Jacksonville Historic Preservation Commission



December 11, 2024

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, December 11, 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, January 22, 2025.

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 Member or the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the 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 November 13, 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-24-31609

Location: Riverside / Avondale – 3550 Pine Street

Applicant: JAA Architecture Owner: John Preston Moore

Reguest: New Construction – Addition

Staff Recommendation: Approve With Conditions

2. COA-24-31616

Location: Riverside / Avondale – 2147 St Johns Avenue

Applicant: JAA Architecture Owner: Dr. Ateeque Khan

Request: New Construction – Addition

Staff Recommendation: Approve With Conditions

3. COA-24-31544

Location: Riverside / Avondale – 1608 Glendale Street

Applicant: JAA Architecture

Owner: Daniel Karn

Request: New Construction – Addition

Staff Recommendation: Approve With Conditions

4. COA-24-30298

Location: Riverside / Avondale – 1678 Pinegrove Avenue

Applicant: James Johnson Owner: Kathy Hughes

Request: New Construction – Addition and Accessory Structure

Staff Recommendation: Approve With Conditions

D. Previously Deferred Items to be Heard

1. 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-24-08

Location: Downtown National Register – 29 East Adams Street

Applicant: Jack Shad

Owner: Chris Hionides, Plaka Main Street, Inc.

Request: Historic Designation Staff Recommendation: Approve

G. Certificates of Appropriateness

1. COA-24-31360

Location: Springfield – 236 5th Street E Applicant: Terrawise Homes, Inc. Owner: Terrawise Homes, Inc. Reguest: New Construction

Staff Recommendation: Approve with Conditions

2. COA-24-31276

Location: Riverside / Avondale – 1879 Ribault Court

Applicant: Jeff Mayberry, Mayberry Builders Construction Services, Inc.

Owner: Richard Grant

Request: Alterations – Driveway Staff Recommendation: Deny

3. COA-24-31539

Location: Springfield – 321 5th Street E

Applicant: Douglas Cuthbert
Owner: Douglas Cuthbert

Request: New Construction – Addition

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	Αp	proved	COA's
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K. Public Comments

L. New Business

1. Demolition Delay: Henry C. Arpen House (3747 Linjohn Road)

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

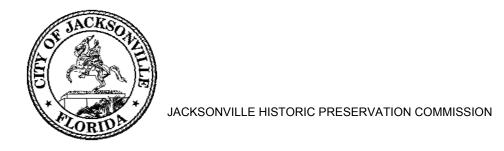
A. Call to Order



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

1.

Submittal Of Speaker's Cards



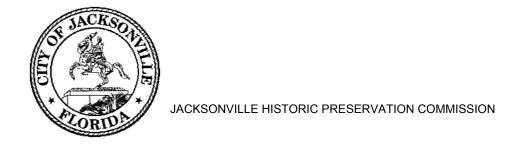
2.

Reminder of Meeting Break Times



3.

Approval of the Minutes



City of Jacksonville Historic Preservation Commission

November 13, 2024 **Uncertified Condensed Copy**

CITY OF JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Proceedings held on Wednesday, November 13, 2024, commencing at 3:03 p.m., at the Ed Ball Building, Hearing Room 1002, 214 North Hogan Street, Jacksonville, Florida, before Diane M. Tropia, FPR, a Notary Public in and for the State of Florida at Large.

PRESENT:

ETHAN GREGORY, Acting Chair. WILLIAM HOFF, Secretary. JULIA EPSTEIN, Commission Member. BECKY MORGAN, Commission Member.

ALSO PRESENT:

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

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no public displays of support or opposition. We'll be taking a ten-minute break every two

For those that wish to speak before the Commission, including applicants, you must fill out a speaker's card, put it up front here with the staff. Please mark on the card whether you are for or against the item.

These proceedings are being recorded by our court reporter, so it's important to speak clearly into the microphone, state your name and address for the record, and only one person may speak at a time. Each member of the public has three minutes, including applicants, unless additional time is requested. It will be considered.

All right. We're going to go through the items on the agenda. Starting with B, Deferred Items. There is a COA-23-28339 at 3664 Richmond Street, COA-23-29186 at 2799 Selma Street, COA-24-31124 at 3629 Richmond Street, COA-24-31433 at 2131 St. Johns Avenue, and REHAB-24-03 at 157 8th Street East.

For C on the consent agenda, we have COA-24-31492 at 3523 Valencia Road. There is Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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2

PROCEEDINGS

November 13, 2024

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THE CHAIRMAN: I hereby call this meeting of the Jacksonville Historic Preservation Commission to order and welcome each of you

3:03 p.m.

attending today. Let the record reflect that it is now 3:03 p.m.

I will start with some introductions here. We'll start with staff on my left.

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

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

MS. FIGUEROA: Brittany Figueroa, Planning and Development Department.

COMMISSIONER HOFF: William Hoff, commissioner.

COMMISSIONER EPSTEIN: Julia Epstein, commissioner.

THE CHAIRMAN: Ethan Gregory, acting chair.

And we're waiting on Becky Morgan here to have a quorum. She is on her way right now.

All right. As a courtesy, please silence your cell phones. Additionally, there will be

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COA-24-31413 at 1743 Glendale Street and COA-24-31349 at 0/1148 Main Street North.

And Section D, we have previously deferred items to be heard. That is COA-24-31263 at 1281 Ingleside Avenue. And Item Number 2 there is COA-24-31169 at 2351 Riverside Avenue.

There are no condemned properties being heard today.

Section F, Historic Designations, we have LM-24-06 at 740 Van Buren Street.

Under Section G, we have a Certificate of Appropriateness, COA-24-31275, at 128 6th Street East.

Section H, we have Certificates of Appropriateness or Work Initiated or Completed Without a COA, COA-24-31485 at 3697 Hedrick Street.

That's all the items that we have on the agenda for right now. I'm going to skip around on the order here a little bit while we wait for the fourth commissioner so we have a quorum, and we will move on to -- I guess do pending legislation.

MR. WELLS: Thank you.

So this is pending legislation. So since

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11/27/2024 08:28:36 AM

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1 of 27 sheets

Page 1 to 4 of 66

our last meeting, we had four ordinances -- or,

- actually, five ordinances that have -- that 2
- 3 action has been taken on by City Council. So
- the first ordinance is Ordinance 2024-0770, so
- this seeks to designate a cemetery off 538 5
- 6 Ellis Road as a local landmark site. So this
- 7 went to the Land Use and Zoning Committee for
- 8 approval this past Tuesday for approval, and it
- was -- actually, last Tuesday for approval, and 9
- 10 it was approved by City Council yesterday for

11 final action.

The same thing occurred for Ordinance 12 2024-0771. It went to the Land Use and Zoning 13

14 Committee last week, and it was approved by

City Council yesterday. 15

> Same thing for -0772, ordinance, so this is the sister property to the -0771, approved

by LUZ and final action by City Council 18

vesterday. 19

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20 The fourth ordinance is 2024-0801. So 21 this was a tax exemption for the property

located at 2728 Herschel Street. So it went 22

23 through three different subcommittees, and City

Council finally approved it yesterday. 24

And the last one is Ordinance 2024-0847.

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- So this is an update to the Restore Endangered
- Historic Adaptable Buildings, or REHAB act for
- short. This is special revenue fund 3
- guidelines. So this went to three 4
- subcommittees of City Council as well with 5
- 6 final action being taken by City Council last

7 niaht.

8 We still have three items that are

- pending, legislative action, so this --9
- 10 2023-0876. Not much has been happening with
- 11 this one, so it's just being continuously
- deferred. 12

We have Ordinance 2024-0880. So this is 13

another landmark designation. This one --14

- actually, that's a -- that should be a tax 15
- exemption. So that one I'll need to change on 16
- the report itself. This is a tax exemption on 17
- 700 Union Street. So that will be going to the 18
- Neighborhoods Committee, Rules Committee, as 19
- well as the Finance Committee on December 2nd 20
- 21 and December 3rd.
- Other than that, end of report. 22
- 23 THE CHAIRMAN: All right. Thank you.
- 24 Now I'll move on to Section K, Public
- Comments. Is there anyone here to speak on 25

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1 public comments?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: All right. Right now, I

guess, we're going to take a couple of minutes,

- short break, while we wait on the last
- commissioner to show up. We need four
- commissioners to have a quorum, so let's wait a
- couple of minutes here. I apologize for the
- delay, everybody, but we'll get this going as 9
- 10 quick as we can once the other commissioner
- gets here. 11

Thank you.

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- (Brief pause in the proceedings.) 13
- (Commissioner Morgan enters the 14

proceedings.) 15

16 THE CHAIRMAN: All right. Guys, we'll get 17 started here, and let the record reflect that

Commissioner Morgan did just attend. 18

19 All right. Can I get a motion to approve

20 the minutes from October 23rd, please?

21 COMMISSIONER EPSTEIN: Motion to approve

the minutes from October 23rd. 22

23 COMMISSIONER HOFF: I will second that.

24 THE CHAIRMAN: Any discussion?

COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: All in favor?

2 COMMISSION MEMBERS: Aye.

3 THE CHAIRMAN: You have approved the

minutes from the October 23rd meeting. 4

5 Now I'll move on to Section C, the consent 6 agenda.

Do any commissioners have any ex parte 7

8 that they would like to declare?

COMMISSIONER EPSTEIN: Just that earlier 9

today, I received a phone call from Angela 10

11 Schifanella, and the email that is just in

12 front of us all right now, just with that

information. Just letting everybody know. 13

14 THE CHAIRMAN: And that's in opposition to 15 the --

COMMISSIONER EPSTEIN: That's in 16

17 opposition to consent agenda -- COA-24-31492, 18 3525 Valencia Road.

THE CHAIRMAN: Thank you.

20 All right. For the consent agenda -- any

21 commissioners would like to pull anything from

22 the consent agenda?

COMMISSIONER EPSTEIN: I move to pull

COA-24-31492, 3523 Valencia Road. 24

25 COMMISSIONER HOFF: Second.

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THE CHAIRMAN: We don't need a second 1 2 there. It's all good.

COMMISSIONER HOFF: Okay. Gotcha.

4 THE CHAIRMAN: All right. Now we are -open the public hearing. Is anyone here to 5

6 speak on the consent agenda for Items 2 and 3?

That's 1743 Glendale Street or 0/1148 Main 7

8 Street North. Is there anyone here to speak on

9 those?

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10 AUDIENCE MEMBER: I can speak if I need to, but --11

THE CHAIRMAN: So if you're on the consent agenda -- this is a good note for everybody.

14 If your property is on the consent agenda, it's

being considered with the staff recommendations 15

there. And after the consent agenda is 16

approved, your COA is then approved, and you're

free to go at that point. You don't have to 18

19 stay around unless you want to, so ...

AUDIENCE MEMBERS: (No response.)

21 THE CHAIRMAN: All right. With that, we will close the public comment. 22

23 AUDIENCE MEMBER: Excuse me. So has

Valencia -- is this our time to speak on 24

Valencia? Do we need to speak on Valencia?

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THE CHAIRMAN: So Valencia was pulled from the consent agenda. We'll be considering that

3 under COAs, that is, Section G.

AUDIENCE MEMBER: Okay. Thank you. 4

THE CHAIRMAN: Would anyone like to make a

6 motion on the consent agenda?

COMMISSIONER EPSTEIN: Motion to approve 7

8 the consent agenda as amended.

9 COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Any discussion?

11 COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye. 13

THE CHAIRMAN: By your action, you have 14

approved the consent agenda for COA-24-31413 15

and COA-24-31349. 16

17 Next, we'll move to Section D, Previously

Deferred Items to be Heard. Do any 18

commissioners have any ex parte to declare? 19

COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: Is the applicant here as

22 well?

AUDIENCE MEMBER: Yes.

THE CHAIRMAN: Thank you, sir. 24

With that, we will open the public hearing 25

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and we'll hear a staff report. 1

2 MR. WELLS: Thank you.

3 So this is COA-24-31263 for the property

4 located at 1281 Ingleside Avenue, and this is a request to replace the 15 historic wood windows 5

with a wood blend product.

grid pattern of the home.

7 So this property is characterized by its 8 bungalow-style architecture with hipped roof

9 and hipped dormer, symmetrical fenestration,

10 3-over-1 windows and a brick finish foundation. 11

Once again, the structure currently has 15 historic wood windows, and the applicant is 12 seeking to replace these windows in order to 13 restore and repair the -- restore the original 14

According to the applicant, efforts to restore and repair the windows have not been made. And based on our visual inspection of the property on October 16th of 2024, proposed windows for replacement are deemed repairable. Staff did not observe any significant damage on the windows, such as wood rot, broken glass, or even termite damage. Again, the windows

Furthermore, after consultation with Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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staff, the applicant objected to providing

appeared to need routine maintenance.

additional claims of irrepairability, such as a

wood-destroying organism report or assessment

from a certified window restoration expert. As

such, staff finds replacement of the historic

wood windows inconsistent with our design 6

guidelines and Ordinance Code criteria. 7

8 Again, rather than replacing the windows, staff recommends that the restoration efforts, such as weather stripping, replacement of

11 pulleys, replacement of existing screens, and

12 repair practices, be initiated prior to

replacement of any historic wood windows.

14 Again, holistically, we find that this application is in conflict with our design 15 guidelines and Ordinance Code criteria, so we 16 17 forward a recommendation for denial.

THE CHAIRMAN: All right. Does the Commission have any questions for staff?

COMMISSIONER EPSTEIN: Through the Chair 20

21 to staff, on the window survey, I see Window 0,

22 the condition listed as bad, and then the rest

23 of the windows, the condition is listed as

"none applicable." Can we get a little bit of 24

25 a discussion of what that means in relationship

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to what each one of those windows' condition 2 is?

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

This is something that we tried to hash out 5 6 with the applicant via email but then also in

person. Essentially, the things are being

8 recorded by the applicant and, again, this is

something from the applicant on the window 9 10 survev.

We tried to corroborate through visual inspection, through the evidence of COAs that were previously applied for, et cetera, but in this instance, the claims that are being made and the window survey is something that we didn't observe in our site visit,

17 unfortunately.

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THE CHAIRMAN: All right. That's it for 18 19 questions for staff.

20 Now we'll hear from the applicant if you 21 would like to come up and speak.

(Audience member approaches the podium.)

THE CHAIRMAN: She will swear you in, sir. 23

Just state your name and address and 24 25 she'll swear you in.

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14 AUDIENCE MEMBER: William Downing, 1281

Ingleside Avenue. 2

3 THE REPORTER: I will swear you in. If you would raise your right hand for me, 4 5

please. 6 Do you affirm that the testimony you're about to give will be the truth, the whole 7

8 truth, and nothing but the truth?

9 MR. DOWNING: Yes.

10 THE REPORTER: Thank you.

MR. DOWNING: I'm concerned that the --11 I'm being denied replacing my windows for not 12 good reasons. These are 80-some-year-old 13 14 windows, yet they're historic windows. It's in

an old house. But there's really no way to fix 15

them. I mean, I can patch anything, but that 16 17 doesn't do -- really do me any good.

There's damage to many of them, as you can 18 see in photos. They're single-pane. They're 19

not energy efficient whatsoever. Yes, you 21 could whether strip them, but that will not

22 solve the issue. I'm looking to replace them

with specifically designed windows that mimic

the outside of the existing windows 100 percent as well as inside the material -- inside is

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stainable material that can be matched to the

inside of the existing windows. So nothing

is -- in appearance, nothing is actually

changing. The only thing we're getting is

energy-efficient new windows. That's what 6 we're looking to do.

The question would be -- if I was to --7

8 the question -- if you say, no, we can't do

that, what about -- do I have the option of 9 10 replacing windows that do not face the street,

if that's a solution? I don't know. I'm just 11

trying to find a way to get this done if y'all 12

could help me out there. 13

Thank you.

THE CHAIRMAN: Thank you, sir. 15

Is there anybody else from the public who 16

17 would like to speak regarding this COA?

AUDIENCE MEMBERS: (No response.) 18

19 THE CHAIRMAN: All right. With that, we

20 will close the public hearing.

21 Any discussion?

MS. LOPERA: Entertain a motion.

23 THE CHAIRMAN: Oh, entertain a motion.

24 Sorry.

25 COMMISSIONER HOFF: I will make a motion Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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to denv COA-24-31263. 1

> COMMISSIONER EPSTEIN: Second. 2

3 THE CHAIRMAN: Any discussion?

COMMISSIONER HOFF: Through the Chair to 4

the applicant, can you speak to your ability to

provide the additional information that 6

Mr. Wells requested regarding a report from a 7

window restoration specialist or a report about

wood-destroying organisms? Are you wanting to 9

10 provide that information, or are you not, you

know, interested? 11

12

MR. DOWNING: I have provided --

MS. LOPERA: Come up to the microphone, 13 please. 14

(Mr. Downing approaches the podium.)

MR. DOWNING: The information I can 16 17 provide is there is no wood-destroying

18 organisms in the house, period, windows or otherwise. 19

20 As far as repairs, I have contacted a 21 repair company. They're -- to repair them,

22 take them out, repair them, put them back is

23 essentially -- it's just short of what it would

cost to replace them, and I still would not 24 25 have energy-efficient windows, so I'm not going

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to go that route.

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THE CHAIRMAN: Any other discussion or -- I think what we're seeing here is there's just not -- we don't have professional evidence that the windows are nonrepairable. Staff went out and said that these windows are repairable or that -- with the information they have, I don't think we have a professional opinion from a window company or a pest/termite general contractor.

COMMISSIONER EPSTEIN: Yeah, through the Chair, this comes up quite a lot, and it's just one of the outlines of the historic district, and the requirements of the historic district is if you have windows that are shown to be repairable, we cannot give you the replacement of them without evidence showing that they are beyond repair. It's just the standard for the neighborhood.

We are not supposed to take into account energy efficiency when we're looking at this. I understand where you're coming from from this, but this -- these are the guidelines of the neighborhood and the historic overlay, just as an explanation.

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When I'm looking at these photos, the photos I do have, I do see some damage. I don't see anything irreplaceable. I see a lot of glazing compound that needs to be fixed, and, obviously, you know, some frames that have come undone on the interior. I'm not seeing anything in my experience here that's showing that these are beyond repair and anything else in your application.

THE CHAIRMAN: All right. Shall we take it to a vote? And I guess we have a -- currently have a motion on the floor to deny COA-24-31263.

All those in favor?

COMMISSION MEMBERS: Ave.

THE CHAIRMAN: All right. By your motion, you have denied COA-24-31263.

We'll move on to COA-24-31169 at 2351
Riverside Avenue. I will now open the public hearing and we'll take a staff report.

MR. WELLS: Through the Chair, before I begin, could we confirm that the applicant or owner is here?

THE CHAIRMAN: Is the applicant here? AUDIENCE MEMBERS: (No response.)

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THE CHAIRMAN: Thanks for the reminder.Sorry.

Without the applicant here, the -- isthere anyone here to speak on this COA?

AUDIENCE MEMBERS: (No response.)THE CHAIRMAN: All right. We'll just

THE CHAIRMAN: All right. We'll just defer that one until next time, then.

We'll continue the public hearing till next month on COA-24-31169.

All right. With that, we'll move on to Historic Designations. LM-24-06 at 740 Van Buren Street, is the applicant here for that?

Buren Street, is the applicant here for that?AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: The applicant is not here, but I will be opening the public hearing, so we can get the staff report, and we'll turn it over to staff.

MR. WELLS: Thank you.

So this is LM-24-06 for the property located at 740 Van Buren Street. So this is a request to designate the subject property as a local landmark. Historically, this property is known as the Pleasant Grove Primitive [sic]

24 Church, but now it goes by Power House Miracle

25 Center Ministry.

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1 This property was constructed in 1908. It 2 has a steeply pitched gable roof with

3 vergeboard decorative work in the gables,

4 windows with lancet arch treatments, a

5 pyramidal roof bell tower, brick pier

6 foundation, and a metal shingled roof.

Based upon evaluation of the application,we found that it met three of the seven

9 Ordinance Code criteria. The first one relates

10 to it being a significant reminder of the

11 cultural, historical, architectural, or

12 archaeological heritage of the city, state, or

13 nation. This is primarily because the property

14 is located within the historic Oakland

15 community. This property was a part of the

16 Eastside National Historic District. Again,

17 known as the Pleasant Grove Primitive [sic]

18 Church, it has played a prominent role in the

19 Oakland community for more than a hundred

20 years, making it one of the oldest churches in

21 Oakland.

The second criteria relates to it being recognized for the quality of its architecture.

24 This property is characterized as having a Late

25 Gothic Revival design, which was popular during

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this age of construction but rare in East

Jacksonville, Florida. Late Gothic Revival 2

3 stemmed from the interest in using medieval

Christian architectural design features, which 4

was an element of the European Romantic 5

6 Movement in art, architecture, music, and

7

literature.

8 And, lastly, the third criteria focuses on suitability for preservation or restoration. 9

10 This church has not been significantly altered,

and it still has most of its original 11

12 character-defining features.

Therefore, we find the property is 13 14 suitable for landmarking, and we forward to you a recommendation of LM-24-06. 15

THE CHAIRMAN: Did the Commission have any 16

questions for staff? 17

COMMISSION MEMBERS: (No response.) 18

THE CHAIRMAN: All right. Are there any members of the public here to speak on

21 LM-24-06?

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AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: With that, we will close

the public hearing. 24

(Discussion held off the record.)

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THE CHAIRMAN: Yes, can we get some

clarification from Clara -- Carla since the

3 applicant is not here?

MS. LOPERA: So through the Chair to the 4

5 Commission, as you recall, your bylaws

prescribe that when an applicant is not present 6

that we defer an item. For landmark 7

8 designations, the Ordinance Code requires that

you hear these and consider these within a 9

10 certain time frame. I think it's 45 days from

11 the date of application.

12 So, in this instance, the property owner is the applicant and they are in support of 13

14 this landmark designation as evidenced by the

15 application, so my recommendation to you is

that you hear this. 16

THE CHAIRMAN: All right. Thank you.

18 So with that, I will entertain a motion so

19 we can open discussion.

COMMISSIONER EPSTEIN: Motion to approve

21 LM-24-04 [sic] at 740 Van Buren Street for

22 landmark designation.

I'm sorry. 24-06.

24 COMMISSIONER MORGAN: Second.

25 THE CHAIRMAN: Any discussion?

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COMMISSION MEMBERS: (No response.) 1

2 THE CHAIRMAN: I think this is a great

example of a church to be landmarked. I think

this is a fantastic one worth preserving. I

appreciate the staff's report on this and the

6 owner's willingness to do the landmark

7 designation.

8 COMMISSIONER EPSTEIN: I agree. I think

9 we -- we see a lot of -- I think you see a lot

10 of churches like this around town that have

fallen into disrepair, who have -- that have 11

been removed, even, by demolition, and I think 12 capturing this one as a landmark is a really 13

14 great way to go.

15 THE CHAIRMAN: All right. Then all those

in favor? 16

17

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COMMISSION MEMBERS: Aye.

THE CHAIRMAN: By your motion, you have 18

19 approved LM-24-06 at 740 Van Buren Street.

20 Next, we'll move on to Section G,

21 Certificates of Appropriateness. All right.

Do any of our commissioners have ex parte to 22

23 declare regarding either Certificate of

24 Appropriateness being heard here?

COMMISSION MEMBERS: (No response.)

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THE CHAIRMAN: All right. With that, 1

we'll start with COA-24-31275 at 128 6th Street

3 East.

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4 Now I'll open the public hearing.

Oh, sorry. I'm sorry. Staff report,

please. I'm sorry. 6

7 MS. FIGUEROA: This report is for

8 COA-24-31275, located at 128 East 6th Street.

This COA is for the construction of a two-story 9

10 garage accessory structure on a contributing

11 property within the Springfield Historic

12 District.

13 Located on an interior lot, the subject

property consists of a two-story frame 14

vernacular style home characterized by its lap 15

siding exterior, shake shingle in the roof 16

17 gable ends, silver standing seam metal roof,

18 and 2-over-2 wood windows.

As designed, the estimated

1,104-square-foot accessory structure will 20

consist of a cementitious lap siding, a silver

22 standing seam metal roof, and 2-over-2 and

23 fixed windows.

24 The garage door will be located on the 25 rear for alleyway access, and it's designed as

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6 of 27 sheets

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a solid metal door with carriage-stylehardware.

Additionally, the roof will be orientedperpendicular to that of the primary home.

5 Staff agrees with the overall design of
6 the project, however, has conditioned that the
7 roof orientation is a front-facing, open gable,
8 and for two windows to be installed on the
9 right side, first floor, to be compatible with
10 the design guidelines.

11 As such, staff recommends approval with 12 conditions.

THE CHAIRMAN: Thank you.

14 Any questions for staff?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, is the

17 applicant here?

18 AUDIENCE MEMBER: (Indicating.)

19 THE CHAIRMAN: Would you like to come up

20 and speak?

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21 (Audience member approaches the podium.)

THE CHAIRMAN: Please state your name and

23 your address and she will swear you in.

AUDIENCE MEMBER: My name is Mary

25 Allegretti, and I live at 128 East 6th Street.

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were newer builds. My house is a completelyrenovated 1904.

So I went in the neighborhood. I have
photos of like orientations that I'm asking for
and of older homes. I don't know how we do
that part. So that's one thing.

The other thing has to do with the windows. I'm asking Mike, who's my architect, how wide is the lot altogether?

AUDIENCE MEMBER: The total width --MS. ALLEGRETTI: He can't do that?

12 (Discussion held off the record.)13 MS. ALLEGRETTI: Okav. At any

MS. ALLEGRETTI: Okay. At any rate, it's a very narrow lot, and the setback -- the garage is to be oriented to the west of the lot, and so it will be by the setback. Putting more windows at the lower level will only give you access to the fence, or seeing the fence, and there is adequate natural light being provided by the windows on the north and the east elevations.

On my pictures, I also have some garages where there are no windows that appear to be newer builds without any windows at the lower elevation.

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1 THE REPORTER: If you would raise your 2 right hand for me, please.

3 MS. ALLEGRETTI: (Complies.)

4 THE REPORTER: Thank you.

Do you affirm that the testimony you'reabout to give will be the truth, the whole

7 truth, and nothing but the truth?

8 MS. ALLEGRETTI: Yes, ma'am.

9 THE REPORTER: Thank you.

MS. ALLEGRETTI: Good afternoon.

I have some comments, and I have some 11 12 pictures. When we first submitted this, we got some feedback about the orientation of the 13 roof. For those of you who have never been 14 there, these are very long and very narrow 15 lots, and the house is way at the front, near 16 17 the sidewalk, and the garage would be positioned way back on the alley. It's, like, 18

For me, aesthetically, and because of the narrowness of the alleyway, my desire was to set the roof in the opposite direction. I

originally submitted a Google Earth photo with

4 many similar orientations of roofs in the

neighborhood and got some feedback about they

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1 So, I quess, do you have questions?

THE CHAIRMAN: Just to confirm about the

3 orientation of the roof line, that's your major

4 concern, it sounds like, is the roof line. I'm5 looking at the orientation pictures -- the

6 elevation pictures, and it looks like the roof

7 would be facing the house; is that correct?

MS. ALLEGRETTI: The --

9 THE CHAIRMAN: Going the other way or --

MS. ALLEGRETTI: So you can see thepicture of the house, right? The roof goes

12 north to south, and this would be along the

13 alley, which is in east-west -- H, actually.

14 It's an H alley in that particular part of

15 Springfield.

THE CHAIRMAN: So I just want to make sure we're clear on what you're asking.

18 These drawings here, the north elevation,

19 the door there, the entry door, that's facing

20 the back -- the rear of your home, correct?21 MS. ALLEGRETTI: Correct. That is

22 correct.

THE CHAIRMAN: And that's the way you want it? And that's not the way it's --

MS. ALLEGRETTI: Correct.

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200 feet away.

THE CHAIRMAN: -- approved? 1

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2 MS. ALLEGRETTI: There's a garage on the 3 alley, and this is providing access immediately

from the rear of the house into the garage.

THE CHAIRMAN: Maybe this is a question 5 6 for staff. The conditions have that on there, 7 correct, that the -- the way she wants it is

8 what the conditions are in here or is it the

opposite? Am I reading it correctly? 9

10 MR. WELLS: To the Chairman, Mr. Gregory,

no, so this is -- this pertains to Condition 11 Number 3. We're stating that it shall be 12

street-facing, so it needs to be oriented the 13

same direction as the primary home, so north 14 15 and south.

THE CHAIRMAN: I got it. I see.

And your other issue's regarding the windows correctly -- correct, the orientation of the windows or (microphone failure) that one?

21 MS. ALLEGRETTI: The orientation of the windows, my request is to eliminate the lower 22 23 level windows on the west side because there are already sufficient windows in the lower 24

level, and there's -- there's no way to see

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them unless you walked from the house, between 1 the fence and the garage.

2 3

THE CHAIRMAN: I understand. Okay. I iust want to make sure --4

5

MS. ALLEGRETTI: Okay.

6 THE CHAIRMAN: -- I understand what you're 7 requesting.

8 MS. ALLEGRETTI: All right.

THE CHAIRMAN: That's all my questions I 9 10 had for you unless the commissioners had

11 anything else.

15

12 COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Okay. Is there anyone else 13 to speak on this application? 14

AUDIENCE MEMBER: Only if I need to, so --

THE CHAIRMAN: Yeah, she will swear you 16 in. Just make sure you filled out a speaker 17

card as well, sir. 18

AUDIENCE MEMBER: Sure. Yeah, there's a 19 card that's filled out already. 20

21 My name is Mike Kleinschmidt, 1032

22 Hendricks Avenue.

THE REPORTER: If you would raise your 23 24 right hand for me, please.

25 MR. KLEINSCHMIDT: (Complies.)

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THE REPORTER: Do you affirm that the 1

testimony you're about to give will be the truth, the whole truth, and nothing but the

4 truth?

5 MR. KLEINSCHMIDT: I do. 6 THE REPORTER: Thank you.

MR. KLEINSCHMIDT: So, you know, I 7

8 don't -- just if there's any sort of technical

questions -- yeah, I guess the confusion was 9

10 we --

13

11 THE REPORTER: Sir, can you speak into the microphone, please? 12

MR. KLEINSCHMIDT: Sorry.

14 I guess the confusion was that we

submitted the drawings the way that the 15

applicant wanted it to appear. There were the 16 17 two conditions that she disagreed with, which

is what we're -- we're discussing, basically. 18

19 And it's --

20 So what you're seeing in the drawings is 21 how she wants it, which is counter to what the

staff report is asking for. For the 22

23 orientation of the roof, and then the same

thing with the windows, the drawings do not 24

show the windows that staff is recommending

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adding, so ... 1

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THE CHAIRMAN: Thank you. 2

3 Is there anyone else to speak on this COA?

AUDIENCE MEMBERS: (No response.) 4

THE CHAIRMAN: All right. With that, we 5

will close the public hearing. 6

I'll entertain a motion.

8 MS. LOPERA: Through the Chair, while one of you are formulating a motion in your mind, 9

if you could address Condition 1, it refers to 10

material design and height as being consistent 11

with the drawings dated September 13, 2023. If 12

you could address that that is -- it should be 13 14 2024.

THE CHAIRMAN: Gotcha. Thank you.

COMMISSIONER HOFF: Through the Chair, I 16 17 will make a motion to approve COA-24-31275

with -- noting that Condition Number 1, the 18

date should be changed to September 13th, 2024, 19

and for Condition Number 2 as well, which it 20 21 is.

22 I would like to strike Condition Number 7, 23 which speaks to the additional two first floor windows being added to the west elevation. 24

THE CHAIRMAN: Do I have a second to that Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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1 motion?

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2 COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Open for discussion.

COMMISSIONER HOFF: So through the Chair,

I agree with -- so, I mean, I understand why

6 staff is recommending placing the two windows

7 on the west elevation. I also understand that

8 this is a very narrow lot, and that first floor

elevation will not be seen by the public or the 9

10 neighbors. So I don't have a problem with

having no first floor windows on that side 11 elevation. 12

13 I do prefer the roof to align with the 14 historic contributing structure that's already on the property, so I think that that will be 15

somewhat visible, and that's -- I think that's 16

just a more relevant issue for this property, 17 18 so ...

COMMISSIONER EPSTEIN: Through the Chair, I could go either way on the windows because I understand why staff had requested them.

I do understand it's a long lot and it's sandwiched in between, so I would like to focus more on the gable matching the front of the house.

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I do appreciate you bringing in the photographs and I looked through them. A lot

of the photographs, the -- the house types that 3

have this different orientation of their

4

carriage house in the back do not have this 5

prominent single gable that your home does, so 6

I'd like to see that maintained and matched.

THE CHAIRMAN: I agree with the motion of

striking 7. Again, that's -- no one is going 9 10

to see those windows, and these windows are just going to open up into a fence, anyway, so 11

12 it's -- I'm okay striking Condition Number 7,

but I do agree with both your opinions on the 13

gable roof and staff's opinion on the gable 14

15 roof matching the main contributing structure

as well. 16

Anything else?

COMMISSIONER MORGAN: I think it would be

19 helpful for me to understand the intent of

doing it the other way because I'm looking at 20

21 the elevations, and I feel like it -- like,

22 what's going to be missing? What are we

23 missing here?

(Ms. Allegretti approaches the podium.)

THE CHAIRMAN: If you would like to come

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33 speak to address that, that's fine.

> 2 MS. ALLEGRETTI: Okay. Would you repeat

the question, please, so I understand exactly

what you're asking?

COMMISSIONER MORGAN: I really just want to understand your motivation for wanting the orientation another way, the roof.

MS. ALLEGRETTI: Okay. I'll be happy to explain that.

10 First of all, there's many, many houses in my immediate neighborhood where they are all 11

already oriented the other way. And when I 12 began planning this, as I walked through the

13 14 alleys with my dog, I noticed that. And for

me, aesthetically, it made the property a 15

little bit more in proportion, if that makes 16

sense to you, because right now, it's all like 17

this (indicating), right? 18

> I mean, I have this -- you know, my garbage cans fit on this side of the house

21 (indicating). And on this side (indicating), 22 it's a little bit bigger. So for me, it just

23 was giving it a more proportional kind of a --

24 an approach. And observing them in the

25 neighborhood, they made more sense to me as

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well rather than out like this (indicating). 1

2 COMMISSIONER MORGAN: Just like a long,

3 linear --

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MS. ALLEGRETTI: Right. 4

COMMISSIONER MORGAN: Yeah.

6 MS. ALLEGRETTI: Does that help -- I mean,

does that answer your question?

COMMISSIONER MORGAN: It does. It does.

We can -- I'm -- I'm looking at this, and 9 10 it almost feels reverse to me even based on

11 what the front is saying. That's why I wanted

12 to understand why it -- was it functionality?

Was it, you know -- why you wanted it the other 13 14 way.

15 MS. ALLEGRETTI: Yeah. It just -- it made more sense to me. And in the -- in my 16

17 observation in the neighborhood, it made more 18 sense to me to do it that way, so thank you.

COMMISSIONER MORGAN: Thank you.

20 THE CHAIRMAN: It seems to me, from a 21 functional standpoint, that if we orient the

22 roof line per staff recommendations, the water

23 is going to run off to the sides of the house

instead of dumping water into the alley, which 24 is maybe not the best place to have a large 25

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flow of water going either because there isn't 2 a tremendous amount of drainage in those 3 allevs.

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COMMISSIONER EPSTEIN: You would also have your water being dumped on the door into that, as well as their garage.

7 THE CHAIRMAN: Sir, if you would like to 8 speak, go ahead.

MR. KLEINSCHMIDT: Yeah. I'm sorry.

10 Yeah, I guess the point is -- is that, again, when she was trying to plan this, there 11 12 were plenty of precedent and never thought it would be, obviously, an issue from that 13 14 standpoint. And so, you know, her reasons, she

15 stated very clearly, but, again, just

there's -- there's plenty of examples of it. 16

And so I guess the question is, you know, there's -- these people were able to do it, and a lot of these are newer builds.

20 And I understand, you know, the comment 21 about the relationship of the roof as it relates to the gable or hip, but, you know, 22 23 again, there's plenty of -- multiple sort of -a variety of examples of different roof shapes 24 with this sort of perpendicular sort of

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brick veneer and to verify the damage that was

the mortar in the veranda and the porte

7 For traditional brick surfaces, the impact of painting a brick structure instead of

repointing the mortar and performing routine 9

11 brick, which is the structural support system

painting the brick veneer will cause minimal, 16

17 if any, damage to the exterior wall membrane. 18

this property and the request itself would be

reasonably consistent with the design 20

22 forward to you a recommendation for approval

24 25 Are there any members of the public here

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configuration, so that's -- that's really it, 1

so thank you. Appreciate it. 2

3 THE CHAIRMAN: All right. Anybody else

have any further comments? 4

COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: We have a motion on the

7 floor to approve COA-24-31275, striking

8 Condition 7 and amending Condition 1.

All those in favor? 9

COMMISSION MEMBERS: Aye.

11 THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By your order, the motion 13

14 passes. COA-24-31275 is approved with conditions. 15

16 All right. Now we will move back to the COA that was removed from the consent agenda. 17

That's COA-24-31492 at 3523 Valencia Road. 18

19 Is the applicant here?

AUDIENCE MEMBER: (Indicating.) 20 21

THE CHAIRMAN: Thank you.

All right. I will open up the public

23 hearing and now we'll hear from staff.

24 MR. WELLS: All right. Thank you.

25 So this is application COA-24-31492, which

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39

This property is located on an interior

lot, and it consists of a Type 11

veneer structure as well as an unlisted

seeks to paint a one-story contributing brick

one-story accessory brick veneer structure.

5

bungalow-style single-family home as 6

7 characterized by its brown brick veneer

8 exterior, front-facing gable roof, built-in

veranda with semielliptical arched bays, a 9

10 porte cochere with a large semielliptical

arched entrance, 4-over-1 windows, and a 11 12 shingled roof.

Shortly after purchasing the subject property in July of 2024, the owner performed a

15 series of foundational repairs to the primary

structure via Building Permit B-24-191693. As 16

17 a result of the work, cracks in the brick 18 mortar emerged from the veranda and the porte

19 cochere. As such, the applicant plans to paint

20 the brick veneer to conceal the cracks.

21 Painting the brick veneer would be

substantially less damage compared to painting 22

23 regular brick.

24 So the staff conducted a site visit on

November 5th of 2024 to take photographs of the

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present. During our site visit, we noted that

the brick veneer overall is in good condition.

However, staff did observe expansive cracks in

cochere. 6

10 maintenance could significantly deteriorate the

12 of the building. However, in this instance,

the structural support system of the building 13 is the wood framing rather than the brick 14

veneer finish. Therefore, staff finds that 15

So based on our analysis, we did find that 19

21 guidelines and the Ordinance Code criteria. We

23 with the conditions noted in the report.

THE CHAIRMAN: Thank you.

to speak on this COA?

2 AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: No? Okay. And the

applicant -- would the applicant like to come 4

5 up and speak?

3

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(Audience member approaches the podium.)

7 THE CHAIRMAN: State your name and address 8 and she will swear you in.

9 AUDIENCE MEMBER: Corey Brown, 2130

10 St. Johns Avenue.

THE REPORTER: If you would raise your

12 right hand for me, please.

MR. BROWN: (Complies.) 13

THE REPORTER: Do you affirm that the

testimony you're about to give will be the 15

truth, the whole truth, and nothing but the 16

17 truth?

MR. BROWN: I do. 18

19 THE REPORTER: Thank you.

20 MR. BROWN: We're requesting to paint the

21 brick veneer. I want to just note that before

the foundation work was done, there was already 22

23 some visible cracks in the mortar to the brick,

and, obviously, doing those foundation repairs 24

just kind of made them a little bit more

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prevalent and some other cracking started to 1 2 happen.

3 So with the repairs needing to be done to

the mortar and repointing, we kind of just 4 5 didn't want it to look like there was extensive

mortar repair without having to actually go in 6

and remove bricks and possibly damage more of 7

8 the brick veneer to the structure.

As you can see in the pictures, there's 9 10 pretty extensive cracking. So filling that,

you know, with mortar is going to be very 11

12 visible if we'd leave it unpainted. If it's

painted, it at least will make the whole 13

property look cohesive and nice. 14

THE CHAIRMAN: And, sir, can I ask you, these photos that are in the report here, were

these done prior to the foundation repairs, or

are these from after the foundation --18

19 MR. BROWN: These are from after, from the

20 site visit. 21

15

16

17

THE CHAIRMAN: Okay. Thank you.

22 All right. Is there anyone else to speak

23 on this COA?

24 AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Okay. With that, we 25

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will --1

2 (Audience member approaches the podium.)

3 THE CHAIRMAN: Just state your name and

address, please. 4

AUDIENCE MEMBER: Hi. Kristen Allen --5 6

oh, I'm sorry.

Hi. Kristen Allen, 4054 Alhambra Drive 7

8 West.

9 I just want to say, in addition to all of

10 this, there was an addition done to the back of

the house, so as you -- it was not done well. 11

The brick does not match. It's -- it is --12

MS. LOPERA: Hold on one second. 13

14 She's going to (microphone failure) --

MS. ALLEN: Oh, goodness. I'm so sorry. 15

Fix all that, please. 16

17 (Raises right hand.)

THE REPORTER: Thank you. 18

19 Do you affirm that the testimony you're

20 about to give will be the truth, the whole

21 truth, and nothing but the truth?

MS. ALLEN: Yes, I do.

23 THE REPORTER: Thank you.

24 MS. ALLEN: Thank you.

So that is, like, another reason for

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wanting to just have the whole property look

really cohesive.

3 And I'm good. Thank you.

THE CHAIRMAN: Is any part of this 4

(inaudible) in the back visible from the

6 street?

7

22

25

MS. ALLEN: No. No, it is definitely not.

8 Thank you.

THE CHAIRMAN: All right. Anyone else 9

10 here to speak on this COA?

11 AUDIENCE MEMBERS: (No response.)

12 THE CHAIRMAN: I think we have an email

from RAP as well to read into the record. 13

14 MR. WELLS: Through the Chair to the

Commission, I forgot to mention this earlier, 15

but you do have a hard copy handout. This is a 16

17 letter from Riverside Avondale Preservation, so

18 the local neighborhood organization here. So

they submitted a letter earlier today, and I do 19

want to read it into the record. 20

It starts by saying, On behalf of RAP's

22 Historic Zoning Committee, I'd like to comment

23 on the application to paint the masonry at 3523

24 Valencia Road. Preserving masonry in its

25 unpainted state has nothing to do with it being Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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a structural component of the building. On 2 this application, staff is making a distinction

3 between brick (microphone failure) veneer and

structural masonry in application of the 4 5 standard.

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The majority of the brick exteriors in the district are, in fact, brick veneer, so this standard will apply to most applications. As to the cracks, the mortar must be repointed to

10 correct the situation. Additional painting is 11 not necessary.

12 This letter is from Angela Schifanella. She's an architect with Riverside Avondale 13 14 Preservation.

THE CHAIRMAN: Thank you.

That concludes the public hearing and we 16 will entertain a motion. 17

18 COMMISSIONER EPSTEIN: Motion to deny COA-24-31429 [sic] at 3523 Valencia Road. 19

20 COMMISSIONER MORGAN: Second.

21 THE CHAIRMAN: -31492.

COMMISSIONER EPSTEIN: Oh, my gosh. My

23 brain is not working today.

24 THE CHAIRMAN: It's all good.

25 And that was a second from you?

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1 COMMISSIONER MORGAN: Yeah, second.

THE CHAIRMAN: Thank you.

3 All right. Any discussion?

COMMISSIONER EPSTEIN: The biggest thing 4

for me here is with any sort of brick masonry,

especially historic -- when we had a lot more 6

7 bricks craftsmen than we have now, you can have

8 patterning detail, which becomes part of that

historic character of a structure, and the base 9

10 sort of wainscoting of this house that has the

checkerboard brick patterning, along with the 11

12 soldier course, in my opinion, if you painted

this structure, would mostly be gone and unable 13

14 to be seen, and I think it's an extremely

15 important element of this home.

> COMMISSIONER MORGAN: Through the Chair, I would add, too, that even the color variation in brick and just the very original character of the brick would no longer be visible.

THE CHAIRMAN: I tend to agree.

21 I think these brick repairs and repointing can be made. I've personally done it myself, 22

23 and you can get it close in mortar and fix it

and still maintain the architectural character,

25 integrity of this historic structure.

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I mean, you -- just finding these bricks 1

is tough, but you can probably find enough if you had to repair a few of them as well, but I

think painting it is going to not do this

5 historic structure justice.

6 COMMISSIONER EPSTEIN: I don't believe

that -- through the Chair, I don't believe that

8 painting it would help with any of these

structural repairs either. I think it's sort 9

10 of presented that way in the COA. If anything,

a brick veneer painted and painted improperly 11

12 can cause more problems in the future down the

13 road with water retention in the walls, water

14 not being able to escape the porous original

15 structure of the masonry.

THE CHAIRMAN: Good point.

17 Any further discussion?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: We have a motion on the

20 floor to deny COA-24-31492 at 3523 [sic].

21 All those in favor?

COMMISSION MEMBERS: Aye.

23 THE CHAIRMAN: Any opposed?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: With that, your motion

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passes. COA-24-31492 has been denied. 1

All right. Next, we'll move to Section H,

COA-24-31485 at 3697 Hedrick Street. 3

Is the applicant here? 4

AUDIENCE MEMBER: (Indicating.)

6 THE CHAIRMAN: Thank you.

7 No, no. You sit down for now. We're

8 just -- I just want to make sure you're here

before we decide on it. 9

10 Okay. Commissioners have any ex parte to

11 declare on this?

12 COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. With that, we

14 will open up the public hearing and we'll hear 15

the staff report.

MR. WELLS: Thank you.

17 So this is COA-24-31485, which is for the after-the-fact painting of both the primary and 18 19 secondary structure on the subject property.

The primary contributing structure is 20

21 characterized as being a brick craftsman style

22 home, and the secondary noncontributing

23 structure is a brick garage with a second floor

accessory dwelling unit. 24

25 According to the applicant, the white

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paint was applied in order to prevent further 2 disintegration and out of the concern for the 3 stability of the brick. As such, painting the structure's original brick exterior causes one 4 5 of its notable character-defining features to 6 be fully concealed.

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So staff did conduct a site visit on October 22nd of this year to inspect the structures, and we assessed the conditions of all the areas affected by the project. Particular attention was given to the condition of the underlying brick and mortar, and based on our observation, the brick appeared to be uniformly weathered but not failing.

During our visit, the contractor who conducted the work stated that there are other areas painted as well, such as the attic louvers, window, and door frames, and the front door.

Additionally, when questioned about the methods used to remove vegetation, the contractor stated that pressure washing the masonry caused the damage, which prompted other methods, including a bleach mixture and a pump sprayer, wire brushes, and manual scraping.

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Finally, the contractor stated that masonry areas were determined to be

3 significantly deteriorated by preexisting

brush -- brush work coatings, and, essentially, 4

there are four coats of mineral paint opposed 5

to two layers that the rest of the structure 6

7 received, mainly on the front elevation on the

8 property. The primer paint and other

treatments applied to the masonry of the 9

10 primary structure were prioritized without

11 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.

Again, the previous joints of the primary structure were removed without analyzing their composition and replaced with an unspecified and inconsistent replacement mortar.

Given these reasons as well as our staff site visit, and in accordance with our design quidelines, Ordinance Code criteria, as well as

National Park Service Preservation Briefs, staff recommends that the paint be removed from 25

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the brick. The recommendation for denial

includes corrective actions that require the

applicant to follow the National Park Service's

Preservation Briefs for removing paint from the 5 brick.

As such, we forward a recommendation for

6 7 denial. 8 And then, lastly, I do want to note -- and

9 I believe the resident is here to speak, but we 10 did receive a letter from a resident. This is

a hard copy that you have in front of you. 11

This is from JoAnn Miller, and I believe she is 12

here today, so I just want to make sure you 13

14 note that for the record.

THE CHAIRMAN: All right. Thank you. 15

If the applicant would like to come up and 16 speak now. 17

18 (Audience member approaches the podium.)

19 THE CHAIRMAN: State your name and address 20 and she will swear you in.

21 AUDIENCE MEMBER: Heather Reynolds.

THE REPORTER: Your address, please. 22

23 MS. REYNOLDS: Heather Reynolds.

24 THE REPORTER: And I need your address,

25 please.

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MS. REYNOLDS: 50 A1A North, Suite 108, 1

Ponte Vedra Beach, 32082. 2

3 THE REPORTER: If you would raise your

right hand for me, please. 4

MS. REYNOLDS: (Complies.)

THE REPORTER: Do you affirm that the 6

7 testimony you're about to give will be the

8 truth, the whole truth, and nothing but the

truth? 9

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MS. REYNOLDS: Yes.

11 THE REPORTER: Thank you.

12 MS. REYNOLDS: Good afternoon.

13 Basically, I'm here to bring a few more facts to your attention because it could be we

need to have a little bit more information

15

before a decision is made. 16

> The -- this is my understanding, that the product that was used is a high penetrative consolidator, so the base that was put on

actually goes into the surface. It is not 20

21 laying on top of it like a veneer. It's not a

22 veneer. It actually -- it goes into the pores

23 and firms up any of the erosion and corrosion

because when they started to use a light jet 24

25 wash when they were trying to spray the

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1 house -- because all they went out there to do,

2 the painter initially -- was to do some --

3 paint some trim work that was already painted,

4 and it just started to corrode, like, the brick

5 in some areas.

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And there was a lot of algae, moss, you know, fungus, so they used a -- what they use is a -- it's called Eagle Forte -- is what

9 it's -- is what it's called, and it actually --

I don't know if anybody knows anything aboutpowder coating (inaudible) it combines with it

12 and goes into the pores to prevent leakage

13 behind the veneer and to reconstruct some of

14 the loose parts and to make it a stronger

15 surface area.

16 So that being said, me not being an -- you know, an engineer or anybody that works with 17 this on -- every day, what I've read and saw --18 trying to take this off might be horribly 19 20 destructive, and I don't know it can be done 21 with the National Park standards because of -it's solidified the brick to that certain 22 23 extent.

The -- my clients had no intention of doing anything wrong, but they just didn't

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know, but they also want to do what's right,

2 but they don't what to get into a project where

3 it's going to tear the brick apart because it

4 doesn't look -- from what we've seen here, that

the -- the gentle removal would work,

6 necessarily.

So I think that I have the tech sheets and all the data. There were pictures sent of the brick before it was painted, and it definitely -- can see where it's deteriorating and eroding in certain areas. It -- so I can resend that.

And then the gentleman who did the painting has presented a letter, too, with the very detailed analysis of how everything was applied.

So I think, in this case, my clients want to do what's right. They are not trying to ask for forgiveness after the fact. They didn't mean -- they want to do what is right, but

right now, the way this sits, it could be moredamaging, you know, to try to take it off, and

23 I think that's probably a reason we need to

24 look into it a little bit more or go ahead and

25 let them keep it the way it is.

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So that's really why I'm here today, even though I know you guys have already registered

3 an opinion.

4 So any questions? Good?

COMMISSIONER MORGAN: I'm sorry. Throughthe Chair, did you say that you have the specs

7 for the product --

MS. REYNOLDS: I do. I can email them to you right now, yeah. Do you want me -- I can email them to Caleb. I have Caleb's email.

11 MR. WELLS: Sure. Through the Chair to 12 the -- Commissioner Morgan, the product

13 information for the paint is included within

14 the book package. It's on the latter pages.

15 COMMISSIONER MORGAN: Oh, okay. Thank 16 you. I'm sorry. I thought this was new

17 information.

MS. REYNOLDS: Yeah, well, the information

that's in the report doesn't discuss the factthat that is a consolidator, so to -- well,

21 what -- the report I got, the report that we

22 received. You guys might have something much

23 more technical, but the fact that it's now

24 fused with the brick -- it's not laying on

surface like a veneer or something else like

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1 that, so ...

2 COMMISSIONER EPSTEIN: Through the Chair

3 to counsel, if I recall, when we are to review

4 these COAs that have been -- the work initiated

5 without a COA, we are to review it as if we

6 don't -- it hasn't been started. We are just

7 reviewing it as if we would approve it, and it

8 is not this Commission's job to come to the

9 final solution about how to rectify what has

10 happened. That's correct?

11 MS. LOPERA: Through the Chair to

12 Commissioner Epstein, that's correct.

Review it as if it had not been done. And would you approve this request and this product

15 on this particular structure? And then if the

16 answer is no and you deny it, then staff

17 works -- it essentially is a violation of our

18 Ordinance Code and staff works with them to

19 correct it.

25

And, of course, any guidance you want to give, whether you want to see it removed or

anything of that nature, is helpful to them,but, ultimately, staff working with OGC and the

24 owner will come to a solution.

COMMISSIONER EPSTEIN: And through the Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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14 of 27 sheets

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1 Chair to staff, none -- I don't see any

2 pictures in this that show the original brick

3 deterioration that the applicant is asking

4 about. Is that something that you didn't

5 receive in time, or you didn't have for this,

or she's just presenting that now?

7 MR. WELLS: Through the Chair to

8 Commissioner Epstein, just to clarify, are you

9 asking what the -- if we have any photos to

10 show the brick before it was painted?

COMMISSIONER EPSTEIN: Yes.

MR. WELLS: Okay. So we do have it in our

13 correspondence. It's something that was sent.

So it's on Page 319, Page 321, as well as 324,

15 so --

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16 COMMISSIONER EPSTEIN: I do see that now.

17 I apologize.

18 THE CHAIRMAN: All right. Well, thank

19 you.

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20 We'll call you up if --

21 MS. REYNOLDS: Okay. Thank you.

THE CHAIRMAN: -- if we need you again.

Is anybody else here to speak on this COA?

24 AUDIENCE MEMBERS: (Indicating.)

25 THE CHAIRMAN: Come up one at a time.

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(Audience member approaches the podium.)

THE CHAIRMAN: And if you will state your

3 name and address and she'll swear you in.

4 AUDIENCE MEMBER: Leslie Wheeler. I live

5 at 3694 Pine Street, which is just around the

6 corner from this house.

7 THE REPORTER: If you'd raise your right

8 hand for me, please.

9 MS. WHEELER: (Complies.)

THE REPORTER: Thank you.

11 Do you affirm that the testimony you're

12 about to give will be the truth, the whole

13 truth, and nothing but the truth?

14 MS. WHEELER: I do.

15 THE REPORTER: Thank you.

MS. WHEELER: Thank you.

17 Good afternoon.

I am not a house person, but I would like

19 to just remind this Commission that this type

20 of situation has happened before at an address

21 of 1541 Pine Grove. That was also -- it was

22 not as old as this bungalow. It's a 1955, but

23 that house was also a red brick and became

24 suddenly white and for sale, and now it's back

25 to red again, and I drove by it today and it

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1 looks fine. I don't know what kind of paint

2 they used that it could come off, but there is

3 precedence to remove white paint from a

4 historically red brick bungalow.

5 Thank you.

THE CHAIRMAN: Thank you.

7 Whoever wants to come up next.

8 (Audience member approaches the podium.)

9 THE CHAIRMAN: State your name and address 10 and she will swear you in.

AUDIENCE MEMBER: My name is JoAnn Miller.

12 I live at 3694 Pine Street, right around the

13 corner from this house.

THE REPORTER: If you would raise your

15 right hand for me, please.

MS. MILLER: (Complies.)

17 THE REPORTER: Do you affirm that the

18 testimony you're about to give will be truth,

19 the whole truth, and nothing but the truth?

MS. MILLER: I do.

21 THE REPORTER: Thank you.

MS. MILLER: This is a beautiful -- this

23 was a beautiful 1928 red brick bungalow, had

24 character, charm. I have lived in front of

25 this house for more than 30 years. The brick

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.) 1 was fine, as fine as mine was on my

2 foundations. Have I had -- you know, have I

3 done anything to my house? I have a 1926

4 bungalow. I had my bricks repointed. You

5 know, it just -- it stopped any erosion. I

6 would -- painting masonry in the historic

7 district is, you know, just a sacrilege, and

8 this house has been really violated, and I

9 would hope you would -- you all would do your

10 very, very best to mitigate the problem and

11 have the paint removed however it needs to be

12 done.

13 Thank you.

14 THE CHAIRMAN: Thank you.

15 If you would like to come up and speak as

16 well, ma'am.

17 AUDIENCE MEMBER: Yes.

(Audience member approaches the podium.)

19 THE REPORTER: Your name and address,

20 please.

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21 AUDIENCE MEMBER: Lynn Richards, 3688 Pine

22 Street.

THE REPORTER: If you would raise your

24 right hand for me, please.

MS. RICHARDS: (Complies.)

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THE REPORTER: Do you affirm that the 1 2 testimony you're about to give will be the 3 truth, the whole truth, and nothing but the 4 truth?

5 MS. RICHARDS: Yes.

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THE REPORTER: Thank you.

MS. RICHARDS: I first noticed this

8 house -- it was done very quickly, in one day.

At first, they were just painting the eaves, 9

10 which is normal. Okay? But then all of a

sudden, in one day, it was just completely 11

sprayed over, and it's a real shame. It should 12

be removed, the paint. 13

That's it. My opinion. Thank you.

THE CHAIRMAN: Thank you. Is there anyone 15

else here to speak on this COA?

MS. MILLER: May I add?

THE CHAIRMAN: Briefly, yeah. You didn't 18 19

use your full three minutes. Briefly, if you

20 want to add something, that's fine.

21 MS. MILLER: I talked to the painting

22 contractor --

23 THE CHAIRMAN: In the mic, please.

MS. MILLER: I spoke to the painting

25 contractor. He was out there. This was

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happening, like, in lightning speed, and I said, you can't paint that, this is a historic

district. I said, you need a -- you need 3

approval. And he said, no, I don't. 4

THE CHAIRMAN: All right. Thank you.

6 Anyone else here to speak on this COA?

AUDIENCE MEMBERS: (No response.)

8 THE CHAIRMAN: With that, we will close

the public hearing and I'll entertain a motion. 9

10 COMMISSIONER EPSTEIN: Motion to deny

11 COA-24-31485 at 3697 Hedrick Street.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: All right. Discussion?

14 COMMISSIONER EPSTEIN: I -- through the

Chair, I understand that this may be difficult 15

to take off here, but we're asked to review 16

this as if we are being asked from the start. 17

A couple of things to note here. While 18

this house doesn't have as much of the brick 19

detailing as the previous house we looked at, 20

21 there still is some variation to the color of

22 the brick, enough that it offers its own

23 texture in that respect.

