.80 4,398.75	MAC 0 N 0 N 0 N ADJ UNIT PRICE 30.80 8, 797.50 E D T FACT	ORIG ACC COND YI 100 5 100 5 COND FACTOR	0 BUSSELLS 0 0 TUAL EFF EAR YEAR 2000 2000 1927 1927 UNIT PRICE	VEAR ON ROLL 2008 2013 ADJ I PRI	% COND 20 20 20	OB/XF MKT VALUE 801 1,760	SS AND BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	20211116 PPRAISAL DATES DATE 4/7/1987 2/26/2004 7/24/2024	APPRAISED BY CS PAP MYB
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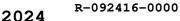
BUENA VISTA

LOT 3

O/R BK 5101-459

BLK C

U S BUSINESS AND MILITARY REALTY LLC 1525 INTERNATIONAL PKWY STE 1071 LAKE MARY, FL 32746

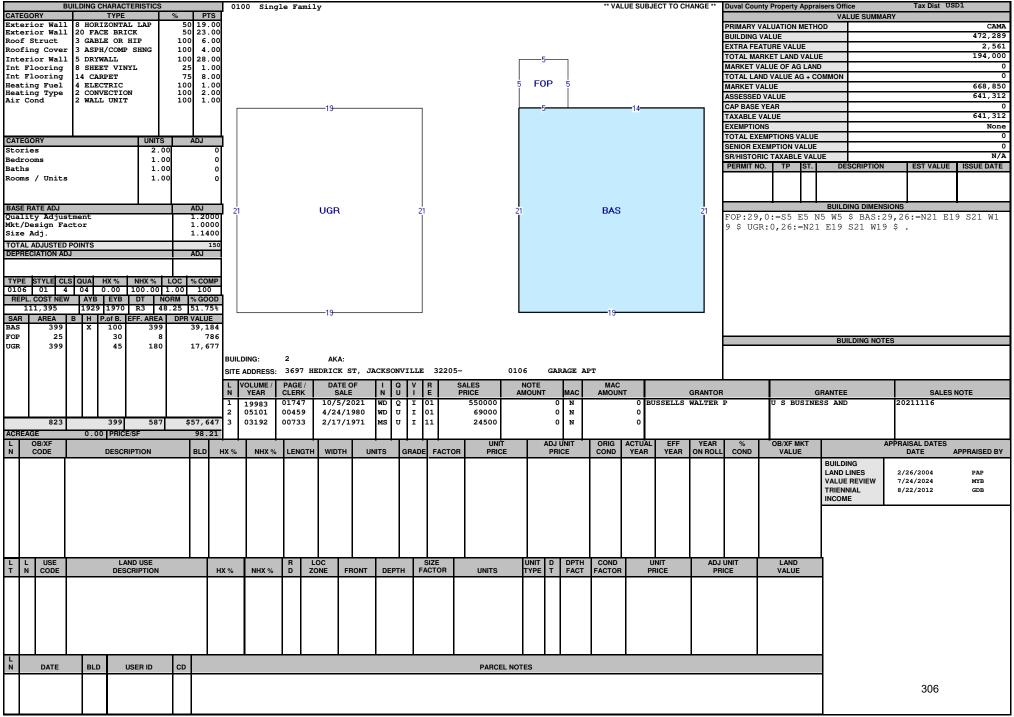


Page 2 of 2

PRINTED 10/10/2024 BY: pao

Map Id: 6428

402200.31 1.45 1.00 1.00 CENTRAL BUENA VISTA















Arsenault, Caleb - PDCM

From:	Priscilla Rivers <privers@cipparonepa.com></privers@cipparonepa.com>
Sent:	Friday, October 18, 2024 3:36 PM
То:	Arsenault, Caleb - PDCM; HMREYNOLDS@PVTITLE.COM
Cc:	Joanne Biron
Subject:	Re: COJ Historic Preservation for COA-24-31485

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Mr. Arsenault -

Tuesday will work. I will not be able to make it but the realtor, Lori Lareau, will be there at 10am. My client is arranging so that the painter will be there as well. Should you require anything further, please don't hesitate to contact me. I am providing you with my cell phone number (787)398-5749 in case questions arise during the visit to which you need answers right away.

Best regards,

PRISCILLA E. RIVERS ATTORNEY 1525 International Parkway, Suite 1071 Lake Mary, FL 32746 321.275.5914 Phone 321.275.5931 Fax www.cipparonepa.com

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From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, October 18, 2024 1:34:34 PM
To: Priscilla Rivers <PRivers@cipparonepa.com>; HMREYNOLDS@PVTITLE.COM <HMREYNOLDS@PVTITLE.COM>
Cc: Joanne Biron <JBiron@cipparonepa.com>
Subject: RE: COJ Historic Preservation for COA-24-31485

Good afternoon,

I have reviewed your application and would like to set up a date and time to have a site visit of the building. This application will need to go to the **Jacksonville Historic Preservation Commission**. We can try to make the deadline for the meeting on **November 13th, 2024**, but keep in mind that the **Payment Deadline** for that meeting is on **October 23, 2024** (This coming Wednesday). This means that the site visit will need to take place Monday or early Tuesday, and the invoice sent after will need to be paid promptly. There is no need to rush for this deadline given the short notice as we can attempt to make the meeting on **December 11, 2024** instead if you prefer.

I am free on **Monday (10/21/2024)** from 1-4pm and on **Tuesday (10/22/2024)** from 8-11am. Please advise if there is a time that works well for you or if you would like to have the site visit at a later time.

Best regards,

Caleb Arsenault, MHP

City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**



From: Priscilla Rivers <PRivers@cipparonepa.com>
Sent: Friday, October 18, 2024 11:33 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; HMREYNOLDS@PVTITLE.COM
Cc: Joanne Biron <JBiron@cipparonepa.com>
Subject: Re: COJ Historic Preservation for COA-24-31485

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Will do. Thank you.

PRISCILLA E. RIVERS ATTORNEY ×

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From: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>> Sent: Friday, October 18, 2024 11:09:47 AM To: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> <<u>HMREYNOLDS@PVTITLE.COM</u>> Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: RE: COJ Historic Preservation for COA-24-31485

Alright, I will continue processing your application and keep you updated. Please keep in mind and inform the owner that ALL exterior work requires a **Certificate of Appropriateness (COA)** in the future.

Best regards,

Caleb Arsenault, MHP

City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**



From: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>> Sent: Friday, October 18, 2024 11:02 AM To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: Re: COJ Historic Preservation for COA-24-31485

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The steps were not part of this project, they were just some replacement boards of previously damaged boards.

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From: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>> Sent: Friday, October 18, 2024 10:45:35 AM To: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> <<u>HMREYNOLDS@PVTITLE.COM</u>> Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: RE: COJ Historic Preservation for COA-24-31485

Good morning,

Thank you for the pictures, they are very helpful. I'm not sure if you saw my previous email as it might have gotten lost in the chain. Was the work on the deck part of this project as well?

Best regards

Caleb Arsenault, MHP

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From: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>> Sent: Friday, October 18, 2024 9:35 AM To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: Re: COJ Historic Preservation for COA-24-31485

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This is an after

photo of the rear of the home.

PRISCILLA E. RIVERS ATTORNEY 1525 International Parkway, Suite 1071 Lake Mary, FL 32746 321.275.5914 Phone

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From: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>> Sent: Friday, October 18, 2024 9:34:51 AM To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> <<u>HMREYNOLDS@PVTITLE.COM</u>> Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: Re: COJ Historic Preservation for COA-24-31485

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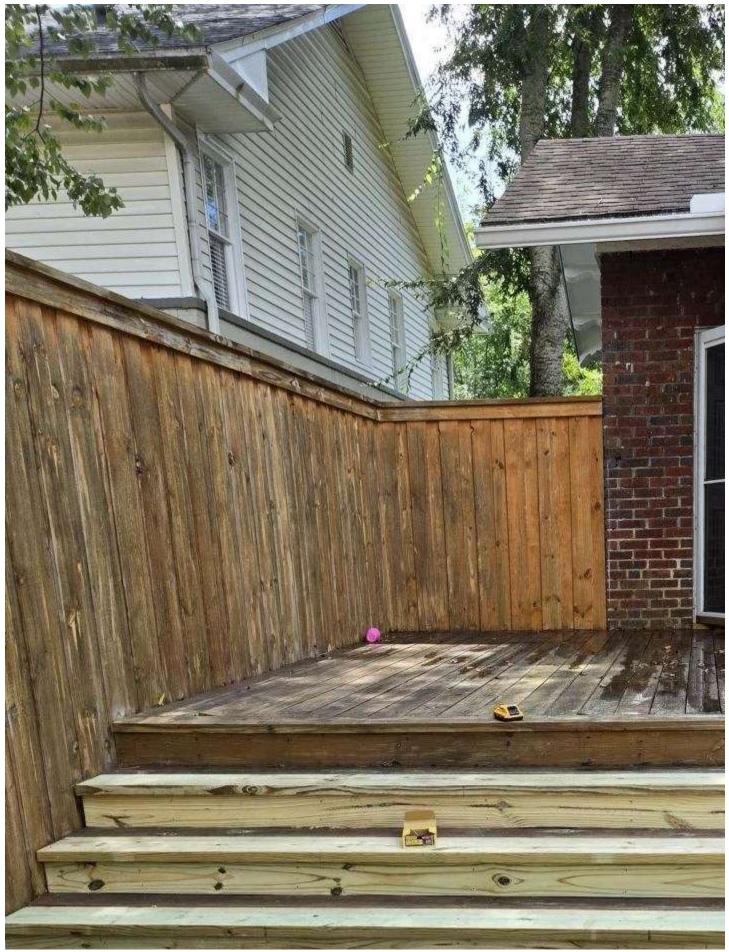
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From: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>> Sent: Friday, October 18, 2024 9:30:42 AM To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> <<u>HMREYNOLDS@PVTITLE.COM</u>> Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: Re: COJ Historic Preservation for COA-24-31485



This one is also a before photo of the back of the main structure which shows various mortar colors and textures and brick deterioration on back of home.

PRISCILLA E. RIVERS
ATTORNEY
1525 International Parkway, Suite 1071
Lake Mary, FL 32746
<u>321.275.5914</u> Phone
<u>321.275.5931</u> Fax
www.cipparonepa.com

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From: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>> Sent: Friday, October 18, 2024 9:29:29 AM To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> <<u>HMREYNOLDS@PVTITLE.COM</u>> Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: Re: COJ Historic Preservation for COA-24-31485 This is a before photo showing the brick deterioration in the main structure.



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From: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>> Sent: Friday, October 18, 2024 9:16:24 AM To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> <<u>HMREYNOLDS@PVTITLE.COM</u>> Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: Re: COJ Historic Preservation for COA-24-31485

Good morning,

Color of previous mortar was varied as the previous owner had the mortar repointed, with a mortar that did not match the original. Previous was a mix of white and gray. Mortar used to replace was as consistent in finish and texture as possible given the various mortars previously used.

Best regards,

PRISCILLA E. RIVERS ATTORNEY 1525 International Parkway, Suite 1071 Lake Mary, FL 32746 321.275.5914 Phone 321.275.5931 Fax www.cipparonepa.com This email is intended only for the individual(s) or entity(s) named within the message. This email might contain legally privileged and confidential information. If you properly received this email as a client or retained expert, please hold it in confidence to protect the attorney-client or work product privileges. Should the intended recipient forward or disclose this message to another person or party, that action could constitute a waiver of the attorney-client privilege. If the reader of the message is not the intended recipient or the agent responsible to deliver it to the intended recipient, you are hereby notified that any review, dissemination, distribution or copying of this communication is prohibited by the sender and to do so might constitute a violation of the Electronic Communications Privacy Act 18 U.S.C. Sec. <u>2510-2521</u>. If this communication was received in error we apologize for the intrusion. Please notify us by reply email and delete the original message without reading same. Nothing in this email message shall, in and of itself, create an attorney-client relationship with the sender.

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From: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>> Sent: Friday, October 18, 2024 9:04:24 AM To: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> <<u>HMREYNOLDS@PVTITLE.COM</u>> Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: RE: COJ Historic Preservation for COA-24-31485

You don't often get email from <u>carsenault@coj.net</u>. <u>Learn why this is important</u> Thank you for your response,

Could you also please describe the color and mixture of the previous mortar to the best of your ability and the same for the mortar that was used to replace it?

Best regards,

×

Caleb Arsenault, MHP

City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**



15

Cc: Joanne Biron <<u>JBiron@cipparonepa.com</u>> Subject: RE: COJ Historic Preservation for COA-24-31485 Importance: High

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Good afternoon, Mr. Arsenault,

Please see answers to your questions in blue below. If you have any further questions, please do not hesitate to contact us.

Best regards,

PRISCILLA E. RIVERS

ATTORNEY 1525 International Parkway, Suite 1071 Lake Mary, FL 32746 321.275.5914 Phone 321.275.5931 Fax www.cipparonepa.com



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DON'T FALL VICTIM TO BANKING FRAUD!

Always confirm wiring instructions or changes by phone directly with our office before transferring funds. We will never request or verify wire instructions via email.

From: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>> Sent: Thursday, October 17, 2024 10:00 AM To: Priscilla Rivers <<u>PRivers@cipparonepa.com</u>>; <u>HMREYNOLDS@PVTITLE.COM</u> Subject: COJ Historic Preservation for COA-24-31485

You don't often get email from <u>carsenault@coj.net</u>. <u>Learn why this is important</u> Good morning,

I am writing in regard to your **Certificate of Appropriateness (COA)** application for 3697 Hedrick Street. Could either the applicant or the owner please clarify the following:

- I see that this application is marked as a violation. I assume that both the painting and brick work was initiated prior to obtaining a COA, is this correct?
- If I understand the statement attached to the application correctly, the entire scope of work includes:
 - 1. Repointing the brick exterior
 - 2. Painting the exterior trim
 - 3. Painting the masonry
- Yes to all 3 above.

Are you proposing any more work in addition to what has already been carried out?

• No.

It looks like pressure washing and hand scraping was used to clean the brick in addition to MicroGrip Primer, EcoForte, and flat mineral paint. Were there any other methods or products used?

- No, there was no pressure washing or hand scraping but rather gentle washing only, which stopped immediately when deteriorating bricks began to crumble. Corrected with MicroGrip Primer and restorative mineral paint.
- On which structures was the work carried out? It appears that there is a Garage/ADU, was that painted as well? A site map will help.
- The main structure (home) and the garage/ADU.
- Was any other work conducted, any material removed or any other historic fabric damaged?
- No.

Best regards,

Caleb Arsenault, MHP City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**



Arsenault, Caleb - PDCM

From: Sent: To: Cc: Subject: Historic Preservation Tuesday, November 5, 2024 3:53 PM JoAnn Miller; Historic Preservation Arsenault, Caleb - PDCM RE: Hedrick St H31485

JoAnn,

Thank you for informing us of this matter. A Notice of Violation was issued to the property owner a few weeks ago. The property owner has also applied for COA-24-31485 in order to keep the after-the-fact painting. The item will be taken up by the Historic Preservation Commission on Wednesday, November 13th at 3 pm. Please note the meeting is open to the public. The Planning and Development Department will be issuing a recommendation report the Friday prior to the meeting.

In the meantime, please let us know if you need anything else.

Best Regards,

Arimus

--

Arimus T. Wells, MPA

City Planner Supervisor Historic Preservation Section Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: 904-255-7824

From: JoAnn Miller <aliceandcamille@gmail.com> Sent: Tuesday, November 5, 2024 12:47 PM To: Historic Preservation <HistoricPreservation@coj.net> Subject: Hedrick St H31485

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I am JoAnn Miller . I live in the rear of the property that is in question regarding the painting of red brick on a historic district property

When I spoke to the painter he said he 'did not need permission ' to paint the bricks

The bricks were in no way whatsoever deteriorated and they could have been cleaned .

Please prosecute this case.

JoAnn Miller 3694 Pine St, Jacksonville, FL 32205

PRESERVATION BRIEFS

Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings

Robert C. Mack, AIA Anne Grimmer



U.S. Department of the Interior National Park Service Cultural Resources Heritage Preservation Services

Inappropriate cleaning and coating treatments are a major cause of damage to historic masonry buildings. While either or both treatments may be appropriate in some cases, they can be very destructive to historic masonry if they are not selected carefully. Historic masonry, as considered here, includes stone, brick, architectural terra cotta, cast stone, concrete and concrete block. It is frequently cleaned because cleaning is equated with improvement. Cleaning may sometimes be followed by the application of a waterrepellent coating. However, unless these procedures are carried out under the guidance and supervision of an architectural conservator, they may result in irrevocable damage to the historic resource.

The purpose of this Brief is to provide information on the variety of cleaning methods and materials that are available for use on the *exterior* of historic masonry buildings, and to provide guidance in selecting the most appropriate method or combination of methods. The difference between



water-repellent coatings and waterproof coatings is explained, and the purpose of each, the suitability of their application to historic masonry buildings, and the possible consequences of their inappropriate use are discussed.

The Brief is intended to help develop sensitivity to the qualities of historic masonry that makes it so special, and to assist historic building owners and property managers in working cooperatively with architects, architectural conservators and contractors (Fig. 1). Although specifically intended for historic buildings, the information is applicable to all masonry buildings. This publication updates and expands Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings. The Brief is not meant to be a cleaning manual or a guide for preparing specifications. Rather, it provides general information to raise awareness of the many factors involved in selecting cleaning and water-repellent treatments for historic masonry buildings.

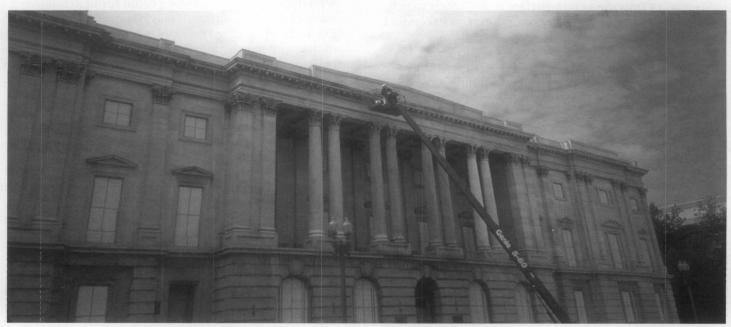


Figure 1. Low-to medium-pressure steam (hot-pressurized water washing), is being used to clean the exterior of the U.S. Tariff Commission Building, the first marble building constructed in Washington, D.C., in 1839. This method was selected by an architecural conservator as the "gentlest means possible" to clean the marble. Steam can soften heavy soiling deposits such as those on the cornice and column capitals, and facilitate easy removal. Note how these deposits have been removed from the right side of the cornice which has already been cleaned. 332

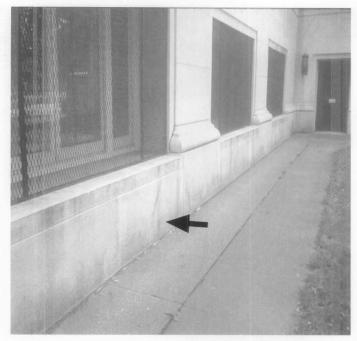


Figure 2. Biological growth as shown on this marble foundation can usually be removed using a low-pressure water wash, possibly with a non-ionic detergent added to it, and scrubbing with a natural or synthetic bristle brush.

Preparing for a Cleaning Project

Reasons for cleaning. First, it is important to determine whether it is appropriate to clean the masonry. The objective of cleaning a historic masonry building must be considered carefully before arriving at a decision to clean. There are several major reasons for cleaning a historic masonry building: **improve the appearance of the building** by removing unattractive dirt or soiling materials, or nonhistoric paint from the masonry; **retard deterioration** by removing soiling materials that may be damaging the masonry; or **provide a clean surface** to accurately match repointing mortars or patching compounds, or to conduct a condition survey of the masonry.

Identify what is to be removed. The general nature and source of dirt or soiling material on a building must be identified to remove it in the *gentlest means possible* — that is, in the most effective, yet least harmful, manner. Soot and smoke, for example, require a different cleaning agent to remove than oil stains or metallic stains. Other common cleaning problems include biological growth such as mold or mildew, and organic matter such as the tendrils left on masonry after removal of ivy (Fig. 2).

Consider the historic appearance of the building. If the proposed cleaning is to remove paint, it is important in each case to learn whether or not unpainted masonry is historically appropriate. And, it is necessary to consider why the building was painted (Fig. 3). Was it to cover bad repointing or unmatched repairs? Was the building painted to protect soft brick or to conceal deteriorating stone? Or, was painted masonry simply a fashionable

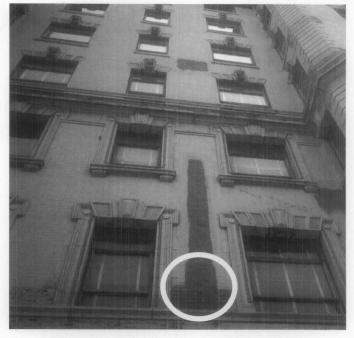


Figure 3. This small test area has revealed a red brick patch that does not match the original beige brick. This may explain why the building was painted, and may suggest to the owner that it may be preferable to keep it painted.

treatment in a particular historic period? Many buildings were painted at the time of construction or shortly thereafter; retention of the paint, therefore, may be more appropriate historically than removing it. And, if the building appears to have been painted for a long time, it is also important to think about whether the paint is part of the character of the historic building and if it has acquired significance over time.

Consider the practicalities of cleaning or paint removal. Some gypsum or sulfate crusts may have become integral with the stone and, if cleaning could result in removing some of the stone surface, it may be preferable not to clean. Even where unpainted masonry is appropriate, the retention of the paint may be more practical than removal in terms of long range preservation of the masonry. In some cases, however, removal of the paint may be desirable. For example, the old paint layers may have built up to such an extent that removal is necessary to ensure a sound surface to which the new paint will adhere.

Study the masonry. Although not always necessary, in some instances it can be beneficial to have the coating or paint type, color, and layering on the masonry researched before attempting its removal. Analysis of the nature of the soiling or of the paint to be removed from the masonry, as well as guidance on the appropriate cleaning method, may be provided by professional consultants, including architectural conservators, conservation scientists and preservation architects. The State Historic Preservation Office (SHPO), local historic district commissions, architectural review boards and preservation-oriented websites may also be able to supply useful information on masonry cleaning techniques.

Understanding the Building Materials

The construction of the building must be considered when developing a cleaning program because inappropriate cleaning can have a deleterious effect on the masonry as well as on other building materials. The masonry material or materials must be correctly identified. It is sometimes difficult to distinguish one type of stone from another; for example, certain sandstones can be easily confused with limestones. Or, what appears to be natural stone may not be stone at all, but cast stone or concrete. Historically, cast stone and architectural terra cotta were frequently used in combination with natural stone, especially for trim elements or on upper stories of a building where, from a distance, these substitute materials looked like real stone (Fig. 4). Other features on historic buildings that appear to be stone, such as decorative cornices, entablatures and window hoods, may not even be masonry, but metal.

Identify prior treatments. Previous treatments of the building and its surroundings should be researched and building maintenance records should be obtained, if available. Sometimes if streaked or spotty areas do not seem to get cleaner following an initial cleaning, closer inspection and analysis may be warranted. The discoloration may turn out not to be dirt but the remnant of a water-repellent coating applied long ago which has darkened the surface of the masonry over time (Fig. 5). Successful removal may require testing several cleaning agents to find something that will dissolve and remove the coating. Complete removal may not always be possible. Repairs may have been stained to match a dirty building, and cleaning may make these differences apparent. Deicing salts used near the building that have dissolved can



Figure 4. The foundation of this brick building is limestone, but the decorative trim above is architectural terra cotta intended to simulate stone.



Figure 5. Repeated water washing did not remove the staining inside this limestone porte cochere. Upon closer examination, it was determined to be a water-repellent coating that had been applied many years earlier. An alkaline cleaner may be effective in removing it.

migrate into the masonry. Cleaning may draw the salts to the surface, where they will appear as efflorescence (a powdery, white substance), which may require a second treatment to be removed. Allowances for dealing with such unknown factors, any of which can be a potential problem, should be included when investigating cleaning methods and materials. Just as more than one kind of masonry on a historic building may necessitate multiple cleaning approaches, unknown conditions that are encountered may also require additional cleaning treatments.

Choose the appropriate cleaner. The importance of testing cleaning methods and materials cannot be over emphasized. Applying the wrong cleaning agents to historic masonry can have disastrous results. Acidic cleaners can be extremely damaging to acid-sensitive stones, such as marble and limestone, resulting in etching and dissolution of these stones. Other kinds of masonry can also be damaged by incompatible cleaning agents, or even by cleaning agents that are usually compatible. There are also numerous kinds of sandstone, each with a considerably different geological composition. While an acid-based cleaner may be safely used on some sandstones, others are acid-sensitive and can be severely etched or dissolved by an acid cleaner. Some sandstones contain water-soluble minerals and can be eroded by water cleaning. And, even if the stone type is correctly identified, stones, as well as some bricks, may contain unexpected impurities, such as iron particles, that may react negatively with a particular cleaning agent and result in staining. Thorough understanding of the physical and chemical properties of the masonry will help avoid the inadvertent selection of damaging cleaning agents.

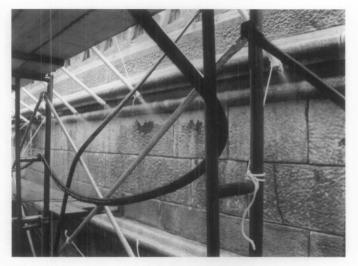


Figure 6. Timed water soaking can be very effective for cleaning limestone and marble as shown here at the Marble Collegiate Church in New York City. In this case, a twelve-hour water soak using a multi-nozzle manifold was followed by a final water rinse. Photo: Diane S. Kaese, Wiss, Janney, Elstner Associates, Inc., N.Y., N.Y.

Other building materials also may be affected by the cleaning process. Some chemicals, for example, may have a corrosive effect on paint or glass. The portions of building elements most vulnerable to deterioration may not be visible, such as embedded ends of iron window bars. Other totally unseen items, such as iron cramps or ties which hold the masonry to the structural frame, also may be subject to corrosion from the use of chemicals or even from plain water. The only way to prevent problems in these cases is to study the building construction in detail and evaluate proposed cleaning methods with this information in mind. However, due to the very likely possibility of encountering unknown factors, any cleaning project involving historic masonry should be viewed as unique to that particular building.

Cleaning Methods and Materials

Masonry cleaning methods generally are divided into three major groups: water, chemical, and abrasive. Water methods soften the dirt or soiling material and rinse the deposits from the masonry surface. Chemical cleaners react with dirt, soiling material or paint to effect their removal, after which the cleaning effluent is rinsed off the masonry surface with water. Abrasive methods include blasting with grit, and the use of grinders and sanding discs, all of which mechanically remove the dirt, soiling material or paint (and, usually, some of the masonry surface). Abrasive cleaning is also often followed with a water rinse. Laser cleaning, although not discussed here in detail, is another technique that is used sometimes by conservators to clean small areas of historic masonry. It can be quite effective for cleaning limited areas, but it is expensive and generally not practical for most historic masonry cleaning projects.

Although it may seem contrary to common sense, masonry cleaning projects should be carried out starting at the

bottom and proceeding to the top of the building always keeping all surfaces wet below the area being cleaned. The rationale for this approach is based on the principle that dirty water or cleaning effluent dripping from cleaning in progress above will leave streaks on a dirty surface but will not streak a clean surface as long as it is kept wet and rinsed frequently.

Water Cleaning

Water cleaning methods are generally the *gentlest means possible*, and they can be used safely to remove dirt from all types of historic masonry.* There are essentially four kinds of water-based methods: soaking; pressure water washing; water washing supplemented with non-ionic detergent; and steam, or hot-pressurized water cleaning. Once water cleaning has been completed, it is often necessary to follow up with a water rinse to wash off the loosened soiling material from the masonry.

Soaking. Prolonged spraying or misting with water is particularly effective for cleaning limestone and marble. It is also a good method for removing heavy accumulations of soot, sulfate crusts or gypsum crusts that tend to form in protected areas of a building not regularly washed by rain. Water is distributed to lengths of punctured hose or pipe with non-ferrous fittings hung from moveable scaffolding or a swing stage that continuously mists the surface of the masonry with a very fine spray (Fig. 6). A timed on-off spray is another approach to using this cleaning technique. After one area has been cleaned, the apparatus is moved on to another. Soaking is often used in combination with water washing and is also followed by a final water rinse. Soaking is a very slow method – it may take several days or a week-but it is a very gentle method to use on historic masonry.

Water Washing. Washing with low-pressure or mediumpressure water is probably one of the most commonly used methods for removing dirt or other pollutant soiling from historic masonry buildings (Fig. 7). Starting with a very low pressure (100 psi or below), even using a garden hose, and progressing as needed to slightly higher pressure –generally no higher than 300-400 psi – is always the recommended way to begin. Scrubbing with natural bristle or synthetic bristle brushes—never metal which can abrade the surface and leave metal particles that can stain the masonry—can help in cleaning areas of the masonry that are especially dirty.

Water Washing with Detergents. Non-ionic detergents –which are not the same as soaps –are synthetic organic compounds that are especially effective in removing oily soil. (Examples of some of the numerous proprietary nonionic detergents include Igepal by GAF, Tergitol by Union Carbide and Triton by Rohm & Haas.) Thus, the addition of a non-ionic detergent, or surfactant, to a low- or mediumpressure water wash can be a useful aid in the cleaning

^{*}Water cleaning methods may not be appropriate to use on some badly deteriorated masonry because water may exacerbate the deterioration, or on gypsum or alabaster which are very soluble in water.

process. (A non-ionic detergent, unlike most household detergents, does not leave a solid, visible residue on the masonry.) Adding a non-ionic detergent and scrubbing with a natural bristle or synthetic bristle brush can facilitate cleaning textured or intricately carved masonry. This should be followed with a final water rinse.

Steam/Hot-Pressurized Water Cleaning. Steam cleaning is actually low-pressure hot water washing because the steam condenses almost immediately upon leaving the hose. This is a gentle and effective method for cleaning stone and particularly for acid-sensitive stones. Steam can be especially useful in removing built-up soiling deposits and dried-up plant materials, such as ivy disks and tendrils. It can also be an efficient means of cleaning carved stone details and, because it does not generate a lot of liquid water, it can sometimes be appropriate to use for cleaning interior masonry (Figs. 8-9).

Potential hazards of water cleaning. Despite the fact that water-based methods are generally the most gentle, even they can be damaging to historic masonry. Before beginning a water cleaning project, it is important to make sure that all mortar joints are sound and that the building is watertight. Otherwise water can seep through the walls to the interior, resulting in rusting metal anchors and stained and ruined plaster.

