# Jacksonville Historic Preservation Commission



May 22, 2024

#### City of Jacksonville

Ed Ball Building, 1<sup>st</sup> Floor - Conference Room 1002 214 North Hogan Street - Jacksonville, Florida 32202



A NEW DAY.

#### **Jacksonville Historic Preservation Commission Meeting**

Wednesday, May 22, 2024 at 3:00 PM

#### **Members:**

Jack C. Demetree, III, Chair Michael Montoya, Vice Chair Ethan Gregory, Secretary Julia Epstein Maximilian Glober Olivia Frick William Hoff

#### **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, June 26, 2024.

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

ADDRESSING THE BOARD/COMMITTEE. At public hearings required by law or fixed by the Board/Committee, the presiding officer shall extend the floor to proponents and opponents of the subject matter of the public hearing, and those filing written requests or speakers cards shall be heard prior to other persons who appear at the hearing. Each person addressing the Board/Committee shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Board/Committee staff before addressing the Board/Committee, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her comments to three (3) minutes, unless further time is granted by the Board/Committee. All remarks shall be addressed to the Board/Committee as a body and not to any member thereof. No person other than a Board/Committee 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 may 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 April 24, 2024

#### B. Deferred Items

- 1. **COA-22-27451** (2768 Riverside Avenue)
- **2**. **COA-23-28339** (3664 Richmond Street)
- 3. COA-23-29186 (2799 Selma Street)
- **4**. **COA-24-30132** (2768 Riverside Avenue)
- **5**. **LS-23-01** (538 Ellis Road, South)
- **6**. **LM-24-03** (801 Jefferson Street, North)

#### C. Consent Agenda

#### 1. COA-23-30007

District: Riverside/Avondale - 2951 Post Street

Applicant: Brandon Construction

Owner: Andrew Suslak, Post Modern Brewing, LLC

Request: Alterations - Hardscaping

Staff Recommendation: Approve with Conditions

#### 2. COA-23-30022

District: Riverside/Avondale - 1372 Avondale Avenue

Applicant: Cyndy Trimmer, Esq.

Owner: Jesse Shimp Request: Alterations

Staff Recommendation: Approve with Conditions

#### 3. COA-24-30437

District: Springfield - 411 1st Street, East

Applicant: Terrawise Homes, Inc. Owner: Terrawise Homes, Inc. Request: New construction

Staff Recommendation: Approve with Conditions

#### 4. COA-24-30515

District: Springfield - 317 9<sup>th</sup> Street, West Applicant: JWB Real Estate Capital, LLC Owner: JWB Real Estate Companies, LLC

Request: New construction

Staff Recommendation: Approve with Conditions

#### 5. COA-24-30669

District: Riverside/Avondale - 1954 Greenwood Avenue

Applicant: Daniel Greer, JBL Corporation, Inc.

Owner: Hendrick Schnitzer, Avondale Investors, LLC

Request: Alterations

Staff Recommendation: Approve with Conditions

#### 6. COA-24-30277

District: Riverside/Avondale - 1321 Cherry Street

Applicant: Seth Walker Owner: Seth Walker

Request: New construction - addition

Staff Recommendation: Approve with Conditions

#### D. Previously Deferred Items to be Heard

#### **E. Condemned Properties**

#### F. Historic Designations

#### G. Certificates of Appropriateness

#### 1. COA-24-30533

District: Riverside/Avondale - 1826 Montgomery Place Applicant: William Leuthold, William Leuthold Architect, Inc.

Owner: Leigh Long

Request: New construction - Addition

Staff Recommendation: Approve with Conditions

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

#### 1. COA-24-30627

District: Riverside/Avondale - 1541 Pinegrove Avenue

Applicant: Edward Bachmann, Bachmann Homes Realty, LLC Owner: Edward Bachmann, Bachmann Homes Realty, LLC

Request: Alterations - Masonry Painting

Staff Recommendation: Deny

#### 2. COA-24-30361

District: Riverside/Avondale - 736 West Street

Applicant: Brad Latham

Owner: Frederick Strode, Reno Vaction Homes-FL, LLC

Request: Alterations and New Construction Staff Recommendation: Approve with Conditions

- I. Appeal of Administratively Approved COA's
- J. Minor Modifications to Previously Approved COA's
- **K. Public Comments**
- L. New Business
  - 1. North Riverside Community Development Corporation (CDC) Grant Letter of Support #1
  - 2. North Riverside Community Development Corporation (CDC) Grant Letter of Support #2
  - 3. Road Renaming (15th Street to Swisher Street)
  - **4.** 2024 Window Supplement
  - 5. Jacksonville Historic Preservation Commission (JHPC) Elections
- M. Information
  - 1. Hogan's Creek Restoration Presentation
  - 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



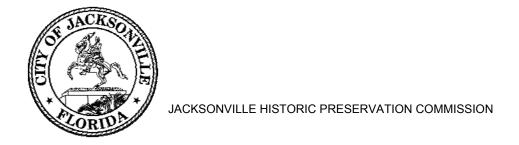
## 2.

# Reminder of Meeting Break Times



## 3.

## Approval of the Minutes



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CITY OF JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Proceedings held on Wednesday, April 24, 2024, commencing at 3:00 p.m., at the Ed Ball Building, Room 851, 214 North Hogan Street, Jacksonville, Florida, before Diane M. Tropia, FPR, a Notary Public in and for the State of Florida at Large.

#### PRESENT:

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

#### ALSO PRESENT:

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

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1 conversations, please be had in the hallway. 2 With that, I will take a motion to approve 3 the minutes from the March 27th meeting. 4 COMMISSIONER MONTOYA: Motion to approve 5 the minutes from the March 27th meeting. COMMISSIONER GREGORY: Second. 6 7 THE CHAIRMAN: All those in favor? 8 COMMISSION MEMBERS: Aye. THE CHAIRMAN: Those opposed? 9 10 COMMISSION MEMBERS: (No response.) 11 THE CHAIRMAN: Hearing none, we'll jump 12 right in.

> We've got four deferred items today. COA-22-27451, 2768 Riverside Avenue; COA-23-28339, 3664 Richmond Street; COA-23-29186, 2799 Selma Street; and LS-23-01, 538 Ellis Road South.

> And with that, we'll jump into the consent agenda. Do any commissioners have any ex parte on consent?

COMMISSIONER HOFF: Through the Chair, I do. I spoke with the applicant for Item Number 7, prior to me having this role, about his application.

THE CHAIRMAN: All right. Anybody else? Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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PROCEEDINGS

April 24, 2024

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3:00 p.m.

THE CHAIRMAN: All right. Welcome to the April 24th edition of the Jacksonville Historic Preservation Commission.

If I could start with some introductions, please.

MR. WELLS: Arimus Wells, Historic Preservation section.

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

COMMISSIONER MONTOYA: Michael Montoya, commissioner.

THE CHAIRMAN: J.C. Demetree, chairman. COMMISSIONER GREGORY: Ethan Gregory, commissioner.

COMMISSIONER FRICK: Olivia Frick, commissioner.

COMMISSIONER HOFF: Bill Hoff,

commissioner. COMMISSIONER GLOBER: Max Glober,

commissioner.