24 There's a soldier course, arches over the 25

windows, planters, the step sort of

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accentuation at the front, but, to me, the

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biggest thing is, looking at this, you can't 2

really distinguish anymore between the stucco

gable and the brick texture that's underneath

of it, and to me, the house loses that historic

fabric that it used to have because of that.

If I'm asked to look at this based on the 7 8 evidence here that this brick needed this

coating on it, in my opinion, with these 9

10 photographs, there is not enough evidence to

show that this brick was deteriorating enough 11

that it needed this coating. I think they 12

probably went a little heavy with their 13 14 pressure washer and probably needed to repoint

this. 15

I can see that the brick had a very specific antique texture to it, very, very textured from the start, and I just -- I can't tell from what's in front of me as evidence

20 that when they went through with the pressure 21 washer that the rest of this brick -- the only

solution was to paint it. 22

> COMMISSIONER HOFF: Through the Chair, I'll just make a comment that we evaluate each

25 application independently.

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That said, I'm also aware of red brick 1

historic homes that were painted white and that

had to be corrected. And although it doesn't 3

look exactly the way that it did before it was 4

painted white, it did return to that more

classic brick pattern and presentation, so I 6

know that's old. A lot of that just depends on 7

8 the type of brick and the type of paint, but

that can happen. 9

I just wanted to make that comment.

11 THE CHAIRMAN: If there's no further 12 discussion, we have a motion on the floor to

deny COA-24-31485. 13 14

All those in favor?

COMMISSION MEMBERS: Ave.

THE CHAIRMAN: Any opposed?

17 COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By your order, you have 18

denied COA-24-31485 at 3697 Hedrick Street. 19

I believe that's everything we have on our 20 agenda here today unless anyone has any new 22 business they would like to bring up.

Go ahead.

24 COMMISSIONER HOFF: Yeah, through the

25 Chair to Mr. Wells, just something that was

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mentioned just very briefly, I think, by you at
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        the last meeting regarding new construction
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        homes and water wells, moving forward. Is it
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        your intention to include language about the
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        placement of those and -- as kind of a
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        standard, or ...
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             MR. WELLS: Yeah. Through the Chair to
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        Commissioner Hoff, that is correct.
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             COMMISSIONER HOFF: Okay.
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             THE CHAIRMAN: All right. Hearing no
        further business, we will adjourn this meeting.
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             Thank you, everyone.
             (The foregoing proceedings were adjourned
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        at 4:22 p.m.)
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               CERTIFICATE OF REPORTER
1
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    STATE OF FLORIDA)
    COUNTY OF DUVAL )
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             I, Diane M. Tropia, Florida Professional
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    Reporter, certify that I was authorized to and did
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    stenographically report the foregoing proceedings and
    that the transcript is a true and complete record of my
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    stenographic notes.
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           DATED this 25th day of November 2024.
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               Diane M. Tropia
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          Florida Professional Reporter
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63:21 washing [1] - 49:22 water [7] - 36:22, 36:24, 37:1, 37:5, 47:13, 65:3 weather [1] - 12:10 weathered [1] - 49:14 Wednesday [1] - 1:6 week [1] - 5:14 welcome [1] - 2:5 WELLS [15] - 1:17, 2:10, 4:24, 11:2, 13:3, 18:21, 19:18, 29:10, 38:24, 44:14, 48:16, 55:11, 57:7, 57:12, 65:7 Wells [3] - 2:10, 16:7, 64:25 wells [1] - 65:3 West [1] - 43:8 west [5] - 27:15, 28:13, 29:23, 32:24, 33:7 whatsoever [1] -14:20 Wheeler [1] - 58:4 WHEELER [3] - 58:9, 58:14, 58:16 white [5] - 48:25, 58:24, 59:3, 64:2, 64:5 whole [11] - 14:7, 26:6, 31:3, 41:16, 42:13, 43:20, 44:1, 52:8, 58:12, 59:19, 61:3 wide [1] - 27:9 width [1] - 27:10 WILLIAM [1] - 1:13 William [2] - 2:16, 14:1 willingness [1] - 23:6 window [7] - 12:4, 12:21, 13:9, 13:15, 16:8, 17:9, 49:18 Window [1] - 12:21 windows [49] - 11:5, 11:10, 11:12, 11:13, 11:17, 11:20, 11:22, 11:23, 12:6, 12:8, 12:13, 12:23, 14:12, 14:14, 14:23, 14:24, 15:2, 15:5, 15:10, 16:18, 16:25, 17:5, 17:6, 17:15, 20:4, 24:18, 24:23, 25:8, 27:8, 27:17, 27:20, 27:23, 27:24, 29:18,

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"Diang M. Tropia', Inc., Post Office Box' 2375', Jacksonville', FL 32203"

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wood-destroying [3] - 12:3, 16:9, 16:17
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y'all [1] - 15:12 year [1] - 49:8 years [2] - 20:20, 59:25 yesterday [4] - 5:10, 5:15, 5:19, 5:24

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Zoning [3] - 5:7, 5:13, 44:22

Diang M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

Public Hearing on Applications



B. Deferred Items



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

C. Consent Agenda



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-316093550 Pine Street

December 11, 2024

Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-31609

<u>Address</u>: 3550 Pine Street, RE# 078502-0000

Location: Southeast side of Pine Street, between Ingleside Avenue and Talbot Avenue

Owner: John Preston Moore

3550 Pine Street

Jacksonville, Florida 32205

Applicant: Josiah Duff

JAA Architecture, Inc. 2063 Oak Street

Jacksonville, Florida 32204

Year Built: c.1914

<u>Designation</u>: Contributing (Riverside Avondale)

Request: New Construction (Addition)

Summary Scope of Work:

1. Construction of a two-story addition to the rear of the existing structure

Recommendation: Approve with Conditions

Conditions:

- 1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **November 11**, **2024**, or as otherwise approved by the Historic Preservation Section.
- Location and orientation shall be as substantially shown on the site plan November 11,
 2024, or as otherwise approved by the Historic Preservation Section.
- 3. The fascia boards and soffits shall be composed of wood or cementitious material (no vinyl or PVC).
- 4. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 5. 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.

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- 6. The rear doors shall be wood or wood blend material with a compatible light pattern in accordance with the latest version of the Door Design Guidelines.
- 7. The windows on the addition shall have a two-over-two (2/2) light pattern.
- 8. The roof of the addition shall have shingles of matching type and color to the primary structure.
- The rear porch railing system shall be made of wood or wood composite materials and the spindles centered between an upper and lower rail with no exposed ends (no vinyl or PVC)
- 10. The new siding will match the historic siding in design, reveal, dimension, and exposure.
- 11. The deck boards shall run from the house toward the street front, so the lines are perpendicular to the wall plane of the structure.
- 12. The demolition shall be limited to the area indicated on the site plan submitted with the application.
- 13. Columns shall have caps and bases.



PROJECT DESCRIPTION

COA-24-31609 is for the construction of a two-story addition to a historic structure with a Florida room, a rear porch, a bedroom, a bathroom, and a closet. The existing primary structure is a two-story frame vernacular defined by its square porch posts, roof brackets, brick chimneys on either sides of the roof, 2/2 windows, and shake siding. The three-hundred forty-five (345) square-foot addition will extend from the rear of the existing structure. The existing cross-gable roof will be extended with a gable end on the rear elevation. The roof will be covered in shingles that match the existing roof shingles. The right side will have four two-over-two (2/2) wood clad windows. The left

COA-24-31609 Page **2** of **10**

side will have four two-over-two (2/2) wood clad windows. The rear of the addition will have three two-over-two (2/2) wood clad windows. As conditioned, the rear doors will be wood clad with light patterns that are in accordance with the Door Design Guidelines. The house will be sheathed in cement shake siding with vertical cement trim delineating the existing and new bays of the 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 to the southeast of Pine Street, between Ingleside Avenue and Talbot Avenue. The proposed addition will be on the rear of the existing structure, in a non-street-visible location. The lot contains an existing frame vernacular building and a one story, non-historic wood frame garage. The primary building was constructed around 1914 and contributes to the Riverside-Avondale Historic District. It is one of the earliest buildings constructed in the Ingleside Heights neighborhood.
- 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 two-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).
- The addition is 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.

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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(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 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.

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- 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.
- 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."

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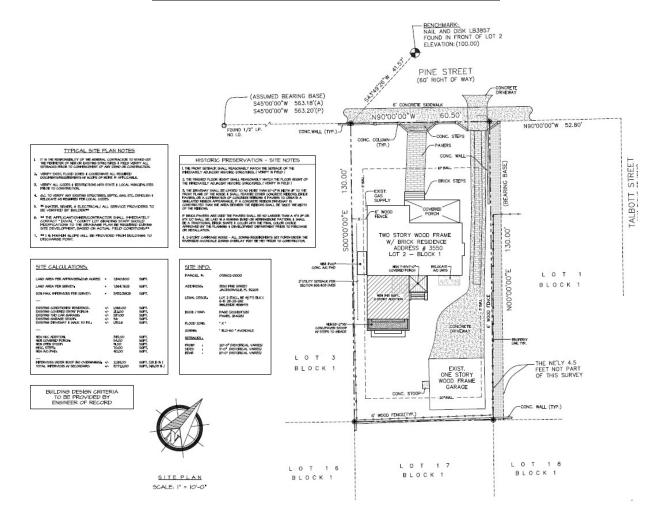


COA-24-31609 Page **6** of **10**

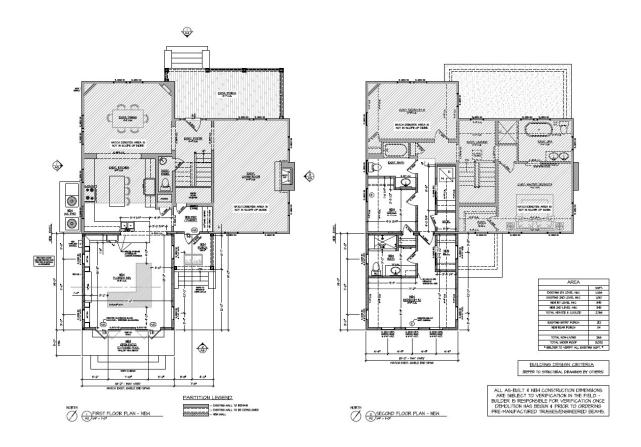


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ARCHITECTURAL PLANS DATED NOVEMBER 11, 2024



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Application For Certificate Of Appropriateness

Application Info Tracking # 31609 Application Status FOUND SUFFICIENT Date Started 11/11/2024 Date Submitted 11/11/2024

Planning and Development Department Info COA-24-31609 **Admin Review Admin Recommendation FORWARD Admin Date Of Action** 11/14/2024 Forwarded to JHPC **/ JHPC Meeting Date** 12/11/2024 **Staff Recommendation** APPROVED WITH CONDITION JHPC Recommendation N/A **JHPC Date Of Action** N/A **Admin Details** N/A **JHPC Details** N/A

General Information On Applicant Last Name First Name **Middle Name DUFF** JOSIAH **Company Name** JAA ARCHITECTURE **Mailing Address** 2063 OAK STREET City State **Zip Code** 32204 **JACKSONVILLE** FL Phone Fax **Email** 904 379 5108 904 JOSIAH@JAAARCHITECTURE.COM

General Information On Owner(s) Agent represents Owner Contractor Architect Consultant Other **Last Name** First Name **Middle Name** MOORE JOHN **PRESTON Company/Trust Name Mailing Address** 3550 PINE STREET State Zip Code City **JACKSONVILLE** FL 32205 Fax Email Phone JOHN.PRESTON.MOORE@GMAIL.COM 9042545293

_Description	on Of Property	
Property	Appraiser's RE #(s) (10 digit number with	a space ###### ####)
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	078502 0000	

House # 3550		
Riverside/Avo House # 3550 Type Of Impr	ndale Historic District	
House # 3550 Type Of Impr		
Type Of Impr	Street Name, Type and Direction	
Гуре Of Impr		Zip Code
_	PINE ST	32205
Addition	ovement	
Addition	Driveway New Construction	Accessory Structures
Alteration	n Relocation Window Replacement	Other
Fencing	☐ Demolition ☐ Reroof/Minor Repairs	
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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.

CHARLE TO SONVILLE FLORE

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

John	Preston	Moore

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 24-31609 were posted on the property/site located at:

078502 0000

Real Estate Number(s)

3550 fine Street

Street Address

Tack Jonville, FL 32205

City, State Zip Code

Printed Name Josiah Duff

Signature Josiah Duff

Dated this Zoth day of November 2024.

BLK 1

MOORE KIMBER DAULTON LIFE ESTATE 3550 PINE ST

JACKSONVILLE, FL 32205

2024

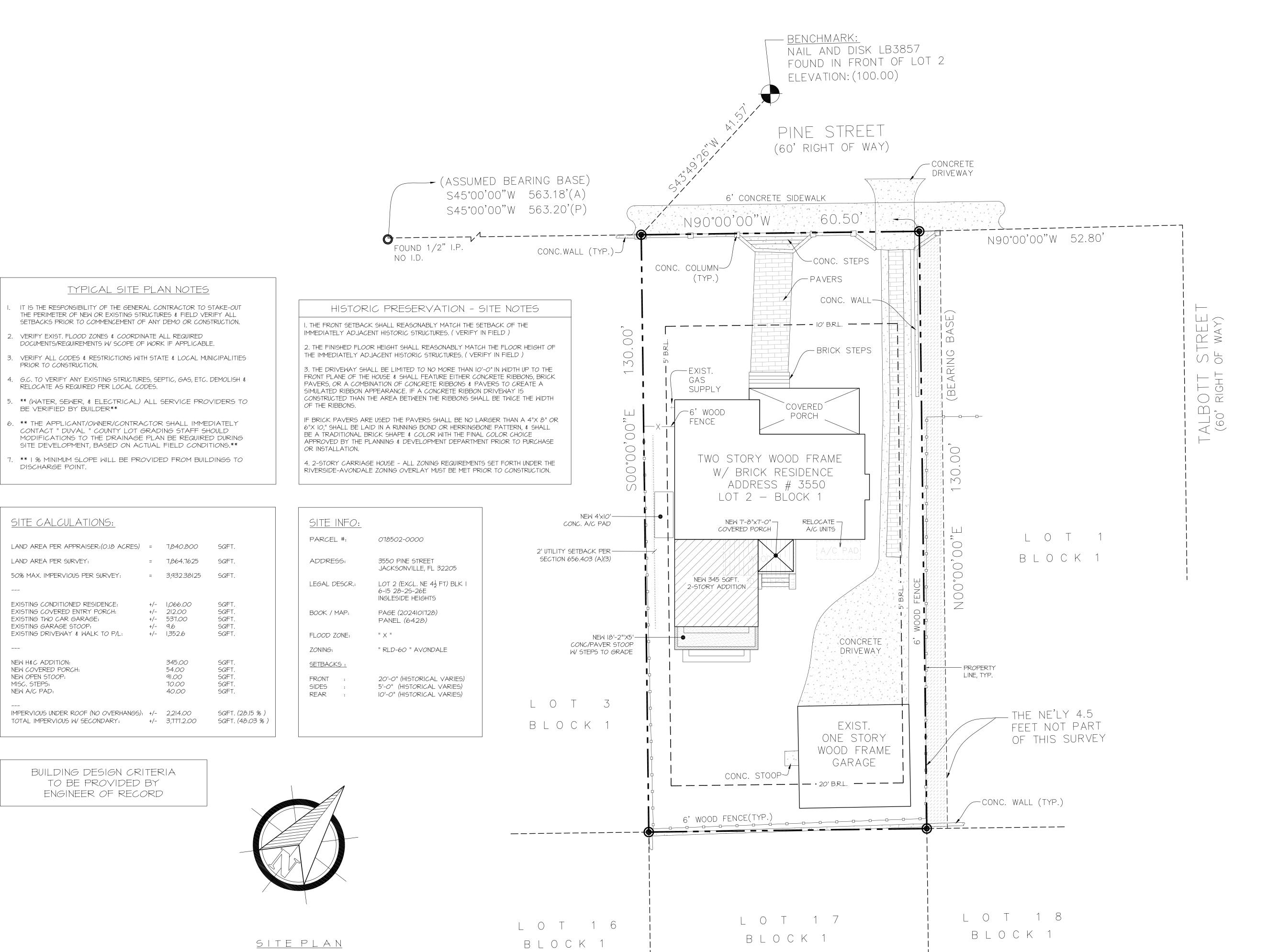
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SCALE: |" = |0'-0"

A R C H I T E C T U R E - I N C

JAA ARCHITECTURE INC. 2063 OAK STREET JACKSONVILLE FL 32204

P: (904) 379-5108

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SAFETY CODE 2021, 8TH EDITION.

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" NEW ADDITION "

100RE RESIDENCE

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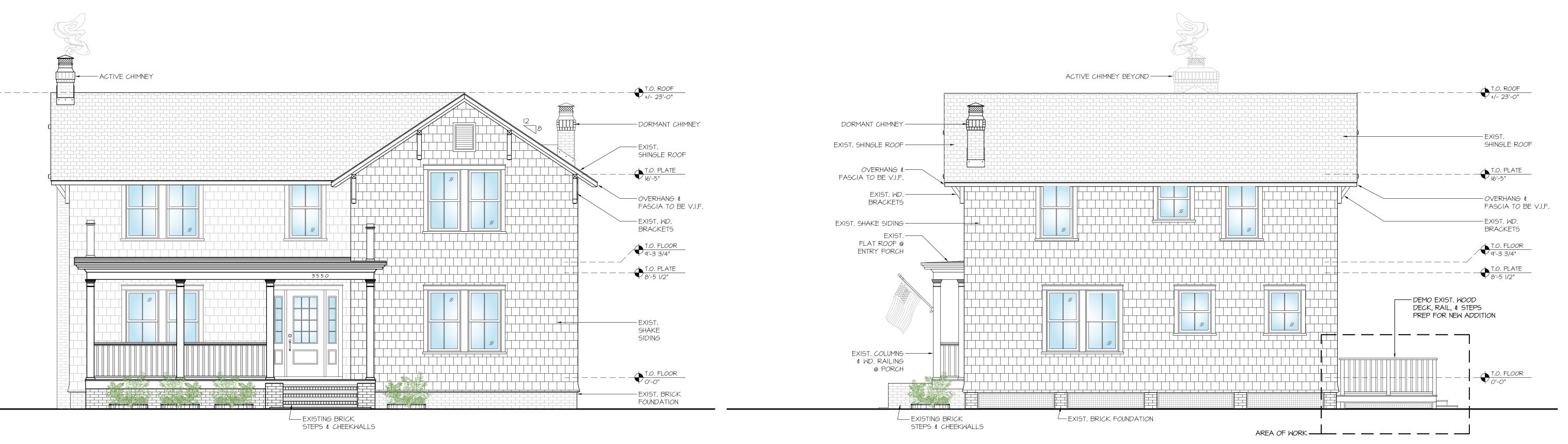
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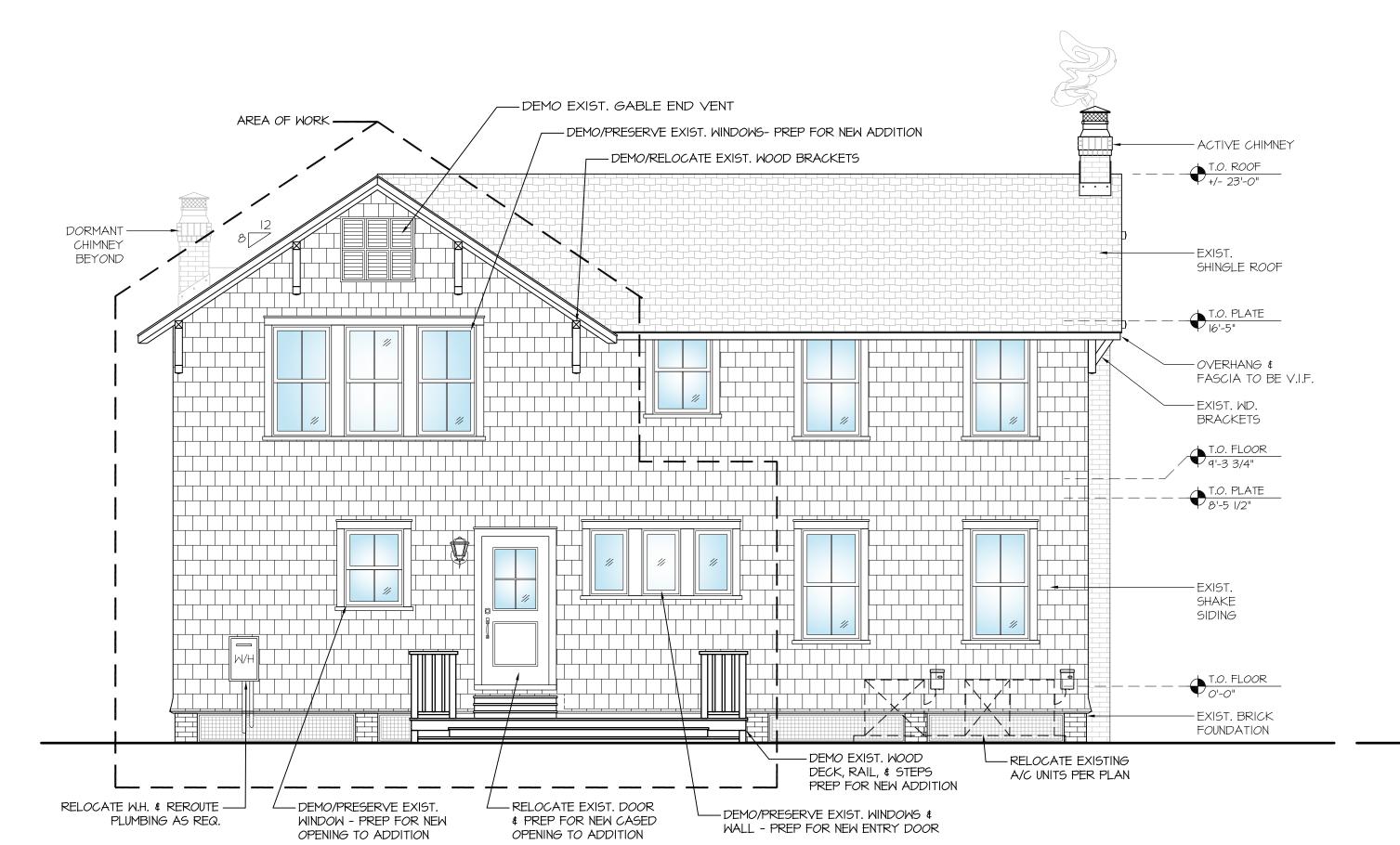
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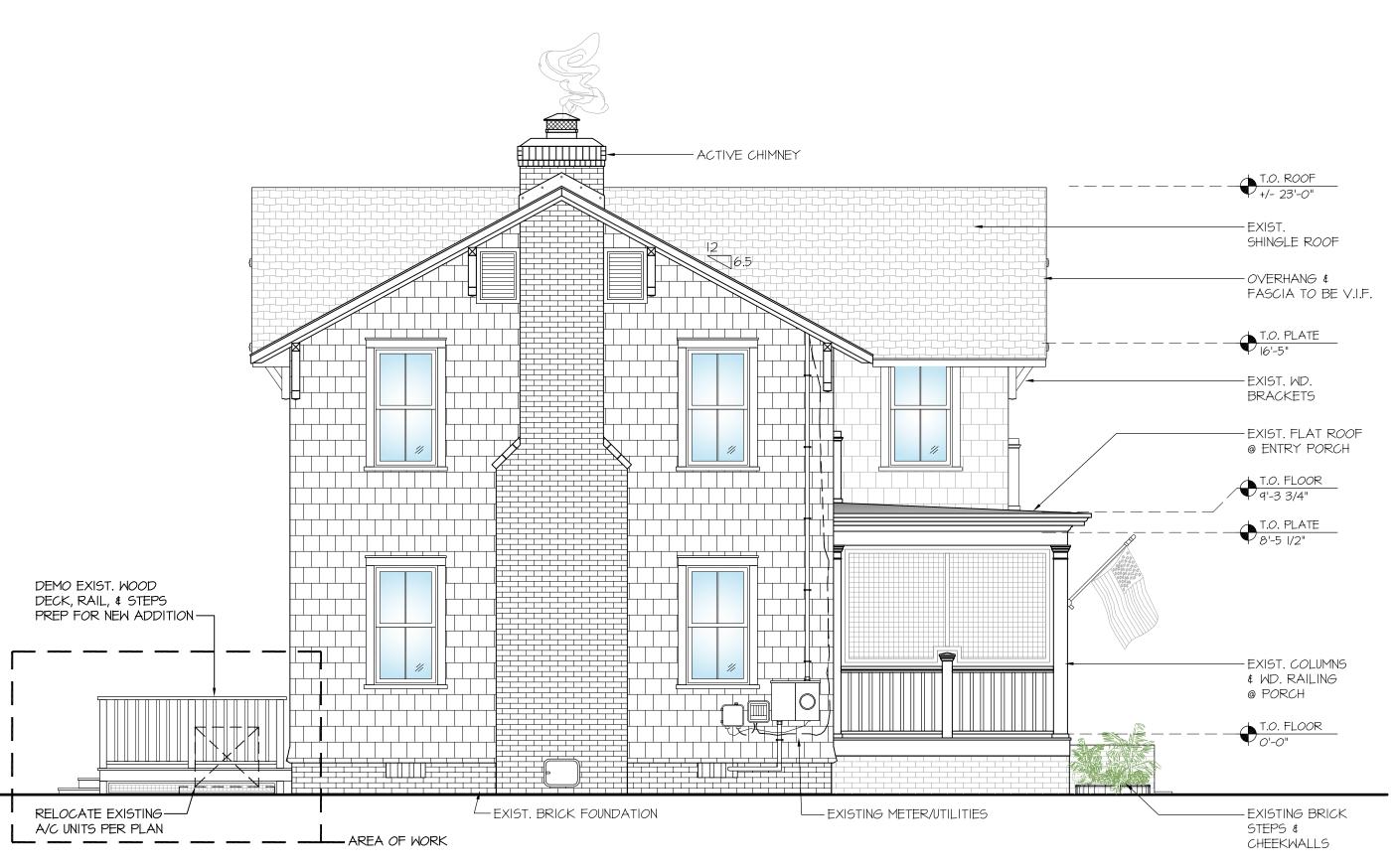
FRONT ELEVATION - EXISTING



REAR ELEVATION - EXISTING

A4 1/4" = 1'-0"





4 LEFT ELEVATION - EXISTING
A4 1/4" = 1'-0"



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RIGHT ELEVATION - NEW





I. THE FRONT ENTRY DOOR SHALL FEATURE CLEAR GLASS (NO DECORATIVE ETCHING, FROSTING, OR LEADING).

2. THE EAVES SHALL BE A MINIMUM OF 18" IN SIZE & SHALL FEATURE A TRADITIONAL BEAD BOARD APPEARANCE. THE MATERIALS USED FOR THE SOFFITS & FASCIA SHALL BE EITHER A WOOD OR CEMENTITIOUS SIDING PRODUCT.

3. THE WINDOWS SHALL FEATURE EXTERIOR, RAISED-PROFILE MUNTIN GRIDS & EQUAL SIZE SASHES. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE & TRIMMED OUT IN A TRADITIONAL MANNER INCLUDING THE PRESENCE OF CROWN MOLDING & A WINDOW SILL. ANY WINDOW PAIRINGS SHALL BE DIVIDED BY A TRADITIONAL MULLION.

4. A STUCCO PARGE FINISH SHALL BE APPLIED TO THE CONCRETE BLOCK PIERS OR THE PIERS SHALL BE CONSTRUCTED WITH A TRADITIONAL RUSTICATED BLOCK OR MASONRY MATERIAL (BRICK OR SPLIT-FACE BLOCK) WITH THE FINAL MATERIAL APPROVED BY STAFF PRIOR TO CONSTRUCTION. FRAMED LATTICE PANELS SHALL BE INSTALLED & RECESSED IN BETWEEN THE PIERS. (APPLIES TO CHEEK WALLS)

5. THE RAILING SYSTEM SHALL BE MADE OF WOOD, SET BELOW THE CAP OF THE PIERS, AND FEATURE SQUARE 2" X 2" SPINDLES SET IN BETWEEN AN UPPER & LOWER RAILING WITH NO EXPOSED ENDS.

6. ALL CEMENTITIOUS SIDING SHALL HAVE A SMOOTH APPEARANCE.



2 REAR ELEVATION - NEW A5 1/4" = 1'-0"





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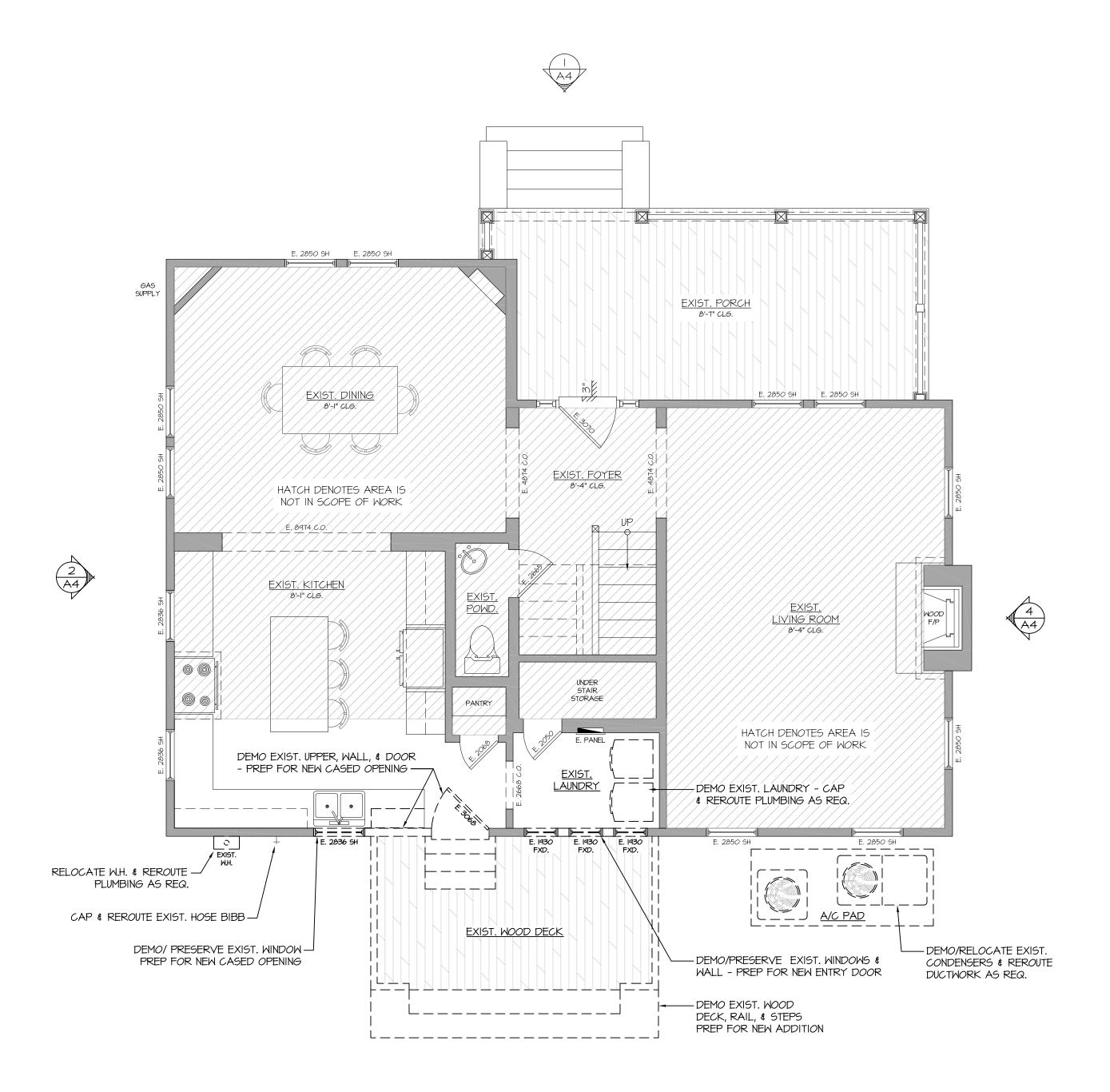
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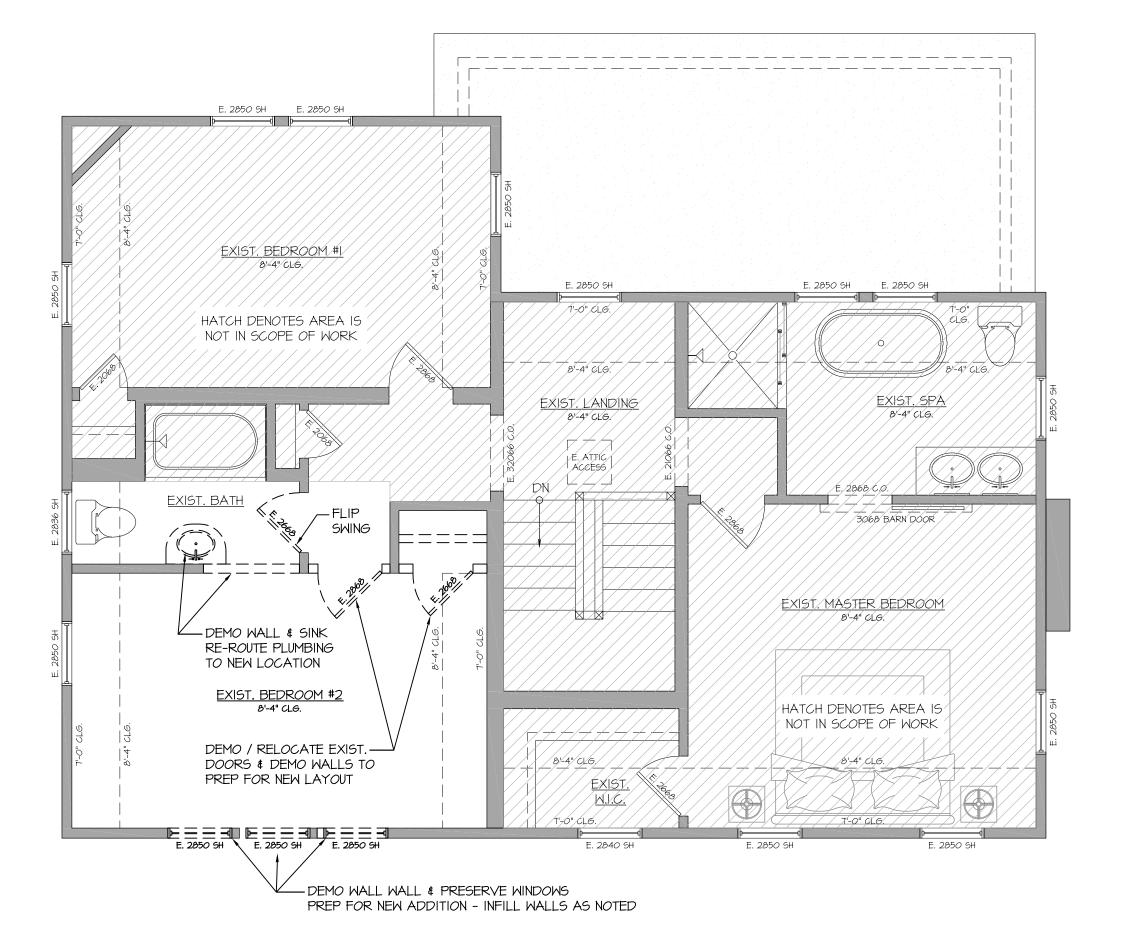
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PARTITION LEGEND

— EXISTING WALL TO REMAIN /////// — NEW WALL



GENERAL DEMOLITION NOTES

I. REMODELING AND/OR ALTERATIONS OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME WHICH MAY NOT BE VERIFIABLE WITH OUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

- 2. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.
- 3. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED.

4. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.

- 5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.
- 6. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.

ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS ARE SUBJECT TO VERIFICATION IN THE FIELD -BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.



JAA ARCHITECTURE INC. 2063 OAK STREET JACKSONVILLE FL 32204 P: (904) 379-5108 E: JOHN@JAAARCHITECTURE.COM LIC. AR92748

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT, AND/OR

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BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS
SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE
BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH

EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

THIS ITEM HAS BEEN DIGITALLY SEALED BY JOHN ALLMAND, ARCHITECT, ON 11/11/2024 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. APPROVED CONSTRUCTION DOCUMENTS ON SITE SHALL BEAR THE "APPROVED" SEAL FROM THE AHJ.

REVISIONS

DATE DESCRIPTION

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SHEET

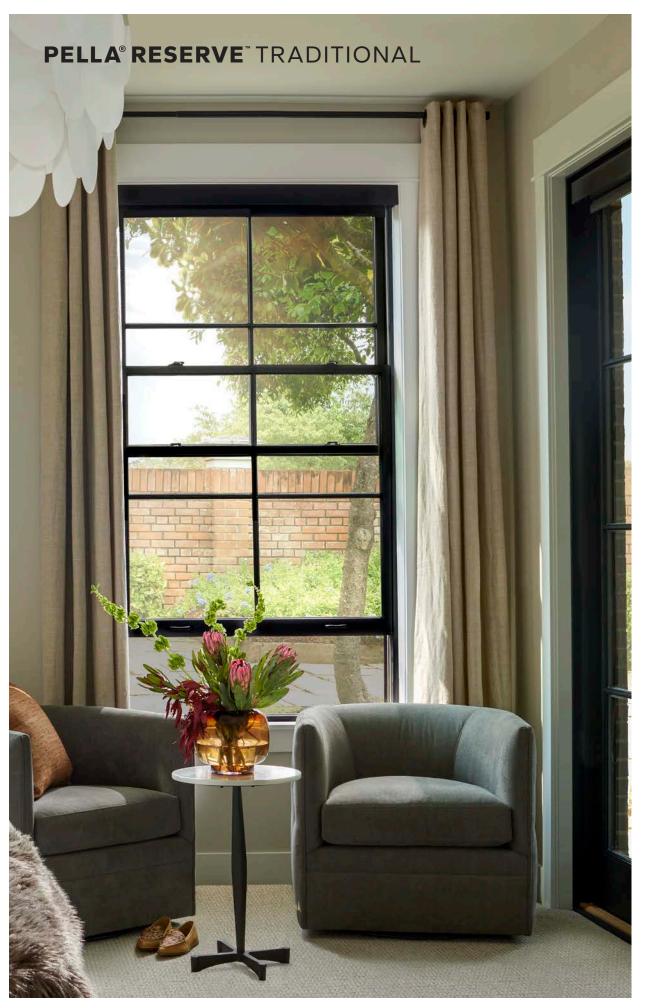


HPC SET

11.11.2024

24.0141.00





ALUMINUM-CLAD WOOD WINDOWS & PATIO DOORS

EXQUISITELY
DESIGNED
WINDOWS AND
DOORS WITH
UNPARALLELED
HISTORICAL
DETAILING.



WHY YOU CAN TRUST PELLA

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

RATED #1 BY HOMEOWNERS FOR INNOVATION¹

We are continually striving to improve what we do and how we do it.

That drive has earned us 150 patents and counting for amazing innovations.

In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

RATED #1 BY HOMEOWNERS FOR HIGHEST QUALITY'

We make products specifically for you with meticulous care and attention.

Our wood craftsmen have been honing their skills, on average, for over

14 years — that's longer than it takes for most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS²

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our wood windows and patio doors with a limited lifetime warranty.³

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



WHY CHOOSE WOOD?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of product line.

EXCLUSIVE WOOD PROTECTION

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

DESIGNED FOR LONG-LASTING DURABILITY

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-andtenon, metal fasteners and commercial adhesive.

QUALITY EXTERIOR AND INTERIOR FINISHES

Extruded aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist fading and chalking. Interiors can be factory pre-finished to save time. Our prefinish is applied prior to final assembly and kiln-cured for a quality aesthetic.



THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

ENDURAGUARD® WOOD PROTECTION Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

EXTERIOR ALUMINUM CLADDING Exceptionally durable aluminum cladding with EnduraClad® exterior finish helps protect windows and patio doors for years.

INSULATING GLASS SEAL A long-lasting insulating glass seal provides a clear view and exceptional energy efficiency.

including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

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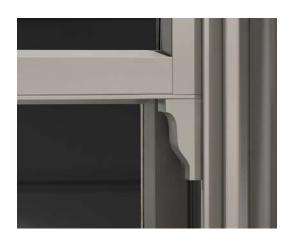






EVERY DETAIL MATTERS

Created for those who refuse to settle for anything less than extraordinary, Pella Reserve – Traditional products provide unparalleled historical detailing. From authentic hardware and a disappearing screen to sash lugs that allow tilting, we've thought of every detail.





WHY CHOOSE PELLA® RESERVE™ — TRADITIONAL?

Revel in the authenticity and bring your design vision to life. Exuding the tenets of traditional designs, Pella Reserve – Traditional products provide historical elements with uncompromised attention to detail.

HISTORIC PUTTY PROFILE

Further your aesthetic with the putty profile, recreated with historically accurate angles providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimensions for a richer and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the tradition of window making, butt joinery and through-stile construction create authentic proportions and emulate historic window design.

INTEGRAL LIGHT TECHNOLOGY®

Pella's Integral Light Technology helps capture the look of true-divided-light without sacrificing energy efficiency.

AUTHENTIC HARDWARE

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic, traditional style. Add charm to patio doors with premium hardware created in collaboration with Baldwin®.

AVAILABLE IN THESE WINDOW AND PATIO DOOR STYLES:



































Multi-Slide Patio Door

Special shapes also available.



TAILOR-MADE SOLUTIONS

Partner with Pella. From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project.

AUTHENTIC LOOK OF TRUE DIVIDED LIGHT

Our Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance, giving you a more authentic look.

INTEGRATED ROLSCREEN®

The Integrated Rolscreen retractable screen provides a cleaner, more polished look. The Integrated Rolscreen is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

PUTTY GLAZE PROFILE

Our putty profile with historically accurate angles provides a realistic shadow. Pella® ReserveTM products offer the industry's deepest sash dimension for a richer, deeper and more dramatic aesthetic for your project.

THROUGH-STILE CONSTRUCTION

Essential to the authenticity of traditional window making, historical accuracy is achieved with butt joinery and through-stile construction on the exterior cladding.



EXTRUDED ALUMINUM EXTERIORS

extruded aluminum-clad exteriors for exceptional durability. Create a custom exterior color to meet your design needs or choose from our wide variety of color options.



Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:













Prefinished Pine Interior Colors

When you select pine, we can prefinish in your choice of a variety of paints and stains. Unfinished or primed and ready-to-paint are also available.



Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists chalking and fading. Take durability further with EnduraClad Plus protective finish, which meets the industry's highest exterior coating standard to defend against chalking and fading.*





also available.



' EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

WINDOW HARDWARE

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-Away



Spoon-Style



Bronze

Satin Nickel

Satin Brass

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-Away



Cam-Action Lock









Satin Nickel

Satin Brass

PATIO DOOR HARDWARE

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN



& Bifold Patio Door



Slide Patio Door Handle



Multi-Slide Patio Door Handle^{1, 2}

Finishes:

Oil-Rubbed



Satin Nickel



Brass

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged & Bifold Patio Door Handle



Sliding Patio Door Handle



Multi-Slide Patio Door Handle^{1, 2}



White



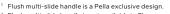


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Additional hardware collections available. See your local Pella sales rep for more options.



² Flush multi-slide handle is not available in Champagne.

Grille Types

Choose the look of true divided light, or make cleaning easier by selecting grilles-between-the-glass.



Putty Glaze Integral Light Technology® with Ogee Interior 5/8", 7/8" or 1-1/4"



Ogee Integral 7/8", 1-1/4" or 2"



the-Glass² 3/4"

Harvest

Grilles-Between-the-Glass Interior Colors:2















GLASS

InsulShield® Low-E Glass³







Low-Einsulating





SunDefense™ Low-E insulating dual- or triple-pane glass with argon⁴



SunDefense+ Low-E insulating dual-pane glass with argon⁴



insulating dual- or triple-pane glass



NaturalSun+ Low-E insulating dual-pane glass with argon4

Additional **Glass Options**



Laminated (nonimpact-resistant)^{5,6}, tinted^{3,5} or obscure^{3,5} glass also available on select products



STC (Sound Trans-mission Class)-improved dual-pane sound control glass^{4,7}



Resistant glass^{4,5}

ADDED PEACE OF MIND

Integrated Security Sensors

Choose optional, built-in security sensors powered by Insynctive® technology so you can monitor windows and doors while at home or away with the Pella Insynctive App.⁸ Learn more at connectpella.com.

- Color-matched to your product's interior and exterior color.

 Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

 Optional high-altitude insulShield Low-E glass is available with or without argon on select products.

 Available on select products only. See your local Pella sales representative for availability.

 Available with Low-E insulating glass with argon on select products.

 For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

 Sound control glass consists of dissimilar glass thickness (5mm/3mm).

 Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

REVEL IN THE AUTHENTICITY Pella's Integral Light Technology® grilles help capture the look of true-divided-light without sacrificing energy performance.





THE BEST LIMITED LIFETIME WARRANTY FOR WOOD WINDOWS AND PATIO DOORS*

Pella wood products are backed by the best limited lifetime warranty for wood windows and patio doors.*

A ten-year limited warranty for Baldwin hardware is included. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

LEARN MORE AT PELLA.COM OR CALL 833-44-PELLA









^{*} Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.







Arsenault, Caleb - PDCM

From: Josiah Duff < Josiah@jaaarchitecture.com>
Sent: Wednesday, November 13, 2024 2:35 PM

To: Arsenault, Caleb - PDCM; JOHN.PRESTON.MOORE@GMAIL.COM

Cc: Wells, Arimus - PDCM

Subject:RE: COJ Historic Preservation for 3550 Pine StreetAttachments:W358802_Pella_Reserve_Traditional_Brochure_web.pdf

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Caleb,

Thanks for the quick response!

The windows will absolutely be historical in nature. The attached brochure is Pella's historical line I believe. But it may be Andersen or Marvin.

The windows being removed are in good condition, but obviously in the way of the new addition/layout. I added the note for them to be "Preserved" because I didn't want the demo crew demolishing perfectly good windows that could be sold to someone else or used to fix other windows around the house if they ever failed.

The addition windows however, either don't meet the size or must be a casement window for egress. I spoke with Arimus about this issue before submitting.

Unfortunately, this house has low ceilings and it's nearly impossible to satisfy window re-use and current fire code simultaneously. So, as it's in the rear, we opted for a new window/door package across the board.

Let me know if you need anything else!

Josiah

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Wednesday, November 13, 2024 1:18 PM

To: Josiah Duff <Josiah@jaaarchitecture.com>; JOHN.PRESTON.MOORE@GMAIL.COM

Subject: COJ Historic Preservation for 3550 Pine Street

Good morning,

I am writing in regard to your **Certificate of Appropriateness (COA)** application for the address in the subject line. Having reviewed your application at an internal design review, could you please address the falling:

- Provide a sample image or brochure of the proposed windows
- Provide a sample image or brochure of the proposed doors
- The floor plans indicate that some doors and windows will be demolished/preserved or relocated, however I see no indication where these will be reused or preserved. Please clarify.

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



COA-24-31616 2147 St Johns Avenue

December 11, 2024

Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-31616

<u>Address</u>: 2147 St Johns Avenue, RE# 090511-0000

<u>Location</u>: Northeast corner of St Johns Avenue and Copeland Street

Owner: Ateeque R. Khan

Ark Riverside Holding Inc. 3659 Eastbury Drive

Jacksonville, Florida 32224

Applicant: Josiah Duff

JAA Architecture 2063 Oak Street

Jacksonville, Florida 32204

<u>Year Built</u>: c.1940 (Property Appraiser)

Designation: Saint John's Quarter; Contributing

Request: New Construction – Addition

Summary Scope of Work:

1. Two-Story addition to the rear of the primary structure

2. Window Alterations (Administrative)

Recommendation: Approve with Conditions

Conditions:

Two-Story Addition to the Rear of the Primary Structure

- 1. The design, size, and location shall be substantially similar to the plans dated November 21, 2024.
- 2. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- 3. The siding shall be installed with the smooth side facing outward.
- 4. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 5. 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.

Window Alterations (Administrative)

6. The scope of work shall be substantially similar to the plans dated November 21, 2024.



PROJECT DESCRIPTION

COA-24-31616 seeks to remove and rebuild an addition on a contributing structure within the St. John's Quarter Historic District. The property is located on the corner of St. Johns Avenue and Copeland Street. The primary structure on the property is a two-story masonry vernacular medical office. The structure can be characterized by its three different roof styles including a cat slide which is uncommon in Jacksonville, continuous brick exterior, 6-over-6 windows, one chimney, shingled roof and lap sided rear two-story addition. As proposed, the applicant is seeking to demolish the rear two-story addition and construct a new two-story addition. The new addition will consist of lap siding, a new pedestrian door, a brick exterior patio with steps, and gridded windows. The proposed work will not be visible from Copeland Street as the addition is on the interior of the lot, however, the addition will be visible from St. Johns Avenue.

Additionally, the scope of work includes replacing the existing non-historic jalousie windows on the structure with single-pane casement windows that will match the existing single-pane casement windows found on the structure. As these windows are non-historic, staff has the authority to approve of this scope of work administratively. As such, the report will focus on the new construction two-story addition.

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 the Staff's analysis:

- Based on the Sanborn maps (Jacksonville 1913-May 1951 vol. 1, 1913-Oct. 1958, Sheet 102), the property was historically addressed as 2149-2147 St. Johns Avenue.
- The proposed addition scope of work is located at the rear of the structure. The lap-siding, shingled-hipped roof, and new gridded windows matching the existing windows are consistent with the existing structure. The proposed addition is street visible from St. Johns Avenue, however, the scale and materials allow it to be integrated into the main structure without overwhelming the structure, neighborhood, and streetscape. The proposed work is consistent with the Historic Design Guidelines, Section on "Additions" which states, "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."
- As designed, the height and roof form of the proposed addition is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- 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 windows and door will match existing windows and doors in height and design. The design of the windows and doors is compatible with the primary structure, which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.
- The Design Guidelines for the District reference Standards Nine and Ten of the Secretary of the Interior's Standards for Rehabilitation. Standard Nine emphasizes that exterior alterations shall not destroy historic materials and are 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. Standard Ten refers to the nature of additions and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. No significant historic fabric will be impacted because the existing two-story lap siding addition proposed for replacement is not original to the structure and the new construction scope of work can be removed at a later time without a negative impact on the historic primary structure. As such, the proposed scope of work is consistent with Sections 307.106(k)(1 and 2), the Historic District Design Guidelines, Section on "Additions" and "New Construction."

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 and 2
- 2. Chapter 307.106(m) Guidelines on "New Construction": 1, 2, 4, and 8

3. Historic District Design Guidelines, Section on "Additions" and "New Construction"

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 a 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(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)(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)(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, "Additions" and "New Construction"

- Standard 1: A property shall be used for its historic purpose or be placed in a new use that
 requires minimal changes to the defining characteristics of the building and its site and
 environment.
- 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 craftsmanship 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.
- Standard 10: New additions and adjacent or related new construction shall be undertaken
 in such a manner that if removed in the future, the essential form and integrity of the
 historic property and its environment would be unimpaired.

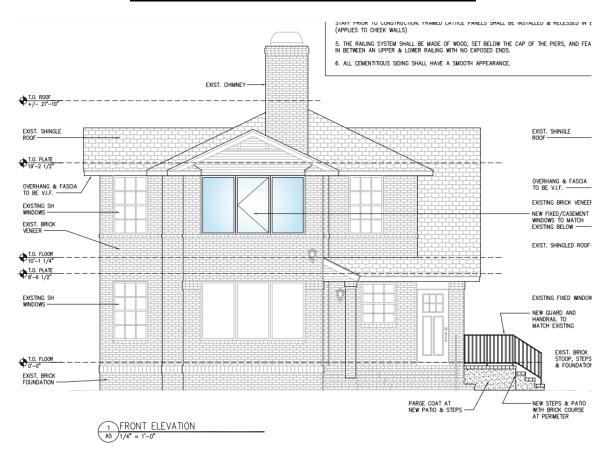
LOCATION MAP

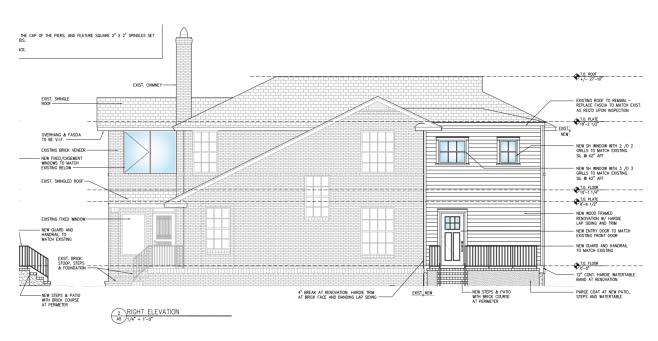


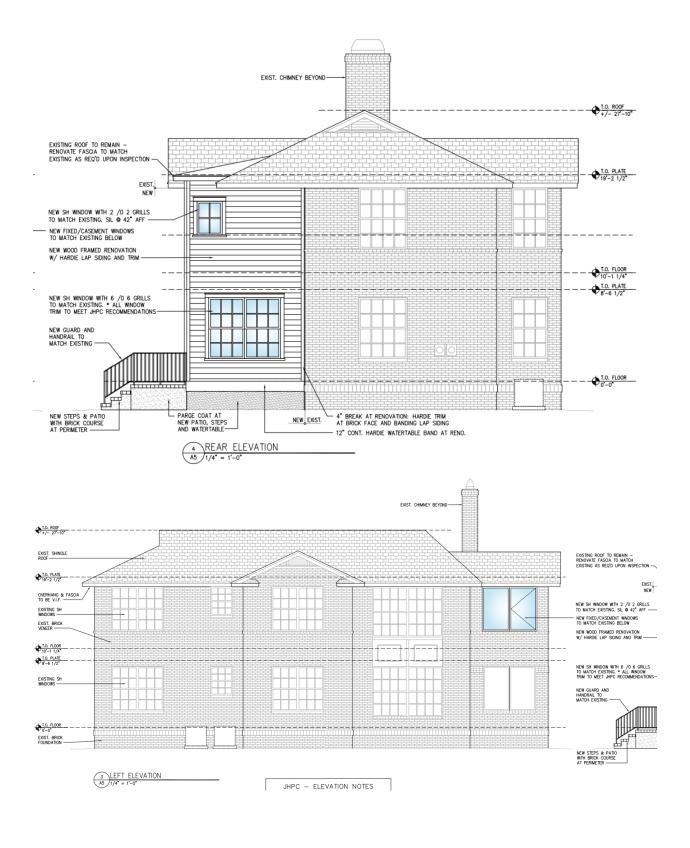
PICTURE OF PROPERTY WITH POSTED SIGN



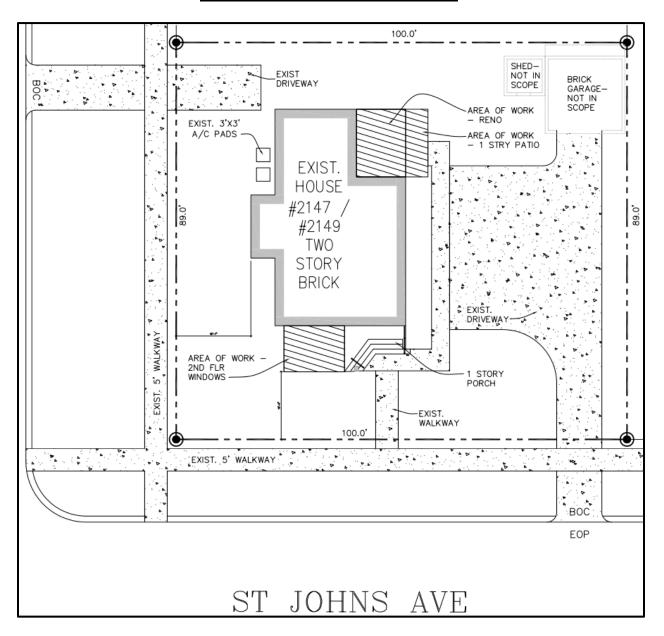
ELEVATION DRAWINGS DATED NOVEMBER 21, 2024







SITE PLAN DATED NOVEMBER 21, 2024



Application For Certificate Of Appropriateness

Tracking # 31616 Application Status FOUND SUFFICIENT
Date Started 11/12/2024 Date Submitted 11/12/2024

Planning and Development Department Info COA# COA-24-31616 **~ Admin Review Admin Recommendation FORWARD Admin Date Of Action** 11/20/2024 Forwarded to JHPC **/ JHPC Meeting Date** 12/11/2024 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 Name First Name Middle Name DUFF JOSIAH **Company Name** JAA ARCHITECTURE **Mailing Address** 2063 OAK STREET City State **Zip Code** 32204 **JACKSONVILLE** FL **Phone Fax Email** 379 JOSIAH@JAAARCHITECTURE.COM 904 5108 904

General Information On Owner(s)-Agent represents Owner Contractor Architect Consultant Other **Last Name** First Name **Middle Name JOSIAH** DUFF **Company/Trust Name** JAA ARCHITECTURE **Mailing Address** 2063 OAK STREET City State Zip Code **JACKSONVILLE** FL 32204 Phone Fax 9043795108 904 JOSIAH@JAAARCHITECTURE.COM Agent represents Owner Contractor Architect Consultant Other **Last Name** First Name Middle Name KHAN **ATEEQUE**

Mailing Addres	S		
3659 EASTBUR	Y DRIVE		
City		State	Zip Code
JACKSONVILLE		FL	32224
Phone	Fax	Email	
9045993225		JDRUM@JAAARCHITECTURE.COM	

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Location	Of I	Pro	perty	/
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St. Johns Quarter Historic District

House #	Street Name, Type and Direction	Zip Code
2147	ST JOHNS AVE	32204

Type Of Improvement

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

THE OWNER IS APPLYING TO CHANGE THE USE FROM A MEDICAL OFFICE ON THE FIRST FLOOR TO A RESIDENCE, MAKING THIS STRUCTURE A DUPLEX. THE INTENT IS TO NOT TOUCH THE BRICK COMPONENT OF THE BUILDING AND REPLACE THE WOOD FRAMED UTILITY, STAIR AND PORCH AREA WITH CONDITIONED SPACE. LAP SIDING WILL BE USED AT AREAS OF NEW CONSTRUCTION. REMOVE THE CURVED RAMP AND REPLACE IT WITH A PRIVATE 5'X15' CONCRETE PATIO WITH BRICK VENEER AND BRICK STEPS TO GRADE. PROPOSED REPLACEMENT OF ALL EXISTING (NON-ORIGINAL) JALOUSIE WINDOWS ON THE SECOND-FLOOR FRONT PORCH / FRONT ELEVATION. TO BE CONVERTED INTO A CONDITIONED SUNROOM WITH NEW WINDOWS TO MATCH EXISTING WINDOWS BELOW.