Some water supplies may contain traces of iron and copper which may cause masonry to discolor. Adding a chelating or complexing agent to the water, such as EDTA (ethylene diamine tetra-acetic acid), which inactivates other metallic ions, as well as softens minerals and water hardness, will help prevent staining on light-colored masonry.

Any cleaning method involving water should never be done in cold weather or if there is any likelihood of frost or freezing because water within the masonry can freeze, causing spalling and cracking. Since a masonry wall may take over a week to dry after cleaning, no water cleaning should be permitted for several days prior to the first average frost date, or even earlier if local forecasts predict cold weather.

Most essential of all, it is important to be aware that using water at too high a pressure, a practice common to "power washing" and "water blasting", is very abrasive and can easily etch marble and other soft stones, as well as some types of brick (Figs. 10-11). In addition, the distance of the nozzle from the masonry surface and the type of nozzle, as well as gallons per minute (gpm), are also important variables in a water cleaning process that can have a significant impact on the outcome of the project. This is why it is imperative that the cleaning be closely monitored to ensure that the cleaning operators do not raise the pressure or bring the nozzle too close to the masonry in an effort to "speed up" the process. The appearance of grains of stone or sand in the cleaning effluent on the ground is an indication that the water pressure may be too high.



Figure 7. Glazed architectural terra cotta often may be cleaned successfully with a low-pressure water wash and hand scrubbing supplemented, if necessary, with a non-ionic detergent. Photo: National Park Service Files.

Chemical Cleaning

Chemical cleaners, generally in the form of proprietary products, are another material frequently used to clean historic masonry. They can remove dirt, as well as paint and other coatings, metallic and plant stains, and graffiti. Chemical cleaners used to remove dirt and soiling include **acids**, **alkalies** and **organic compounds**. Acidic cleaners, of course, should not be used on masonry that is acid sensitive. Paint removers are **alkaline**, based on **organic solvents** or other chemicals.

Chemical Cleaners to Remove Dirt

Both alkaline and acidic cleaning treatments include the use of water. Both cleaners are also likely to contain surfactants (wetting agents), that facilitate the chemical reaction that removes the dirt. Generally, the masonry is wet first for both types of cleaners, then the chemical cleaner is sprayed on at very low pressure or brushed onto the surface. The cleaner is left to dwell on the masonry for an amount of time recommended by the product manufacturer or, preferably, determined by testing, and rinsed off with a low- or moderate-pressure cold, or sometimes hot, water wash. More than one application of the cleaner may be necessary, and it is always a good practice to test the product manufacturer's recommendations concerning dilution rates and dwell times. Because each cleaning situation is unique, dilution rates and dwell times can vary considerably. The masonry surface may be scrubbed lightly with natural or synthetic bristle brushes prior to rinsing. After rinsing, pH strips should be applied to the surface to ensure that the masonry has been neutralized completely.

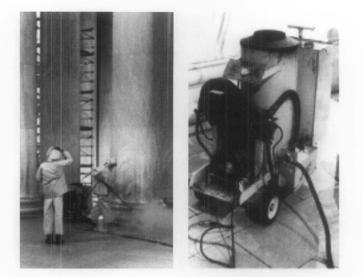


Figure 8. (Left) Low-pressure (under 100 psi) steam cleaning (hot-pressurized water washing), is part of the regular maintenance program at the Jefferson Memorial, Washington, D.C. The white marble interior of this open structure is subject to constant soiling by birds, insects and visitors. (Right) This portable steam cleaner enables prompt cleanup when necessary. Photos: National Park Service Files.

Acidic Cleaners. Acid-based cleaning products may be used on **non-acid sensitive** masonry, which generally includes: granite, most sandstones, slate, unglazed brick and unglazed architectural terra cotta, cast stone and concrete (Fig. 12). Most commercial acidic cleaners are composed primarily of hydrofluoric acid, and often include some phosphoric acid to prevent rust-like stains from developing on the masonry after the cleaning. Acid cleaners are applied to the pre-wet masonry which should be kept wet while the acid is allowed to "work", and then removed with a water wash.

Alkaline Cleaners. Alkaline cleaners should be used on acid-sensitive masonry, including: limestone, polished and unpolished marble, calcareous sandstone, glazed brick and glazed architectural terra cotta, and polished granite. (Alkaline cleaners may also be used sometimes on masonry materials that are not acid sensitive – after testing, of course

-but they may not be as effective as they are on acidsensitive masonry.) Alkaline cleaning products consist primarily of two ingredients: a non-ionic detergent or surfactant; and an alkali, such as potassium hydroxide or ammonium hydroxide. Like acidic cleaners, alkaline products are usually applied to pre-wet masonry, allowed to dwell, and then rinsed off with water. (Longer dwell times may be necessary with alkaline cleaners than with acidic cleaners.) Two additional steps are required to remove alkaline cleaners after the initial rinse. First the masonry is given a slightly acidic wash—often with acetic acid–to neutralize it, and then it is rinsed again with water.

Chemical Cleaners to Remove Paint and Other Coatings, Stains and Graffiti

Removing paint and some other coatings, stains and graffiti can best be accomplished with alkaline paint removers, organic solvent paint removers, or other cleaning compounds. The removal of layers of paint from a masonry surface usually involves applying the remover either by brush, roller or spraying, followed by a thorough water wash. As with any chemical cleaning, the manufacturer's recommendations regarding application procedures should always be tested before beginning work.

Alkaline Paint Removers. These are usually of much the same composition as other alkaline cleaners, containing potassium or ammonium hydroxide, or trisodium phosphate. They are used to remove oil, latex and acrylic paints, and are effective for removing multiple layers of paint. Alkaline cleaners may also remove some acrylic, water-repellent coatings. As with other alkaline cleaners, both an acidic neutralizing wash and a final water rinse are generally required following the use of alkaline paint removers.

Organic Solvent Paint Removers. The formulation of organic solvent paint removers varies and may include a combination of solvents, including methylene chloride, methanol, acetone, xylene and toluene.

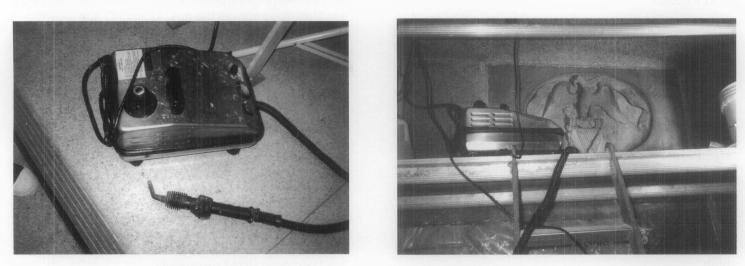


Figure 9. (Left) This small steam cleaner — the size of a vacuum cleaner — offers a very controlled and gentle means of cleaning limited, or hard-to-reach areas or carved stone details. (Right) It is particularly useful for interiors where it is important to keep moisture to a minumum, such as inside the Washington Monument, Washington, D.C., where it was used to clean the commemorative stones. Photos: Audrey T. Tepper.



Figure 10. High-pressure water washing too close to the surface has abraded and, consequently, marred the limestone on this early-20th century building.

Other Paint Removers and Cleaners. Other cleaning compounds that can be used to remove paint and some painted graffiti from historic masonry include paint removers based on N-methyl-2-pyrrolidone (NMP), or on petroleum-based compounds. Removing stains, whether they are industrial (smoke, soot, grease or tar), metallic (iron or copper), or biological (plant and fungal) in origin, depends on carefully matching the type of remover to the type of stain (Fig. 13). Successful removal of stains from historic masonry often requires the application of a number of different removers before the right one is found. The removal of layers of paint from a masonry surface is usually accomplished by applying the remover either by brush, roller or spraying, followed by a thorough water wash (Fig. 14).

Potential hazards of chemical cleaning. Since most chemical cleaning methods involve water, they have many of the potential problems of plain water cleaning. Like water methods, they should not be used in cold weather because of the possibility of freezing. Chemical cleaning should never be undertaken in temperatures below 40 degrees F (4 degrees C), and generally not below 50 degrees F. In addition, many chemical cleaners simply do not work in cold temperatures. Both acidic and alkaline cleaners can be dangerous to cleaning operators and, clearly, there are environmental concerns associated with the use of chemical cleaners.



Figure 11. Rinsing with high-pressure water following chemical cleaning has left a horizontal line of abrasion across the bricks on this late-19th century row house.

If not carefully chosen, chemical cleaners can react adversely with many types of masonry. Obviously, acidic cleaners should not be used on acid-sensitive materials; however, it is not always clear exactly what the composition is of any stone or other masonry material. For, this reason, testing the cleaner on an inconspicuous spot on the building is always necessary. While certain acid-based cleaners may be appropriate if used as directed on a particular type of masonry, if left too long or if not adequately rinsed from the masonry they can have a negative effect. For example, hydrofluoric acid can etch masonry leaving a hazy residue (whitish deposits of silica or calcium fluoride salts) on the surface. While this efflorescence may usually be removed by a second cleaning—although it is likely to be expensive and time-consuming-hydrofluoric acid can also leave calcium fluoride salts or a colloidal silica deposit on masonry which may be impossible to remove (Fig. 15). Other acids, particularly hydrochloric (muriatic) acid, which is very powerful, should not be used on historic masonry, because it can dissolve lime-based mortar, damage brick and some stones, and leave chloride deposits on the masonry.



Figure 12. A mild acidic cleaning agent is being used to clean this heavily soiled brick and granite building. Additional applications of the cleaner and hand-scrubbing, and even poulticing, may be necessary to remove the dark stains on the granite arches below. Photo: Sharon C. Park, FAIA. 338

Alkaline cleaners can stain sandstones that contain a ferrous compound. Before using an alkaline cleaner on sandstone it is always important to test it, since it may be difficult to know whether a particular sandstone may contain a ferrous compound. Some alkaline cleaners, such as **sodium hydroxide (caustic soda or lye)** and **ammonium bifluoride**, can also damage or leave disfiguring brownish-yellow stains and, in most cases, should not be used on historic masonry. Although alkaline cleaners will not etch a masonry surface as acids can, they are caustic and can burn the surface. In addition, alkaline cleaners can deposit potentially damaging salts in the masonry which can be difficult to rinse thoroughly.

Abrasive and Mechanical Cleaning

Generally, abrasive cleaning methods are not appropriate for use on historic masonry buildings. Abrasive cleaning methods are just that-abrasive. Grit blasters, grinders, and sanding discs all operate by abrading the dirt or paint off the surface of the masonry, rather than *reacting* with the dirt and the masonry which is how water and chemical methods work. Since the abrasives do not differentiate between the dirt and the masonry, they can also remove the outer surface of the masonry at the same time, and result in permanently damaging the masonry. Brick, architectural terra cotta, soft stone, detailed carvings, and polished surfaces are especially susceptible to physical and aesthetic damage by abrasive methods. Brick and architectural terra cotta are fired products which have a smooth, glazed surface which can be removed by abrasive blasting or grinding (Figs. 18-19). Abrasively-cleaned masonry is damaged aesthetically as well as physically, and it has a rough surface which tends to hold dirt and the roughness will make future cleaning more difficult. Abrasive cleaning processes can also increase the likelihood of subsurface cracking of the masonry. Abrasion of carved details causes a rounding of sharp corners and other loss of delicate features, while abrasion of polished surfaces removes the polished finish of stone.

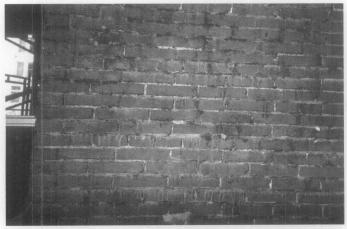


Figure 13. Sometimes it may be preferable to paint over a thick asphaltic coating rather than try to remove it, because it can be difficult to remove completely. However, in this case, many layers of asphaltic coating were removed through multiple applications of a heavy duty chemical cleaner. Each application of the cleaner was left to dwell following the manufacturer's reccommendations, and then rinsed thoroughly. (As much as possible of the asphalt was first removed with wooden scrapers.) Although not all the asphalt was removed, this was determined to be an acceptable level of cleanliness for the project.



Figure 14. Chemical removal of paint from this brick building has revealed that the cornice and window hoods are metal rather than masonry.

Mortar joints, especially those with lime mortar, also can be eroded by abrasive or mechanical cleaning. In some cases, the damage may be visual, such as loss of joint detail or increased joint shadows. As mortar joints constitute a significant portion of the masonry surface (up to 20 per cent in a brick wall), this can result in the loss of a considerable amount of the historic fabric. Erosion of the mortar joints may also permit increased water penetration, which will likely necessitate repointing.



Figure 15. The whitish deposits left on the brick by a chemical paint remover may have resulted from inadequate rinsing or from the chemical being left on the surface too long and may be impossible to remove.

Poulticing to Remove Stains and Graffiti







Figure 16. (a) The limestone base was heavily stained by runoff from the bronze statue above. (b) A poultice consisting of copper stain remover and ammonia mixed with fuller's earth was applied to the stone base and covered with plastic sheeting to keep it from drying out too quickly. (c) As the poultice dried, it pulled the stain out of the stone. (d) The poultice residue was removed carefully from the stone surface with wooden scrapers and the stone was rinsed with water. Photos: John Dugger.



Graffiti and stains, which have penetrated into the masonry, often are best removed by using a poultice. A poultice consists of an absorbent material or clay powder (such as kaolin or fuller's earth, or even shredded paper or paper towels), mixed with a liquid (solvent or other remover) to form a paste which is applied to the stain (Figs. 16-17). As it dries, the paste absorbs the staining material so that it is not redeposited on the masonry surface. Some commercial cleaning products and paint removers are specially formulated as a paste or gel that will cling to a vertical surface and remain moist for a longer period of time in order to prolong the action of the chemical on the stain. Pre-mixed poultices are also available as a paste or in powder form needing only the addition of the appropriate liquid. The masonry must be pre-wet before applying an alkaline cleaning agent, but not when using a solvent. Once the stain has been removed, the masonry must be rinsed thoroughly.

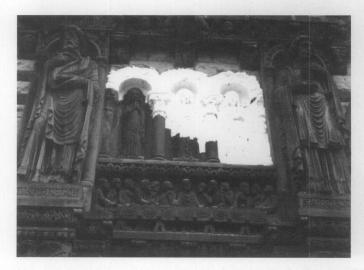


Figure 17. A poultice is being used to remove salts from the brownstone statuary on the facade of this late-19th century stone church. Photo: National Park Service Files.

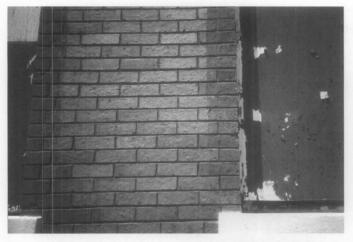


Figure 18. The glazed bricks in the center of the pier were covered by a signboard that protected them being damaged by the sandblasting which removed the glaze from the surrounding bricks.

Abrasive Blasting. Blasting with abrasive grit or another abrasive material is the most frequently used abrasive method. *Sandblasting* is most commonly associated with abrasive cleaning. Finely ground silica or glass powder, glass beads, ground garnet, powdered walnut and other ground nut shells, grain hulls, aluminum oxide, plastic particles and even tiny pieces of sponge, are just a few of the other materials that have also been used for abrasive cleaning. Although abrasive blasting is not an appropriate method of cleaning historic masonry, it can be safely used to clean some materials. Finely-powdered walnut shells are commonly used for cleaning monumental bronze sculpture, and skilled conservators clean delicate museum objects and finely detailed, carved stone features with very small, micro-abrasive units using aluminum oxide.



Figure 19. A comparison of undamaged bricks surroundng the electrical conduit with the rest of the brick facade emphasizes the severity of the erosion caused by sandblasting.

A number of current approaches to abrasive blasting rely on materials that are not usually thought of as abrasive, and not as commonly associated with traditional abrasive grit cleaning. Some patented abrasive cleaning processes - one dry, one wet -use finely-ground glass powder intended to "erase" or remove dirt and surface soiling only, but not paint or stains (Fig. 20). Cleaning with baking soda (sodium bicarbonate) is another patented process. Baking soda blasting is being used in some communities as a means of quick graffiti removal. However, it should not be used on historic masonry which it can easily abrade and can permanently "etch" the graffiti into the stone; it can also leave potentially damaging salts in the stone which cannot be removed. Most of these abrasive grits may be used either dry or wet, although dry grit tends to be used more frequently.

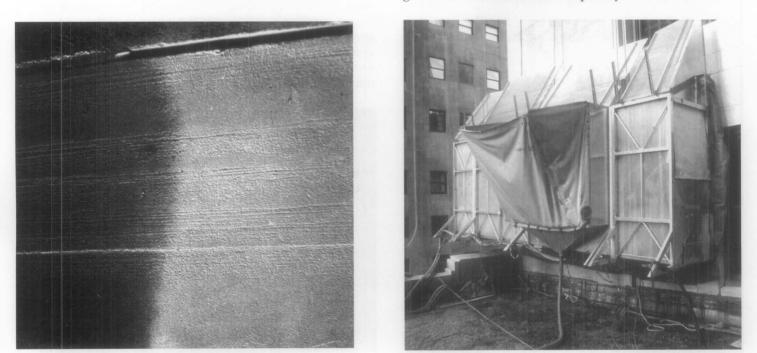


Figure 20. (Left) A comparison of the limestone surface of a 1920s office building before and after "cleaning" with a proprietary abrasive process using fine glass powder clearly shows the effectiveness of this method. But this is an abrasive technique and it has "cleaned" by removing part of the masonry surface with the dirt. Because it is abrasive, it is generally not recommended for large-scale cleaning of historic masonry, although it may be suitable to use in certain, very limited cases under controlled circumstances. (Right) A vacum chamber where the used glass powder is collected for environmentally safe disposal is a unique feature of this particular process. The specially-trained operators in the chamber wear protective clothing, masks and breathing equipment. Photos: Tom Keohan.

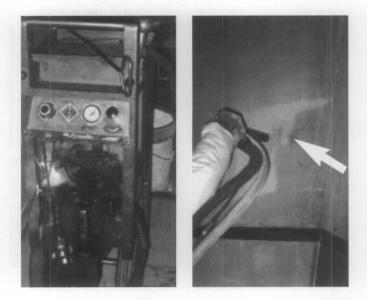


Figure 21. Low-pressure blasting with ice pellets or ice crystals (left) is an abrasive cleaning method that is sometimes recommended for use on interior masonry because it does not involve large amounts of water. However, like other abrasive materials, ice crystals "clean" by removing a portion of the masonry surface with the dirt, and may not remove some stains that have penetrated into the masonry without causing further abrasion (right). Photos: Audrey T. Tepper.

Ice particles, or pelletized dry ice (carbon dioxide or CO2), are another medium used as an abrasive cleaner (Fig. 21). This is also too abrasive to be used on most historic masonry, but it may have practical application for removing mastics or asphaltic coatings from some substrates.

Some of these processes are promoted as being more environmentally safe and not damaging to historic masonry buildings. However, it must be remembered that they are abrasive and that they "clean" by removing a small portion of the masonry surface, even though it may be only a minuscule portion. The fact that they are essentially abrasive treatments must always be taken into consideration when planning a masonry cleaning project. In general, abrasive methods should not be used to clean historic masonry buildings. In some, very limited instances, highlycontrolled, gentle abrasive cleaning may be appropriate on selected, hard-to-clean areas of a historic masonry building if carried out under the watchful supervision of a professional conservator. But, abrasive cleaning should never be used on an entire building.

Grinders and Sanding Disks. Grinding the masonry surface with mechanical grinders and sanding disks is another means of abrasive cleaning that should not be used on historic masonry. Like abrasive blasting, grinders and disks do not really clean masonry but instead grind away and abrasively remove and, thus, damage the masonry surface itself rather than remove just the soiling material.

Planning A Cleaning Project

Once the masonry and soiling material or paint have been identified, and the condition of the masonry has been evaluated, planning for the cleaning project can begin.

Testing cleaning methods. In order to determine the gentlest means possible, several cleaning methods or materials may have to be tested prior to selecting the best one to use on the building. Testing should always begin with the gentlest and least invasive method proceeding gradually, if necessary, to more complicated methods, or a combination of methods. All too often simple methods, such as low-pressure water wash, are not even considered, yet they frequently are effective, safe, and not expensive. Water of slightly higher pressure or with a non-ionic detergent additive also may be effective. It is worth repeating that these methods should always be tested prior to considering harsher methods; they are safer for the building and the environment, often safer for the applicator, and relatively inexpensive.

The level of cleanliness desired also should be determined prior to selection of a cleaning method. Obviously, the intent of cleaning is to remove most of the dirt, soiling material, stains, paint or other coating. A "brand new" appearance, however, may be inappropriate for an older building, and may require an overly harsh cleaning method to be achieved. When undertaking a cleaning project, it is important to be aware that some stains simply may not be removable. It may be wise, therefore, to agree upon a slightly lower level of cleanliness that will serve as the standard for the cleaning project. The precise amount of residual dirt considered acceptable may depend on the type of masonry, the type of soiling and difficulty of total removal, and local environmental conditions.

Cleaning tests should be carried out in an area of sufficient size to give a true indication of their effectiveness. It is preferable to conduct the test in an inconspicuous location on the building so that it will not be obvious if the test is not successful. A test area may be quite small to begin, sometimes as small as six square inches, and gradually may be increased in size as the most appropriate methods and cleaning agents are determined. Eventually the test area may be expanded to a square yard or more, and it should include several masonry units and mortar joints (Fig. 22). It should be remembered that a single building may have several types of masonry and that even similar materials may have different surface finishes. Each material and different finish should be tested separately. Cleaning tests should be evaluated only after the masonry has dried completely. The results of the tests may indicate that several methods of cleaning should be used on a single building.

When feasible, test areas should be allowed to weather for an extended period of time prior to final evaluation. A waiting period of a full year would be ideal in order to expose the test patch to a full range of seasons. If this is not possible, the test patch should weather for at least a month or two. For any building which is considered historically important, the delay is insignificant compared to the potential damage and disfigurement which may result from using an incompletely tested method. The successfully cleaned test patch should be protected as it will serve as a standard against which the entire cleaning project will be measured. 342

Environmental considerations. The potential effect of any method proposed for cleaning historic masonry should be evaluated carefully. Chemical cleaners and paint removers may damage trees, shrubs, grass, and plants. A plan must be provided for environmentally safe removal and disposal of the cleaning materials and the rinsing effluent before beginning the cleaning project. Authorities from the local regulatory agency – usually under the jurisdiction of the federal or state Environmental Protection Agency (EPA) should be consulted prior to beginning a cleaning project, especially if it involves anything more than plain water washing. This advance planning will ensure that the cleaning effluent or run-off, which is the combination of the cleaning agent and the substance removed from the masonry, is handled and disposed of in an environmentally sound and legal manner. Some alkaline and acidic cleaners can be neutralized so that they can be safely discharged into storm sewers. However, most solvent-based cleaners cannot be neutralized and are categorized as pollutants, and must be disposed of by a licensed transport, storage and disposal facility. Thus, it is always advisable to consult with the appropriate agencies before starting to clean to ensure that the project progresses smoothly and is not interrupted by a stop-work order because a required permit was not obtained in advance.

Vinyl guttering or polyethylene-lined troughs placed around the perimeter of the base of the building can serve to catch chemical cleaning waste as it is rinsed off the building. This will reduce the amount of chemicals entering and polluting the soil, and also will keep the cleaning waste contained until it can be removed safely. Some patented cleaning systems have developed special equipment to facilitate the containment and later disposal of cleaning waste.

Concern over the release of volatile organic compounds (VOCs) into the air has resulted in the manufacture of new, more environmentally responsible cleaners and paint removers, while some materials traditionally used in cleaning may no longer be available for these same reasons. Other health and safety concerns have created additional cleaning challenges, such as lead paint removal, which is likely to require special removal and disposal techniques.

Cleaning can also cause damage to non-masonry materials on a building, including glass, metal and wood. Thus, it is usually necessary to cover windows and doors, and other features that may be vulnerable to chemical cleaners. They should be covered with plastic or polyethylene, or a masking agent that is applied as a liquid which dries to form a thin protective film on glass, and is easily peeled off after the cleaning is finished. Wind drift, for example, can also damage other property by carrying cleaning chemicals onto nearby automobiles, resulting in etching of the glass or spotting of the paint finish. Similarly, airborne dust can enter surrounding buildings, and excess water can collect in nearby yards and basements.

Safety considerations. Possible health dangers of each method selected for the cleaning project must be considered before selecting a cleaning method to avoid harm to the

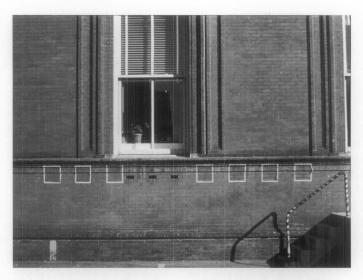


Figure 22. Cleaning test areas may be quite small at first and gradually increase in size as testing determines the "gentlest means possible". Photo: Frances Gale.

cleaning applicators, and the necessary precautions must be taken. The precautions listed in Material Safety Data Sheets (MSDS) that are provided with chemical products should always be followed. Protective clothing, respirators, hearing and face shields, and gloves must be provided to workers to be worn at all times. Acidic and alkaline chemical cleaners in both liquid and vapor forms can also cause serious injury to passers-by (Fig. 23). It may be necessary to schedule cleaning at night or weekends if the building is located in a busy urban area to reduce the potential danger of chemical overspray to pedestrians. Cleaning during non-business hours will allow HVAC systems to be turned off and vents to be covered to prevent dangerous chemical fumes from entering the building which will also ensure the safety of the building's occupants. Abrasive and mechanical methods produce dust which can pose a serious health hazard, particularly if the abrasive or the masonry contains silica.

Water-Repellent Coatings and Waterproof Coatings

To begin with, it is important to understand that waterproof coatings and water-repellent coatings are not the same. Although these terms are frequently interchanged and commonly confused with one another, they are completely different materials. Water-repellent coatings -often referred to incorrectly as "sealers", but which do not or should not seal- are intended to keep liquid water from penetrating the surface but to allow water vapor to enter and leave, or pass through, the surface of the masonry (Fig. 24). Water-repellent coatings are generally transparent, or clear, although once applied some may darken or discolor certain types of masonry while others may give it a glossy or shiny appearance. Waterproof coatings seal the surface from liquid water and from water vapor. They are usually opaque, or pigmented, and include bituminous coatings and some elastomeric paints and coatings.

Water-Repellent Coatings

Water-repellent coatings are formulated to be vapor permeable, or "breathable". They do not seal the surface completely to water vapor so it can enter the masonry wall as well as leave the wall. While the first waterrepellent coatings to be developed were primarily acrylic or silicone resins in organic solvents, now most waterrepellent coatings are water-based and formulated from modified siloxanes, silanes and other alkoxysilanes, or metallic stearates. While some of these products are shipped from the factory ready to use, other waterborne water repellents must be diluted at the job site. Unlike earlier water-repellent coatings which tended to form a "film" on the masonry surface, modern water-repellent coatings actually penetrate into the masonry substrate slightly and, generally, are almost invisible if properly applied to the masonry. They are also more vapor permeable than the old coatings, yet they still reduce the vapor permeability of the masonry. Once inside the wall, water vapor can condense at cold spots producing liquid water which, unlike water vapor, cannot escape through a water-repellent coating. The liquid water within the wall, whether from condensation, leaking gutters, or other sources, can cause considerable damage.

Water-repellent coatings are not consolidants. Although modern water repellents may penetrate slightly beneath the masonry surface, instead of just "sitting" on top of it, they do not perform the same function as a consolidant which is to "consolidate" and replace lost binder to strengthen deteriorating masonry. Even after many years of laboratory study and testing few consolidants have proven very effective. The composition of fired products such as brick and architectural terra cotta, as well as many types of building stone, does not lend itself to consolidation.

Some modern water-repellent coatings which contain a binder intended to replace the natural binders in stone that have been lost through weathering and natural erosion are described in product literature as both a water repellent and a consolidant. The fact that newer water-repellent coatings penetrate beneath the masonry surface instead of just forming a layer on top of the surface may indeed convey at least some consolidating properties to certain stones. However, a water-repellent coating cannot be considered a consolidant. In some instances, a waterrepellent or "preservative" coating, if applied to already damaged or spalling stone, may form a surface crust which, if it fails, may exacerbate the deterioration by pulling off even more of the stone (Fig. 25).

Is a Water-Repellent Treatment Necessary?

Water-repellent coatings are frequently applied to historic masonry buildings for the wrong reason. They also are often applied without an understanding of what they are and what they are intended to do. And these coatings can be very difficult, if not impossible, to remove from the masonry if they fail or become discolored. Most importantly, the application of water-repellent coatings to historic masonry is usually unnecessary.



Figure 23. A tarpaulin protects and shields pedestrians from potentially harmful spray while chemical cleaning is underway on the granite exterior of the U.S. Treasury Building, Washington, D.C.

Most historic masonry buildings, unless they are painted, have survived for decades without a water-repellent coating and, thus, probably do not need one now. Water penetration to the interior of a masonry building is seldom due to porous masonry, but results from poor or deferred maintenance. Leaking roofs, clogged or deteriorated gutters and downspouts, missing mortar, or cracks and open joints around door and window openings are almost always the cause of moisture-related problems in a historic masonry building. If historic masonry buildings are kept watertight and in good repair, water-repellent coatings should not be necessary.

Rising damp (capillary moisture pulled up from the ground), or condensation can also be a source of excess moisture in masonry buildings. A water-repellent coating will not solve this problem either and, in fact, may be likely to exacerbate it. Furthermore, a water-repellent coating should never be applied to a damp wall. Moisture in the wall would reduce the ability of a coating to adhere to the masonry and to penetrate below the surface. But, if it did adhere, it would hold the moisture inside the masonry because, although a water-repellent coating is permeable to water vapor, liquid water cannot pass through it. In the case of rising damp, a coating may force the moisture to go even higher in the wall because it can slow down evaporation, and thereby retain the moisture in the wall.

Excessive moisture in masonry walls may carry waterborne soluble salts from the masonry units themselves or from the mortar through the walls. If the water is permitted to come to the surface, the salts may appear on the masonry surface as efflorescence (a whitish powder) upon evaporation. However, the salts can be potentially dangerous if they remain in the masonry and crystallize 344



Figure 24. Although the application of a water-repellent coating was probably not needed on either of these buildings, the coating on the brick building (above), is not visible and has not changed the character of the brick. But the coating on the brick column (below), has a high gloss that is incompatible with the historic character of the masonry.



beneath the surface as subflorescence. Subflorescence eventually may cause the surface of the masonry to spall, particularly if a water-repellent coating has been applied which tends to reduce the flow of moisture out from the subsurface of the masonry. Although many of the newer water-repellent products are more breathable than their predecessors, they can be especially damaging if applied to masonry that contains salts, because they limit the flow of moisture through masonry.