THE CHAIRMAN: We'll take a break every two hours, as needed. If you could silence your cell phones, please. Any private

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COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. With that, we'll run through the consent agenda.

COA-24-30487, 2963 Olga Place;

COA-24-30388, 2051 Redwing Street; COA-24-30407, 2047 Redwing Street;

COA-23-29861, 141 5th Street West --

MS. LOPERA: East.

THE CHAIRMAN: Yes, East.

COA-24-30521, 1445 Avondale Avenue;

COA-24-30389, 112 10th Street East;

12 COA-23-30010, 1902 Market Street North;

13 COA-24-30330, 1616 Ionia Street; and

14 COA-23-29954, 1918 Morningside Street.

> Do any commissioners have any comments, thoughts before we open to the public?

COMMISSIONER HOFF: Through the Chair, I would like to have a discussion on Items 2 and 3, which are the same applicant and the same design, and a short -- and a short inquiry about Item Number 8.

THE CHAIRMAN: Okay. So we will pull COA-24-30388 and COA-24-30407, as well as COA-24-30330.

> And, with that, we'll open the public Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

(904) 821-0300 10

05/12/2024 04:32:15 PM

1 of 53 sheets Page 1 to 4 of 139 4

City of Jacksonville April 24, 2024 Historic Preservation Commission Uncertified Condensed Copy 5 hearing. Is anyone here to speak on anything first, especially to make sure nobody else was on consent outside of now 2, 3, and 8? 2 here to speak on the rest. 3 AUDIENCE MEMBER: (Indicating.) 3 COA-24-30521, Number 5; Number 6, 4 THE CHAIRMAN: You can come on up. COA-24-30389; Number 7, COA-23-30010; and 4 5 Number 9, COA-23-29954. (Audience member approaches the podium.) 5 6 THE CHAIRMAN: If you'll state your name 6 Is anybody else here to speak on any of 7 and address for me. 7 those? 8 AUDIENCE MEMBER: Kim -- is that on? 8 AUDIENCE MEMBERS: (No response.) 9 (Microphone malfunction.) 9 THE CHAIRMAN: All right. With that, 10 (Brief pause in the proceedings.) 10 we'll close the public hearing, and I'll THE CHAIRMAN: If you could just please entertain a motion. 11 11 watch the white cord when you come up. 12 12 COMMISSIONER MONTOYA: Motion to approve AUDIENCE MEMBER: Is this on? Is the the remaining items on the consent agenda. 13 13 14 microphone on? 14 THE CHAIRMAN: All right. 15 THE CHAIRMAN: Good question. It does not 15 MS. LOPERA: Could you clarify which of the remaining items you're including? 16 seem to be. 16 17 COMMISSIONER MONTOYA: That would be 17 (Brief pause in the proceedings.) THE CHAIRMAN: It's always something. Number 1, COA-24-30487; Item Number 5, 18 18 AUDIENCE MEMBER: My name is Kim Pryor. I COA-24-30521, 1445 Avondale Avenue; Item 6, 19 19 20 live at 245 West 5th Street. 20 COA-24-30389, 112 10th Street East; Item 7, 21 THE CHAIRMAN: Kim, she's going to swear 21 COA-23-30010, 1902 Market Street North; Item Number 9, COA-23-29954, 1918 Morningside 22 you in real quick. 22 23 MS. PRYOR: Pardon? 23 Street. 24 THE CHAIRMAN: She's going to swear you in 24 THE CHAIRMAN: So the ones you listed --25 real quick. 25 you pulled 4 but didn't pull 9. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 (904) 821-0300 6

8 COMMISSIONER MONTOYA: Okav. So I would 1

right hand for me, please. 3 MS. PRYOR: (Complies.)

THE REPORTER: Do you affirm that the 4

THE REPORTER: If you would raise your

testimony you are about to give will be the 5

truth, the whole truth, and nothing but the 6

7 truth?

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8 MS. PRYOR: I do.

9 THE REPORTER: Thank you.

10 MS. PRYOR: I'm here to request that we

pull Items Number 4 and 9 off of consent to 11

have further discussion on those, specifically 12

regarding the windows. 13

THE CHAIRMAN: Okay. Number 4 and 9. 14

Okay. We can chat about that. 15

16 MS. PRYOR: Thank you.

THE CHAIRMAN: Thank you.

Anybody else here to speak on -- so my 18

consent agenda reads now -- we have Number 1, 19

COA-24-30487; Number 4, COA-23-29861. 20

21 MS. LOPERA: Mr. Chair, I believe that's

22 the one that (inaudible) --

THE CHAIRMAN: Well, I figured we'd talk

about -- I mean, I wasn't going to pull it

25 straightaway. I figured we'd talk about it

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like to amend that and pull Number 9,

COA-24-29954, 1918 Morningside Street. 3

COMMISSIONER GREGORY: Could I get a 4

5 clarification real quick?

6 THE CHAIRMAN: So currently --

COMMISSIONER GREGORY: We pulled 2, 3, 4,

8 8, and 9; is that correct?

9 THE CHAIRMAN: Correct.

COMMISSIONER GREGORY: Okay. I second.

11 THE CHAIRMAN: All those in favor?

12 COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.) 14

THE CHAIRMAN: Hearing none, if you are

COA 1, COA 5, 6 or 7, you're good to go. 16

17 And, with that, we will jump right into

Number 2 on what was formerly on consent,

COA-24-30388, 2051 Redwing Street. 19

Is this worth talking in unison with

21 Number 3 as well? I know we have to vote on

22 them separately, but --

So we're going to talk about COA-24-30388

as well as COA-24-30407 together. Both are 24

25 Redwing Street.

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I will take a staff report. 1

2 MR. WELLS: Application COA-24-30388,

3 located at 2051 Redwing Street, seeks to

- construct a new, two-story, single-family home. 4
- We found the property located on an arterial 5
- 6 lot, and along this block there are a mixture

7 of one-story and two-story homes.

8 As designed, the home will consist of a gable roof and a full-width porch, along with a 9

10 front elevation. Primary materials of the

structure include Fiberglass shingles for the 11

roof, 3-over-1 and 1-over-1 windows, fiber 12

cement lap siding and shingles, wood railings, 13

concrete block with a brick finish for the 14

foundation, and brick columns for the front 15

porch. 16

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Overall, in -- in violation [sic] with our criteria and our design guidelines, we found

that the structure meets those specifications. 19

20 As such, we forward to you a recommendation for

21 approval.

THE CHAIRMAN: All right. Questions for 22

23 staff?

24 COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: With that, we'll open the

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public hearing. 1

And if the applicant is here, you can come 2 3 on up.

(Audience member approaches the podium.) 4

5 THE CHAIRMAN: If you'll state your name

6 and address.

AUDIENCE MEMBER: Mitchell Askelson, 7563

Philips Highway, Jacksonville, Florida 32256.

THE CHAIRMAN: Diane is going to swear you 9 10 in.

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

MR. ASKELSON: (Complies.) 13

THE REPORTER: Do you affirm that the 14 testimony you are about to give will be the 15

truth, the whole truth, and nothing but the 16

truth? 17

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MR. ASKELSON: I do. 18

THE REPORTER: Thank you. 19

THE CHAIRMAN: And I presume, being on 20

21 consent, you are good with all of the

22 conditions met?