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 | WELLS, ARIMUS

Addition - Required Attachments For Complete Application -

Site Plan - Existing/proposed site plan with addition identified. (*To scale bar scaled dimensional drawings needed. Directional arrows needed.*)

Existing Elevations - Existing elevations or photos of exising sides. (To scale bar scaled dimensional drawings needed.)

Proposed Elevations - Proposed front, sides and rear elevations. (To scale bar scaled dimensional drawings needed.)
Overall Photos Of Site
Photos Of Addition Area
Description Of Any Demo

Additional Documents Provided

	Description
/	FULL ARCH SET

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.

ON THE ROW OF THE PARTY OF THE

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.

11.20.24

Date:

Address:

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

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 $\frac{H}{31616}$ were posted on the property/site located at:
PE 090511 - 0000
2147 ST JOHNS AVE Street Address JACKSONIUE FL 32204 City, State Zip Code Printed Name JOHN DRUM JOSIAH DEFE Signature
Dated this 20 day of November 20 24

11/20/2024

*First Citizens Check

City of Jacksonville

Date 11/20/2024 Type Bill

Reference CR754287

Original Amount 495.00

Balance Due 495.00

Payment 495,00 495,00

2 HAGE +2 THIS

Jim Overton **Duval County**

Date/Time: 11/20/2024 11:54AM

Check Amount

Drawer: P04 Clerk: ME

Transaction: 6832912

hen CR Processing: CR754287

Paid \$495300

Josiah Duff, JAA Architecture 2063 Oak Street, Jacksonville, FL 32204

Total:

\$495 00

Receipt: 460-25-00945978

Total Temlered Check:

\$495.00 \$495.00

Chk#5518

Balance:

\$0.00

Paid By: Josiah Duff - JAA Architecture

495.00





St Johns Ave





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.

ARK RIVERSIDE HOLDINGS INC 3659 EASTBURY DR JACKSONVILLE, FL 32224

Primary Site Address 2147 ST JOHNS AVE Jacksonville FL 32204Official Record Book/Page 18647-02081

Tile # 6422

2147 ST JOHNS AVE

Property Detail

RE #	090511-0000	
Tax District	USD1	
Property Use	1991 Office Medical	
# of Buildings	1	
Legal Desc.	For full legal description see Land & Legal section below	
Subdivision	01568 SIMMONS S/D BLK 41 RVERSD	
Total Area	8757	
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.

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$214,768.00	\$213,064.00
Extra Feature Value	\$1,056.00	\$1,056.00
Land Value (Market)	\$222,500.00	\$222,500.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$438,324.00	\$436,620.00
Assessed Value	\$397,269.00	\$436,620.00
Cap Diff/Portability Amt	\$41,055.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$397,269.00	See below

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	•	

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>18647-02081</u>	12/27/2018	\$300,000.00	WD - Warranty Deed	Unqualified	Improved
<u>18647-02077</u>	12/27/2018	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>11665-01284</u>	2/10/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
04891-00648	5/25/1979	\$50,000.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMC6	Fireplace Masonry	1	0	0	1.00	\$1,056.00

Land & Legal 📒

Land

LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1220	RES/OFFICE	RO	0.00	0.00	Common	8,900.00	Square Footage	\$222,500.00

LN	Legal Description			
1	2-38 56-2S-26E			
2	SIMMONS S/D N1/2 BLK 41 RIVERSIDE			
3	S 89FT LOT 5			

Buildings Building 1 Building 1 Site Address 2147 ST JOHNS AVE Unit Jacksonville FL 32204-

Building Type	1201 - CONVERTED RESIDENCE
Year Built	1940
Building Value	\$213,064.00

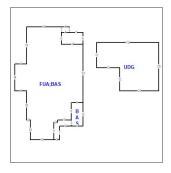
Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl

Property Appraiser - Property Details

Туре	Gross Area	Heated Area	Effective Area
Finished upper story 1	1445	1445	1445
Base Area	1445	1445	1445
Unfin Det Garage	656	0	262
Finished Open Porch	12	0	4
Addition	12	12	12
Canopy	46	0	12
Canopy	66	0	16
Addition	66	66	66
Base Area	72	72	72
Total	3820	3040	3334

Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned

Element	Code	Detail
Baths	7.000	
Restrooms	2.000	
Stories	1.000	
Avg Story Height	9.000	
Rooms / Units	1.000	



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	\$397,269.00	\$0.00	\$397,269.00	\$4,087.14	\$4,495.85	\$4,354.07
Urban Service Dist1	\$397,269.00	\$0.00	\$397,269.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$438,324.00	\$0.00	\$438,324.00	\$1,427.63	\$1,355.30	\$1,380.28
By Local Board	\$438,324.00	\$0.00	\$438,324.00	\$1,008.27	\$985.35	\$970.19
FL Inland Navigation Dist.	\$397,269.00	\$0.00	\$397,269.00	\$10.40	\$11.44	\$10.57
Water Mgmt Dist. SJRWMD	\$397,269.00	\$0.00	\$397,269.00	\$64.75	\$71.23	\$66.98
School Board Voted	\$438,324.00	\$0.00	\$438,324.00	\$448.52	\$438.32	\$438.32
Urb Ser Dist1 Voted	\$397,269.00	\$0.00	\$397,269.00	\$0.00	\$0.00	\$0.00
			Totals	\$7,046.71	\$7,357.49	\$7,220.41
Description	Just Value	Accord Value	Eve	mntions	Tavable V	عاباه

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$448,517.00	\$361,154.00	\$0.00	\$361,154.00
Current Year	\$438,324.00	\$397,269.00	\$0.00	\$397,269.00

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

2019

2018

2017

2016

2015

1 2

• 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

11/19/24, 11:34 AM



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

Detail by Entity Name

Florida Profit Corporation ARK RIVERSIDE HOLDINGS, INC

Filing Information

 Document Number
 P18000096408

 FEI/EIN Number
 83-2689351

 Date Filed
 11/27/2018

State FL

Status ACTIVE

Principal Address

3659 EASTBURY DRIVE JACKSONVILLE, FL 32224

Mailing Address

3659 EASTBURY DRIVE JACKSONVILLE, FL 32224

Registered Agent Name & Address

KHAN, ATEEQUE R 3659 EASTBURY DRIVE JACKSONVILLE, FL 32224

Officer/Director Detail

Name & Address

Title DPT

KHAN, ATEEQUE 3659 EASTBURY DRIVE JACKSONVILLE, FL 32224

Title DVPS

KHAN, SYMA 3659 EASTBURY DRIVE JACKSONVILLE, FL 32224

Annual Reports

Report Year Filed Date 2022 04/03/2022

90

2023 02/19/20232024 03/17/2024

Document Images

<u>C</u>	03/17/2024 ANNUAL REPORT	View image in PDF format
<u>(</u>	02/19/2023 ANNUAL REPORT	View image in PDF format
<u>(</u>	04/03/2022 ANNUAL REPORT	View image in PDF format
<u>(</u>	02/14/2021 ANNUAL REPORT	View image in PDF format
<u>C</u>	03/22/2020 ANNUAL REPORT	View image in PDF format
<u>C</u>	04/21/2019 ANNUAL REPORT	View image in PDF format
1	1/27/2018 Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Contributing?	Real Estate Number	Pr	operty Address
☑	092693 0000	3870	ST JOHNS AV
₩	092682 0000	3882	ST JOHNS AV
₩.	092667 0000	3885	ST JOHNS AV
⊗ 3	092684 0000	3896	ST JOHNS AV
₩.	092680 0000	3903	ST JOHNS AV
₩.	092685 0000	3904	ST JOHNS AV
₩	092686 0000	3914	ST JOHNS AV
₩		3924	ST JOHNS AV
₩	092675 0000	3935	ST JOHNS AV
M	092677 0000	3945	ST JOHNS AV
₩.	092678 0000	3951	ST JOHNS AV
2	092944 0000	3991	ST JOHNS AV
₩.		2106	ST. JOHNS AV
₩.		2118	ST. JOHNS AV
☑		2120-22	ST. JOHNS AV
₩.		2126-32	ST. JOHNS AV
₩		2131	ST. JOHNS AV
\square		2139	ST. JOHNS AV
₩.		2141	ST. JOHNS AV
₩		2142	ST. JOHNS AV
₩		2149	ST. JOHNS AV

HISTORIC PRESERVATION - SITE NOTES

1. THE FRONT SETBACK SHALL REASONABLY MATCH THE SETBACK OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES. V.I.F.

2.THE FINISHED FLOOR HEIGHT SHALL REASONABLY MATCH THE FLOOR HEIGHT OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES. V.I.F.

3. THE DRIVEWAY SHALL BE LIMITED TO NO MORE THAN 10'-0" IN WIDTH UP TO THE FRONT PLANE OF THE HOUSE AND SHALL FEATURE EITHER CONCRETE RIBBONS, BRICK PAVERS, OR A COMBINATION OF CONCRETE RIBBONS AND PAVERS TO CREATE A SIMULATED RIBBON APPEARANCE. IF A CONCRETE RIBBON DRIVEWAY IS CONSTRUCTED THAN THE AREA BETWEEN THE RIBBONS SHALL BE TWICE THE WIDTH OF THE RIBBONS.

IF BRICK PAVERS ARE USED THE PAVERS SHALL BE NO LARGER THAN A 4"X 8" OR 6"X 10," SHALL BE LAID IN A RUNNING BOND OR HERRINGBONE PATTERN, AND SHALL BE A TRADITIONAL BRICK SHAPE AND COLOR WITH THE FINAL COLOR CHOICE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PURCHASE AND INSTALLATION.

4. 2-STORY CARRIAGE HOUSE - ALL ZONING REQUIREMENTS SET FORTH UNDER THE RIVERSIDE-AVONDALE ZONING OVERLAY MUST BE MET PRIOR TO CONSTRUCTION.

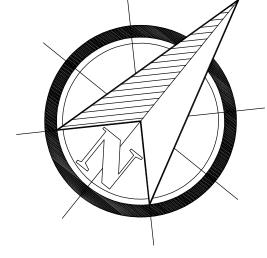
SITE CALCULATIONS: 8,757 LAND AREA PER PA: = SQFT. 55% MAX. IMPERVIOUS: = 4,378.5 SQFT. ---EXISTING CONDITIONED/GARAGE/PORCHES: +/- - 3820 SQFT. A/C PAD: +/- 18.00 SQFT. EXISTING DRIVEWAY/WALK TO P/L: +/- -SQFT. EXISTING CONCRETE PATIO: +/- -SQFT. TOTAL IMPERVIOUS: SQFT. (- %) +/- -

SITE PLAN NOTES

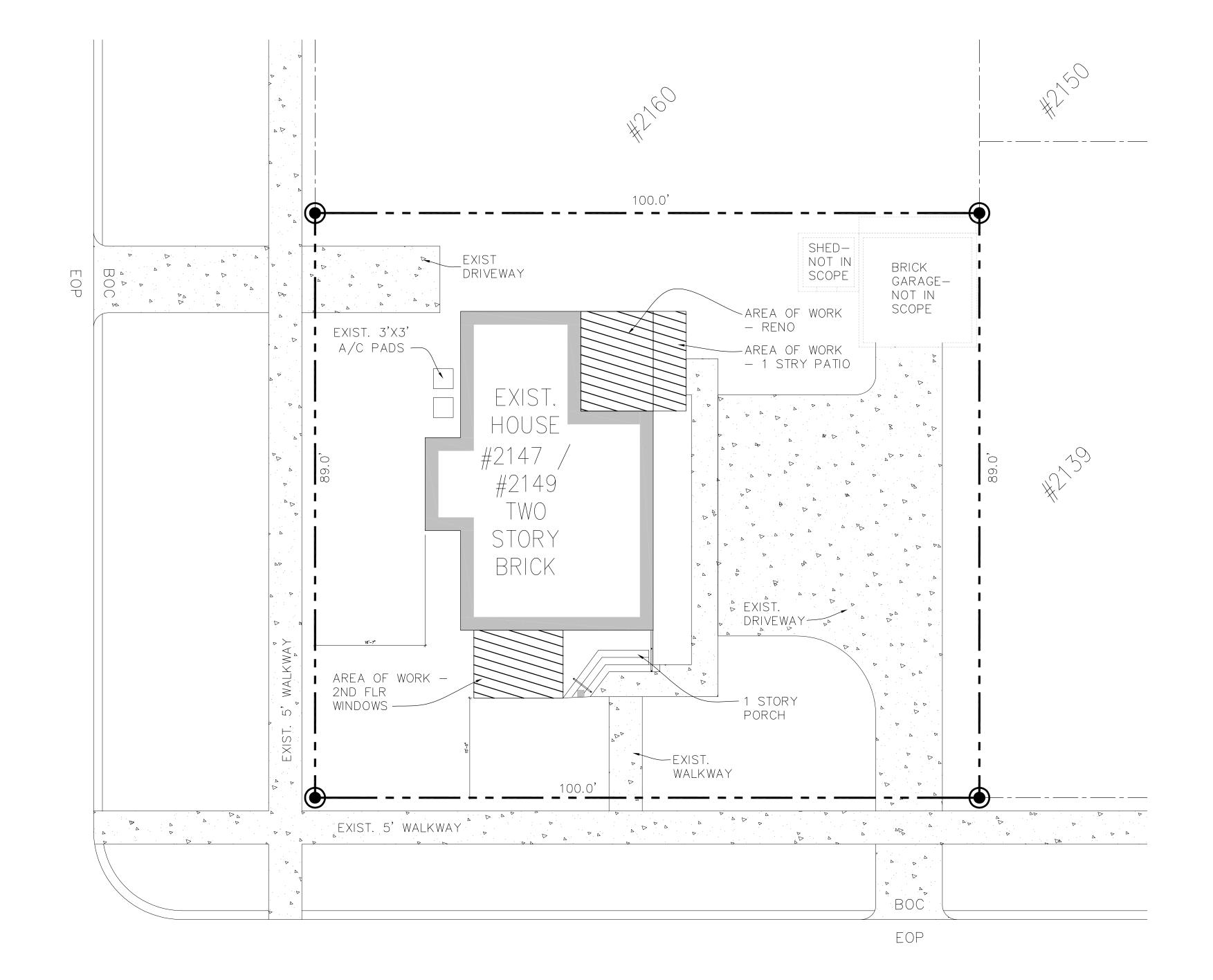
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY
- 2. VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ SCOPE OF WORK IF APPLICABLE.
- VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO
- 4. G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH & RELOCATE AS REQUIRED PER LOCAL CODES
- 5. ** (WATER, SEWER, & ELECTRICAL) ALL SERVICE PROVIDERS TO BE VERIFIED BY BUILDER**
- 6. ** THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT DUVAL COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.**
- 7. ** 1 % MINIMUM SLOPE WILL BE PROVIDED FROM BUILDINGS TO DISCHARGE POINT.

SITE INFO:	
PARCEL #:	090511-0000
ADDRESS:	2147 ST JOHNS AVE JACKSONVILLE, FL 32004
LOT:	2-38 56-2S-26E SIMMONS S/D N1/2 BLK 41 S 89FT LOT 5
FLOOD ZONE:	" .02 PCT ANNUAL CHANCE — FLOOD HAZARD"
ZONING:	"R0"
<u>SETBACKS</u> :	
FRONT : SIDES : REAR :	20'-0" (MULTI FAM) 10'-0 (MULTI FAM) 20'-0" (MULTI FAM)

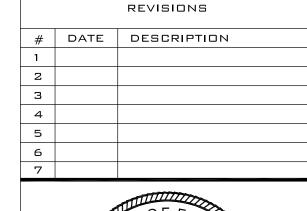
BUILDING DESIGN CRITERIA TO BE PROVIDED BY ENGINEER OF RECORD



SCOPE OF WORK DOES NOT INCREASE OR AFFECT LOT COVERAGE



ST JOHNS AVE



ARCHITECTURE-INC

E: JOHN@JAAARCHITECTURE.COM LIC. AR92748

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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE

PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE

APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS

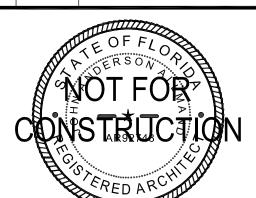
SECTION AND CHAPTER 633, FLORIDA STATUTES, TO THE

BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH

EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2023 EDITION & NFPA 101 LIFE SAFETY CODE 2021, 8TH EDITION.

BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS

JAA ARCHITECTURE INC. 2063 DAK STREET JACKSONVILLE FL 32204 P: (904) 379-5108



DATE: PRJCT #:

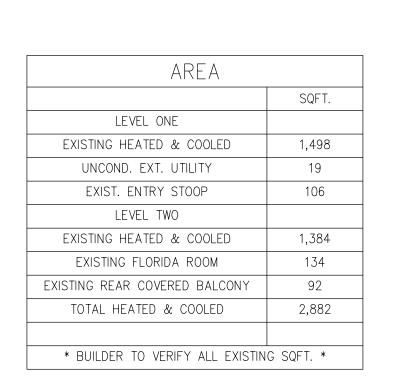
SHEET

HPC REVIEW

11.21.2024

24-0063

<u>SITE PLAN</u> SCALE: 1" = 10'-0"



GENERAL DEMOLITION NOTES

1. REMODELING AND/OR ALTERATIONS OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME WHICH MAY NOT BE VERIFIABLE WITH OUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

2. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.

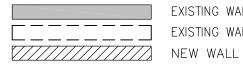
3. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED.

4. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.

5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.

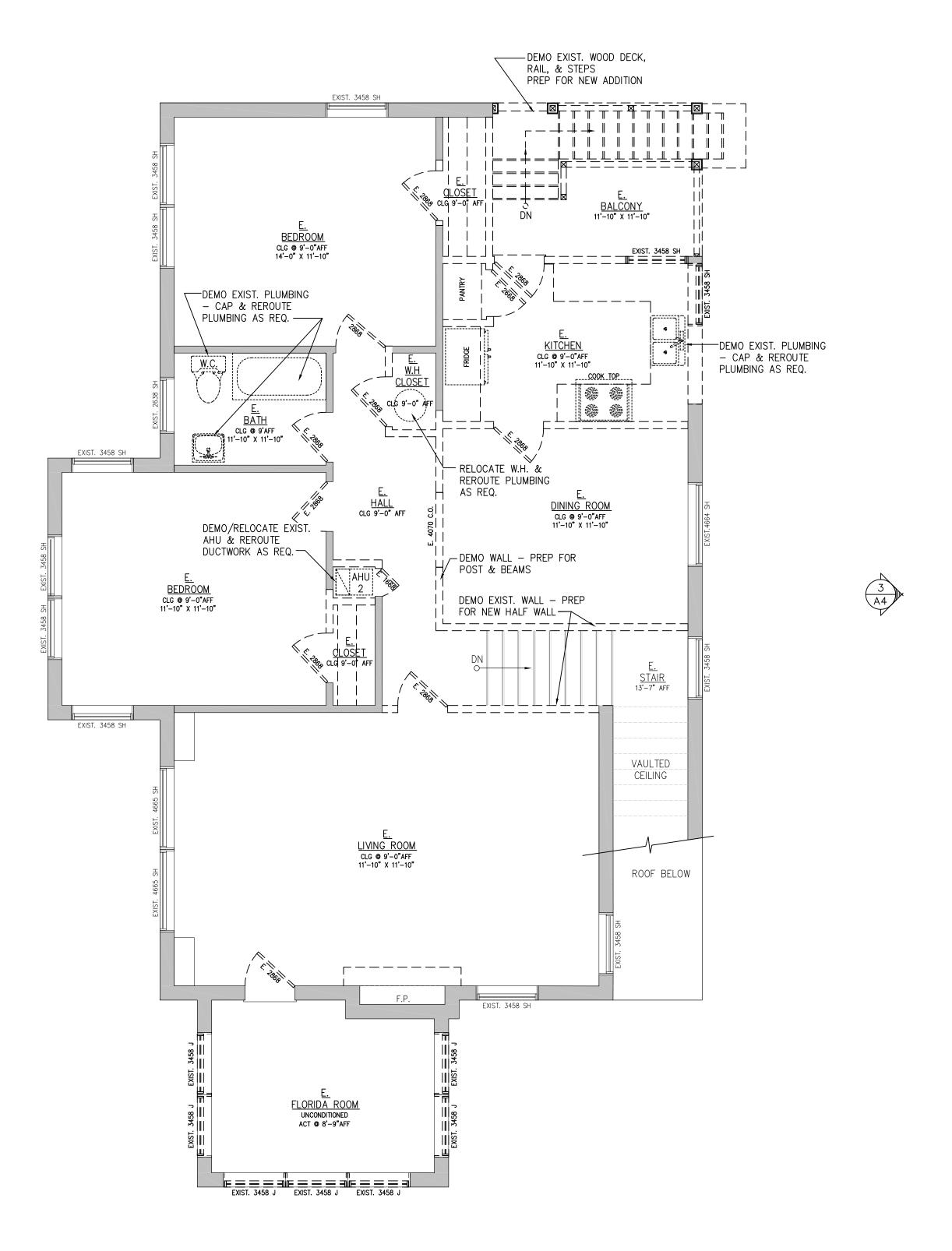
6. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.

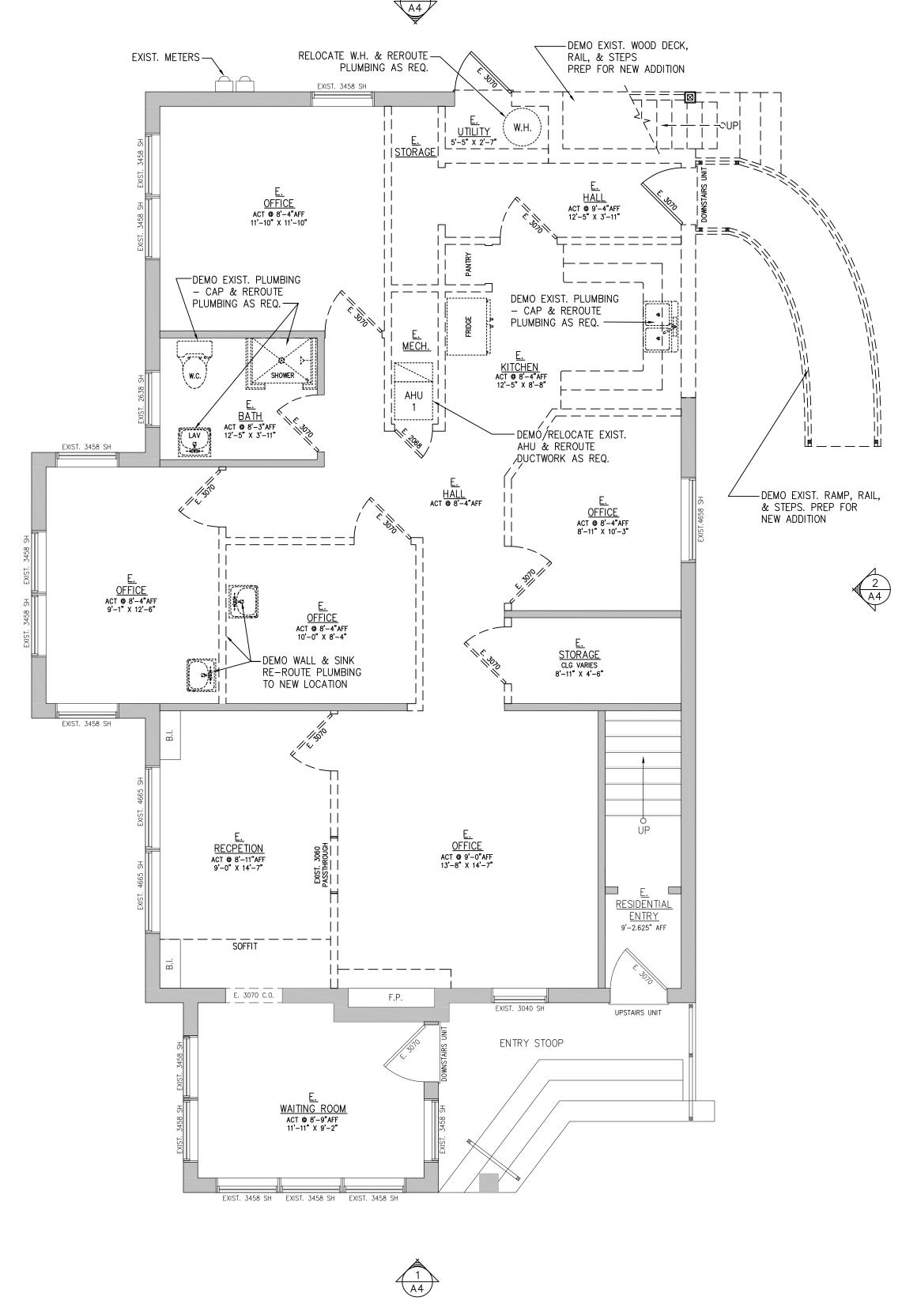
PARTITION LEGEND



EXISTING WALL TO REMAIN EXISTING WALL TO BE DEMOLISHED

ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS ARE SUBJECT TO VERIFICATION IN THE FIELD - BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.











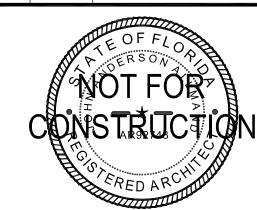
ARCHITECTURE-INC JAA ARCHITECTURE INC. 2063 OAK STREET JACKSONVILLE FL 32204 P: (904) 379-5108 E: JOHN@JAAARCHITECTURE.COM LIC. AR92748

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REVISIONS # DATE DESCRIPTION 5 6



DATE: 11.21.2024

PRJCT #:

SHEET

24-0063

HPC REVIEW

GENERAL NOTES

- 1. REFER TO SHEET AD1 FOR TYP. CODE.
- 2. BRAND & STYLE OF WINDOWS & DOORS BY BUILDER - COORDINATE W/ ENERGY FORMS
- 3. EXTERIOR WINDOWS & DOORS TO HAVE 8'-0"
- 4. ALL TRANSITIONS FROM FINISHED FLOOR TO GRADE OR OTHER ON 1ST LEVEL TO ULTIMATELY BE DETERMINED BY BUILDER
- 5. ALL FLOOR FINISHES TO BE DETERMINED BY BUILDER & OWNER

HEAD A.F.F. - U.O.N.

- 6. DENOTES HAZARDOUS GLASS
- LOCATION TEMPERED GLASS REQ.
- 7. DENOTES 5.0/5.7 SQFT. EGRESS
- REQ. SEE SHEET AD1 FOR CODE
- 8. MIN. 11" TREADS MAX. 7 $\frac{3}{4}$ " RISERS**
- 9. PROVIDE ELECTRICAL CONDUITS TO
- ISLANDS AS REQUIRED PER PLANS
- 10. VERIFY INTERIOR BEARING WALLS PER STRUCTURAL ENGINEERING DWGS.
- 11. PROVIDE ALL REQUIRED 2X WD. BLOCKING @ WALLS FOR CABINETS & TVS, ETC.
- 12. ALL EXTERIOR PERIMETER WALLS: ARE DRAWN AT 4" U.O.N.
- ALL STANDARD INTERIOR WALLS: ARE DRAWN AT 4.5" U.O.N.
- 13. EXTERIOR DIMENSIONS ARE TO EXTERIOR BOUNDARY OF THE FOUNDATION.
- 14. SQUARE FOOTAGES ARE CALCULATED FROM EXTERIOR BOUNDARY OF THE FOUNDATION.

AREA	
	SQFT.
LEVEL ONE	
EXISTING HEATED & COOLED	1,498
NEW HEATED AND COOLED	19
OUTDOOR NEW PATIO	75
LEVEL TWO	
EXISTING HEATED & COOLED	1,384
NEW HEATED AND COOLED	226
TOTAL HEATED & COOLED	3,127
* BUILDER TO VERIFY ALL EXISTIN	IG SQFT. *

GENERAL DEMOLITION NOTES

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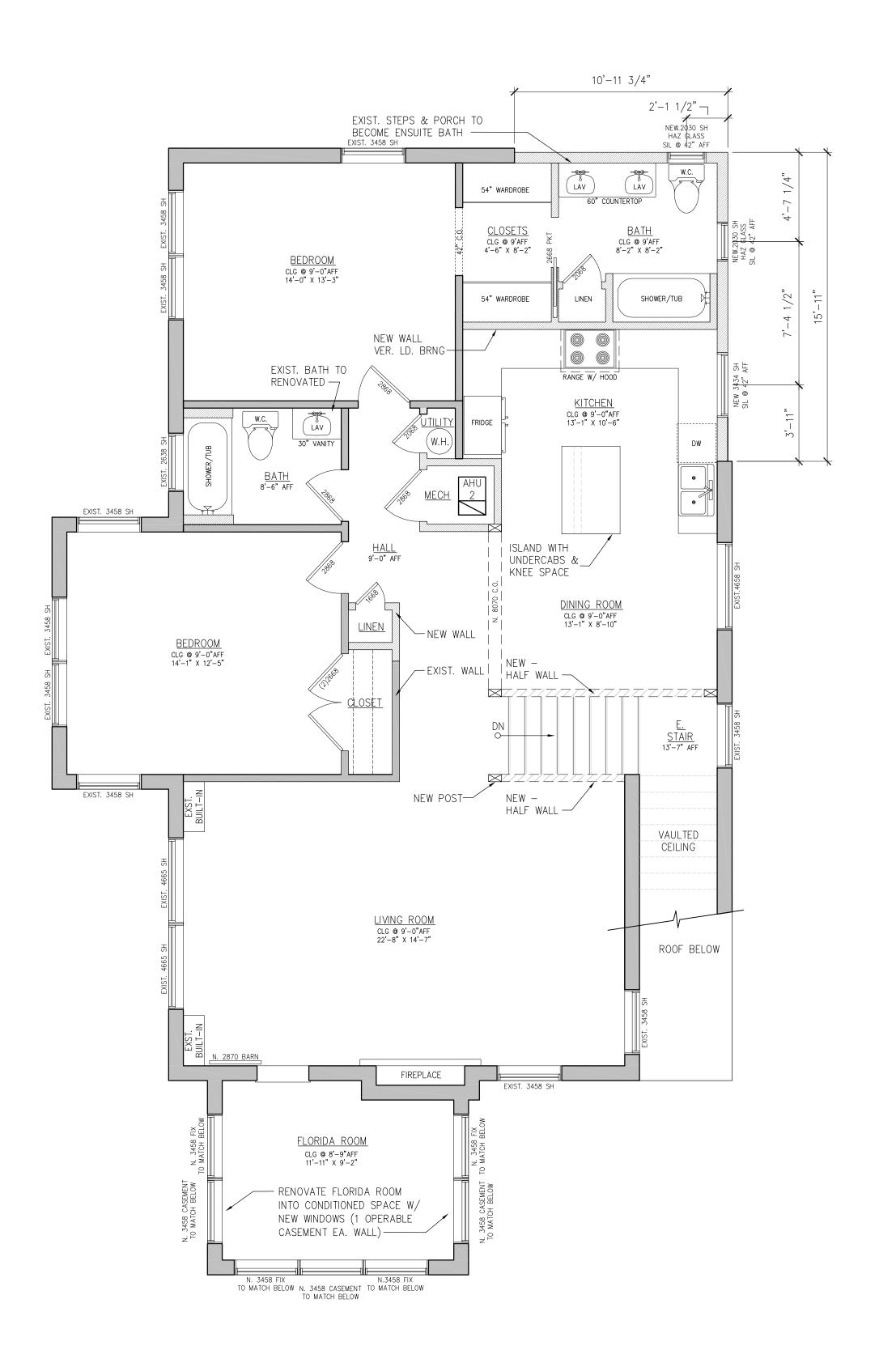
PARTITION LEGEND

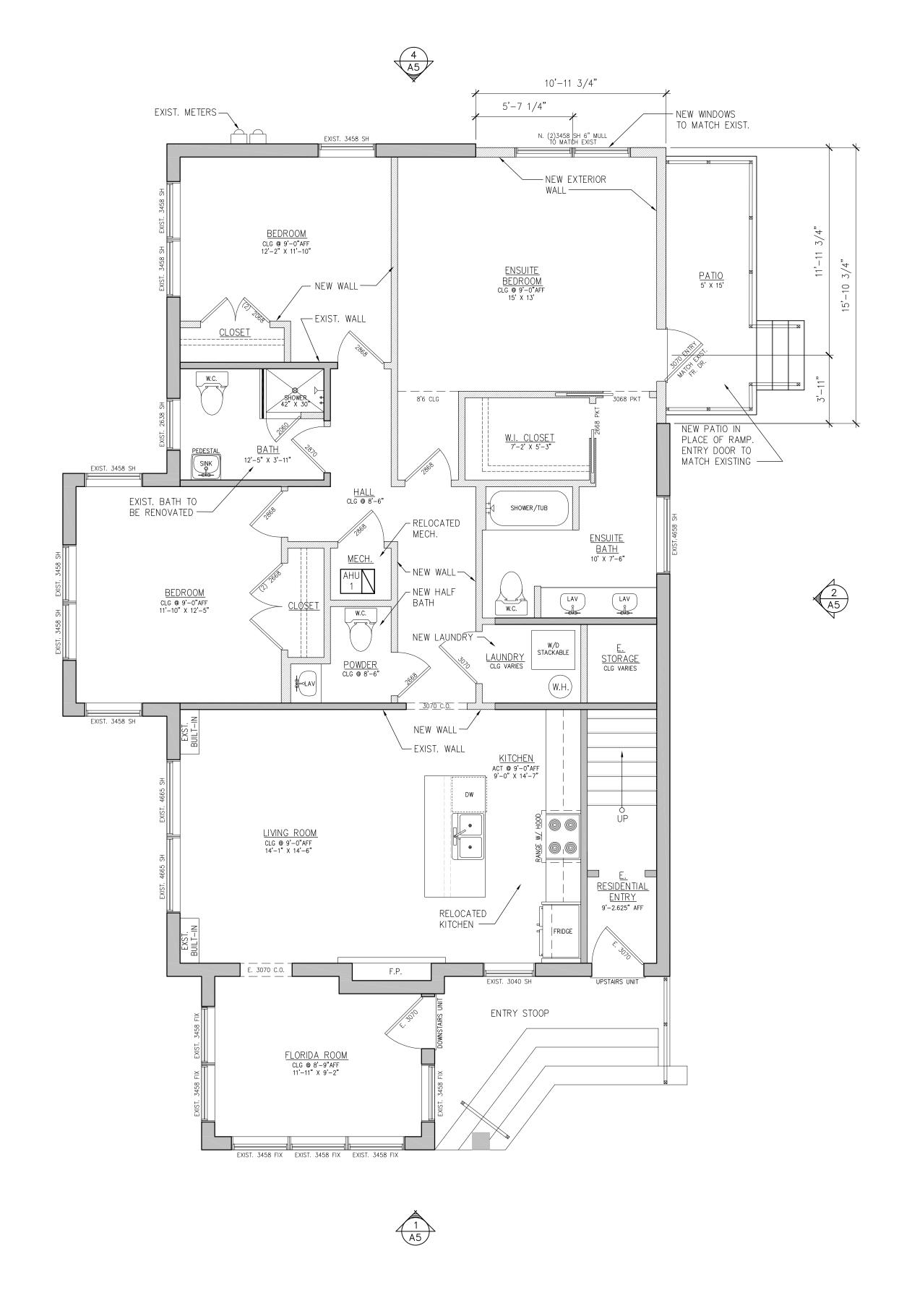


EXISTING WALL TO BE DEMOLISHED

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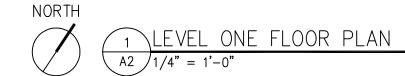
PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.







\LEVEL TWO FLOOR PLAN





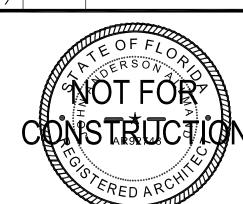
ARCHITECTURE-INC JAA ARCHITECTURE INC. 2063 OAK STREET JACKSONVILLE FL 32204 P: (904) 379-5108

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E: JOHN@JAAARCHITECTURE.COM LIC. AR92748

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REVISIONS # DATE DESCRIPTION 5



DATE: PRJCT #:

SHEET

11.21.2024

24-0063

HPC REVIEW

** REF: SHEET AD1 FOR TYP. CODE REFERENCES **

GENERAL ROOF NOTES

- . THE ROOFING PLAN IS GENERAL IN NATURE & 5. OWNER OPTION: PROVIDE ALUMINUM GUTTERS & INDICATES APPROXIMATE CONDITIONS AT THE PROJECT SITE AT THE TIME THE ROOFING IS READY TO BE INSTALLED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER OF 6. ROOFING MATERIAL COLOR TO BE SELECTED BY ANY DISCREPANCIES PRIOR TO PROCEEDING WITH
- GENERAL CONTRACTOR TO COORDINATE W/ TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR THE PROVISION OF ALL A/C DUCT WORK OPENINGS THOUGH TRUSSES. SUBMIT SHOP DRAWINGS FOR APPROVAL.
- 3. GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO COORDINATE ALIGNMENT OF TRUSSES. IF ANY DISCREPANCIES CONTACT THE OWNER AND/OR ARCHITECT PRIOR TO FABRICATION OF TRUSSES.
- 4. FOR COMPLETE ROOFING PLAN DETAILS REFER TO STRUCTURAL DRAWINGS BY OTHERS.

- DOWNSPOUTS IF SELECTED BY OWNER. GC TO
- INSTALL/COORDINATE.
- OWNER / GENERAL CONTRACTOR

7. METAL FLASHING TO BE 26 GA. G-90

UNDERLAYMENT AS SELECTED BY OWNER

- GALVANIZED UNLESS NOTED OTHERWISE. 8. UNDERLAYMENT TO SELF ADHERING UNDERLAYMENT MEMBRANE (POLYGLASS TU PLUS OR EQUAL) OR OTHER CODE COMPLIANT
- 9. PROVIDE PRESSURE-TREATED WOOD BATTENS AS/IF RECOMMENDED BY MANUFACTURER, & FOR ALL ROOFS w/ SLOPES GREATER THAN 7:12. WHEN BATTENS ARE USED, PROVIDE BATTENS 4'-0" LONG MAX. W/ 1/2" SPACE BETWEEN ENDS OF BATTENS, FOR WATER DRAINAGE. 10. ROOFING & INSULATION PER PLANS.

TOTAL	TOTAL UNDER ROOF: 1,611 SQFT. (HEATED & COOLED, PORCHES & STAIRS)				
NFA REQ'D	1,661 = 5.37 SQFT. (773.28 IN²) OF N.F.A. REQUIRED 300 SPLIT EVENLY BETWEEN SOFFITS & UPPER ROOF = 386.64 IN² EA.)				
VENT #	(EXISTING TO BE VERIFIED — ATTIC IS VENTED)				
 SOFFIT VENT TYPE TO BE DETERMINED BY G.C. THE CALCULATIONS AND VENT LOCATIONS INDICATED ON THESE PLANS ARE FOR REFERENCE ONLY. RIDGE VENTS ARE CALCULATED AT 12.5 SQ. IN. PER FT OF N.F.A. ORVs ARE CALCULATED AT 165 SQ. IN. OF NFA. IT IS THE RESPONSIBILITY OF THE GC TO COORDINATE VENTILATION TO BE INSTALLED WITH MANUFACTURER AND PROVIDE ALL NECESSARY VENTILATION AT ROOF AS PER THE FLORIDA BUILDING CODE. 					
	3. PROVIDED ROOF EXHAUST N.F.A. SHALL NOT EXCEED THE PROVIDED INTAKE SOFFIT N.F.A. INTAKE SOFFIT SHALL BE EQUAL TO OR GREATER THAN EXHAUST N.F.A.				
4. SAMPLE	: 18" FULLY VENTED VINYL SOFFIT PROVIDES APPROX. 9 SQ.IN. PER SQ. FT OF NET FREE AREA				

5. SAMPLE: 12" FULLY VENTED SCREEN SOFFIT PROVIDES APPROX. 6 SQ.IN. PER SQ. FT OF NET FREE AREA

* O.R.V. = OFF RIDGE VENT

ROOF VENT CALCULATIONS (1:300 RULE)

SCOPE OF WORK NOTES

- 1. EXISTING ATTIC INSULATION IS BLOWN / BATT BUILDER TO VERIFY
- 2. ALL EXISTING INSULATION TO BE REMOVED
- 3. PROVIDE NEW R-38 ROLLED BATT INSULATION, REFER TO ENERGY FORMS BY OTHERS.
- 4. BUILDER TO VERIFY VENT LOCATIONS ARE ADEQUATE & FUNCTIONAL PER THE REQ.D NET FREE AREA CALCULATIONS.
- 5. EXISTING CHIMNEY TO BE SWEPT AND IN WORKING ORDER FOR LEVEL ONE AND TWO
- 6. PORTION OF COVERED PORCH AT LEVEL TWO TO BE RENOVATED

ROOF FRAMING NOTES

1. EXISTING ROOF FRAMING IS CONVENTIONAL FRAMING - BUILDER TO VERIFY

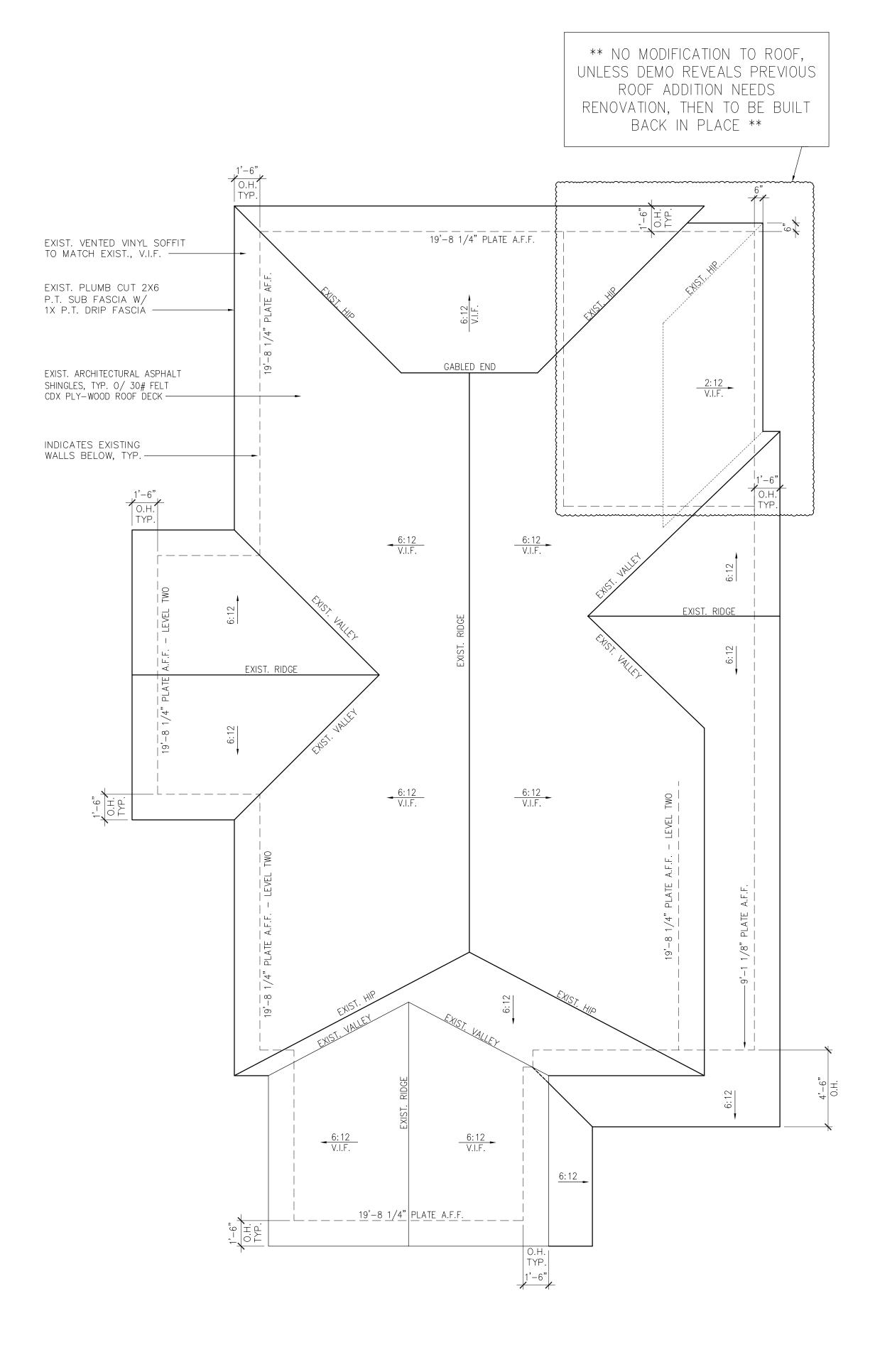
* N.F.A. = NET FREE AREA

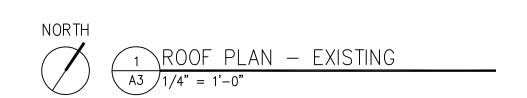
- 2. FRAMING LUMBER SHALL BE #2 SPF OR BETTER.
- 3. EXISTING ROOF SLOPE IS 6:12, V.I.F.
- 4. ROOF OVERHANG SHALL BE 1'-6" FROM FACE OF FRAMING TO EDGE OF RAFTER TAIL
- 5. ROOFING SHALL BE ARCHITECTURAL ASPHALTS - SELECTION BY BUILDER.
- 6. HEADER AND BEAM SIZES TO BE DETERMINED BY STRUCTURAL ENGINEER.
- 7. CONTRACTOR TO PROVIDE SOFFIT & ROOF VENTING AS REQUIRED TO MEET MANUFACTURER SPECS. AND LOCAL CODE REQUIREMENTS
- 8. TRUSS ENGINEER TO ADD HEELS AS REQUIRED TO PLANE FASCIAS AT OPPOSING PITCHES.
- 9. INSTALL ROOF VENTS PER MANUFACTURER WRITTEN INSTRUCTIONS PER FBC SECTION R806
- 10. INSTALL (2) LAYERS OF FELT AT ALL ROOF SECTIONS WITH A 3:12 ROOF PITCH OR LESS U.O.N.

GENERAL DEMOLITION NOTES

- . REMODELING AND/OR ALTERATIONS OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME WHICH MAY NOT BE VERIFIABLE WITH OUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- 2. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.
- 3. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED.
- 4. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.
- 5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. 6. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.

ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS ARE SUBJECT TO VERIFICATION IN THE FIELD — BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.







ARCHITECTURE-INC JAA ARCHITECTURE INC. 2063 DAK STREET JACKSONVILLE FL 32204 P: (904) 379-5108

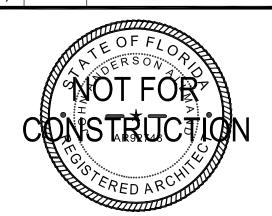
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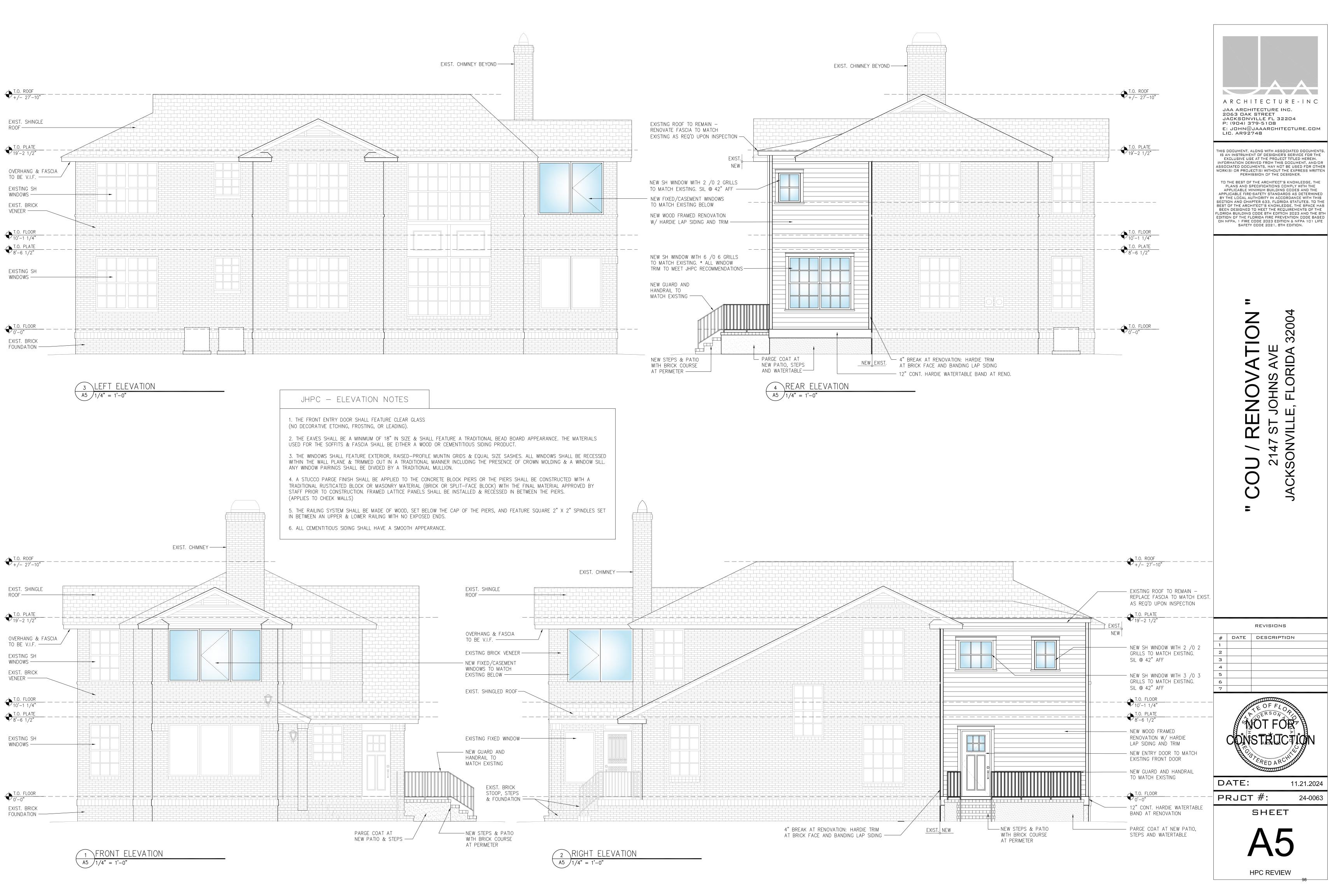
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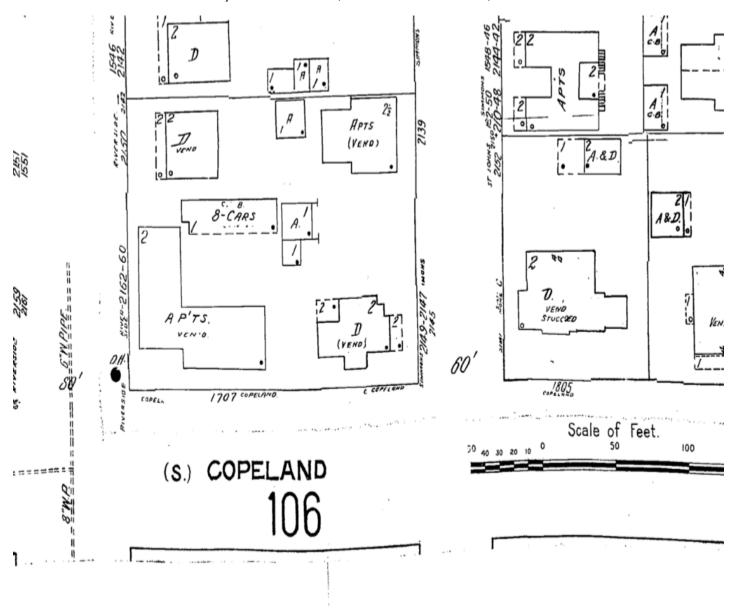
HPC REVIEW





ProQuest® Digital Sanborn Maps, 1867–1970

Jacksonville 1913-May 1951 vol. 1, 1913-Oct. 1958, Sheet 102



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COA-24-31544 1608 Glendale Street

December 11, 2024

Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-31544

<u>Address</u>: 1608 Glendale Street, RE# 092536-0000

<u>Location</u>: South side of Glendale Street, between Jean Street and Valencia Road

Owner: Daniel Karn

1608 Glendale Street

Jacksonville, Florida 32205

<u>Applicant:</u> Morgan Nordin

JAA Architecture Inc. 2063 Oak Street

Jacksonville, Florida 32204

Year Built: c. 1942 (Property Appraiser)

Designation: Riverside Avondale, Contributing

Request: New Construction - Additions

Summary Scope of Work:

1. Construct a new portico and porch stoop

- 2. Construct a street-visible addition
- 3. Construct a rear addition
- 4. Construct a new one-story accessory structure
- 5. Miscellaneous (*Administrative*)

Recommendation: Approve with Conditions

Conditions:

- 1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **December 5**, **2024**, or as otherwise approved by the Historic Preservation Section.
- 2. Location and orientation shall be as substantially shown on the site plan dated **December 5**, **2024**, or as otherwise approved by the Historic Preservation Section.
- 3. The roofs shall have shingles with a color similar to the primary structure.
- 4. Columns shall have caps and bases.
- 5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).

- 6. The new siding of the two (2) additions, one (1) accessory structure, and portico gable end shall be wavy fiber cement shingle siding and shall match the existing historic siding materials in design, reveal, dimension, and exposure.
- 7. The accessory structure shall be subordinate in height and size to the primary structure.
- 8. All new windows shall be wood, wood clad, wood blend, vinyl or cellular PVC.
- 9. All new windows shall have a 1-over-1 light pattern.
- 10. Any new window openings shall be aligned with existing windows along the top.
- 11. The size of the one (1) 1-over-1 window on the street-visible bathroom addition shall be the same size as the façade windows of the enclosed front porch.
- 12. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 13. 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.



(Google Street View, 2019)

PROJECT DESCRIPTION

COA-24-31544 is for several alterations on a contributing property within the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a one-story Bungalow style home and a one-story accessory structure. The primary home is characterized by its wavy fiber cement shingle exterior, shingled gable roof, angled front door entrance with a porch stoop, and enclosed front porch. The proposed work includes demolishing the existing porch stoop to construct an angled portico with a porch stoop, construct a one-story 128-square-foot bath addition on the right side, constructing a one-story 604-square-foot kitchen addition on the rear, and demolishing the existing rear accessory structure to construct a one-story 540-square-foot

guest house accessory structure. As designed, the portico will have a shingled gable valley roof, square columns with cementitious wraps, and a red brick paver porch stoop. The street-visible bath addition on the right side will have cementitious lap siding, one (1) small 1-over-1 sash vinyl window on the façade, and a shingled roof that seamlessly matches the existing home. The rear kitchen and mudroom addition (located on the rear southwest corner of the home) and the new guest house accessory structure located behind it, will both contain cementitious lap siding, shingled roofing to match the home, and 1-over-1 sash vinyl windows.

The applicant also proposes to construct an open breezeway made of architectural shingle roofing, which connects from—the open porch of the kitchen and mudroom rear addition to the new guest house accessory structure. Additionally, the applicant will install a new patio containing a summer kitchen, which will be placed in between the new rear addition and the new accessory structure. Lastly, the existing wood deck on the rear of the home will be removed and a new wood composite deck will be installed. Pursuant to the authority granted to Staff via the 2025 COA Matrix, demolishing non-contributing accessory structures, and not readily street-visible open breezeways, patios, and wood composite decks can be approved administratively. As such, this report will focus on constructing an angled portico with a porch stoop, a street-visible addition, a rear addition, and a rear accessory structure.

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), and 307.106(m). The following is Staff's analysis:

- As designed, the heights and roof forms of the proposed portico, street-visible addition, rear addition, and accessory structure are compatible with the existing height and roof form of the primary home. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- The accessory structure will be utilized as a guest house while the two (2) new additions will be used as a bathroom and a kitchen with a mudroom. The existing red brick paver porch stoop will be replaced with a slightly larger porch stoop containing a new portico. The proposed work provides a compatible use of the property that requires minimal alteration to the existing contributing structure, which is consistent with Section 307.106(I)(1 and 2).
- The proposed portico and guest house accessory structure are set in traditional locations; the accessory structure is not readily visible. The portico, accessory structure, rear addition, and street visible addition have been designed to match the primary structure with gabled roof forms made of shingles, square columns with cementitious wraps, red brick pavers on the porch stoop, and 1-over-1 sash windows that match the existing home. Staff has conditioned the new siding material to be wavy fiber cement shingle to match that of the existing home. Additionally, Staff has conditioned the new 1-over-1 sash window on the façade of the street-visible bathroom addition to be larger in size—in order to be more compatible with the historic window opening size and the character of the overall structure.

- O The Design Guidelines reference "Exterior Fabric Wood" and "Windows," and lists Standards Three and Nine of the Secretary of the Interior's Standards for Rehabilitation. Standard Three 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." Standard Nine states, "to not destroy historic materials that characterize a property...[and new work] shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment." The existing wavy fiber cement shingle siding is a character defining feature of this contributing structure and replacing it with cementitious lap board siding would add an inaccurate architectural design element that diminishes its historic integrity. The design of the proposed work, as conditioned, is consistent with Sections 307.106(k)(1-4), 307.106(l)(2-5), 307.106(m)(2 and 8), and the Design Guidelines.
- Consistent with the Historic District Design Guidelines section on "Additions," the scope
 of work, as conditioned, 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 or the historic primary structure. As such, the proposed
 work is consistent with Section 307.106(k)(1 and 2).