When a Water-Repellent Coating May be Appropriate

There are some instances when a water-repellent coating may be considered appropriate to use on a historic masonry building. Soft, incompletely fired brick from the 18th- and early-19th centuries may have become so porous that paint or some type of coating is needed to protect it from further deterioration or dissolution. When a masonry building has been neglected for a long period of time, necessary repairs may be required in order to make it watertight. If, following a reasonable period of time after the building has been made watertight and has dried out completely, moisture appears actually to be penetrating through the repointed and repaired masonry walls, then the application of a water-repellent coating may be considered in selected areas only. This decision should be made in consultation with an architectural conservator. And, if such a treatment is undertaken, it should not be applied to the entire exterior of the building.

Anti-graffiti or barrier coatings are another type of clear coating-although barrier coatings can also be pigmentedthat may be applied to exterior masonry, but they are not formulated primarily as water repellents. The purpose of these coatings is to make it harder for graffiti to stick to a masonry surface and, thus, easier to clean. But, like water-repellent coatings, in most cases the application of anti-graffiti coatings is generally not recommended for historic masonry buildings. These coatings are often quite shiny which can greatly alter the appearance of a historic masonry surface, and they are not always effective (Fig. 26). Generally, other ways of discouraging graffiti, such as improved lighting, can be more effective than a coating. However, the application of anti-graffiti coatings may be appropriate in some instances on vulnerable areas of historic masonry buildings which are frequent targets of graffiti that are located in out-of-the-way places where constant surveillance is not possible.

Some water-repellent coatings are recommended by product manufacturers as a means of keeping dirt and pollutants or biological growth from collecting on the surface of masonry buildings and, thus, reducing the need for frequent cleaning. While this at times may be true, in some cases a coating may actually retain dirt more than uncoated masonry. Generally, the application of a waterrepellent coating is not recommended on a historic masonry building as a means of preventing biological growth. Some water-repellent coatings may actually encourage biological growth on a masonry wall. Biological growth on masonry buildings has traditionally been kept at bay through regularly-scheduled cleaning as part of a maintenance plan. Simple cleaning of the masonry with low-pressure water using a natural- or synthetic-bristled scrub brush can be very effective if done on a regular basis. Commercial products are also available which can be sprayed on masonry to remove biological growth.

In most instances, a water-repellent coating is not necessary if a building is watertight. The application of a water-repellent coating is not a recommended treatment for historic masonry buildings unless there is a specific



Figure 25. The clear coating applied to this limestone molding has failed and is taking off some of the stone surface as it peels. Photo: Frances Gale.

problem which it may help solve. If the problem occurs on only part of the building, it is best to treat only that area rather than an entire building. Extreme exposures such as parapets, for example, or portions of the building subject to driving rain can be treated more effectively and less expensively than the entire building. Water-repellent coatings are not permanent and must be reapplied



Figure 26. The anti-graffiti or barrier coating on this column is very shiny and would not be appropriate to use on a historic masonry building. The coating has discolored as it has aged and whitish streaks reveal areas of bare concrete where the coating was incompletely applied.

periodically although, if they are truly invisible, it can be difficult to know when they are no longer providing the intended protection.

Testing a water-repellent coating by applying it in one small area may not be helpful in determining its suitability for the building because a limited test area does not allow an adequate evaluation of such a treatment. Since water may enter and leave through the surrounding untreated areas, there is no way to tell if the coated test area is "breathable." But trying a coating in a small area may help to determine whether the coating is visible on the surface or if it will otherwise change the appearance of the masonry.

Waterproof Coatings

In theory, waterproof coatings usually do not cause problems as long as they exclude all water from the masonry. If water does enter the wall from the ground or from the inside of a building, the coating can intensify the damage because the water will not be able to escape. During cold weather this water in the wall can freeze causing serious mechanical disruption, such as spalling.

In addition, the water eventually will get out by the path of least resistance. If this path is toward the interior, damage to interior finishes can result; if it is toward the exterior, it can lead to damage to the masonry caused by built-up water pressure (Fig. 27).

In most instances, waterproof coatings should not be applied to historic masonry. The possible exception to this might be the application of a waterproof coating to below-grade exterior foundation walls as a last resort to stop water infiltration on interior basement walls. Generally, however, waterproof coatings, which include *elastomeric paints*, should almost never be applied above grade to historic masonry buildings.



Figure 27. Instead of correcting the roof drainage problems, an elastomeric coating was applied to the already saturated limestone cornice. An elastomeric coating holds moisture in the masonry because it does not "breathe" and does not allow liquid moisture to escape. If the water pressure builds up sufficiently it can cause the coating to break and pop off as shown in this example, often pulling pieces of the masonry with it. Photo: National Park Service Files. 346

Summary

A well-planned cleaning project is an essential step in preserving, rehabilitating or restoring a historic masonry building. Proper cleaning methods and coating treatments, when determined necessary for the preservation of the masonry, can enhance the aesthetic character as well as the structural stability of a historic building. Removing years of accumulated dirt, pollutant crusts, stains, graffiti or paint, if done with appropriate caution, can extend the life and longevity of the historic resource. Cleaning that is carelessly or insensitively prescribed or carried out by inexperienced workers can have the opposite of the intended effect. It may scar the masonry permanently, and may actually result in hastening deterioration by introducing harmful residual chemicals and salts into the masonry or causing surface loss. Using the wrong cleaning method or using the right method incorrectly, applying the wrong kind of coating or applying a coating that is not needed can result in serious damage, both physically and aesthetically, to a historic masonry building. Cleaning a historic masonry building should always be done using the gentlest means possible that will clean, but not damage the building. It should always be taken into consideration before applying a water-repellent coating or a waterproof coating to a historic masonry building whether it is really necessary and whether it is in the best interest of preserving the building.

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Acknowledgments

Robert C. Mack, FAIA, is a principal in the firm of MacDonald & Mack Architects, Ltd., an architectural firm that specializes in historic buildings in Minneapolis, Minnesota. **Anne Grimmer** is a Senior Architectural Historian in the Technical Preservation Services Branch, Heritage Preservation Services Program, National Park Service, Washington, D.C.

The original version of *Preservation Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings* was written by Robert C. Mack, AIA. It inaugurated the *Preservation Briefs* series when it was published in 1975.

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This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments on the usefulness of this publication may be directed to: Sharon C. Park, FAIA, Chief, Technical Preservation Services Branch, Heritage Preservation Services Program, National Park Service, 1849 C Street, N.W., Suite NC200, Washington, D.C. 20240 (www2.cr.nps.gov/tps). This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the authors and the National Park Service are appreciated.

Front Cover: Chemical cleaning of the brick and architectural terra cotta frieze on the 1880s Pension Building, Washington, D.C. (now the National Building Museum), is shown here in progress. Photo: Christina Henry.

Photographs used to illustrate this Brief were taken by Anne Grimmer unless otherwise credited.

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2 PRESERVATION BRIEFS

Repointing Mortar Joints in Historic Masonry Buildings

Robert C. Mack, FAIA John P. Speweik



U.S. Department of the Interior National Park Service Cultural Resources

Heritage Preservation Services

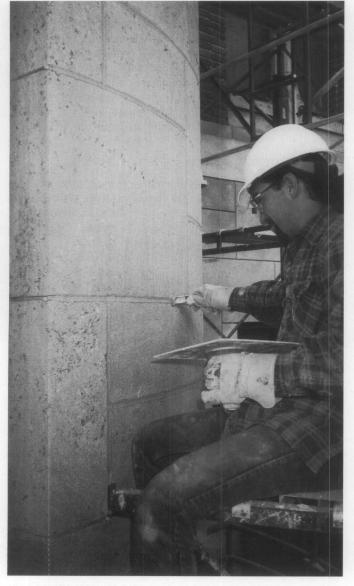


Figure 1. After removing deteriorated mortar, an experienced mason repoints a portion of this early-20th century limestone building. Photo: Robert C. Mack, FAIA.



Masonry — brick, stone, terra-cotta, and concrete block is found on nearly every historic building. Structures with all-masonry exteriors come to mind immediately, but most other buildings at least have masonry foundations or chimneys. Although generally considered "permanent," masonry is subject to deterioration, especially at the mortar joints. Repointing, also known simply as "pointing" or—somewhat inaccurately—"tuck pointing"*, is the process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar (Fig. 1). Properly done, repointing restores the visual and physical integrity of the masonry. Improperly done, repointing not only detracts from the appearance of the building, but may also cause physical damage to the masonry units themselves.

The purpose of this Brief is to provide general guidance on appropriate materials and methods for repointing historic masonry buildings and it is intended to benefit building owners, architects, and contractors. The Brief should serve as a guide to prepare specifications for repointing historic masonry buildings. It should also help develop sensitivity to the particular needs of historic masonry, and to assist historic building owners in working cooperatively with architects, architectural conservators and historic preservation consultants, and contractors. Although specifically intended for historic buildings, the guidance is appropriate for other masonry buildings as well. This publication updates Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings to include all types of historic unit masonry. The scope of the earlier Brief has also been expanded to acknowledge that the many buildings constructed in the first half of the 20th century are now historic and eligible for listing in the National Register of Historic Places, and that they may have been originally constructed with portland cement mortar.

*Tuckpointing technically describes a primarily decorative application of a raised mortar joint or lime putty joint on top of flush mortar joints.

Historical Background

Mortar consisting primarily of lime and sand has been used as an integral part of masonry structures for thousands of years. Up until about the mid-19th century, lime or quicklime (sometimes called lump lime) was delivered to construction sites, where it had to be slaked, or combined with water. Mixing with water caused it to boil and resulted in a wet lime putty that was left to mature in a pit or wooden box for several weeks, up to a year. Traditional mortar was made from lime putty, or slaked lime, combined with local sand, generally in a ratio of 1 part lime putty to 3 parts sand by volume. Often other ingredients, such as crushed marine shells (another source of lime), brick dust, clay, natural cements, pigments, and even animal hair were also added to mortar, but the basic formulation for lime putty and sand mortar remained unchanged for centuries until the advent of portland cement or its forerunner, Roman cement, a natural, hydraulic cement.

Portland cement was patented in Great Britain in 1824. It was named after the stone from Portland in Dorset which it resembled when hard. This is a fast-curing, hydraulic cement which hardens under water. Portland cement was first manufactured in the United States in 1872, although it was imported before this date. But it was not in common use throughout the country until the early 20th century. Up until the turn of the century portland cement was considered primarily an additive, or "minor ingredient" to help accelerate mortar set time. By the 1930s, however, most masons used a mix of equal parts portland cement and lime putty. Thus, the mortar found in masonry structures built between 1873 and 1930 can range from pure lime and sand mixes to a wide variety of lime, portland cement, and sand combinations.

In the 1930s more new mortar products intended to hasten and simplify masons' work were introduced in the U.S. These included **masonry cement**, a premixed, bagged mortar which is a combination of portland cement and ground limestone, and **hydrated lime**, machine-slaked lime that eliminated the necessity of slaking quicklime into putty at the site.

Identifying the Problem Before Repointing

The decision to repoint is most often related to some obvious sign of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks or stones, damp walls, or damaged plasterwork. It is, however, erroneous to assume that repointing alone will solve deficiencies that result from other problems (Fig. 2). The root cause of the deterioration—leaking roofs or gutters, differential settlement of the building, capillary action causing rising damp, or extreme weather exposure should always be dealt with prior to beginning work. Without appropriate repairs to eliminate the source of the problem, mortar deterioration will continue and any repointing will have been a waste of time and money.

Use of Consultants. Because there are so many possible causes for deterioration in historic buildings, it may be desirable to retain a consultant, such as a historic architect or architectural conservator, to analyze the building. In addition to determining the most appropriate solutions to the problems, a consultant can

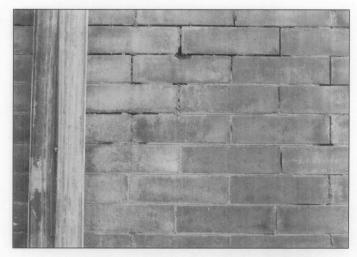


Figure 2. Much of the mortar on this building has been leached away by water from a leaking downspout. The downspout must be replaced and any other drainage problems repaired before repointing. Photo: Robert C. Mack, FAIA.

prepare specifications which reflect the particular requirements of each job and can provide oversight of the work in progress. Referrals to preservation consultants frequently can be obtained from State Historic Preservation Offices, the American Institute for Conservation of Historic and Artistic Works (AIC), the Association for Preservation Technology (APT), and local chapters of the American Institute of Architects (AIA).

Finding an Appropriate Mortar Match

Preliminary research is necessary to ensure that the proposed repointing work is both physically and visually appropriate to the building. Analysis of unweathered portions of the historic mortar to which the new mortar will be matched can suggest appropriate mixes for the repointing mortar so that it will not damage the building because it is excessively strong or vapor impermeable. Examination and analysis of the masonry units—brick, stone or terra cotta-and the techniques used in the original construction will assist in maintaining the building's historic appearance (Figs. 3-4). A simple, non-technical, evaluation of the masonry units and mortar can provide information concerning the relative strength and permeability of each-critical factors in selecting the repointing mortar—while a visual analysis of the historic mortar can provide the information necessary for developing the new mortar mix and application techniques.

Although not crucial to a successful repointing project, for projects involving properties of special historic significance, a mortar analysis by a qualified laboratory can be useful by providing information on the original ingredients. However, there are limitations with such an analysis, and replacement mortar specifications should not be based solely on laboratory analysis. Analysis requires interpretation, and there are important factors which affect the condition and performance of the mortar that cannot be established through laboratory analysis. These may include: the original water content, rate of curing, weather conditions during original construction, the method of mixing and placing the mortar, and the cleanliness and condition of the sand. *The most useful information that can come out of laboratory analysis is the identification of sand by* **349**

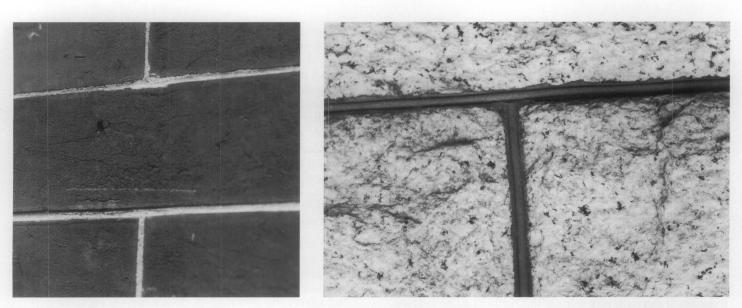


Figure 3. Good-quality repointing closely replicates the original in composition, texture, joint type and profile on this 19th century brick building (left), and on this late-19th century granite on H.H. Richardson's Glessner House in Chicago (right). Photos: Charles E. Fisher: Sharon C. Park, FAIA.

gradation and color. This allows the color and the texture of the mortar to be matched with some accuracy because sand is the largest ingredient by volume.

In creating a repointing mortar that is compatible with the masonry units, the objective is to achieve one that matches the historic mortar as closely as possible, so that the new material can coexist with the old in a sympathetic, supportive and, if necessary, sacrificial capacity. The exact physical and chemical properties of the historic mortar are not of major significance as long as the new mortar conforms to the following criteria:

•The new mortar must match the historic mortar in color, texture and tooling. (If a laboratory analysis is undertaken, it may be possible to match the binder components and their proportions with the historic mortar, if those materials are available.)

• The sand must match the sand in the historic mortar. (The color and texture of the new mortar will usually fall into place if the sand is matched successfully.)

• The new mortar must have greater vapor permeability and be softer (measured in compressive strength) than the masonry units.

•The new mortar must be as vapor permeable and as soft or softer (measured in compressive strength) than the historic mortar. (Softness or hardness is not necessarily an indication of permeability; old, hard lime mortars can still retain high permeability.)

Properties of Mortar

Mortars for repointing should be softer or more permeable than the masonry units and no harder or more impermeable than the historic mortar to prevent damage to the masonry units. It is a common error to assume that hardness or high strength is a measure of appropriateness, particularly for lime-based historic mortars. Stresses within a wall caused by expansion, contraction, moisture migration, or settlement must be accommodated in some manner; in a masonry wall these

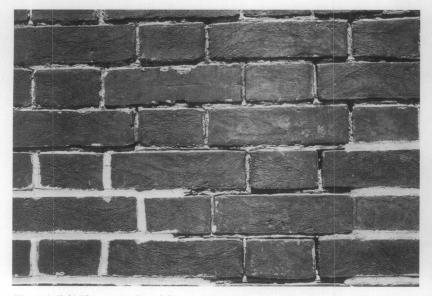




Figure 4. (left) The poor quality of this repointing-it appears to have been "tooled" with the mason's finger-does not match the delicacy of the original beaded joint on this 19th-century brick wall. (right) It is obvious that the repointing on this "test patch" is not an appropriate replacement mortar joint for this early-19th century stone foundation. Photos: Lee H. Nelson, FAIA. 350

stresses should be relieved by the mortar rather than by the masonry units. A mortar that is stronger in compressive strength than the masonry units, will not "give," thus causing the stresses to be relieved through the masonry units—resulting in permanent damage to the masonry, such as cracking and spalling, that cannot be repaired easily (Fig. 5). While stresses can also break the bond between the mortar and the masonry units, permitting water to penetrate the resulting hairline cracks, this is easier to correct in the joint through repointing than if the break occurs in the masonry units.

Permeability, or rate of vapor transmission, is also critical. High lime mortars are more permeable than denser cement mortars. Historically, mortar acted as a bedding material-not unlike an expansion joint-rather than a "glue" for the masonry units, and moisture was able to migrate through the mortar joints rather than the masonry units. When moisture evaporates from the masonry it deposits any soluble salts either on the surface as efflorescence or below the surface as subflorescence. While salts deposited on the surface of masonry units are usually relatively harmless, salt crystallization within a masonry unit creates pressure that can cause parts of the outer surface to spall off or delaminate. If the mortar does not permit moisture or moisture vapor to migrate out of the wall and evaporate, the result will be damage to the masonry units.

Components of Mortar

Sand. Sand is the largest component of mortar and the material that gives mortar its distinctive color, texture and cohesiveness. Sand must be free of impurities, such as salts or clay. The three key characteristics of sand are: particle shape, gradation and void ratios.



Figure 5. The use of hard, portland-cement mortar that is less permeable than the soft bricks has resulted in severe damage to this brick wall. Moisture trapped in the wall was unable to evaporate through the mortar which is intended to be sacrificial, and thus protect the bricks. As a result the moisture remained in the walls until water pressure eventually popped the surface off the bricks. Photo: National Park Service Files.

When viewed under a magnifying glass or low-power microscope, particles of sand generally have either rounded edges, such as found in beach and river sand, or sharp, angular edges, found in crushed or manufactured sand. For repointing mortar, rounded or natural sand is preferred for two reasons. It is usually similar to the sand in the historic mortar and provides a better visual match. It also has better working qualities or plasticity and can thus be forced into the joint more easily, forming a good contact with the remaining historic mortar and the surface of the adjacent masonry units. Although manufactured sand is frequently more readily available, it is usually possible to locate a supply of rounded sand.

The gradation of the sand (particle size distribution) plays a very important role in the durability and cohesive properties of a mortar. Mortar must have a certain percentage of large to small particle sizes in order to deliver the optimum performance. Acceptable guidelines on particle size distribution may be found in ASTM C 144 (American Society for Testing and Materials). However, in actuality, since neither historic nor modern sands are always in compliance with ASTM C 144, matching the same particle appearance and gradation usually requires sieving the sand.

A scoop of sand contains many small voids between the individual grains. A mortar that performs well fills all these small voids with binder (cement/lime combination or mix) in a balanced manner. Well-graded sand generally has a 30 per cent void ratio by volume. Thus, 30 per cent binder by volume generally should be used, unless the historic mortar had a different binder: aggregate ratio. This represents the 1:3 binder to sand ratios often seen in mortar specifications.

For repointing, sand generally should conform to ASTM C 144 to assure proper gradation and freedom from impurities; some variation may be necessary to match the original size and gradation. Sand color and texture also should match the original as closely as possible to provide the proper color match without other additives.

Lime. Mortar formulations prior to the late-19th century used lime as the primary binding material. Lime is derived from heating limestone at high temperatures which burns off the carbon dioxide, and turns the limestone into quicklime. There are three types of limestone-calcium, magnesium, and dolomiticdifferentiated by the different levels of magnesium carbonate they contain which impart specific qualities to mortar. Historically, calcium lime was used for mortar rather than the dolomitic lime (calcium magnesium carbonate) most often used today. But it is also important to keep in mind the fact that the historic limes, and other components of mortar, varied a great deal because they were natural, as opposed to modern lime which is manufactured and, therefore, standardized. Because some of the kinds of lime, as well as other components of mortar, that were used historically are no longer readily available, even when a conscious effort is made to replicate a "historic" mix, this may not be achievable due to the differences between modern and historic materials.

Lime, itself, when mixed with water into a paste is very plastic and creamy. It will remain workable and soft indefinitely, if stored in a sealed container. Lime (calcium hydroxide) hardens by carbonation absorbing carbon dioxide primarily from the air, converting itself to calcium carbonate. Once a lime and sand mortar is mixed and placed in a wall, it begins the process of carbonation. If lime mortar is left to dry too rapidly, carbonation of the mortar will be reduced, resulting in poor adhesion and poor durability. In addition, lime mortar is slightly water soluble and thus is able to re-seal any hairline cracks that may develop during the life of the mortar. Lime mortar is soft, porous, and changes little in volume during temperature fluctuations, thus making it a good choice for historic buildings. Because of these qualities, high calcium lime mortar may be considered for many repointing projects, not just those involving historic buildings.

For repointing, lime should conform to ASTM C 207, Type S, or Type SA, Hydrated Lime for Masonry Purposes. This machine-slaked lime is designed to assure high plasticity and water retention. The use of quicklime which must be slaked and soaked by hand may have advantages over hydrated lime in some restoration projects if time and money allow.

Lime putty. Lime putty is slaked lime that has a putty or paste-like consistency. It should conform to ASTM C 5. Mortar can be mixed using lime putty according to ASTM C 270 property or proportion specification.

Portland cement. More recent, 20th-century mortar has used portland cement as a primary binding material. A straight portland cement and sand mortar is extremely hard, resists the movement of water, shrinks upon setting, and undergoes relatively large thermal movements. When mixed with water, portland cement forms a harsh, stiff paste that is quite unworkable, becoming hard very quickly. (Unlike lime, portland cement will harden regardless of weather conditions and does not require wetting and drying cycles.) Some portland cement assists the workability and plasticity of the mortar without adversely affecting the finished project; it also provides early strength to the mortar and speeds setting. Thus, it may be appropriate to add some portland cement to an essentially lime-based mortar even when repointing relatively soft 18th or 19th century brick under some circumstances when a slightly harder mortar is required. The more portland cement that is added to a mortar formulation the harder it becomes and the faster the initial set.

For repointing, portland cement should conform to ASTM C 150. White, non-staining portland cement may provide a better color match for some historic mortars than the more commonly available grey portland cement. But, it should not be assumed, however, that white portland cement is always appropriate for all historic buildings, since the original mortar may have been mixed with grey cement. The cement should not have more than 0.60 per cent alkali to help avoid efflorescence.

Masonry cement. Masonry cement is a preblended mortar mix commonly found at hardware and home repair stores. It is designed to produce mortars with a compressive strength of 750 psi or higher when mixed

MORTAR ANALYSIS

Methods for analyzing mortars can be divided into two broad categories: wet chemical and instrumental. Many laboratories that analyze historic mortars use a simple wet-chemical method called acid digestion, whereby a sample of the mortar is crushed and then mixed with a dilute acid. The acid dissolves all the carbonatecontaining minerals not only in the binder, but also in the aggregate (such as oyster shells, coral sands, or other carbonate-based materials), as well as any other acid-soluble materials. The sand and fine-grained acid-insoluble material is left behind. There are several variations on the simple acid digestion test. One involves collecting the carbon dioxide gas given off as the carbonate is digested by the acid; based on the gas volume the carbonate content of the mortar can be accurately determined (Jedrzejewska, 1960). Simple acid digestion methods are rapid, inexpensive, and easy to perform, but the information they provide about the original composition of a mortar is limited to the color and texture of the sand. The gas collection method provides more information about the binder than a simple acid digestion test.

Instrumental analysis methods that have been used to evaluate mortars include polarized light or thin-section microscopy, scanning electron microscopy, atomic absorption spectroscopy, X-ray diffraction, and differential thermal analysis. All instrumental methods require not only expensive, specialized equipment, but also highly-trained experienced analysts. However, instrumental methods can provide much more information about a mortar. Thin-section microscopy is probably the most commonly used instrumental method. Examination of thin slices of a mortar in transmitted light is often used to supplement acid digestion methods, particularly to look for carbonate-based aggregate. For example, the new ASTM test method, ASTM C 1324-96 "Test Method for Examination and Analysis of Hardened Mortars" which was designed specifically for the analysis of modern lime-cement and masonry cement mortars, combines a complex series of wet chemical analyses with thin-section microscopy.

The drawback of most mortar analysis methods is that mortar samples of known composition have not been analyzed in order to evaluate the method. Historic mortars were not prepared to narrowly defined specifications from materials of uniform quality; they contain a wide array of locally derived materials combined at the discretion of the mason. While a particular method might be able to accurately determine the original proportions of a lime-cement-sand mortar prepared from modern materials, the usefulness of that method for evaluating historic mortars is questionable unless it has been tested against mortars prepared from materials more commonly used in the past. Lorraine Schnabel.

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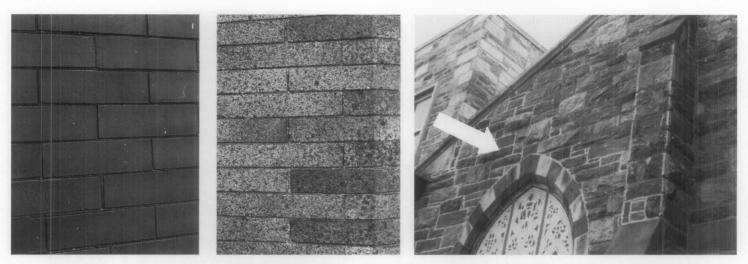


Figure 6. Tinted mortar. (left)Black mortar with a beaded joint was used here on this late-19th century hard pressed red brick and, (center) a dark brown tinted mortar with an almost flush joint was used on this early-20th century Roman brick. (right) When constructed at the turn-of-the-century, this building was pointed with a dark gray mortar to blend with the color of the stone, but the light-colored mortar used in spot repointing has destroyed this harmony and adversely impacts the building's historic character. Photos: Anne Grimmer.

with sand and water at the job site. It may contain hydrated lime, but it always contains a large amount of portland cement, as well as ground limestone and other workability agents, including air-entraining agents. Because masonry cements are not required to contain hydrated lime, and generally do not contain lime, they produce high strength mortars that can damage historic masonry. For this reason, they generally are not recommended for use on historic masonry buildings.

Lime mortar (pre-blended). Hydrated lime mortars, and pre-blended lime putty mortars with or without a matched sand are commercially available. Custom mortars are also available with color. In most instances, pre-blended lime mortars containing sand may not provide an exact match; however, if the project calls for total repointing, a pre-blended lime mortar may be worth considering as long as the mortar is compatible in strength with the masonry. If the project involves only selected, "spot" repointing, then it may be better to carry out a mortar analysis which can provide a custom pre-blended lime mortar with a matching sand. In either case, if a preblended lime mortar is to be used, it should contain Type S or SA hydrated lime conforming to ASTM C 207.

Water. Water should be potable—clean and free from acids, alkalis, or other dissolved organic materials.

Other Components

Historic components. In addition to the color of the sand, the texture of the mortar is of critical importance in duplicating historic mortar. Most mortars dating from the mid-19th century on—with some exceptions—have a fairly homogeneous texture and color. Some earlier mortars are not as uniformly textured and may contain lumps of partially burned lime or "dirty lime", shell (which often provided a source of lime, particularly in coastal areas), natural cements, pieces of clay, lampblack or other pigments, or even animal hair. The visual characteristics of these mortars can be duplicated through the use of similar materials in the repointing mortar.

Replicating such unique or individual mortars will require writing new specifications for each project. If possible, suggested sources for special materials should be included. For example, crushed oyster shells can be obtained in a variety of sizes from poultry supply dealers.

Pigments. Some historic mortars, particularly in the late 19th century, were tinted to match or contrast with the brick or stone (Fig. 6). Red pigments, sometimes in the form of brick dust, as well as brown, and black pigments were commonly used. Modern pigments are available which can be added to the mortar at the job site, but they should not exceed 10 per cent by weight of the portland cement in the mix, and carbon black should be limited to 2 per cent. Only synthetic mineral oxides, which are alkali-proof and sun-fast, should be used to prevent bleaching and fading.

Modern components. Admixtures are used to create specific characteristics in mortar, and whether they should be used will depend upon the individual project. *Air-entraining agents*, for example, help the mortar to resist freeze-thaw damage in northern climates. *Accelerators* are used to reduce mortar freezing prior to setting while *retarders* help to extend the mortar life in hot climates. Selection of admixtures should be made by the architect or architectural conservator as part of the specifications, not something routinely added by the masons.

Generally, modern chemical additives are unnecessary and may, in fact, have detrimental effects in historic masonry projects. The use of antifreeze compounds is not recommended. They are not very effective with high lime mortars and may introduce salts, which may cause efflorescence later. A better practice is to warm the sand and water, and to protect the completed work from freezing. No definitive study has determined whether air-entraining additives should be used to resist frost action and enhance plasticity, but in areas of extreme exposure requiring high-strength mortars with lower permeability, air-entrainment of 10-16 percent may be desirable (see formula for "severe weather exposure" in Mortar Type and Mix). Bonding agents are not a substitute for proper joint preparation, and they should generally be avoided. If the joint is properly prepared, there will be a good bond between the new mortar and the adjacent surfaces. In addition, a bonding agent is difficult to remove if smeared on a masonry surface (Fig. 7).