MR. ASKELSON: Correct.

THE CHAIRMAN: All right. 24

25 COMMISSIONER HOFF: Yeah, through the

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Chair to the applicant, so, typically, on homes

in both -- well, in Springfield, we see

(inaudible) on the front third of the house, so

I was wondering what your thoughts were on

putting a window in the front third of the

second floor on the -- on the right elevation? 7

MR. ASKELSON: The one on the bottom right-hand corner?

COMMISSIONER HOFF: Yeah.

10 So it's noted elsewhere in the JHPC staff report that usually large blank exterior walls 11 are frowned upon, especially towards the front 12

of the house where it's more visible. 13

14 So I know that on the interior layout, you do have a bathroom there, but I also know that 15 there's, you know, ways to put some kind of 16

17 opening there as well.

MR. ASKELSON: Yeah.

COMMISSIONER HOFF: So just wanted to get

20 your thoughts on it.

21 MR. ASKELSON: So you would be the third

person that brought that up. 22

23 COMMISSIONER HOFF: Oh, really?

MR. ASKELSON: Yeah. So not that that has 24

not been discussed. That is that bathroom

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right there on the front corner of the house.

We have the window at the front. The vanities

and the sinks run along that side of the house

right there where that thing is, where -- on

the -- where there's no window there. 5

The problem with putting the window there,

obviously, would be, you don't have a spot to 7

put your mirrors in front of your vanity, so

we're just trying to look at it as a living 9

10 thing from the inside, where we'd have the

11 mirrors for, obviously, doing your hair,

makeup, and all that kind of jazz, so ... 12

Open to something else, but it's 8-foot 13 ceilings, so we didn't really see a way for, 14

like, a transom window up there. If there was, 15

we would have been open for it, but with the 16

17 8-foot ceiling and the need for mirrors and

livability inside, that's the reason we have 18

pushed back some. 19

Fully understand where everybody is coming 20

21 from that's made that comment, but --

22 COMMISSIONER HOFF: So it's good to know

23 that I'm not alone, then, in making that

24 observation.

> I have -- I've been to a lot of bathrooms Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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for both new and old construction, and I know 2 people can get pretty creative with how they

3 put an opening there, so --

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MR. ASKELSON: I understand.

5 I've looked even in between, like, where 6 the mirror might go and the shower, which will,

7 obviously, further (inaudible) there, and

8 there's not really enough room to do maybe,

like, (inaudible)-style trim on the inside, you 9

10 know, do your, you know, 1-by-4 (inaudible) for

that, plus the mirror, plus where the tile --11

12 the edge of the tile is going to come out to,

13 it doesn't -- feel that you could put, like, a

14 one-foot-width, you know, type window in there.

So, again, fully open to, you know, any recommendations that we could do there, but working with our drafter and looking over it several times, we didn't see a way to get around it, keeping the same floor plan and

19 20 stuff like that. 21 COMMISSIONER HOFF: So I have a new

22 construction house, and on the exterior of my 23 upstairs bathroom I have a window on the other

side of my shower wall. So it's not accessible 24

from the inside, but it's a window and it looks

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like a window from the exterior.

Also, I was in a historic house recently.

3 There was a window actually in the shower and

it was, you know, frosted and waterproofed, so 4

5 I know there's ways to do it. And I understand

6 that it's -- it's not ideal, but we are

7 concerned about the exterior character, and I

8 know that there's ways to reconfigure things,

9 so --

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10 MR. ASKELSON: I can understand that.

11 THE CHAIRMAN: All right. We'll call you

12 back up if we need you.

MR. ASKELSON: Sure. 13

14 THE CHAIRMAN: Thank you.

Is anybody else here to speak on this COA?

16 AUDIENCE MEMBERS: (No response.)

17 THE CHAIRMAN: With that, we'll close the

public hearing, and I'll entertain a motion. 18

19 COMMISSIONER GREGORY: Motion to approve

COA-24-30388, 2051 Redwing Street. 20

21 MS. LOPERA: Through the Chair, do you

22 want to add staff conditions to that or just

23 straight up --

24 THE CHAIRMAN: We can add a

25 recommendation. I don't know if you want to

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1 condition it. That's --

2 MR. WELLS: The staff report has

3 conditions.

MS. LOPERA: The staff report has --

5 COMMISSIONER GREGORY: My motion is not --

is with no additional conditions other than

7 what's currently being approved.

8 MS. LOPERA: There are 12 conditions in 9

the staff report.

10 COMMISSIONER GREGORY: With staff

conditions. 11

12 MS. LOPERA: Thank you.

COMMISSIONER GLOBER: Second. 13

14 THE CHAIRMAN: Any more conversation? We

15 could add a recommendation for another window.

16 COMMISSIONER GREGORY: I, personally,

17 don't want to see a window in a shower. Those

18 are leak points. Once you get water inside a

19 place that's an opening, you're just inviting

20 moisture problems into that side wall, creating

21 additional issues for the homeowner in the

future. 22

23 Now, is there another option there? I

24 don't know. I don't know what an option would

be with that space there without completely

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reconfiguring this bathroom. 1

2 And I see what you mean about the big,

3 open space there. If you'd like to see a

window there, I agree, I'm just not sure how we 4

5 get there easily, I guess is my point.

6 THE CHAIRMAN: All right.

7 COMMISSIONER MONTOYA: Yeah, I wonder

about that too, just in regards to it being a

9 bathroom, but also these houses are mirrors of

10 each other, so you'd have the bathroom windows

11 looking at each other from across the property

12 line.

13 COMMISSIONER GREGORY: That's a good

14 point.

15 COMMISSIONER MONTOYA: So, I mean, I guess

16 they could be high windows, just letting light

17 in with no vision to them, but I think that

18 might be odd in the bathroom as well.

19 COMMISSIONER GREGORY: Yeah. I think if

20 we added, like, a -- a horizontal one, like,

21 say, above the vanity mirrors, per se, that

22 would just look weird in the elevation outside

23 there too.