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, 2, 4, and 8
- 3. Section 307.106(m) Guidelines on "New Construction": 1, 2, 4, and 8
- 4. Historic District Design Guidelines, Sections on "New Construction," "Additions," "Exterior Fabric Wood," 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.
- 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)(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(l)(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

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)(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)(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 "Additions"

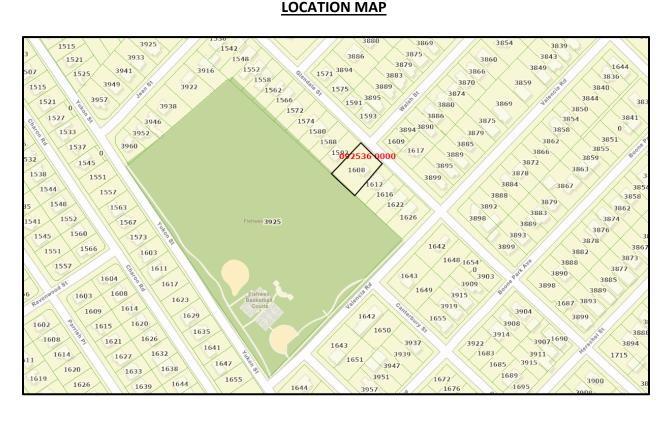
Standard 1: A property shall be used for its historic purpose or be placed in a new use that
requires minimal changes to the defining characteristics of the building and its site and
environment.

- 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.
- Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- Additions, Recommendation #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."
- Additions, Recommendation #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."
- Additions, Recommendation #3: "Use contemporary designs compatible with the character and feeling of the building and neighborhood."

Historic District Design Guidelines, Sections on "Exterior Fabric - Wood" and "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.

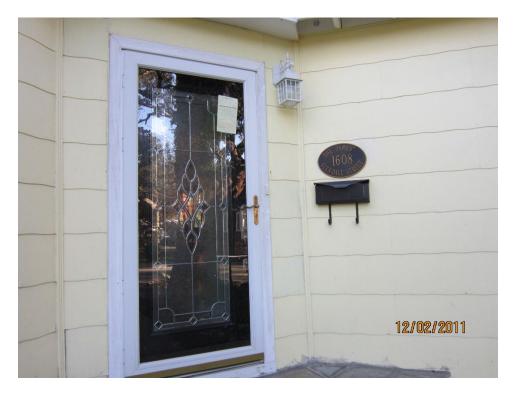
LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS



PICTURES OF SUBJECT PROPERTY WITH WAVY FIBER CEMENT SHINGLE SIDING DATED DECEMBER 2, 2011





PICTURE OF SUBJECT PROPERTY WITH WAVY FIBER CEMENT SHINGLE SIDING DATED AUGUST 1, 2017



PICTURES OF SUBJECT PROPERTY SUBMITTED BY THE APPLICANT



Front elevation. Location of new porch and bath addition



Right elevation location of bath addition.



Rear elevation 1- Location of kitchen addition and Accessory structure.



Rear elevation- Close up of location of kitchen addition.



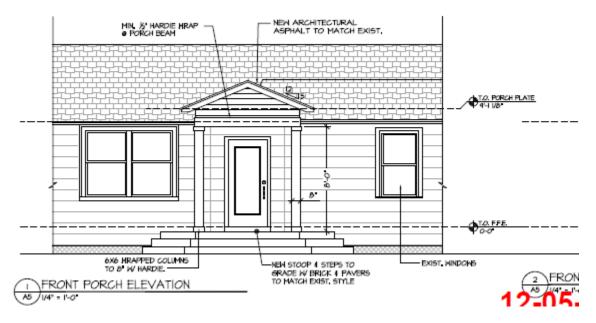
Rear elevation 2

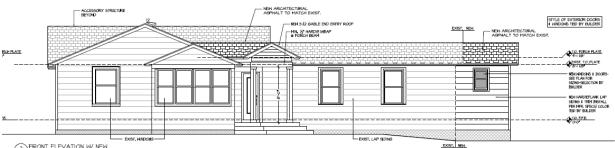


Rear/ left elevation.

ELEVATION PLANS DATED DECEMBER 5, 2024

12-05-2024: ALL EXISTING SIDING ON THE STRUCTURE IS FIBER CEMENT SHINGLE





12-05-2024: ALL EXISTING SIDING ON THE STRUCTURE IS FIBER CEMENT SHINGLE



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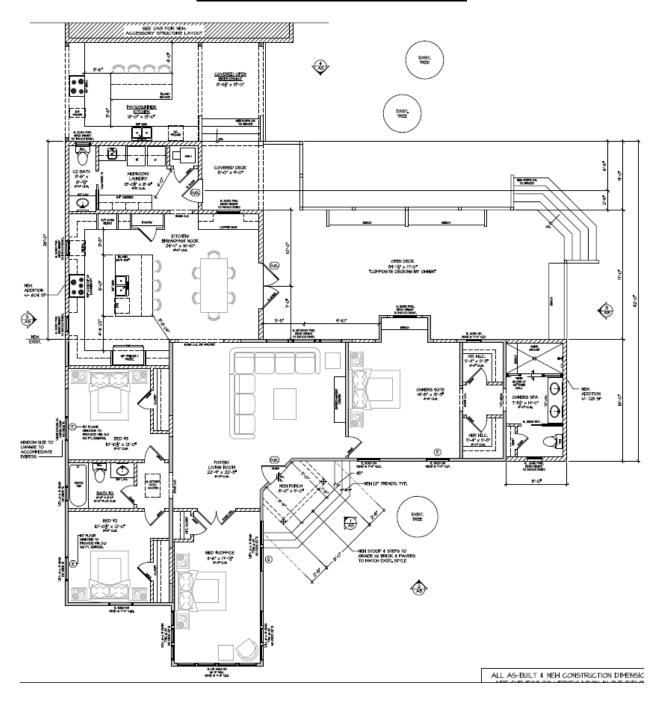
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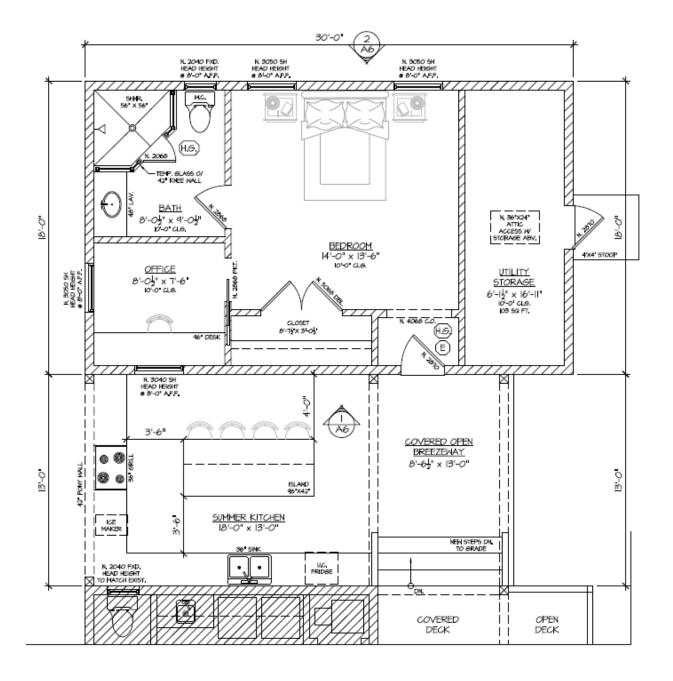
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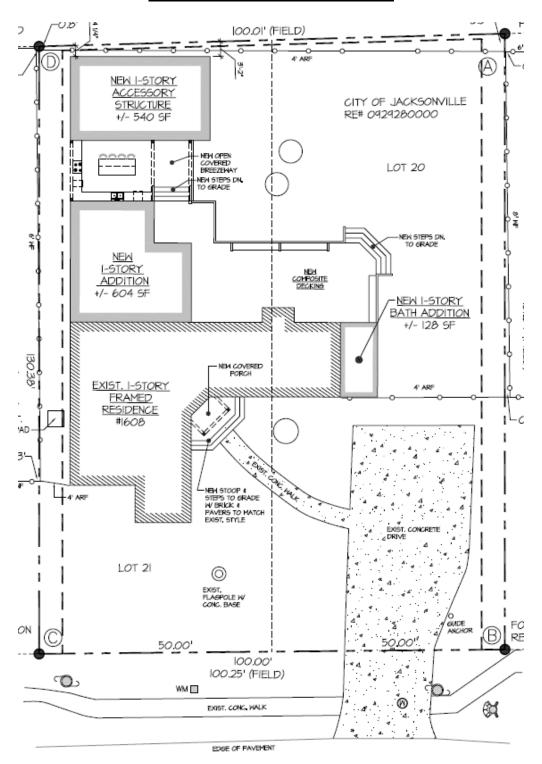
10 MATCH EXIST

FLOOR PLANS DATED DECEMBER 5, 2024





SITE PLAN DATED DECEMBER 5, 2024



Application For Certificate Of Appropriateness

-Application Info

Tracking #31544Application StatusFOUND SUFFICIENTDate Started10/29/2024Date Submitted10/29/2024

✓

Planning and Development Department Info

COA # COA-24-31544

Admin Review

Admin RecommendationFORWARDAdmin Date Of Action11/15/2024

Forwarded to JHPC

JHPC Meeting Date 12/11/2024

Staff RecommendationN/AJHPC RecommendationN/AJHPC Date Of ActionN/A

Admin Details

N/A

JHPC Details

N/A

General Information On Applicant

Last Name		First Name		Middle Name	
NORDIN		MORGAN		ELIZABETH	
Company Nar	me				
JAA ARCHITEC	CTURE				
Mailing Addre	ess				
2063 OAK ST.					
City		State			
JACKSONVILL	E	FL	Zip Code	32204	
Phone	Fax	Email			
904 379	5108 904	MORO	GAN@JAAARC	HITECTURE,COM	

Agent represents	Owner Contractor Archite	ect O Consultant O Other	
Last Name	First Name	Middle Name	
KARN	DANNY		
Company/Trust Nam Mailing Address	e		
1608 GLENDALE ST.			
City	State	Zip Code	
JACKSONVILLE	FL	32205	
Phone Fax	Email Email		
		DANNY.KARN@GMAIL.COM	

-[Description	Of Property ——			
Property Appraiser's RE #(s)		praiser's RE #(s)	(10 digit number with	n a space ###### ###)	
	Мар	F	RE#		

Мар	RE#	
	092536 0000	

ocation Of	Property —	
General Loca	ition	
Riverside/Avo	ondale Historic District	
House # 1608	Street Name, Type and Direction GLENDALE ST	Zip Code 32205
Type Of Impr	rovement	
Addition	Driveway New Construction	Accessory Structures
Alteratio	n Relocation Window Replacement	Other
Fencing	Demolition Reroof/Minor Repairs	
WITH A BATH 504 SF) LOCA	ALL OPEN COVERED PORCH AT THE FRONT EN ADDITION (+/- 128 SF) ON THE RIGHT SIDE A TED OF THE REAR, ALONG WITH AN OPEN REA	AND A KITCHEN/MUDROOM ADDITION (+/-
	TRUCTURE (540 SF) LOCATED IN THE REAR.	
Addition Info		
Addition Info		
Is this a viola	rmation	
Is this a viola	rmation ation? Check the box if it is. been working with a planner choose one fro	m the list
Is this a viola	ation? Check the box if it is.	m the list
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Is this a violation - R Site Plate dimensional of Existing	rmation ation? Check the box if it is. been working with a planner choose one fro dequired Attachments For Complete Applic n - Existing/proposed site plan with addition id	m the list cation lentified. (To scale bar scaled
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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

COA-24-31544

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

ONE CITY, ONE JACKSONVILLE.

11/20/2024

Date:

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

Address: Owner:
1608 Glendale St. Danny Karn
Jacksonville, 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 24-31544 were posted on the property/site located at:
•
092536 0000
Real Estate Number(s)
1608 Glendale Street
Jacksonville, FL 32205
City, State Zip Code
Printed Name O Josiah Duff
Signature Joseph Dujet
Dated this 20thday of November , 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.

KARN DANIEL C 1608 GLENDALE ST JACKSONVILLE, FL 32205-9237 **SLOAN ADRIENNE M**

Primary Site Address 1608 GLENDALE ST Jacksonville FL 32205Official Record Book/Page 18572-01440

6429

1608 GLENDALE ST

Property Detail	
RE #	092536-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01588 FISHWEIR PARK
Total Area	14410
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.

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$183,818.00	\$182,514.00
Extra Feature Value	\$7,924.00	\$7,924.00
Land Value (Market)	\$166,600.00	\$166,600.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$358,342.00	\$357,038.00
Assessed Value	\$321,494.00	\$321,494.00
Cap Diff/Portability Amt	\$36,848.00 / \$0.00	\$35,544.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$271,494.00	See below

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		
Assessed Value	\$321,494.00	
Homestead (HX)	- \$25,000.00	
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	

	•
1.00	Assessed Value
.00	Homestead (HX)
.00	Homestead Bandi

SJRWMD/FIND Taxable Value		
Assessed Value	\$321,494.00	
Homestead (HX)	- \$25,000.00	
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	
Taxable Value \$271,494.00		

Taxable Value	\$296,494.00
Homestead (HX)	- \$25,000.00
Assessed Value	\$321,494.00
School Taxable Value	

Taxable Value

\$271,494.00

Sales History

Sales history	ales nistory —					
Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved	
<u>18572-01440</u>	10/19/2018	\$330,000.00	WD - Warranty Deed	Qualified	Improved	
<u>11694-00038</u>	3/5/2004	\$30,000.00	WD - Warranty Deed	Unqualified	Improved	
<u>07023-01795</u>	12/31/1990	\$63,900.00	WD - Warranty Deed	Qualified	Improved	
<u>05624-01203</u>	2/25/1983	\$34,200.00	WD - Warranty Deed	Unqualified	Improved	
<u>05142-00132</u>	6/26/1980	\$100.00	QC - Quit Claim	Unqualified	Improved	
<u>04830-00567</u>	3/5/1979	\$23,500.00	WD - Warranty Deed	Unqualified	Improved	

Extra Features ¹

Extra 1 Catal CS							
LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,056.00
2	GRWR2	Garage/Util Bdg Wood	1	24	12	288.00	\$1,967.00
3	DKWR2	Deck Wooden	1	17	52	884.00	\$4,901.00

Land & Legal 🗀

LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	100.00	131.00	Common	100.00	Front Footage	\$166,600.00

Lenal

Legai		
	LN Legal Description	
	1	3-84 58-2S-26E
	2	FISHWEIR PARK
	3	LOTS 20,21 BLK 6

Building 1 Building 1 Site Address 1608 GLENDALE ST Unit Jacksonville FL 32205-

Building Type	0101 - SFR 1 STORY	
Year Built	1942	
Building Value	\$182,514.00	

<u>Туре</u>	Gross Area	Heated Area	Effective Area
Addition	293	293	264
Base Area	1158	1158	1158
Unfinished Storage	48	0	19
Addition	96	96	86
Total	1595	1547	1527

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	11	11 Cer Clay Tile
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



ADT

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

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	\$321,494.00	\$50,000.00	\$271,494.00	\$2,966.51	\$3,072.47	\$2,975.57
Urban Service Dist1	\$321,494.00	\$50,000.00	\$271,494.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$321,494.00	\$25,000.00	\$296,494.00	\$913.94	\$916.76	\$933.66
By Local Board	\$321,494.00	\$25,000.00	\$296,494.00	\$645.47	\$666.52	\$656.26
FL Inland Navigation Dist.	\$321,494.00	\$50,000.00	\$271,494.00	\$7.55	\$7.82	\$7.22
Water Mgmt Dist. SJRWMD	\$321,494.00	\$50,000.00	\$271,494.00	\$47.00	\$48.68	\$45.77
School Board Voted	\$321,494.00	\$25,000.00	\$296,494.00	\$287.13	\$296.49	\$296.49
Urb Ser Dist1 Voted	\$321,494.00	\$50,000.00	\$271,494.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,867.60	\$5,008.74	\$4,914.97
Description	Just Value	Assessed Value		Exemptions	Taxable V	alue

				1 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	1 - 7	1 /
Description	Just Value	Assessed Value	Exer	mptions	Taxable Valu	e
Last Year	\$344,348.00	\$312,131.00	\$50,0	00.00	\$262,131.00	
Current Year	\$358,342.00	\$321,494.00	\$50,0	00.00	\$271,494.00	

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 2021 2020 2019

2017 2016

<u> 2015</u>

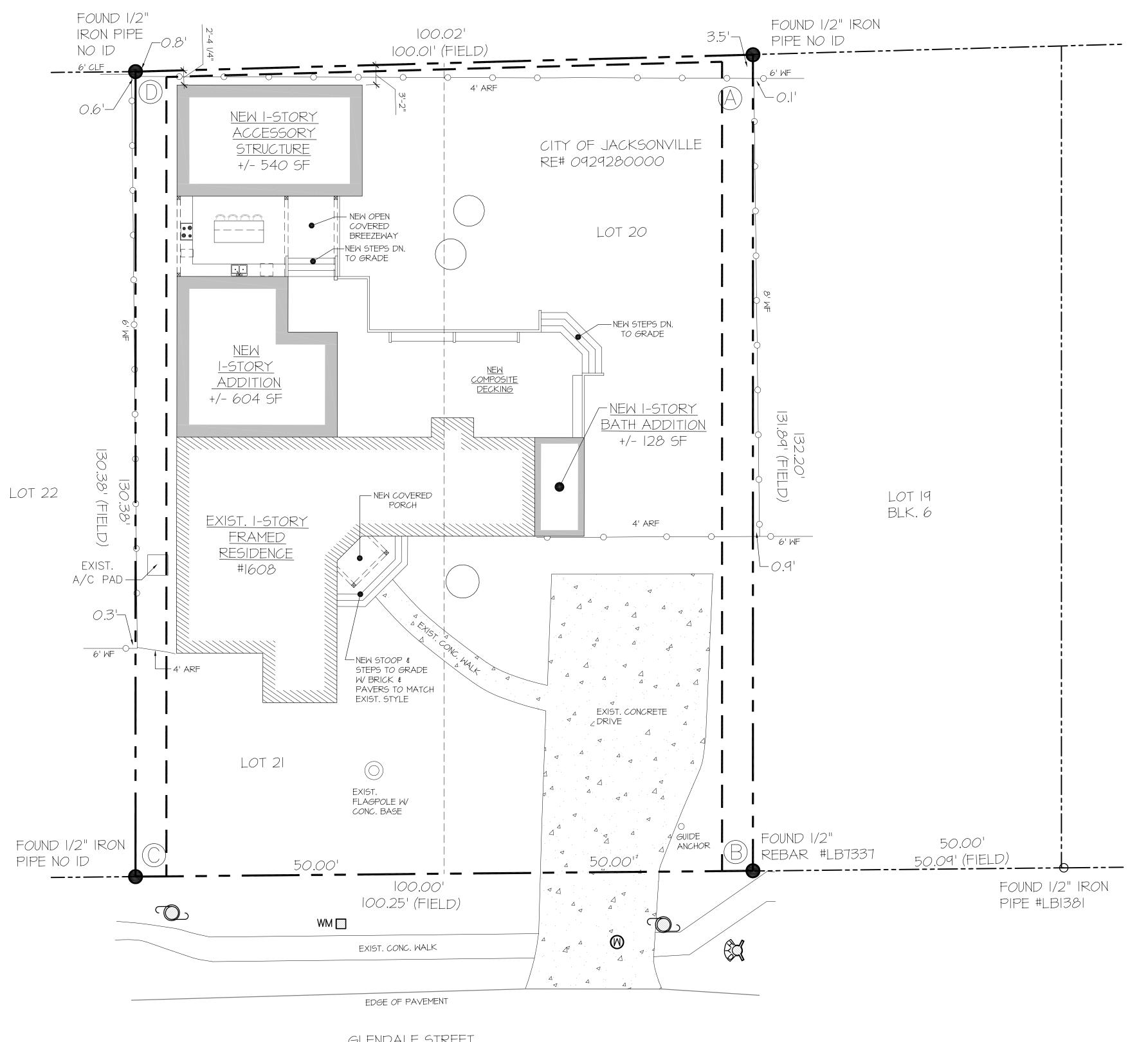
1 2

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



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

UPDATED PLANS DATED 12-05-2024



<u>GLENDALE STREET</u> 60' R/W (PAVED PUBLIC)

SITE PLAN SCALE: I" = 10'-0"

LEGAL DESCRIPTION:

FISHWEIR PARK

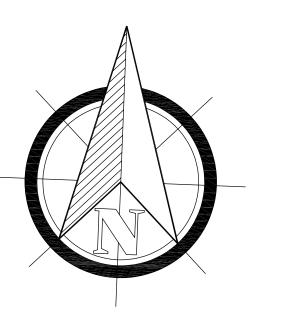
.OT: 3-84 58-25-26E FISHWEIR PARK LOT 20, 21 BLK 6

R/E STRAP #: 092536-0000

ADDRESS: 1608 GLENDALE ST.

JACKSONVILLE, FLORIDA 32205-0000

MAP BOOK "" / PAGE "" - DUVAL, FLORIDA



ITE INFO:	SITE CALCULATIONS:		SIT
NING: RLD-60	TOTAL LAND AREA: 0.33 ACRES	13,127.39 SQ FT.	1. IT I
OOD ZONE: X CONT SETBACK: 20'-0" DE SETBACKS: 5'-0"	EXIST. HOUSE FOOTPRINT W/ NEW ADDITIONS: NEW ACCESSORY STRUCTURE: NEW OPEN COVERED BREEZEWAY: NEW COVERED FRONT PORCH:	2,279 SQ FT. 540 SQ FT. III SQ FT. 38 SQ FT.	PERII COMI 2. FC CHAN BY T
EAR SETBACK: 10'-0"	-TOTAL IMPERVIOUS	2,968 SQ FT.	3. VE
	MAX IMPERVIOUS OF LOT:	50%	DOCI
	% OF IMPERVIOUS LOT:	22.60%	4. VE PRI <i>O</i>
			5. <i>G.</i> (RELC
			6.

ITE PLAN NOTES

T IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT RIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO DIMMENCEMENT OF CONSTRUCTION.

. FOOTPRINT PLACEMENT IS SHOWN FOR REFERENCE ONLY & IS SUBJECT TO HANGE - REF: NEW SURVEY OR LANDSCAPE PLANS (FINAL HOUSE LOCATION TBD Y THE BUILDER OR G.C.)

VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED OCUMENTS/REQUIREMENTS W/ NEW BUILDING LOCATION IF APPLICABLE.

4. VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.

5. G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH &

RELOCATE AS REQUIRED PER LOCAL CODES OR FINAL LOCATION OF NEW HOUSE

6. **ALL SERVICES TO BE PROVIDED BY - **
(WATER, SEWER, & ELECTRICAL)

HISTORIC PRESERVATION - SITE NOTES

I. THE FRONT SETBACK SHALL REASONABLY MATCH THE SETBACK OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES. (VERIFY IN FIELD)

2. THE FINISHED FLOOR HEIGHT SHALL REASONABLY MATCH THE FLOOR HEIGHT OF

2. THE FINISHED FLOOR HEIGHT SHALL REASONABLY MATCH THE FLOOR HEIGHT OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES. (VERIFY IN FIELD)

3. THE DRIVEWAY SHALL BE LIMITED TO NO MORE THAN 10'-0" IN WIDTH UP TO THE

FRONT PLANE OF THE HOUSE & SHALL FEATURE EITHER CONCRETE RIBBONS, BRICK PAVERS, OR A COMBINATION OF CONCRETE RIBBONS & PAVERS TO CREATE A SIMULATED RIBBON APPEARANCE. IF A CONCRETE RIBBON DRIVEWAY IS CONSTRUCTED THAN THE AREA BETWEEN THE RIBBONS SHALL BE TWICE THE WIDTH OF THE RIBBONS.

IF BRICK PAVERS ARE USED THE PAVERS SHALL BE NO LARGER THAN A 4"X 8" OR 6"X IO," SHALL BE LAID IN A RUNNING BOND OR HERRINGBONE PATTERN, & SHALL BE A TRADITIONAL BRICK SHAPE & COLOR WITH THE FINAL COLOR CHOICE APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO PURCHASE OR INSTALLATION.

4. 2-STORY CARRIAGE HOUSE - ALL ZONING REQUIREMENTS SET FORTH UNDER THE RIVERSIDE-AVONDALE ZONING OVERLAY MUST BE MET PRIOR TO CONSTRUCTION.



JAA ARCHITECTURE INC. 2063 OAK STREET JACKSONVILLE FL. 32204 P: (904) 379-5108 E: JOHN@JAAARCHITECTURE.COM LIC. AR92748

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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE BTH EDITION 2023 AND THE BTH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2021 EDITION & NFPA 101 LIFE SAFETY CODE 2021 EDITION.

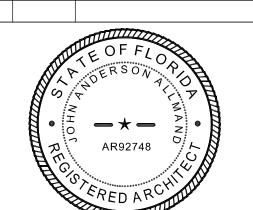
TRUCTURE RESIDENCE

 \triangleleft

REVISIONS

DATE DESCRIPTION

1 2 3 4 5 6 6 7



PROJECT #: 11.19.2024

SHEET

A0.1

SCHEMATIC SET

GENERAL DEMOLITION NOTES

I. REMODELING AND/OR ALTERATIONS
OF AN EXISTING BUILDING REQUIRES
THAT CERTAIN ASSUMPTIONS BE MADE
REGARDING EXISTING CONDITIONS,
SOME WHICH MAY NOT BE VERIFIABLE
WITH OUT DESTROYING OTHERWISE
ADEQUATE OR SERVICEABLE
PORTIONS OF THE BUILDING. THE
ARCHITECT AND THE ARCHITECT'S
CONSULTANTS ARE NOT RESPONSIBLE
FOR CONDITIONS DISCOVERED DURING
CONSTRUCTION THAT DIFFER FROM
THOSE INDICATED.

THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

2. DURING THE DEMOLITION PHASE
AND SUBSEQUENT NEW CONSTRUCTION,
THE CONTRACTOR SHALL BE
RESPONSIBLE FOR MAINTAINING
ADEQUATE EMERGENCY EGRESS FROM
THE BUILDING AT ALL TIMES.
CONTRACTOR MUST IMPLEMENT
INTERIM LIFE SAFETY MEASURES,
PROVIDE REVISED EGRESS MAPS (IF
REQUIRED), TRAIN EMPLOYEES AND/OR
SUB-CONTRACTORS ON PROCEDURES
THAT ARE AFFECTED, AND MAINTAIN
FIRE WATCH WHEN REQUIRED DUE TO
SYSTEM OUTAGE.

3. PATCH AND REPLACE DAMAGED CEILING GRID AND TILES AS NECESSARY.

4. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED. SEE DEMOLITION NOTES.

5. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.

6. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.

7. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.

PARTITION LEGEND

EXISTING WALL TO BE DEMOLISHED

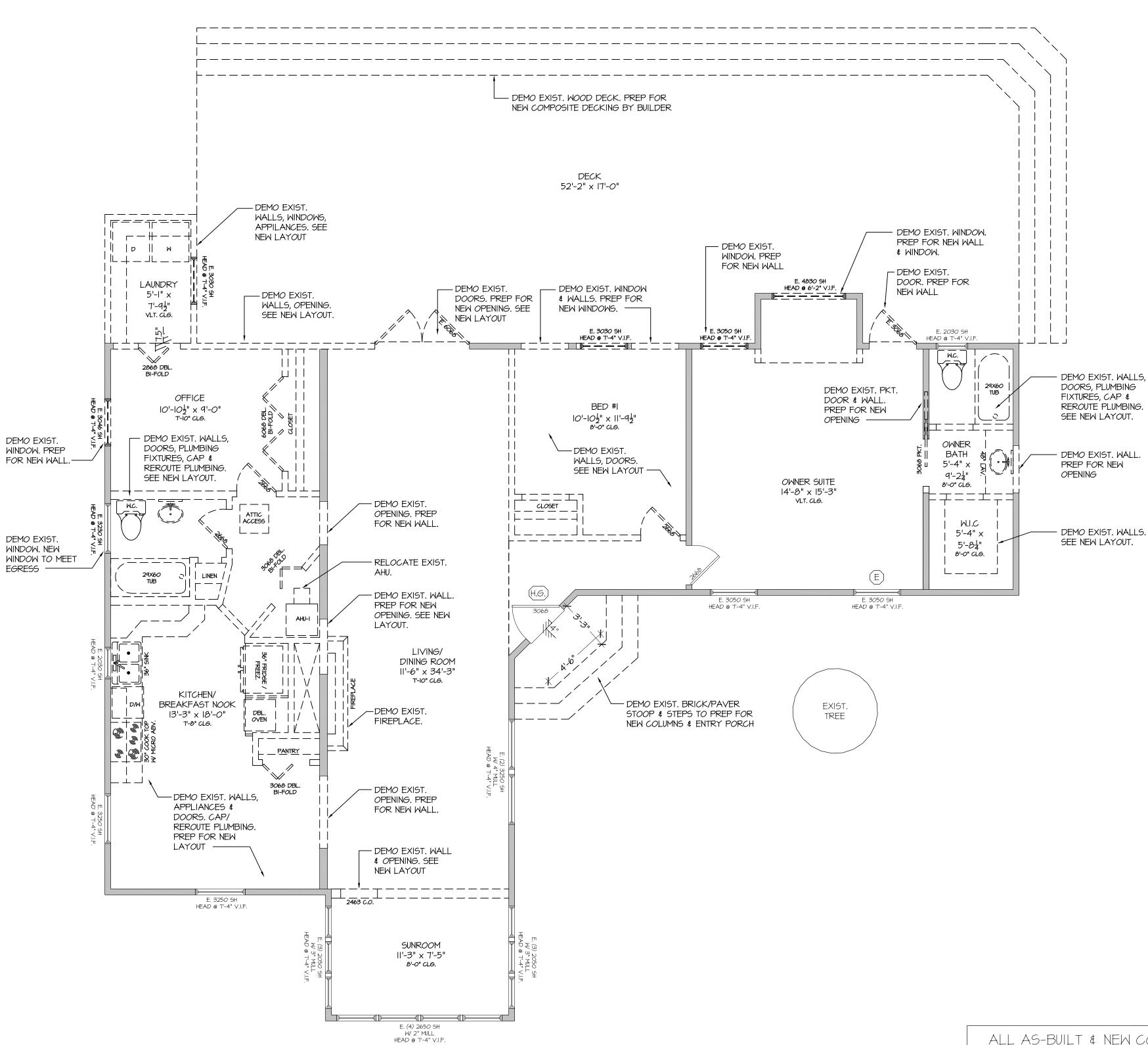
EXISTING BRICK TO REMAIN

EXISTING WALL TO REMAIN

NEW WALL

NORTH

FLOOR PLAN-DEMO



A R C H I T E C T U R E - I N C

JAA ARCHITECTURE INC.
2063 DAK STREET
JACKSONVILLE FL. 32204
P: (904) 379-5108

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E: JOHN@JAAARCHITECTURE.COM

LIC. AR92748

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES. TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 8TH EDITION 2023 AND THE 8TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2021 EDITION & NFPA 101 LIFE SAFETY CODE 2021 EDITION.

ADDITION/ ACCESSORY STRUCTURE KARN RESIDENCE

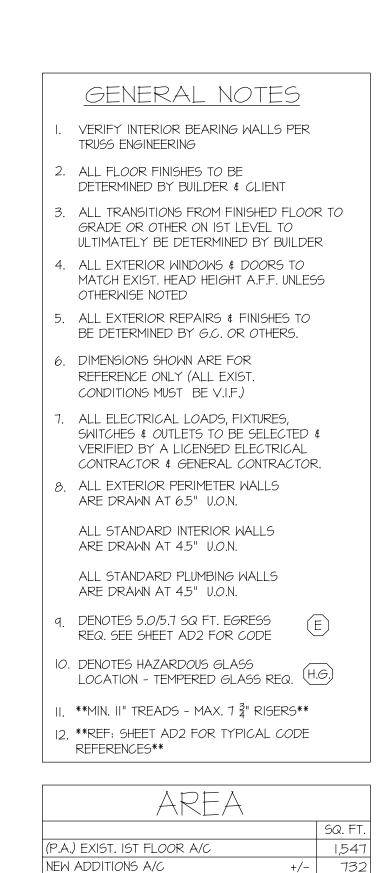
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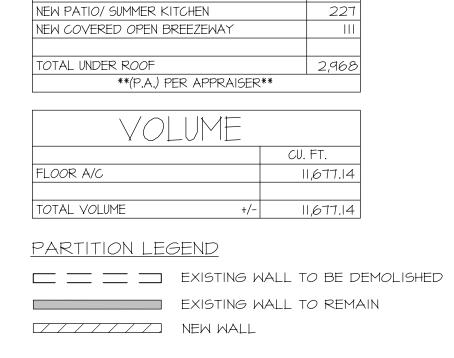
DATE: 11.19.2024
PROJECT #:

A1

SCHEMATIC SET

ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS
ARE SUBJECT TO VERIFICATION IN THE FIELD BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE
DEMOLITION HAS BEGUN & PRIOR TO ORDERING
PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.





540

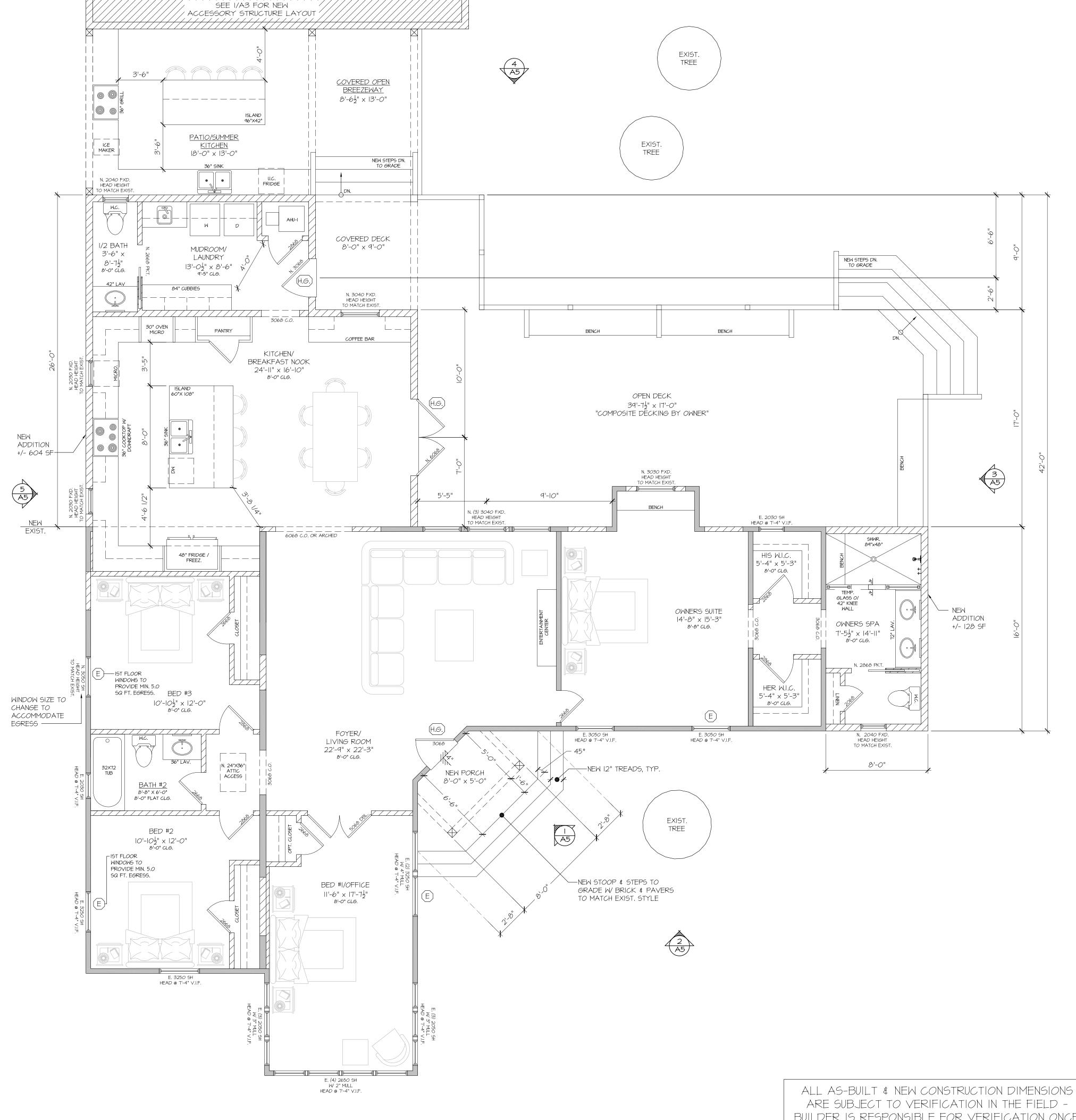
NORTH



NEW ACCESSORY STRUCTURE

TOTAL LIVING

NEW FRONT PORCH



ARCHITECTURE-INC

JAA ARCHITECTURE INC. 2063 OAK STREET JACKSONVILLE FL. 32204 P: (904) 379-5108 E: JOHN@JAAARCHITECTURE.COM LIC. AR92748

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REVISIONS # DATE DESCRIPTION

11.19.2024

DATE:

PROJECT #: SHEET

SCHEMATIC SET

ARE SUBJECT TO VERIFICATION IN THE FIELD -BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.

GENERAL NOTES VERIFY INTERIOR BEARING WALLS PER TRUSS ENGINEERING 2. ALL FLOOR FINISHES TO BE DETERMINED BY BUILDER & CLIENT 3. ALL TRANSITIONS FROM FINISHED FLOOR TO GRADE OR OTHER ON IST LEVEL TO ULTIMATELY BE DETERMINED BY BUILDER 4. ALL EXTERIOR WINDOWS & DOORS TO MATCH EXIST. HEAD HEIGHT A.F.F. UNLESS OTHERWISE NOTED 5. ALL EXTERIOR REPAIRS & FINISHES TO BE DETERMINED BY G.C. OR OTHERS. 6. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY (ALL EXIST. CONDITIONS MUST BE V.I.F.) 7. ALL ELECTRICAL LOADS, FIXTURES, SWITCHES & OUTLETS TO BE SELECTED & VERIFIED BY A LICENSED ELECTRICAL CONTRACTOR & GENERAL CONTRACTOR. ALL EXTERIOR PERIMETER WALLS ARE DRAWN AT 6.5" U.O.N. ALL STANDARD INTERIOR WALLS ARE DRAWN AT 4.5" U.O.N. ALL STANDARD PLUMBING WALLS ARE DRAWN AT 4.5" U.O.N. 9. DENOTES 5.0/5.7 SQ FT. EGRESS REQ. SEE SHEET AD2 FOR CODE IO. DENOTES HAZARDOUS GLASS LOCATION - TEMPERED GLASS REQ. (H.G.) I. **MIN. II" TREADS - MAX. 7 3 RISERS** 12. **REF: SHEET AD2 FOR TYPICAL CODE REFERENCES**

AREA

(P.A.) PER APPRAISER

(P.A.) EXIST. IST FLOOR A/C

NEW ACCESSORY STRUCTURE

NEW PATIO/ SUMMER KITCHEN

PARTITION LEGEND

NEW WALL

NEW COVERED OPEN BREEZEWAY

NEW ADDITIONS A/C

TOTAL LIVING

NEW FRONT PORCH

TOTAL UNDER ROOF

FLOOR A/C

NORTH

TOTAL VOLUME

SQ. FT.

1,547

540

CU. FT.

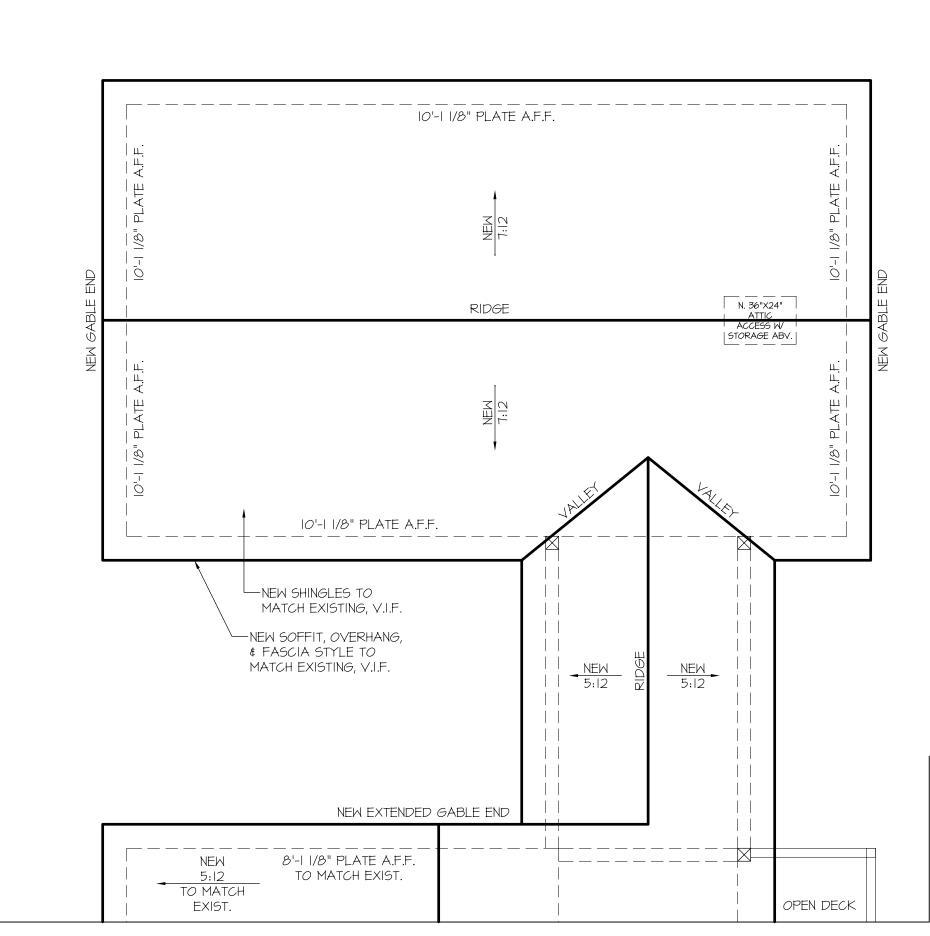
+/- 11,677.14

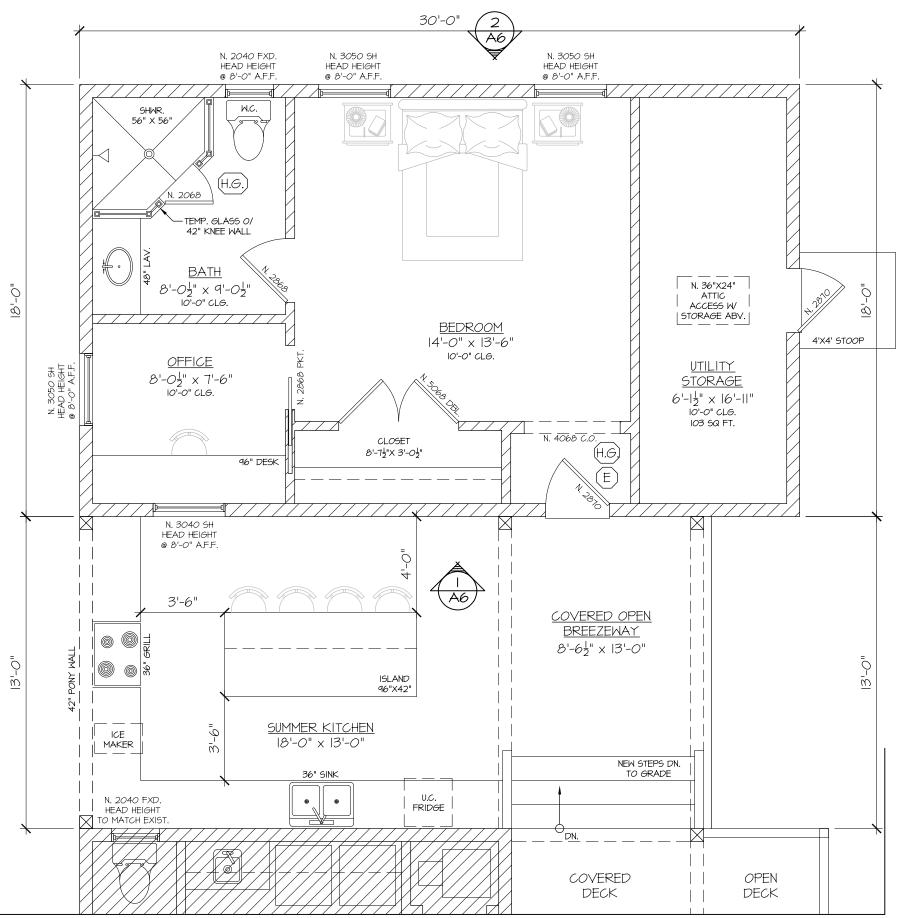
EXISTING WALL TO BE DEMOLISHED

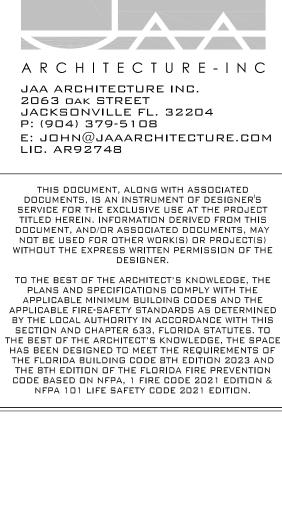
ACCESSORY STRUCTURE-NEW

EXISTING WALL TO REMAIN

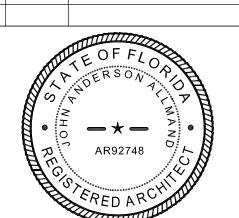
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ADDITION/ ACCESSORY STRUCTURE KARN RESIDENCE



DATE: 11.19.2024

PROJECT #:

SHEET

A3

SCHEMATIC SET

ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS
ARE SUBJECT TO VERIFICATION IN THE FIELD BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE
DEMOLITION HAS BEGUN & PRIOR TO ORDERING
PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.

GENERAL ROOF NOTES

- I. THE ROOFING PLAN IS GENERAL IN NATURE AND INDICATES APPROXIMATE CONDITIONS AT THE PROJECT SITE AT THE TIME THE ROOFING IS READY TO BE INSTALLED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- 2. GENERAL CONTRACTOR TO COORDINATE WITH TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR THE PROVISION OF ALL A/C DUCT WORK OPENINGS THOUGH TRUSSES. SUBMIT SHOP DRAWINGS FOR APPROVAL.
- 3. GENERAL CONTRACTOR AND TRUSS
 MANUFACTURER TO COORDINATE ALIGNMENT OF
 TRUSSES. IF ANY DISCREPANCIES CONTACT THE
 OWNER AND/OR ARCHITECT PRIOR TO
 FABRICATION OF TRUSSES.
- 4. FOR COMPLETE ROOFING PLAN DETAILS REFER TO STRUCTURAL DRAWINGS BY OTHERS.

- THE ROOFING PLAN IS GENERAL IN NATURE AND

 INDICATES APPROXIMATE CONDITIONS AT THE PROJECT SITE AT THE TIME THE ROOFING IS

 5. OWNER OPTION: PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS IF SELECTED BY OWNER. GC TO INSTALL/COORDINATE.
 - 6. ROOFING MATERIAL COLOR TO BE SELECTED BY OWNER SELECTED MANUFACTURER7. METAL FLASHING TO BE 26 GA. G-90 GALVANIZED
 - UNLESS NOTED OTHERWISE.

 8. UNDERLAYMENT TO SELF ADHERING UNDERLAYMENT MEMBRANE (POLYGLASS TU PLUS OR EQUAL) OR OTHER
 - CODE COMPLIANT UNDERLAYMENT AS SELECTED BY OWNER

 9. PROVIDE PRESSURE-TREATED WOOD BATTENS
 AS/IF RECOMMENDED BY MANUFACTURER, AND FOR ALL
 ROOFS W/ SLOPES GREATER THAN 7:12.
 WHEN BATTENS ARE USED, PROVIDE BATTENS
 4'-0" LONG MAX. W/ I/2" SPACE BETWEEN ENDS OF
 - BATTENS, FOR WATER DRAINAGE.

 10. ROOFING & INSULATION PER PLANS.

	ROOF VENT CALCULATIONS (1:300 RULE)		
LOCATION	EXIST. \$ NEW ROOF		
AREA	CONDITIONED & PORCHES: 3,041 SQ FT.		
NFA REQ'D	3,04 = 10.13 SF. (1,458.72 IN²) OF 300 N.F.A. REQUIRED SPLIT EVENLY BETWEEN SOFFITS & UPPER ROOF MEANS (729.36] EA.)		
VENTS	NOT APPLICABLE- BY BUILDER		

NOTES:

- I. SOFFIT VENT TYPE TO BE DETERMINED BY G.C.
- 2. THE CALCULATIONS AND VENT LOCATIONS INDICATED ON THESE PLANS ARE FOR REFERENCE ONLY. RIDGE VENTS ARE CALCULATED AT 12.5 SQ. IN. PER FT OF N.F.A. ORVS ARE CALCULATED AT 60 SQ. IN. OF NFA. IT IS THE RESPONSIBILITY OF THE GC TO COORDINATE VENTILATION TO BE INSTALLED WITH MANUFACTURER AND PROVIDE ALL NECESSARY VENTILATION AT ROOF AS PER THE FLORIDA BUILDING CODE.
- 3. PROVIDED ROOF EXHAUST N.F.A. SHALL NOT EXCEED THE PROVIDED INTAKE SOFFIT N.F.A. INTAKE SOFFIT SHALL BE EQUAL TO OR GREATER THAN EXHAUST N.F.A.
- 4. 18" FULLY VENTED VINYL SOFFIT PROVIDES APPROX. 9 SQ.IN. PER SQ. FT OF NET FREE AREA
- | | 5. | 12" FULLY VENTED SCREEN SOFFIT PROVIDES APPROX. 6 SQ.IN. PER SQ. FT OF NET FREE AREA

* N.F.A. = NET FREE AREA * O.R.V. = OFF RIDGE VENT

PROJECT ROOF NOTES:

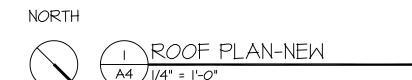
TOTAL NFA TO BE PROVIDED IS EQUAL TO 1,458.72 SQ. IN. (SPLIT 5% BETWEEN ROOF VENTILATION & SOFFIT VENTILATION)

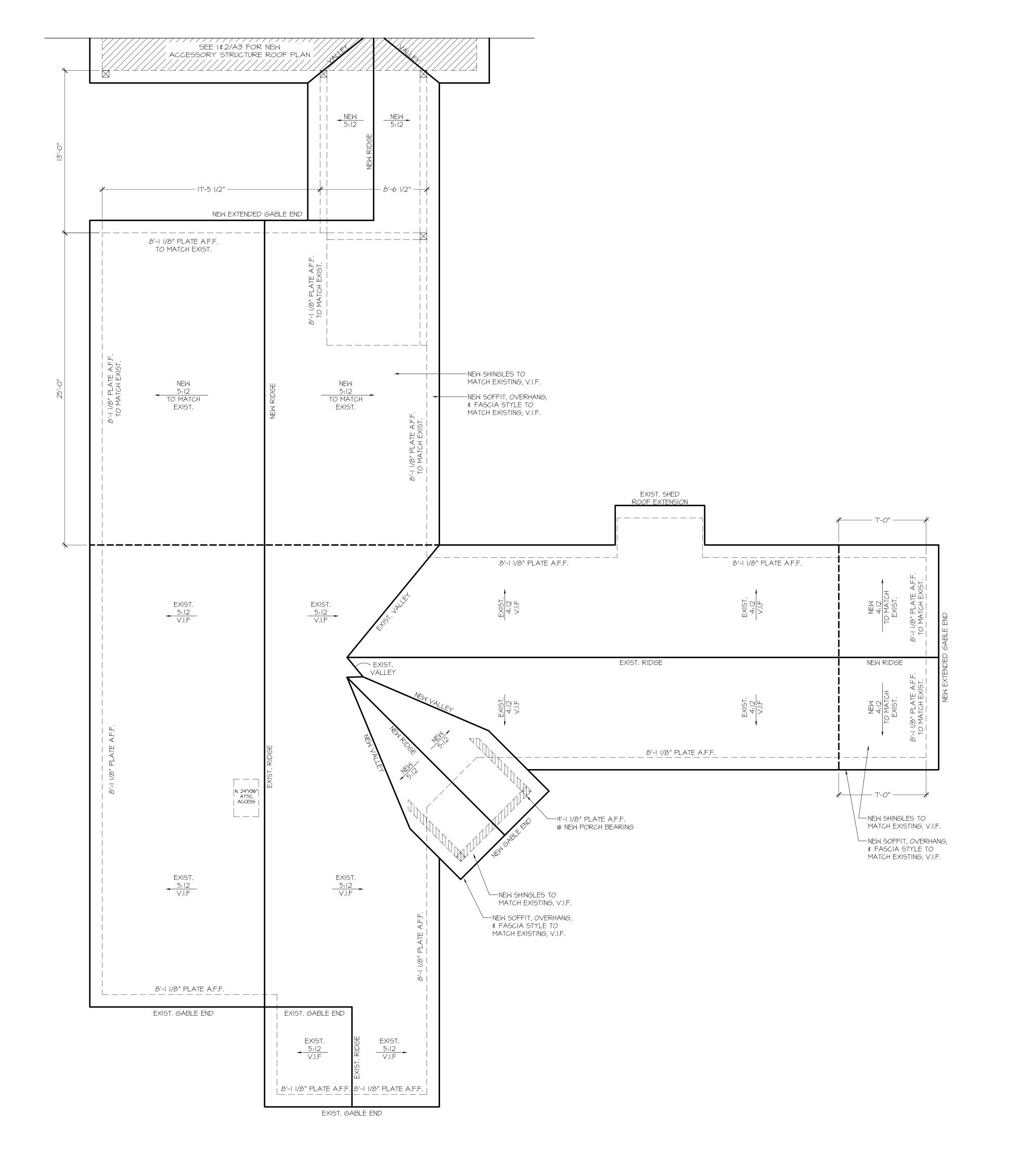
PROVIDE 1,459.72 SQUARE INCHES TOTAL OF ROOF VENTILATION AND 729.36 SQ FT. OF SOFFIT VENTILATION.

THE ABOVE CALCULATIONS ARE BASED ON THE SQ FT. OF CONDITIONED SPACE & GARAGE AREAS.- PORCHES, STOOPS & BALCONIES ARE EXCLUDED.

NOTE

G.C./BUILDER IS RESPONSIBLE TO VERIFYING VENTILATION REQUIRED/ TYPE OF INSULATION USED







A R C H | T E C T U R E - | N C

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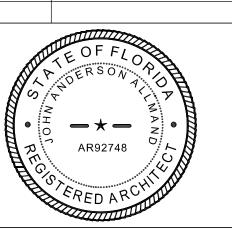
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STRUCTURE KARN RESIDENCE

REVISIONS

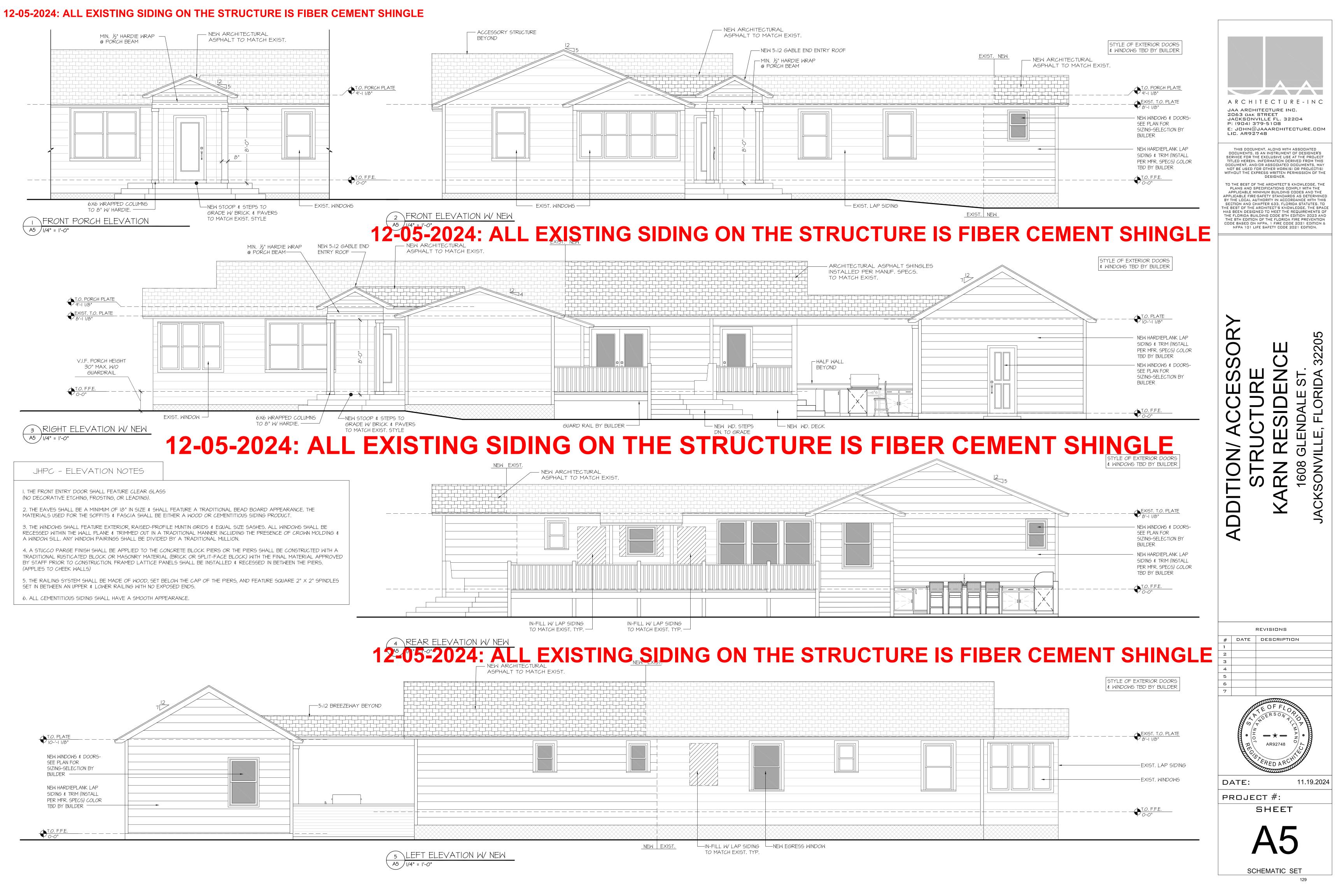
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DATE: 11.19.2024
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JHPC - ELEVATION NOTES

I. THE FRONT ENTRY DOOR SHALL FEATURE CLEAR GLASS (NO DECORATIVE ETCHING, FROSTING, OR LEADING).

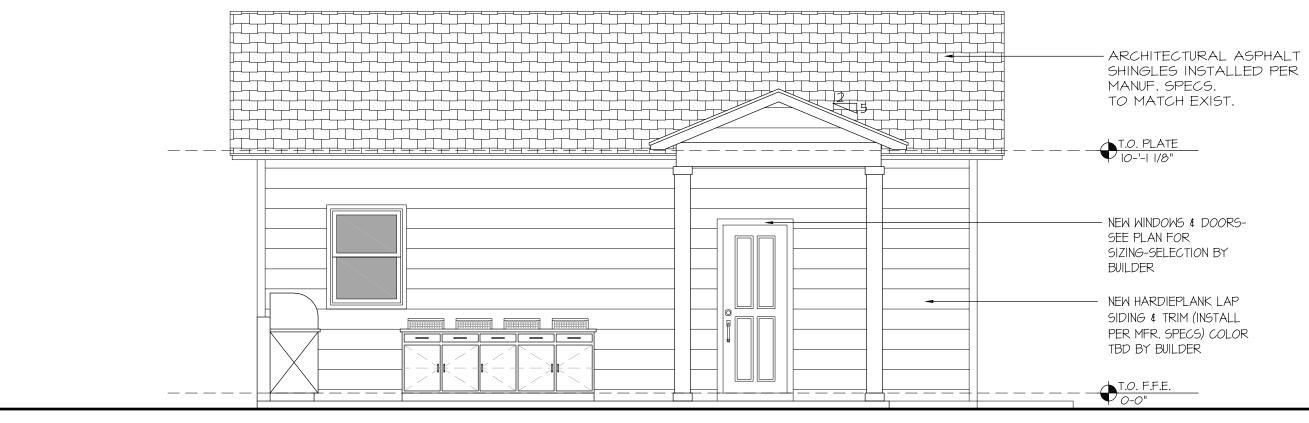
2. THE EAVES SHALL BE A MINIMUM OF 18" IN SIZE & SHALL FEATURE A TRADITIONAL BEAD BOARD APPEARANCE. THE MATERIALS USED FOR THE SOFFITS & FASCIA SHALL BE EITHER A WOOD OR CEMENTITIOUS SIDING PRODUCT.