Mortar Type and Mix

Mortars for repointing projects, especially those involving historic buildings, typically are custom mixed in order to ensure the proper physical and visual qualities. These materials can be combined in varying proportions to create a mortar with the desired performance and durability. The actual specification of a particular mortar type should take into consideration all of the factors affecting the life of the building including: current site conditions, present condition of the masonry, function of the new mortar, degree of weather exposure, and skill of the mason. Thus, no two repointing projects are exactly the same. Modern materials specified for use in repointing mortar should conform to specifications of the American Society for Testing and Materials (ASTM) or comparable federal specifications, and the resulting mortar should conform to ASTM C 270, Mortar for Unit Masonry.

Specifying the proportions for the repointing mortar for a specific job is not as difficult as it might seem. Five mortar types, each with a corresponding recommended mix, have been established by ASTM to distinguish high strength mortar from soft flexible mortars. The ASTM designated them in decreasing order of approximate general strength as Type M (2,500 psi), Type S (1,800 psi), Type N (750 psi), Type O (350 psi) and Type K (75 psi). (The letters identifying the types are from the words MASON WORK using every other letter.) Type K has the highest lime content of the mixes that contain portland cement, although it is seldom used today, except for some historic preservation projects. The designation "L" in the accompanying chart identifies a straight lime and sand mix. Specifying the appropriate ASTM mortar by proportion of ingredients, will ensure the desired physical properties. Unless specified otherwise, measurements or proportions for mortar mixes are always given in the following order: cementlime-sand. Thus, a Type K mix, for example, would be referred to as 1-3-10, or 1 part cement to 3 parts lime to 10 parts sand. Other requirements to create the desired visual qualities should be included in the specifications.

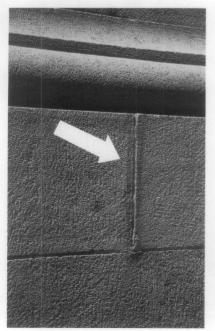


Figure 7. The dark stain on either side of the vertical joint on this sandstone watertable probably resulted from the use of a bonding agent that was not properly cleaned off the masonry after repointing. Photo: Anne Grimmer.



Figure 8. Due to inadequate joint preparation, the repointing mortar has not adhered properly and is falling out of the joint. Photo: Robert C. Mack, FAIA.

The strength of a mortar can vary. If mixed with higher amounts of portland cement, a harder mortar is obtained. The more lime that is added, the softer and more plastic the mortar becomes, increasing its workability. A mortar strong in compressive strength might be desirable for a hard stone (such as granite) pier holding up a bridge deck, whereas a softer, more permeable lime mortar would be preferable for a historic wall of soft brick. Masonry deterioration caused by salt deposition results when the mortar is less permeable that the masonry unit. A strong mortar is still more permeable than hard dense stone. However, in a wall constructed of soft bricks where the masonry unit itself has a relatively high permeability or vapor transmission rate, a soft, high lime mortar is necessary to retain sufficient permeability.

Budgeting and Scheduling

Repointing is both expensive and time consuming due to the extent of handwork and special materials required. It is preferable to repoint only those areas that require work rather than an entire wall, as is often specified. But, if 25 to 50 per cent or more of a wall needs to be repointed, repointing the entire wall may be more cost effective than spot repointing. Total repointing may also be more sensible when access is difficult, requiring the erection of expensive scaffolding (unless the majority of the mortar is sound and unlikely to require replacement in the foreseeable future). Each project requires judgement based on a variety of factors. Recognizing this at the outset will help to prevent many jobs from becoming prohibitively expensive.

In scheduling, seasonal aspects need to be considered first. Generally speaking, wall temperatures between 40 and 95 degrees F (8 and 38 degrees C) will prevent freezing or excessive evaporation of the water in the mortar. Ideally, repointing should be done in shade, away from strong sunlight in order to slow the drying process, especially during hot weather. If necessary, shade can be provided for large-scale projects with appropriate modifications to scaffolding.

The relationship of repointing to other work proposed on the building must also be recognized. For example, if paint removal or cleaning is anticipated, and if the mortar joints are basically sound and need only selective repointing, it is generally better to postpone repointing

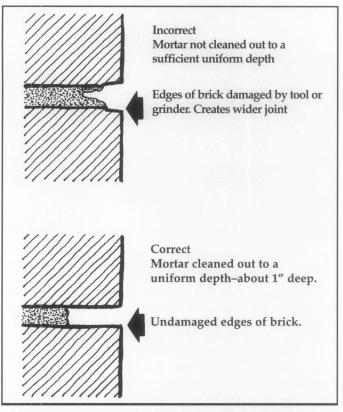


Figure 9. Comparison of incorrect and correct preparation of mortar joints for repointing. Drawing: Robert C. Mack, FAIA, and David W. Look, AIA.

until after completion of these activities. However, if the mortar has eroded badly, allowing moisture to penetrate deeply into the wall, repointing should be accomplished before cleaning. Related work, such as structural or roof repairs, should be scheduled so that they do not interfere with repointing and so that all work can take maximum advantage of erected scaffolding.

Building managers also must recognize the difficulties that a repointing project can create. The process is time consuming, and scaffolding may need to remain in place for an extended period of time. The joint preparation process can be quite noisy and can generate large quantities of dust which must be controlled, especially at air intakes to protect human health, and also where it might damage operating machinery. Entrances may be blocked from time to time making access difficult for both building tenants and visitors. Clearly, building managers will need to coordinate the repointing work with other events at the site.

Contractor Selection

The ideal way to select a contractor is to ask knowledgeable owners of recently repointed historic buildings for recommendations. Qualified contractors then can provide lists of other repointing projects for inspection. More commonly, however, the contractor for a repointing project is selected through a competitive bidding process over which the client or consultant has only limited control. In this situation it is important to ensure that the specifications stipulate that masons must have a minimum of five years' experience with repointing historic masonry buildings to be eligible to bid on the project. Contracts are awarded to the lowest *responsible* bidder, and bidders who have performed poorly on other projects usually can be eliminated from consideration on this basis, even if they have the lowest prices.

The contract documents should call for unit prices as well as a base bid. Unit pricing forces the contractor to determine in advance what the cost addition or reduction will be for work which varies from the scope of the base bid. If, for example, the contractor has fifty linear feet less of stone repointing than indicated on the contract documents but thirty linear feet more of brick repointing, it will be easy to determine the final price for the work. Note that each type of work—brick repointing, stone repointing, or similar items—will have its own unit price. The unit price also should reflect quantities; one linear foot of pointing in five different spots will be more expensive than five contiguous linear feet.

Execution of the Work

Test Panels. These panels are prepared by the contractor using the same techniques that will be used on the remainder of the project. Several panel locations preferably not on the front or other highly visible location of the building—may be necessary to include all types of masonry, joint styles, mortar colors, and other problems likely to be encountered on the job. If cleaning tests, for



Figure 10. Using a hammer and masonry chisel is the least damaging and, thus, generally the preferred method of removing old mortar in preparation for repointing historic masonry. Photo: John P. Speweik.

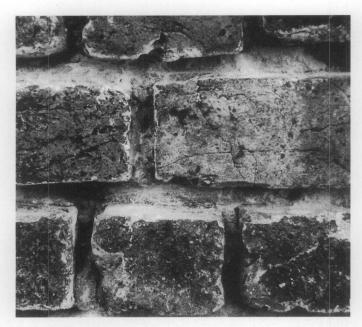


Figure 11. The damage to the edges and corners of these historic bricks was caused by using a mechanical grinder to rake out the joints. Note the overcutting of the head joint and the damage to the arises (corners) of the bricks. Photo: Lee H. Nelson, FAIA.

example, are also to be undertaken, they should be carried out in the same location. Usually a 3 foot by 3 foot area is sufficient for brickwork, while a somewhat larger area may be required for stonework. These panels establish an acceptable standard of work and serve as a benchmark for evaluating and accepting subsequent work on the building.

Joint Preparation. Old mortar should be removed to a minimum depth of 2 to $2 \cdot \frac{1}{2}$ times the width of the joint to ensure an adequate bond and to prevent mortar "popouts" (Fig. 8). For most brick joints, this will require removal of the mortar to a depth of approximate-ly $\frac{1}{2}$ to 1 inch; for stone masonry with wide joints, mortar may need to be removed to a depth of several inches. Any loose or disintegrated mortar beyond this minimum depth also should be removed (Fig. 9).

Although some damage may be inevitable, careful joint preparation can help limit damage to masonry units. The traditional manner of removing old mortar is through the use of hand chisels and mash hammers (Fig. 10). Though labor-intensive, in most instances this method poses the least threat for damage to historic masonry units and produces the best final product.

The most common method of removing mortar, however, is through the use of power saws or grinders. The use of power tools by unskilled masons can be disastrous for historic masonry, particularly soft brick. Using power saws on walls with thin joints, such as most brick walls, almost always will result in damage to the masonry units by breaking the edges and by overcutting on the head, or vertical joints (Fig. 11).

However, small pneumatically-powered chisels generally can be used safely and effectively to remove mortar on historic buildings as long as the masons maintain appropriate control over the equipment.



Figure 12.. A power grinder, operated correctly by a skilled mason may be used in preparation for repointing to cut wide, horizontal mortar joints, typical of many early-20th century brick structures without causing damage to the brick. Note the use of protective safety equipment. Photo: Robert C. Mack, FAIA.

Under certain circumstances, thin diamond-bladed grinders may be used to cut out horizontal joints only on hard portland cement mortar common to most early-20th century masonry buildings (Fig. 12). Usually, automatic tools most successfully remove old mortar without damaging the masonry units when they are used in combination with hand tools in preparation for repointing. Where horizontal joints are uniform and fairly wide, it may be possible to use a power masonry saw to assist the removal of mortar, such as by cutting along the middle of the joint; final mortar removal from the sides of the joints still should be done with a hand chisel and hammer. Caulking cutters with diamond blades can sometimes be used successfully to cut out joints without damaging the masonry. Caulking cutters are slow; they do not rotate, but vibrate at very high speeds, thus minimizing the possibility of damage to masonry units (Fig. 13). Although mechanical tools may be used safely in limited circumstances to cut out horizontal joints in preparation for repointing, they should never be used on vertical joints because of the danger of slipping and cutting into the brick above or below the vertical joint. Using power tools to remove mortar without damaging the surrounding masonry units also necessitates highly skilled masons experienced in working on historic masonry buildings. Contractors 356



Figure 13. (left) In preparation for repointing, the mortar joints on these granite steps are first cut out mechanically (note the vacuum attached to the cutting tool in foreground to cut down on dust). (right) Final removal of the old mortar is done by hand to avoid damage to the edges of the joints. Mechanical preparation of horizontal joints by an experienced mason may sometimes be acceptable, especially where the joints are quite wide and the masonry is a very hard stone. Photos: Anne Grimmer.

should demonstrate proficiency with power tools before their use is approved.

Using any of these power tools may also be more acceptable on hard stone, such as quartzite or granite, than on terra cotta with its glass-like glaze, or on soft brick or stone. The test panel should determine the acceptability of power tools. If power tools are to be permitted, the contractor should establish a quality control program to account for worker fatigue and similar variables.

Mortar should be removed cleanly from the masonry units, leaving square corners at the back of the cut. Before filling, the joints should be rinsed with a jet of water to remove all loose particles and dust. At the time of filling, the joints should be damp, but with no standing water present. For masonry walls—limestone, sandstone and common brick—that are extremely absorbent, it is recommended that a continual mist of water be applied for a few hours before repointing begins.

Mortar Preparation. Mortar components should be measured and mixed carefully to assure the uniformity of visual and physical characteristics. Dry ingredients are measured by volume and thoroughly mixed before the addition of any water. Sand must be added in a damp, loose condition to avoid over sanding. Repointing mortar is typically pre-hydrated by adding water so it will just hold together, thus allowing it to stand for a period of time before the final water is added. Half the water should be added, followed by mixing for approximately 5 minutes. The remaining water should then be added in small portions until a mortar of the desired consistency is reached. The total volume of water necessary may vary from batch to batch, depending on weather conditions. It is important to keep the water to a minimum for two reasons: first, a drier mortar is cleaner to work with, and it can be compacted tightly into the joints; second, with no excess water to evaporate, the mortar cures without shrinkage cracks. Mortar should be used within approximately 30 minutes of final mixing, and "retempering," or adding more water, should not be permitted.

Using Lime Putty to Make Mortar. Mortar made with lime putty and sand, sometimes referred to as roughage or course stuff, should be measured by volume, and may require slightly different proportions from those used with hydrated lime (Fig. 14). No additional water is usually needed to achieve a workable consistency because enough water is already contained in the putty. Sand is proportioned first, followed by the lime putty, then mixed for five minutes or until all the sand is thoroughly coated with the lime putty. But mixing, in the familiar sense of turning over with a hoe, sometimes may not be sufficient if the best possible performance is to be obtained from a lime putty mortar. Although the old practice of chopping, beating and ramming the mortar has largely been forgotten, recent field work has confirmed that lime putty and sand rammed and beaten with a wooden mallet or ax handle, interspersed by chopping with a hoe, can significantly improve workability and performance. The intensity of this action increases the overall lime/sand contact and removes any surplus water by compacting the other ingredients. It may also be advantageous for larger projects to use a mortar pan mill for mixing. Mortar pan mills which have a long tradition in Europe produce a superior lime putty mortar not attainable with today's modern paddle and drum type mixers.

For larger repointing projects the lime putty and sand can be mixed together ahead of time and stored indefinitely, on or off site, which eliminates the need for piles of sand on the job site. This mixture, which resembles damp brown sugar, must be protected from the air in sealed containers with a wet piece of burlap over the top or sealed in a large plastic bag to prevent evaporation and premature carbonation. The lime putty and sand mixture can be recombined into a workable plastic state months later with no additional water.

If portland cement is specified in a lime putty and sand mortar—Type O (1:2:9) or Type K (1:3:11)—the portland cement should first be mixed into a slurry paste before adding it to the lime putty and sand. Not only will this ensure that the portland cement is evenly distributed throughout the mixture, but if dry portland cement is added to wet ingredients it tends to "ball up," jeopardizing dispersion. (Usually water must be added to the lime putty and sand anyway once the portland cement is introduced.) Any color pigments should be added at this stage and mixed for a full five minutes. The mortar should be used within 30 minutes to 1 ½ hours and it should not be retempered. Once portland cement has been added the mortar can no longer be stored.

Filling the Joint. Where existing mortar has been removed to a depth of greater than 1 inch, these deeper areas should be filled first, compacting the new mortar in several layers. The back of the entire joint should be filled successively by applying approximately 1/4 inch of mortar, packing it well into the back corners. This

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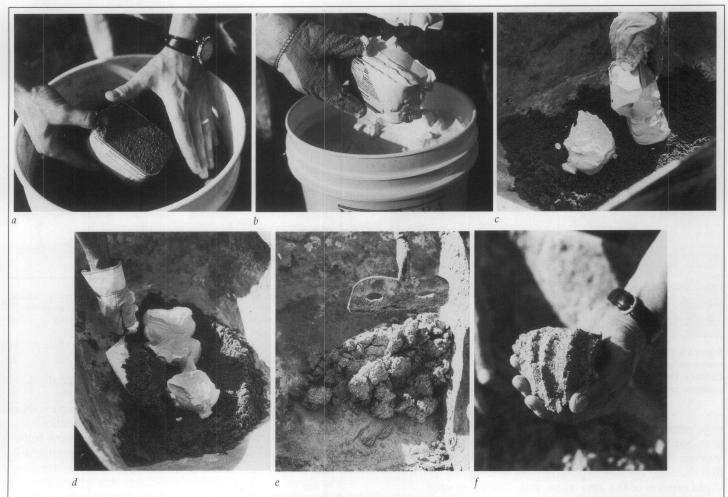


Figure 14. Mixing mortar using lime putty: (a) proportioning sand; (b) proportioning lime putty; (c) placing lime putty on top of sand; (d) mixing sand over lime putty; (e) hand mixing mortar; and, (f) sample of mortar after mixing. Photos: John P. Speweik.

application may extend along the wall for several feet. As soon as the mortar has reached thumb-print hardness, another ¹/₄ inch layer of mortar—approximately the same thickness—may be applied. Several layers will be needed to fill the joint flush with the outer surface of the masonry. It is important to allow each layer time to harden before the next layer is applied; most of the mortar shrinkage occurs during the hardening process and layering thus minimizes overall shrinkage.

When the final layer of mortar is thumb-print hard, the joint should be tooled to match the historic joint (Fig. 15). Proper timing of the tooling is important for uniform color and appearance. If tooled when too soft, the color will be lighter than expected, and hairline cracks may occur; if tooled when too hard, there may be dark streaks called "tool burning," and good closure of the mortar against the masonry units will not be achieved.

If the old bricks or stones have worn, rounded edges, it is best to recess the final mortar slightly from the face of the masonry. This treatment will help avoid a joint which is visually wider than the actual joint; it also will avoid creation of a large, thin featheredge which is easily damaged, thus admitting water (Fig. 16). After tooling, excess mortar can be removed from the edge of the joint by brushing with a natural bristle or nylon brush. Metal bristle brushes should never be used on historic masonry.

Curing Conditions. The preliminary hardening of highlime content mortars-those mortars that contain more lime by volume than portland cement, i.e., Type O (1:2:9), Type K (1:3:11), and straight lime/sand, Type "L"(0:1:3) -takes place fairly rapidly as water in the mix is lost to the porous surface of the masonry and through evaporation. A high lime mortar (especially Type "L") left to dry out too rapidly can result in chalking, poor adhesion, and poor durability. Periodic wetting of the repointed area after the mortar joints are thumb-print hard and have been finish tooled may significantly accelerate the carbonation process. When feasible, misting using a hand sprayer with a fine nozzle can be simple to do for a day or two after repointing. Local conditions will dictate the frequency of wetting, but initially it may be as often as every hour and gradually reduced to every three or four hours. Walls should be covered with burlap for the first three days after repointing. (Plastic may be used, but it should be tented out and not placed directly against the wall.) This helps keep the walls damp and protects them from direct sunlight. Once carbonation of the lime has begun, it will continue for many years and the lime will gain strength as it reverts back to calcium carbonate within the wall.

Aging the Mortar. Even with the best efforts at matching the existing mortar color, texture, and materials, there will usually be a visible difference between the old and



Figure 15. The profile of the repointed joints on the left replicate the historic joints around the corner to the right on the front of this stone building in Leesburg, VA. The contractor's pride in the repointing work is evident by the signature in the vertical joint. Photo: Anne Grimmer.

new work, partly because the new mortar has been matched to the unweathered portions of the historic mortar. Another reason for a slight mismatch may be that the sand is more exposed in old mortar due to the slight erosion of the lime or cement. Although spot repointing is generally preferable and some color difference should be acceptable, if the difference between old and new mortar is too extreme, it may be advisable in some instances to repoint an entire area of a wall, or an entire feature such as a bay, to minimize the difference between the old and the new mortar. If the mortars have been properly matched, usually the best way to deal with surface color differences is to let the mortars age naturally. Other treatments to overcome these differences, including cleaning the non-repointed areas or staining the new mortar, should be carefully tested prior to implementation.

Staining the new mortar to achieve a better color match is generally not recommended, but it may be appropriate in some instances. Although staining may provide an initial match, the old and new mortars may weather at different rates, leading to visual differences after a few seasons. In addition, the mixtures used to stain the mortar may be harmful to the masonry; for example, they may introduce salts into the masonry which can lead to efflorescence.

Cleaning the Repointed Masonry. If repointing work is carefully executed, there will be little need for cleaning other than to remove the small amount of mortar from the edge of the joint following tooling. This can be done with a stiff natural bristle or nylon brush after the mortar has dried, but before it is initially set (1-2 hours). Mortar that has hardened can usually be removed with a wooden paddle or, if necessary, a chisel.

Further cleaning is best accomplished with plain water and natural bristle or nylon brushes. If chemicals must

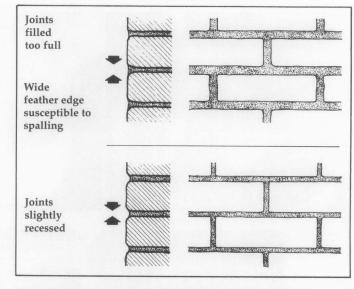


Figure 16. Comparison of visual effect of full mortar joints vs. slightly recessed joints. Filling joints too full hides the actual joint thickness and changes the character of the original brickwork. Drawing: Robert C. Mack, FAIA.

be used, they should be selected with extreme caution. Improper cleaning can lead to deterioration of the masonry units, deterioration of the mortar, mortar smear, and efflorescence. New mortar joints are especially susceptible to damage because they do not become fully cured for several months. Chemical cleaners, particularly acids, should never be used on dry masonry. The masonry should always be completely soaked once with water before chemicals are applied. After cleaning, the walls should be flushed again with plain water to remove all traces of the chemicals.

Several precautions should be taken if a freshly repointed masonry wall is to be cleaned. First, the mortar should be fully hardened before cleaning. Thirty days is usually sufficient, depending on weather and exposure; as mentioned previously, the mortar will continue to cure even after it has hardened. Test panels should be prepared to evaluate the effects of different cleaning



Figure 17. This photograph shows the significant visual change to the character of this historic brick building that has resulted from improper repointing procedures and a noticeably increased thickness of the mortar joints. Photo: Lee H. Nelson, FAIA. 359

Mortar Types					
(Measured by volume)					
Designation	Cement	Hydrated Lime or Lime Putty	Sand		
М	1	1/4	3 - 3 ³ /4 4 - 4 ¹ /2		
S	1	1/2	4 - 4 1/2		
N	1	1	5 - 6		
0	1	2	8 - 9		
К	1	3	10 - 12		
"L"	0	1	$2^{1}/_{4} - 3$		

Suggested Mortar Types for Different Exposures					
	Exposure				
Masonry Material	Sheltered	Moderate	Severe		
Very Durable: granite, hard-cored brick, etc.	0	N	S		
Moderately Durable: limestone, durable stone, molded brick	K	О	N		
Minimally Durable: soft hand-made brick	"L"	K	0		

methods. Generally, on newly repointed masonry walls, only very low pressure (100 psi) water washing supplemented by stiff natural bristle or nylon brushes should be used, except on glazed or polished surfaces, where only soft cloths should be used.**

New construction "bloom" or efflorescence occasionally appears within the first few months of repointing and usually disappears through the normal process of weathering. If the efflorescence is not removed by natural processes, the safest way to remove it is by dry brushing with stiff natural or nylon bristle brushes followed by wet brushing. Hydrochloric (muriatic) acid, is generally ineffective, and it should not be used to remove efflorescence. It may liberate additional salts, which, in turn, can lead to more efflorescence.

Surface Grouting is sometimes suggested as an alternative to repointing brick buildings, in particular. This process involves the application of a thin coat of cement-based grout to the mortar joints and the mortar/brick interface. To be effective the grout must extend slightly onto the face of the masonry units, thus widening the joint visually. The change in the joint appearance can alter the historic character of the structure to an unacceptable degree. In addition, although masking of the bricks is intended to keep the grout off the remainder of the face of the bricks, some level of residue, called "veiling," will inevitably remain. Surface grouting cannot substitute for the more extensive work of repointing, and it is not a recommended treatment for historic masonry.

Summary

For the Owner/Administrator. The owner or administrator of a historic building should remember that repointing is likely to be a lengthy and expensive process. First, there must be adequate time for evaluation of the building and investigation into the cause of problems. Then, there will be time needed for preparation of the contract documents. The work itself is precise, time-consuming and noisy, and scaffolding may cover the face of the building for some time. Therefore, the owner must carefully plan the work to avoid problems. Schedules for both repointing and other activities will thus require careful coordination to avoid unanticipated conflicts. The owner must avoid the tendency to rush the work or cut corners if the historic building is to retain its visual integrity and the job is to be durable.

For the Architect/Consultant. Because the primary role of the consultant is to ensure the life of the building, a knowledge of historic construction techniques and the special problems found in older buildings is essential. The consultant must assist the owner in planning for logistical problems relating to research and construction. It is the consultant's responsibility to determine the *cause* of the mortar deterioration and ensure that it is corrected before the masonry is repointed. The consultant must also be prepared to spend more time in project inspections than is customary in modern construction.

For the Masons. Successful repointing depends on the masons themselves. Experienced masons understand the special requirements for work on historic buildings and the added time and expense they require. The entire masonry crew must be willing and able to perform the work in conformance with the specifications, even when the specifications may not be in conformance with standard practice. At the same time, the masons should not hesitate to question the specifications if it appears that the work specified would damage the building.

^{**}Additional information on masonry cleaning is presented in Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings, Robert C. Mack, AIA, Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior, 1975; and Keeping it Clean: Removing Exterior Dirt, Paint, Stains & Graffiti from Historic Masonry Buildings, Anne E. Grimmer, Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior, 1988.

Visually Examining the Mortar and the Masonry Units

A simple in-situ comparison will help determine the hardness and condition of the mortar and the masonry units. Begin by scraping the mortar with a screwdriver, and gradually tapping harder with a cold chisel and mason's hammer. Masonry units can be tested in the same way beginning, even more gently, by scraping with a fingernail. This relative analysis which is derived from the 10-point hardness scale used to describe minerals, provides a good starting point for selection of an appropriate mortar. It is described more fully in "The Russack System for Brick & Mortar Description" referenced in **Selected Reading** at the end of this Brief.

Mortar samples should be chosen carefully, and picked from a variety of locations on the building to find unweathered mortar, if possible. Portions of the building may have been repointed in the past while other areas may be subject to conditions causing unusual deterioration. There may be several colors of mortar dating from different construction periods or sand used from different sources during the initial construction. Any of these situations can give false readings to the visual or physical characteristics required for the new mortar. Variations should be noted which may require developing more than one mix.

- 1) Remove with a chisel and hammer three or four unweathered samples of the mortar to be matched from several locations on the building. (Set the largest sample aside—this will be used later for comparison with the repointing mortar). Removing a full representation of samples will allow selection of a "mean" or average mortar sample.
- 2) Mash the remaining samples with a wooden mallet, or hammer if necessary, until they are separated into their constituent parts. There should be a good handful of the material.
- 3) Examine the powdered portion—the lime and/or cement matrix of the mortar. Most particularly, note the color. There is a tendency to think of historic mortars as having white binders, but grey portland cement was available by the last quarter of the 19th century, and traditional limes were also sometimes grey. Thus, in some instances, the natural color of the historic binder may be grey, rather than white. The mortar may also have been tinted to create a colored mortar, and this color should be identified at this point.
- 4) Carefully blow away the powdery material (the lime and/or cement matrix which bound the mortar together).
- 5) With a low power (10 power) magnifying glass, examine the remaining sand and other materials such as lumps of lime or shell.
- 6) Note and record the wide range of color as well as the varying sizes of the individual grains of sand, impurities, or other materials.

Other Factors to Consider

Color. Regardless of the color of the binder or colored additives, the sand is the primary material that gives mortar



Figure 19. Mortar joints of 18th century brick buildings were often as much as 1/2 inch wide, cut flush and struck with a grapevine joint, but for window and door surrounds where a finer quality rubbed brick was used, mortar joints were very thin. Photo: National Park Service Files.

its color. A surprising variety of colors of sand may be found in a single sample of historic mortar, and the different sizes of the grains of sand or other materials, such as incompletely ground lime or cement, play an important role in the texture of the repointing mortar. Therefore, when specifying sand for repointing mortar, it may be necessary to obtain sand from several sources and to combine or screen them in order to approximate the range of sand colors and grain sizes in the historic mortar sample.

Pointing Style. Close examination of the historic masonry wall and the techniques used in the original construction will assist in maintaining the visual qualities of the building (Fig. 18). Pointing styles and the methods of producing them should be examined. It is important to look at both the horizontal and the vertical joints to determine the order in which they were tooled and whether they were the same style. Some late-19th and early-20th century buildings, for example, have horizontal joints that were raked back while the vertical joints were finished flush and stained to match the bricks, thus creating the illusion of horizontal bands. Pointing styles may also differ from one facade to another; front walls often received greater attention to mortar detailing than side and rear walls (Fig. 19). Tuckpointing is not true repointing but the

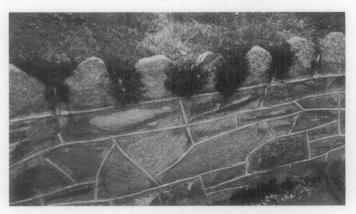


Figure 20. This stone garden wall was tuckpointed to match the tuckpointing on the c. 1920s house on the property. Photo: Anne Grimmer.



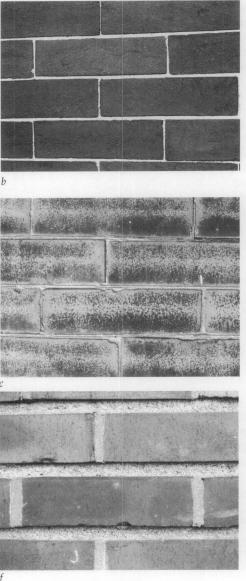
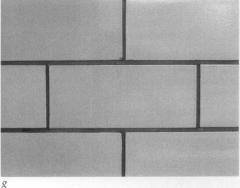


Figure 18. A cross-section of mortar joint types. (a) Grapevine joints on a mid-18th century brick building; (b) flush joints on a mid-to-late 19th century brick building; (c) beaded joints on a late-19th century brick building; (d) early-20th century beaded joints on roughcut limestone where the vertical joints were struck prior to the horizontal joints; (e) raked joints on 1920s wire brick; (f) horizontal joints on a 1934 building designed by Frank Lloyd Wright were raked back from the face of the bricks, and the vertical joints were filled with a redtinted mortar to emphasize the horizontality of the narrow bricks, and struck flush with the face of the bricks; (g) the joints on this 20th century glazed terracotta tile building are raked slightly, emphasizing the glazed block face. Photos: National Park Service Files (a,b,e); Robert C. Mack, FAIA (c,d,f,g).





application of a raised joint or lime putty joint on top of flush mortar joints (Fig. 20). **Penciling** is a purely decorative, painted surface treatment over a mortar joint, often in a contrasting color.

Masonry Units. The masonry units should also be examined so that any replacement units will match the historic masonry. Within a wall there may be a wide range of colors, textures, and sizes, particularly with hand-made brick or rough-cut, locally-quarried stone. Replacement units should blend in with the full range of masonry units rather than a single brick or stone.

Matching Color and Texture of the Repointing Mortar

New mortar should match the unweathered interior portions of the historic mortar. The simplest way to check the match is to make a small sample of the proposed mix and allow it to cure at a temperature of approximately 70 degrees F for about a week, or it can be baked in an oven to speed up the curing; this sample is then broken open and the surface is compared with the surface of the largest "saved" sample of historic mortar.