24 THE CHAIRMAN: Okay. All those in favor?

25 COMMISSIONER MONTOYA: Aye.

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City of Jacksonville April 24, 2024 Historic Preservation Commission Uncertified Condensed Copy 17 19 COMMISSIONER GREGORY: Aye. And I'll take a staff report, please. 1 1 2 2 COMMISSIONER FRICK: Aye. MR. WELLS: All right. So this is 3 COMMISSIONER GLOBER: Aye. application COA-23-29861 for the property 4 THE CHAIRMAN: Aye. located at 141 5th Street East. They're 5 looking to do a slew of work here, but mainly Those opposed? 6 COMMISSIONER HOFF: Nay. what was triggering Commission review is the 6 restoration of the (inaudible) on the first 7 THE CHAIRMAN: All right. With that, 7 8 COA-24-30388 is approved. 8 floor and the second floor. We --9 And that will take us to COA-24-30407, 9 MS. PRYOR: Can you speak up, please? 10 2047 Redwing Street. We'll go ahead and open 10 MR. WELLS: I'll do my best. the public hearing. So the scope of work includes reopening 11 11 Is anybody here to speak on this COA? 12 12 the previously enclosed first floor and second (Mr. Askelson approaches the podium.) floor porches and installing new porch columns 13 13 14 THE CHAIRMAN: I don't think we need you, 14 and railings on the second floor porch. Originally constructed in 1909, the but --15 15 primary structure has been heavily altered over 16 MR. ASKELSON: I mean, it's the same 16 the years. The majority of the lots along this 17 issue, so --17 portion of the block contain structures with THE CHAIRMAN: State your name and address 18 18 19 porches on both the first floor and the second 19 real quick, and then --20 MR. ASKELSON: Mitchell Askelson, 7563 20 floor. 21 Philips Highway, Jacksonville, Florida 32256. 21 We did look at our analysis in terms of MS. LOPERA: Through the Chair to the Code criteria as well as the design 22 22 23 Mr. Askelson, can you just verify, is your 23 guidelines. We looked at the Sanborn maps, and suite number 109 or 208? it showed that the subject property originally 24 24 25 MR. ASKELSON: 208. contained a two-story dwelling with unenclosed Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 (904) 821-0300 18 20 1 MS. LOPERA: Thank you. 1 porches. THE CHAIRMAN: All right. We'll call you 2 We find that, overall, the space on the 2 3 proposed design itself, it will be consistent if we need you. and compatible, and we forward to you a MR. ASKELSON: Sure. 4 5 recommendation for approval with conditions THE CHAIRMAN: Is anybody else here to 5 noted. 6 speak on this COA? 6 7 AUDIENCE MEMBERS: (No response.) 7 THE CHAIRMAN: All right. Questions for 8 THE CHAIRMAN: With that, we'll close the 8 staff? public hearing, and I'll entertain a motion. 9 9 COMMISSION MEMBERS: (No response.) 10 COMMISSIONER MONTOYA: Motion to approve 10 THE CHAIRMAN: All right. With that, COA-24-30407, 2047 Redwing Street, with the 12 11 we'll open the public comment. 11 12 conditions. 12 Is the applicant here? COMMISSIONER GLOBER: Second. 13 (Audience member approaches the podium.) 13 THE CHAIRMAN: If you'll state your name 14 THE CHAIRMAN: All those in favor? 14 15 COMMISSIONER MONTOYA: Ave. and address for me. 15 AUDIENCE MEMBER: Damian Gardner, 7168 16 COMMISSIONER GREGORY: Aye. 16 17 Cypress Cove, Jacksonville, Florida 32244. COMMISSIONER FRICK: Aye. 17 18 COMMISSIONER GLOBER: Aye. THE CHAIRMAN: Damian, Diane is going to 18 19 THE CHAIRMAN: Aye. 19 swear you in real quick. THE REPORTER: If you would raise your 20 Those opposed? 20 21 COMMISSIONER HOFF: Nay. 21 right hand for me, please. 22 THE CHAIRMAN: With that, you have 22 MR. GARDNER: (Complies.) 23 approved COA-24-30407, and we will move along 23 THE REPORTER: Do you affirm that the

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testimony you are about to give will be the

truth, the whole truth, and nothing but the

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to Number 4 formerly on consent, COA-23-29861,

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141 5th Street East.

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truth? 1 2 MR. GARDNER: Yes, ma'am. 3 THE REPORTER: Thank you.

THE CHAIRMAN: And I presume you're good

5 with all of the staff recommendations?

MR. GARDNER: Yes, we are.

THE CHAIRMAN: All right. We will call 7

you back if we need to you.

MR. GARDNER: All right. Thank you.

10 THE CHAIRMAN: Thank you.

Is anybody else here to speak on this COA? 11

(Ms. Pryor approaches the podium.) 12

THE CHAIRMAN: If you'll state your name 13 14

and address again.

MS. PRYOR: Is it on? I don't think it's 15 on again. I couldn't hear anybody standing up 16 here speaking. 17

(Microphone failure.) 18

19 (Brief pause in the proceedings.)

20 MS. PRYOR: Kim Pryor, 245 West 5th

21 Street.

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First off, I want to say that -- thank you to the applicant for wanting to bring this old gal back. That -- it's a monumental task.

What I would like to talk about is the

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windows. Now, I know that there are a lot of metal-type windows here, but if you scroll

through, Arimus, I didn't see any pictures of 3

the windows. I saw a window survey, but I 4

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didn't see any photographs of the close-up

windows, like you normally see with a window 6 survev.

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And so my question here is, what is the condition of the entire window, not just the sash? Is the frame still there? Is the --

(Microphone failure.)

MS. PRYOR: I could tell when this thing 12

goes out. See, it went out again. 13 14

(Discussion held off the record.)

MS. PRYOR: I'll go back and kind of start 15

16 over.

> So the windows themselves -- I did not see any photographs of the windows within the structure. And I know that that is normally a part of the requirement for a window survey.

> And my question here is, although I know a metal window is not original, I'd like to know what is there. Do we still have the original

frame? Do we still have the pulley and weight 25 system there? Are the weight pockets there?

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Things of that nature, because if they are, then there's no reason to replace the entire

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window, which --

When you talk about replacing windows, 4 you're not -- you're talking about pulling the frame and the sashes. But if the frame is still there, then you can simply do a repair, 7 which would consist of building new sashes and putting the sashes in the existing openings, 9 10 thereby maintaining the historic integrity of the windows -- openings themselves. 11

Do we have photographs of the windows? THE CHAIRMAN: That would be a question for staff at the moment.

MR. WELLS: Through the Chair to the app- -- not the applicant, the customer here, we do have pictures of the structure on file. I don't believe they're included in the book package because this was administrative, but, essentially, this does stem from a series of violations, and so the -- the survey on file is from several months ago.

But in terms of our analysis, yeah, we did look at the existing windows, we did make a determination overall that, because they're

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metal, that we -- they are warranted for replacement.

3 THE CHAIRMAN: All right. Thank you.

MS. PRYOR: So is there not any -- so I 4 guess my -- again, this is part of -- although

you said this was administrative, but this is 6

included with this particular COA request, so I 7

8 believe that it is something that we should

discuss here and -- and especially since 9

10 there's somebody like myself that's brought it

11 up.

12 I believe that the -- all of the information relative to the COA that's being 13 presented here today needs to be provided to 14 the public. And had that happened, maybe I 15 wouldn't have even had this question. 16

I would request that we defer this particular item until we can take a look at what the actual windows look like inside and see exactly what's going on. I would hate to -- and this is something that you'll hear me talk about a little bit later as well, in that window replacement, that's what people come in and talk about. They want to replace their

25 windows, but what they generally give you a

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picture of is the sash that needs work. The 2

frames are traditionally in really good shape.

3 So that's my -- that's my concern here, and I would appreciate it if the Commission 4

5 would take that into consideration.

Thank you.

7 THE CHAIRMAN: Thank you.

Is there anyone else here to speak on this

9 COA?

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10 AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. With that,

12 we'll close the public hearing, and I'll

13 entertain a motion.

COMMISSIONER GREGORY: Motion to approve

COA-23-29861 for 141 5th Street East with the 15

16 current conditions on the COA.

COMMISSIONER GLOBER: Second.

18 THE CHAIRMAN: All right. Thoughts,

19 concerns?