3. THE WINDOWS SHALL FEATURE EXTERIOR, RAISED-PROFILE MUNTIN GRIDS & EQUAL SIZE SASHES. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE & TRIMMED OUT IN A TRADITIONAL MANNER INCLUDING THE PRESENCE OF CROWN MOLDING & A WINDOW SILL. ANY WINDOW PAIRINGS SHALL BE DIVIDED BY A TRADITIONAL MULLION.

4. A STUCCO PARGE FINISH SHALL BE APPLIED TO THE CONCRETE BLOCK PIERS OR THE PIERS SHALL BE CONSTRUCTED WITH A TRADITIONAL RUSTICATED BLOCK OR MASONRY MATERIAL (BRICK OR SPLIT-FACE BLOCK) WITH THE FINAL MATERIAL APPROVED BY STAFF PRIOR TO CONSTRUCTION. FRAMED LATTICE PANELS SHALL BE INSTALLED & RECESSED IN BETWEEN THE PIERS. (APPLIES TO CHEEK WALLS)

5. THE RAILING SYSTEM SHALL BE MADE OF WOOD, SET BELOW THE CAP OF THE PIERS, AND FEATURE SQUARE 2" X 2" SPINDLES SET IN BETWEEN AN UPPER & LOWER RAILING WITH NO EXPOSED ENDS.

6. ALL CEMENTITIOUS SIDING SHALL HAVE A SMOOTH APPEARANCE.



ACCESSORY STRUCTURE- FRONT
A6 1/4" = 1'-0"



2 ACCESSORY STRUCTURE- REAR
A6 //4" = 1'-0"



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32205

DITION/ ACCESSORY STRUCTURE

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DATE:
PROJECT #:
SHEET

A6

11.19.2024



Front elevation. Location of new porch and bath addition



Right elevation location of bath addition.



Rear elevation 1- Location of kitchen addition and Accessory structure.



Rear elevation 2



Rear elevation- Close up of location of kitchen addition.



Rear/ left elevation.

COA-24-30298 1678 Pinegrove Avenue

December 11, 2024

Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-30298

Address: 1678 Pinegrove Avenue, RE# 092792-0000

Location: Southwest side of Pinegrove Avenue, corner of Pinegrove Avenue and Boone Park

Avenue

Owner: Katherine Hughes

1678 Pinegrove Avenue Jacksonville, Florida 32205

<u>Applicant:</u> James W. Johnson

3846 Hollingsworth Street Jacksonville, Florida 32205

<u>Year Built</u>: c. 1939 (Property Appraiser)

Designation: Riverside Avondale, Contributing

Request: New Construction - Addition

<u>Summary Scope of Work:</u>

1. Construction of a street-visible, one-story addition to an accessory structure

Recommendation: Approve with Conditions

Conditions:

- 1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **April 18**, **2024**, or as otherwise approved by the Historic Preservation Section.
- 2. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- 3. The siding shall be installed with the smooth side facing outward.
- 4. The accessory structure shall be subordinate in height and size to the primary structure.
- 5. All new windows shall be wood, wood clad, wood blend, vinyl or cellular PVC.
- 6. All new windows shall have a 6-over-1 light pattern.
- 7. One (1) 6-over-1 window shall be installed on the left side elevation.
- 8. The window and garage door light pattern shall have exterior raised profiled muntins (true or simulated divided lights).
- 9. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

- 10. The roof of the accessory structure shall have shingles with a color similar to the primary structure.
- 11. 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-24-30298 is for the construction of a one-story addition on an accessory structure of a contributing property within the Riverside Avondale Historic District. Located on a corner lot, the subject property consists of a one-story Colonial Revival style home and a one-story detached garage. The primary home is characterized by its red brick exterior, portico with red bricks, shingled gable roof, and gridded windows. The non-contributing, 480-square-foot detached garage structure is in the southwest corner of the backyard, has driveway access from Pinegrove Avenue, and is characterized by its lap siding exterior and shingled gabled roof. The proposed work includes constructing a one-story, 480-square-foot garage addition that is readily street-visible. As designed, the addition will consist of wood lap siding and a shingled gable roof to seamlessly match the existing garage. Additionally, one (1) pair of 1-over-1 sash windows and one (1) pedestrian door with vertical panels will be installed on the right-side elevation, and the new steel Craftsman style, two-car garage door will have square, 4-grid glass openings on the front elevation.

The applicant also proposes replacing one (1) slider window on the rear elevation. Pursuant to the authority granted to Staff via the 2025 COA Matrix, window replacement on a non-contributing accessory structure with a compatible design, placement, and arrangement can be approved administratively. As such, this report will focus on constructing a one-story addition on an accessory structure.

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), and 307.106(m). The following is Staff's analysis:

- As designed, the height and roof form of the proposed one-story garage addition is compatible with the existing heights and roof form of both the existing detached garage and the primary home. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- The existing detached garage will be converted into a guest house while the new addition will be used as a two-car garage. The proposed work provides a compatible use of the property that requires minimal alteration to the existing accessory structure and no alteration to the contributing 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 two-car garage door will be a steel, Craftsman style with 4-grid glass openings and the pedestrian door will be a steel door with vertical panels. Additionally, the proposed windows will be 1-over-1 sash windows. Staff has conditioned the new windows on the garage addition and the existing accessory structure to match the 6-over-1 grid pattern of the primary home, which is a contributing structure. The Design Guidelines section on "Windows" states, "The rhythm of window and door openings is an important part of the character of buildings in Riverside Avondale." Furthermore, Staff has conditioned one (1) window to be installed on the left side elevation. The design of the windows and doors, as conditioned, is uniform with the primary home which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.
- 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)(3 and 4).
- Consistent with the Historic District Design Guidelines section on "Additions," the 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 or the historic primary structure. As such, the proposed work is consistent with Section 307.106(k)(1 and 2).

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, 4, and 8
- 4. Historic District Design Guidelines, Sections on "Additions" 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)(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)(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.

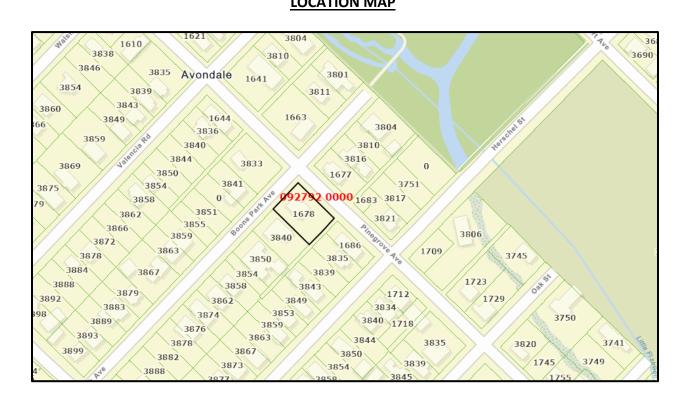
Historic District Design Guidelines, Section on "Additions"

- Standard 1: A property shall be used for its historic purpose or be placed in a new use that
 requires minimal changes to the defining characteristics of the building and its site and
 environment.
- 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.
- Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- Additions, Recommendation #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."
- Additions, Recommendation #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."
- Additions, Recommendation #3: "Use contemporary designs compatible with the character and feeling of the building and neighborhood."

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

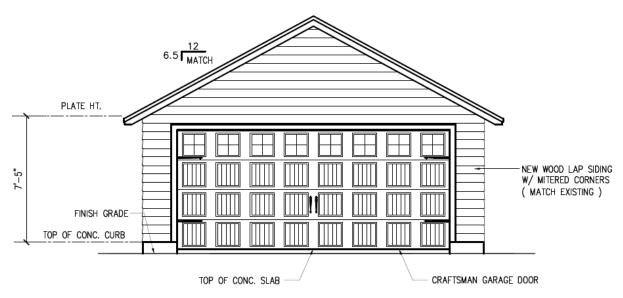


PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS

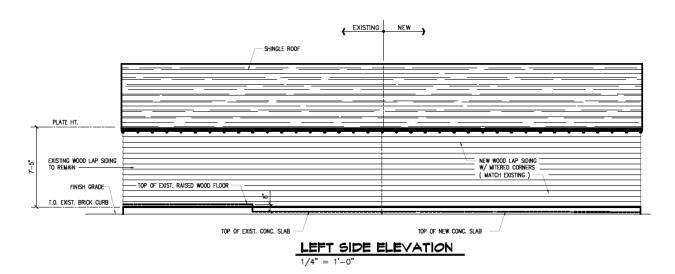


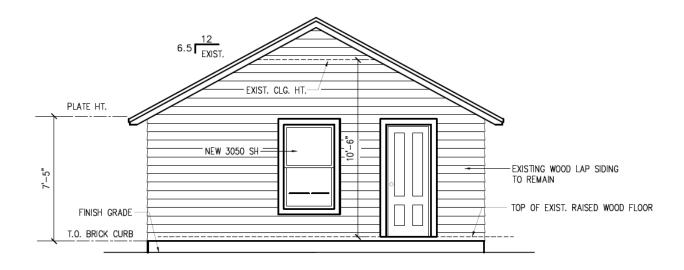


ELEVATION PLANS DATED APRIL 18, 2024

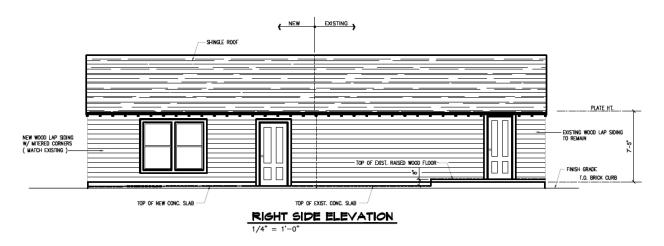


FRONT ELEVATION 1/4" = 1'-0"

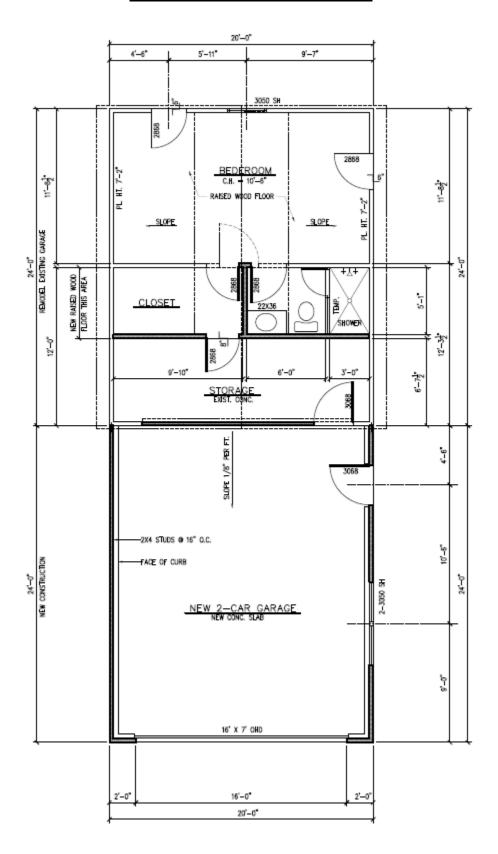




REAR ELEVATION 1/4" = 1'-0"

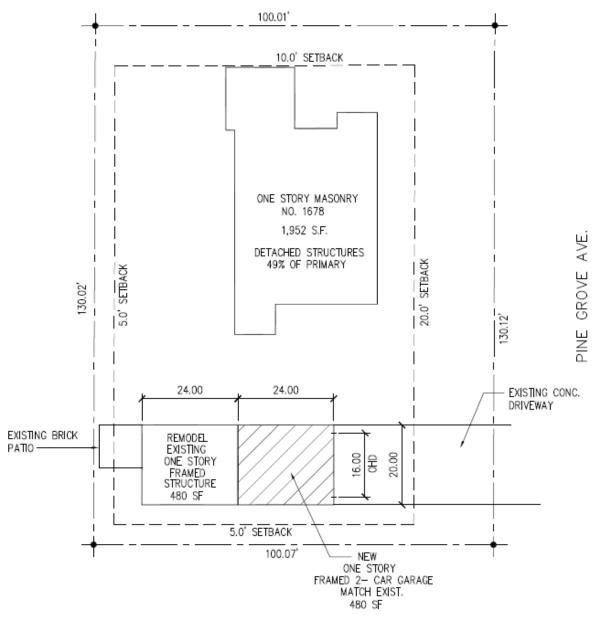


FLOOR PLANS DATED APRIL 18, 2024



SITE PLAN DATED APRIL 18, 2024

BOONE PARK STREET



LOT AREA 13,012 SF LOT COVERAGE 22%





Application For Certificate Of Appropriateness

-Application Info

Tracking # 30298 Application Status FOUND SUFFICIENT

Date Started 02/07/2024 Date Submitted 02/07/2024

✓

Planning and Development Department Info

COA # COA-24-30298

Admin Review

Admin RecommendationFORWARDAdmin Date Of Action11/14/2024

Forwarded to JHPC

JHPC Meeting Date 12/11/2024

Staff RecommendationN/AJHPC RecommendationN/AJHPC Date Of ActionN/A

Admin Details

N/A

JHPC Details

N/A

-General Information On Applicant

Last Name	First Name	Middle Name
JOHNSON	JAMES	W
Company Name		
JAMES JOHNSON DESIGN		
Mailing Address 3846 HOLLINGSWORTH STR	EET	
City JACKSONVILLE	State FL	Zip Code 32205
Phone Fax	Email	
904 318 2575	PARA	GLIDE54@GMAIL,COM

	ents Owne	er Contractor Archit	ect Consultant Other
Last Name		First Name	Middle Name
HUGHES		KATHY	
Mailing Addre			
C:1		State	Zip Code
City	E	FL	32205
JACKSONVILL	-		
	Fax	Email	

Description Of Property =

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

 	F			
Мар	RE#			
	092792 0000			

House # 1678	Street Name, Type and Direction PINEGROVE AVE	Zip Code 32205
House # 1678 Type Of Impro	Street Name, Type and Direction PINEGROVE AVE	
ype Of Impro	PINEGROVE AVE	
Addition	ovement	
Alteration	Driveway New Construction	Accessory Structures
	Relocation Window Replacement	Other
Fencing	☐ Demolition ☐ Reroof/Minor Repairs	
Example: re Proposed Wo EMODEL EXIS	STING DETACHED GARAGE INTO A GUEST HOUS D HOUSE A NEW 2-CAR GARAGE. THE STYLE AN	E. AND EXTEND THE EXISTING
	een working with a planner choose one from	the list FIGUEROA, BRITTANY
	equired Attachments For Complete Applicat - Existing/proposed site plan with addition ider	ion
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/	ADDITIONAL PICTURE
/	ADDITIONAL PICTURE
/	HOUSE PICTURE
/	HOUSE PICTURE
/	HOUSE PICTURE
/	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.

P. T. SONVILLE RES

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.

Date:

Address:

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

COA#:

Owner:

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 24-30298 were posted on the property/site located at:
Real Estate Number(s)
1678 Pinegrove Ave
Street Address Jan FL 32205
City, State Zip Code /
Printed Name Ander Clevard
Signature
Dated this 21 day of November 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.

HUGHES KATHERINE 1678 PINEGROVE AVE JACKSONVILLE, FL 32205 **HUGHES STEVEN F**

Primary Site Address 1678 PINEGROVE AVE Jacksonville FL 32205Official Record Book/Page 20853-00369

6428

1678 PINEGROVE AVE

Property Detail		
RE #	092792-0000	
Tax District	USD1	
Property Use 0100 Single Family		
# of Buildings	1	
Legal Desc.	For full legal description see Land & Legal section below	
Subdivision	01591 STOCKTON PLACE	
Subulvision	01331 STOCKTON TENCE	
Total Area	12180	

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.

Value Summary

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$344,800.00	\$341,694.00
Extra Feature Value	\$1,056.00	\$1,056.00
Land Value (Market)	\$225,400.00	\$225,400.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$571,256.00	\$568,150.00
Assessed Value	\$571,256.00	\$568,150.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$521,256.00	See below

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	
Assessed Value	\$568,150.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

SJRWMD/FIND Taxable Value	
Assessed Value	\$568,150.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

School Taxable Value	
Assessed Value	\$568,150.00
Homestead (HX)	- \$25,000.00

Taxable Value

\$518,150.00

Taxable Value \$518,150.00

Taxable Value

\$543,150.00

Sales History



Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20853-00369	10/24/2023	\$710,000.00	WD - Warranty Deed	Qualified	Improved
20442-00707	9/13/2022	\$695,000.00	WD - Warranty Deed	Qualified	Improved
18695-00394	2/11/2019	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>18419-00694</u>	6/12/2018	\$100.00	MS - Miscellaneous	Unqualified	Improved
17452-00652	6/18/2015	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>17207-00786</u>	6/18/2015	\$400,000.00	WD - Warranty Deed	Qualified	Improved
14921-00384	6/23/2009	\$369,000.00	WD - Warranty Deed	Qualified	Improved
13467-00394	8/14/2006	\$274,000.00	WD - Warranty Deed	Qualified	Improved
<u>11774-00651</u>	4/16/2004	\$200,000.00	WD - Warranty Deed	Qualified	Improved
05634-00685	3/30/1983	\$48,000.00	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	\$1,056.00

Land & Legal

LI	Code	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	100.00	130.00	Common	100.00	Front Footage	\$225,400.00

Legal

<u> Legai</u>	
LN	Legal Description
1	5-44 58-2S-26E
2	STOCKTON PLACE
3	LOTS 60,62

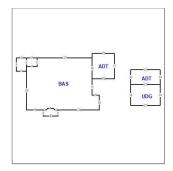


Building Type	0101 - SFR 1 STORY
Year Built	1939
Building Value	\$341,694.00

<u>Туре</u>	Gross Area	Heated Area	Effective Area
Base Area	1543	1543	1543
Unfin Det Garage	280	0	140
Addition	200	200	180
Addition	255	255	230
Addition	42	42	38
Addition	63	63	57
Finished Open Porch	45	0	14
Total	2428	2103	2202

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
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



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	\$571,256.00	\$50,000.00	\$521,256.00	\$5,925.59	\$5,899.00	\$5,712.97
Urban Service Dist1	\$571,256.00	\$50,000.00	\$521,256.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$571,256.00	\$25,000.00	\$546,256.00	\$1,746.21	\$1,689.02	\$1,720.16
By Local Board	\$571,256.00	\$25,000.00	\$546,256.00	\$1,233.26	\$1,227.98	\$1,209.08
FL Inland Navigation Dist.	\$571,256.00	\$50,000.00	\$521,256.00	\$15.08	\$15.01	\$13.87
Water Mgmt Dist. SJRWMD	\$571,256.00	\$50,000.00	\$521,256.00	\$93.88	\$93.46	\$87.88
School Board Voted	\$571,256.00	\$25,000.00	\$546,256.00	\$548.61	\$546.26	\$546.26
Urb Ser Dist1 Voted	\$571,256.00	\$50,000.00	\$521,256.00	\$0.00	\$0.00	\$0.00
			Totals	\$9,562.63	\$9,470.73	\$9,290.22

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$573,605.00	\$573,605.00	\$50,000.00	\$523,605.00
Current Year	\$571,256.00	\$571,256.00	\$50,000.00	\$521,256.00

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>

2022 2021 <u> 2020</u>

<u> 2019</u> <u> 2018</u>

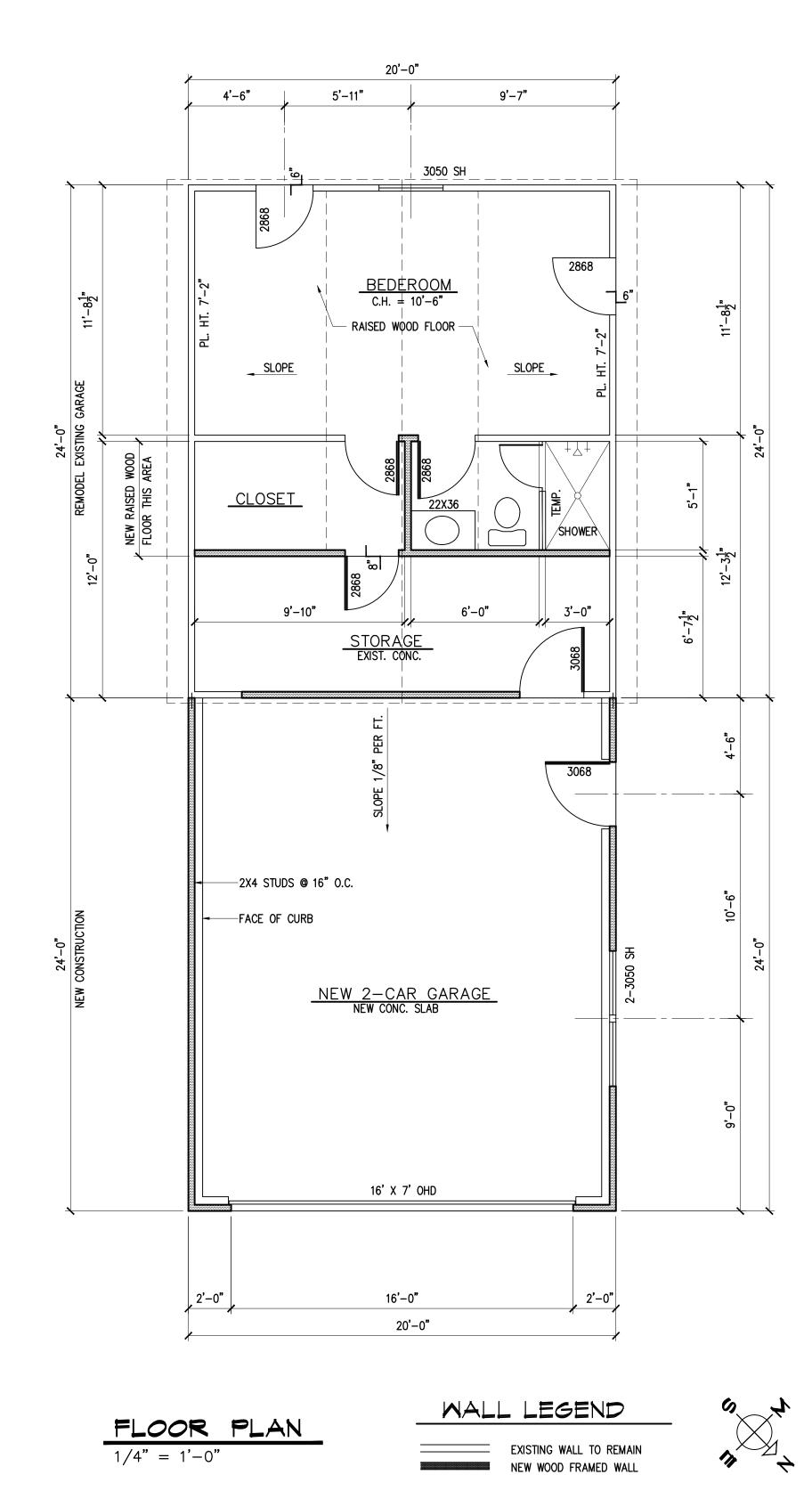
2017 <u> 2016</u> <u> 2015</u>

• 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



10.0' SETBACK ONE STORY MASONRY NO. 1678 1,952 S.F. DETACHED STRUCTURES 49% OF PRIMARY EXISTING CONC.DRIVEWAY EXISTING BRICK PATIO REMODEL EXISTING ONE STORY FRAMED STRUCTURE 100.07'

NEW

ONE STORY

FRAMED 2- CAR GARAGE

MATCH EXIST.

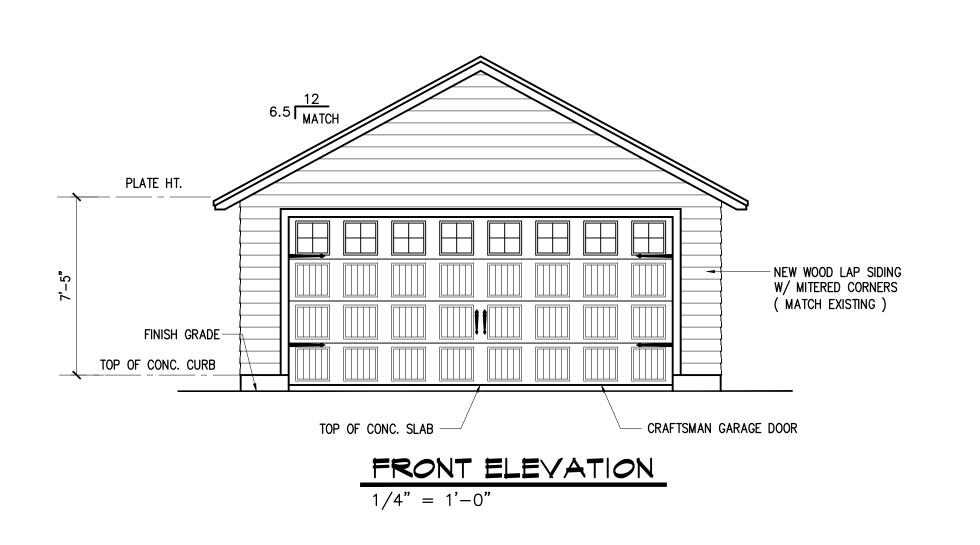
480 SF LOT AREA 13,012 SF LOT COVERAGE 22% SITE PLAN

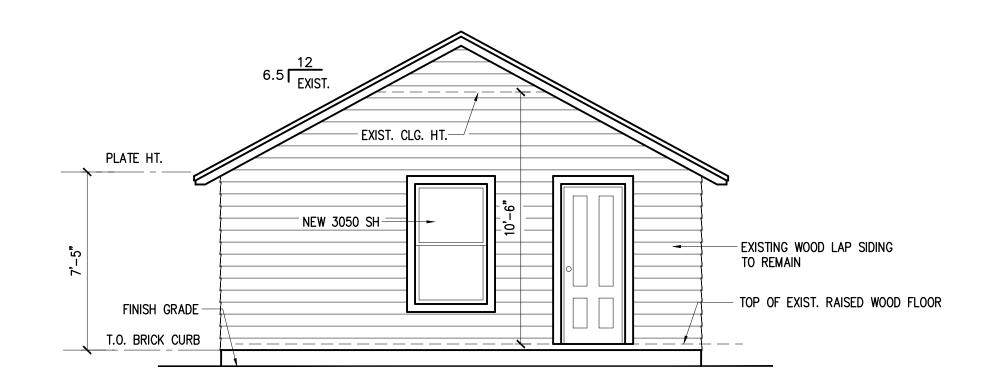
1" = 20'

BOONE PARK STREET

HUGHES RESIDENCE 1678 PINEGROVE AVE. SITE PLAN / FLOOR PLAN Јов NO. **J23101** DRAWN: **JWJ** DATE: **04-18-24** SCALE: SHOWN DRAWING NO.

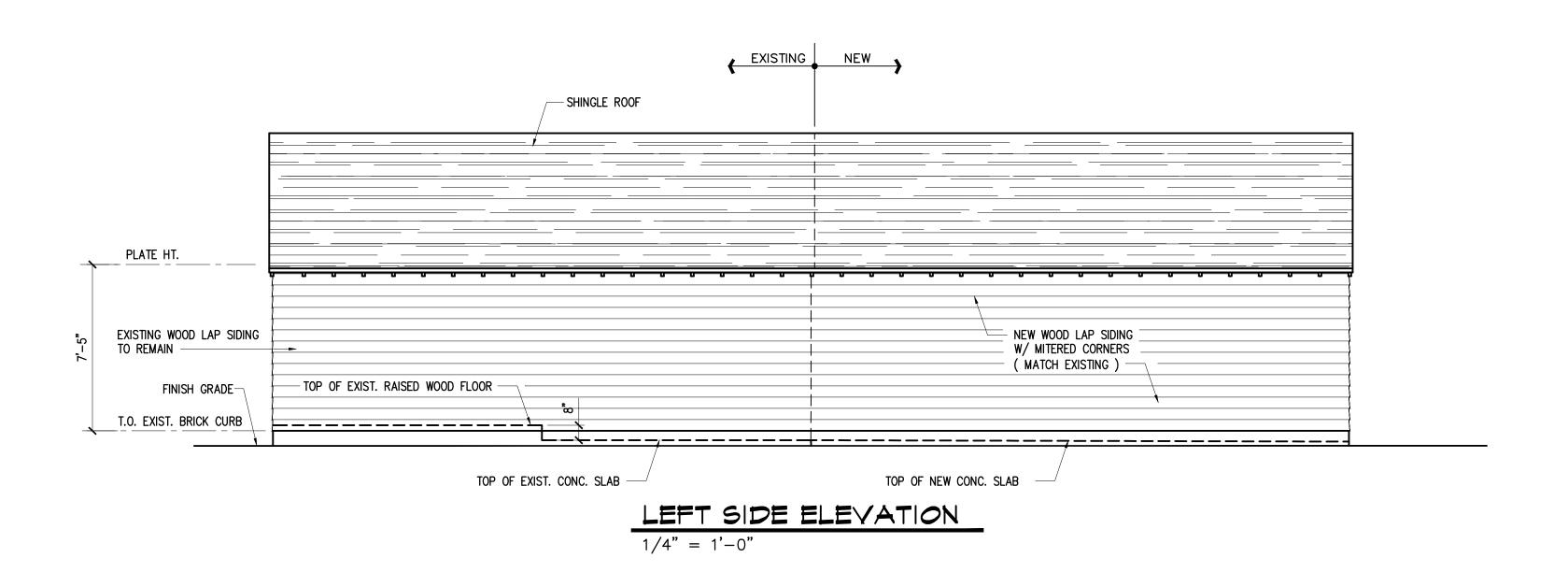
JACKSONY

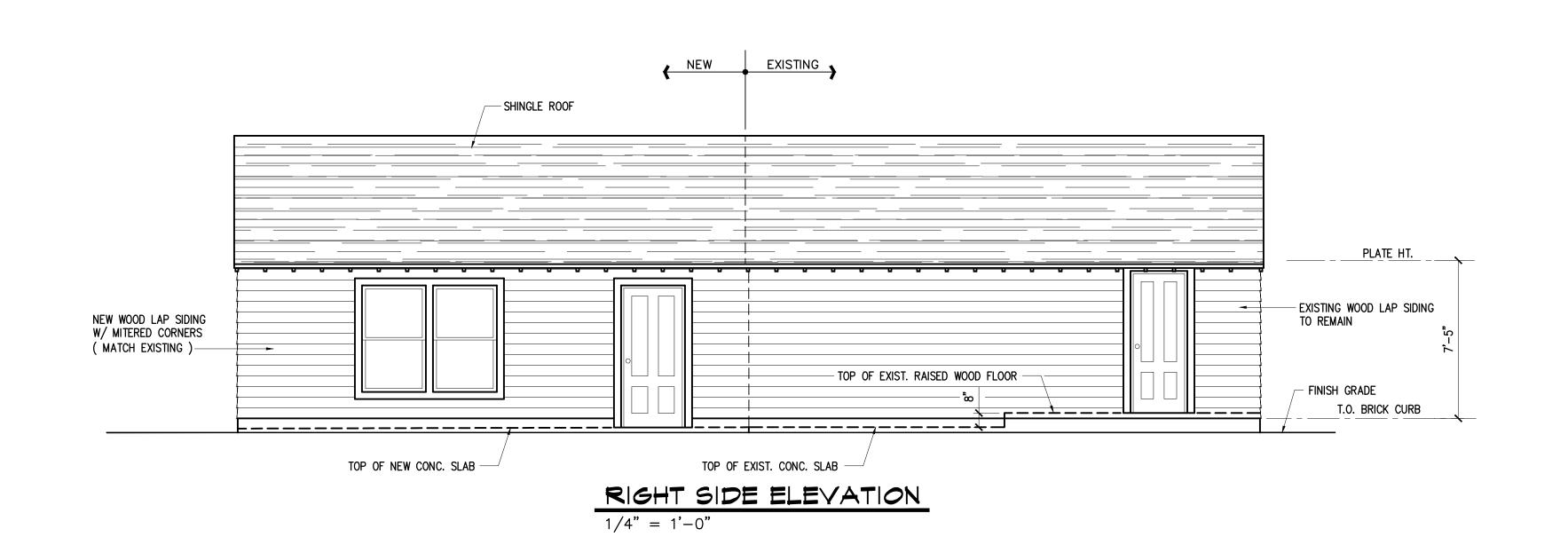




REAR ELEVATION

1/4" = 1'-0"

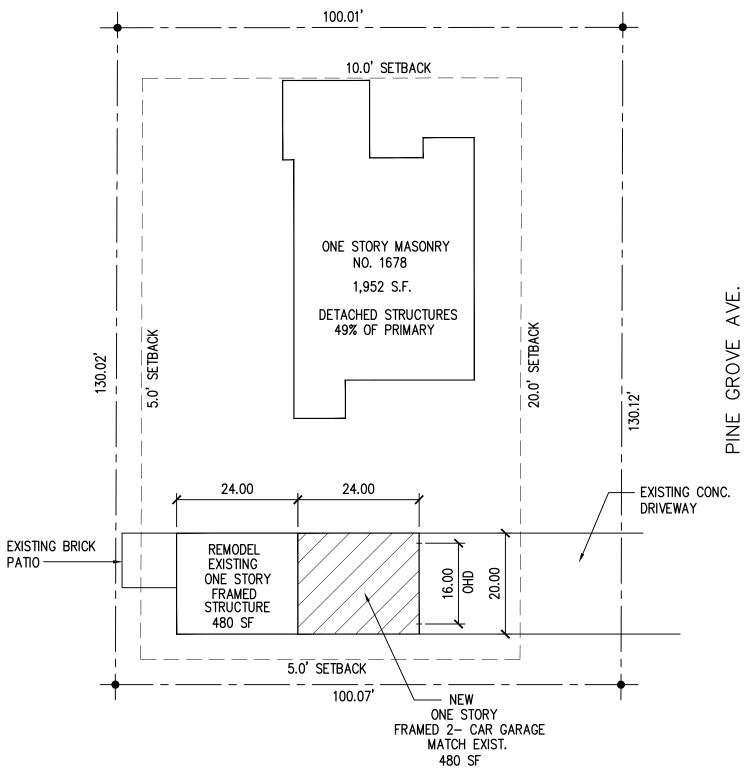




јов NO. **J23101** DRAWN: **JWJ** DATE: **04-18-24** SCALE: SHOWN DRAWING NO.

JOHNSON JAMES
3846 HOLLIN

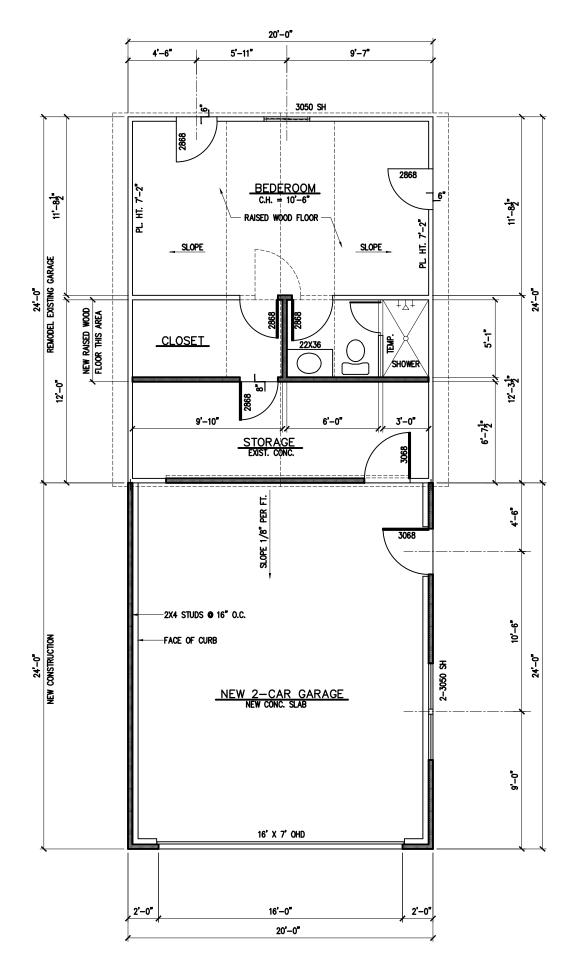
HUGHES RESIDENCE
1678 PINEGROVE AVE.
EXTERIOR ELEVATIONS



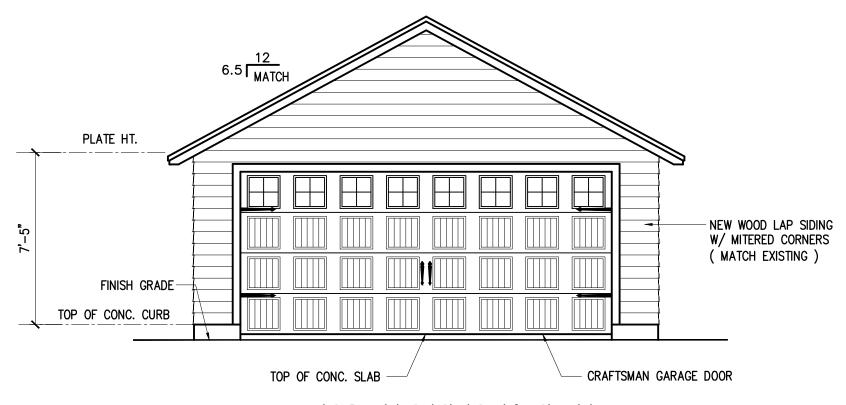
LOT AREA 13,012 SF LOT COVERAGE 22%





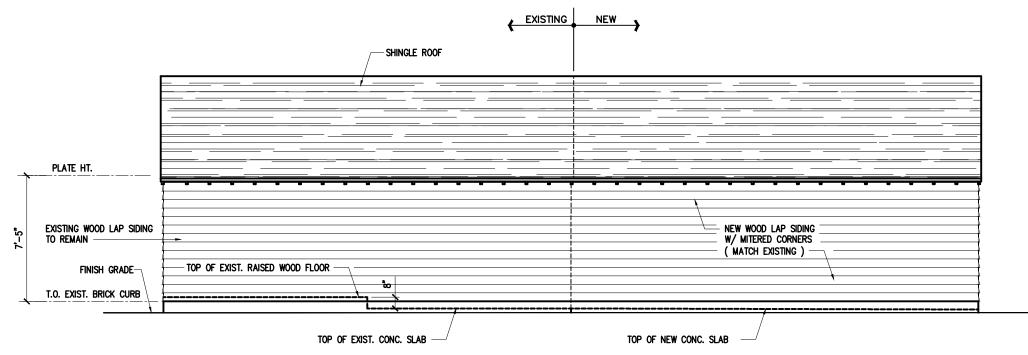






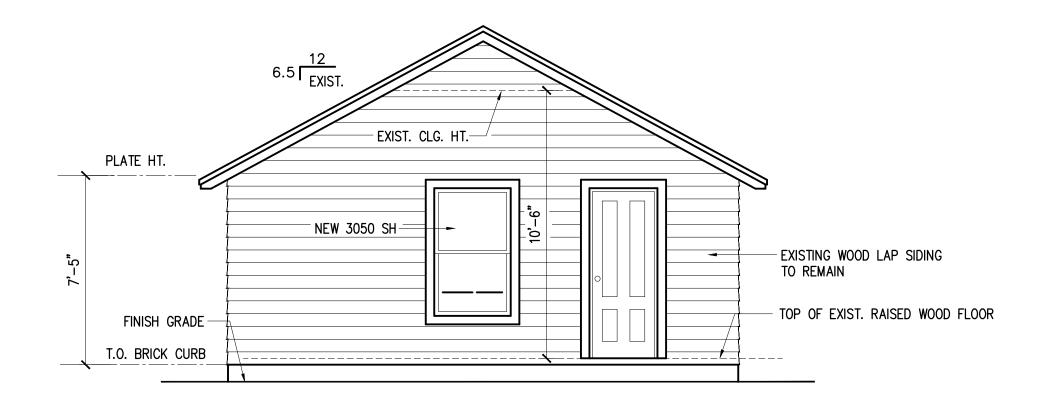
FRONT ELEVATION

$$1/4$$
" = 1'-0"



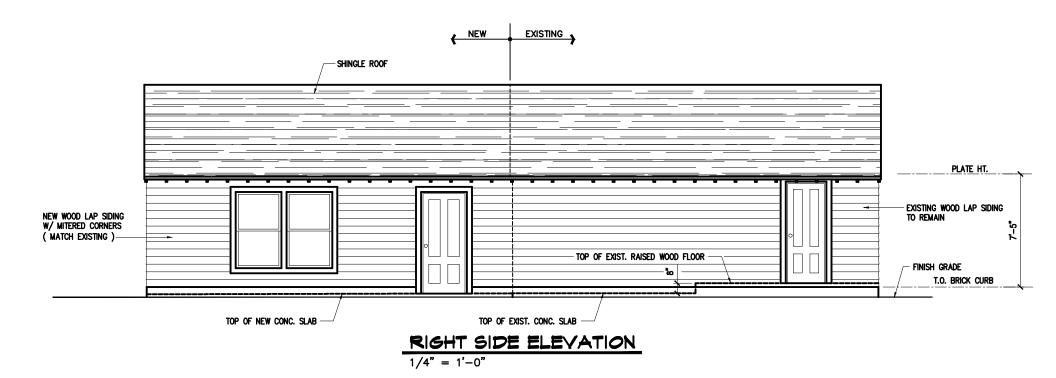
LEFT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION 1/4" = 1'-0"

$$1/4" = 1'-0"$$



D.

Previously Deferred Items to be Heard



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-31169 2351 Riverside Avenue

October 23, 2024

Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-31169

Address: 2351 Riverside Avenue, RE# 090640-0000

<u>Location</u>: North side of Riverside Street, between Stockton Street and Osceola Street

Owner: Jon Barker

Wind 101, LLC

4530-15 St. Johns Avenue, Suite 321

Jacksonville, Florida 32210

Applicant: Same as Owner

Year Built: c. 1913 (Florida Master Site File)

Designation: Riverside Avondale; Contributing

Request: Alteration - Reroof

Summary Scope of Work:

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

Recommendation: Deny



COA-24-31169 Page **1** of **7**

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(I)(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(I)(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.

COA-24-31169 Page **2** of **7**

 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(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.
- 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.

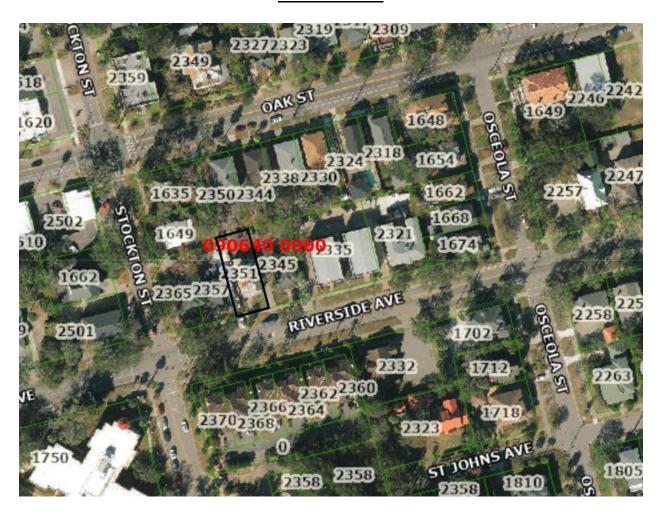
COA-24-31169 Page **3** of **7**

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."

COA-24-31169 Page **4** of **7**

LOCATION MAP



COA-24-31169 Page **5** of **7**

PICTURE OF PROPERTY WITH POSTED SIGN



COA-24-31169 Page **6** of **7**

PROPOSED COMPOSITION SHINGLES



Page **7** of **7** COA-24-31169

Application For Certificate Of Appropriateness

Tracking # 31169 Application Status FOUND SUFFICIENT
Date Started 08/08/2024 Date Submitted 08/08/2024

Planning and Development Department Info COA# COA-24-31169 **Admin Review Admin Recommendation FORWARD Admin Date Of Action** 8/30/2024 Forwarded to JHPC **/ JHPC Meeting Date** 9/25/2024 **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 Name First Name **Middle Name BARKER** JON **Company Name** TERRA CAPITAL HOLDINGS, INC. **Mailing Address** 4530 15 ST JOHNS AVE BOX 321 City State **Zip Code** 32210 **JACKSONVILLE** FL Phone Fax **Email** 904 904 318 JMBARKER2470@COMCAST.NET 1734

General Information On Owner(s) Agent represents Owner Contractor Architect Consultant Other Middle Name **Last Name** First Name **BARKER** JON Company/Trust Name WIND 101 LLC **Mailing Address** 4530 15 ST JOHNS AVE BOX 321 State Zip Code City **JACKSONVILLE** FL 32210 **Phone** Email **Fax** JMBARKER2470@COMCAST.NET 9043181734 904

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

Map RE#

	090640 0000	
Location Of P	and no notify	
General Location		
	dale Historic District	
	Street Name, Type and Direction	Zip Code
2351	RIVERSIDE AVE	32204
Type Of Improv	vement	
Addition	Driveway New Construction	n Accessory Structures
Alteration	Relocation Window Replacen	
Fencing	Demolition Reroof/Minor Rep	pairs
	osed work below. Note affected feat	
	as specific, brief, and legible as poss oof; replacing gray 3-tab shingles w	
(Example, reid		with black architectural simigles).
Droposed Werl		
	PHONE CONVERSATION WITH ULISES	SABATO, REPLACE CURRENT METAL
PURSUANT TO A	PHONE CONVERSATION WITH ULISES	
PURSUANT TO A ROOFING WITH	PHONE CONVERSATION WITH ULISES LIGHT GRAY FG ARCHITECTURAL SHING	
PURSUANT TO A ROOFING WITH Addition Inforn	PHONE CONVERSATION WITH ULISES LIGHT GRAY FG ARCHITECTURAL SHING	
PURSUANT TO A ROOFING WITH Addition Inforn Is this a violati	PHONE CONVERSATION WITH ULISES LIGHT GRAY FG ARCHITECTURAL SHING	IGLES.

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.

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

Primary Site Address 2351 RIVERSIDE AVE Jacksonville FL 32204Official Record Book/Page 16641-01637

<u>Tile #</u> 6422

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 <u>Save 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 values property.</u>

Value Summary

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
<u>Exemptions</u>	\$0.00	See below
Taxable Value	\$243,610.00	See below

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

Saics illacory					
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
11627-01423	1/21/2004	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>07018-00719</u>	12/21/1990	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>03633-00789</u>	12/10/1973	\$19,600.00	WD - Warranty Deed	Unqualified	Improved
03339-00158	4/10/1972	\$11,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

	Actual Contained						
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

 LN
 Code
 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

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

Property Appraiser - Property Details

Building Value	\$107,411.00

Туре	Gross Area	Heated Area	Effective Area
Base Area	1018	1018	1018
Finished upper story 1	1018	1018	967
Addition	162	162	146
Addition	156	156	140
Finished upper story 1	6	6	6
Addition	6	6	5
Finished upper story 1	6	6	6
Finished Open Porch	99	0	30
Addition	120	120	108
Addition	15	15	14
Finished upper story 1	15	15	14
Total	2621	2522	2454

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	4.000	
Rooms / Units	4.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
\$243,610.00	\$0.00	\$243,610.00	\$2,506.29	\$2,756.91	\$2,669.97
\$243,610.00	\$0.00	\$243,610.00	\$0.00	\$0.00	\$0.00
\$263,442.00	\$0.00	\$263,442.00	\$807.27	\$814.56	\$829.58
\$263,442.00	\$0.00	\$263,442.00	\$570.14	\$592.22	\$583.10
\$243,610.00	\$0.00	\$243,610.00	\$6.38	\$7.02	\$6.48
\$243,610.00	\$0.00	\$243,610.00	\$39.71	\$43.68	\$41.07
\$263,442.00	\$0.00	\$263,442.00	\$253.62	\$263.44	\$263.44
\$243,610.00	\$0.00	\$243,610.00	\$0.00	\$0.00	\$0.00
		Totals	\$4,183.41	\$4,477.83	\$4,393.64
	\$243,610.00 \$263,442.00 \$263,442.00 \$243,610.00 \$243,610.00 \$263,442.00	\$243,610.00 \$0.00 \$263,442.00 \$0.00 \$263,442.00 \$0.00 \$243,610.00 \$0.00 \$243,610.00 \$0.00 \$263,442.00 \$0.00 \$243,610.00 \$0.00	\$243,610.00 \$0.00 \$243,610.00 \$263,442.00 \$0.00 \$263,442.00 \$263,442.00 \$0.00 \$263,442.00 \$243,610.00 \$0.00 \$243,610.00 \$243,610.00 \$0.00 \$243,610.00 \$263,442.00 \$0.00 \$243,610.00 \$243,610.00 \$0.00 \$243,610.00 \$243,610.00 \$0.00 \$243,610.00 Totals	\$243,610.00 \$0.00 \$243,610.00 \$0.00 \$263,442.00 \$0.00 \$263,442.00 \$807.27 \$263,442.00 \$0.00 \$263,442.00 \$570.14 \$243,610.00 \$0.00 \$243,610.00 \$6.38 \$243,610.00 \$0.00 \$243,610.00 \$39.71 \$263,442.00 \$0.00 \$263,442.00 \$253.62 \$243,610.00 \$0.00 \$243,610.00 \$0.00 \$243,610.00 \$0.00 \$243,610.00 \$0.00	\$243,610.00 \$0.00 \$243,610.00 \$0.00 \$0.00 \$0.00 \$0.00 \$263,442.00 \$0.00 \$263,442.00 \$570.14 \$592.22 \$243,610.00 \$0.00 \$243,610.00 \$6.38 \$7.02 \$243,610.00 \$0.00 \$243,610.00 \$39.71 \$43.68 \$263,442.00 \$0.00 \$243,610.00 \$0.00 \$243,610.00 \$0.00 \$243,610.00 \$0.00

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$253,619.00	\$221,464.00	\$0.00	\$221,464.00
Current Year	\$263,442.00	\$243,610.00	\$0.00	\$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 Tax Roll Certification in October of the year listed.

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

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

ON THE RES

ONE CITY. ONE JACKSONVILLE.

RIVERSINE LAUE

City of Jacksonville, Florida

Planning and Development Department

MD 101, LLC

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

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

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 approp public hearing notice will be deemed inadequa- signs shall be removed by the applicant within	riateness. If the signs are not posted within the time requirements, the ate and no action shall be taken until proper posting is accomplished. The ten days after final action.
I hereby attest that the attached pictures sho	w the NOTICE OF PUBLIC HEARING SIGNS
provided to me for application	were posted on the property/site located at:
090640-000	
Real Estate Number(s) 2351 Ruerside Aue	
Street Address SHUSSHUE FL 32 City, State Zip Code	204
Printed Name TW BARNA	2 No. 10
Signature	MAC
Dated this 20 day of September	, 20 24 (

HISTORIC PRESERVATION PUBLIC NOTICE SIGNS

Jon Barker

Applicant Name

64 - 24- 3169 Application: 3169

Number of Signs:_

Assigned Planner: **W** 5

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management

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FLORIDA MASTER SITE FILE

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
ARCHITECT				872 = =	
BUILDER	874 = =				
STYLE AND/OR PERIOD Frame Vernacular	964 = =				
PLAN TYPE irregular	·			966 = =	
EXTERIOR FABRIC(S) Asbestos: shingles	'ina			854 = =	
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PORCHES S/porch with corinthiam co	lumns, 4 bays	s, acces	from S,	3rd bay	
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FOUNDATION: continuous: concrete block	, concrete b	lock, có	itinuous	942 = =	
ROOF TYPE: hip				942 = =	
SECONDARY ROOF STRUCTURE(S): porch: ga	ble,# dormer	s: gable		942 = =	
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WINDOW TYPE: SHS, 2/2, metal, single #	DHS, 1/1, wo	ood, sing	gle # case	enta : :	1/1,wood
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Site Size (Approx. Acreage of Property):	<u> </u>			833 = =	
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
Contact Print

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177









E. Condemned Properties



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

F.

Historic Designations



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

LM-24-08 29 East Adams Street

City of Jacksonville Landmark Designation Report

29 East Adams Street

LM-24-08 December 11, 2024



Application Prepared By:

Jack Shad 1239 Woodward Avenue Jacksonville, Florida 32207

Property Owner:

Chris Hionides 2440 Mayport Road, Suite #7 Jacksonville, Florida 32233

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

LM-24-08

Historic Name: 29 East Adams Street

Other Names: None

Address: 29 East Adams Street, RE# 073589-0000

Location: North side of East Adams Street, between North Main Street and Ocean

Street

Owner: Chris Hionides

Plaka Main Street, Inc.

2440 Mayport Road, Suite #7 Jacksonville, Florida 32233

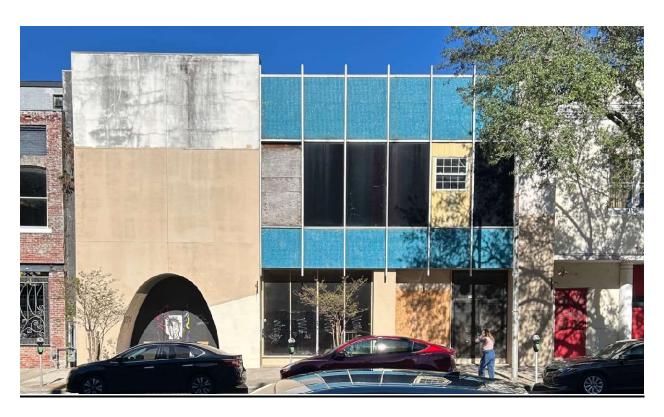
Applicant: Jack Shad

1239 Woodward Avenue Jacksonville, Florida 32207

Year Built: 1915

PROPERTY DESCRIPTION

LM-24-08 seeks to designate the subject property located at 29 East Adams Street (RE# 073589-0000) as a local landmark. The property consists of a two-story commercial masonry building with clear mid-century architectural influences. The structure was originally designed by Henry John Klutho and built in 1915 using primarily brick and concrete. The original building had a roof deck with wired glass skylights, front pilasters with cast-stone and terra-cotta capitals, ornaments, and window sill decorations. The building was significantly redesigned by Taylor Hardwick in 1965, covering many of the original architectural features with mid-century designs. The building's front façade now features large plate glass windows, decorative glass tiles, aluminum "fins," and a domed entryway on the first-floor front left elevation below the blank tower that once featured signage.



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 **four of the seven** criteria. The **four** 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.

By 1900, Jacksonville was the largest city in Florida in terms of population, which had reached 28,430. The signature event in the history of Downtown Jacksonville that defined the character of the city during the first half of the twentieth century was the "Great Fire of 1901". Starting in the LaVilla area west of Downtown at noon on May 3, 1901, the fire destroyed within an eight-hour period over 2,300 buildings located on 148 city blocks causing an estimated 15 million in property damage. Although only seven people lost their lives because of the fire, 8,677 people were left homeless. Destroying the oldest and most densely populated area of the city, the fire consumed twenty-three churches, ten hotels including the grand St James and Windsor, as well as almost all public buildings such as the courthouse and city hall.¹

The destruction caused by the 1901 fire ushered in a new era of growth in Downtown Jacksonville. The business opportunities caused by the fire had attracted numerous architects, builders, and investors from different parts of the country. New construction in the Downtown area began to reflect a variety of architectural styles popular during the first quarter of the twentieth century such as the traditional Colonial, Neoclassical, and Gothic Revivals interspersed with the more modernistic designs of the Prairie School and the Chicago school of commercial architecture. These latter styles were particularly evident in the work of noted architect, Henry John Klutho (1873 – 1964) who came to Jacksonville after reading about the 1901 fire in the *New York Times*.²

¹ For more on the 1901 fire see: Bill Foley and Wayne W. Wood, The *Great Fire of 1901* (Jacksonville Historical Society, 2001).