If a proper color match cannot be achieved through the use of natural sand or colored aggregates like crushed marble or brick dust, it may be necessary to use a modern mortar pigment.

During the early stages of the project, it should be determined how closely the new mortar should match the historic mortar. Will "quite close" be sufficient, or is "exactly" expected? The specifications should state this clearly so that the contractor has a reasonable idea how much time and expense will be required to develop an acceptable match.

The same judgment will be necessary in matching replacement terra cotta, stone or brick. If there is a known source for replacements, this should be included in the specifications. If a source cannot be determined prior to the bidding process, the specifications should include an estimated price for the replacement materials with the final price based on the actual cost to the contractor.

Conclusion

A good repointing job is meant to last, at least 30 years, and preferably 50-100 years. Shortcuts and poor craftsmanship result not only in diminishing the historic character of a building, but also in a job that looks bad, and will require future repointing sooner than if the work had been done correctly (Fig. 17). The mortar joint in a historic masonry building has often been called a wall's "first line of defense." Good repointing practices guarantee the long life of the mortar joint, the wall, and the historic structure. Although careful maintenance will help preserve the freshly repointed mortar joints, it is important to remember that mortar joints are intended to be sacrificial and will probably require repointing some time in the future. Nevertheless, if the historic mortar joints proved durable for many years, then careful repointing should have an equally long life, ultimately contributing to the preservation of the entire building.

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Useful Addresses

Brick Institute of America 11490 Commerce Park Drive Reston, VA 22091 National Lime Association 200 N. Glebe Road, Suite 800 Arlington, VA 22203

Portland Cement Association 5420 Old Orchard Road Skokie, IL 60077

Acknowledgments

Robert C. Mack, FAIA, is a principal in the firm of MacDonald & Mack, Architects, Ltd., an architectural firm that specializes in historic buildings in Minneapolis, Minnesota. **John P. Speweik, CSI**, Toledo, Ohio, is a 5th-generation stonemason, and principal in U.S. Heritage Group, Inc., Chicago, Illinois, which does custom historic mortar matching. **Anne Grimmer**, Senior Architectural Historian, Heritage Preservation Services Program, National Park Service, was responsible for developing and coordinating the revision of this Preservation Brief, incorporating professional comments, and the technical editing.

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The original version of this brief, *Repointing Mortar Joints in Historic Brick Buildings*, was written by Robert C. Mack in 1976, and was revised and updated in 1980 by Robert C. Mack, de Teel Patterson Tiller, and James S. Askins.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. Comments about this publication should be directed to de Teel Patterson Tiller, Chief, Heritage Preservation Services Program, National Park Service, 1849 C Street, N.W. Suite NC200, Washington, D.C. 20240. This publication is not copyrighted and can be reproduced without penalty. Normal procedures for credit to the authors and the National Park Service are appreciated.

Front Cover: Repointing a historic brick building using a lime-based mortar. Traditional lime mortars have a consistency that enables the mortar to cling to a repointing tool while in a vertical position. Photo: John P. Speweik.

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October 1998

To whom it may concern,

The project at 3697 Hedrick was initially priced as a 'trim only' paint job as the homeowner had an underlying preference for the natural brick. The finish on the trim was in fairly good condition...but the homeowner wanted a fresh coat of paint on the woodwork. The project also included an extensive washing of the brick as there was an abundance of lichens, algae and moss...which was concentrated around the front of the house and the porch area...and near the bottom of the brick around the perimeter...but also upward on the chimney. And there were three small areas where the bricks were to be repointed...which is a routine procedure on home of this era.

The washing of the bricks was halted immediately when bricks began do disintegrate under even the mildest of water pressures. Removing the lichens with this method wasn't an option. Further observation revealed several areas where the deteriorated bricks had been replaced by unmatching new bricks...which showed that the previous homeowner was well aware of what we were just now learning. My extensive experience with restorative mineral finishes prompted me to recommend a RomaBio product called EcoForte which is a high penetration consolidator. Without getting too technical...it penetrates deeply into the brick and consolidates the weakened and eroded particles. There is a parallel product in the wood arena known as a wood hardener. In the masonry arena...it is referred to as a high penetration consolidator. Very fancy nomenclature, I know. In any case...the stuff works.

The following steps are what 'sealed the deal' and solidified the long-term stability of the bricks. We first primed all the bricks with RomaBio MicroGrip Primer. This primer quickly hardened all of the organic growth that had accumulated on the bricks...which allowed us to easily scrape away by hand the years of organic buildup that had accumulated on the bricks. We followed that with two solid coats of RomaBio Masonry Flat mineral paint.

The combination of the EcoForte, Microgrip Primer and two coats of Masonry Flat enabled a radical turnaround in the stability of the bricks. The bricks had become so cracked and deteriorated that the project couldn't have been completed in fewer coats. The RomaBio restoration process breathed new life into a brick structure that had little life left in it. The two coats of Masonry Flat penetrated deeply into the cracks, crevices and pores of the bricks to bond and create an all new surface chemistry.

RomaBio is not like paint...which lays on top of the bricks. It actually bonds with the brick particles in a very high-tech fashion. And they essentially become one. Now I'm no chemist. I'm a house painter. But I know what works. And I know what I'm doing. People don't use me because my prices are competitive. Because they aren't. Just ask my homeowner. People use me because I'm the best. And you get what you pay for. I'm happy to speak with anyone who questions this procedure or the strategy that led me to my recommendations in restoring this project.

Job Meiller

COMABIO

MASONRY FLAT MANUFACTURERS SAFETY DATA SHEET MSDS

INTERIOR/EXTERIOR | PURE POTASSIUM SILICATE PAINT (DIN 18 363) ORGANIC PAINT PRODUCT FOR HEALTHY INTERIORS

1. IDENTIFICATION OF THE SUBSTANCE/ MIXTURE & OF THE COMPANY/UNDERTAKING

1.1 PRODUCT IDENTIFIER

Code: 611 White, 612 Transparent Product Name: BioDomus I / Masonry Flat Chemical Name & Synonym: Mineral Paint Based on Potassium Silicate

1.2 RELEVANT IDENTIFIED USES OF THE SUBSTANCE OR MIXTURE & USES ADVISED AGAINST

Intended Use: Silicate Emulsion Paint for Interior/Exterior Use

1.3 DETAILS OF THE SUPPLIER OF THE SAFETY DATA SHEET

Name: ROMA USA, LLC Full Address: 3555 Atlanta Industrial Parkway NW District & Country: Atlanta, GA 30331 | United States of America (USA) Phone Number: +1 678-905-3700 E-mail address of the competent person responsible for the Safety Data Sheet: info@romabio.com

1.4 EMERGENCY TELEPHONE NUMBER

For Urgent Inquiries Refer To

Call 911 if you have a poison emergency. Call the CDC if swallowed but person is alert 1-800-222-1222

2. HAZARDS IDENTIFICATION

2.1 CLASSIFICATION OF THE SUBSTANCE OR MIXTURE

EC CLASSIFICATION: The product is classified as hazardous pursuant to the provisions set forth in Directives 67/548/EEC and 1999/45/EC and/or EC Regulation 1272/2008 (CLP) (and subsequent amendments and supplements). The product thus requires a safety data sheet that complies with the provisions of EC Regulation 1907/2006 and subsequent amendments.

OSHA/HCS STATUS: This material is considered hazardous by the OSHA Hazard Communication Standard (29 CFR 1910.1200).

Any additional information concerning the risks for health and/or the environment are given in sections 11,12 & 16 of this sheet.

GHS LABEL ELEMENTS

HAZARD PICTOGRAMS



SIGNAL WORD - Warning

The full wording of the hazard (H) and prevention (P) phrases is given in section 16 of the sheet.

2.2 LABEL ELEMENTS

Hazard labeling pursuant to Directives 67/548/EEC and 1999/45/EC and subsequent amendments and supplements.

HAZARD STATEMENTS H320: Causes eve irritation.

H316: Causes mild skin irritation.

PREVENTION

P102: Keep out of reach of children.
P103: Read label before use.
P280: Wear protective gloves/eye protection.
P264: Wash hands thoroughly after handling.
P235 + P410: Keep cool. Protect from sunlight.

RESPONSE

P301 + 315: IF SWALLOWED: Get immediate medical advice/attention and show this Container or Label.

P332 + P313: If skin irritation occurs: Get medical advice/attention.

P305 + P351 + P338 + P310: IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If needed seek medical attention.

STORAGE

P404: Store in a closed container.

DISPOSAL

P501: Dispose of contents and container in accordance with all local, regional, national and international regulations.

2.3 OTHER HAZARDS

Information not available.

3. COMPOSITION/INFORMATION ON INGREDIENTS

3.1 SUBSTANCES

Information not relevant.

3.2 MIXTURES

IDENTIFICATION	CONC. %	CLASSIFICATION 67/548/EEC	CLASSIFICATION 1272/2008 (CLP)		
SILICIC ACID, POTASSIUM SALT					
CAS.: 1312-76-1	10 ≤ x < 40	Xi R36/38	Eye Irrit. 2 H319, Skin Irrit. 2 H315		
EC.: 215-199-1					
INDEX: -					
TALC					
CAS,: 14807-96-6	3.5 ≤ x < 4	T+ 4 H332	STOTA SE 3 H335		
EC.: 238-877-9					
INDEX: -					
TITANIUM DIOXIDE					
CAS.: 13463-67-7	12 ≤ x < 13,5	Carc. 2	H351		
EC.: 236-675-5					
INDEX.					

INDEX: -

 $\begin{array}{l} \mathsf{T+}=\mathsf{Very}\;\mathsf{Toxic}\;(\mathsf{T+}),\;\mathsf{T}=\mathsf{Toxic}(\mathsf{T}),\;\mathsf{Xn}=\mathsf{Harmful}\;(\mathsf{Xn}),\;\mathsf{C}=\mathsf{Corrosive}\;(\mathsf{C}),\;\mathsf{Xi}=\mathsf{Irritant}\;\\ (\mathsf{Xi}),\;\mathsf{O}=\mathsf{Oxidizing}\;(\mathsf{O}),\;\mathsf{E}=\mathsf{Explosive}(\mathsf{E}),\;\mathsf{F+}=\mathsf{Extremely}\;\mathsf{Flammable}(\mathsf{F+}),\;\mathsf{F}=\mathsf{Highly}\;\\ \mathsf{Flammable}(\mathsf{F}),\;\mathsf{N}=\mathsf{Dangerous}\;\mathsf{for}\;\mathsf{the}\;\mathsf{Environment}\;(\mathsf{N}),\;\mathsf{Carc.}=\mathsf{Carcinogen} \end{array}$

4. FIRST AID MEASURES

4.1 DESCRIPTION OF FIRST AID MEASURES

No harm to the staff authorized to use has been reported. However, in case of contact, inhalation or ingestion, the following general measures provided for a first aid shall be taken.

INHALATION: Bring subject to the open air. If respiration is difficult, call a doctor immediately.

INGESTION: Consult a doctor immediately. Induce vomiting only as directed by your doctor. Do not give anything by moth if the subject is unconscious and if not authorized by the doctor.

EYES: Remove any contact lenses. Wash immediately and abundantly with water for at least 15 minutes, opening the eyelids well. Consult a doctor if the problem persists.

SKIN: Remove contaminated clothing. Wash immediately and abundantly with water. If irritation persists, consult a doctor. Wash contaminated garments before reusing them.



4.2 MOST IMPORTANT SYMPTOMS AND EFFECTS, BOTH ACUTE AND DELAYED

No episodes of damage to health ascribable to the product have been reported.

4.3 INDICATION OF ANY IMMEDIATE MEDICAL ATTENTION AND SPECIAL TREATMENT NEEDED

Follow doctor's orders.

5. FIREFIGHTING MEASURES

5.1 EXTINGUISHING MEDIA

SUITABLE EXTINGUISHING MEDIA: The extinction equipment should be of the conventional kind: carbon dioxide, foam, powder and nebulised water.

EXTINGUISHING MEDIA WHICH SHALL NOT BE USED FOR SAFETY REASONS None in particular.

5.2 SPECIAL HAZARDS ARISING FROM THE SUBSTANCE OR MIXTURE

HAZARDS CAUSED BY EXPOSURE IN THE EVENT OF FIRE: Do not breathe combustion products (carbon oxide, toxic pyrolysis products, etc.).

5.3 ADVICE FOR FIREFIGHTERS

GENERAL INFORMATION: Use jets of water to cool the containers to prevent product decomposition and the development of substances potentially hazardous for health. Always wear full fire prevention gear. Collect extinguishing water to prevent it from draining into the sewer system. Dispose of contaminated water used for extinction and the remains of the fire according to applicable regulations.

SPECIAL PROTECTIVE EQUIPMENT FOR FIRE-FIGHTERS: Hardhat with visor, fireproof clothing (fireproof jacket and trousers with straps around arms, legs and waist), work gloves (fireproof, cut proof and anti-static), a depressurized mask with facemask covering the whole of the operator's face or a self-respirator (self-protector) in the event of large quantities of smoke.

6. ACCIDENTAL RELEASE MEASURES

6.1 PERSONAL PRECAUTIONS, PROTECTIVE EQUIPMENT & EMERGENCY PROCEDURES

Eliminate all sources of ignition (cigarettes, flames, sparks, etc.) from the leakage site. If there are no contraindications, spray solid products with water to prevent the formation of dust. Use breathing equipment if fumes or powders are released into the air. Block the leakage if there is no hazard. Do not handle damaged containers or the leaked product before donning appropriate protective gear. For information on risks for the environmental and health, respiratory tract protection, ventilation and personal protection equipment, see the other sections of this sheet. These indications apply for both processing staff and those involved in emergency procedures.

6.2 ENVIRONMENTAL PRECAUTIONS

The product must not penetrate the sewers, surface water, ground water and neighboring areas.

6.3 METHODS & MATERIAL FOR CONTAINMENT & CLEANING UP

Use inert absorbent material (sand, vermiculite, diatomaceous earth, etc.) to soak up leaked product. Collect the majority of the remaining material and deposit it in containers for disposal. If there are no contraindications, use jets of water to eliminate product residues. Make sure the leakage site is well aired. Contaminated material should be disposed of in compliance with the provisions set forth in point 13.

6.4 REFERENCE TO OTHER SECTIONS

Any information on personal protection and disposal is given in sections 8 and 13.

7. HANDLING & STORAGE

7.1 PRECAUTIONS FOR SAFE HANDLING

Handle the product after consultation with all other sections of this SDS. Avoid dispersion of the product in the environment. Do not eat, drink or smoke during use. Remove contaminated clothing and protective equipment before accessing the areas where you eat.

7.2 CONDITIONS FOR SAFE STORAGE, INCLUDING ANY INCOMPATIBILITIES

Store in a well-ventilated place; keep far away from sources of heat, bright flames and sparks and other sources of ignition. Keep only in the original container. Store closed containers in a well-ventilated area away from direct sunlight. Keep containers away from incompatible materials. See section 10.

7.3 SPECIFIC END USE(S)

Information not available.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

8.1 CONTROL PARAMETERS

Regulatory References: None noted.

8.2 EXPOSURE CONTROLS

As the use of adequate technical equipment must always take priority over personal protection equipment, make sure that the workplace is well aired through effective local aspiration or bad air vent. If such operations do not make it possible to keep the concentration of the product below the permitted workplace exposure thresholds a suitable respiratory tract protection must be used. See product label for hazard details during use. Personal protection equipment must comply with the rules in force indicated below.

HANDLING PROTECTION

Protect hands with category I (ref. Directive 89/686/EEC and standard EN 374) work gloves, such as those in PVC, neoprene, nitrile or equivalent. The following should be considered when choosing work glove material: degradation, breakage times and permeation. Work glove resistance to preparations should be checked before use, as it can be unpredictable. Gloves' limit depends on the duration of exposure.

EYE PROTECTION

Wear protective airtight goggles (ref. Standard EN 166).

SKIN PROTECTION

Wear category I professional long-sleeved overalls and safety footwear (ref. Directive 89/686/CEE and standard EN 344). Wash body with soap and water after removing overalls.

RESPIRATORY PROTECTION

If the threshold value (eg TLV-TWA) of the substance, or one or more of the substances present in the product is exceeded, it is advisable to wear a mask with type B filter whose class (1, 2 or 3) which must be chosen according to the limit concentration of use, (see standard EN 14387). If there are gases or vapors of a different nature and / or gases or vapors with particles (aerosols, fumes, mists, etc.), combined filters must be provided.

The use of means of protection of the respiratory tract is necessary if the technical measures adopted are not sufficient to limit the exposure of the worker to the threshold values taken into consideration. However, the protection offered by the masks is limited.

In the event that the substance considered is odorless or its olfactory threshold is higher than the relative TLV-TWA and in the event of an emergency, wear an open circuit compressed air breathing apparatus (see standard EN 137) ,or a respirator.

The use of respiratory tract protection equipment, such as masks like that indicated above, is necessary to reduce worker exposure in the absence of technical measures. The protection provided by masks is in any case limited.

9. PHYSICAL & CHEMICAL PROPERTIES

9.1 INFORMATION ON BASIC PHYSICAL AND CHEMICAL PROPERTIES

Appearance	Liquid
Color	Color Palette
Odor	Characteristic
Odor Threshold	-
pH	9.8 WB / 11.3 TB



Melting Or Freezing Point	-
Initial Boiling Point	-
Boiling Range	-
Flash Point	> 61°C
Evaporation Rate	-
Flammability Of Solids And Gases	-
Lower Inflammability Limit	-
Upper Inflammability Limit	-
Lower Explosive Limit	-
Upper Explosive Limit	-
Vapor Pressure	-
Vapor Density	-
Specific Gravity	1,582 Kg/l WB 1,380 Kg/l TB
Solubility	Water
Partition Coefficient: N-Octanol/Water	-
Ignition Temperature	-
Decomposition Temperature	-
Viscosity	-
Reactive Properties	-

9.2 OTHER INFORMATION

VOC (Directive 2004/42/EC): <0.01 g/l Undiluted

Using ROMABIO tints:

Maximum VOC for White Base tinted, Undiluted : 0.52 g/l Maximum VOC for White Base tinted, Diluted 25% with water : 0.39 g/l Maximum VOC for Transparent Base tinted, Undiluted : 0.95 g/l Maximum VOC for Transparent Base tinted, Diluted 25% with water : 0.72 g/l

10. STABILITY & REACTIVITY

10.1 REACTIVITY

There are no particular risks of reaction with other substances in normal conditions of use.

CALCIUM CARBONATE: Decomposes at temperatures above 800°C.

10.2 CHEMICAL STABILITY

The product is stable in normal conditions of use and storage.

10.3 POSSIBILITY OF HAZARDOUS REACTIONS

No hazardous reactions are foreseeable in normal conditions of use and storage.

10.4 CONDITIONS TO AVOID

None in particular, however the usual precautions used for chemical products should be respected.

10.5 INCOMPATIBLE MATERIALS

CALCIUM CARBONATE: Acids

10.6 HAZARDOUS DECOMPOSITION PRODUCTS

In the event of thermal decomposition or fire, vapors potentially dangerous to health may be released.

CALCIUM CARBONATE: Calcium Oxides, Carbon Oxides.

11. TOXICOLOGICAL INFORMATION

11.1 INFORMATION ON TOXICOLOGICAL EFFECTS

According to currently available data, this product has not yet produced health damages. Anyway, it must be handled according to good industrial practices.

11.2 ACUTE TOXICITY

SILICIC ACID, POTASSIUM SALT

LD50 (Oral): > 2000 mg/kg Rat

CALCIUM CARBONATE LD50 (Oral): 6450 mg/kg Rat

TITANIUM DIOXIDE

LD50 (Oral): > 10000 mg/kg Rat

11.3 IRRITANT AND CORROSIVE EFFECTS

If swallowed, it may cause mouth, throat and esophagus burns, sickness, diarrhea, edema, larynx swelling and, consequently, asphyxia. Perforation of the gastrointestinal tract is also possible.

11.4 RESPIRATORY OR CUTANEOUS SENSITIZATION Causes mild skin irritation. Category 3

11.5 SPECIFIC TARGET ORGAN TOXICITY

Does not meet the classification criteria for this hazard class.

11.6 ASPIRATION HAZARD

Does not meet the classification criteria for this hazard class.

11.7 CMR EFFECTS (CARCINOGENICITY, MUTAGENICITY AND TOXICITY FOR REPRODUCTION)

Does not meet the classification criteria for this hazard class.

11.8 PRACTICAL EXPERIENCE

Other Observations:

Repeated or prolonged contact with the preparation may cause removal of natural fat from the skin resulting in non-allergic contact dermatitis and/or absorption through skin. Splashing may cause eye irritation and reversible damage.

11.9 OVERALL ASSESSMENT ON CMR PROPERTIES

The components in this formulation do not meet the criteria for classification as CMR category 1 or 2.

There is no information available on the preparation itself . The preparation has been assessed following the conventional method of the Dangerous Preparations Directive 1999/45/EC and has not been classified.

12. ECOLOGICAL INFORMATION

12.1 TOXICITY

Handle product according to good working practices. Avoid littering. Do not contaminate soil, sewers and waterways. Inform the competent authorities, should the product reach waterways or sewers or contaminate soil or vegetation. Please take all the proper measures to reduce harmful effects on aquifers.

12.2 PERSISTENCE & DEGRADABILITY

TALC Solubility in water < 0,1 mg/l TITANIUM DIOXIDE Solubility in water < 0,001 mg/l

12.3 BIOACCUMULATIVE POTENTIAL

Information not available.

12.4 MOBILITY IN SOIL

Information not available.

12.5 RESULTS OF PBT & VPVB ASSESSMENT

Based on the available data, the product does not contain PBT or vPvB substances in percentages greater than 0.1%.

12.6 OTHER ADVERSE EFFECTS Information not available.

13. DISPOSAL CONSIDERATIONS 13.1 WASTE TREATMENT METHODS

Reuse, when possible. Product residues should be considered special hazardous waste. The hazard level of waste containing this product should be evaluated according to applicable regulations.



Disposal must be performed through an authorized waste management firm, in compliance with national and local regulations.

13.2 CONTAMINATED PACKAGING:

Contaminated packaging must be recovered or disposed of in compliance with national waste management regulations.

14. TRANSPORT INFORMATION

The product is not dangerous under current provisions of the Code of International Carriage of Dangerous Goods by Road (ADR) and by Rail (RID), of the International Maritime Dangerous Goods Code (IMDG), and of the International Air Transport Association (IATA) regulations.

14.1 TRANSPORT IN BULK ACCORDING TO ANNEX II OF

MARPOL73/78 AND THE IBC CODE

Information not relevant.

15. REGULATORY INFORMATION

15.1 SEVESO CATEGORY: Directive 2012/18/CE: None

Restrictions relating to the product or contained substances pursuant to Annex XVII to EC Regulation 1907/2006. None

15.2 SUBSTANCES IN CANDIDATE LIST (ART. 59 REACH):

Based on the available data, the product does not contain SVHC substances in percentages greater than 0.1%.

15.3 SUBSTANCES SUBJECT TO AUTHORIZATION (ANNEX XIV REACH): None

15.4 STATE RIGHT TO KNOW LAWS:

California Prop. 65 Components: This product does not contain chemicals in the California Prop. 65 Components List.

15.5 HEALTHCARE CONTROLS:

Workers exposed to this chemical agent must not undergo health checks, provided that available risk-assessment data prove that the risks related to the workers' health and safety are modest and that the 98/24/EC directive is respected.

15.6 VOC (DIRECTIVE 2004/42/EC):

Opaque interior/exterior paint for drywall, wood & masonry. VOC given in g/liter of product in a ready-to-use condition.

VOC OF PRODUCT: 0.00 g/l

LIMIT VALUE: 40.00 g/l (2010)

15.7 CHEMICAL SAFETY ASSESSMENT

No chemical safety assessment has been processed for the mixture and the substances it contains.

16. OTHER INFORMATION

Text of hazard (H) indications mentioned in section 2 - 3 of the sheet

H320: Causes eye irritation. Category 2B H316: Causes mild skin irritation. Category 3

Text of prevention (P) phrases mentioned in section 2 – 3 of the sheet:

P102: Keep out of reach of children.

P103: Read label before use.

P280: Wear protective gloves/eye protection.

P264: Wash hands thoroughly after handling.

P235 + P410: Keep cool. Protect from sunlight.

P301 + 315: IF SWALLOWED: Get immediate medical advice/attention and show this Container or Label.

P332 + P313: If skin irritation occurs: Get medical advice/attention. P305 + P351 + P338 + P310: IF IN EYES: Rinse cautiously with water for several

minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If needed seek medical attention.

P404: Store in a closed container.

P501: Dispose of contents and container in accordance with all local, regional, national and international regulations.

16.1 LEGEND

- ADR: European Agreement concerning the carriage of Dangerous goods by Road
- CAS NUMBER: Chemical Abstract Service Number
- CE50: Effective concentration (required to induce a 50% effect)
- CE NUMBER: Identifier in ESIS (European archive of existing substances)
- CLP: EC Regulation 1272/2008
- DNEL: Derived No Effect Level
- EmS: Emergency Schedule
- GHS: Globally Harmonized System of classification and labeling of chemicals
- IATA DGR: International Air Transport Association Dangerous Goods Regulation
- IC50: Immobilization Concentration 50% of the popolation subject to test
- IMDG: International Maritime Code for dangerous goods
- IMO: International Maritime Organization
- INDEX NUMBER: Identifier in Annex VI of CLP
- LC50: Lethal Concentration 50%
- LD50: Lethal dose 50%
- OEL: Occupational Exposure Level
- PBT: Persistent bioaccumulative and toxic as REACH Regulation
- PEC: Predicted environmental Concentration
- PEL: Predicted exposure level
- PNEC: Predicted no effect concentration
- REACH: EC Regulation 1907/2006
- RID: Regulation concerning the international transport of dangerous goods by train
- TB: Transparent Base
- TLV: Threshold Limit Value
- TLV CEILING: Concentration that should not be exceeded during any time of occupational exposure.
- TWA STEL: Short-term exposure limit
- TWA: Time-weighted average exposure limit
- VOC: Volatile organic Compounds
- vPvB: Very Persistent and very Bioaccumulative as for REACH Regulation
- WB: White Base
- WGK: Water hazard classes (German).

16.2 GENERAL BIBLIOGRAPHY

- 1. Regulation (CE) 1907/2006 of the European Parliament (REACH)
- 2. Regulation (EC) 1272/2008 of the European Parliament (CLP)
- 3. Regulation (EU) 790/2009 of the European Parliament (I Atp. CLP)
- 4. Regulation (EU) 2015/830 of the European Parliament
- 5. Regulation (EU) 286/2011 of the European Parliament (II Atp. CLP)
- 6. Regulation (EU) 618/2012 of the European Parliament (III Atp CLP)
- 7. Regulation (EU) 487/2013 of the European Parliament (IV Atp CLP)
- 8. Regulation (EU) 944/2013 of the European Parliament (V Atp. CLP)
- 9. Regulation (EU) 605/2014 of the European Parliament (VI Atp CLP)
- 10. Regulation (EU) 2015/1221 of the European Parliament (VII Atp. CLP)
- 11. Regulation (EU) 2016/918 of the European Parliament (VIII Atp. CLP)
- 12. Regulation (EU) 2016/1179 (IX Atp CLP)
- 13. Regulation (EU) 2017/776 (X Atp CLP) Handling Chemical Safety
- 14. The Merck Index. 10th Edition
- 15. Niosh Registry of Toxic Effects of Chemical Substances
- 16. INRS Fiche Toxicologique (Toxicological Sheet)
- 17. Patty Industrial Hygiene & Toxicology
- 18. N.I. Sax Dangerous Properties Of Industrial Materials-7, 1989 Edition
- 19. ECHA website
- American National Standard for Hazardous Industrial Chemicals -Precautionary Labeling (ANSI Z-129.1-2000).



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- 21. American National Standard for Hazardous Industrial Chemicals MSDS Preparation (ANSI Z400.1-2004).
- 22. Health Canada GHS Website: www.healthcanada.ca/ghs;
- Globally Harmonized System of Classification and Labelling of Chemicals (GHS) ("The Purple Book"), ^united Nations, 2005 First Revised Edition, available at www.unece.org/trans/danger/publi/ghs/ghs_rev01/01files_e. html or from United Nations Publications (publications@un.org)

NOTE FOR USERS

The information contained in the present sheet are based on our own knowledge on the date of the last version. Users must verify the suitability and thoroughness of provided information according to each specific use of the product.

This document must not be regarded as a guarantee on any specific product property.

The use of this product is not subject to our direct control; therefore, users must, under their own responsibility, comply with the current health and safety laws and regulations. The producer is relieved from any liability arising from improper uses.



ROMABIO ECOFORTE® CONSOLIDATOR | TECHNICAL DATA SHEET | TDS

INTERIOR/EXTERIOR | LIMEWASH MADE WITH NATURAL SLAKED LIME (UNI 8681) ORGANIC PRODUCT MADE FROM NATURAL MATERIALS

FIELDS OF APPLICATION

EcoForte Consolidator is an excellent interior/exterior high penetration consolidator and isolating primer, increasing adhesion as well as providing uniform absorption on porous surfaces such as virgin stucco and drywall. It is designed to penetrate deeply into porous surfaces creating a uniform absorbent surface that is ideal for applications of mineral paints and plasters. Uneven porous surfaces can cause premature drying of the mineral paints and plasters in some areas thus resulting in discoloration and sheen. EcoForte Consolidator works as a fixative or bonding agent because it equalizes absorption allowing binder content naturally found in mineral paints and plasters to remain consistent in concentration during curing. As an isolator EcoForte Consolidator can help prevent reactions from calcium hydroxide and salt nitrates present in portland cement, as well as reducing efflorescence effects that can occur on finished exterior stucco finishes.

Product can be applied to any type of porous material such as concrete block, reinforced concrete, portland stucco, MGO board, drywall, chalky paints, all types of plasters, and lime paints.

EcoForte Consolidator is a required primer/sealer before application of any type of potassium silicate paint or slaked lime paint and plaster on virgin portland cement masonry surfaces.

PRODUCT FEATURES

EcoForte Consolidator is a weather resistant, permeable/ breathable, sealer required for all virgin portland cement masonry surfaces as well as virgin drywall/ gypsum board that have never been painted. Product is also ideal as a uniforming/ penetrating sealer for porous materials, such as low-fired brick, portland cement block, poured cement walls, and chalking surfaces. It provides excellent anchoring power on smooth and rough surfaces. Product has a medium pH and serves as a layer to uniform absorption on porous surfaces, increasing the adherence and absorption of primers and paints.