20 COMMISSIONER GREGORY: Just judging by

21 the front elevation of this home, I would

suggest -- or I would think that these front 22

23 first-story windows are likely not the original

size of those windows. They're very 24

undersized. There's no porch here or there's a

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porch enclosed. I'm not sure what's going on 1

here, what's happened over, you know, the past

3 hundred years or so.

4 But if you're talking about the frames

around these windows, you know, the ones in the

front, first floor, I would -- those are likely 6

7 not the original size of those windows is my --

8 my estimation.

9 Now, I don't have the pictures of all the

10 windows, like she said, but it's likely that

they've done a lot of this remodeling over the 11

12 years and put these smaller aluminum windows in

13 there.

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14 COMMISSIONER MONTOYA: You're speaking to

the front windows, right? 15

COMMISSIONER GREGORY: Yeah. That's all I 16

17 can really see (inaudible).

COMMISSIONER MONTOYA: And that's where

19 the -- originally the porch was there. The

20 owner is restoring, bringing back the porches.

21 Those aren't really the windows that I

believe are in question. It's more the windows

23 that are in the historic walls that are still

intact, that's where the -- the citizen who

25 spoke earlier was bringing up the point to

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that, a question of the condition of the jambs and the sill and the head of the windows, not

necessarily just the sashes.

4 And so I think that's what -- that's what

5 deserves discussion before we vote on it, is at

least setting up a -- some dialogue about 6

how -- and maybe this is something for the 7

8 future, Arimus, but how windows are discussed

in terms of restoration and the language that's 9

10 used in discussing that restoration.

Does that make sense?

COMMISSIONER GREGORY: Yeah.

13 COMMISSIONER MONTOYA: I believe what's in

14 question here is that the -- the windows that

15 are in the historic openings that are being

16 proposed to be removed, those may have been

17 installed without completely removing the jamb,

head and sill of the historic window. Only the 18

top and bottom sash were removed. And so 19

20 that's the question that's being brought

21 forward.

22 Is there evidence that the entire window,

23 as a unit, was removed? Because, as you know,

24 a lot of these windows were handmade in the

25 field. That's what I think we need to discuss.

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THE CHAIRMAN: Well, let's discuss that.

2 COMMISSIONER MONTOYA: So --

3 MS. PRYOR: If I may? If I may?

THE CHAIRMAN: Give us one second. 4

MS. PRYOR: Okay.

COMMISSIONER MONTOYA: So, for me, it's a 6

7 question of how we might ask the windows to be

documented before we -- as part of the report,

9 and then the Commission seeing it as part of

10 the -- the evidence of replacement or repair

11 and (inaudible) us to vote on it.

12 And then in this particular case, is this

enough -- does the -- does staff, through their 13

14 investigation and report, feel like they have

15 enough evidence to stand by the recommendation

that's been made to the Commission in light of 16

17 the -- this discussion, so --

Opinions?

19 THE CHAIRMAN: Well, yes. For me, these

20 being nonhistoric windows, I understand the

21 remnants -- again, possibly the remnants of the

22 original windows could still be there. That,

23 to me, is almost -- I don't want to say a step

too far, but, I mean, these are nonhistoric 24

25 windows that were clearly replaced.

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MS. PRYOR: I can't hear you. 1

2 THE CHAIRMAN: I said these are

nonhistoric windows that were clearly replaced.

4 I have a hard time -- yeah, I have a hard

5 time forcing a new homeowner to take on that

6 burden that -- if there are pieces or sections

7 of the original windows, that -- I just think

8 that's a step too far, personally, but I'm here

to listen if anybody else has thoughts.

10 COMMISSIONER HOFF: Through the Chair, I would agree with the Chair. 11

COMMISSIONER GREGORY: Through the Chair, 12

I would say that, with no further information, 13

14 I'm going to have to take the staff's

15 recommendations that -- they went out and

viewed these windows, they gave us an 16

17 assessment here, and they determined that

replacement was acceptable. And without 18

19 further evidence, I really don't have anything

20 else to go on.

commissioners.

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21 COMMISSIONER GLOBER: Through the Chair, I

agree as well. The window survey form was --22

23 is pretty comprehensive. I understand the

community stakeholder would like to see more 24

the staff report is as well, so we appreciate

pictures, but the survey is very extensive and

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window because there's still enough of it left,

or could be, not to -- not to give you more 3

get a little information. So the scope of work includes seven items

MS. LOPERA: Mr. Chair, if I could just

that. And I would tend to agree with the other

in the staff report. Five of the seven were

administratively approved. Had the applicant

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only asked for those five, you would have never 9

seen this, including those windows.

And so what staff has provided you, yes, it's the window survey, but that's already been

12 administratively approved, and there's no 13

obligation to provide evidence to the public 14

15 for administratively approved COAs.

So really before you is only Number 1 and

2, restore the front porch on the first floor

and restore the front porch on the second 18

floor. 19

THE CHAIRMAN: That makes things a little 20

21 more straightforward, then.

I believe we have a motion and a second.

23 All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

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COMMISSION MEMBERS: (No response.) 1

2 THE CHAIRMAN: Hearing none, you have

3 approved COA-23-29861.

And we will move right along.

5 COMMISSIONER MONTOYA: Can we pause for a

second?

7 THE CHAIRMAN: Sure.

8 COMMISSIONER MONTOYA: In light of the

discussion that's been brought forward in 9

10 regard to the COA -- and thank you, Counsel,

11 for pointing out the sort of specificity of

12 this particular case.

13 I think that -- I think it is something

14 that we should probably speak about a little

bit more in terms of window assessment. And 15

this is a specific kind of situation where 16

17 there's an existing retrofitted window in a

historic opening, to maybe make -- talk about 18

19 perhaps documenting things a bit more

20 extensively so that there is proof that the

21 entire window as a unit was removed or

22 90 percent of it was removed.

You know, there might be a threshold there

24 that would support the situation for the

applicant or support the situation for Planning

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to say that, hey, you need to repair this

work to do. 4

THE CHAIRMAN: All right. With that,

we'll move on to COA-24-30330, 1616 Ionia 6

7 Street.

Is the applicant here for COA-24-30330? 8

AUDIENCE MEMBER: (Indicating.) 9

10 THE CHAIRMAN: I'll call you up in a

11 second. We're going to get a guick staff

12 report.

13 Thank you.

14 MR. WELLS: Thank you.

This is COA-24-30330 for property located 15

at 1616 Ionia Street. So this COA seeks to 16

17 construct a two-story detached accessory

18 structure behind a recently constructed

single-family residence within the Springfield 19

Historic District. 20

21 The primary structure on the property is a

22 frame-vernacular-styled home that's

23 characterized by its hip roof and a full-width porch and 1-over-1 windows. As proposed, the

scope of work includes the construction of a 25

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576-square-foot accessory structure. This

- 2 structure in particular will be located on the
- 3 northwestern corner of the lot and will consist
- of a shingled hip roof to match the primary
- 5 1-over-1 windows and casement windows, fiber
- 6 cement lap siding, a stair system, two
- 7 pedestrian doors and a single garage door.

8 So in accordance with our design

guidelines, as well as making sure this matches

10 architecturally with the primary structure, we

found that it is consistent and compatible, and 11

12 we forward to you a recommendation for

13 approval.

14 THE CHAIRMAN: All right. Questions for

15 staff?