T. Frederick Davis, *History of Jacksonville, Florida, and Vicinity, 1513-1924* (St. Augustine: Florida Historical Society, 1925, 1990 Reprint), 219-228.

Historic Property Associates, *Historic Buildings Survey of Downtown Jacksonville* (Jacksonville Downtown Development Authority, November 1991), 11-13

James Robertson Ward, *Old Hickory's Town, An Illustrated History of Jacksonville* (Jacksonville, Florida: Old Hickory's Town, Inc., 1985), 175-186.

² For more on Jacksonville during the two decades after the 1901 fire see: James B. Crooks. *Jacksonville After the Fire, 1901-1919: A New South City* (Jacksonville, Florida: University of North Florida Presses, 1991). For more on the life and works of Henry John Klutho see: Robert C. Broward, The *Architecture of Henry John Klutho: The Prairie School in Jacksonville* (Jacksonville, Florida: University of North Florida Presses, 1983).

29 East Adams Street was one of the many buildings that was constructed downtown in the years following the fire. Henry John Klutho designed the building in 1913 with many prairie school commercial style elements from its horizontal bands of brick and windows to its pier and pilaster capitals. The building was constructed during 1914 and completed in 1915 with the Home Telephone Company occupying the structure shortly thereafter.³ The first floor was divided into three commercial spaces, two of which were rented out and the farthest right space was used by the Home Telephone Company. The structure continued to function as commercial space in this capacity until the mid-1960s when it was redesigned.

The collapse of the Florida Land Boom in the 1920s followed by the onset of the Great Depression during the 1930's did slow the growth and development of Jacksonville. For example, during the height of the Florida Land Boom in 1926, building permits were valued at \$13,051,074. By 1931, building permit value had fallen to a low in Jacksonville of \$1,728,200, with most of it attributed to alterations and expansion, or from residential construction in the newer suburbs outside Downtown and adjacent urban neighborhoods. Building permit activity did significantly increase following the annexation of growing South Jacksonville to the city in 1932. During the 1930's, only a few significant new buildings were added to the downtown area. The two most significant being the United States Post Office and Courthouse at 310 West Duval Street (1932 – 1933), and the Western Union Company Building at 333 North Laura Street (1930 – 1931). The Great Depression followed by World War II resulted in the built environment of Downtown Jacksonville remaining much as it was at the end of the Florida Land Boom in 1929.

Following World War II, Downtown continued to serve as the financial, commercial, and social heart of the city. Although residential uses had become less a component of Downtown, a variety of offices and businesses continued to thrive. At the same time, the core city also began having more competition from suburban shopping centers and commercial strips. However, between 1955 and 1965, Jacksonville's Downtown entered its greatest period of growth and redevelopment since the building renaissance following the Great Fire of 1901.⁵ Under the leadership of Haydon Burns, a five-term mayor and later Governor of Florida, the City launched perhaps its most extensive civic improvement program. This initiative to improve downtown started in 1955 when Mayor Burns used four million dollars in Parking Lot Certified Bonds to clean-up the north bank by acquiring and removing old docks and warehouses to accommodate a new bulkhead. During that same year, the Jacksonville Expressway Authority was organized for the purpose of designing and funding a new highway system that would enhance traffic flow between downtown and the growing suburbs. 29 East Adams Street underwent significant change during this period as well. From 1963 to 1965, the building was redesigned by Taylor Hardwick to accommodate the Florida Gas Company. 6 After the alterations, the building had taken the form of a mid-century commercial structure similar to those around the downtown.

Historic Property Associates, 13-17

Bill Foley and Wayne W. Wood, The Great Fire of 1901 (Jacksonville Historical Society, 2001), 212-219.

³ Broward, Robert C., *The Architecture of Henry John Klutho: The Prairie School in Jacksonville* (Jakconville: University of North Florida Press, 1983), 208.

⁴ Wood, 28, 71, & 81.

Historic Property Associates, 20-21.

⁵ James B. Crooks, Jacksonville, *The Consolidation Story, From Civil Rights to the Jaguars* (Gainesville, University Presses of Florida, 2004), 1-2.

⁶ Broward, *The Architecture of Henry John Klutho*, p. 208.

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.

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 meets this landmark criterion.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate the builder, designer, or architect of proposed landmarks based on their contribution to the development of the City. At the same time, the design and construction of the proposed landmark are evaluated with regard to how well they represent the work and contribution of the builder or designer over the scope of their career. This contribution can reflect their use of distinctive materials, styles, or methods of construction, quality and uniqueness of design, or visual, social, or economic impact on local communities, neighborhoods, and institutions. The body of work, which has been influenced by architects Henry John Klutho and Taylor Hardwick, meets this criterion based on a multitude of factors including style, method of construction, quality, and uniqueness of design. Hardwick's 1965 redesign of Klutho's 1915 prairie school structure is both an example of midcentury commercial design and the convergence of two drastically different styles of architecture by well-known architects.

Potential opportunities created by the rebuilding of Downtown Jacksonville following the Great Fire of 1901 attracted many out-of-state architects and builders, including a young New York architect by the name of Henry John Klutho. Trained in the Midwest, Klutho became noted for being one of the first architects in the south to incorporate the modernistic design concepts of the Prairie School in many of his early commissions in Jacksonville. This masterful blending of his own personal style with the architectural principles of Frank Lloyd Wright and Louis H. Sullivan reached its zenith with the design and construction of the St. James Building completed in 1912. Henry J. Klutho was Jacksonville's most significant architect during the period between the Great Fire of 1901 and World War 1.

Born on March 19, 1873 in Breese, Illinois, Henry John Klutho attended commercial college, as well as the Schenk's Drawing Academy in St. Louis, Missouri, where he started his practice working for several local architectural firms. After moving to New York City in 1894, Klutho was employed by

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⁷ The life and works of Henry John Klutho is summarized from Robert Broward's *The Architecture of Henry John Klutho*, (1983), and *Jacksonville's Architectural Heritage, Landmarks for the Future* by Wayne W. Wood, (1989).

several architects in that city including Francis H. Kimball, W. Wheeler, and the firm of Clinton and Russell. After a tour of Europe in 1898, Klutho returned to New York City where he opened his own architectural practice. Reading about the Great Fire of May 3, 1901 and realizing professional opportunities that such a situation provided, he relocated his architectural practice to Jacksonville, arriving in June of 1901. After a short association with Atlanta architect, J.W. Golucke, Klutho went on to establish a very successful architectural practice and is credited with the design of many of Jacksonville's most prominent early twentieth century landmarks.

By 1907, Klutho's designs begun to incorporate elements of the more modernistic styles developed by Louis Sullivan in his Chicago School of high rise architecture and the Prairie School designs of Frank Lloyd Wright. Some of his early designs in Jacksonville reflecting these new architectural influences included the YMCA Building (407 North Laura Street, 1907); the Bisbee Building (1908-09, 47 West Forsyth Street); the Seminole Hotel (1909, demolished), the Florida Life Building (1911-12, 117 North Laura Street), the Morocco Temple (1910-11, 219 North Newnan Street), the Claude Nolan Cadillac Building and Garages (937 North Main Street, 1911-12); the Burbridge Hotel (Floridan) (1910, demolished); and of course, his recognized masterpiece, the St. James Building (1911-12, 117 West Duval Street).

Klutho's influence on Jacksonville's architecture during the early twentieth century was profound. Many architects, such as Leeroy Sheftall and Earl Mark, who later gained prominence in the city, got their start in Klutho's office. Committed to enhancing professional standards for architects, Klutho published a schedule of minimum charges and guidelines for completions that followed the national American Institute of Architects (AIA). In addition, he became the first Florida member of the AIA, as well as was instrumental in establishing the Florida Institute of Architects. Klutho also had significant commissions outside of the Jacksonville area including the Governor's Mansion (1905, demolished) and addition to the State Capital (1921, demolished) in Tallahassee. The quality and diversity of his designs make him one of Florida's most significant architects of the historic period.

Decades after the construction of 29 East Adams Street, prominent Jacksonville architect Taylor Hardwick carried out a complete alteration of the building's prairie school exterior design into the mid-century style for the Florida Gas Company. Born July 15, 1925 in Philadelphia, Pennsylvania, Hardwick received his architectural degree from the University of Pennsylvania in 1949. After a three-year apprenticeship with the Jacksonville firm of W. Kenyon Drake & Associates, Hardwick opened his own architectural practice in 1952 joining in partnership with Walter Mayberry Lee, A.I.A. Taylor Hardwick and W. Mayberry Lee were members of a new generation of young architects that began their practice in Jacksonville during the 1950s. Some of the members of this new generation included Robert Boardman, Robert Broward, Harry Burns, Lamar Drake, Tom Ewart, George R. Fisher, W. Stanley Gordon, J. Brooks Hass, Fred Irish, William Marshall, James Meechan, William Morgan, and Willis Stephens. Exposed to newer architectural influences and thought, many of these younger architects worked for different number of years with more established firms such as Kemp, Bunch & Jackson (firm started by Roy Benjamin), Reynolds, Smith & Hill as well as Marsh & Saxelbye (William Marsh and Harold Saxelbye) or long practicing architects such as Eugene Cellar, Bernard Close, W. Kenyon Drake, Ralph Fetner, Mellen C Greeley, Clyde Harris, and Jefferson Powell.

Attracted by the modernistic work being done mainly by western architects, Hardwick toured the region after receiving his graduate degree architecture from the University of Pennsylvania. Meeting with a number of these progressive architects and seeing their work first hand, Hardwick had the opportunity to have a long late night meeting with noted Michigan architect, Eero Saarinen, designer of the Gateway Arch in St. Louis, the TWA airport terminal in New York City, and Dulles International Airport outside of Washington, D.C. Saarinen advised the young architect not to copy someone else's style, but to develop his own approach to solve the unique challenges presented by each project, and to take advantage of modern technologies. He also advised Hardwick to establish his practice in a community that had the potential for tremendous growth, thus more opportunities to practice his profession. Taking this advice, Hardwick began his career in 1949 in the fast growing city of Jacksonville, the hometown of his wife, Louise Russell.⁸

Over time, Hardwick formalized his design philosophy with the following statement; "He believes that architecture is first an art, secondly a business but recognizes that to practice in a society of materialism requires certain concessions. He feels the quality of delight must exist in his designs to fulfill the need for human experience. This comes after the utilitarian problems of the building have been solved and must exist in a building if it is to be significant architecture. After all, any building can be defined as an enclosure that provides a variety of spaces in which human activity occurs. To render these spaces with qualities which enhance the spirit is his aim." This statement is particularly evident in the design of the Haydon Burns Public Library, which Hardwick recognizes as his most important and favorite design. In the design of the new main library, he successfully addressed issues of site, location, and specific functions with his goal of producing a cheerful, inviting, and colorful environment while at the same time incorporating modern low maintenance materials.

During his fifty-year career, which included sixteen years in partnership with W. Mayberry Lee (1952-1968), Hardwick was involved in the design of over 150 private residences mainly in Duval County, as well as numerous educational, commercial, and industrial projects. In addition to the Haydon Burns Public Library, other significant projects attributed to Taylor Hardwick included the 1661 Medical Building (1957, demolished), Dr. Harry Good Medical Office (1964, Atlantic Boulevard), the Fletcher Building (1000 Riverside Avenue, 1963), Friendship Park and Fountain (Southbank, 1964), Little Hall Classroom Building, University of Florida (1963), Harry James Insurance Building (760 Riverside Avenue, 1956), J.E.B. Stuart High School (middle school, 4815 Wesconnett Boulevard), Samuel W. Wolfson High School (7000 Powers Avenue, 1965), Nathan Bedford Forrest High School (5530 Firestone Road, 1965), and Barnett Bank in Murray Hill (840 S. Edgewood Avenue). Other smaller but unusual designs of Hardwick & Lee included the Hughes Brothers Gas Station (San Juan Avenue & Roosevelt Boulevard, 1962, demolished) and twentyone small drive-through retail stores for Skinner's Dairy (1958). His design has been featured in a variety of publications including Architectural Forum, Progressive Architecture, House & Home Magazine, L' Architecture d' Aujourd hui; Look Magazine, Ladies Home Journal, Town & Country Magazine, Library Journal, Interiors Magazine and Florida Architect. In addition to

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⁸ 50 Years of Design, Taylor Hardwick, A.I.A. University Gallery, University of North Florida, June 26-25, 2003. DVD of lecture by Taylor Hardwick on July 17, 2003.

Jackie Rooney, "An Icon Worth Saving", Arbus, North Florida's Arts & Business Magazine, May/June, 2005, 52 & 53

⁹ Resume-Taylor Hardwick, A.I.A. Vertical Files, Historic Preservation Section, Jacksonville Planning and Development Department.

being featured on both national and local television shows, Hardwick's designs have been highlighted in a one man show at the Jacksonville Art Museum as well as a 2003 exhibit at the University Gallery, University of North Florida.

Many of Hardwick's major commercial and institutional projects have been demolished such as the 1661 Medical Building (1957-2004), or the original design severely altered as evident by the Harry James Insurance Building and the Barnett Bank in Murray Hill. Another major work of Hardwick & Lee during the early 1960s was the design of the new riverfront park on the southbank funded by the same bond issue that provided for the construction of the Haydon Burns Public Library. Initiated by South Jacksonville business leaders, this fourteen-acre park was at the time the largest public space in the city. Originally called Dallas Thomas Park, later renamed Friendship Park, the public space included an integrated design highlighted by a 200-foot pool with fountains shooting 180 feet into the air. Since the pump to operate the fountains had to be nearby, Hardwick incorporated the pump house as a design element by incorporating it into a circular tower that served as a public observation deck accessed by a spiral ramp. From the top of the tower, the colorful pumps were visible below thought a skylight. Other original elements included a circular dock master building with observation deck covered by a large bike wheel roof. These various design elements were visually connected by large 12 foot rounded tiles, as well as smaller mushroom shelters with benches. In order to accommodate a new restaurant, all of these original elements except for the fountain and pump house have been removed. The Haydon Burns Public Library remains today as the only major project in Downtown Jacksonville that reflects the unique architectural spirit and quality of design that characterized the work of Taylor Hardwick.

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 designs of Post-War or Mid-Modern buildings did not reflect a particular style but represented more a national architectural trend used in a variety of building types. The buildings of the era reflected the use of modern construction techniques and materials, many developed during World War II to improve speed, simplicity and functionality critical for war production. Common features included the lack of significant exterior detailing resulting in clean lines, as well as the use of non-structural glass curtain walls supported by steel framed or cast concrete construction. Within the last several decades, a greater awareness has developed of the significance of these buildings as a unique part of the continuum of architectural designs reflective of the mid-twentieth century.

In the same year that Taylor Hardwick was remodeling 29 East Adams Street, he had also been designing the Haydon Burns Library directly across the street at 122 North Ocean Street. The library has been designated as a local landmark (LM-09-2; Ordinance 2009-0399) for the significance of its architectural design, architect, and role in Jacksonville's mid-century development. 29 East Adams Street shares and retains many of the notable architectural features that distinguish the Haydon Burns Library. These include the building's large plate glass windows and decorative glass tiles. Additionally, the thin aluminum fins between the second floor windows

are reminiscent of the masonry fins on the library directly across the street. 29 East Adams Street is further distinguished by the blank tower on the left of the front elevation which features an arched entryway that runs through the building to the rear of the property. Through this arched entryway is a room with a domed ceiling. The common architectural features between the Haydon Burns Library and 29 East Adams Street in addition to the building's unique features are intact and significant in their own right.

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.

29 East Adams Street has not been significantly altered since its redesign in the mid-20th Century and retains many of its character-defining features from this period. There is evidence that there had been moderate deterioration to the structure over time however, steps to prevent further deterioration are also present.

RECOMMENDATION

Since the property owner is the sponsor of the designation, at least **two of the seven** criteria must be met. In reviewing the application, the Planning and Development Department has found the application to meet **four of the seven** 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 29 East Adams Street, (<u>LM-24-08</u>) as a City of Jacksonville Landmark.



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

Historic Name: 29 East Ac	dams Street	Section 1 to 1 to 1 to 1 to 1 to 1	
Investration and money and the design of the second		Designation: (check all applicable)	
Other Names:		Residential Commercial	
Other Names: FMSF Number: (if known)			
Street name & number: 29	East Adams Street		
City or town: Jacksonville		Zip Code: 32202	
	County: 3220	2	
Real estate number(s): 0735	589 0000		
3. HISTORICAL INFORMATIO	ON		
Date of construction and add	ltinne		
The summer intended to ret	A historically significant addition	ion replaced the front facade in 1965	
		demist facade.	
Cinnificanak biska Parka. Parka	ons		
Henry Klutho, Taylor Har	rdwick Jacksonville Home T	elephone Company, Florida Gas	
Henry Klutho, Taylor Har		elephone Company, Florida Gas	
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Henry Klutho, Taylor Har Company Original use: Commercial Present use:	rdwick, Jacksonville Home T		
Henry Klutho, Taylor Hai Company Original use: Commercial Present use: Mixed Use (1st floor com	rdwick, Jacksonville Home To	ai)	
Henry Klutho, Taylor Hai Company Original use: Commercial Present use: Mixed Use (1st floor com	mercial & 2nd floor residenti	al)	
Henry Klutho, Taylor Hai Company Original use: Commercial Present use: Mixed Use (1st floor com Physical description (basic des	mercial & 2nd floor residenting, construction and conditions):	al)	
Henry Klutho, Taylor Har Company Original use: Commercial Present use: Mixed Use (1st floor company) Physical description (basic des This two story, three bay school facade, It was des Toor, and roof deck.	rdwick, Jacksonville Home To imercial & 2nd floor residenti ign, construction and conditions): commercial building was des signed with poured concrete	ai) signed by Klutho in 1915 with a prairie construction, including columns, 2nd	
Henry Klutho, Taylor Har Company Original use: Commercial Present use: Mixed Use (1st floor com Physical description (basic des This two story, three bay school facade, It was des floor, and roof deck. n 1965 Hardwick & Lee of	imercial & 2nd floor residenting, construction and conditions): commercial building was designed with poured concrete	signed by Klutho in 1915 with a prairie construction, including columns, 2nd e building which incorporates many	
Henry Klutho, Taylor Har Company Original use: Commercial Present use: Mixed Use (1st floor com Physical description (basic des This two story, three bay school facade, It was des loor, and roof deck. n 1965 Hardwick & Lee ce eatures of the Main Libra	imercial & 2nd floor residenting, construction and conditions): commercial building was designed with poured concrete	signed by Klutho in 1915 with a prairie construction, including columns, 2nd e building which incorporates many	

4. STATEMENT OF SIGNIFICANCE	
The following is a list of the cultural, historical, archite- applicable local designation criteria outlined in section	ctural, or archaeological significance with reference to all 307.104(f), of the Jacksonville Ordinance Code
Mark "x" in any applicable boxes for the criteria to qua how it is applicable. If more space is needed please use landmark on each sheet.	alify for a landmark, using the space to the right to specify e a continuation sheet and write the name of the potential
Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation	Downtown Jacksonville, fireproof construction following the Great Fire, mid-century modernist design, 1960's redevelopment in downtown Jacksonville
Its location is the site of a significant local, state, or national event.	W-HARMOND AND AND AND AND AND AND AND AND AND A
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.	Originally designed by Henry Klutho in 1915 Current facade designed by Hardwick & Lee in 1965
Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.	The building is a good example of mid-century modernism, with many features borrowed from the Main Library on a smaller scale. Very little alteration.
It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials	Current facade shows influence of mid-century modernism, including glass tiles, aluminum "fins", large plate glass windows, and blank tower.
Its suitability for preservation of restoration	Owner has current plans to rehabilitate.

2 of 3

5. REQUIRED ATTACHMENTS
A minimum of five (5) labeled (with location and description) photographs of the site Area map showing property location Any available historic and or existing drawings such as elevations, floor plans, diagrams, etc. Legal Description
6. SPONSORSHIP STATEMENT
I am aware of the proposal for designation of the subject property or properties listed above as a City of Jacksonville landmark or landmark site and am aware of the procedures for review of the proposal by the Jacksonville Historic Preservation Commission and the Jacksonville City Council. I understand that I will be notified of the date and place of any public meetings at which the proposal will be considered by the Jacksonville Historic Preservation Commission and the City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I am aware that I must wait one year to re-apply. Signature of property owner: Date: Date
Email:
Address: 7440 MA/POUTED City: Jacksonville Zip: 32233
Signature of applicant (if different from property owner): (representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.)
Printed name: JACK SHAD Phone number: (_)
Email: JACK @ WINDMILLTAY. WM
Address: 1239 WODOWARD AVE City: JAY Zip: 32207
Sponsorship other than the owner
Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation as a City of Jacksonville landmark or landmark site is being sponsored by:
Signature of sponsor: Title: Date:
Printed name:Phone number: _()Email:

POSITION AFFIDAVIT FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE

City of Jacksonville Historic Preservation

PROPERTY INFORMATION		
Historic Name: 29 East Adams	Street Other Names:	
Street Name and Number: 29 East A		
Zip Code: 32202	City: Jacksonville	State: Florida
Real Estate Number(s): 073589 00	000	
DECLARATION OF SUPPORT OR OPP	OSITION	
based upon the evidence, the nomina	ated landmark, or landmark er of the property expresse: ria must be met. If the own	
I do not oppose my property	being nominated for local la	ndmark status.
I hereby object to my propert	y being nominated for local	landmark status.
Signature of Property Owner:	4:12	nd i gav
Printed Name of Property Owner:	his Hienas	
Date: 004010 15 2024		**************************************
STATE OF FLORIDA COUNTY OF DUVAL		
Sworn to and subscribed and acknowle	edged hefore me by manne.	of I I physical assesses as I I as line
notarization, this $\frac{15}{100}$ day of $\frac{1}{100}$		
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who is personally known to me or who		(August Machalle - approprie
as identification and who took an oath	- I	
	1 de Wacu	
	(Signature of NOTARY PUB	
BETHANY SALACH	(Signature of NOTART FOR	ric)
版_ 開 跨 MY COMMISSION # HH SEASOR		x tl C C i 1
EXPIRES: May 11, 2027	(Printed name of NOTARY	PUBLIC)
The second secon	State of Florida at Large.	
	My commission expires:	N-W-2021



City of Jacksonville Planning & Development Department 214 N. Hogan Street, Suite 300 Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT Corporation/Partnership/Trust/Other Entity

PLAKA MAIN STREET INC.
Owner Name
29 East Adams Street
Address(es) for Subject Property
073589 0000
Real Estate Parcel Number(s) for Subject Property
Jack Shad / Windmill Consulting
Appointed or Authorized Agent(s)
Local Landmark Application
Type of Request(s)/Application(s)
BEFORE ME, the undersigned authority, this day personally appeared
 Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.
good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

- 4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.
- 5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.	
Signature of Affiant	
Chris Hionides Printed/Typed Name of Affiant	
* Affiant shall provide documentation illustrating that Af Property. This may be shown through a corporate resolution	ffiant is an authorized representative of the entity-owner of the Subjection, power of attorney, printout from Sunbiz.org, trust agreement, etc.
NOTARI	IAL CERTIFICATE
Sworn to and subscribed before me by means of proceedings of the subscribed before me by means of procedure as Procedure for Plaka More known to me or a has produced identification and we have the subscribed before me by means of procedure for plaka More for pl	physical presence or online notarization, this 5, day of Street Inc, who is personally who took an oath.
Type of identification produced	
	Notary Public Signature
[NOTARY SEAL]	Printed/Typed Name – Notary Public
BETHANY SALACN MY COMMISSION # HH 359595	My commission expires: 5-11-2027

APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED. INCOMPLETE. OR ALTERED AFFIDAVIT OF **PROPERTY OWNERSHIP** DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

MY COMMISSION # HH 359595 **EXPIRES: May 11, 2027**

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

S CONTINUE DE

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: 11 /25/24	COAH: LM - 24-08		
Address: 29 EAST ADAMS ST.	Owner: PLAKA MAIN STREET INC.		
JACKSONVILLE, FL 32202			

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>LM-24-08</u> were posted on the property/site located at:

<u>073589</u> 0000

Real Estate Number(s)

<u>29 EAST ADAMS</u> ST.

Street Address
<u>JACK SON VILLE</u>, TO 32202

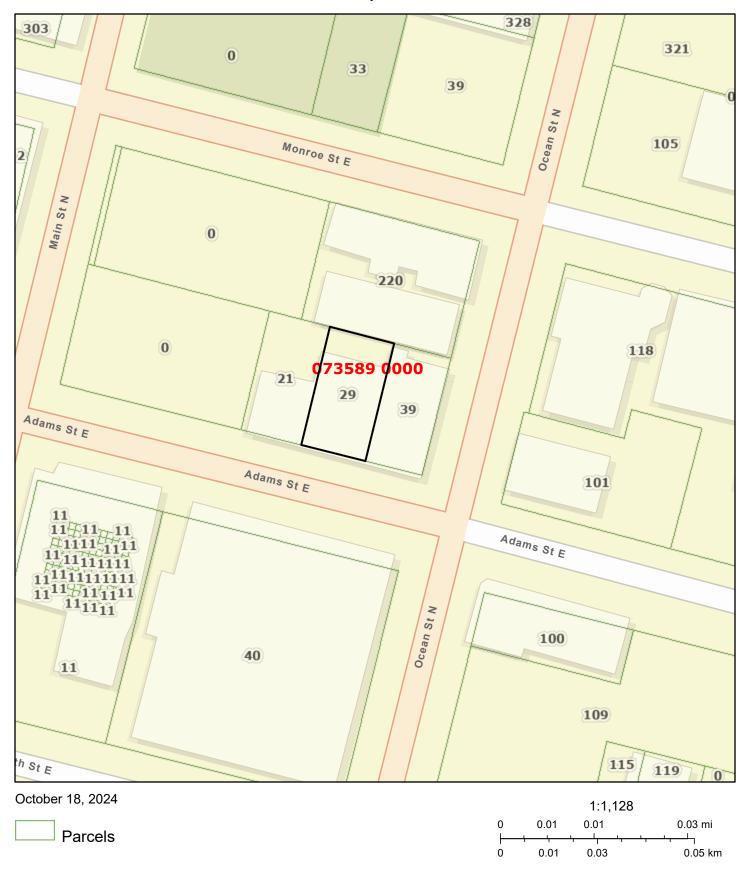
City, State Zip Code

Printed Name <u>JACK SHAQ</u>

Signature

Dated this 25th day of NOVEMBER 2024.

Land Development Review



Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

BLK 23

PLAKA MAIN STREET INC PO BOX 330046 ATLANTIC BEACH, FL 32233

2024

R-073589-0000

Page 1 of 1 PRINTED 10/10/2024

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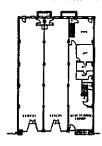
Map Id: 6413 117200.01 1.00 1.00 CENSUS TRACT 172.00

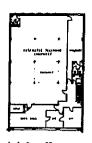
BUILDING CHARACTERISTICS * VALUE SUBJECT TO CHANGE ** Tax Dist USD1C 1700 Office 1-2 Story **Duval County Property Appraisers Office** CATEGORY PTS VALUE SUMMARY 100 37.00 Exterior Wall 17 C.B. STUCCO PRIMARY VALUATION METHOD CAMA WOOD TRUSS 100 Roof Struct 7.00 BUILDING VALUE 288,039 Roofing Cover 4 BUILT UP/T&G 100 3.00 EXTRA FEATURE VALUE 5 DRYWAT.T. 100 23.00 Interior Wall 171,720 TOTAL MARKET LAND VALUE Int Flooring 12 HARDWOOD 50 10.00 MARKET VALUE OF AG LAND Int Flooring 11 CER CLAY TILE 50 12.00 TOTAL LAND VALUE AG + COMMON Heating Fuel 4 ELECTRIC 100 1 00 FORCED-DUCTED 4.00 Heating Type Comm Htg & AC 100 MARKET VALUE 459,759 100 1.00 NOT ZONED 459,759 ASSESSED VALUE C-MASONRY 100 Comm Frame 5.00 CAP BASE YEAR Ceiling Wall 5 S CETT, WAT.T. 100 1.00 459,759 Air Cond 4 PACKAGED UNIT 100 5.00 TAXABLE VALUE EXEMPTIONS None TOTAL EXEMPTIONS VALUE CATEGORY UNITS ADJ SENIOR EXEMPTION VALUE Stories 2.0 N/A SR/HISTORIC TAXABLE VALUE Restrooms 6.00 PERMIT NO. TP ISSUE DATE DESCRIPTION EST VALUE Avg Story Height 13.00 Rooms / Units 10.00 **FBM** BAS 85 FUA **BUILDING DIMENSIONS** BASE RATE ADJ ADJ Quality Adjustment BAS:55,0:=W55 S70 E4 N5 E10 S5 E4 S15 E37 N85 \$ F Mkt/Design Factor 1.000 UA:116,0:=W55 S87 E55 N87 \$ FBM:123,0:=S49 E34 S3 3 E10 N82 W44 \$ CAN:0,70:=S17 E55 N2 W37 N15 W4 N TOTAL ADJUSTED POINTS 103 5 W10 S5 W4 \$. DEPRECIATION ADJ ADJ CAN NHX % LOC % COMP TYPE STYLE CLS QUA HX % 1701 04 4 03 0.00 100.00 1.00 100 REPL. COST NEW AYB EYB DT NORM % GOOD C4 80.00 20.00% 1.440.197 1914 1970 ΔRFΔ B H P.of B. EFF. AREA | DPR VALUE SAR 4.35 100 4.355 114.162 CAN 430 25 108 2,831 BUILDING NOTES 2,486 70 1,740 45,612 FBM FUA 4,785 100 4,785 125,434 BUILDING: AKA: VAC BLDG SITE ADDRESS: 29 E ADAMS ST JACKSONVILLE 32202-OFFICE 1-2 STY 1701 SALES NOTE AMOUNT YEAR CLERK SALE ũ AMOUNT GRANTOR GRANTEE SALES NOTE BOWMAN DALE R PLAKA MAIN STREET INC 00528 01/06/2021 WD 500000 20210218 19547 0 19547 00526 01/06/2021 WD U I 11 100 N MARTIJACK LLC PLAKA MAIN STREET INC 20210218 01010 04/01/2014 U ROBINSON JACK H ROBINSON JACK H ET AL 20140404 12,056 11,626 10,988 \$288,039 16739 QC I 11 100 N 16029 01351 08/10/2012 MS U 100 N ROBINSON JACK H BOWMAN DALE R 20140712 FJ OF FC 0.00 PRICE/SF 26.21 OB/XF UNIT ADJ UNIT EFF YEAR **OB/XF MKT** APPRAISAL DATES ACTUAL CODE BLD GRADE FACTOR COND YEAR YEAR ON ROLL COND DESCRIPTION HX % NHX % LENGTH WIDTH UNITS PRICE PRICE VALUE DATE APPRAISED BY BUILDING 06/02/2021 LAND LINES 05/23/2019 KEH **VALUE REVIEW** 02/08/2018 TCY TRIENNIAL 09/16/2013 MKL INCOME LAND USE COND UNIT **ADJ UNIT** N CODE DESCRIPTION HX % NHX % D ZONE FRONT DEPTH FACTOR UNITS TYPE Т FACT FACTOR PRICE VALUE PRICE COMMERCIAL. 1 1000 0.00 100.00 CCBD 0 00 0 00 100 00 5.724 00 S O 1.00 1 00 30 00 30 00 171.720 DATE BLD USER ID CD PARCEL NOTES 203

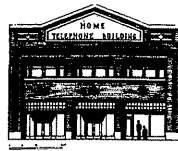




One of Klutho's last Prairie School buildings in downtown Jacksonville was the Home Telephone Company at 29 East Adams Street. The Home Telephone Company was as controversial as the architect it chose. It had applied for a franchise to operate an automatic dial telephone system in Jacksonville, challenging the already entrenched Bell System. It took a referendum to award such a franchise, and the Bell System ran advertisements warning the citizens against Home Telephone. Bell lost the first round when the automatic system was approved by the September 3, 1912, referendum because of a light turnout of voters. But Southern Bell was willing to put its full corporate weight into





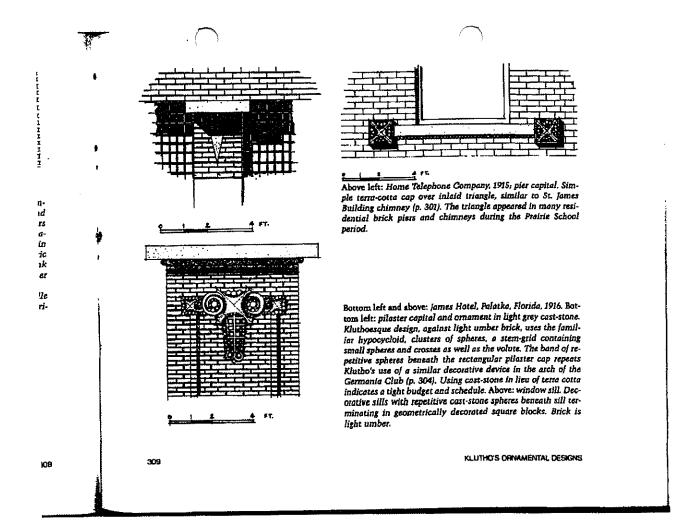


Home Telephone Company Building, 1915. Left: first-floor plan. Center: second-floor plan. The automated switch-gear was located here. Right: the south (front) facade was restrained in terms of ornament. The brickwork is stepped at the corner pilasters and set in geometric layouts on either side of the pediment to form shadow patterns. Simple plinths form the capitals of the intermediate pilasters. The three shields were term cotta in red, white, and blue, the only color on the building aside from the mauve brick (plans and drawing by author from working drawings, City Building Dept.).

207

X

THE LAST OF THE PRAIRIE SCHOOL BUILDINGS



#1

29 East Adams

715-M/60 sign 1597-M/59 replace boiler

204-w/56 interior alterns & provide met fire escape.
1791-M/62 remove sign

1834-M/62 repaint sign in place; cancels 1/91-M/62

3931/M/63 take down presecting sign
3932/M/63 erect projecting sign
211/W/65 alter existing cone & brick bldg.
1079/m/65 take down proj sign. -over-

DRIGINAL PERMIT 84-W/14 not present in BP archives

208

1119/m/65 change duct work
1324/m/65 paint 2 wall signs on barricade.

24-w/4 2 Story nerth 4 - order to
1575/m66 remove old skylight 6 roof over the
opening with 3/4 sheathing 6 bit up roof
2152/m /66 renew metal scupper 6 repair parapet
wall 8 NE corner of roof,
1947/m Repair section of roof, install necessary
sheet metal work
997/m/70 replace 15 ton Arkla water chiller
in air conditioner
8618/b/72 re-roof/ins. theet metal wk.
1548/b/75 caulking & painting bldg
4388/b/75 instl part 6 alter office
5205/e/75 comm, add.
1402/m/82 heat, a/c, gas piping, venting

29 E. Adams Street

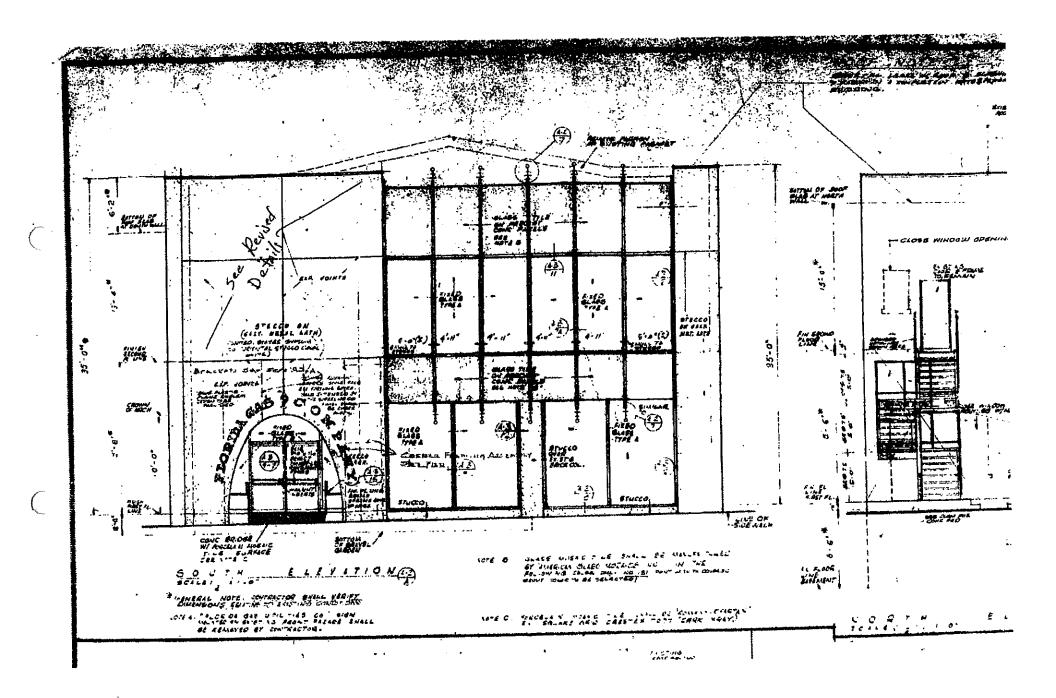
14213/e/82 comm/10 recept.

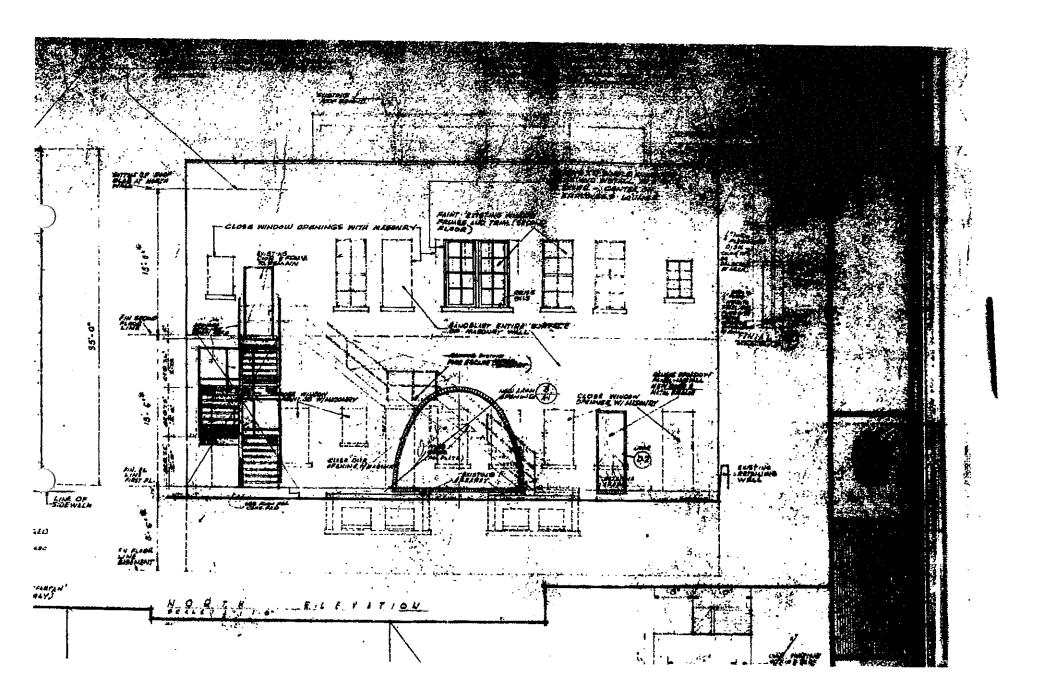
14819/e/82 comm/repairs

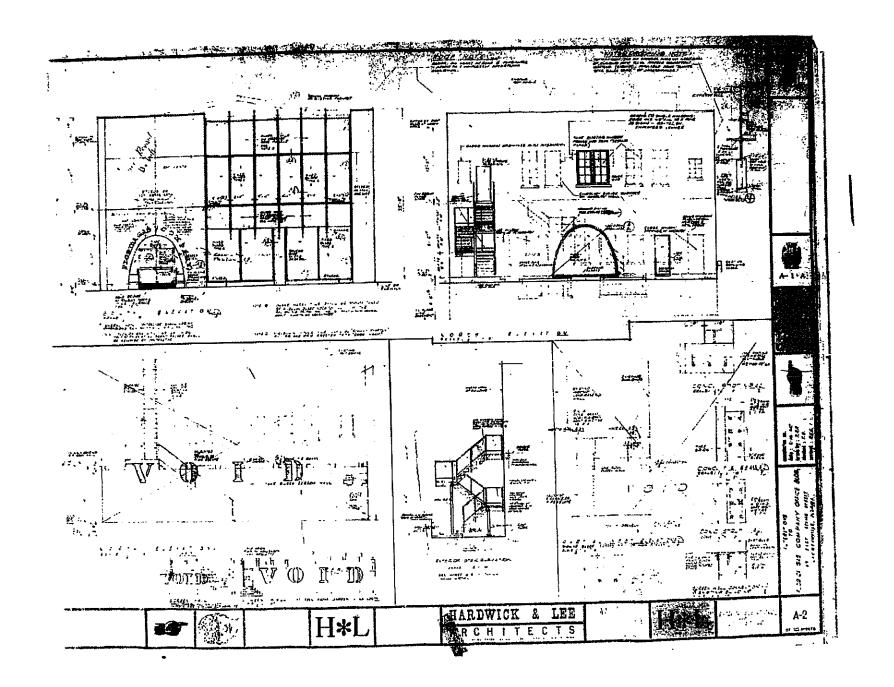
3124/b/83 reroof comm. bldg.

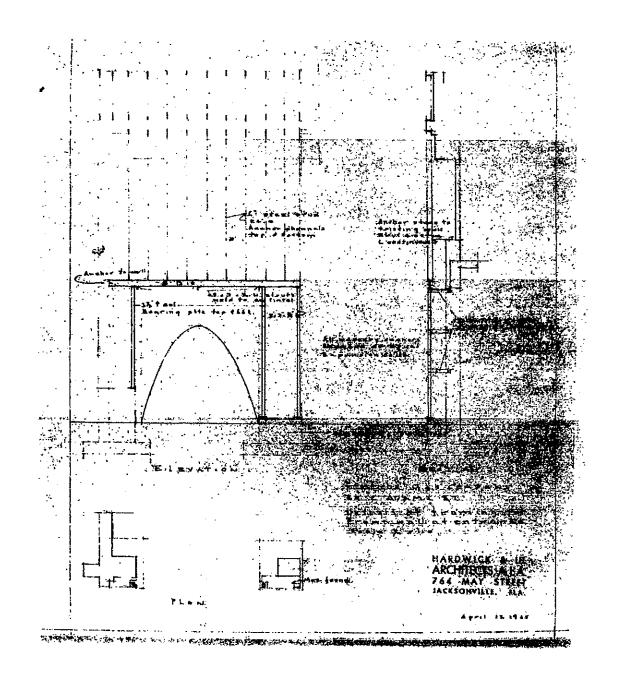
8863/b/84 reroof

€2







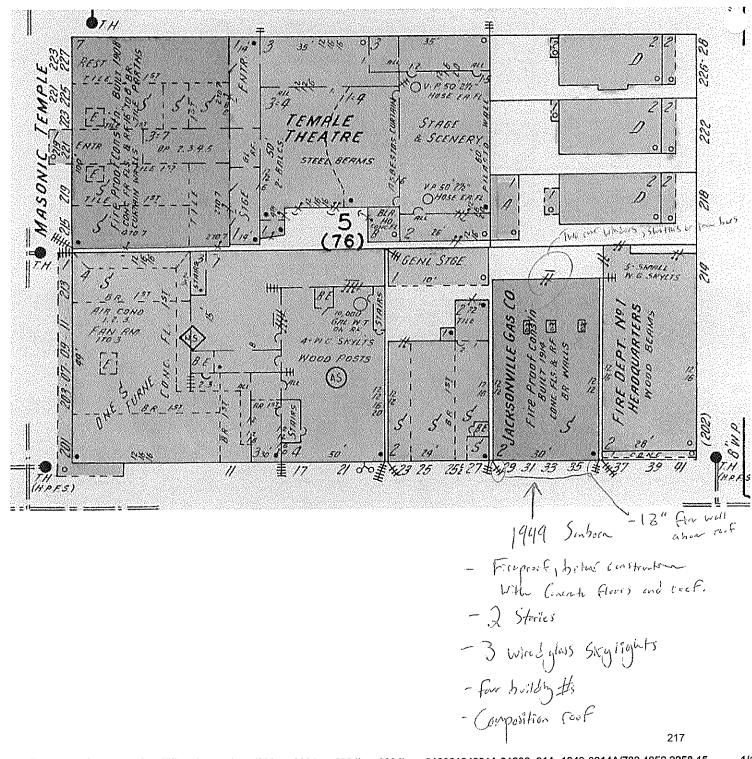


Appendix I Buildings and Projects by Henry John Kluth

The chronological list of all known Klutho buildings is not complete, since he seldom listed the less prestigious residences and smaller commercial work. Unless a building has been verified, it is not included in the list. Much of the information is from Walter T. Carry's undergraduate paper prepared at the University of Florida in 1954. Many previously unknown Klutho works were found in the records of the Building and Zoning Department of the Consolidated City of Jacksonville, but these records contain no residences and no work that was built outside the restricted limits of the old city. Other projects were gleaned from a study of city newspapers published between 1901 and 1950. In the list, dates are year of design, if known. An asterisk (*) indicates a building designed in the Prairie School style or definitely influenced by it. Unless otherwise stated, street addresses given are in Jacksonville. "Project" means a design that was never built.

:ar	Name of commission	Location	Present status
197	Cathedral	Newark, New Jersey	Project
(1)8(2)	Opera house	New York(?)	Project (possibly an "exercise" drawing or a competition)
01	City Hall	Jacksonville	Demolished, 1960
	Dval-Upchurch Building	S.E. corner Bay and Main streets	Still in use; restored as office building by Haskell Co., 1981

Year	Name of commission	Location	Present status
1911	* Florida Life Insurance Office Building (now part of Jackson- ville National Bank complex)	Center of block, east side of Laura Street, between Forsyth and Adams	Still standing; upper floors used for storage; fire in 1977 damaged contents but not building
•	* Claude Nolan Showroom Bldg.	N.E. corner Main and Orange streets	Still in use; badly remodeled in 1940s, all Prairie School charac- ter lost
	* George Clark residence	Riverside Avenue	Demolished by Riverside Hospital, 1979
1912	* Ames Realty Company Building (formerly Gilbert's Garage)	111 W. Church Street (N.W. corner Church and Laura streets)	Demolished
	⊦ Germanıa Club	135 Riverside Avenue	Still standing; remodeled and in- corporated into 1950s Profes- sional Insurance Corporation Building with metal curtain wall covering original club building and connected to new five-story office building through the for- mer arched entry
1913	* Criminal court and jail ²	Liberty Street immediately south of old police station	Demolished by City of Jackson- ville, 1968; site is now parking lot
	* Jacksonville Civic Center	Springfield Park	Project
	* Klutho Apartments (now Dione Apartments)	2030 Main Street	Still in use as apartments
	* St. Clair-Abrams residence	Riverside	Still standing with bad additions
1914	* Home Telephone Building (now People's Gas Company, Inc.)	29 East Adams Street	Still standing but remodeled in 1960s beyond recognition
	* Stockton Broome residence no. 1	Foot of Elizabeth Place, Riverside	Still standing in good condition
	* Flagler Open-Air School for Girls	South bank of Ortega River east of Ortega Blvd. Bridge	Destroyed by fire, 1923





+ 19?? 63-64

Arsenault, Caleb - PDCM

From: Jack Shad <Jack@windmilljax.com>
Sent: Monday, November 25, 2024 8:12 PM

To: Arsenault, Caleb - PDCM; Wells, Arimus - PDCM

Cc: Elias Hionides

Subject: Re: 29 E Adams St Designation

Attachments: thumbnail_IMG_7344.jpg; thumbnail_IMG_7343.jpg; 29 East Adams Sign Affidavit.pdf

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Caleb,

The sign went up today - see attached pictures and affidavit.

I see that the legal notice has appeared as well.

Have you gotten an invoice from the Daily Record yet?

Let me know if there's anything else we need to do before the hearing.

Thanks,

Jack

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Thursday, November 21, 2024 2:16 PM

To: Jack Shad <Jack@windmilljax.com>; Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: RE: 29 E Adams St Designation

Thank you, Jack!

I will add these to the file.

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: Jack Shad <Jack@windmilljax.com>
Sent: Thursday, November 21, 2024 1:55 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: Re: 29 E Adams St Designation

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Caleb,

Here are the 5 pictures - 3 of the front, 1 of the back, and 1 of the domed entryway, which will be reopened as part of the planned renovation.

I'll post the signs early next week.

Thanks,

Jack

From: Jack Shad < <u>Jack@windmilljax.com</u>> Sent: Friday, November 15, 2024 8:27 AM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: Re: 29 E Adams St Designation

Caleb,

Here is the signed application form.

I'll send some the pictures early next week.

Please let me know if you need anything else.

Thanks,

Jack

From: Arsenault, Caleb - PDCM < <u>CArsenault@coj.net</u>> Sent: Wednesday, November 13, 2024 12:35 PM

To: Jack Shad <<u>Jack@windmilljax.com</u>>; Wells, Arimus - PDCM <<u>ArimusW@coj.net</u>>

Subject: RE: 29 E Adams St Designation

Good afternoon,

I have been assigned to this landmark application and will be working with you through the landmarking process. Could you please address the following:

- Could you please get the owner's signature on the application itself? Even though the position affidavit is signed, we need the application itself signed as well.
- Could you please provide at least five (5) photos of the site? This could be several photos of the front and several photos of the rear.

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: Jack Shad < <u>Jack@windmilljax.com</u>> Sent: Friday, October 18, 2024 10:53 AM

To: Wells, Arimus - PDCM < Arimus W@coj.net >; Arsenault, Caleb - PDCM < CArsenault@coj.net >

Subject: Re: 29 E Adams St Designation

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Arimus,

Here are the signed application forms.

As we discussed, I think the photos will be much better if y'all take them... Let me know if I need to submit some anyway.

I did include some pictures of the domed entryway, which is currently boarded up. The renovation plan would make that an open area again.

rtease tet me know what other information you need.
Thanks,
Jack
Francisco De Contracto de Contr
From: Wells, Arimus - PDCM < Arimus W@coj.net > Sent: Monday, October 14, 2024 10:32 AM
To: Jack Shad < Jack@windmilljax.com >; Arsenault, Caleb - PDCM < CArsenault@coj.net >
Subject: RE: 29 E Adams St Designation
Jack—there's not a new form, but feel free to use the attached template.
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: Jack Shad < <u>Jack@windmilljax.com</u> >
Sent: Thursday, October 10, 2024 2:49 PM
To: Wells, Arimus - PDCM < <u>ArimusW@coj.net</u> >; Arsenault, Caleb - PDCM < <u>CArsenault@coj.net</u> > Subject: Re: 29 E Adams St Designation
,
EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open
any attachments unless you trust the sender and know the content is safe.
Arimus,
Is there a new legal description form I should use for the application?
Thanks,
Jack
From: Jack Shad < <u>Jack@windmilljax.com</u> >
Sent: Monday, October 7, 2024 9:05 AM To: Wells, Arimus - PDCM <arimusw@coj.net>; Arsenault, Caleb - PDCM <carsenault@coj.net></carsenault@coj.net></arimusw@coj.net>
Subject: Fw: 29 E Adams St Designation

4

Arimus and Caleb,

Thanks again for sitting down with me last week.

Here are the documents that we have,	, including some of the drawings	from the 1965 rehab that a	dded
the current facade.			

We are working on the application and should have them to you hopefully by the end of the week.

Jack

Arsenault, Caleb - PDCM

From: Jack Shad <Jack@windmilljax.com>
Sent: Thursday, December 5, 2024 9:02 PM

To:Arsenault, Caleb - PDCMCc:Wells, Arimus - PDCMSubject:Fw: Fw: 24-07300D invoice

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Caleb,

Please see the advertising receipt below.

When do expect the report to go out? Are there any last minute questions?

Thanks,

Jack

From: Elias Hionides <ehionides@gmail.com>
Sent: Thursday, December 5, 2024 12:14 PM
To: Jack Shad <Jack@windmilljax.com>
Subject: Fwd: Fw: 24-07300D invoice

Receipt for Jax Daily Record below.

----- Forwarded message ------

From: Bethany Salcan < bs@petrajax.com >

Date: Thu, Dec 5, 2024 at 12:13 PM Subject: Re: Fw: 24-07300D invoice

To: Elias Hionides <<u>ehionides@gmail.com</u>>
Cc: Stefani Serna <<u>ss@petrajax.com</u>>

Done

Thank You.

Your payment has been processed and submitted to The Jacksonville Daily Record.

The card processor responded:

Successfully created transaction with Transaction ID: 80768390130

Transaction Response Code: 1

Message Code: 1

Auth Code: 287592 Description: This transaction has been approved.

11

----- Forwarded message -----

From: Elias Hionides < ehionides@gmail.com>

Date: Thu, Dec 5, 2024 at 12:07 PM Subject: Fwd: Fw: 24-07300D invoice

To: Bethany Salcan < bs@petrajax.com >, Stefani Serna < ss@petrajax.com >

Please pay this. This is for our application to designate 29 E Adams St a local landmark. Plaka Main St, Inc.

Thanks,

----- Forwarded message ------

From: Jack Shad < Jack@windmilljax.com >

Date: Wed, Dec 4, 2024 at 9:17 PM Subject: Fw: 24-07300D invoice

To: Elias Hionides < ehionides@gmail.com>

Elias,

Can you get this paid? The easiest way is just to call them up and pay with a credit card over the phone.

It needs to be paid before the hearing, which is on the 11th (a week from today).

Please forward me the receipt whenever they send it to you.

Thanks,

Jack

From: JDR Legal Advertising < legal@jaxdailyrecord.com>

Sent: Wednesday, December 4, 2024 4:41 PM

To: Jack Shad <Jack@windmilljax.com>

Subject: 24-07300D invoice

Invoice is attached.

Nichol Stringer// Legal Advertising Associate
Jacksonville Daily Record

Physical: 121 W Forsyth St, Suite 150, Jacksonville, FL 32202

Mailing: PO Box 1769, Jacksonville, FL 32201

tel (904) 356-2466 // fax (904) 353-2628

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Duval: Deadline to submit notices and/or prepayment (if required) is 2:00 p.m. Wednesday

Clay | Nassau | St. Johns: Deadline to submit notices and/or prepayment (if required) is 10:00 a.m. Wednesday. All notices requiring proofs prior to publication have a deadline of 2:00 p.m. on Tuesday; any changes needed must be received by Wednesday at 10:00 a.m.

All Counties: Public notices with a map or special formatting (tables, etc.) must be received by Wednesday at 10:00 a.m. Please reserve space for news page ads (away from public notices) by noon Thursday, one week prior to publication.

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CLICK HERE



to submit a payment



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G.

Certificates of Appropriateness



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-31360 236 5th Street East

December 11, 2024

Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-31360

<u>Address</u>: 236 East 5th Street, RE# 070979-0000

Location: South side of East 5th Street, between North Market Street and North Liberty

Street

Owner: Terrawise Homes, Inc.

1334 Walnut Street

Jacksonville, Florida 32206

<u>Applicant:</u> Jacob Shacter

Terrawise Homes, Inc. 1334 Walnut Street

Jacksonville, Florida 32206

Year Built: Not Applicable

Designation: Springfield

Request: New Construction – Primary Structure

<u>Summary Scope of Work:</u>

1. Construction of a two-story primary structure

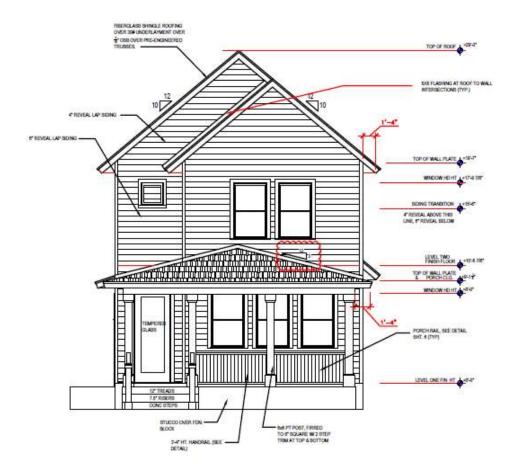
Recommendation: Approve with Conditions

Conditions:

- 1. Materials and height shall be substantially consistent with the elevation drawings submitted **November 20, 2024**, or as otherwise approved by the Historic Preservation Section.
- 2. The location shall be as substantially shown on the site plan dated **November 14, 2024**.
- 3. The first floor rear elevation roof design shall be simplified to be a uniform hipped roof, subject to final review of approval by the Historic Preservation Section
- 4. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- 5. The siding shall be installed with the smooth side facing outward.
- 6. The picture windows of the first floor and side elevations shall be replaced with 1/1 windows.
- 7. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

COA-24-31360 Page **1** of **10**

- 8. The window light pattern shall have exterior raised profiled muntins (true or simulated divided lights).
- 9. Columns shall have caps and bases.
- 10. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
- 11. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
- 12. The front and side doors shall have clear glass without any decorative etching or frosted glass.
- 13. The rear door shall be a sliding glass door.
- 14. 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.



COA-24-31360 Page **2** of **10**

PROJECT DESCRIPTION

COA-24-31360 is for the construction of a two-story primary structure on a contributing property within the Springfield Historic District. Located on an interior lot, the subject property is currently devoid of any structures. The surrounding residential structures along this block are mostly two-story frame vernacular homes. As designed, the estimated 2,907-square-foot primary structure will consist of cementitious lap siding, a fiberglass shingle roof, and 1/1 and picture windows. The front (north) elevation will have a single-story porch with columns and vertical railing. Additionally, the gable ends of the main roof will be oriented to face the front and back of the property (north and south).