EcoForte Consolidator is based on a zero odor, micro particle emulsion water based formula, permitting deep penetration into porous surfaces. EcoForte Consolidator is category ECO which means Eco-Sustainable containing at least 75% natural raw materials, and the other 25% inert binders and non-toxic chemicals.

TYPE OF PRODUCT

Consolidator and binder assist with organic stabilizers.

SHEEN FINISH

Clear/Flat

COLOR

Transparent Base. Product can be tinted slightly to indicate coverage areas painted.

TECHNICAL DATA

CRITERIA	INT. STANDARD	VALUE	UNIT
VOC	2004/42/CE Primer, Max. Value 30g/lt (2010)	3.00	g/l
Water Absorption Coefficient	EN 1062-3 – DIN 52617	0.07	kg/ (m²∙ √h)
Vapor Permeability	EN 1062-1/UNI 10795	>80 = S _d 0.08	m
pH Value	DIN 19266	10	-
Application on Damp Cement	UNI EN 13300	Ideal	-
Application Quality	UNI 10794	Good	-
Hide and Cover Capacity	ISO 6504-3 M.U. 1631 (RC 100 μm umidi)	-	-
Resistance to Mold	DIN 19266	Product not ideal to mold and alghe resistance for exterior application	
Alkaline Resistance	UNI 10795	Extremely High	
Specific Weight (23° C)	EN ISO 2811-2	98	-
Granulation	DIN 19643 – EN 21524	-	-
Gloss Level	UNI EN ISO 2813	-	-
Reaction to Fire	EN 13501-1:2002	-	-
Toxicity	EN 13501-1:2002	Non- Toxic	-
APEO (Alkyl Phenol Ethoxylates)	-	0%	-
PEG (Polyethylene Glycol)	-	0%	-
PG (Propylene Glycol)	-	0%	-
Formaldehyde	-	0%	-
Biocides	-	0%	-

Does not contain chemicals that can aggravate or cause asthma, see NIH Asthma Report 2012.



APPLICATION CYCLE INSTRUCTIONS

BRUSH, ROLLER & SPRAYER APPLICATIONS

1ST COAT: Dilute EcoForte Consolidator with 100% water, or 10 liters of water per one (1) 10 liter bucket.

INTERIOR DRYWALL: Apply one (1) coat of EcoForte Consolidator to properly prepared and reasonably dust free surface, applying a uniform coverage on all surfaces. SEE DETAILED INSTRUCTIONS BELOW FOR APPLICATION CYCLES.

NEW CEMENT STUCCO: Apply one (1) coat of EcoForte Consolidator to properly cured cement base, applying a uniform coverage on all surfaces. SEE DETAILED INSTRUCTIONS BELOW FOR APPLICATION CYCLES.

CHALKY SURFACES: Pressure wash all chalky surfaces thoroughly, and allow surface to be completely dry before applying EcoForte Consolidator. Apply one (1) coat of EcoForte Consolidator carefully applying an even and uniform application. SEE DETAILED INSTRUCTIONS BELOW FOR APPLICATION CYCLES.

COASTAL AREAS: For new or old surface areas with exposed risk to salt penetration such as coastal areas, it is required to neutralize the salt content in the surface finish. It is recommended to apply white vinegar or diluted muriatic acid immediately after an initial pressure washing (while wall surface areas are still damp), allowing the acid or vinegar to penetrate for at least 3-5 minutes, then thoroughly re-wash all treated areas with clean water. Allow surfaces to completely dry. Apply EcoForte Consolidator directly onto dried surface with a brush, roller or sprayer, carefully covering all surfaces. Allow to dry for at least 8-12 hours before applying BioGrip Primer Micro or Medium.

2ND COAT: For virgin drywall where tape joints or screw holes have been patched with drywall plaster or mud, apply a second coat on these surfaces, wet on damp, or within two (2) hours of first application of EcoForte Consolidator on all non-paper surfaces.

A second coat is not required on most surfaces unless an unsatisfactory 1st coat application was not performed correctly. Spot paint as necessary to cover any missed sections. Allow to dry for at least 8 – 12 hours before applying BioGrip

CAUTION: Avoid excessive coverage and waste of product by over priming or under diluting EcoForte Consolidator. Product should not create a sheen on surfaces when dried. This product is extremely effective as long as a solid and even coverage has been applied. Do not continue to over saturate surfaces with excessive quantities of product.

SPRAY TIP USAGE: EcoForte Consolidator may be applied using an airless sprayer. Apply paint product with a # 0.019 – 0.021 mm size spray tip. Always use new spray tips for starting a paint job for best results. This will also conserve the amount of paint necessary to complete the job.

GRAIN SIZE: 0.0 mm

MIXING PAINT & WATER

Most of our paint formulas are concentrated and require water to be added to them for proper use. This process means we can offer more coverage in an economical package that decreases your cost for transport and carbon footprint, helping the your pocket book and the environment.

Mix consolidator and water with an electric drill and paint paddle, or mix well by hand!

TOOLS

Apply with brush, roller or with the appropriate sprayer and sprayer tip. New sprayer tips should be used to prevent product waste and provided for a more even finish.

TOOL CLEANING

Brush, roller, rags, or sponges should be cleaned immediately after use with water and a mild detergent or dish soap.

DRYING TIME

Allow a drying time of 8 – 12 hours before proceeding with BioGrip Primer Micro or Medium, BioCalce Classico or BioCalce A, BioDomus I & II, TerraMare Grip, TerraMare I or TerraMare Quarzit. With lower temperature and humidity, more time may be needed.

Do not apply EcoForte Consolidator on the exterior if there is a risk of thunderstorms or showers during the 8 hour drying time needed for product to dry correctly.

CONSUMPTION/COVERAGE

Approximately 1,000 ft² / 93 mt² to 2,000 ft² / 186 mt² per 10 liter bucket. Determine exact consumption by performing a test on the surface to be treated.

PACKAGING

Plastic buckets of 1, 5, and 10 liters.

APPLICATION CYCLES ON DIFFERENT TYPES OF SURFACES

Make sure base is solid, dry and well cleaned, prepared with skill. It is recommended to observe the rule VOB DIN 18 363, Part C, paragraph 3.

NEW CEMENT STUCCOS

INTERIOR / EXTERIOR: New portland cement stucco should not be painted for about 21 – 28 days to ensure proper curing, anchoring and drying.

PRE-PRIMER COATS: For best results apply Potassium Silicate Concentrate, diluted 100% with water, o (1:1), or 10 liters of water per one (1) 10 liter bucket as a pre-primer, on all new cement surfaces, applying 2 – 3 coats in rapid succession, wet on wet, until substrate has arrived at full absorption, and allow to dry for at least 2 – 3 days; or apply 1 coat of EcoForte Consolidator and allow to dry for at least 8 – 12 hours. Apply 1 coat of BioGrip Micro or Medium primer according to GENERAL APPLICATION INSTRUCTIONS, and then apply 1 – 2 coats of subsequent finish products as directed.

PRIMER COAT: Apply one (1) coat of BioGrip Micro or Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for stucco or plasters per respective TDS.

If using a NHL 3.5 or 5.0 cement this application process is not required These types of natural cements permit mineral paints and plasters to be applied to them without the use of consolidators or primers.

CAUTION! New portland cement stuccos should be tested for pH using Phenolphthalein, also sold as an "alkalinity test kit". This product should be spot tested on all new portland cement stucco prior to the application of any type of finish, paint or stucco product. Concrete has a naturally high pH due to the calcium hydroxide formed when portland cement reacts with water. As the concrete reacts with carbon dioxide in the atmosphere, pH decreases to 8.5 – 10.5. When a 1% phenolphthalein solution is applied to uncured concrete, it turns bright pink/ purple; if it remains colorless, it shows that the concrete has undergone correct surface carbonatation. When the test indicates bright pink or purple, this indicates that no paint or plaster product of any type should be applied to the concrete until surface carbonatation.

SYNTHETIC STUCCO

Not applicable for this type of surface finish.

NEW DRYWALL/GYPSUM BOARD

STUCCO OR PLASTER APPLICATIONS GREY BOARD

PRE-PRIMER: For virgin, unpainted drywall, where tape joints or screw holes that have been patched with drywall plaster or mud, apply one (1) coat of EcoForte Consolidator as a 1st coat on all surfaces. Apply a 2nd coat wet on damp, or within two (2) hours of first application of EcoForte Consolidator on all non-paper surfaces.

A second coat is not required on paper surfaces unless an unsatisfactory 1st coat application was not performed correctly. Spot paint as necessary to cover any missed sections. Allow to dry for at least 8 – 12 hours.

PRIMER COAT: Apply one (1) coat of BioGrip Medium according to GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for stucco or plasters per respective TDS.



BLUE BOARD/GREEN BOARD

PRE-PRIMER: Due to the manufacturing processes for these types of drywalls, EcoForte Consolidator is not effective when applied to the paper surfaces of these types of building materials. To properly consolidate these types of surfaces, apply BioDomus Superflat as a consolidating primer on all blue-board surfaces, and EcoDomus Matte on all green-board surfaces, with one (1) coat, applied according to instructions. Allow to dry for eight (8) hours.

PRIMER COAT: Apply one (1) coat of BioGrip Medium according to GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for stucco or plasters per respective TDS.

CHALKY PAINTED WALLS

INTERIOR / EXTERIOR: Old acrylic or tempera paint, chalked, lose, dirty and/ or contaminated surfaces should be pressure washed or cleaned prior to commencing painting.

PRE-WASHING: All lose, peeling, or chalky paint, or surfaces with algae or mold, should be removed manually or by mechanical means, i.e., with a high-pressure washer. For surfaces with algae or mold, apply 1 coat of EcoDis Detergent on the dried surface and allow to dry for at least 12 hours.

PRE-PRIMER COAT: Apply 1 coat of EcoForte Consolidator according to GENERAL APPLICATION INSTRUCTIONS. Allow to dry for at least 8 - 12 hours.

PRIMER COAT: FINISH COATS: Apply one (1) coat of BioGrip Micro or Medium according to GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS.

If an acrylic paint surface has a flat sheen and pressure washing has removed the defective surface materials, EcoForte Consolidator can be applied to a dry, clean, prepared surface. If the acrylic surface has a sheen, do not attempt to consolidate these types of painted surfaces with EcoForte Consolidator. Follow with a BioGrip Micro or Medium primer application instead.

MINERAL OR LIME PAINTS

INTERIOR / EXTERIOR: Old, deteriorated painted surfaces should be cleaned well and verify that they are well anchored. Pressure wash all lime paint or mineral painted surfaces thoroughly, and allow surface to be completely dry before applying EcoForte Consolidator.

PRE-WASHING: Existing painted surfaces that are no longer well anchored should be properly cleaned. For loose, deteriorated, or non-adhering mineral or lime paints, scrape away all loose material, and when possible follow up using a pressure washer, cleaning all painted surfaces as best possible. Allow surfaces to completely dry.

PRE-PRIMER: Apply one (1) coat of EcoForte Consolidator or Potassium Silicate Concentrate, as per GENERAL APPLICATION INSTRUCTIONS. Allow to dry for 8 – 12 hours.

PRIMER: Apply one (1) coat of BioGrip Micro or Medium according to GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS.

BRICK SURFACES

DAMAGED BRICK / INTERIOR / EXTERIOR: Extremely weathered 'spalled' brick, deteriorating brick, or deteriorating brick mortar will usually indicate the presence of water absorption into mortar joints or brick surfaces that become damaged during freeze/thaw conditions in fall and spring. Low-fire brick usually will chalk when rubbing your finger across the surface, easily chip, be fragile and be overly porous. Both of these conditions require special attention to substrate repairs prior to any type of painting or stucco application. Such substrates will need to be consolidated using pure Potassium Silicate diluted according to instructions to stabilize and reinforce the molecular composition of the substrate. In very severe conditions, replacement of damaged brick and the necessity of brick joint tucking will be required in addition to substrate consolidator be applied to the brick surface to enhance the performance and adhesion of a primer coat of BioGrip Micro primer.

PRE-PRIMER COATS: In this case apply Potassium Silicate Concentrate, diluted 100% with water (1:1) on all damaged surfaces, applying wet on wet, applying 2 – 3 coats in rapid succession, until substrate has arrived at full absorption, and allow to dry for at least 3 days. At the end of the 3 day curing of the Potassium Silicate Concentrate, verify that the brick has consolidated correctly. Test treated brick surface for slight powder or chalking, rubbing gently with a clean rag to verify correct absorption and consolidation. If any residue occurs, apply 1 coat EcoForte Consolidator according to GENERAL APPLICATION INSTRUCTIONS allow to dry for at least 8 – 12 hours.

PRIMER COAT: Apply one (1) coat of BioGrip Micro or Medium according to GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS.

In worse case scenarios to prevent long term water absorption into brick surfaces after repairs, will require the application of a hydro-repellent sealer and paint such as TerraMare Sealer, Grip, and TerraMare I. TerraMare line products are potassium silicate paints containing silossanic (silica), which will increase performance to protect damaged bricks affected by moisture.

BRICK / COASTAL AREAS: In many cases, brick and stucco materials, because of their absorbency to moisture, can collect salt residues which can have adverse effects for the applications of any type of paint or masonry products. Proper cleaning is essential to try to obtain a neutral base so that the presence of salt does not create detrimental effects to applied finishes.

In most cases, healthy brick does not require the need for EcoForte Consolidator unless the property is located in a coastal salt environment.

PRE-WASHING: Wash surfaces with a pressure washer thoroughly all brick surfaces, then apply white vinegar or diluted muriatic acid for 3 – 5 minutes, then wash off carefully with clean water all treated surfaces. Allow to thoroughly dry before proceeding with subsequent product applications of BioGrip Micro.

PRIMER COAT: Apply one (1) coat of BioGrip Micro or Medium according to GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS.

NON ABSORBENT OR EXTRUDED BRICK: For brick that is nonabsorbent, such as red common brick, glazed brick, or any smooth brick that has a slight sheen, and has been pressure extruded or fired at extremely high temperatures, it will not absorb water as a general rule. Testing can be performed by wetting a brick area with a water hose to determine if water absorbs immediately within 1 – 2 minutes, leaving no trace of water sitting on the surface. Positive absorption indicates no need to apply a BioGrip primer. If water sits on the surface after wetting and water has not absorbed, then BioGrip Medium should be used as a primer in such cases.

Testing for Absorption: Spray brick surface heavily with water for a couple of minutes to determine if water absorbs rapidly into brick. Brick surfaces will appear to be dry if the brick is absorbent. If after spraying water onto the brick and the brick remains wet, or has not rapidly absorbed water into the surface, then this indicates that BioGrip Micro or Medium will be required as a primer before proceeding with mineral paints.

PRIMER COAT: Apply one (1) coat of BioGrip Micro or Medium primers according to GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS.

ABSORBENT / INTEGRAL BRICK/ INTERIOR / EXTERIOR: For absorbent, unpainted, integral brick, pre-primers or primers are not required in the application of BioDomus II. Applicators can apply BioDomus II directly to brick facade following instructions as indicated in GENERAL APPLICATION INSTRUCTIONS. Always throughly wet brick surfaces with water prior to applying the first (1st) coat of BioGrip Micro or Medium primer or BioDomus I or II. This will assist in creating greater penetration into the brick surface. This applies only to the first coat paint application.

PRE-PRIMER COATS: None

PRIMER COAT: None

FINISH COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS.



REINFORCED CONCRETE SURFACES

INTERIOR / EXTERIOR: New cement surfaces should not be painted for about 28 days to ensure proper curing and drying. Follow instructions as indicated above for new cement stuccos. In many cases it may be recommended to apply TerraMare line products for 'Best Use' application of paint on exterior reinforced concrete surfaces.

PRE-PRIMER COATS: For exterior surfaces it is recommended to apply one (1) coat of Potassium Silicate Concentrate diluted 100% with water, or 10 liters per one (1) 10 liter bucket, applying wet on wet, applying 2 – 3 coats in rapid succession until concrete has completely and evenly absorbed the Potassium Silicate Concentrate into surface. Apply Potassium Silicate Concentrate with a brush, roller, or sprayer and allow to dry for 2 – 3 days; or as an alternative for interior surfaces apply one (1) coat EcoForte Consolidator with brush, roller or sprayer diluted 100% with water, or 10 liters of water per one (1) 10 liter bucket as a pre-primer, and allow to dry for at least 8 – 12 hours.

PRIMER COAT: Apply at least one (1) coat of BioGrip Micro or Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS.

DECAYING OR CRUMBLING STUCCOS OR POWDERY SURFACES

INTERIOR / EXTERIOR: Chalking cement or stucco surfaces, which could prevent the proper anchoring of the base coating must have damaged and chalky portions be removed by pressure washing and scraping.

PRE-PRIMER COATS: For unpainted stuccos apply Potassium Silicate Concentrate diluted 100% with water (1:1) on all damaged surfaces, or 10 liters of water to one (1) 10 liter bucket, applying wet on wet, applying 2 – 3 coats in rapid succession, until substrate has arrived at full absorption, and allow to dry for at least 2 – 3 days. For old acrylic-free painted stuccos, apply one (1) coat EcoForte Consolidator diluted 100% with water, or 10 liters to one (1) 10 liter bucket, and allow to dry for at least 8 – 12 hours.

PRIMER COAT: Apply one (1) coat of BioGrip Micro or Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Apply one (1) – two (2) coats of subsequent finish products of mineral paint, stucco, or plaster. For severe cases of deterioration, follow guidelines as indicated in BRICK SURFACES, taking into consideration the repair and replacement of damaged stucco in its entirety. Cement stuccos existing prior to 1940 are probably made of NHL 3.5 or 5.0 (Natural Hydrated Lime Cement) and careful inspection and attention needs to be taken to ensure proper replacement and repairs. At all costs, avoid using portland based cements for restoration or repairs on NHL cements.

SURFACES WITH EFFLORESCENCE

INTERIOR / EXTERIOR: Cement surfaces showing efflorescence should be aggressively cleaned with a high pressure washer, and then the efflorescence should be treated using a diluted muriatic acid, 1 part muriatic acid and 6 – 7 parts water, and allow to react for 3 – 5 minutes. Thoroughly rinse treated areas with water.

PRE-PRIMER COATS: Apply Potassium Silicate Concentrate diluted 100% with water (1:1), or 10 liters to one (1) 10 liter bucket, on all damaged surfaces and allow to dry for at least 12 - 24 hours; or apply one (1) coat of EcoForte Consolidator diluted 100% with water, or 10 liters to one (1) 10 liter bucket, and allow to dry for at least 8 - 12 hours. This application applies only to unpainted, or mineral painted surfaces only.

PRIMER COAT: Apply one (1) coat of BioGrip Micro or Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

FINISH COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS.

For coatings on surfaces damaged by the saltpeter or efflorescence no guarantees can be provided.

AGED CEMENT STUCCOS

INTERIOR / EXTERIOR: Dirty and/or contaminated surfaces should be treated as a priority prior to any interventions of replacing or repairing stucco. All surfaces should be cleaned and any attached algae removed manually or by mechanical means, i.e., with a high-pressure washer. Stucco damaged by algae or mold should be treated with EcoDis after pressure washing. These instructions are based on unpainted portland based type cement stuccos.

PRE-PRIMER COAT / WHITE & TRANSPARENT BASES: When new stucco repairs are performed on older (non-painted) cement stuccos, complete all removal of damaged stucco, rinse surfaces of dust, and apply EcoForte Consolidator to older surfaces prior to applying new cement stucco or make repairs. Pre-prime existing surfaces applying one (1) coat of EcoForte Consolidator diluted 100% with water, or 10 liters to one (1) 10 liter bucket, and allow to dry for at least 8 – 12 hours.

PRE-PRIMER COAT / REPAIRS: Allow new cement repairs to fully dry and cure according to instructions indicated under section; NEW CEMENT STUCCOS. Apply EcoForte Consolidator diluted as indicated onto any new stucco repairs and allow to dry for at least 8 – 12 hours.

PRIMER COAT / INTERIOR / EXTERIOR: Apply one (1) coat of BioGrip Micro or Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS. Where repairs require the application of BioCement 1.0 GF, it is suggested to use BioGrip Medium primer.

FINISH COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS.

STUCCO REPAIRS

See Aged CEMENT STUCCOS above.

STORAGE

Store in a cool, dry location protected from frost or excessive heat. Close the open containers with care. Store liquids only in plastic.

WARNING!

Do not apply any products in direct exposure to strong/hot sunlight, rain, high humidity (mist) or in the presence of strong wind. Beware of the danger of frost overnight. If applied by roller or sprayer, protect surrounding surfaces as necessary. Protect eyes and skin from splashes of paint. Cover glass, ceramic, natural stone, brick, metal, wood, painted surfaces and glazed tiles. Clean affected areas immediately with water. Prominent elements of the building (cornices, parapets, etc.,) should be treated with skill, covering flashings, gutters, copper coatings, etc. ...

Do not work in air temperature lower than $8^{\circ}C / 46^{\circ}F$ and not above $32^{\circ}C / 90^{\circ}F$. Clean work tools with water immediately after use. Keep out of reach of children. In case of contact with eyes and skin, wash immediately with plenty of water. In cases of consumption, consult a doctor or call the CDC Poison Center (see Safety Data Sheet).

If you scrape, sand or remove old paint from any surface, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a wet mop or HEPA vacuum. Before you start, find out how to protect yourself and your family by contacting the U.S. EPA/Lead Information Hotline at 1-800-424-LEAD (5323) or log on to <u>www.epa.gov/lead</u>.

Keep out of reach of children.

PRODUCT LIMITATIONS

Only dilute the amount of paint material required to paint surface area as needed. Unopened, unused, and undiluted Consolidators or Domus Mineral Paints can be stored in their original container for an extended time period. Once the product has been removed from its container and is diluted, the diluted material cannot be stored for extended time periods without the risk of forming mold. Undiluted paint material can be stored as long as the remnant is repackaged and stored in a completely filled plastic container of product. For best results turn container upside down to help prevent air to enter into the bucket via the paint can lid causing spoilage or premature drying. After water has been added for dilution, ROMABIO cannot guarantee the shelf life of the product.



WATER CONTAMINATION HAZARD CLASS 1

This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations (CPR) and the MSDS contains all of information required by the CPR, and it is classified as a non-hazardous material.

PRODUCT CONTAMINATION HAZARD

CODE CER / NORMATIVE EAC / Decision commuted by the Commission n. 2000/532/CE

NOT DANGEROUS

The directive 75/442/CEE, 08 01 production, disposal, formulation, supply, use, and removal of paints and varnishes: 10 13 04 for removal of paints and varnishes; 10 13 04 disposal of lime and hydrated lime products.

DISPOSAL

Do not enter product in its original concentration into drains or open waters. Do not store at public waste disposal sites. In case of conduction into adapted biological purification plants no disturbances need be expected. The preparation has been estimated by conventional method (calculated-procedure) of EG directive 1999/45/EG and is classified as non-hazardous for the environment.

Dispose according to local regulations. Empty cans should be disposed of according to local regulations; plastic buckets are 100% PP, no. 5, approved for food storage; 100% recyclable if cleaned thoroughly prior to recycling.

ADDITIONAL INFORMATION

WARNING: This Technical Sheet lists data collected on the basis of technique and experience. Given the multiplicity of use of the product they cannot be binding and the user cannot refrain from using common sense and experience for the individual case. This information shall not constitute any legal obligation and no obligation from the seller or point of purchase, or any agreements inferred by employees who sale this product. Insurance or guarantees issued by our employees or employees should always be confirmed separately in writing. Any information about product adaptability and use of the product, must be verified by user prior to purchase. Check the exact consumption of product for the surface where product may be applied to determine amount of products needed. The color matching for all products must be verified by the user before starting work. No corrections, substitutes or reimbursements can be provided after products have been installed or applied on surfaces.

MANUFACTURER

ZETACOLOR SRL, Via Pistoiese 323, 50010 San Angelo a Lecore, FI, Italia



MASONRY FLAT - READY-TO-USE | TECHNICAL DATA SHEET | TDS

INTERIOR / EXTERIOR | PURE POTASSIUM SILICATE PAINT Organic Product made from Natural Materials

PRODUCT FEATURES

MASONRY FLAT Ready to Use is made in the USA and designed in Italy and does not need to be diluted with water prior to application.

MAOSNRY FLAT is a high-performance Mineral Silicate coating, ideal for masonry surfaces such as brick, stone, stucco, concrete or Hardie Board. MASONRY FLAT chemically combines with the substrate so it will not blister or peel, resulting in a non-film forming, easy-to-apply, flat finish.

MASONRY FLAT is a natural mineral product that is permeable/breathable, absorbs CO2, and provides good anchoring power with mineral surfaces through a process called silicatization (silica-lime solution reaction). It is odorless and Zero VOC and is formulated with a special binder, made from a special inorganic binder base on a mix of soluble, stabilized and purified silicates (D-SILICATE). The binders consolidated and strengthen the coated surface while decreasing the speed of absorption of liquid water maintaining its water vapor transpiration power.

FIELDS OF APPLICATION

MASONRY FLAT can be applied directly to the following Interior or Exterior surfaces without a primer to form the "hardest coating":

- Unpainted, Unsealed & Absorbent Brick
- Unpainted, Unsealed & Absorbent Stone
- Various absorbent raw mineral conglomerates

At least 1 coat of **Romabio MicroGrip Primer is REQUIRED** to

provide a consolidating layer for MASONRY FLAT to adhere to the following Interior or Exterior surfaces:

- Hardie Board
- Glazed Brick
 Beclaimed Brick
- Reclaimed BrickPainted or Unpainted Stucco
- Concrete Brick or Block
- Bagged Masonry
- Non-Absorbent surfaces
- Acrylic or Synthetic surfaces & coatings
- Aged Lime or Cured Cement Plaster
- Gypsum and Plasterboard surfaces
- New and old base hydraulic binder-based plaster
- Dry, compact, absorbent and not chalky walls surfaces, old organic or mineral coatings

GENERAL APPLICATION INSTRUCTIONS

MASONRY FLAT **READY TO USE** is made in the USA and if necessary should be diluted with clean water prior to application. Mix diluted (optional) paint very thoroughly and apply 2 coats with a brush, roller or sprayer. Let dry 8-12 hrs between coats. KEEP READING FOR MORE DETAILED INSTRUCTIONS.

COLOR/TINTING

White Base. Color tint up to 5% max with approved tints for white base. For best results, oxide pigments are recommended. Custom color tint matching is available. Always test an area for color match before touch-ups or proceeding with a different batch of tinted paint.

SHEEN / FINISH: Very Flat Finish

PACKAGING

Plastic buckets: 1 Quart, 1 Gallon, 5 Gallons

TOOLS

Apply with brush, roller or with an appropriate sprayer. New sprayer tips should be used to prevent product waste and provide for a perfect finish. Recommended Specs:

Airless Sprayer: min 3000psi w/.019"- .021" (0.48mm - 0.53mm) tip opening HPLV Sprayer: 1.4mm - 1.5mm tip opening Brush: Professional, high-quality, synthetic bristles Roller: Professional, high-quality, mohair or synthetic nap

Brushes, rollers, rags/sponges should be cleaned immediately after use with water and a mild detergent or dish soap.

CONSUMPTION/COVERAGE - 1 COAT

The following is *approximate* coverage. Depth of mortar joints as well as absorbency and texture of the surface can greatly impact these estimates. Application on unpainted surfaces will absorb more paint on the 1st coat, and spread further on additonal coats. Determine exact consumption by performing a test on the surface to be painted. **1 Quart:** 50 ft² - 65 ft² **1 Gallon:** 200 ft² - 260 ft²

5 Gallons: 1000 ft² - 1300 ft²

STORAGE

Store in a cool, dry and protected from frost. Close the open containers with care. It is best to repackage in order to completely fill a plastic container to minimize exposure to air. For best results turn full, SEALED container upside down to help prevent air entering the bucket via the lid causing spoilage or premature drying. After water has been added for dilution, ROMABIO cannot guarantee the shelf life of the product.

SHELF LIFE

The packaged product is guaranteed for 36 months, if stored undiluted at temperatures between +45° F and +90° F.

MASONRY FLAT - READY-TO-USE | TECHNICAL DATA SHEET | TDS

INTERIOR / EXTERIOR | PURE POTASSIUM SILICATE PAINT Organic Product made from Natural Materials

PREPARE YOUR SURFACE

- Check the FIELDS OF APPLICATION to see if your surface requires
 Romabio MicroGrip Primer or other <u>MINERAL-BASED</u> primer.
- Do a simple test with water to see if your raw brick or stone can absorb water. If not, *MicroGrip Primer* is required.
- The substrate must be solid, healthy, clean and free of dust, oil and grease. If substrate temperature is above 80°F it is highly suggested to wet the surface before applying in order to cool the surface and prevent flash drying.
- The substrate must be free of rising damp, active water leaks and salt stains. If needed, parts affected by rising damp or salt stains must be eliminated and replaced with new material if necessary. Consult a professional.
- Pre-treat Algae and Mold with *Romabio Algae & Moss Cleaner* for at least 48hrs and remove the residues by brushing or with pressurized water.
- Brush or remove any efflorescence and old peeling paint.
- High layers or thicknesses of old lime-based paint and tempera paint must be removed. Brush out dust, smog or other deposits before the application and apply a coat of *Romabio EcoForte* consolidating pre-primer diluted with water at a ratio of 1:1 or consolidating pre-primer Potassium Silicate concentrate diluted with water at a ratio of 1:1.
- For absorbent, unpainted, integral brick proceed with cleaning with an acidic mixture of water (4 parts water/1 part buffered acid), brushing and removing any residue. Rinse well with clean water and wait for complete drying.
- Damaged Brick, extremely weathered 'spalled' brick, crumbling brick or brick mortar require careful assessment and special attention prior to any type of painting. Any damaged components should be evaluated and repaired or replaced by a mason.

CONDITIONS FOR APPLICATION

(Ideal environmental conditions Temp=75°F, RH=60%)

- Air temperature: Min. 50°F / Max. 88°F.
- Surface temperature: Min. 50°F / Max. 88°F.
- Relative humidity of the air: <80%.
- R.H. <65%.

• Avoid applying where there is surface condensation or directly under the sun.

DILUTION (optional):

Product is **READY-TO-USE**. If necessary, use the guide below to obtain desired consistency. Do not exceed recommended limits.

For brush or roller application, dilute 0 - 5%.