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COMMISSIONER MONTOYA: Through the Chair,

were there discussions about the graphics of 17

the drawings? Because I do -- you know, I 18

noticed this when I was looking at it, 19

20 (inaudible) just for graphic errors because --

- 21 it's a hip roof, but the way it's -- the way
- it's delineated in the drawings, it's a bit --22
- 23 it's not drawn completely correct. Was that
- addressed? It is really a hip roof, not a 24
- gable?

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1 MR. WELLS: Yeah.

2 COMMISSIONER MONTOYA: Okay.

3 MR. WELLS: Through the Chair to

Commissioner Montoya, we did have an extensive 4

- 5 discussion about just the revision -- we made a
- lot of revisions in correspondence with the 6
- 7 applicant, but, ultimately, this is the closest
- 8 we could get to what would be depicted in --
- and match compatibly with the primary. 9

10 COMMISSIONER HOFF: Through the Chair to

staff, the doors don't have any detail, 11

- although they -- just the appearance of glass 12
- doors on all the different elevations. So I 13
- 14 didn't know if that was just an incomplete
- graphic or the intention was to do completely 15
- flat doors with no detail. 16

17 MR. WELLS: Through the Chair to

Commissioner Hoff, that is something that --18

- 19 again, we were working with the applicant to
- get this -- or make substantial changes to 20
- 21 conform to the design guidelines as well as the
- primary structure, so some of the detailing in
- terms of the windows -- or not even the windows
- I should say, but the doors, they weren't
- specified in this instance. The applicant

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could come in and do a minor mod to change the -- or explicitly define what the door

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detail will be.

4 One thing to note, too, we didn't apply a 5 harsh level of scrutiny in terms of the doors

because it was not street visible. It will be 6

7 facing the alleyway, and --

MS. PRYOR: Arimus, is your mic on?

MR. WELLS: Yes, it is.

10 But, yeah, we -- we just -- that's in the 11

report, the comments.

12 COMMISSIONER HOFF: Through the Chair, would it be possible to have -- add a condition 13 14 regarding -- that the doors will be approved by

staff? 15 16 THE CHAIRMAN: It could be, depending on 17 what we're looking at. I mean, if we have a --

a game plan in mind for what -- I guess what 18

19 you want the doors to be.

20 COMMISSIONER HOFF: Sure. So, typically,

21 the doors -- typically, exterior doors have

some kind of like transparent (inaudible) to 22

23 them. Given that these are not facing the

street -- and I totally understand if they do 24

not, but even doors with nontransparent

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portions have some level of detail to them.

They are not completely flat, so --

3 MS. LOPERA: Through the Chair, we're

still just in the staff report. We haven't 4

opened the public hearing or anything yet. So

that discussion --6

7 THE CHAIRMAN: Yeah. With that, we'll

open the public hearing.

9 The applicant can come on up.

10 (Audience member approaches the podium.)

11 THE CHAIRMAN: If you'll state your name

12 and address.

13 AUDIENCE MEMBER: Reginald Northecide,

14 1660 Ionia, Jacksonville, Florida 32206.

THE CHAIRMAN: She's going to swear you in 15 16 real quick.

17 THE REPORTER: If you would raise your right hand for me, please. 18

MR. NORTHECIDE: (Complies.)

THE REPORTER: Do you affirm that the 20 21 testimony you are about to give will be the

22 truth, the whole truth, and nothing but the 23 truth?

24 MR. NORTHECIDE: Yes, I do.

25 THE REPORTER: Thank you.

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39 1 THE CHAIRMAN: All right. I presume you 1 details approved by staff. 2 2 agreed to all the conditions laid out by staff? COMMISSIONER GLOBER: Second. 3 MR. NORTHECIDE: I did. 3 THE CHAIRMAN: We have a second. 4 THE CHAIRMAN: Okay. Let's talk doors 4 Okay. So we've got, what, three doors 5 5 going into this? One being up top and two on real quick. 6 MR. NORTHECIDE: Mr. Hoff, I know you the bottom? And we want architectural on the 6 7 guys -- I -- I do see his point about no detail 7 doors to the -- the double door, correct? 8 in the window. We talked about the French 8 COMMISSIONER GREGORY: I'm talking about doors in the -- in the back. I am open to --9 9 the one next to the garage. The garage is 10 or I am looking at putting some glass doors, 10 facing the street, if I'm correct, right? THE CHAIRMAN: It's facing the alley. similar to the French doors, on the back of my 11 11 12 house. And those will be in the back of my 12 COMMISSIONER GREGORY: That's the alley? yard, so they will have the privacy. COMMISSIONER HOFF: So --13 13 14 My previous home that I lived in had a 14 MS. LOPERA: Did that motion get a second? 15 solid door, and I'm guessing you're talking 15 THE CHAIRMAN: It did. about just the architecture around that? MS. LOPERA: It did. Okay. 16 16 17 COMMISSIONER HOFF: Yes. 17 THE CHAIRMAN: Commissioner Glober. COMMISSIONER HOFF: So, through the Chair, 18 MR. NORTHECIDE: And I do plan to put a 18 similar door like that, and I -- but it I had written down the front elevation, which 19 19 20 probably will have no window on it. 20 that is considered the front (indicating), the 21 THE CHAIRMAN: On the back side? 21 top, and then the right elevation, because MR. NORTHECIDE: The one on the back -- to those doors are the -- would be the most 22 22 23 the left of the garage door. 23 visible. 24 THE CHAIRMAN: Correct. 24 THE CHAIRMAN: So strictly the door that's 25 All right. Any other questions for our 25 facing the alley, correct? Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 (904) 821-0300 38 40 applicant at the moment? COMMISSIONER HOFF: The door facing the 1 1 2 COMMISSION MEMBERS: (No response.) alley, which our alleys are very much used, and 3 THE CHAIRMAN: All right. We'll call you 3 the door on the right elevation. back up if we need you. COMMISSIONER GREGORY: Second (inaudible) 4 4 5 MR. NORTHECIDE: Thank you. 5 door, right? 6 THE CHAIRMAN: Thank you. 6 COMMISSIONER HOFF: Yes. 7 All right. Is anybody else here to speak 7 THE CHAIRMAN: So I'm personally fine 8 on this COA? doing some sort of, you know, depth play on the AUDIENCE MEMBERS: (No response.) bottom door, but I, personally, wouldn't want 9 9 10 THE CHAIRMAN: All right. With that, I'll 10 to put glass on that door. 11 close the public hearing, and I'll entertain a 11 COMMISSIONER HOFF: So through the Chair, 12 motion. 12 I'm not talking about glass. COMMISSIONER GREGORY: Motion to approve THE CHAIRMAN: Okay. 13 13 COMMISSIONER HOFF: I'm just asking for 14 COA-24-30330, 1616 Ionia Street, with the 14 conditions that were approved. 15 the doors to be approved by staff. 15 16

16 And can we make a request for staff

approval on these doors here or --17

MS. LOPERA: Through the Chair, if you 18 19 want to move to approve with conditions and add an additional condition, you can do that, and 20 21 add the staff approval of the doors -- or 22 however you want to --23 COMMISSIONER GREGORY: Okay. And a motion

to approve the -- with conditions, with the 25 access door to the garage having architectural

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THE CHAIRMAN: Gotcha. 17 COMMISSIONER HOFF: Not --

23 idea of what you'd like to see. 24 COMMISSIONER HOFF: Through the Chair, an 25 exterior door that is reflective of the

THE CHAIRMAN: Well, let's -- I guess

let's lay out, then, what you're looking for

staff to approve, then, just -- just to get an

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COMMISSIONER GREGORY: That's a good

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clarification. I agree.