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 primary structure is compatible with the height of surrounding structures in the district. The orientation of the roof will be a front, street-facing open gabled roof form that will be compatible with the roof form design surrounding homes in the district. The Design Guidelines reference "Roofs" and states, "Roof forms comprise an important part of the streetscape in Springfield. They create a unified rhythm with neighboring properties." As such, the proposed work, as conditioned, is consistent with the Design Guidelines and Sections 307.106(k)(1 and 2) and 307.106(m)(1 and 4).
- 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 1-over-1 window light pattern and height align with historic window forms in the district. Although every elevation is designed to have at least one fixed picture window, Staff has conditioned the front and side elevations to use only 1/1 sash 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." Window openings have been designed to proportionally place 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 pose a threat to any known archaeological or otherwise historical record and can be completed within a reasonable amount of time 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

COA-24-31360 Page **3** of **10**

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 will be carried out on a vacant lot. The proposed primary structure is differentiated but compatible with nearby historic structures in regard to massing, size, scale and architectural features. As such, the proposed work, as conditioned, is consistent with the Design Guidelines and Section 307.106(m)(1, 2, 3, 6, 7, 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(m) Guidelines on "New Construction": 1, 2, 3, 4, 6, 7, and 8
- 3. Historic District Design Guidelines, Section on "New Construction"

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.

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.

COA-24-31360 Page **4** of **10**

- 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.

COA-24-31360 Page **5** of **10**

LOCATION MAP

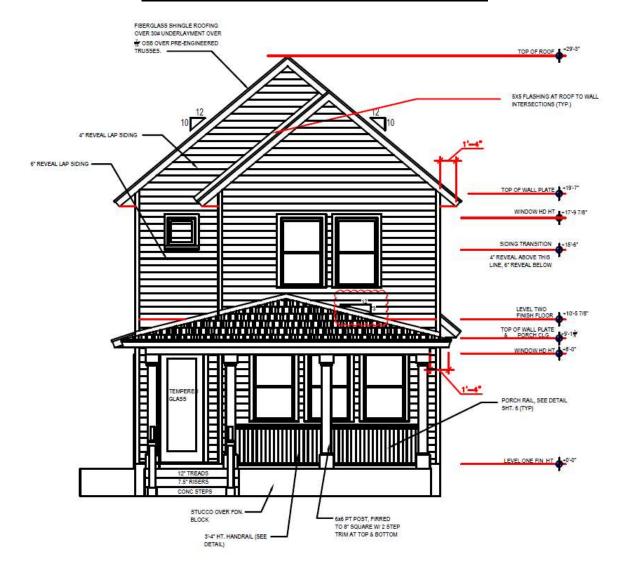


PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



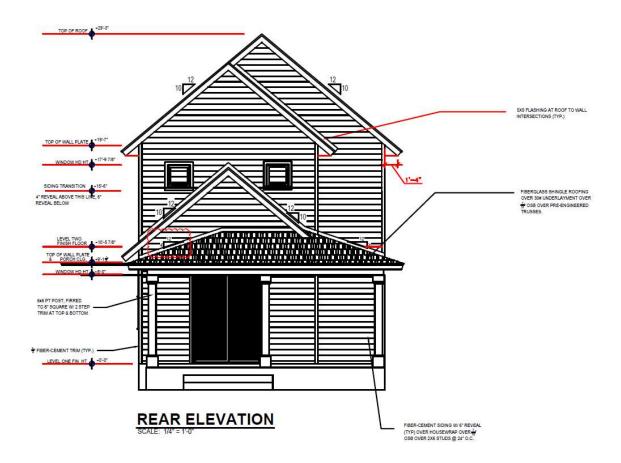
Page **6** of **10** COA-24-31360

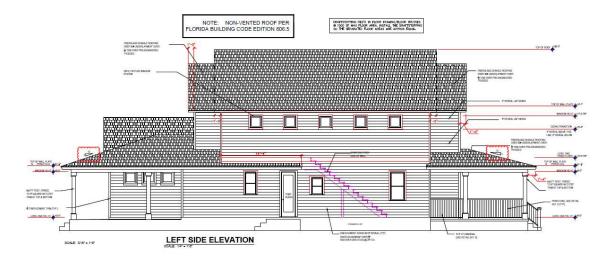
ELEVATION PLANS SUBMITTED NOVEMBER 20, 2024



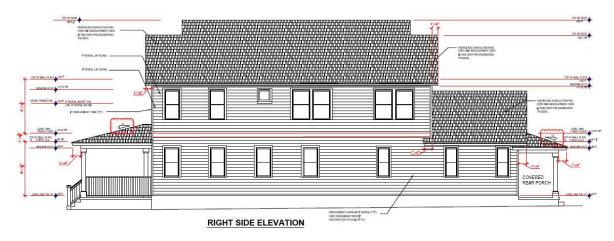
FRONT ELEVATION

COA-24-31360 Page **7** of **10**





COA-24-31360 Page **8** of **10**



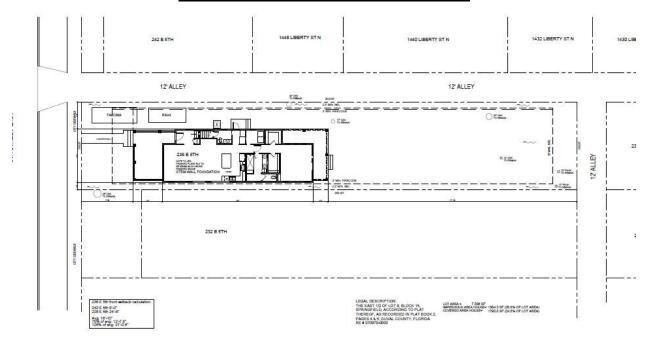
FLOOR PLANS SUBMITTED NOVEMBER 14, 2024 STAINED CONCRETE FLOORS DO NOT WRITE ON CONC. SLAIS DO NOT NAL BRACES INTO CONC. SLAIS FIRST FLOOR PLAN CHANGE SHOWER HEAD(S)77 SHEATHING AT EXTERNOL MATERIAL OTHERS OTHER MATERIAL OF THE PARTY. CONTACT WITH CONCRE INTERIOR COOPES TO BE MASSIMILE WITH WICE | E-PLACE A PROMINE 24"X54"FG HD HT @ 7-4" ALL WINDOWS TO SE L. TOPES AND INSTALLATE. PERSONNE OF THE STREET THE STRUCTURE SHEET PROVIDE SOUR WEST AT DIENTO HELOW CETT OF STATE SQUARE I 15T FLOOR HEATI 2ND FLOOR HEAT LOFT/ OPT, BED 4 TOTAL HOUSE HE TOTAL ENGLOSED 30503H 30503H 30508H 30508H "27 @ H OH "27 @ 74" 3'-52" TOTAL COVERED : VOL. OF HEATED

COA-24-31360 Page **9** of **10**

DRAFTSTOPPING REGIO IN FLOOR FRAMING/FLOOR TRUSSES © 1000 SF WAX FLOOR AREA INSTALL THE GRAFTSTOPPING

SECOND FLOOR PLAN

SITE PLAN SUBMITTED NOVEMBER 14, 2024



Page **10** of **10** COA-24-31360

Application For Certificate Of Appropriateness

Application Info

Tracking # 31360 **Application Status** FOUND SUFFICIENT **Date Started** 09/18/2024 **Date Submitted** 09/18/2024

/

Planning and Development Department Info

COA # COA-24-31360

Admin Review

Admin RecommendationFORWARDAdmin Date Of Action11/19/2024

Forwarded to JHPC

JHPC Meeting Date 12/11/2024

Staff Recommendation APPROVED WITH CONDITION

JHPC Recommendation N/A
JHPC Date Of Action N/A

General Information On Applicant

Admin Details

N/A

JHPC Details

JACKSONVILLE

N/A

Last Name First Name Middle Name
SHACTER JACOB JAMES

Company Name
TERRAWISE HOMES INC.

Mailing Address
1334 WALNUT ST.

City State

Zip Code 32206

 Phone
 Fax
 Email

 904
 423
 1920
 904
 JSHACTER@TERRAWISEHOMES,COM

FL

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other **Last Name** First Name **Middle Name SHACTER JACOB JAMES Company/Trust Name** TERRAWISE HOMES INC. **Mailing Address** 1334 WALNUT ST. State Zip Code City **JACKSONVILLE** FL 32206 Phone Fax Email JSHACTER@TERRAWISEHOMES.COM 9044231920 904

Description Of Property

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

 PCIT, AP	praiser 5 RE #(5)	(10 digit in	alliber Wich	
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Springfie l d Hi	storic District				
House #	Street Name T	ype and Direction		7ir	Code
236	5TH ST E	ype and Direction			2206
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Addition	Driveway	✓ New Construction	Access	ory Structure:	=
	n Relocation	Window Replacen		ory Structures	•
Fencing	Demolition	Reroof/Minor Rep	oairs		
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For applications that can be approved administratively, there is no application fee.

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

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

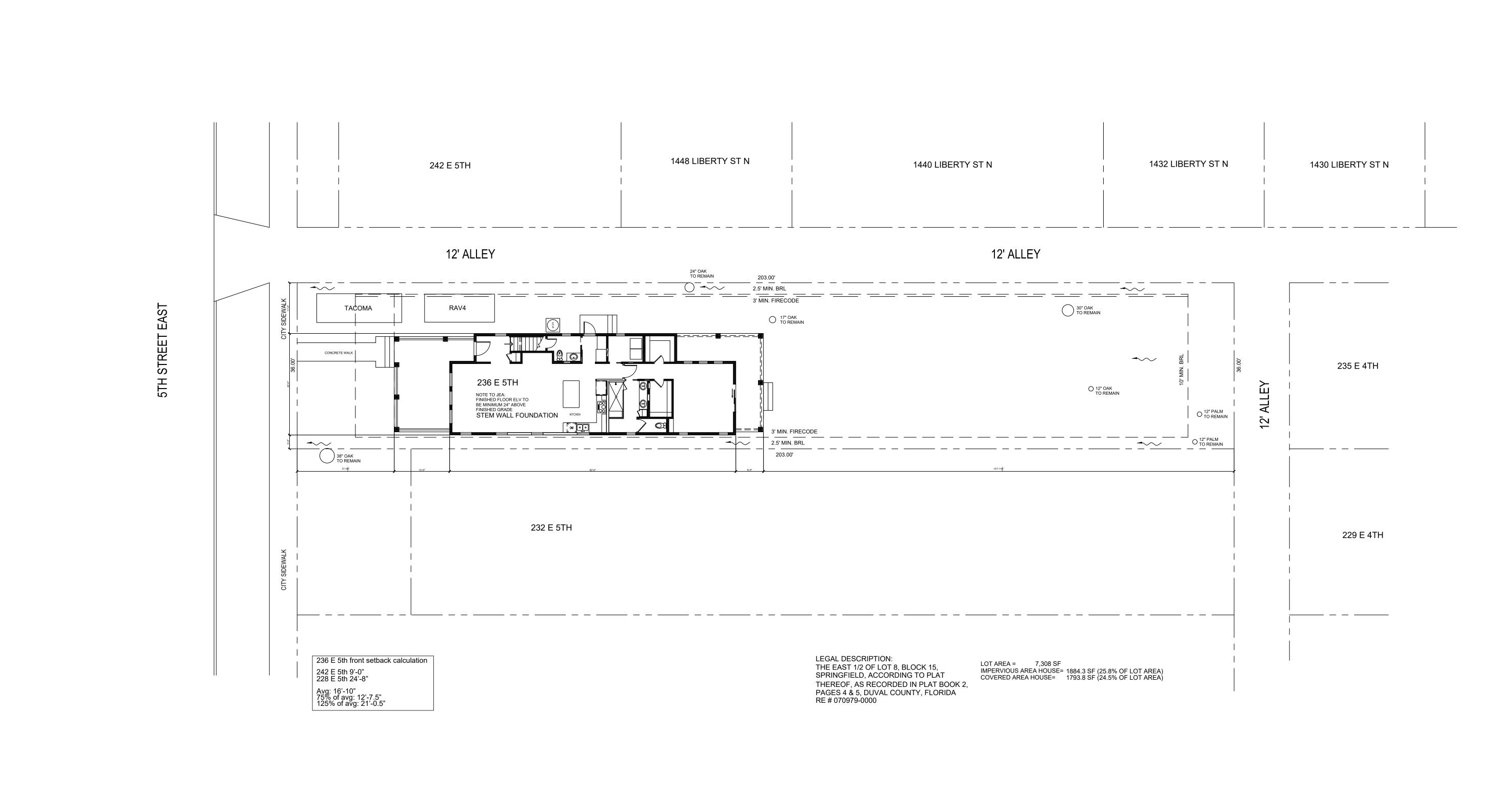
Date: 11/20/2024	COA#: 24-31360	
Address:	Owner:	
1334 Walnut Street	TerraWise Homes Inc.	
Jacksonville, FL 32206		

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 24-31360	were posted on the property/site located at:
070979-0000	
Real Estate Number(s)	
236 5th Street East	
Street Address Jacksonville, FL 32208	
City, State Zip Code	
Printed Name Jacob Shacter	
Signature — July -	
Dated this 20th day of November	20.24



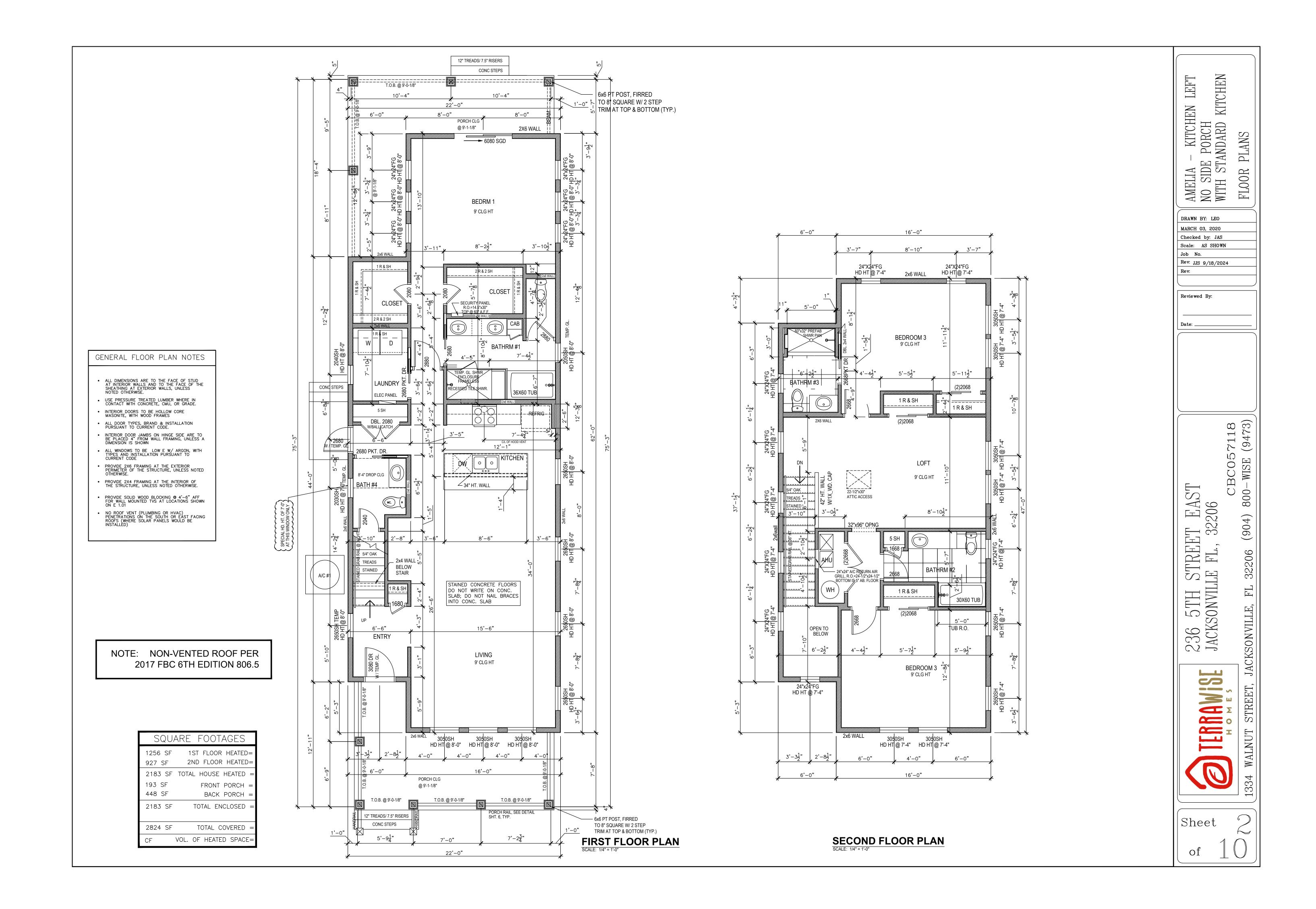


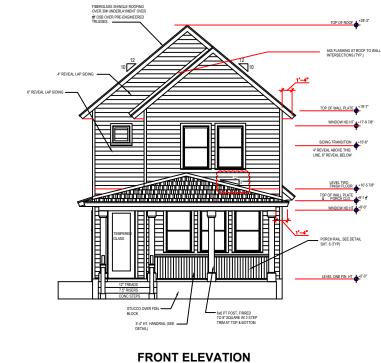


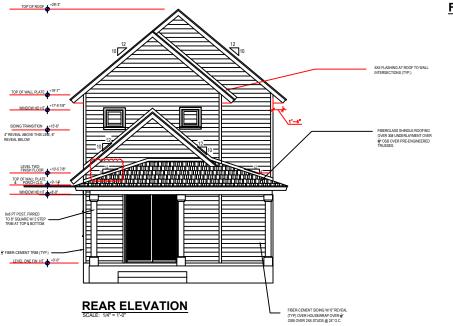
RESIDENCE -TANNER SITEPLAN GOODEN-DRAWN BY: JJS DATE: 9/17/2024 Checked by: Scale: 3/32" = 1'Job No. Rev: JJS 9/18/2024 Rev: DAS 11/05/2024 Reviewed By: STREET FL, 32206 (904)236 E 5TH JACKSONVILLE ~ ~ TERBANIES HOWES

245

Sheet







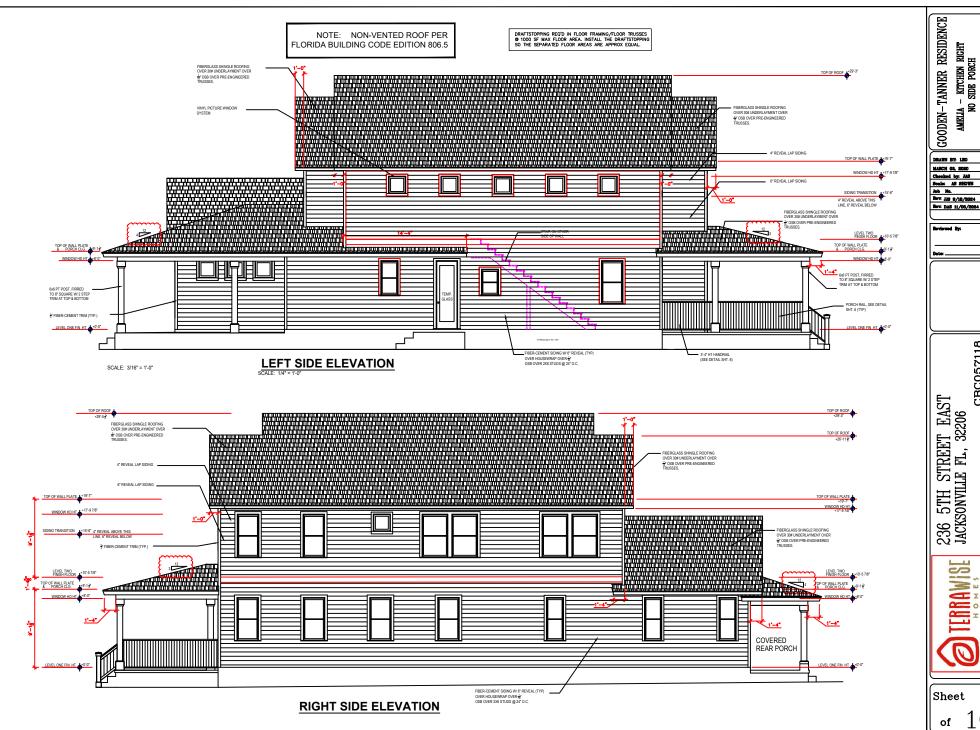
NOTE: NON-VENTED ROOF PER FLORIDA BUILDING CODE EDITION 806.5

DRAFTSTOPPING REQ'D IN FLOOR FRAMING/FLOOR TRUSSES • 1000 SF MAX FLOOR AREA. INSTALL THE DRAFTSTOPPING SO THE SEPARATED FLOOR AREAS ARE APPROX EQUAL.

GOODEN-TANNER RESIDENCE AMELIA – KITCHEN RIGHT NO SIDE PORCH EXTERIOR ELEVATIONS DRAWN BY: LEO MARCH 63, 8020 Checked by: IAS Scale: AS SHOWN Job No. Bevt JJS 9/18/2024 Bev: DAS 11/05/2024 CBCO57118 (904) 800-WISE (9473) 236 5TH STREET EAST JACKSONVILLE FL., 32206 ERBAWISE

1334 WALNUT STREET, JACKSONVILLE, FL 32206

Sheet of



LIA – KITCHEN RIGHT NO SIDE PORCH

AMELIA

EXTERIOR ELEVATIONS

CBCO57118 (904) 800-WISE (9473)

1334 WALNUT STREET, JACKSONVILLE, FL 32206

TERRAWISE

NO DEMOLITION REQUIRED FOR THIS APPLICATION

Arsenault, Caleb - PDCM

From: Wells, Arimus - PDCM

Sent: Thursday, November 14, 2024 3:21 PM

To: Arsenault, Caleb - PDCM

Subject: FW: Set back questions- short lots next to deep ones.

Attachments: 236 E 5th St.pdf

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: Jac Shacter < jshacter@terrawisehomes.com>

Sent: Tuesday, November 12, 2024 1:48 PM To: Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: RE: Set back questions- short lots next to deep ones.

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Arimus,

Following up on this...

I have attached revised plans; the front porch has been stretched by 4' in depth. All else is the same.

Best Regards,



Jacob Shacter Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206 **Direct** 904-423-1920 **Phone** (904) 800-9473 Email jshacter@terrawisehomes.com

Website http://www.terrawisehomes.com/

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Watch on Youtube

From: Jac Shacter

Sent: Wednesday, October 30, 2024 11:17 AM To: Wells, Arimus - PDCM < Arimus W@coj.net >

Subject: RE: Set back questions- short lots next to deep ones.

Arimus,

We never linked up on this one... also I believe we missed the payment deadline for this coming meeting... is that correct?

Best Regards,



Jacob Shacter Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206 Direct 904-423-1920 Phone (904) 800-9473 **Email** jshacter@terrawisehomes.com Website http://www.terrawisehomes.com/

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From: Wells, Arimus - PDCM <ArimusW@coj.net>

Sent: Tuesday, October 1, 2024 5:19 PM

To: Jac Shacter < jshacter@terrawisehomes.com >

Subject: RE: Set back questions- short lots next to deep ones.

Jac—let's touch base on the setbacks for this one tomorrow. I'll give you a call in the morning.

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: Jac Shacter < jshacter@terrawisehomes.com> Sent: Wednesday, September 18, 2024 10:14 AM To: Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: RE: Set back questions- short lots next to deep ones.

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Arimus,

For reference, the attached drawing is what it looks like if we take the avg of the historic structure to the left and the non-contributing structure to the right and apply the normal 25% rule... it's a little closer than we prefer as we are trying to save the 38" oak in the front.

Let me know your thoughts.

Best Regards,



Jacob Shacter
Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206

Direct 904-977-3927 Phone (904) 800-9473 Ext.1000

Email jshacter@terrawisehomes.com

Website http://www.terrawisehomes.com/

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From: Jac Shacter

Sent: Wednesday, September 18, 2024 9:54 AM

To: Wells, Arimus < Arimus W@coj.net >

Cc: David Shacter < dshacter@terrawisehomes.com >

Subject: RE: Set back questions- short lots next to deep ones.

Arimus,

FYI I left you a voicemail as well about this.

Circling back around to this conversation as we now have one of these lots under contract (236 E 5th St)

The contributing structure on 242 (70' deep lot), is only about a 9' front setback.

The two SRG homes on the other deeps lots are at 24'-8"

An average of the two would have the home dramatically in front of the other two homes on the deep lots.

How would you like to address this setback?

Best Regards,



Jacob Shacter Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206 **Direct** 904-977-3927 **Phone** (904) 800-9473 Ext.1000 Email jshacter@terrawisehomes.com

Website http://www.terrawisehomes.com/

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Watch on Youtube

From: Wells, Arimus < Arimus W@coj.net > **Sent:** Thursday, April 18, 2024 11:14 AM

To: Jac Shacter < jshacter@terrawisehomes.com > Cc: David Shacter <dshacter@terrawisehomes.com>

Subject: RE: Set back questions- short lots next to deep ones.

Jac,

My apologies on the delay. Perhaps that is a discussion your bring up with the Commission. From the Department's standpoint, we would work with you to come up with a reasonable setback based on the new construction and contributing structures—ideally, somewhere in the middle.

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: Jac Shacter < ishacter@terrawisehomes.com >

Sent: Thursday, April 18, 2024 11:10 AM To: Wells, Arimus < Arimus W@coj.net>

Cc: David Shacter <dshacter@terrawisehomes.com>

Subject: RE: Set back questions- short lots next to deep ones.

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Arimus,

Following up on this as well.

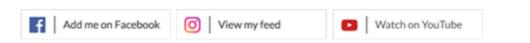
Best Regards,



Jac Shacter
Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206 Phone (904) 800-9473 Ext.100 Email jshacter@terrawisehomes.com

Website www.terrawisehomes.com/



From: Jac Shacter

Sent: Monday, March 11, 2024 9:54 AM **To:** Wells, Arimus < <u>Arimus W@coj.net</u>>

Cc: David Shacter < <u>dshacter@terrawisehomes.com</u>> **Subject:** Set back questions- short lots next to deep ones.

Arimus,

We have some setback questions on a couple of lots we just closed on: 232 And 236 E 5th St.

These 2 are deep lots, the are currently cut a little strangely, but we will re-split them to be 2 typical 36'x203' lots

This is a conversation that revolves around the issue of the short lots next to deep lots... usually we are on the other end of this with a short lot.

In the instance of these 2 properties the only historic structure for context on that side of the block is the house to the East: $242 E 5^{th} St...$ a house on a 70' deep lot.

The two deep lots to the West are both SRGs built in 05' and 06'. These have large setback at around 25'-30' which I believe is sensible given they aren't constrained by lot depth.

The problem I see is that typical recommendation would have us set our homes at a 9' setback to line up with 242 E 5^{th} , rather than the homes on the deep lots; which makes a lot more sense.

The reverse is also a problem for us in many cases building on the short lots... for instance the application I just turned in for 411 E 1st street, is on a short lot, but the nearest context on the same side of the street is a deep lot. (in this application I'm pushing for context from the historic homes on the opposing corners of the intersection since they are closer and also on short lots.)

We see this around the neighborhood with the historic homes on short lots being set very close to the sidewalk and the ones on deeper lots being set further back.

Perhaps there should be a separate set of guidelines from the Commission for the transition from short lots to deep ones?

Best Regards,



Jac Shacter
Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206
Phone (904) 800-9473 Ext.100
Email jshacter@terrawisehomes.com
Website www.terrawisehomes.com/

Add me on Facebook View my feed



■ Watch on YouTube

Arsenault, Caleb - PDCM

From: Jac Shacter < jshacter@terrawisehomes.com>

Sent: Friday, November 22, 2024 12:45 PM

To: Arsenault, Caleb - PDCM Cc: Wells, Arimus - PDCM Subject: RE: 236 E 5th St

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Caleb,

Thank you for the feedback!

We are pretty sure we can clean the rear roof line up into something you guys will be happy with, but the windows are a sticking point for us.

We would like to discuss with the commissioners at the December meeting.

Best Regards,



Jacob Shacter Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206 **Direct** 904-423-1920 **Phone** (904) 800-9473 **Email** jshacter@terrawisehomes.com Website http://www.terrawisehomes.com/



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From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Thursday, November 21, 2024 4:46 PM To: Jac Shacter < jshacter@terrawisehomes.com> Cc: Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: RE: 236 E 5th St

Good afternoon,

I have thoroughly reviewed the photos of similar designs throughout the neighborhood and have coordinated with Arimus as well to provide the following comments:

Despite there being other examples of the previously discussed picture windows and rear rooflines, both designs are noticeable out of place for the historic district. The **Historic**

Preservation Section does not consider precedent, especially in regard to non-contributing and non-historic properties and features, to be justification for present-day alterations.

- The picture windows are too out of place for not only the architecture of the district, but for the building itself. The significant gap under the second floor windows on the **Left Side Elevation** is not recommended. We recommend replacing these with full-size 1/1 sash windows or paired 1/1 sash windows. The same goes for the picture window on the upper **Right Side Elevation**. We recommend that the three picture windows on the lower rear section of the **Left Side Elevation** be a paired 1/1 sash window. We recommend that the window to the left of the door on the **Left Side Elevation** which appears to be the laundry room window be scaled to match the size of the window on the far right of the first floor on this elevation. Furthermore, we would like the picture window on the **Front Elevation** to be a full-size 1/1 sash window.
- The roofline on the rear is still too complicated compared to the designs within this district. The primary concern is where the hipped porch roof meets the first floor extending gable roof. These conflicting roof types combined with the two gable ends above these are far too complicated for a typical frame vernacular home. If there is any possible way to adjust the design, possibly even joining the extension and the porch roof into one slightly higher pitch hipped roof, please let me know

Our condition recommendations to the **Jacksonville Historic Preservation Commission** will likely reflect most, if not all, of the above changes. I know that you indicated over the phone this afternoon that your client is committed to some of these designs, and you are of course going to be able to present your case before the board. I just want to make you aware of what our recommendations are.

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: Wells, Arimus - PDCM < <u>ArimusW@coj.net</u>>
Sent: Thursday, November 21, 2024 2:40 PM
To: Arsenault, Caleb - PDCM < <u>CArsenault@coj.net</u>>
Cc: Jac Shacter < <u>ishacter@terrawisehomes.com</u>>

Subject: FW: 236 E 5th St

Done!

City Planner Supervisor **Historic Preservation Section** Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202

Office: 904-255-7824

From: Jac Shacter < jshacter@terrawisehomes.com> Sent: Thursday, November 21, 2024 2:22 PM To: Wells, Arimus - PDCM < Arimus W@coj.net>

Subject: FW: 236 E 5th St

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Arimus,

Looks like this email kicked back as well, can you please forward to Caleb?

Best Regards,



Jacob Shacter Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206 **Direct** 904-423-1920 **Phone** (904) 800-9473 Email jshacter@terrawisehomes.com Website http://www.terrawisehomes.com/



Add me on FB



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Watch on Youtube

From: Jac Shacter

Sent: Tuesday, November 19, 2024 4:18 PM

To: carsenault@coj.com Subject: FW: 236 E 5th St

Caleb,

I missed the "l" in your name the first time and it kicked back.

Please see email below

Best Regards,



Jacob Shacter Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206

Direct 904-423-1920 Phone (904) 800-9473

Email jshacter@terrawisehomes.com

Website http://www.terrawisehomes.com/



Add me on FB



(O) View my feed



Watch on Youtube

From: Jac Shacter

Sent: Tuesday, November 19, 2024 3:56 PM

To: carsenaut@coj.net Subject: 236 E 5th St

Caleb.

Attached are some photos for reference.

- Screenshot 26 is the first of this plan we built; at 1434 Ionia St; it has the band board, differing reveal lap siding, and the fixed glass windows up high.
- Screenshot 27 is the second of this plan; at 322 W 5th St; it also it has the band board, differing reveal lap siding, and the fixed glass windows up high.
- 1310 Front is the third we built (completed this year) the band board was removed and it only has the 6" lap. It also has the fixed glass windows up high. Without a band, or other material (like shakes) in the gable, it feel like its missing something.
- 1310 Rear is a picture showing the roof intersections at the back of the house, I think this looks more unnatural on 2D plans than it does in real life.
- 1305 Is another plan entirely that we built several years ago... a good example of the band board and twotone paint.

Our feedback on the requests

- Keep the band board, make it larger, and move it down to between the 1st and 2nd floors
- Change the 4" reveal lap to 6" reveal
- Leave the windows as is

Our goal is always consent, but we are happy to discuss these items with the commission if necessary.

I'm also a little confused about the process and would like some clarification:

My understanding of the sufficiency deal line has been: By that date you guys need to have looked at the application and deemed it to be complete; having site plan, elevations, set back calculation, materials, info on demo, properly filled out application, ect.

It sounds like now you want to have your review before then... but that would set every application back a month as that review meeting takes place after the sufficiency deadline has passed...

Is this understanding, correct?

Best Regards,



Jacob Shacter
Vice President of Operations at TerraWise Homes

Address 1334 Walnut St. Jacksonville, FL 32206

Direct 904-423-1920 Phone (904) 800-9473

Email jshacter@terrawisehomes.com

Website http://www.terrawisehomes.com/

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Watch on Youtube

COA-24-31276 1879 Ribault Court

December 11, 2024

Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-31276

Address: 1879 Ribault Court, RE# 078578-0000

<u>Location</u>: Northeast side of Ribault Court, between Hedrick Street and Richmond Street

Owner: Richard L. Grant

1879 Ribault Court

Jacksonville, Florida 32205

Applicant: Jeff Mayberry

Builders Construction Services, Inc.

8512 Herlong Road

Jacksonville, Florida 32210

<u>Year Built</u>: c. 1923 (Florida Master Site File)

Designation: Riverside Avondale; Contributing

Request: Alteration – Hardscaping

Summary Scope of Work:

1. Replace existing brick paver driveway with poured concrete

Recommendation: Deny



(Google Street View, 2018)

PROJECT DESCRIPTION

COA-24-31276 seeks to replace an existing red brick paver driveway with poured concrete on a contributing property within the Riverside Avondale Historic District. Located on an interior lot, the subject property contains a two-story, single-family home and a detached one-story garage in the side yard. The existing brick paver driveway is in the front yard and abuts the detached garage. It is a minimum two-car driveway style—measuring approximately twenty (20) feet wide at the garage façade, tapers down the right side to twelve (12) feet wide, and is forty-one (41) feet long. Separated by a sidewalk, the driveway apron is also made of red brick pavers and measures approximately twelve (12) feet wide at the sidewalk, eighteen (18) feet wide at the flare, and is nine (9) feet long. The apron flare at the street has a small strip of poured concrete. The applicant proposes to remove the red brick pavers and install poured concrete in the same dimensions.

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) and 307.106(l). The following is Staff's analysis:

• Staff conducted a site visit from the street on December 4, 2024, to inspect the proposed work area and to note the streetscape characteristics of the block. The subject property is located toward the end of Ribault Court where it intersects Richmond Street, and the existing red brick paver driveway appeared to be in excellent condition with no deterioration. The block is narrow, short in length, and the individual lots have small front yards. All properties along the block contain single-family homes that front Ribault Court. Three (3) lots have rear yard driveway access on Talbot Avenue and one (1) corner lot has side yard driveway access on Hedrick Street. The block contains the following driveway design characteristics: a single car driveway made of poured concrete; a turnaround

driveway made of poured concrete with a brick paver apron; a two-car parking pad made of poured concrete (located on Hedrick Street); and small two-car and three-car rear driveways made of poured concrete (located on Talbot Avenue). Property 1883 Ribault Court (RE: 078578-0100) was constructed in 2008, contains the front yard turnaround driveway design, and is a small interior lot where the house (which has a T-shaped layout) is located at the rear of the property. Staff also noted some of the existing driveways along the block may have been installed prior to the local designation of the Riverside Avondale Historic District in 1998 or may have been installed without obtaining a COA.

- The Historic District Design Guidelines section on "Setting" iterates that, "streetscape features are highly significant components of Avondale and Riverside" and "New curb cuts, driveways, and parking on the street side of residences should be avoided unless such features were associated historically with the block or surrounding buildings. In such instances, driveways with poured concrete ribbons or gravel is most appropriate. Asphalt or pebble surfaced concrete should be avoided." The existing front yard, red brick paver driveway dimensions are larger than the standard width of ten (10) feet with a driveway apron flare of twelve (12) feet at the street. The proposed work of replacing the red brick driveway—which is a standard material, with a non-historic poured concrete material in the same dimensions, is inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)(1).
- The Design Guidelines reference Standard Two of the Secretary of the Interior's Standards for Rehabilitation. Standard Two refers to the historic character of a property being retained and preserved amid the alteration of features and spaces which characterize a property. Additionally, the Design Guidelines Section on "Setting" lists Avoid Four, which refers to avoiding changes to a building site's appearance before evaluating the importance of site. The proposed work would change the historic character of the property and the overall streetscape of the block, therefore, inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)1,2, and 5).

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
- Section 307.106(I) Guidelines on "Alterations": 1, 2, and 5
- Historic District Design Guidelines, Section on "Setting"

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.

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(l)(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Historic District Design Guidelines, Section on "Setting"

- Parking and Driveways, Recommendation #2: "Limit parking to the rear or side of buildings."
- Parking and Driveways, Recommendation #4: Use appropriate materials for driveways such as gravel or concrete poured in ribbons.
- Parking and Driveways, Avoid #3: "Asphalt, pebble surfaced concrete, or other non-historic paving materials."

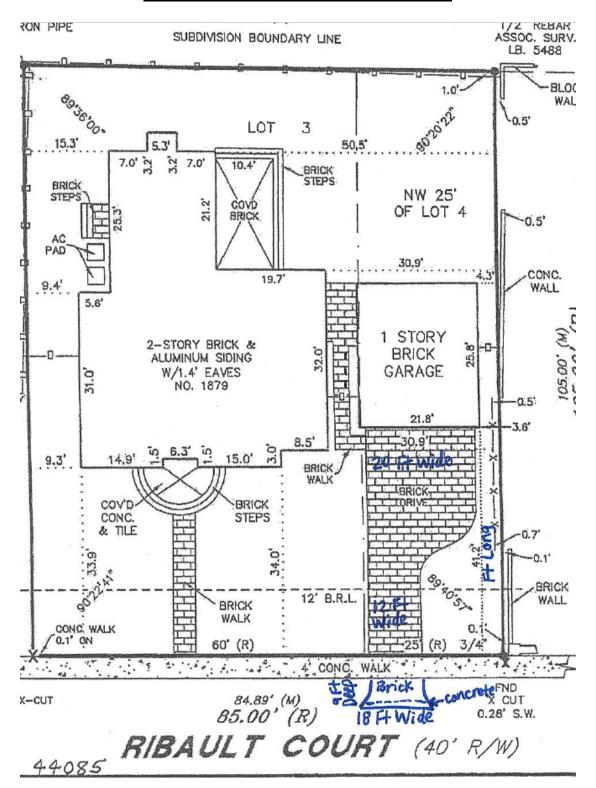
LOCATION MAP



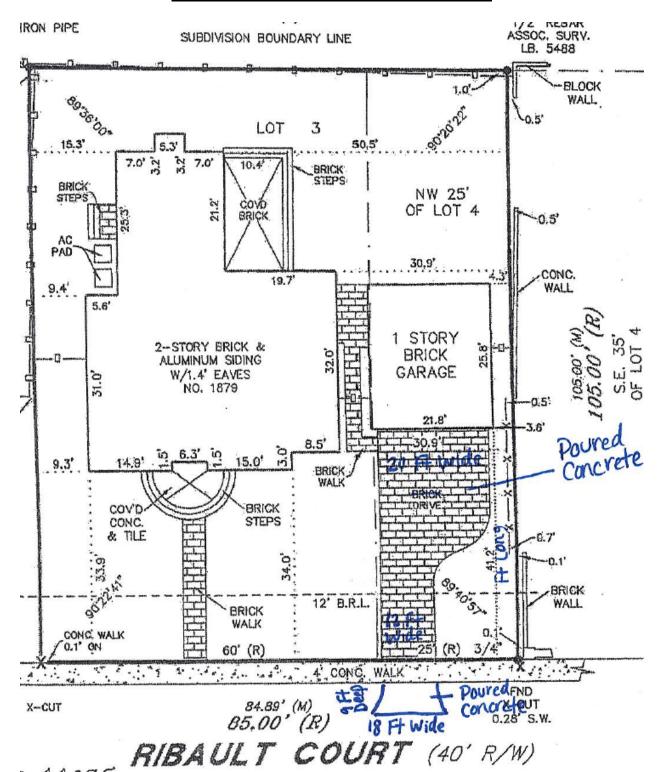
PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



EXISTING SITE PLAN DATED OCTOBER 22, 2024



PROPOSED SITE PLAN DATED OCTOBER 22, 2024



Application For Certificate Of Appropriateness

-Application Info

Tracking #31276Application StatusFOUND SUFFICIENTDate Started08/29/2024Date Submitted08/29/2024

/

Planning and Development Department Info

COA # COA-24-31276

Admin Review

Admin RecommendationFORWARDAdmin Date Of Action11/14/2024

Forwarded to JHPC

JHPC Meeting Date 12/11/2024

Staff RecommendationN/AJHPC RecommendationN/AJHPC Date Of ActionN/A

Admin Details

N/A

JHPC Details

N/A

General Information On Applicant

Last Name		First Name		Middle Name
MAYBERRY		JEFF		
Company Name	2			
BUILDERS CONS	STRUCTION SERV	ICES I		
Mailing Address	s			
8512 HERLONG	ROAD			
City		State		
JACKSONVILLE		FL	Zip Code	32210
Phone	Fax	Email		
904 237 4	1254 904	1MAYF	3S01@YAHO0	O COM

Last Name	First Name	Middle Name
GRANT	RICHARD	L
Company/Trust Name Mailing Address		
1879 RIBAULT CT		
City	State	Zip Code
JACKSONVILLE	FL	32244
JACKSONVILLE		
Phone Fax	Email	

— c	Description Of Property						
F	Property Ap	praiser's RE #(s) (10 digit	number with	n a space ###### ####)			
	Мар	RE#					
		078578 0000					

ocation O	f Property——————	
General Loc	ation	
Riverside/Av	ondale Historic District	
House #	Street Name, Type and Direction	Zip Code
1879	RIBAULT CT	32205
Гуре Of Imp	provement	
Addition	Driveway New Construction	Accessory Structures
Alteration	on Relocation Window Replacement	Other
Fencing	☐ Demolition ☐ Reroof/Minor Repairs	
	pposed work below. Note affected features an	d changes in design or materials. Be
	brief, and legible as possible. eroof; replacing gray 3-tab shingles with blac	k architectural shingles)
(Example: 1 Proposed W		a arantectural silligies).
REMOVE EXIS	STING DAMAGED BRICK DRIVE & APRON AND REPL	ACE IT WITH NEW CONCRETE DRIVE &
APRON		
Addition Inf		
Addition Init	ormation ————————————————	
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Driveway - Site Plate Propose Photos cut. Additional Descript PROPER Application For application applied base Application of ("Application) of ("Application") of ("Appli	been working with a planner choose one from the Required Attachments For Complete Application - Site plan/survey showing placement of new dred Materials For Driveway Of Property - Photos of property with affected and Documents Provided Otion TY SURVEY - EXISTING SITE PLAN One that can be approved administratively, there is eations that must go before the Historic Preservation and on the type of work performed. Completeness review: All applications for Certificate (17) will be reviewed for completeness by Planning a	no application fee. In Commission, a fee will be In Appropriateness In Development Department
Driveway - Site Plate Propose Photos Cut. Additional Descript PROPER Application For application for all application of ("Application of ("Application Staff, Any Application Staff, Applicati	been working with a planner choose one from the Required Attachments For Complete Application - Site plan/survey showing placement of new dred Materials For Driveway Of Property - Photos of property with affected are Documents Provided Otion TY SURVEY - EXISTING SITE PLAN One Certification One that can be approved administratively, there is cations that must go before the Historic Preservationed on the type of work performed.	no application fee. In Commission, a fee will be In of Appropriateness In Development Department In the applicant with

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.

OF THE ROW OF THE PROPERTY OF

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.

Date:

Address:

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

COA#:

Owner:

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
Thereby attest that the attached place of 177/
I hereby attest that the attached pictures show $\frac{24-31274}{24-31274}$ were posted on the property/site located at:
078578-000
Real Estate Number(s) OU II 32205
1879 Kibault CT 32203
Street Address Tax FL 322 05
City, State Zip Code
M. I. May Derry
Printed Name
11XIII/ashemx
Signature
Dated this 19 day of November 2024
Dated this

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.

GRANT RICHARD LESLIE JR 🗀 1879 RIBAULT CT JACKSONVILLE, FL 32205-9428 **GRANT DARDEN PORTER**

Primary Site Address 1879 RIBAULT CT Jacksonville FL 32205Official Record Book/Page 20038-02153

Tile # 6428

1879 RIBAULT CT

Property Detail

Property Detail	
RE #	078578-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
<u>Subdivision</u>	01337 RIBAULT PLACE
Total Area	9187
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.

Value Summary

Value Description	2024 Certified	2025 In Progress	
Value Method	CAMA	CAMA	
Total Building Value	\$1,073,009.00	\$1,062,386.00	
Extra Feature Value	\$3,519.00	\$3,519.00	
Land Value (Market)	\$306,000.00	\$306,000.00	
<u>Land Value (Agric.)</u>	\$0.00	\$0.00	
Just (Market) Value	\$1,382,528.00	\$1,371,905.00	
Assessed Value	\$1,077,558.00	\$1,077,558.00	
Cap Diff/Portability Amt	\$304,970.00 / \$0.00	\$294,347.00 / \$0.00	
Exemptions	\$50,000.00	See below	
Taxable Value	\$1,027,558.00	See below	

Taxable Values and Exemptions — In Progress



Taxable Value

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				
Assessed Value	\$1,077,558.00			
Homestead (HX)	- \$25,000.00			
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00			

SJRWMD/FIND Taxable Value	
Assessed Value	\$1,077,558.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

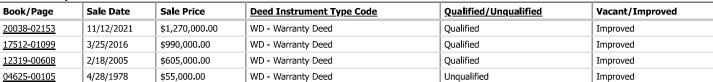
Homestead (HX)	- \$25,000.00
Assessed Value	\$1,077,558.00
School Taxable Value	

Taxable Value

\$1,027,558.00

\$1,027,558.00

Sales History





LALIG	Extra r Catares ==							
LN	<u>Feature Code</u>	Feature Description	Bldg.	Length	Width	Total Units	Value	
1	FPMR7	Fireplace Masonry	1	0	0	2,00	\$3,519,00	

Land & Legal

Į	LandLand									
	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	85.00	105.00	Common	85.00	Front Footage	\$306,000.00

	_egal				
LN L		Legal Description			
	1	8-12 43-2S-26E			
	2	RIBAULT PLACE			
	3	LOT 3,NW 25FT LOT 4			

Buildings 🗓 Building 1 Building 1 Site Address 1879 RIBAULT CT Unit Jacksonville FL 32205-

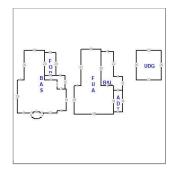
Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	8	8 Horizontal Lap

Building Type	0111 - SFR CLASS 3		
Year Built	1923		
Building Value	\$1,062,386.00		

Туре	Gross Area	Heated Area	Effective Area
Unfin Det Garage	572	0	286
Base Area	1629	1629	1629
Finished upper story 1	1451	1451	1378
Addition	152	152	137
Balcony	426	0	64
Addition	128	128	115
Finished Open Porch	200	0	60
Finished Open Porch	55	0	16
Total	4613	3360	3685

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
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	3.500	
Rooms / Units	1.000	



2024 Notice of Proposed Property Tayes Notice (TPIM Notice)

124 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	\$1,077,558.00	\$50,000.00	\$1,027,558.00	\$11,273.59	\$11,628.77	\$11,262.04	
Urban Service Dist1	\$1,077,558.00	\$50,000.00	\$1,027,558.00	\$0.00	\$0.00	\$0.00	
Public Schools: By State Law	\$1,077,558.00	\$25,000.00	\$1,052,558.00	\$3,250.39	\$3,254.51	\$3,314.51	
By Local Board	\$1,077,558.00	\$25,000.00	\$1,052,558.00	\$2,295.60	\$2,366.15	\$2,329.73	
FL Inland Navigation Dist.	\$1,077,558.00	\$50,000.00	\$1,027,558.00	\$28.69	\$29.59	\$27.33	
Water Mgmt Dist. SJRWMD	\$1,077,558.00	\$50,000.00	\$1,027,558.00	\$178.61	\$184.24	\$173.25	
School Board Voted	\$1,077,558.00	\$25,000.00	\$1,052,558.00	\$1,021.17	\$1,052.56	\$1,052.56	
Urb Ser Dist1 Voted	\$1,077,558.00	\$50,000.00	\$1,027,558.00	\$0.00	\$0.00	\$0.00	
			Totals	\$18,048.05	\$18,515.82	\$18,159.42	
Description	Just Value	Assessed Value	Ex	emptions	Taxable V	alue	

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$1,399,906.00	\$1,046,173.00	\$50,000.00	\$996,173.00
Current Year	\$1,382,528.00	\$1,077,558.00	\$50,000.00	\$1,027,558.00

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>

<u> 2022</u> <u> 2021</u>

<u>2020</u> <u> 2019</u> <u> 2018</u>

<u> 2017</u> <u> 2016</u>

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

More Information

<u>2015</u>

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

MAP SHOWING BOUNDARY SURVEY OF

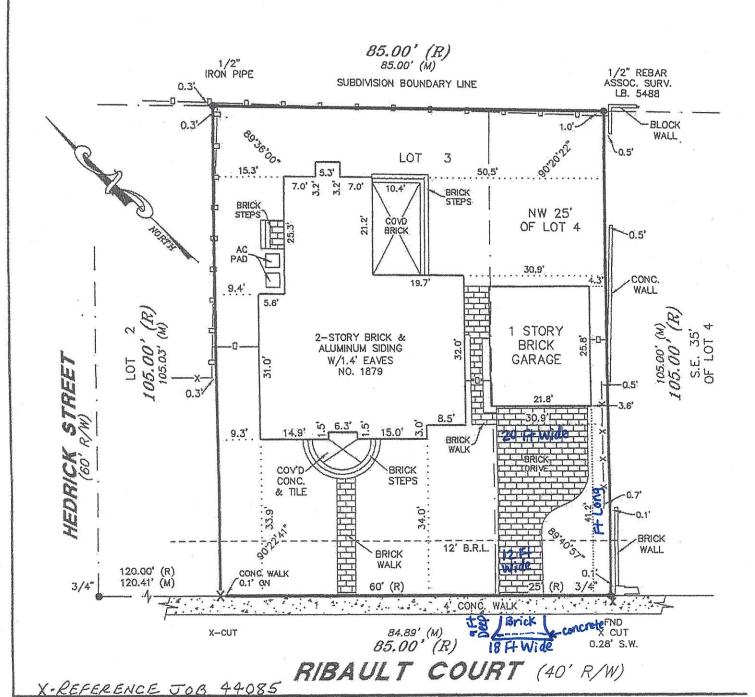
LOT 3 AND THE NORTHWESTERLY 25 FEET OF LOT 4 ACCORDING TO THE PLAT OF

RIBAULT PLACE

AS RECORDED IN PLAT BOOK 8, PAGE(S) 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

SUE S. DEVAULT AND JOHN A. DEVAULT, III, HOMEGUARD TITLE & TRUST, LLC AND FIDELITY NATIONAL TITLE GROUP.



FLOOD ZONE "X" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



- GENERAL NOTES:

 1. ANBGLES ARE SHOWN ON THIS SURVEY.
 2. STRUCTURE NO. 1879 SHOWN HEREON LIES WITHIN FLOOD ZONE X SHADED AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 362 DATED 06/03/2013
 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
 4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.

MAP SHOWING BOUNDARY SURVEY OF

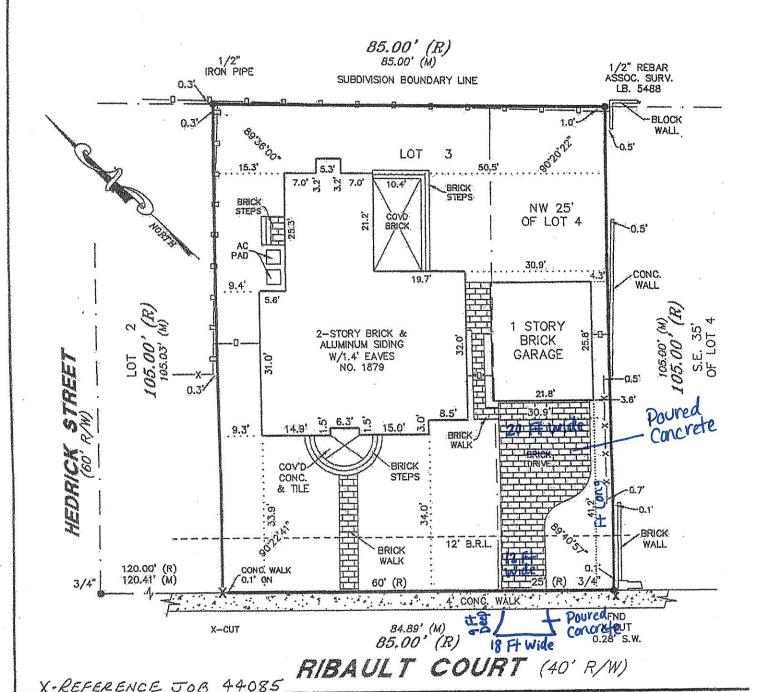
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Flood zone "X" = areas determined to be outside the 0.2% annual chance flood plain / flood zone "X (shaded)" = areas of 0.2% annual chance flood; areas of 1% annual chance with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



- GENERAL NOTES:

 1. ANBGLES ARE SHOWN ON THIS SURVEY.
 2. STRUCTURE NO. 1878 SHOWN HEREON LIES WITHIN FLOOD ZONE X—SHADED AS BEST DETIFROM F.E.M.A. FLOOD MAPS PANEL NO. 362 DATED 06/03/2013

 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FORMOGS, PIPES AND
 UTILITIES, IF ANY, NOT DETERMINED.

 A. JURISDICTICNAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY
 THIS SURVEY.

COA-24-31539 321 5th Street East

December 11, 2024

Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-31539

Address: 321 East 5th Street, RE #072425-0000

Location: North side of East 5th Street, between North Liberty Street and Walnut Street

Owner: Douglas Lee Cuthbert

1616 Waters Edge Drive

Fleming Island, Florida 32003

App<u>licant</u>: Same as owner

Year Built: 1904

<u>Designation</u>: Contributing (Springfield)

Request: New Construction (Addition)

Summary Scope of Work:

1. Construction of a one-story porch addition to the front of the existing structure

2. Construction of rear doorway steps (Administrative)

Recommendation: Approve with Conditions

Conditions:

- Materials and height shall be substantially consistent with the elevation drawings dated **October 4, 2024**, or as otherwise approved by the Historic Preservation Section.
- The porch shall be oriented either along the south and east elevations (front and right sides), or only on the south elevation (front side) between the edges of the building.
- Columns shall have caps and bases.
- The railing system shall be made of wood or wood composite materials and the spindles centered between an upper and lower rail with no exposed ends (no vinyl or PVC).
- Any new fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- The deck boards shall run from the house toward the street front, so the lines are perpendicular to the wall place of the structure.
- A horizontal trim board shall be used along the exposed edge of the flooring, so it is hidden from street view, unless using tongue and groove boards.
- The new siding shall match the historic siding in design, reveal, dimension, and exposure.

COA-24-31539 Page **1** of **11**

- The new siding shall be feathered into the remaining siding (no straight vertical seams).
- Columns shall have caps and bases.
- The siding shall be installed with the smooth side facing outward.
- 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.
- The roof of the addition shall match the type and color of the primary structure.



PROJECT DESCRIPTION

COA-24-31539 is for the construction of a one-story front porch addition and rear door steps to a historic structure. The existing primary structure is a two-story frame vernacular building. The structure has a metal roof with a brick chimney on the east elevation. There are no historic windows or doors currently within the openings and a majority of the structure is missing siding. A COA (COA-24-31479) has been approved for new fiberglass windows (1/1 and picture designs), a new rear door (full-light design), siding installation, and the repair of a front door and window which are not currently installed on the structure, but are reported to be historic. The non-historic enclosed addition on the front of the building will be demolished and the front face of the building will be rebuilt, relocating the front door to its historic location. The front porch will have wooden steps that lead to a wooden porch with a brick wall. This wall will have multiple brick supports for smooth

COA-24-31539 Page **2** of **11**

tapered columns which will support the porch roof. The porch will wrap around the front of the building toward the west elevation (left side). The roof of the porch will be 5V crimp to match the existing material on the historic primary structure and the non-historic accessory structure. On the rear of the structure, a wooden deck will be constructed from the rear door to the backyard. The deck will have simple vertical railing.

Additions that are readily street visible require review by the Jacksonville Historic Preservation Commission. The proposed addition would be along the front facade of the building and visible from the street.

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 north side of East 5th Street, between North Liberty Street and Walnut Street. The proposed additions will be on the front and rear of the existing structure, adjacent to East 5th Street and in a non-street-visible location in the backyard respectively. The lot contains a frame vernacular building constructed in 1904 which contributes to the Riverside-Avondale Historic District, and a two-story garage and accessory dwelling unit which Is a non-contributing structure. Additionally, there is a non-contributing shed on the northeast corner of the property.
- The one-story front addition will create additional living space while retaining all historic street visible materials on the 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).
- As designed, the porch will extend to the west elevation (left side) however, Staff has
 conditioned it so that the porch will be oriented either along the south and east elevations
 (front and right sides), or only on the south elevation (front side) between the edges of
 the building. This is consistent with the historic layout of the building which, according to
 1913 Sanborn Fire Insurance Maps, wrapped around the front of the building towards the
 east elevation (front and right sides)
- 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).

COA-24-31539 Page **3** of **11**

- 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(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 an historic district.

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- 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.
- 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."