For each **One** (1) Quart of MASONRY FLAT add 0 to 1.5 ounces of water For each **One** (1) Gallon of MASONRY FLAT add 0 to 6.5 ounces of water For Sprayer application, dilute 0 - 8%

For each Five (5) Gallons of MASONRY FLAT add 0 to 1.5 quarts of water

APPLICATION

1st & 2nd COAT: MIX thoroughly immediately before use and apply MASONRY FLAT with a brush, roller or sprayer as an even layer to a dampened surface. Always keep a wet edge and avoid flash drying. This is best achieved by working in the shade or the cooler hours of the day. Allow 8 - 12 hours between coats. Work corner to corner so as not to stop halfway across a surface.

TIPS & BEST PRACTICES:

- For the ideal bond with raw brick or stone, dampen the surface immediately before application. This does 2 things; it helps draw the paint into the substrate and will help cool the brick to prevent flash drying.
- As mentioned above, working on a hot surface or in direct sunlight can cause the paint to dry at the surface instead of below the surface which will provide the best bond. To prevent "flash drying", keep your brick damp and chase the shade or work in the cooler parts of the day for the 1st coat.
- For best coverage when using a sprayer to apply MASONRY FLAT, we recommend back-brushing the 1st coat to help force the paint into the cracks and crevices of the surface.
- Do not apply to horizontal surfaces such as steps, floors, porches, decks or anywhere there's foot traffic.
- If you have deep mortar joints and wish to fill them in before painting, you might consider using *Romabio Travertino, Marmorino GM* or *Lime Slurry* to even out the surface and reduce surface area to maximize paint coverage.
- Seal any uncoated metal flashing or windows to prevent copper or ferrous oxide streaking.
- For clarification of any of the above info, for additional questions, or for advice before painting under unique circumstances not covered in this Technical Data Sheet, please contact us at info@romabio.com.

DRYING TIMES

Allow a drying time between coats of at least 8–12 hours with a maximum of 3 coats MASONRY FLAT. With lower temperature and humidity more time may be needed. Allow at least 48 hours drying time before attempting washing or applying additional products or other finishes. Times can be strongly influenced by thickness applied, temperature and ventilation during drying. Respect the drying times indicated. An overapplication on the previous coat that is not completely dry could cause wrinkling, cracking, the formation of whitish streaks and detachment of the previous coat.

Tackfree	Between Coats	Deep Curing	Final Hardening
1 hour	8 - 12 hrs	48 hrs	15 Days
Estimated based on ideal Environment (68 °F. / 65% RH)			

his table is a summary example. Always carefully and competently assocs

This table is a summary example. Always carefully and competently assess the condition of the surface before starting work.

MASONRY FLAT - READY-TO-USE | TECHNICAL DATA SHEET | TDS

INTERIOR / EXTERIOR | PURE POTASSIUM SILICATE PAINT Organic Product made from Natural Materials

PRODUCT LIMITATIONS

- Masonry Flat CANNOT BE APPLIED TO HORIZONTAL OR GROUND SURFACES such as steps, floors, porches, driveways, pavers, decks or anywhere there's foot traffic. Non-traffic areas such as windowsills, ledges or other places subject to a lot of moisture or pooling water, particularly with snow melts will need a topcoat of Mineral Shield for best results.
- DO NOT APPLY TO RECLAIMED BRICK. Given its unknown history and various stages of deterioration and absorption, it is rare to get consistent or uniform results.
- Brick, stone or stucco in constant contact with damp at the foundation level may absorb excessive moisture or salt nitrates which can cause rapid deterioration of masonry substrates and its coatings.
- This is not a stain blocking paint. Inherent residues can be present in masonry surfaces, such as ferrous oxides, manganese, tannins or other mineral deposits and may not present until coated. A stain blocking pre-primer may be needed to prevent their appearance. Contact Customer Support at <u>info@romabio.com</u> for clarification and advice.
- DO NOT apply on strongly alkaline surfaces such as uncured plasters or new cement stucco. High "calcium alkalinity" could block the penetration of the Silicate leading to the formation of a superficial crust with anisotropic behavior and would carry the risk of detachment. Wait 30 days for the surface to fully cure or do an alkalinity test of the surface before painting.
- Avoid continuous exposure of the finished surface to sprinklers or jets of water while gardening or the constant backsplash of wet soil. The ferrous metal content of the water or the wet soil can leave stains over time. Use **Mineral Shield** to protect the bottom 3' of the home and occasionally check if more is needed.
- DO NOT apply anywhere that comes in frequent contact with water, retains water, where water frequently pools.
- As a Silicates paint, MASONRY FLAT uses carbon dioxide from the air to set. The finish is hard which allows mild pressure washing but is inflexible which makes it unsuitable for surfaces that move such as timber, metal, and plastics.

SAFETY INDICATIONS

Directive 2004/42/CE: MASONRY FLAT (matt coatings for Exterior and Interiors Walls EU limit value for Masonry Flat (cat A/a): 30 g/l (2010) Masonry Flat contains max. 3,0 g/l VOC

Irritant / risk of serious damage to eyes / skin irritant / keep out of the reach of children / avoid contact with eyes / in case of contact with eyes, rinse immediately with plenty of water and seek medical advice / wear suitable gloves and protect eyes / face / if swallowed, seek medical advice immediately and show this container or label. The product must be transported, used and

stored in accordance with current legislation concerning health and safety; let residues dry out completely and treat them as special waste. For further information, consult the MSDS

PROTECT YOUR ROMABIO FINISH

Romabio MINERAL SHIELD is an invisible topcoat that protects Romabio mineral and lime paint finishes from damage or weathering created by water without changing the sheen of the finish or texture of the surface. Applied to a DRY surface a minimum of 5 days after painting with a simple garden sprayer or spray bottle, Mineral Shield repels water droplets but still allows water vapor to pass through, allowing the surface to breathe while preserving the beauty of a Romabio paint finish. Check occasionally to see if a simple reapplication is needed. Use Mineral Shield:

- Protect the bottom 3' of your home from soil/clay stains due to rain splash-back or snow build up.
- Protect horizontal surfaces such as windowsills and ledges from pooling water issues.
- Protect areas of your home free of overhangs or gutters that experience a frequent downpouring of water.
- Protect your finish around hose bibs, downspouts, sprinklers, or any place the comes in frequent contact with water.
- Protect your finish from pollen in areas with frequently shedding trees & plants.

MAIN FEATURES

Nature of the binder: inorganic binder base on a mix of soluble, stabilized and purified silicates (D-SILICATE), modified with organic dispersion based (fossil resources replaced with sustainable biomass based on "mass balance approach"). Fossil resource saving product by using renewable raw materials and sustainable energy sources in the value chain.

NOT DANGEROUS

The directive 75/442/CEE, 08 01 production, disposal, formulation, supply, use, and removal of paints and varnishes: 10 13 04 for removal of paints and varnishes; 10 13 04 disposal of lime and hydrated lime products.

WARNING!

Do not apply any products in direct exposure to strong/hot sunlight, rain, mist, high humidity (> 80%), at dew-point formation, or in the presence of strong wind. Beware of the danger of frost overnight. If applied by roller or sprayer, protect surrounding surfaces as necessary. Protect eyes and skin from splashes of paint. Cover glass, ceramic, natural stone, brick, metal, wood, painted surfaces and glazed tiles. Clean affected areas immediately with water. Prominent elements lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a wet mop or HEPA vacuum. Before you start, find out how to protect yourself and your family by contacting the U.S. EPA/Lead Information Hotline at 1-800-424-LEAD (5323) or log on to www.epa.gov/lead.

Keep out of reach of children.

REV102523

MASONRY FLAT - READY-TO-USE | TECHNICAL DATA SHEET | TDS

INTERIOR / EXTERIOR | PURE POTASSIUM SILICATE PAINT

Organic Product made from Natural Materials

CRITERIA	INT. STANDARD	VALUE	UNIT
VOC (not including tint pigments) Ready to Use	2004/42/CE	3,0	g/l
Water Absorption Coefficient	EN 1062- 1	Medium Low (W2 0.3)	W in Kg / m2 – h 0.5
Vapor Permeability	UNI EN 1062-3	> 150	g/mq 24 hours
Chalking Resistance	ASTM-D-659	600	UV Hour - Condensation
Whiteness	CIE	80	%
pH Value	DIN 19266	10-12,5	-
Specific Gravity (23°C)	EN ISO 2811-2	1.4+/-0.1	Kg/Lt.
Damp Abrasion Resistance	UNI 10560 (Gardner Cycles)	Washable Paint	Class I >5000
Surface Retention Smog/Dirt	UNI 10972	Very Low	≤ 3
Granulation	UNI EN 1062-1	< 100 micron	EXTRA FINE
Application Quality	UNI 10794	Good	
Hide and Cover Capacity	UNI 11271	Class 2	< 96 - < 98
Gloss Level	UNI EN ISO 2813	< 5 Gloss (85°)	Flat
Reaction to Fire	EN 13501-1:2002	Al	Incombustible
Toxicity	CEE 88/379	0%	-

WATER CONTAMINATION HAZARD

Class 1

This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations (CPR) and the MSDS contains all of information required by the CPR, and it is classified as a non-hazardous material.

PRODUCT CONTAMINATION HAZARD

CODE CER / NORMATIVE EAC / Decision commuted by the Commission n. 2000/532/CE $\,$

WARNING

Keep out of reach of children. In case of contact with eyes and skin, wash immediately with plenty of water. In cases of consumption, consult a Doctor or call the CDC Poison Center. 1-800-222-1222.

DISPOSAL

Do not enter product in its original concentration into drains or open waters. Do not store at public waste disposal sites. In case of conduction into adapted biological purification plants no disturbances need be expected. The preparation has been estimated by conventional method (calculatedprocedure) of EG directive 1999/45/EG and is classified as non-hazardous for the environment.

Dispose according to local regulations. Empty cans should be disposed of according to local regulations; plastic buckets are 100% PP, no. 5, approved for food storage; 100% recyclable if cleaned thoroughly prior to recycling.

TESTING & CERTIFICATIONS

Masonry Flat has passed these tests and received these certifications: A+ rating for French VOC Test - Health Product Declaration; and CA1350 / California Department of Public Health (CDPH) Standard Method v1.1–201. For all up to date testing, visit here.

This Technical Data Sheet is based on data collected on the basis of technique and experience. Given the multiplicity of use of the product they cannot be binding. This information shall not constitute any legal obligation and no obligation from the seller or point of purchase, or any agreements inferred by employees who sell this product. Insurance or guarantees issued by our employees should always be confirmed separately in writing. Any information about product adaptability and use of the product, must be verified by user prior to purchase. Check the exact consumption of product for the surface where product may be applied to determine the amount of product needed. The user must verify color matching before starting work. No refunds or exchanges will be provided for tinted products after they have been consumed or applied.

ZOMABIO

BIOGRIP[®] MICRO | TECHNICAL DATA SHEET TDS

INTERIOR | EXTERIOR | PURE POTASSIUM SILICATE PRIMER WITH MICA (DIN 18 363)

TECHNICAL DATA

CRITERIA

Gloss level

Toxicity

Biocides

Reaction to Fire

Formaldehyde

APEO (Alkyl Phenol Ethoxylates)

PEG (Polvethylene Glycol)

PG (Propylene Glycol)

ORGANIC PRODUCT MADE FROM NATURAL MATERIALS

INT. STANDARD

UNIT

Very Flat

Incombustible

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< 5

A 1

0%

0%

0%

0%

0%

Non-Toxic

VALUE

FIELDS OF APPLICATION

BioGrip Micro is an excellent one (1) coat non-acrylic primer paint for interior and exterior surfaces. BioGrip Micro provides an anchor and consolidation coat for mineral paints, lime paints, silossanic paints, and slaked lime plasters when they are being applied to portland cement surfaces and drywall.

BioGrip Micro primer, as with all the Domus line mineral paints, is designed to be diluted with water, providing a paint applicator optimal ranges of dilution to adjust the paint's thickness and density as per job site application may require. BioGrip Micro primer is formulated to adhere to all wood surfaces, interior and exterior, permitting application of specific Domus paints to be used in interior/ exterior finishes. BioGrip Micro, a potassium silicate paint, provides superior adhesion than typical acrylic or waterborne paints. Extreme durability in all environmental conditions and climates.

BioGrip Micro can be used as a primer for virgin and painted drywall, masonry repairs, wood primer, and as a decorative finish paint for wall and ceilings. BioGrip Micro is a very fine granulated potassium silicate paint that increases adhesion and durability. It is an excellent primer base for high traffic areas where continual washing is a requirement. Micro granulation is invisible when covered with one (1) coat of BioDomus SuperFlat or EcoDomus Matte, or thin plasters, such as Grassello Bio High Gloss or BioMarmorino Gloss.

PRODUCT FEATURES

A 94% natural mineral product, completely permeable, breathable, absorbs CO₂ provides good anchoring power to mineral surfaces by petrifaction (water glass); for smooth and rough surfaces. Provides protection against the formation of bacteria that forms mold. This paint product is not oil proof, can be damaged by foods, greases, body oils, color crayons, or washable colored markers, but nevertheless is lightly cleanable. Product is considered an Organic product, ideal for use in homes, schools, and hospitals, and work sensitive areas.

Domus line mineral paints (potassium silicates) require an average 14 days to fully cure, and will continue to micro-crystallize for 7 - 8 years. Care must be given for newly painted surfaces to minimize damages resulting from soiling, over zealous cleaning and tape masking.

BioGrip Micro can be tinted with natural oxide earth tints and 0% VOC colorants, offering superior adhesion when required, with minimal impact to the environment, providing toxic free air quality for indoors. BioGrip Micro is category BIO which means Organic, containing at least 90% natural raw materials and the other 10% inert binders and non-toxic chemicals.

TYPE OF PRODUCT

Silicate coating according to DIN 18363, based on pure potassium silicate with 6% organic stabilizers and other proprietary chemicals.

SHEEN FINISH

Flat

COLOR

White. Color tint up to 3% maximum. Product is not ideal for correct color tinting, only for approximate coloration as a primer.

TESTING & CERTIFICATIONS

BioGrip Micro has passed these tests and received these certifications: A+ rating for French VOC Test; Cradle to Cradle (C2C) Certified Silver v3.1; Health Product Declaration; and CA1350 / California Department of Public Health (CDPH) Standard Method v1.2-2017. For all up to date testing, visit here.

ealth Product

Collaborative[»]



LEED V4 CREDITS

BioGrip Micro contributes to credits for these categories for LEED v4:

- 1. Building Product Disclosure And Optimization Material Ingredients: C2C Silver v3.1 & HPD
- 2. Low Emitting Materials: Passed CA1350
- 3. Indoor Air Quality: TVOC Tests



VOC (not including tint pigments)	2004/42/CE Max. Value 40g/l (2010), Exterior Wall Paint for Masonry DIN EN ISO 11890-1/2	0.00	g/l
Water Absorption Coefficient	EN 1062-3 - DIN 52617	> 0.62	kg/(m²∙ √h)
Vapor Permeability	DIN 53122	< 150 m S _d 0.14 Good	g/m² (24 h)
Whiteness	CIE	80	%
Surface Retention Smog/Dirt	EN 10795	High	> 21
Drying Time at Low Temperature	UNI 10793	> 5	°C
Application on Damp Cement NHL 3.5/5.0	UNI EN 13300	Ideal	-
Exterior Paint With Mineral Finish	DIN 18363 Paragraph 2.4.1	Yes	-
Application Quality	UNI 10794	Good	-
Hide and Cover Capacity	ISO 6504-3 M.U. 1631 (RC 100 μm Humid)	Class 2	< 96 - < 98
pH Value	DIN 19266	11.07	-
Natural Resistance to Mold	DIN 19266	Excellent	-
Alkaline Resistance	UNI 10795	Excellent	-
Specific Gravity (23°C)	EN ISO 2811-2	1,603	kg/lt
Granulation	DIN 19643 - EN 21524	0.125	mm

Product is 3rd party certified as Asthma Free and Hypoallergenic.

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http://romabio.com/wp-content/uploads/2014/09/ROMA-Asthma-Free-Hypoallergenic-Report-Tox-Services-June-2015.pdf

UNI EN ISO 2813

EN 13501-1:2002

EN 13501-1:2002

DATE REVISION : 10-08-2018

GENERAL APPLICATION INSTRUCTIONS

(For detailed dilutions and instructions for specific type of surfaces including new and painted drywall/wood, please see APPLICATION CYCLES ON DIFFERENT TYPES OF SURFACES.)

BRUSH AND ROLLER APPLICATIONS

PRE-PRIMER / INTERIOR & EXTERIOR: For new/old unpainted exterior portland cement surfaces it is recommended to apply one (1) coat of Potassium Silicate Concentrate diluted 100% with water, or 10 liters per one (1) 10 liter bucket, applying wet on wet, applying 2 – 3 coats in rapid succession until concrete has completely and evenly absorbed the Potassium Silicate Concentrate into surface. Apply Potassium Silicate Concentrate with a brush, roller, or sprayer and allow to dry for 2 – 3 days; or as an alternative for interior unpainted or new portland cement surfaces apply one (1) coat EcoForte Consolidator with brush, roller or sprayer diluted 100% with water, or 10 liters of water per one (1) 10 liter bucket as a pre-primer, and allow to dry for at least 8 – 12 hours.

1ST COAT PRIMER / INTERIOR & EXTERIOR: Dilute BioGrip Micro primer tinted if necessary* with 25 - 30% water, or 3.75 - 4.5 liters of water per one (1) 15-liter bucket. On porous surfaces apply product abundantly so as to penetrate sufficiently to consolidate and bond correctly. On slightly porous surfaces apply product evenly as needed to cover surface completely, being careful not to leave voids or unpainted surfaces. Diluted material must be stirred constantly to permit suspension of granules and not permit settling at bottom of paint buckets during application. Allow to dry for at least 8 – 12 hours before applying any type of finish paint or plaster product.

2ND COAT PRIMER / INTERIOR & EXTERIOR: No 2nd coat is needed unless product was improperly applied, or unless old or worn surfaces have absorbed excessive material and may require an additional application. Plastic rounded corner bead may need to be painted several times, using a maximum dilution of 20% when applying slaked lime cement or plasters.

PAINT SPRAYERS

Follow dilution and application instructions as indicated for BRUSH AND ROLLER APPLICATIONS. Use an approved airless sprayer for aggregate. A titanium spray tip is required to apply granulated paint material. Airless gun filters and outlet filters must be removed to permit sprayer application of BioGrip Micro. Failure to follow paint sprayer recommendations for granulated paint may cause serious or permanent damage to sprayer or spray tip. Contact paint sprayer manufacturer before commencing work with these products to verify proper sprayer use.

Care must be taken during spraying time that diluted paint material is stirred often so that paint solution and aggregate are consumed proportionally during spraying.

SPRAY TIP USAGE: BioGrip Micro is a fine aggregate primer and can be applied using an appropriate airless sprayer, using no filters, applying product with a # 0.023 – 0.025 inches (0.58 – 0.64mm) size Titanium spray tip. Consult paint sprayer manufacturer always before spraying aggregate paints.

GRAIN SIZE: 0.125 mm

MIXING PAINT & WATER

ROMABIO Domus Mineral Paint formulas are concentrated and require water to be added to them for proper use. This concentrated formula means more coverage in each bucket, decreasing the cost for transport, and reducing our carbon footprint.

Mix paint and water with an electric drill and paint paddle, or mix well by hand! If water is sitting on the top of your mixture, the paint is not properly mixed!

TOOLS

Apply with brush, roller or with the an appropriate sprayer. New sprayer tips should be used to prevent product waste and provide for a perfect finish. It is recommended to use professional high quality synthetic brushes and for rollers to use professional quality with a mohair or synthetic nap or pile of 1/2" (16 – 18 mm).

TOOLS CLEANING

Sprayer, brush, roller, rags, or sponges should be cleaned immediately after use with water and a mild detergent or dish soap.

DRYING TIME

Ideal drying time is at least 8 – 12 hours. With lower temperature and humidity more time may be needed.

Do not apply BioGrip Micro on the exterior if there is a risk of thunder storms or showers during the 12 hour drying time needed for product to dry and carbonize correctly.

CONSUMPTION / COVERAGE

4 Gallons/15 Liters: Approximately 1,100 ft2 / 102 mt² – 1,800 ft² / 167 mt² per 15 liter bucket diluted to instructions for a one (1) coat application.

1 Quart/1 Liter: Approximately 73 ft² / 7 mt² - 120 ft² / 1 mt².

Applications on virgin surfaces will absorb more paint on the first coat, and spread further on the 2nd coat as well for repaints. Determine exact consumption by performing a test on the surface to be painted.

TINT COLORS

BioGrip Micro primer generally should not be tinted when avoidable. Maximum tint colorant allowed is 3%, 46 g/l or 1.6 oz/l. Color ranges from Off White (OW), Color Oxides (CO) & Grey Oxides (GO) from the ROMABIO paint deck can be tinted up to maximum 50% of the color formulation. Dark Oxides (DO) can only be tinted 12 - 25% of the color formulation. Extra Dark Oxides (XDO) formulations cannot be dosed under any circumstance.

PACKAGING

Plastic buckets of 1, 2.5 & 15 liters, USA/China. 1, 2.5 & 12.5 liters, Europe.

APPLICATION CYCLES ON DIFFERENT TYPES OF SURFACES

Make sure base is solid, dry and well cleaned, prepared with skill. Success or failure in painting interior or exterior surfaces can highly depend on properly prepped and cleaned surfaces. It is recommended to observe the rule VOB DIN 18 363, Part C, paragraph 3.

NEW DRYWALL

PRE-PRIMER COAT: Before applying BioGrip Micro as a primer for slaked lime paints, masonry plasters or cements onto new gray board drywall, the surface should be consolidated with EcoForte Consolidator. EcoForte Consolidator is not required when applying paint finishes for Domus line mineral paints or primers onto new drywall.

Dilute EcoForte Consolidator 100% with water, or 10 liters of water per one (1) 10 liter bucket. Apply EcoForte Consolidator with a brush, roller, or sprayer and allow to dry for 8 – 12 hours. Another option for consolidation of new drywall is to roll or spray one (1) coat of BioDomus SuperFlat diluted 20 – 25% with water, or 3 – 3.75 liters per 15 liters and allow to dry 8 hours before application of BioGrip Micro.

PRIMER COAT: Apply BioGrip Micro diluted 25 – 30% with water, or 3.75 – 4.5 liters per one (1) 15-liter bucket, as the anchor coat prior to application of mineral paints or plasters. Brush, roll, or use an appropriate sprayer approved for fine aggregate. Allow to dry for 8 – 12 hours. Care must be taken during application that diluted paint material is stirred often so that paint solution and aggregate are consumed proportionally.

BioGrip Micro can also be used as a tinted paint base for application for BioCalce lime paints, BioDomus I & II, and when used as a decorative finish underlayment for mineral paints.

BioGrip primers may be tinted from light to medium colors with a maximum of 3% pigment content to assist in coverage capabilities when applying a one (1) coat application of Domus line mineral paints as per TDS application instructions.

PLASTER APPLICATIONS ON BLUE OR GREEN DRYWALL: EcoForte Consolidator cannot be used as a consolidator for use on blue or green board drywall for the application of slaked lime plasters or lime paint products. Use BioDomus SuperFlat or BioGrip Micro for consolidation on these types of drywall.

For walls that have been over-sprayed with any type of sheen paint such as eggshell, satin, semi-gloss or gloss paints, oil or latex, BioGrip Micro should be applied prior to application of any type of mineral plaster. With oil paint over sprays on new drywall, careful attention must be made to verify that oil products have completely cured and do not bleed through mineral primers or paints. Tests should be done on over spray prior to wall application system to verify stable coverage.



PAINTED DRYWALL

PRIMER COAT: For use of BioGrip Micro as a primer, please follow the application instructions in the respective TDS for the type of Domus line mineral paint that will be applied to painted drywall. For walls that have been pre-painted with satin, semi-gloss or gloss paints, oil or latex, it is recommended to sand surfaces so as to increase adherence. Apply one (1) coat of BioGrip Micro primer diluted 25 – 30% with water, or 3.75 - 4.5 liters of water per one (1) 15-liter bucket, and allow to dry for 8 - 12 hours prior to application of mineral paints, slaked lime paints, cements, and plasters. Care must be taken during application that diluted paint material is stirred often so that paint solution and aggregate are consumed proportionally.

BioGrip primers may be tinted from light to medium colors with a maximum 3% pigment content to assist in coverage capabilities when applying a one (1) coat application of Domus line mineral paints as per TDS application instructions.

COMMERCIAL HIGH TRAFFIC AREAS: To maximize durability and increase adherence and wash ability for Domus line mineral paints, particularly for sheen products, it is suggested to apply one (1) coat of BioGrip Micro as a primer followed by two (2) coats of EcoDomus Matte, EggShell or Satin. This primer enhances performance for maximum longevity but it is not required.

UNPAINTED WOOD

INTERIOR / EXTERIOR: BioGrip Micro is a recommended primer for applications of Transparent base/dark colors of EcoDomus Matte, EggShell or Satin on interior wood surfaces, and for all exterior surface applications with any exterior Domus line mineral paints. Sand all wood surfaces as required to provide a smooth surface and lightly wipe wood surfaces with a damp cloth or tack cloth to remove all traces of dust. Fill all nail and screw holes with non-oil type putty or wood filler. Apply water based caulk as needed to fill all voids and cracks. Caulked areas may need at least 12 hours to properly dry.

PRIMER COAT: Apply one (1) coat of BioGrip Micro primer as indicated in GENERAL APPLICATION INSTRUCTIONS. For best use always apply two (2) coats of exterior Domus Line paint products onto the primer coat of BioGrip Micro. BioGrip Micro can be applied to all types of wood surfaces, interior and exterior.

PAINTED WOOD

INTERIOR / EXTERIOR: Sand all wood surfaces as required to provide a smooth surface and lightly wipe wood surfaces with a damp cloth or tack cloth to remove all traces of dust. Fill all nail and screw holes with non-oil type putty or wood filler. Apply water based caulk as needed to fill all voids and cracks. Caulked areas may need at least 12 hours to properly dry before applying primer.

PRIMER COAT: Apply one (1) coat of BioGrip Micro primer as indicated in **GENERAL APPLICATION INSTRUCTIONS**. For best use always apply two (2) coats of exterior Domus line mineral paints onto the primer coat of BioGrip Micro. BioGrip Micro can be applied to all types of wood surfaces, interior and exterior.

CAULKS

All caulked areas should be primed with BioGrip Micro primer before applying any type of Domus line mineral paints. Please follow the application instructions in the respective TDS for the type of Domus line mineral paint that will be applied. Always test product for adhesion verification prior to painting any surface. Silicone caulks cannot be painted with any type of paint.

CEMENTITIOUS BOARD | MGO

INTERIOR/EXTERIOR: Guidelines for primed and unprimed cementitious or MGO boards.

PRE-WASHING: For mold or algae treatment, prior to pressure washing, apply 1 coat of EcoDis to all infected surfaces and allow to dry for 24 hours. Dirty and/or contaminated surfaces should be cleaned and any attached algae or mold removed manually or with a pressure washer.

PRE-PRIMER COAT: For unprimed cementitious and MGO boards, apply one (1) coat of EcoForte Consolidator or Potassium Silicate Concentrate diluted 100% with water, or 10 liters per one (1) 10 liter bucket. Apply with brush, roller or sprayer and allow to dry for 8 – 12 hours.

PRIMER COAT: For factory primed or painted surfaces with acrylic paints, apply one (1) coat of BioGrip Micro primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

PRE-PAINTED CEMENTITIOUS: Follow instructions for CEMENT STUCCOS/ WITH ACRYLIC PAINT.

NEW CEMENT STUCCOS

INTERIOR / EXTERIOR: New portland cement stucco should not be painted for about 21 – 28 days to ensure proper curing, anchoring and drying.

PRE-PRIMER COAT: For best results apply Potassium Silicate Concentrate, diluted 100% with water, o (1:1), or 10 liters of water per one (1) 10 liter bucket as a preprimer, on all new cement surfaces, applying 2 – 3 coats in rapid succession, wet on wet, until substrate has arrived at full absorption, and allow to dry for at least 2 – 3 days; or as an alternative for interior surfaces apply one (1) coat EcoForte Consolidator with brush, roller or sprayer diluted 100% with water, or 10 liters of water per one (1) 10 liter bucket as a pre-primer, and allow to dry for at least 8 – 12 hours.

BioGrip Micro primer is not suggested to be used as a base primer for application onto cement stuccos for BioCements or BioMarmorinos. Best Use recommendations would be to apply BioGrip Medium primer for this use.

PRIMER COAT: Apply one (1) coat of BioGrip Micro primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

CAUTION!

New portland cement stuccos should be tested for pH using Phenolphthalein, also sold as an "alkalinity test kit". This product should be spot tested on all new portland cement stucco prior to the application of any type of finish, paint or stucco product. Concrete has a naturally high pH due to the calcium hydroxide formed when portland cement reacts with water. As the concrete reacts with carbon dioxide in the atmosphere, pH decreases to 8.5 – 10.5. When a 1% phenolphthalein solution is applied to uncured concrete has undergone correct surface carbonatation. When the test indicates bright pink or purple, this indicates that no paint or plaster product of any type should be applied to the concrete until surface carbonatation.

OLDER CEMENT STUCCOS/UNPAINTED

INTERIOR / EXTERIOR: For cement stuccos that are at least one (1) year or older, and have not been painted, BioDomus I is an excellent paint to create an original cement stucco finish, not possible with an acrylic emulsion sheen which eliminates natural depth and color of masonry stucco. Unpainted stucco provides an excellent surface for long term durability and adherence for potassium silicate paints, without the risk of cracking, peeling or flaking, and at the same time will reinforce and strengthen stucco substrate when following the guidelines below.

PRE-WASHING: For mold or algae treatment, prior to pressure washing, apply 1 coat of EcoDis to all infected surfaces and allow to dry for 24 hours. Dirty and/ or contaminated surfaces should be cleaned and any attached algae or mold removed manually or with a pressure washer.

PRE-PRIMER COAT: For best results apply Potassium Silicate Concentrate, diluted 100% with water (1:1), or 10 liters of water per one (1) 10 liter bucket as a preprimer, on all new cement surfaces, applying 2 – 3 coats in rapid succession, wet on wet, until substrate has arrived at full absorption, and allow to dry for at least 2 –3 days; or as an alternative apply one (1) coat EcoForte Consolidator with brush, roller or sprayer diluted 100% with water, or 10 liters of water per one (1) 10 liter bucket as a pre-primer, and allow to dry for at least 8 – 12 hours.