41 43 character of other exterior doors not facing replacement, three nonoriginal windows. 2 2 Other than that, we forward to you a the street. 3 recommendation for approval with the conditions THE CHAIRMAN: Okay. COMMISSIONER GREGORY: And no requirement 4 noted in the report. 5 5 THE CHAIRMAN: All right. Questions for of a window on that door --6 COMMISSIONER HOFF: Correct. 6 staff? 7 7 COMMISSION MEMBERS: (No response.) (Simultaneous speaking.) 8 THE CHAIRMAN: Same (inaudible), so --8 THE CHAIRMAN: All right. We'll open the 9 Good there? 9 public hearing. 10 MR. WELLS: Yes. 10 Is the applicant here? AUDIENCE MEMBER: (Indicating.) 11 THE CHAIRMAN: All right. All those in 11 12 favor? 12 THE CHAIRMAN: You can come on up. 13 COMMISSION MEMBERS: Aye. 13 (Audience member approaches the podium.) 14 THE CHAIRMAN: Those opposed? 14 THE CHAIRMAN: If you'll state your name 15 COMMISSION MEMBERS: (No response.) 15 and address. 16 THE CHAIRMAN: Hearing none, you've 16 AUDIENCE MEMBER: Joel Steele, 505 South 17 Steel Bridge Road, St. Johns, Florida 32259. 17 approved COA-24-30330. MS. LOPERA: Mr. Chair, if I could get a 18 THE CHAIRMAN: Joel, Diane is going to 18 clarification before you move on? 19 19 swear you in. 20 THE CHAIRMAN: Yes. 20 THE REPORTER: If you would raise your 21 MS. LOPERA: So you just approved that the 21 right hand for me, please. 22 exterior door to the left of the garage door is 22 MR. STEELE: (Complies.) 23 the only one that needs additional staff 23 THE REPORTER: Do you affirm that the testimony you are about to give will be the approval unless they select their door --24 24 25 THE CHAIRMAN: As well as the second story 25 truth, the whole truth, and nothing but the Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 (904) 821-0300 42 44 door. 1 truth? 1 2 2 MS. LOPERA: And the second story --MR. STEELE: Yes, I do. 3 COMMISSIONER MONTOYA: The apartment entry 3 THE REPORTER: Thank you. THE CHAIRMAN: Joel, I presume you agree 4 4 door. 5 THE CHAIRMAN: The apartment entry door. 5 with all of the conditions --6 MS. LOPERA: Thank you. 6 MR. STEELE: Yes, sir, we do. 7 THE CHAIRMAN: All right. We're going to 7 THE CHAIRMAN: -- staff has given you? 8 move on to Number 9 on the consent agenda, 8 Okay. Any questions for Joel at the 9 COA-23-29954, 1918 Morningside Street. 9 moment? 10 MR. WELLS: Application COA-23-29954, 10 COMMISSION MEMBERS: (No response.) 1918 Morningside Street, seeks to do an 11 THE CHAIRMAN: We'll call you if we need 11 12 after-the-fact window replacement on a 12 you. contributing structure in the Riverside 13 13 MR. STEELE: Thank you. 14 Avondale Historic District. So this property 14 THE CHAIRMAN: Thank you. Is there anybody else here to speak on 15 is located on an interior lot, but it consists 15 this COA? 16 of a two-story Tudor-Revival-styled home. 16 17 17 The after-the-fact work includes (Ms. Pryor approaches the podium.) installing five windows, which was previously THE CHAIRMAN: If you'll state your name 18 18 19 approved under COA-20-24394, and that's 19 and address. 20 included within the book package itself for 20 MS. PRYOR: Say again? 21 further reference. 21 THE CHAIRMAN: If you'll state your name So these windows were essentially being 22 22 and address. 23 approved under a new COA to commence that work. 23 MS. PRYOR: Kim Pryor, 245 West 5th And there's still administrative work that 24 Street. 25 they're looking to do as well for window 25 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 (904) 821-0300

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1 THE CHAIRMAN: You're good.

2 MS. PRYOR: I'm a little confused about

this one. Is this -- I didn't -- I didn't 3

interpret this one to be one that was after the 4

5 fact, or have the windows been replaced

6 already? What is --

7 THE CHAIRMAN: I believe Arimus can walk

8 you through this one.

MR. WELLS: Through the Chair to

10 Ms. Pryor, yes, the windows have been

previously -- already been replaced, and so 11

they were approved under a previous COA, but

that COA has expired, and so they're looking to 13

14 bring the property into compliance.

MS. PRYOR: So there was a previously 15

approved COA. But have the -- has the work 16

been done? 17

9

THE CHAIRMAN: Yes. 18

19 MR. WELLS: Yes.

20 MS. PRYOR: It has been done.

21 Okay. So is this -- all right. I guess

I'm just a little confused, so -- why are we 22

23 here if the work's already being done, if the

previous COA was already approved, and -- but 24

it expired? Couldn't you just approve that

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administratively again, like you did before, rather than bring it in front of the

3 Commission?

I was confused by this one, which is why I 4

wanted to discuss it. 5

6 MR. WELLS: No. So -- because the 7 previous COA from 2020 went before the

8 Commission, we felt it was prudent to bring it

back before the Commission. 9

10 MS. PRYOR: Okay. Well, it doesn't

really -- I mean, the work's already done, so 11

12 there's nothing even -- to even talk about,

so -- I mean, what type of windows were put in? 13

What were approved? The windows that were 14

15 approved, are they proper? Do they meet with

our current window guidelines that we now have 16

17 in place?

18

19

20

You know, just because it was approved at one point, before we had our window guidelines in place, doesn't mean that those same windows

21 would meet the guidelines for today.

22 Those are the kinds of things I'm asking 23 for this commission to think about. It's not

just a straight, oh, well, we already approved

it once, and they -- they didn't start until 25

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after a year or after, and so it expired. And,

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oh, they did it anyway, but -- things change.

That's -- that's why I'm bringing this item up.

4 I don't think this is as black and white

5 as you think it is, and that's -- I'm asking this commission to delve into it a little bit 6

7 more and find out exactly what was done.

8 Thank you.

THE CHAIRMAN: Thank you.

10 Is there anybody else here to speak on

this COA? 11

9

12

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. With that, 13

14 we'll close the public hearing, and I'll

15 entertain a motion.

16 COMMISSIONER HOFF: Motion to approve

COA-23-29954 with the current conditions. 17

COMMISSIONER GLOBER: Second. 18

19 THE CHAIRMAN: All right. Comments,

20 concerns?

21 COMMISSIONER MONTOYA: Through the Chair,

question for staff. So the way I understand 22

23 the scenario here is there was a COA, it has

24 expired, but work had been done during --

25 sometime either before or after the COA

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expired, and so you're including it in this

current COA just to -- because, as you said,

you thought it was prudent because the time had

been passed. 4

5 But in terms of the citizen's question

just a moment ago, the -- the staff's review of

the project deemed it according to the previous

8 COA, and that's why it's on the consent agenda

9 now?