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EDIG

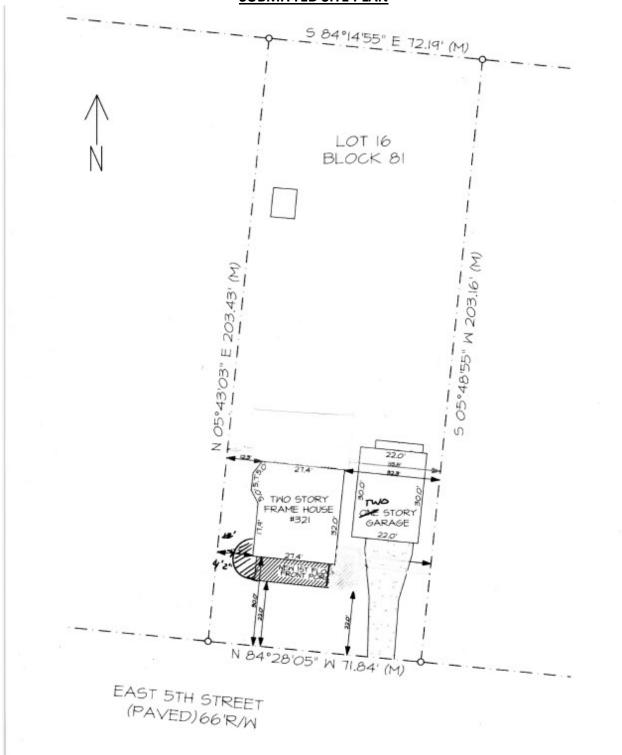
COA-24-31539 Page **6** of **11**





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SUBMITTED SITE PLAN

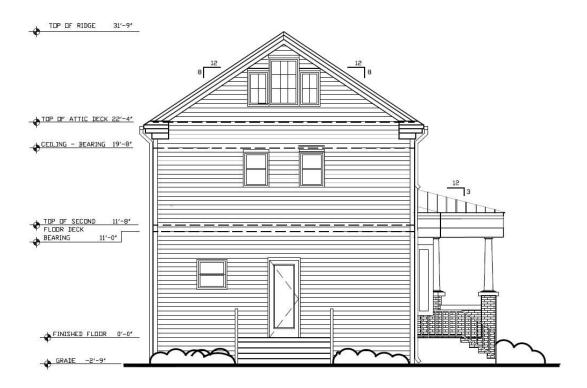


COA-24-31539 Page **8** of **11**

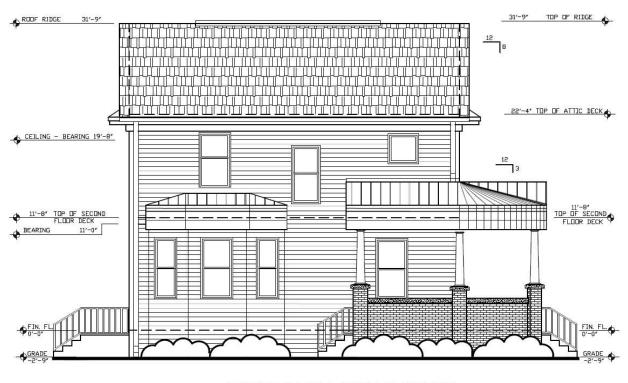
SUBMITTED ELEVATION DRAWINGS 31'-9' TOP OF RIDGE 22'-4' TOP OF ATTIC DECK 11'-9' TOP OF SECOND FLOOR BECK

1 PHASE 1 FRONT - SOUTH ELEVATION
1/4" = 1'-0"

COA-24-31539 Page **9** of **11**



2 PHASE 1 REAR - NORTH ELEVATION



3 PHASE 1 LEFT - WEST ELEVATION
1/4" = 1'-0"

COA-24-31539 Page **10** of **11**



COA-24-31539 Page **11** of **11**

Application For Certificate Of Appropriateness

-Application Info

Tracking # **Application Status** FOUND SUFFICIENT 31539 **Date Started** 10/28/2024 **Date Submitted** 11/12/2024

✓

Planning and Development Department Info

COA-24-31539

Admin Review

Admin Recommendation FORWARD Admin Date Of Action 11/15/2024

Forwarded to JHPC

JHPC Meeting Date 12/11/2024

Staff Recommendation APPROVED WITH CONDITION

JHPC Recommendation N/A **JHPC Date Of Action** N/A

Admin Details

N/A

JHPC Details N/A

Last Name		First Name	Middle Name
CUTHBERT		DOUGLAS	LEE
Company Nam	e		
Mailing Addres	s		
1616 WATERS E	DGE DR		
City		State	
FLEMINGISLAN	D	FL	Zip Code 32003
Phone	Fax	Ema	ail
		24 2937 DUS	STYDOGO@GMAIL.COM

General Information On Owner(s)-Agent represents Owner Contractor Architect Consultant Other **Last Name** First Name **Middle Name** CUTHBERT **DOUGLAS** LEE **Company/Trust Name Mailing Address** 1616 WATERS EDGE DR State Zip Code City **FLEMINGISLAND** FL 32003 Phone Fax Email DUSTYDOGQ@GMAIL.COM 9045242937 9045242937

Description Of Property =

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

-		FF:		
	Мар	RE#		
		072425 0000		

CITCI GI LUC	ation	
Riverside/Av	ondale Historic District	
House #	Street Name, Type and Direction	Zip Code
321	5TH ST E	32206
Гуре Of Imp	provement	
Addition	Driveway New Construction	Accessory Structures
✓ Alteratio	on Relocation Window Replacement	Other
Fencing	☐ Demolition ☐ Reroof/Minor Repairs	
Danamila a	anagad waste balaw. Note offerted fort	d shanna in dation or make the B
as specific, l	oposed work below. Note affected features an brief, and legible as possible.	
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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

COTHBERT

Community Plannin g Division 214 North Hogan Street, Suite 300 Jacksonville, F-L 32202 (904) 2 55-7800 www.coj.net

ONE CITY. ONE JACKSONVILLE.

20 NOV 2024

JACKSONVILLE

E STHIT

Date:

Address:

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

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The application appropriateness shall post signs at intervals of not more than 200 feet along all street side request for a certificate of appropriateness is made. Signage should be posted at least 14 depublic hearing. Where the land does not have frontage on a public street, the signs shall be enright-of-way with an attached notation indicating generally the direction and distance to application for a certificate of appropriateness has been filed, or at such other locations determined by the Planning and Development Department, as will ensure that the signs will be as possible. The signs shall be maintained by the applicant until a final determination has been on the application for a certificate of appropriateness. If the signs are not posted within the public hearing notice will be deemed inadequate and no action shall be taken until proper posigns shall be removed by the applicant within ten days after final action.	es of land upon which the lays prior to the scheduled ected on the nearest street the land upon which the sand at such intervals, as we seen by as many persons in made by the Commission the time requirements, the
I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS	
provided to me for application $1+-31539$ were posted on the property/site local	ted at:
321 8 577 072425 -0000	
Real Estate Number(s)	gger generation de de la constant de
321 E STAJE	
Street Address JAEKSWUICE FC	
City, State Zip Code	
Printed Name DOUL CUTHSERS	••
Signature Cul	ANA PERSON TRANSPORTE AND TOTAL
Dated this 26 day of NW 2024	



BLK 81

LOT 16

FELTON JACOB W 637 LANCEWOOD CT ORANGE PARK, FL 32073

2024

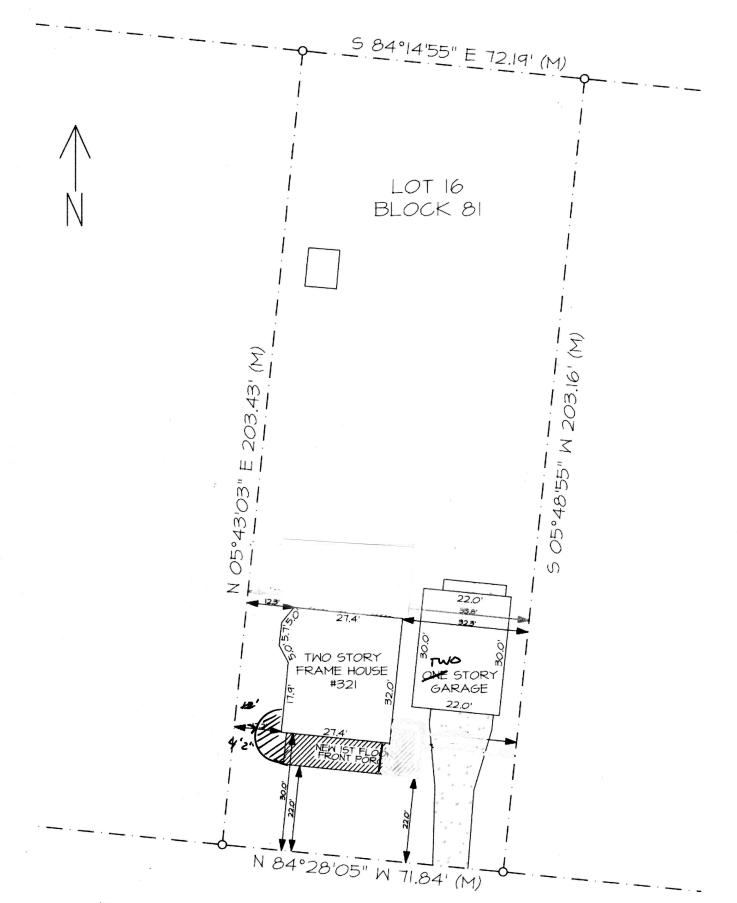
R-072425-0000

Page 1 of 1 PRINTED 10/10/2024

: pa

Map Id: 6412 101100.22 1.05 1.00 1.00 SE SPRINGFIELD

BUILDING CHARACTERISTICS	0100 Single Family		** VALUE SUBJECT TO CHANGE **	Duval County Property Apprais	sers Office Tax Dist USD1
CATEGORY TYPE % PTS	,,,			, , , , , , , , , , , , , , , , , , ,	VALUE SUMMARY
Exterior Wall 4 SINGLE SIDING 100 28.00 Roof Struct 3 GABLE OR HIP 100 6.00		28		PRIMARY VALUATION METHO	
Roofing Cover 12 MODULAR METAL 100 5.00				BUILDING VALUE	1,807
Interior Wall 3 PLASTERED 100 31.00	' 7			EXTRA FEATURE VALUE	1,296
Int Flooring 9 PINE/SOFT WOOD 100 8.00				TOTAL MARKET LAND VALUE	
Heating Fuel 1 NONE 100 1.00				MARKET VALUE OF AG LAND	0 MMON 0
Heating Type 1 NONE 100 0.00 Air Cond 1 NONE 100 0.00	_		20	TOTAL LAND VALUE AG + COI MARKET VALUE	138,535
ATT COME TOOL TOOL OF THE PROPERTY OF THE PROP	1 ⁵			ASSESSED VALUE	95,023
	(CAP BASE YEAR	0
				TAXABLE VALUE	95,023
	6			EXEMPTIONS	None
CATEGORY UNITS ADJ				TOTAL EXEMPTIONS VALUE	0
Stories 2.00 0				SENIOR EXEMPTION VALUE	0
Bedrooms 5.00 0	5 (B/	AS 39		SR/HISTORIC TAXABLE VALUE	
Baths 2.00 0)			PERMIT NO. TP ST.	DESCRIPTION EST VALUE ISSUE DATE
Rooms / Units 1.00 0		32	FUA 32		ND STORY APT 40,000 12/31/2018
			32 1	000030304 BLDG	8,495 10/07/1987
					BUILDING DIMENSIONS
BASE RATE ADJ Quality Adjustment 1.0000				BAC+3 30+-M10 HAT3	BUILDING DIMENSIONS NO U4R3 NO E28 S39 W28 \$ FUA:6
Mkt/Design Factor 1.0000	10				S32 \$ ADT:31,39:=W28 S8 E28 N8
Size Adj. 0.9700	18			\$.	111 , 1121.01,03. W20 00 H20 NO
TOTAL ADJUSTED POINTS 86				['	
DEPRECIATION ADJ ADJ					
PREFERRED OVERRIDE 0.9900					
TYPE STYLE CLS QUA HX % NHX % LOC % COMP					
0102 01 4 03 0.00 100.00 1.00 100			28		
REPL. COST NEW AYB EYB DT NORM % GOOD					
180,699 1909 1940 R2 52.00 1.00%	Ĭ	ADT.			
SAR AREA B H P.of B. EFF. AREA DPR VALUE	ř	ADT 8			
ADT 224 X 90 202 168 BAS 1,122 X 100 1,122 932					
IFUA 8961 X 951 8511 /U/I		28			BUILDING NOTES
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Porch

Little is known of the original porch other than it was a wrap around porch, wrapping to the east as depicted in the 1913 Sanborn map of the historic district.

Wrap the Porch to the West.

Given that a garage was constructed to the east side in 1985, the original east wraparound is not feasible. Additionally, the proposed Emerald Trail runs through the alley to the West of the house and a porch that faces both this trail and the street would be much more appropriate.

Use of restored 1916 doric columns. We have acquired and have begun the restoration heart pine columns and plan to use them on the porch and plan to base the foundation details on a the house at 1433 Hubbard built in 1910.









10-18-24 PHASE 1 ELEV MODIFIC. 10-29-24 PLANNER INSPECT MODIF.

DESIGN CONSTRUCTION INTERNATIONAL LLC

S CUTHBERT HOUSE RENOVATION 321 EAST 5TH JACKSONVILI SINGLE

DRAWN CNA/CDA CHECKED DATE 08- -2024 SCALE 1/4" = 1'-0" JOB NO. 2024-R11 DRAWING NO.

Are the elevations provided in the window survey not adequate?
The porch is just steps 36" wide leading to the back door.
Thanks
Doug
On Nov 2, 2024, at 8:39 AM, shachagra < dustydogq@gmail.com > wrote:
When I try to call up the COA I started for the porch it comes up as filed but with no COA#.
This is what I am trying to attach to the COA for the porch. Do you think this is enough info to send before the board.
I forgot to tell you the back porch size- there will be no back porch, just steps.
<coa porch.pdf=""></coa>
Thanks. If you can guide me on where I proceed from here. Such as how do I pay the fees to go before the board?
Thanks for all the help.
Doug Cuthbert
904 524-2937
On Oct 29, 2024, at 9:47 AM, Arsenault, Caleb - PDCM < <u>CArsenault@coj.net</u> > wrote:

Good morning,

For your first question, I can attempt to upload the documents if you could please provide the tracking number for the application. Second, the elevations can be hand drawn, but must be to scale and legible.

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

<image001.jpg>

From: shachagra <<u>dustydogq@gmail.com</u>>
Sent: Monday, October 28, 2024 5:24 PM

To: Arsenault, Caleb - PDCM < CArsenault@coj.net >

Subject: Re: COJ Historic Preservation

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

One more to clog your inbox, could I just draw the elevations? I have no faith the architects will turn around a new elevation in any timely fashion.

On Oct 28, 2024, at 1:30 PM, Arsenault, Caleb - PDCM < <u>CArsenault@coj.net</u>> wrote:

Good afternoon,

I am following up after the site visit today with next steps and suggestions. It will be best if we utilize the current **Certificate of Appropriateness (COA)** for the windows, siding, rear door and rear porch. Please submit a second **COA** with the required documents. This second **COA** will cover the proposed partial demolition of the existing front room/enclosed porch, the front porch alterations, and the front door. Please address the following:

- Provide updated elevations without the porch (You mentioned that the attic window on the front and other things that are different than they appear on the elevations)
- Provide the measurements for the existing siding, so we can document what it currently is and will be replaced by
- Provide a picture or sample of the proposed Rear Door (Attached are the Door Design Guidelines)
- Provide measurements for the rear porch that will be constructed

As long as the information above meets what we're looking for, the first **COA** should be able to be approved administratively.

The second **COA** will need to go before the **Jacksonville Historic Preservation Commission**. Please fill that out as an alteration/other and indicate on the application that you've been working with me when the question pops up and I can continue working with you on this one as well.

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 <image001.jpg> From: shachagra < dustydogq@gmail.com > Sent: Wednesday, October 23, 2024 7:48 AM To: Arsenault, Caleb - PDCM < CArsenault@coj.net > Subject: Re: COJ Historic Preservation **EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe. Sounds good. See you then. Sent from my iPhone On Oct 22, 2024, at 11:29 AM, Arsenault, Caleb - PDCM < CArsenault@coj.net > wrote:

Monday, October 28th, will work. Unless you are unable, I will schedule a visit from 10:00 to 10:30 am at **321** 5th **Street E**.

Best regards,

Good morning,

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

<image001.jpg>

From: shachagra <<u>dustydogq@gmail.com</u>>
Sent: Tuesday, October 22, 2024 7:55 AM

To: Arsenault, Caleb - PDCM < CArsenault@coj.net >

Subject: Re: COJ Historic Preservation

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

That sounds good. I am out of town this week, how does the 28th sound?

Sent from my iPhone

On Oct 21, 2024, at 1:28 PM, Arsenault, Caleb - PDCM < CArsenault@coj.net > wrote:

Great thank you!

Sorry that I missed that in the deed. As of now, it appears that this application will need to go before the **Jacksonville Historic Preservation Commission** and I'd like to conduct a site visit to take photos and discuss the scope of work further. Could you please provide a few days in the next few weeks that might work? A site visit would only take about thirty minutes.

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

<image001.jpg>

From: shachagra < dustydogq@gmail.com>
Sent: Monday, October 21, 2024 12:20 PM

To: Arsenault, Caleb - PDCM < CArsenault@coj.net >

Subject: Re: COJ Historic Preservation

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Sent from my iPhone

On Oct 21, 2024, at 12:14 PM, shachagra < dustydogq@gmail.com> wrote:

The deed transferred ownership to the "grantee". Which is me, Douglas Cuthbert and my wife. I am the applicant and the owner.

Thanks

Doug Cuthbert

Sent from my iPhone

On Oct 21, 2024, at 8:55 AM, Arsenault, Caleb - PDCM < CArsenault@coj.net > wrote:

Thank you for sending all of the documents, I will review them and provide feedback. My concern about the ownership is that your name is neither on the deed nor the property appraiser's information. If you are the applicant, than that is fine, but I need the owner information to reflect Jacob and/or Shannon Felton's information, including contact information.

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

<image001.jpg>

From: shachagra < dustydogq@gmail.com Sent: Saturday, October 19, 2024 2:58 PM

To: Arsenault, Caleb - PDCM < CArsenault@coj.net>

Subject: Re: COJ Historic Preservation

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Here is the site plan for 321 E 5th St. I will have a clean copy once the architects have finished

On Oct 15, 2024, at 11:42 AM, Arsenault, Caleb - PDCM < CArsenault@coj.net > wrote:

Good morning,

I am writing regarding your Certificate of Appropriateness (COA) application for 321 5th St E. I see that the property is under the ownership of Jacob W. Felton and Shannon Lee Felton according to the property appraiser, however the owner listed on the application is different. If there has been a recent transfer or other circumstance, could you please provide proof of ownership?

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

<image001.jpg>

<Door Design Guidelines ADOPTED.pdf>

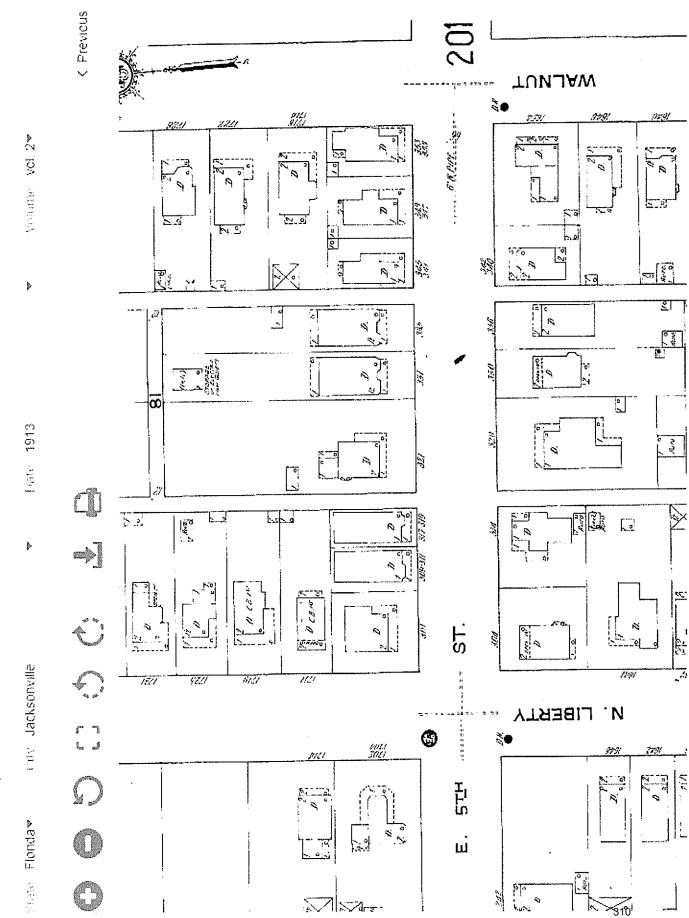






Jacksonville 1913 vol. 2, Sheet 200

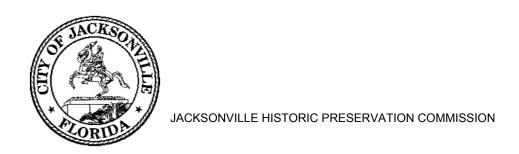
Back to Browse Maps



H.

Certificates of Appropriateness

Work Initiated or Completed without a COA



Appeal of Administratively Approved COA's



J.

Minor Modifications



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

K.

Public Comments



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

L.

New Business



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Henry C. Arpen House (3747 Linjohn Road)



Planning and Development Department

Ed Ball Building 214 North Hogan Street, Suite 300 Jacksonville, FL 32202

MEMORANDUM

TO: Chairperson and Members

Jacksonville Historic Preservation Commission

FROM: Arimus Wells, City Planner Supervisor

Community Planning Division / Historic Preservation Section

RE: Request for Demolition, Section 320.407 Review – Demolition of an Individually

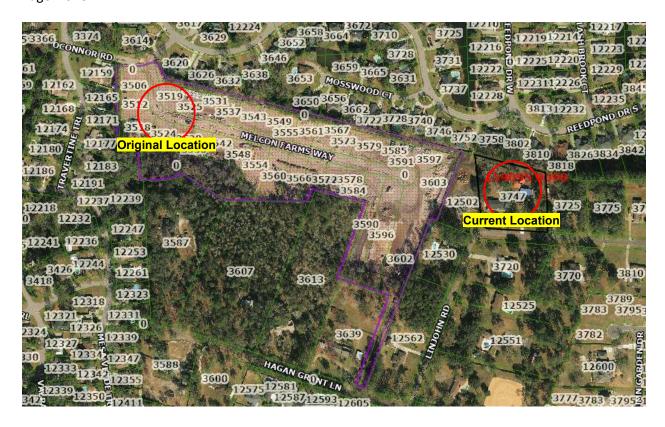
Listed Structure on the National Register of Historic Places at 3747 Linjohn Rd

DATE: December 11, 2024

The property owner is seeking a building permit to demolish a residential structure located on subject parcel, RE: 159095-0090. The stated scope of work includes **the demolition of a two-story building located at 3747 Linjohn Road (formerly located and addressed at 3318 O'Connor Road).** The structure, also known as the Henry C. Arpen House, was individually listed on the National Register of Historic Places in 2019.

Because the structure is individually listed on the National Register of Historic Places, any demolition activities require a review by the Jacksonville Historic Preservation Commission (JHPC) pursuant to §320.407, Jacksonville Ordinance Code. The JHPC must review and take action on such requests for demolition within 60 calendar days after the complete demolition application is received by the Historic Preservation Section of the Jacksonville Planning and Development Department. If the Commission fails to act within the 60-day period, the demolition request is considered to have been granted. If the Commission approves the permit application, the demolition may proceed. If the Commission denies the application, the property owner can appeal the decision to the City Council. The appeal must be filed within 14 calendar days from the date of the Commission meeting. The case file, including the demolition application and the Commission's recommendation regarding the property's potential for landmark status, will be forwarded to the City Council, which will vote to approve the demolition request or to proceed with landmark designation.

Since the property owner is seeking demolition and is not in support of a landmark designation for the structure at 3747 Linjohn Road, the Commission must find that the property meets at least four (4) of the seven (7) criteria outlined in the designation procedures for landmarks codified in §307.104, Jacksonville Ordinance Code, before forwarding any landmark recommendation to City Council.



BUILDING DESCRIPTION:

According to the Florida Master Site File (FMSF), the Henry C. Arpen House is a two-story wood frame traditional Florida vernacular residence. The structure can be characterized by its T-shaped ground plan, front-facing gable roof and rear cross-gable roof, wrap-around porch, V-crimp metal roof, clapboard siding, exposed rafter ends, and a now-removed decorative brick chimney. Fenestration consists of six-over-six, double-hung sash windows.

The subject property is located within the Mandarin neighborhood and is situated on the Joseph Hagin Spanish Land Grant. According to archival records, the residential structure was constructed in c. 1880.

In 2022, the Arpen House was relocated from its original location at 3318 O'Connor Road to 3747 Linjohn Road in December 2022. This relocation was performed without obtaining an approved permit with the Building Inspections Division.

STAFF ANALYSIS:

Staff has reviewed the demolition permit, associated pictures, and researched the property to evaluate and document the property. Based on our evaluation, it is the opinion of the Planning and Development Department that the residence at 3747 Linjohn Road would meet four (4) criteria for local landmark designation:

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 Planning and Development Department that 3747 Linjohn Road does meet criterion (A) for landmark designation based on the following analysis:

The Henry C. Arpen Residence at 3318 O' Connor's Road is one of a small number of historic homes remaining in the Loretto community. Located to the east of the Mandarin peninsular, the community, which radiated out from the St. Augustine and Loretto crossroads, owes its origin to the missionary efforts of the Roman Catholic Church in Florida. In 1850, the Most Reverend Bishop Augustine Verot, Vicar Apostolic of Florida, purchased a tract to the east of the Mandarin village for the construction of a small chapel for use by visiting priests. With additional property donated by local landowner, George Hartley, a small one-story church was constructed by 1859 near the present intersection of St. Augustine Road and Loretto Road. In 1866, the St. Joseph's Academy was established in St. Augustine by the Sisters of St. Joseph of Le Puy, France, under the direction of Reverend Bishop Augustine Verot. The mission of the Sisters of St. Joseph was to administer to the educational needs of freed slaves. In 1868, two sisters were assigned to the Mandarin area where they started a school in the existing chapel for fifty-one white and twenty-seven black students.

After closing for a period, the school reopened in 1873 eventually evolving into the St. Joseph's Academy, a boarding school for boys. Over time, the church and school complex at St. Joseph had expanded to include a new sanctuary (1883-1912), a rectory building (1891), a two-story dormitory building (1897), and a large chapel and assembly building. Originally referred to as Honey Hill, the immediate community around the church and school was renamed Loretto in 1905 at the time of the establishment of the first post office in the area. Suggested by Father James Veale, the name was derived from the Italian City of Loretto whose basilica is a cherished center for Catholic pilgrims. In addition to the church and school complex, St. Joseph Catholic Cemetery also opened behind the church becoming the final resting place for members of numerous pioneer families in Mandarin and Loretto.

In addition to the old St. Joseph Catholic Church, a scattering of historic residences remains in Loretto that are associated with several pioneer families in the area. For example, the residence at 11874 Hood Landing Road that was constructed in ca. 1885 was according to oral tradition constructed around the old William Hartley residence that had been the site of the 1841 Indian massacre. Another early resident of the area was Fleming Bowden, a blacksmith by trade that also supplemented his income by collecting vegetables from Mandarin farms and selling them in the Jacksonville markets. A respected citizen who also served as Duval County's Supervisor of Elections for twenty-one years, Bowden constructed a home at 3323 Loretto Road in ca. 1907. The Loretto area was also home to several families that had migrated

from Italy during the late half of the nineteenth century. Francis Louis Losco, a native of Verona, Italy, acquired land in the Loretto area in 1884 where he constructed a small, one room house. After marrying Domatella Danese, a neighbor whose family had recently migrated to the area from Italy, Frank Losco progressively expanded his small house (5344 Losco Road) to accommodate his growing family that eventually included thirteen children. The Losco residence also at one time included a seven-acre vineyard used for making barrels of wine.

Another pioneer settler in Loretto was Henry G. Arpen, who was born in the Kingdom of Prussia in 1851 and migrated to the United States in 1865. Arpen purchased a small parcel in the Charles F. Hopkins survey of the eastern part of the Hagin Grant. According to the 1880 census, Henry and his wife, Emmaline, resided in Mandarin and was engaged in farming, probably citrus. Arpen came to Mandarin at the heigh of the citrus boom that occurred during the late 1870's and 1880s that attracted many new settlers to the area. The residence was probably constructed during the boom as reflected in its vernacular style and material, as well as being consistent with the 1880 census which recorded the Arpen family as living in the general Mandarin area. With the death of Henry Arpen in 1916, his wife, Emmaline, continued to occupy the house until the early 1930s, when she sold the property to George C. Chappell. The Chappell family retained ownership until sold to the current owner in the early 1970s. In the 1980s, the Arpen Residence was only one of six historic houses remaining in Loretto which has had significant growth since the construction of the Buckman Bridge.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 3747 Linjohn Road does not meet this criterion.

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

No information was found on the structure's early residents. Based on the currently available information on file, it is the determination of the Planning and Development Department that 3747 Linjohn Road does not meet this criterion.

<u>D.</u> 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.

The original builder, designer or architect is unknown; therefore, it is the determination of the Planning and Development Department that 3747 Linjohn Road does not meet this 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 Planning and Development Department that 3747 Linjohn Road does meet criterion (E) for landmark designation based on the following analysis:

Architecturally, the original design of the Arpen House reflects no high style and is commonly referred to as Frame Vernacular because of its construction. Notwithstanding their simple design, Frame Vernacular style buildings are important since they represent vanishing examples of how rural and lay builders utilized simple and time-tested construction principles, as well as local building materials such as southern yellow pine and cypress. Sometimes referred to as Florida Cracker, a more regional variation of the Frame Vernacular style was developed to deal with the harsh environment of the South such as heat, rain, humidity and moist soils. Features of Florida Cracker design found on the Arpen residence are a raised brick foundation to allow air circulation and prevent deterioration of wood members; a large wrap-around porch which provides shade, air circulation and protection from rainstorms; and numerous windows for interior air circulation. Common with materials found on Florida Cracker, the Arpen house has a wood framed structural system covered on the exterior by horizontal wood siding, brick pier foundation, centrally placed chimney, and gabled main roof.

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 Planning and Development Department that 3747 Linjohn Road does meet criterion (F) for landmark designation based on the following analysis:

Architecturally, the design of the Arpen Residence reflects the Frame Vernacular style, which represent vanishing examples of how rural and lay builders utilized simple and time-tested construction principles that blended local building materials with manufactured products. In North Florida, these earlier builders took advantage of plentiful Southern Yellow Pine and cypress to construct solid and functional spaces sometimes enhanced by a variety of manufactured products shipped by railroad such as sash windows, doors, and hardware. With its eastern orientation, double verandas on two elevations, open hallways, numerous windows, and a detached kitchen, the Arpen Residence was designed to work well in the pre-air-conditioned southern environment. Surrounded by outlying sawmills at the time, the subject property like so many buildings of the era were constructed of old-growth Southern Yellow Pine that had been so heavily timbered as to be almost non-exist by the 1930's. Today, this quality pinewood is only available from re-milled timbers

Demolition of a Structure – Henry C. Arpen House at 3747 Linjohn Rd December 11, 2024 Page 6 of 8

salvaged from demolitions or from original logs preserved in the muddy bottoms of Florida creeks and rivers.

Another unique feature of the Arpen Residence is the presence of a detached building, since connected, containing the kitchen. How this detached one-story building was tied originally to the residence is not known but was traditionally connected by a boardwalk to a back or side porch. Concentrating such domestic activities in a separate building, which was a common treatment for rural structures in the South, allowed for the main house to be free of cooking generated smoke, heat, and smells, while preventing the spread of fires from the kitchen to the primary residence. Only a few historic homes with detached kitchens have been documented in Duval County, usually in outlying rural areas or parts of the county that were until recently undeveloped. Examples included the Major William W. Webb Residence (Walter Jones Residence) at 2438 Country Dock Road (c. 1875); Walter B. Dismore Residence at 12780 Mandarin Road (c. 1879); Oesterreicher Homestead (McCormick OX Ranch), Palm Valley at Duval County line (c. 1873) that since been relocated to Jacksonville Beach; the William Coleman Residence, 150 South Center Street in Baldwin (c. 1879); and the Dr. William Brinson Residence, 153 South Center Street in Baldwin (c. 1860).

G. Its suitability for preservation or restoration

It is the determination of the Planning and Development Department that 3747 Linjohn Road does meet criterion (G) for landmark designation based on the following analysis:

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 alterations that are 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 ongoing neglect are also factors in evaluating potential landmarks for their suitability for preservation or restoration. The following is from the approved National Register of Historic Places Nomination for the Arpen Residence.

"The integrity of the Arpen House is excellent. It retains the integrity of its...its exterior and interior features...The main alteration to the original building has been the rear addition. However, the addition was constructed in c.1920 during the historic period and has achieved significance. On the interior the great majority of features and finishes are intact."

Since its formal listing on the National Register of Historic Places in 2019, the Arpen House was relocated from its original location at 3318 O'Connor Road to 3747 Linjohn Road in December 2022. This relocation was performed without obtaining an approved permit with the Building Inspections Division and as

Demolition of a Structure – Henry C. Arpen House at 3747 Linjohn Rd December 11, 2024 Page 7 of 8

such has resulted in 24 months of weatherization and unregulated activity. According to the applicant's attached structural evaluation letter, the structural integrity of the house was compromised during the relocation process. In the letter, the following claim is made:

"It is our opinion that the house is in a state of disrepair. The cost to repair this home far exceeds the value of the house and should be demolished in place if not relocated."

Disrepair, often described as being in a state of poor condition, does not mean a structure of building is incapable of being preserved or restored. While Staff agrees the structure is in poor condition from 24 months of deferred maintenance, the applicant did not provide any evidence to demonstrate how the structure could not be repaired or restored. Furthermore, the estimated costs to repair the structure were not provided nor was the appraised value of the structure.

Given the limited information regarding the structural integrity of the structure—specifically evidence to demonstrate the structure cannot be repaired, the purported costs to the repair the structure, and the actual appraised value of the structure—Staff is unable to support a claim of disrepair or irreparability for the structure. Furthermore, the structural evaluation letter states that relocation of the structure is possible, if the proper repairs and shoring are made beforehand. Therefore, it is the opinion of the Planning and Development Department that the Arpen Residence at 3747 Linjohn is suitable for restoration and preservation.

Based on these findings, the Planning and Development Department found the subject building located at 3747 Linjohn Road to meet four (4) of the seven (7) criteria for local landmark designation.

View of the Subject Property



Official Use Only	
Submittal Date: 10/08/24	
HPS Sufficiency Date: 11/19/24	



Official Use Only	
Application Number: N/A	
Public Hearing: 12/11/24	

Application for Demolition Review Permit

City of Jacksonville, Florida **Historic Preservation Section** Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7800.

Official Use Only

National Register of Historic Places (cl	heck all that ann	lv)				
Individually Listed "Deemed Eligible" for Listing		Histori	c District entributing	Non-Cont	ributing	
BID Sufficiency Review Date: HPS Sufficiency N/A 11/19/24		cy Review Date:		60-Day Review Deadline: 01/22/25		
Date Applicant was Noticed Regarding 06/05/24	g Potential Alteri	natives to	Demolition	and Tax Inc	entives:	
Notice of Violation(s): FMSF: HPS Staff Initials: Yes - 2024-9321399 and 2024-9274705 DU22443 ATW						
Property Information						
Historic Name (If Applicable): Henry C. Arpen House			2. Other Names (If Applicable)			
3. Property Address(es):			4. Real Estate Number(s):			
3747 Linjohn Road, Jacksonville, FL 32223		159095-0090				
5. Property Located Between Streets:		6. Date(s) of Construction:				
Linjohn Road & Aladi	in Road	188	0s			
7. Original Property Use: Residential		8. Curr Vacant	ent Property	/ Use:		

Owner's Information (Please list all owners	if more than one)
9. Name(s):	10. Emails(s):
MILOVIC DRAGO ET AL MILOVIC CELESTE CHENG JOANN	celeste.milovic@gmail.com
11. Address(es) (including city, state, zip)	12. Preferred Telephone:
35561 GALEN PL FREMONT, CA 94536	925-922-7886

owner)
14. Email:
Mdanhour@DanhourGroup.com
16. Preferred Telephone:
904-234-1047

Procedural Timeline

Within 60 calendar days, the Historic Preservation Commission shall issue a final decision on the subject of demolition. If the Commission votes to deny the demolition permit application, at the next meeting after it considered the demolition request, so long as the next meeting is no less than 21 days following, (unless the Applicant has requested a continuance or deferral), it shall also issue an advisory recommendation to the City Council on the structure's landmark status utilizing the criteria and procedures in Section 307.104. The Historic Preservation Commission shall call a special meeting to meet the 60-calendar day deadline, if necessary. If the Historic Preservation Commission fails to meet this deadline, the demolition permit application shall be considered granted. If the Historic Preservation Commission elects to grant the demolition permit application, such decision shall constitute the final action by the City, and the Commission shall not consider landmarking status for the structure.

Criteria

Section 320.407(c), Ordinance Code, provides that, with respect to action upon Applications for Demolition Permits, the Historic Preservation Commission shall determine whether, based upon the evidence, the property does or does not meet the criteria for designation. Such a determination shall be made by advisory recommendation of the Commission and shall be accompanied by a report stating the findings of the Commission concerning the relationship between the property and the National Register of Historic Places criteria for potential designation set forth below. Filing of this application implies an assumption of objection to potential local landmark designation. As such, the Commission must find that the property meets at least four of the following seven criteria:

- (1) Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.
- (2) Its location is the site of a significant local, state or national event.
- (3) It is identified with a person or persons who significantly contributed to the development of the City, state or nation.
- (4) 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.
- (5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- (6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- (7) Its suitability for preservation or restoration.

Statement of Significance	
-	which the demolition request will be reviewed, please describe how riteria for designation. Provide as much information as you can. You sary.
(1) Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.	Though the structure has been nominated to the National Register of Historic Places (listed as locally significant), the house has been moved off-site in an effort to relocate and preserve the resource. Unfortunately, the relocation has been tied up in permitting for two years and is currently in an advanced state of deteriorated beyond feasible restoration.
(2) Its location is the site of a significant local, state or national event.	No
(3) It is identified with a person or persons who significantly contributed to the development of the City, state or nation.	No
(4) 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.	No, the structure is described as rural frame vernacular
(5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.	No
(6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.	No
(7) Its suitability for preservation or restoration.	Structure is in an advanced state of deterioration, beyond its poor condition when it was purchased. Relocation as a means of preservation/restoration was unsuccessful.

Required Attachments	lettiendud
The following attachments must be included with subm	ittal of the application.
Copy of Building Permit for Demolition (for each p	property) – If Applicable
Property Appraiser Record Card (for each propert https://paopropertysearch.coj.net/Basic/Search.a	
Documentation of any effort to save the structure	Planning and Development Decembers 214 North Forem Steet, Suite 300
Documentation of any effort to save the structure Any supporting documentation – Optional	Isocrondia, Parica 32207
Authorization and Acknowledgment	
has been supplied. The acceptance of an application as Jacksonville Historic Preservation Commission (JHPC). It at the public hearing; otherwise, the application will be I understand that I will be notified of the date and place review will be considered by the Jacksonville Historic Prapproved, II understand that my permit will be released if the Commission decides to deny my demolition permunderstand Staff will issue the required public notice of five (5) working days after the Commission's decision. It sign(s) until a determination has been made by City Coconstruction activities affecting the subject properties and relocation, will require a consistency review through Appropriateness. If the proposed designation is denied the light of the control of the contr	the owner and/or authorized agent should be present deferred. e of any public meetings at which the demolition reservation Commission. If the demolition permit is it. mit and pursue local landmark designation, I lign(s), which must be posted on the property within it will be my responsibility to post and maintain the uncil. I am also aware that if designated, any including alterations, new construction, demolition ghan application for a Certification of it, I understand that my permit will be released.
Owner(s) Print name: Celeste Milovic Signature: Celeste Milovic Print name:	Applicant or Agent (if different than owner) Michael Danhour Print name: Michael Opensy squar by Michael Signature: Danhour *The attached agent authorization letter is required if the application is made by any person other than the property owner.

Signature:

Submittal

This application must be typed or printed in ink and submitted along with the required attachments.

<u>Digital applications can be submitted via email using:</u> HistoricPreservation@coj.net

Paper applications can be submitted via mail using:

Historic Preservation Section Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, Florida 32202 (904) 255-7859

AGENT AUTHORIZATION FORM

City of Jacksonville, Florida Historic Preservation Section Planning and Development Department

Property Address(es): 3747 LIN.	JOHN RD Jacksonville FL 32223
Real Estate#(s): 159095-0090	
To Whom it May Concern:	
You are hereby advised that Cele	este Milovic as
Property Owner	of 3747 LINJOHN RD Jacksonville FL
(Title of PROPERTY DIWNER)	(Printed of COMPANY)
hereby certify that said undersign	ed is the Owner of the referenced property. Said owner hereby
authorizes and empowers Micha	ael Danhour/Bordan Development to act as agent to file
	(Printed name of AGENT or Printed name of AGENCY)
application(s) for Demolition Re	eview Permit for the above
(i.e., Demi	olition Review Permit, Local Landmark Designation)
referenced address(es) and in con	nection with such authorization to file such applications, papers,
Cleate Miloric	11/14/2024
(Signature of PROPERTY OWNER)	Date:
STATE OF FLORIDA COUNTY OF DUVAL Sworn to and subscribed and acknoparization, this day of file	nowledged before me by means of [2] physical presence or [_] online Voven 60
who is personally known to me or	
as identification and who took an	
as for forcation and who took an	A a
	The state of the s
Notary Public - State of Fronts	(Signature of NOTARY PUBLIC)
Commission # Hin 564-059 My Comm. Digites Jun 23, 2028 Booked through National Nobary Asun.	(Printed name of NOTARY PUBLIC)
	State of Florida at Large.
	My commission expires: 06/23/2028

January 16, 2024

Mr. Michael Danhour Bordan Development, LLC. 5985 Richard Street, Suite 2 Jacksonville, FL 32216

RE:

Structural Evaluation Henry C. Arpen House

Mr. Danhour,

Per your request, Core has inspected the subject residential structure and has provided the following letter report and recommendations.

Background

On December 1, 2022, the Henry C. Arpen house was relocated as part of the development of a residential subdivision development. The home is over 130 years old is wood framed and was formerly attached to a brick pier foundation.

As part of the relocation process, the chimney was removed from the house and the house braced using 4x4 lumber. The house was detached from the original brick pier foundation and lifted using hydraulic jacks. (*Ref. Photos 1 and 2*). A rolling steel frame was maneuvered into place under the house and the house was lowered and strapped onto the frame (*Ref. Photos 3, 4 and 5*). The house and steel frame were then towed from the original location approximately 1 mile to a field where it has sat for 14 months.

During the relocation process the house was towed across open, recently cleared and disturbed ground as well as several ditch crossings. The relocation had a significant impact on the structural integrity of the house. Over the past 14 months, the exposure to winds and weather created by the missing chimney has resulted in a deterioration of the structure. The wheels on one side of the steel frame became flat causing a shift in the house creating additional stress on the wood floor framing and structure (*Ref. pictures 4, 5 and 6*). Several walls are and the ceiling/roof are failing in areas (*Ref. pictures 5, 6, and 7*).

Recommendation

As described above, the structural integrity of the house was significantly compromised during the relocation. If it is contemplated that the house be moved from its existing location, extensive repairs and shoring will be required prior to any further movement. It should be noted that implementing these repairs and shoring may not guarantee the structure and house will be viable following the move.

It is our opinion that the house is in a state of disrepair. The cost to repair this home far exceeds the value of the house and should be demolished in place if not relocated.

If you have questions regarding this letter, please feel free to contact me.

Sincerely,

Edwin L. Stanford, P.E.

Attachments: photos 1-7

Edwin L Stanford

Digitally signed by Edwin L Stanford

Date: 2024.01.16 10:26:29 -06'00' This item has been electronically signed and sealed by Edwin L. Stanford, PE on January 16, 2024 using a SHA authentication code. Printed copies this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

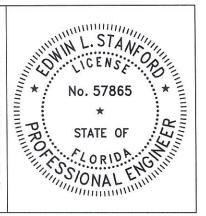




Photo 1 – House On Brick Piers With Chimney



Photo 2 – Exterior of House on Brick Piers With Chimney Removed



Photo 3 – Exterior of House Loaded on Steel Frame System



Photo 4 – Floor System And Frame System



Photo 5 – House on Frame Showing Wood Frame Shoring/Repair



Photo 6 – Exterior of House



Photo 7 – Damaged Roof/Ceiling Damage

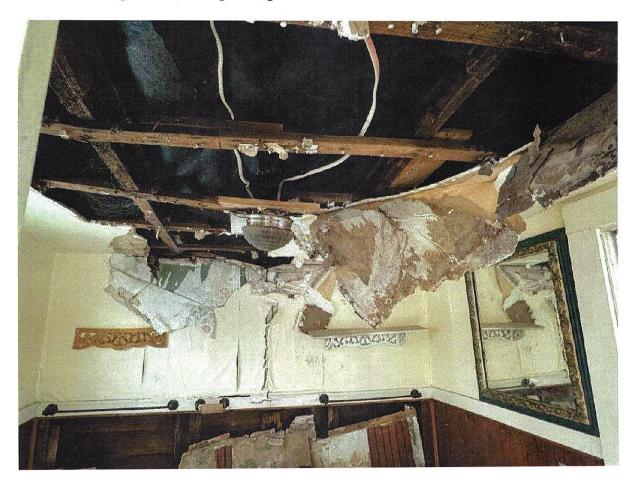


Photo 8 – Floor System And Frame System



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.

MILOVIC DRAGO ET AL 55561 GALEN PL
FREMONT, CA 94536
MILOVIC CELESTE
CHENG JOANN

Primary Site Address 3747 LINJOHN RD Jacksonville FL 32223Official Record Book/Page 20497-02041

<u>Tile #</u> 7617

3747 LINJOHN RD

Property Detail

Troperty Detail	
RE #	159095-0090
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02927 HOGAN JOSEPH GRANT,S/D PT
Total Area	91891

The sale of this property may result in higher property taxes. For more information go to $\underline{\text{Save}}$ $\underline{\text{Our Homes}}$ and our $\underline{\text{Property Tax Estimator}}$. '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 $\underline{\text{Learn how the Property Appraiser's Office values property.}}$

Value Summary

Value Description	2024 Certified	2025 In Progress	
Value Method	CAMA	CAMA	
Total Building Value	\$147,941.00	\$146,608.00	
Extra Feature Value	\$19,431.00	\$19,431.00	
Land Value (Market)	\$331,200.00	\$331,200.00	
<u>Land Value (Agric.)</u>	\$0.00	\$0.00	
Just (Market) Value	\$498,572.00	\$497,239.00	
Assessed Value	\$498,572.00	\$497,239.00	
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00	
Exemptions	\$0.00	See below	
Taxable Value	\$498,572.00	See below	

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

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20497-02041	11/15/2022	\$100.00	QC - Quit Claim	Unqualified	Vacant
20441-01667	9/16/2022	\$665,000.00	WD - Warranty Deed	Qualified	Improved
20162-00479	2/18/2022	\$575,000.00	WD - Warranty Deed	Unqualified	Improved
<u>17647-01454</u>	7/22/2016	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value		
1	GRMR2	Garage/Util Bdg Metl	1	40	15	600.00	\$4,131.00		
2	GRMR2	Garage/Util Bdg Metl	1	50	40	2,000.00	\$15,300.00		

Land & Legal 똩

Land

-	20170									
	LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Front Depth Category		Land Units	<u>Land</u> <u>Type</u>	Land Value
	1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	2.07	Acreage	\$331,200.00

Legal

LN	Legal Description
1	45-4S-27E 2.07
2	JOSEPH HOGAN GRANT S/D
3	PT LOT 17 RECD O/R 20441-1667(EX PT
4	RECD O/R 20206-643)

Buildings ¹ Building 1

Building 1 Building 1 Site Address 3747 LINJOHN RD Unit Jacksonville FL 32223-

Building Type	0101 - SFR 1 STORY
Year Built	1967

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng

Building Value

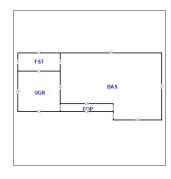
Property Appraiser - Property Details

<u>Type</u>	Gross Area	Heated Area	Effective Area					
Finished Storage	189	0	94					
Base Area	1442	1442	1442					
Finished Open Porch	104	0	31					
Unfinished Garage	420	0	189					
Total	2155	1442	1756					

\$146,608.00

12 Hardwood
12 Haruwoou
4 Electric
4 Forced-Ducted
3 Central

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



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	\$498,572.00	\$0.00	\$498,572.00	\$5,649.55	\$5,642.29	\$5,464.35	
Public Schools: By State Law	\$498,572.00	\$0.00	\$498,572.00	\$1,589.00	\$1,541.58	\$1,570.00	
By Local Board	\$498,572.00	\$0.00	\$498,572.00	\$1,122.23	\$1,120.79	\$1,103.54	
FL Inland Navigation Dist.	\$498,572.00	\$0.00	\$498,572.00	\$14.38	\$14.36	\$13.26	
Water Mgmt Dist. SJRWMD	\$498,572.00	\$0.00	\$498,572.00	\$89.51	\$89.39	\$84.06	
School Board Voted	\$498,572.00	\$0.00	\$498,572.00	\$499.21	\$498.57	\$498.57	
			Totals	\$8,963.88	\$8,906.98	\$8,733.78	
Description	Just Value	Assessed Value	Assessed Value Ex		Taxable V	Taxable Value	
Last Year	\$499,214.00	\$499,214.00	\$499,214.00 \$0.00		\$499,214.0	0	
Current Year	\$498,572.00	\$498,572.00	9	\$0.00	\$498,572.0	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.

2024

2023

• 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

Wells, Arimus - PDCM

From: Wells, Arimus - PDCM

Sent: Tuesday, October 15, 2024 3:23 PM

To: Gideon, Joshua - PDBZ

Cc: Parola, Helena - PDCM; Taylor, Ronald - PDBZ

Subject: RE: Building Relocation - 3747 Linjohn Rd (B-22-563254)

That's correct—now they are asking to demo it because apparently it got damaged during relocation.

The reason they didn't seek demolition at it's original address is because they made a zoning agreement with the community and council member to preserve/relocate the structure.

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: Gideon, Joshua - PDBZ < JGideon@coj.net>

Sent: Tuesday, October 15, 2024 3:17 PM **To:** Wells, Arimus - PDCM <ArimusW@coj.net>

Cc: Parola, Helena - PDCM < HParola@coj.net>; Taylor, Ronald - PDBZ < TaylorR@coj.net>

Subject: Re: Building Relocation - 3747 Linjohn Rd (B-22-563254)

Hmm.

It looks like they went ahead and moved the building without a permit.

And now they want to demo it?

Would there have been a reason they would not have received approval to demo the structure while it remained at the original address?

Joshua Gideon, CBO

Chief, Building Inspection Division
City of Jacksonville I Planning and Development Department
214 North Hogan Street, 2nd Floor
Jacksonville, FL 32202
(904) 255-8521
www.jacksonville.gov/bi

Due to Florida's very broad public records laws, please remember that information contained within correspondence with the City of Jacksonville may be subject to disclosure under a public records request.

From: Wells, Arimus - PDCM < ArimusW@coj.net>

Sent: Tuesday, October 15, 2024 2:59 PM
To: Gideon, Joshua - PDBZ <<u>JGideon@coj.net</u>>
Cc: Parola, Helena - PDCM <<u>HParola@coj.net</u>>

Subject: Building Relocation - 3747 Linjohn Rd (B-22-563254)

Good Afternoon, Josh,

I am currently reviewing a structure for demolition at 3747 Linjohn Rd (see B-24-197593). It appears the structure was relocated from 3318 O'Connor Rd to 3747 Linjohn Rd in December 2022. Is a building permit required for relocating buildings? I see that one was started via B-22-563254, but it's in Return for Corrections.

Best Regards,

Arimus

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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

Wells, Arimus - PDCM

From: Wells, Arimus - PDCM

Sent: Tuesday, August 20, 2024 9:38 AM

To: Register, Thomas - ERCC **Subject:** RE: Arpen Farmhouse meeting

After first being made aware of this issue on May 15th, I contacted the owner/agent on May 29th, June 5th, and August 13th. No responses were provided.

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: Register, Thomas - ERCC <TRegister@coj.net>

Sent: Tuesday, August 20, 2024 9:19 AM

To: Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: RE: Arpen Farmhouse meeting

Thank you! Are they responding in a reasonable time, or have you been waiting for what would be an excessive amount of time?

Regards,

Thomas Register, Chief
Municipal Code Compliance
City of Jacksonville | Neighborhoods Department
214 N. Hogan Street, 7th floor
Jacksonville, FL 32202
Direct (904) 255-7203
Jacksonville.gov



Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.

From: Wells, Arimus - PDCM < Arimus W@coj.net>

Sent: Tuesday, August 20, 2024 9:13 AM

To: Register, Thomas - ERCC < TRegister@coj.net >

Subject: RE: Arpen Farmhouse meeting

Good Morning, Thomas,

In late 2023, this structure was relocated from 3318 O'Connor Rd to 3747 Linjohn Rd without an approved building permit. In terms of Historic, this structure is listed on the National Register and is subject to 320.407 Demolition Delay proceedings (which requires HPC review). At this time, I am waiting on the agent/owner to submit a Demo Delay application.

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: Register, Thomas - ERCC <TRegister@coj.net>

Sent: Monday, August 19, 2024 11:03 AM To: Wells, Arimus - PDCM < Arimus W@coj.net > Subject: FW: Arpen Farmhouse meeting

Good morning, Arimus,

I wanted to email and confirm there is some discussion with your office and this property. Do you have any details you can share here?

Real Estate #: 159095 0090

Owner: MILOVIC DRAGO ET AL

Address: 3747 LINJOHN RD





Regards,
Thomas Register, Chief
Municipal Code Compliance
City of Jacksonville | Neighborhoods Department
214 N. Hogan Street, 7th floor
Jacksonville, FL 32202
Direct (904) 255-7203
Jacksonville.gov



Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.

From: Folks Huxford < folkshuxfordllc@gmail.com >

Sent: Monday, August 19, 2024 10:51 AM

To: Register, Thomas - ERCC < TRegister@coj.net >

Subject: Re: Arpen Farmhouse meeting

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thomas,

Conversations continue between me, my client, his contractor, and the City (particularly Historic Preservation). I'm quite sure we can't bring this in for a landing before the August 29 extension. May we have some additional time so we can continue working towards a resolution?

Thank you!

Folks

From: Register, Thomas - ERCC < TRegister@coj.net >

Sent: Friday, June 7, 2024 6:39 PM

To: Folks Huxford < folkshuxfordllc@gmail.com >

Subject: RE: Arpen Farmhouse meeting

Good afternoon, Folks,

It was good to see you also, and I am happy to hear things are going well.

The inspection dates for both cases listed below have been changed to August 29th, and will occur no earlier than that date. Attached are some emails attached to those cases and the warning citation.

Real Estate #: 159095 0090

Owner: MILOVIC DRAGO ET AL

Address: 3747 LINJOHN RD

From < https://maps.coj.net/DuvalProperty/#>

Case Number	RE	Status	Address	Neighborhood	Code Section	CPAC
2024-9321399	159095 0090	Active	3747 LINJOHN RD.	Julington Creek	Unsafe Structure	Southeast
2024-9274705	159095 0090	Active	3747 LINJOHN RD.	Julington Creek	Nuisance	Southeast

Regards,

Thomas Register, Chief
Municipal Code Compliance
City of Jacksonville | Neighborhoods Department
214 N. Hogan Street, 7th floor
Jacksonville, FL 32202
Direct (904) 255-7290
Jacksonville.Gov



A NEW DAY.

Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.

From: Folks Huxford <folkshuxfordllc@gmail.com>

Sent: Friday, June 7, 2024 12:44 PM

To: Register, Thomas - ERCC < TRegister@coj.net >

Subject: Arpen Farmhouse meeting

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thomas,

Good to meet you yesterday. It's been a long time! Following up with this email regarding the request for a 60-day extension on the citation for the Arpen Farmhouse currently located at 3747 Lin John Road. I'm new to this process and we are trying to consider the pathways to compliance. Also, could you please forward me the citation particulars for my files?

Thanks again!

Folks

M. 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

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: December 11, 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:

N/A

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 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 an institutional building at 1221 East 16th Street North Jefferson Street as a local landmark. (LUZ: 1/7/25 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)



City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department 214 North Hogan Street Jacksonville, FL 32202 (904) 255-7800 www.jacksonville.gov

• Ordinance 2024-0940 – This bill designates an institutional building at 740 Van Buren Street as a local landmark. (LUZ: 1/22/25 PH)

Public Works Improvement Projects



City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department 214 North Hogan Street Jacksonville, FL 32202 (904) 255-7800 www.jacksonville.gov

MEMORANDUM

TO: Chairperson and Members

Jacksonville Historic Preservation Commission

FROM: Arimus T. Wells, City Planner Supervisor

Community Planning Division, Historic Preservation Section

SUBJECT: Notification for Upcoming Improvement Projects

DATE: December 11, 2024

Pursuant to Section 307.106(c), Ordinance Code, all City agencies are required to notify the Historic Preservation Commission prior to the planning and construction of improvements projects within a locally designated historic district or projects that affect a local landmark.

This memo serves as a notification for the following improvement projects:

Project Location	Project Scope	Estimated Start Date	Estimated Completion Date	Project Details
1504 Barrs St	N/A	11/30/2024	12/01/24 – 06/30/25	Hardscape paver sidewalk repairs
1520 Barrs St	N/A	11/30/2024	12/01/24 – 06/30/25	Hardscape paver sidewalk repairs
827 Goodwin St	N/A	11/30/2024	12/01/24 – 06/30/25	Hardscape paver sidewalk repairs
325 11th St W	N/A	11/30/2024	12/01/24 – 06/30/25	Hardscape paver sidewalk repairs
1025 Colombo St	N/A	11/30/2024	12/01/24 – 06/30/25	Hardscape paver sidewalk repairs



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department 214 North Hogan Street Jacksonville, FL 32202 (904) 255-7800

www.jacksonville.gov

Project Location	Project Scope	Estimated Start Date	Estimated Completion Date	Project Details
1611 Donald St	N/A	11/30/2024	12/01/24 – 06/30/25	Hardscape paver sidewalk repairs
2036 Silver St	N/A	11/30/2024	12/01/24 – 06/30/25	Hardscape paver sidewalk repairs
214 11th St W	N/A	11/30/2024	12/01/24 – 06/30/25	Hardscape paver sidewalk repairs

N. Old Business



O. Design Issues



P. Addendum



Q. Adjournment