PRIMER COAT: Apply at least one (1) coat of BioGrip Micro or Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

BioGrip Micro primer has micro (fine) aggregate and will fill-in stucco creating a smoother surface, as typical when applying exterior paints on smooth surfaces, and can be applied with roller or sprayer.

BioGrip Medium primer has larger aggregate, thus enhancing a stucco type finish when applying BioDomus I.

1ST & 2ND COATS / WHITE & TRANSPARENT BASES: Apply two (2) coats of BioDomus II according to GENERAL APPLICATION INSTRUCTIONS.

See DIMENSIONAL EFFECTS FOR PAINTED OR UNPAINTED MINERAL SURFACES, BRICK, STONE & STUCCO below to re-create old world stucco finishes using BioDomus I.

CEMENT STUCCO / PAINTED WITH ACRYLIC

INTERIOR / EXTERIOR: For pre-painted stuccos, BioDomus I or II is an excellent



finish paint to recreate an original smooth cement stucco finish, restoring the flat finish of a natural masonry stucco. Stucco painted with acrylic paints may eventually crack, peel or flake due to moisture content in the substrate, thus no guarantee can be provided for long term adherence on a preexisting acrylic painted stucco.

PRE-WASHING: For mold or algae treatment, prior to pressure washing, apply 1 coat of EcoDis to all infected surfaces and allow to dry for 24 hours. Dirty and/or contaminated surfaces should be cleaned and any attached algae or mold removed manually or with a pressure washer.

PRIMER COAT: Apply one (1) to two (2) coats of BioGrip Micro or Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS. Two (2) coats may be required for heavily pre-painted surfaces.

1ST & 2ND COATS / WHITE & TRANSPARENT BASES: Apply two (2) coats of BioDomus I or II according to GENERAL APPLICATION INSTRUCTIONS.

See DIMENSIONAL EFFECTS FOR PAINTED OR UNPAINTED MINERAL SURFACES, BRICK, STONE & STUCCO below to re-create old world stucco finishes using BioDomus I.

REINFORCED CONCRETE SURFACES

INTERIOR / EXTERIOR: New cement surfaces should not be painted for about 28 days to ensure proper curing and drying. Follow instructions as indicated above for new cement stuccos. In many cases it may be recommended to apply TerraMare line products for 'best use' application of paint on exterior reinforced concrete surfaces.

PRE-WASHING: For mold or algae treatment, prior to pressure washing, apply 1 coat of EcoDis to all infected surfaces and allow to dry for 24 hours. Dirty and/or contaminated surfaces should be cleaned and any attached algae or mold removed manually or with a pressure washer.

PRE-PRIMER COAT: For best results apply Potassium Silicate Concentrate, diluted 100% with water, o (1:1), or 10 liters of water per one (1) 10 liter bucket as a pre-primer, on all new cement surfaces, applying 2 – 3 coats in rapid succession, wet on wet, until substrate has arrived at full absorption, and allow to dry for at least 2 - 3 days; or as an alternative apply one (1) coat EcoForte Consolidator with brush, roller or sprayer diluted 100% with water, or 10 liters of water per one (1) 10 liter bucket as a pre-primer, and allow to dry for at least 8 – 12 hours.

PRIMER COAT: Apply at least one (1) coat of BioGrip Micro primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

1ST & 2ND COATS / WHITE & TRANSPARENT BASES: Apply two (2) coats of BioDomus I or II according to GENERAL APPLICATION INSTRUCTIONS.

CEMENT STUCCO / PAINTED WITH ACRYLIC

INTERIOR / EXTERIOR: For pre-painted stuccos, BioDomus I is an excellent finish paint to recreate an original smooth cement stucco finish, restoring the flat finish of a natural masonry stucco. Stucco painted with acrylic paints may eventually crack, peel or flake due to moisture content in the substrate, thus no guarantee can be provided for long term adherence on a preexisting acrylic painted stucco.

PRE-WASHING: For mold or algae treatment, prior to pressure washing, apply 1 coat of EcoDis to all infected surfaces and allow to dry for 24 hours. Dirty and/or contaminated surfaces should be cleaned and any attached algae or mold removed manually or with a pressure washer.

PRIMER COAT: Apply one (1) to two (2) coats of BioGrip Micro or Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS. Two (2) coats may be required for heavily pre-painted surfaces.

EIFS | SYNTHETIC STUCCO

INTERIOR / EXTERIOR: Most EIFS stucco surfaces are finished with an cement resin coat that is formulated with 100% acrylic binder, that can have a dull to shiny surface. Re-coats are typically made with acrylic or elastomeric paints, which tend to enhance the effect of a plastic stucco. EIFS stucco can be primed with BioGrip Micro or Medium and painted with BioDomus I to recreate a more authentic stucco finish look, assuring both high water resistance as well as excellent permeability.

Follow instructions above for CEMENT STUCCOS/PAINTED WITH ACRYLIC.

See DIMENSIONAL EFFECTS FOR PAINTED OR UNPAINTED MINERAL SURFACES,

BRICK, STONE & STUCCO below to re-create old world stucco finishes using BioDomus I or II.

CMU | CONCRETE BLOCK

INTERIOR/EXTERIOR: New work: Mortar joints should not be painted for about 28 days to ensure proper curing and drying. Follow instructions as indicated above for NEW CEMENT STUCCOS.

NEW CMU: Follow instructions for NEW CEMENT STUCCOS.

PRE-WASHING / AGED CMU UNPAINTED: For mold or algae treatment, prior to pressure washing, apply 1 coat of EcoDis to all infected surfaces and allow to dry for 24 hours. All surfaces should be carefully cleaned, using a pressure washer at 350 PSI to remove lose or powdered cement.

PRE-PRIMER COATS: For best results apply Potassium Silicate Concentrate, diluted 100% with water (1:1), or 10 liters of water per one (1) 10 liter bucket as a pre-primer, on all new cement surfaces, applying 2 – 3 coats in rapid succession, wet on wet, until substrate has arrived at full absorption, and allow to dry for at least 2 - 3 days; or as an alternative apply one (1) coat EcoForte Consolidator with brush, roller or sprayer diluted 100% with water, or 10 liters of water per one (1) 10 liter bucket as a pre-primer, and allow to dry for at least 8 – 12 hours. **PRIMER COAT:** Apply at least one (1) coat of BioGrip Micro or Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

1ST & 2ND COATS / WHITE & TRANSPARENT BASES: Apply two (2) coats of BioDomus I or II according to GENERAL APPLICATION INSTRUCTIONS.

PAINTED CMU: Follow instructions for CEMENT STUCCOS/WITH ACRYLIC PAINT.

BRICK SURFACES

UNPAINTED NEW OR OLD BRICK

INTERIOR/EXTERIOR: For absorbent, unpainted, integral brick, pre-primers or primers are not required in the application of BioDomus I. Potassium silicate paints are recommended by the brick industry for durability and permeability. Two (2) coats are sufficient to provide full coverage.

PRE-WASHING: For mold or algae treatment, prior to pressure washing, apply 1 coat of EcoDis to all infected surfaces and allow to dry for 24 hours. Dirty and/or contaminated surfaces should be cleaned and any attached algae or mold removed manually or with a pressure washer. In cases of severe moss or algae growth on exterior surfaces, repeat this cycle.

Dirty and/or contaminated surfaces with mortar should be cleaned with a pressure washer. For smog affected surfaces or surfaces with efflorescence, scrub affected areas with a stiff brush and muriatic acid (1 part muriatic acid and 6 – 7 parts water), and after 3 - 5 minutes rinse several times with a pressure washer.

DAMAGED BRICK / INTERIOR / EXTERIOR: Extremely weathered 'spalled' brick, deteriorating brick, or deteriorating brick mortar will usually indicate the presence of water absorption into mortar joints or brick surfaces that become damaged during freeze/thaw conditions in fall and spring. Low-fire brick usually will chalk when rubbing your finger across the surface, easily chip, be fragile and be overly porous. Both of these conditions require special attention to substrate repairs prior to any type of painting or stucco application. Such substrates will need to be consolidated using pure Potassium Silicate diluted according to instructions to stabilize and reinforce the molecular composition of the substrate. In very severe conditions, replacement of damaged brick and the necessity of brick joint tucking will be required in addition to substrate consolidator be applied to the brick surface to enhance the performance and adhesion of a primer coat of BioGrip Micro primer.

PRE-PRIMER COATS: In this case apply Potassium Silicate Concentrate, diluted 100% with water (1:1) on all damaged surfaces, applying wet on wet, applying 2 – 3 coats in rapid succession, until substrate has arrived at full absorption, and allow to dry for at least 3 days. At the end of the 3 day curing of the Potassium Silicate Concentrate, verify that the brick has consolidated correctly. Test treated brick surface for slight powder or chalking, rubbing gently with a clean rag to verify correct absorption and consolidation. If any residue occurs, apply 1 coat EcoForte Consolidator, allow to dry for at least 8 – 12 hours.

PRIMER COAT: Due to the necessity to apply Potassium Silicate Concentrate as a fixative and consolidator, it is suggested to apply one (1) coat of BioGrip Micro primer. Apply according to GENERAL APPLICATION INSTRUCTIONS.



1ST & 2ND COATS: Follow application instructions for mineral paints, stucco, or plasters per respective TDS. Two (2) coats of BioDomus I or II are recommenced for spalled brick conditions.

In worse case scenarios to prevent long term water absorption into brick surfaces after repairs, will require the application of a hydro-repellent sealer and paint such as TerraMare Sealer, Grip, and TerraMare I. TerraMare line products are potassium silicate paints containing silossanic (silica), which will increase performance to protect damaged bricks affected by moisture.

BRICK / COASTAL AREAS: In many cases, brick and stucco materials, because of their absorbency to moisture, can collect salt residues which can have adverse effects for the applications of any type of paint or masonry products. Proper cleaning is essential to try to obtain a neutral base so that the presence of salt does not create detrimental effects to applied finishes.

PRE-WASHING: Wash surfaces using a pressure washer, thoroughly cleaning all brick surfaces, then apply white vinegar or diluted muriatic acid for 3 – 5 minutes, then wash off carefully again with clean water all treated surfaces. Allow to thoroughly dry before proceeding with subsequent product applications of BioGrip Micro or BioDomus I or II.

PRIMER COAT: To enhance saltwater resistance apply one (1) coat of BioGrip Micro according to GENERAL APPLICATION INSTRUCTIONS. This is particularly important for free standing masonry walls.

ABSORBENT & NON ABSORBENT BRICK / INTERIOR / EXTERIOR: For absorbent, unpainted, integral brick, BioGrip Medium primer does not need to be applied directly to brick surfaces when painting with BioDomus I or II.

For brick that is not absorbent, or has a slick or sheened surfaces, or very high density extruded bricks (low water absorption), it will be required to apply BioGrip Medium prior to the application of BioDomus I or II. In most cases BioGrip Medium is not used as a base primer for the application of BioDomus I, but rather BioGrip Micro. BioGrip Medium is ideal when using BioDomus II.

Testing for Absorption: Spray brick surface with water for a couple of minutes to determine if water absorbs rapidly into brick. Brick surfaces will appear to be dry if the brick is absorbent. Always throughly wet brick surfaces with water prior to applying the first (1st) coat of BioGrip primer or BioDomus I or II. This will assist in creating greater penetration of BioGrip Medium primer or BioDomus I or II paints into the brick surface. This applies only to the first coat primer or paint application.

If after spraying water onto the brick and the brick remains wet, or has not rapidly absorbed water into the surface, then this indicates that BioGrip Medium will be required as a primer before proceeding with BioDomus I or II.

PRIMER COAT: Apply one (1) coat of BioGrip Medium primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

Apply mineral paints or plasters as directions require.

PAINTED BRICK SURFACES

Follow instructions for CEMENT STUCCOS/PAINTED WITH ACRYLIC.

DIMENSIONAL EFFECTS USING BIOGRIP MICRO/ INTERIOR/EXTERIOR USE THIN WASH/VEILING

INTERIOR / DRYWALL-WOOD

INTERIOR / PRIMER COAT: Apply one (1) - two (2) coats of untinted or slightly tinted, BioGrip Micro primer on any type of interior wall surface, such as drywall, painted or unpainted. Follow instructions as indicated in GENERAL APPLICATION INSTRUCTIONS. Primer coat must have a complete cover, high hiding application. Allow to dry for 8 – 12 hours.

BioGrip Micro primer has micro (fine) aggregate and is ideal for smooth surfaces.

BioGrip Medium (with aggregate) re-creates a stucco like finish, particularly when applied with a brush in a criss-cross pattern, so as to create a slightly textured surface.

INTERIOR / 1ST COAT: For wash/veiling or glaze effects using BioDomus SuperFlat or EcoDomus Matte can be applied directly onto BioGrip Micro primers diluting SuperFlat or Matte with the PRE-MIX SOLUTION. It is suggested to begin testing decorative effects at 50 - 75% dilution before proceeding to a higher dilution. In most cases dilutions should not exceed 100% for the 1st coat.

Brushes, sponges or rags and water, can be used intermixed or singularly as desired to create the wash or glaze effect desired. Keep primed surfaces damp during wash/

veil or glaze applications to permit maximum control of decorative effects.

INTERIOR / 2ND COAT: If a 2nd coat is desired, it can be diluted up to 250%, always using the PRE-MIX SOLUTION for your paint product dilution. Always mix solution into paint with an electric drill and paint paddle, or mix well by hand before proceeding with paint applications.

No warranties can be provided for wash/veiling applications.

EXTERIOR / BRICK-STUCCO

EXTERIOR / PRIMER COAT: Apply one (1) - two (2) coats of untinted or slightly tinted BioGrip Micro primer on any type of exterior wall surface, such as stucco or brick, painted or unpainted. Follow instructions as indicated in GENERAL APPLICATION INSTRUCTIONS. Primer coat must have a complete cover, high hiding application. Allow to dry for 8 – 12 hours.

EXTERIOR / 1ST COAT: For exterior applications BioDomus I or II will be required to create a wash/veil finish. Tint BioDomus I or II, Transparent Base, with only 50% of pigment base (5%) instead of the typical 10% required for full color saturation. Dilute BioDomus I or II 30% with water. If the wash/veiling effect is too strong, increase dilution to 50 - 75% using the PRE-MIXED SOLUTION. Always test dilution effect prior to full commitment of the application with small dilution quantities before diluting entire paint quantity.

Wet/dampen surfaces prior to applying paint. Apply BioDomus I or II with a sprayer or use a large ROMABIO masonry brush. Always apply on pre-dampened (drip free) brick with water to obtain maximum absorption and dispersion of paint into masonry substrate. Keep surfaces damp during application. After initial overall damping with water, it is suggested to use a manual hand sprayer pump, re-wetting the masonry surface as needed to keep the surface moist during the application of the wash/veil finish.

Brushes or sponges and water, can be used intermixed or singularly as desired to create the wash or glaze effect desired. Keep primed surfaces damp during wash or glaze applications. Once the paint wash has dried it is not possible to alter or adjust paint application.

EXTERIOR / 2ND FINISH COAT: Applying a 2nd coat is an option, but to provide depth and dimension a 2nd coat is suggested. This could be for touching up or to slightly change color/s, slightly darker or lighter, to create additional dimension to the wash effect. 2nd coats can be increased in dilution as may be required to provide desired effect over 1st coat.

Always test effects before committing to applying decorative finishes.

NOTE: When applying a very thin, very diluted paint products on the exterior, that there is always the risk that environmental conditions may cause finishes to diminish over time as compared to a full, 2 coat traditional paint application.

No warranties can be provided for wash/veiling applications.

AUTOCLAVED AERATED CONCRETE

INTERIOR / EXTERIOR: BioGrip Micro is an excellent primer paint for all types of unpainted Aerated Concrete Blocks which permits the application of BioDomus and EcoDomus paints, BioCement stucco products, and Slaked Lime plasters such as BioCements, Marmorino, and Grassello. BioGrip Micro will penetrate deep into the pours of Aerated Concrete Blocks to strengthen and consolidate the surface to provide dust and particle free hardened surface.

PRE-PRIMER COAT: It is recommended to apply one (1) coat of Potassium Silicate Concentrate diluted 100% with water, or 10 liters per one (1) 10 liter bucket, applying wet on wet, applying 2 – 3 coats in rapid succession until aerated concrete has completely and evenly absorbed the Potassium Silicate Concentrate into surface. This process will double the strength and durability of the surfaces of aerated concrete, as well as increase adhesion of any type of applied material. Apply Potassium Silicate Concentrate with a brush, roller, or sprayer and allow to dry for 2 – 3 days.

PRIMER COATS: Apply at least two (2) coats of BioGrip Micro primer as indicated in **GENERAL APPLICATION INSTRUCTIONS**.

BioGrip Micro primer is not suggested to be used as a base primer for application onto cement stuccos for BioCements or BioMarmorinos. Best Use recommendations would be to use BioGrip Medium primer for this use. BioGrip primers will also permit applications of most types of portland cement stucco material to adhere to the surface of Aerated Concrete Blocks. Apply two (2) coats of BioGrip Micro primer before applying paint or plaster finishes to aerated block.



ADOBE BRICK

INTERIOR / EXTERIOR: BioGrip Micro is an excellent consolidator and primer paint for unpainted mud brick walls, interior and exterior, which permits the application of BioDomus and EcoDomus paints, BioCement stucco products, and Slaked Lime plasters such as BioMarmorino and Grassello Bio. BioGrip Micro will penetrate deep into the pours of Adobe or Mud Brick walls to strengthen and consolidate the surface to provide dust and particle free hardened surface.

PRE-PRIMER COAT: It is recommended to apply one (1) coat of Potassium Silicate Concentrate diluted 100% with water, or 10 liters of water per one (1) 10 liter bucket, applying wet on wet, applying 2 – 3 coats in rapid succession until adobe brick has completely and evenly absorbed the Potassium Silicate Concentrate into surface. This process will double the strength and durability of the surfaces of adobe clay brick, as well as increase adhesion of any type of applied material. Apply Potassium Silicate Concentrate with a brush, roller, or sprayer and allow to dry for 2 – 3 days.

PRIMER COATS: Apply at least two (2) coats of BioGrip Micro primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

DECAYING OR CRUMBLING STUCCOS OR POWDERY SURFACES

INTERIOR / EXTERIOR: Chalking surfaces, which could prevent the proper anchoring of the base coating must have damaged and chalky portions be removed by pressure washing and scraping. If pressure washing is not an option for interior surfaces, scrub affected areas with a stiff brush and white vinegar or muriatic acid (1 part muriatic acid and 6 – 7 parts water), and after 3 – 5 minutes rinse several times with a large sponge and clean water.

PRE-PRIMER COAT: For unpainted stuccos apply Potassium Silicate Concentrate diluted 100% with water (1:1) on all damaged surfaces, or 10 liters of water to one (1) 10 liter bucket, applying wet on wet, applying 2 – 3 coats in rapid succession, until substrate has arrived at full absorption, and allow to dry for at least 2 – 3 days. For old acrylic-free painted stuccos, apply one (1) coat EcoForte Consolidator diluted 100% with water, or 10 liters to one (1) 10 liter bucket, and allow to dry for at least 8 – 12 hours.

PRIMER COAT: Apply one (1) - two (2) coats of BioGrip Micro primer as indicated in GENERAL APPLICATION INSTRUCTIONS.

Apply at least two (2) coats of subsequent finish products of mineral paint, stucco, or plaster. For severe cases of deterioration, follow guidelines as indicated in BRICK SURFACES, taking into consideration the repair and replacement of damaged stucco in its entirety. Cement stuccos existing prior to 1940 are probably made of NHL 3.5 or 5.0 (Natural Hydrated Lime Cement) and careful inspection and attention needs to be taken to ensure proper replacement and repairs. At all costs, avoid using portland based cements for restoration or repairs on NHL cements.

COATINGS WITH EFFLORESCENCE

INTERIOR / EXTERIOR: Cement surfaces showing efflorescence should be aggressively cleaned with a high pressure washer or stiff brush, and then the efflorescence should be treated using a diluted muriatic acid, 1 part muriatic acid and 6 – 7 parts water, and allow to react for 3 – 5 minutes. Thoroughly rinse treated areas with water and allow to dry.

PRE-PRIMER COAT: Apply Potassium Silicate Concentrate diluted 100% with water (1:1), or 10 liters to one (1) 10 liter bucket, on all damaged surfaces and allow to dry for at least 12 – 24 hours; or apply one (1) coat of EcoForte Consolidator diluted 100% with water, or 10 liters to one (1) 10 liter bucket, and allow to dry for at least 8 – 12 hours. This application applies only to unpainted, or mineral painted surfaces only.

PRIMER COAT: Apply one (1) coat of BioGrip Micro primer as indicated in GENERAL APPLICATION INSTRUCTIONS. Follow application instructions for mineral paints, stucco, or plasters per respective TDS.

For coatings on surfaces damaged by the saltpeter or efflorescence no guarantees can be provided.

AGED CEMENT STUCCOS

INTERIOR / EXTERIOR: Dirty and/or contaminated surfaces should be treated as a priority prior to any interventions of replacing or repairing stucco. All surfaces should be cleaned and any attached algae removed manually or by mechanical means, i.e., with a high-pressure washer. Stucco damaged by algae or mold should be treated with EcoDis after pressure washing. These instructions are based on unpainted portland based type cement stuccos.

PRE-PRIMER COAT: When new stucco repairs are performed on older (non-painted) cement stuccos, complete all removal of damaged stucco, rinse surfaces of dust, and apply EcoForte Consolidator to older surfaces prior to applying new cement stucco or make repairs. Pre-prime existing surfaces applying one (1) coat of EcoForte Consolidator diluted 100% with water, or 10 liters to one (1) 10 liter bucket, and allow to dry for at least 8 – 12 hours.

PRE-PRIMER COAT / REPAIRS: Allow new cement repairs to fully dry and cure according to instructions indicated under section; NEW CEMENT STUCCOS. Apply EcoForte Consolidator diluted as indicated onto any new stucco repairs and allow to dry for at least 8 – 12 hours.

PRIMER COAT: Apply one (1) coat of BioGrip Micro primer as indicated in GENERAL APPLICATION INSTRUCTIONS. Where repairs require the application of BioCement 1.0 GF, it is suggested to use BioGrip Medium primer.

Apply mineral paints, plasters or stucco as directions require.

STUCCO REPAIRS

See Aged CEMENT STUCCOS above.

MINERAL PAINTS OR LIME WASH

INTERIOR/EXTERIOR: Potassium Silicate Concentrate or EcoForte Consolidator can be applied on existing Mineral Paints or Lime Paints to consolidate worn or powdery bases prior to applying BioGrip Micro primer.

PRE-WASHING: Existing painted surfaces that are no longer well anchored should be properly cleaned. For loose, deteriorated, or non-adhering mineral or lime paints, scrape away all loose material, and when possible follow up using a pressure washer, cleaning all painted surfaces as best possible. Allow surfaces to completely dry.

PRE-PRIMER COAT: Apply one (1) coat of EcoForte Consolidator or Potassium Silicate Concentrate with brush, roller or sprayer diluted 100% with water, or 10 liters of water per one (1) 10 liter bucket as a pre-primer, and allow to dry for at least 12 - 24 hours.

PRIMER COAT: Apply one (1) coat of BioGrip Micro as a primer tinted if necessary* with brush, roller or approved sprayer for fine aggregate, diluted 30%, or 4.5 liters per one (1) 15 liter bucket, and allow to dry for at least 8 – 12 hours.

STORAGE

Store in a cool, dry and protected from frost. Close the open containers with care. Store liquids only in plastic buckets.

WARNING!

Do not apply any products in direct exposure to strong/hot sunlight, rain, mist, high humidity (> 80%), at dew-point formation, or in the presence of strong wind. Beware of the danger of frost overnight. If applied by roller or sprayer, protect surrounding surfaces as necessary. Protect eyes and skin from splashes of paint. Cover glass, ceramic, natural stone, brick, metal, wood, painted surfaces and glazed tiles. Clean affected areas immediately with water. Prominent elements of the building (cornices, parapets, etc.,) should be treated with skill, covering flashings, gutters, copper coatings, etc. ... Do not work in air temperature lower than 13°C / 55°F and not above 31°C / 88°F. Clean work tools with water immediately after use. Keep out of reach of children. In case of contact with eyes and skin, wash immediately with plenty of water. In cases of consumption, consult a Doctor or call the CDC Poison Center (see Safety Data Sheet). In case of contact with eyes and skin, wash immediately with plenty of water and/or a saline solution. Always keep a good supply of saline solution for eyes and use abundant amounts to wash eyes. Do not rub eye lids or physically touch your cornea or surrounding area prior to and during washing. Consult a Doctor immediately in cases of irritation or severe burning sensation. In cases of consumption, consult a Doctor or call the CDC Poison Center (see Safety Data Sheet).

If you scrape, sand or remove old paint from any surface, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Carefully clean up with a wet mop or HEPA vacuum. Before you start, find out how to protect yourself and your family by contacting the U.S. EPA/Lead Information Hotline at 1-800-424-LEAD (5323) or log on to www.epa.gov/lead.

Keep out of reach of children.

PRODUCT LIMITATIONS



Only dilute the amount of paint material required to paint surface area as needed. Unopened, unused, and undiluted Domus line mineral paints can be stored in their original container for an extended time period. Once the product has been removed from its container and is diluted, the diluted material cannot be stored for extended time periods without the risk of forming mold. Undiluted paint material can be stored as long as the remnant is repackaged and stored in a completely filled plastic container of product. For best results turn container upside down to help prevent air to enter into the bucket via the paint can lid, causing spoilage or premature drying. After water has been added for dilution, ROMABIO cannot guarantee the shelf life of the product.

WATER CONTAMINATION HAZARD

CLASS 1

This product has been classified in accordance with the hazard criteria of the Controlled Products Regulations (CPR) and the MSDS contains all of information required by the CPR, and it is classified as a non-hazardous material.

PRODUCT CONTAMINATION HAZARD

CODE CER / NORMATIVE EAC / Decision commuted by the Commission n. 2000/532/CE

NOT DANGEROUS

The directive 75/442/CEE, 08 01 production, disposal, formulation, supply, use, and removal of paints and varnishes: 10 13 04 for removal of paints and varnishes; 10 13 04 disposal of lime and hydrated lime products.

DISPOSAL

Do not enter product in its original concentration into drains or open waters. Do not store at public waste disposal sites. In case of conduction into adapted biological purification plants no disturbances need be expected. The preparation has been estimated by conventional method (calculated procedure) of EG directive 1999/45/EG and is classified as non-hazardous for the environment. Dispose according to local regulations. Paint waste code 080,103 (waste paint and water-based glazes). Empty cans should be disposed of according to local regulations; plastic buckets are 100% PP, NO. 5, approved for food storage; 100% recyclable if cleaned thoroughly prior to recycling.

ADDITIONAL INFORMATION

This Technical Sheet lists data collected on the basis of technique and experience. Given the multiplicity of use of the product they cannot be binding and the user can not refrain from using common sense and experience for the individual case. This information shall not constitute any legal obligation and no obligation from the seller or point of purchase, or any agreements inferred by employees who sale this product. Insurance or guarantees issued by our employees or employees should always be confirmed separately in writing. Any information about product adaptability and use of the product, must be verified by user prior to purchase. Check the exact consumption of product for the surface where product may be applied to determine amount of products needed. The color matching must be verified by the user before starting work. No refunds or exchanges will be provided for tinted products after they have been consumed or applied.

MANUFACTURER

ROMABIO, Via Pistoiese 323, 50010 San Angelo a Lecore, FI, Italia

*NOTE: BioGrip Micro primer generally should not be tinted when avoidable. Maximum tint colorant allowed is 3%, 46 g/l or 1.6 oz/l. Color ranges from Off White (OW), Color Oxides (CO) & Grey Oxides (GO) from the ROMABIO paint deck can be tinted up to maximum 50% of the color formulation. Dark Oxides (DO) can only be tinted 12.5 - 25% of the color formulation. Extra Dark Oxides (XDO) formulations cannot be dosed under any circumstance.



I. Appeal of Administratively Approved COA's



J.

Minor Modifications



K. Public Comments



L. New Business



М.

Information



2025 HP Resource Packet

Pending Legislation



City of Jacksonville, Florida Donna Deegan, Mayor

Planning and Development Department 214 North Hogan Street Jacksonville, FL 32202 (904) 255-7800 www.jacksonville.gov

A NEW DAY.

MEMORANDUM

- TO:Chairperson and Members
Jacksonville Historic Preservation Commission
- **FROM:** Arimus T. Wells, City Planner Supervisor Community Planning Division, Historic Preservation Section
- SUBJECT: Historic Preservation Legislation
- DATE: November 13, 2024

Final action on the following historic preservation items have taken place since the last Commission meeting. Please see the attached bill summaries for more details:

- Ordinance 2024-0770 This bill designates a cemetery at 538 Ellis Road South as a local landmark site. (LUZ: Approved; CC: 11/12/24)
- Ordinance 2024-0771 This bill designates a nonresidential building at 801 North Jefferson Street as a local landmark. (LUZ: Approved; CC: 11/12/24)
- Ordinance 2024-0772 This bill designates a nonresidential building at 821 North Jefferson Street as a local landmark. (LUZ: Approved; CC: 11/12/24)
- Ordinance 2024-0801 This bill approves an ad valorem property tax exemption of 100% of the increase in assessed value for the residential building located at 2728 Herschel Street (NCSPHS: Approved; Finance: Approved; CC: 11/12/24)
- Ordinance 2024-0847 This bill seeks to amend the Restore Endangered Historic Adaptable Buildings (REHAB) Special Revenue Fund Guidelines in order to simplify the application process. (NCSPHS: Amend/Approve; Rules: Amend/Approve; Finance: Amend/Approve; CC: 11/12/24)



A NEW DAY.

City of Jacksonville, Florida Donna Deegan, Mayor

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The following historic preservation items are pending legislative action from City Council. Please see the attached bill summaries for more details:

- Ordinance 2023-0876 This bill appropriates \$22 million from the General Fund-GSD Fund ٠ Balance to fund a Participation Loan for the Laura Street Trio project subject to the terms of a redevelopment agreement.
- Ordinance 2024-0880 This bill designates a nonresidential building at 821 North Jefferson ٠ Street as a local landmark. (LUZ: 11/6/24 PH)
- Ordinance 2024-0884 This bill approves an ad valorem property tax exemption of 100% of • the increase in assessed value for the local landmark building located at 700 Union St East (NCSPHS: 12/2/24 PH; Rules: 12/2/24; Finance: 12/3/24)

N. Old Business



O. Design Issues



P.

Addendum



Q. Adjournment



Public Works Improvement Projects