10 MR. WELLS: Through the Chair to

11 Commissioner Montoya, that is correct.

12 The original genesis of this application,

it stemmed from the applicant wanting to do 13

some administrative work. And so when we did 14

our cursory review, we found that there was an 15

expired COA in place for previously approved 16

windows, so we felt, again, it was prudent to 17

not only bring it before you again but also to 18

include that after-the-fact work with the 19

application itself. 20

21 In terms of our window design guidelines

22 changing, they never changed -- it was a matter

23 of just making sure we are putting out the

information in a more transparent manner to the 24

25 public. The design guidelines have not

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changed, so our approach to windows, 2 interpreting them, has not changed since they

3 were enacted back in the '90s.

4 COMMISSIONER GREGORY: Through the Chair, 5 so the previous COA that was never finished out, is -- are the windows they're replacing in compliance with that COA that they were

8 recalling after the fact in this instance?

MR. WELLS: Through the Chair to 9 10 Commissioner Gregory, we found that they were

in compliance. They are exterior raised 11

12 profiled muntins and they do have the wood pattern that we -- the wood clad pattern that 13

14 we conditioned in the previous COA, so, again,

15 we found they are consistent.

COMMISSIONER GREGORY: Thank you.

THE CHAIRMAN: Any other questions for 17 staff? 18

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: All right. With that, I'll

21 take a vote.

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All those in favor? 22

23 COMMISSION MEMBERS: Aye.

24 THE CHAIRMAN: Those opposed?

25 COMMISSION MEMBERS: (No response.)

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THE CHAIRMAN: Hearing none, you have approved COA-23-29954.

And, with that, we will jump to Section F, 3 Historic Designations. We have LM-24-04, 2259 4

5 26th Street West.

6 All right. Let's go.

MR. WELLS: So this is LM-24-04, located

8 at 2259 West 26th Street. Historically, this

9 has been known as the West 26th Street Grocery.

10 In terms of our landmark criteria, as you are aware of, the applicant is in support. 11

12 Only two of the seven criteria have to be met.

However, if the applicant is in opposition to 13

14 the landmark, four of the seven criteria have

to be met. In this instance, the applicant is 15

in support, so only two. 16

17 We found that it did meet two of the seven

criteria. The first one relates to its value 18

19 as a significant reminder of the cultural,

historical, architectural or archaeological 20

21 heritage of the city, state or nation.

So, traditionally speaking, the historic 22

23 preservation movement is becoming more

diversified by focusing on building and sites

25 related to the history and culture of racial

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and ethnic minorities. These buildings and

sites usually embody the unique history and

culture of marginalized groups, including their

struggles for dignity and full citizenship. So

the determination of significance for such

6 buildings and sites usually does not follow the

traditional historic preservation model which

is based more on high style architecture and

the degree and nature of alterations and 9

10 additions. Rather, it includes historical and 11

cultural significance.

Some examples of this would be the West 26th Street Grocery, which reflects the

14 historical trend of small commercial buildings

15 that served black communities due to limited

access to larger stores because of segregation 16

and distance. 17

18 Built in 1930, the masonry vernacular 19 style building was moved in 1959 from the

20 original site at 3126 Old Kings Road to 2259

21 West 26th Street. The move may have been an

opportunity to be located in the vibrant 22

23 African-American neighborhood of Grand Park.

24 The second criteria relates to its

25 suitability for preservation and restoration.

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During our analysis, we found that the most

significant alteration of the building appears

to be the enclosure of the storefront with

brick, which is readily reversible. The

building also has no evidence of major

deterioration and appears to be well-maintained 6

7 over the years.

8 It is the stated intent of the owner to 9 rehabilitate and reopen the store while having

10 other sections of the large parcel used for 11 community events.

So, again, based on those criteria, we found it is consistent and it does meet the

14 eligibility requirements for landmarking, so we

forward to you a recommendation. 15

THE CHAIRMAN: All right. Questions for 16

17 staff?

12

13

18 COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll open the 19

20 public hearing.

21 Is the applicant here?

22 AUDIENCE MEMBER: (Indicating.)

23 THE CHAIRMAN: You can come on up.

24 (Audience members approach the podium.)

25 THE CHAIRMAN: Just one at a time, if you

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City of Jacksonville April 24, 2024 Historic Preservation Commission Uncertified Condensed Copy 53 55 West 26th Street, of course, Jacksonville, 1 would. 2 If you'll state your name and address for 2 Florida 32209. 3 3 THE CHAIRMAN: Angelia, she's going to me. AUDIENCE MEMBER: Andre Harrell, 2259 West swear you in real quick. 4 4 THE REPORTER: If you would raise your 5 26th Street. 5 6 THE CHAIRMAN: All right. Andre, Diane is right hand for me, please. 6 7 going to swear you in real quick. 7 MS. WIGGINS: (Complies.) 8 THE REPORTER: If you would raise your 8 THE REPORTER: Do you affirm that the right hand for me, please. testimony you are about to give will be the 9 9 10 MR. HARRELL: (Complies.) 10 truth, the whole truth, and nothing but the THE REPORTER: Do you affirm that the 11 11 testimony you are about to give will be the 12 12 MS. WIGGINS: I do. truth, the whole truth, and nothing but the THE REPORTER: Thank you. 13 13 14 truth? 14 MS. WIGGINS: So I support the designation of West 26th Street Grocery store building as a 15 MR. HARRELL: Yes, ma'am. 15 THE REPORTER: Thank you. historical landmark, not only as a significant 16 16 THE CHAIRMAN: All right. Welcome. piece of Grand Park's history but also to serve 17 17 If you can tell us a little bit about it. as a reminder of the importance of 18 18 MR. HARRELL: We -- this is my father's 19 minority-owned businesses, small businesses at 19 20 store, and he bought it, I think, in 1974, and 20 that, which the community is still in desperate 21 I took over it in '95. And I've been trying to 21 need of. fill his dream, what he started. You know, and The building was strategically placed to 22 22 23 I got a little one that's coming up behind me 23 set an angle on the property, to be the

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You know, I have got -- kept the building Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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up to par since I had it, you know, a new roof, a new whatever I had to do to it to keep it,

too, and I want him to follow my footsteps.

24 25

20

you know, looking good for the neighborhood. 3

And it's in a neighbor- -- into where the 4 neighborhood needs the store, you know, 5 because -- for -- to get where I'm -- you got 6 7 to go -- you got to go way here and way there, 8 you know, just to get something. And I wanted to keep it going in the neighborhood because it 9

10 just -- the neighborhood needs it.

11 THE CHAIRMAN: Very good.

12 Any questions for our applicant? 13

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Thank you. 14

We'll call you if we need you. 15

MR. HARRELL: Thank you. 16

THE CHAIRMAN: Is anybody else here to 17

speak on this landmarking? 18

AUDIENCE MEMBER: (Indicating.) 19

THE CHAIRMAN: Come on up.

21 (Audience member approaches the podium.)

THE CHAIRMAN: If you'll just state your 22

23 name and address for me.

24 AUDIENCE MEMBER: Good afternoon.

25 I'm Angelia Wiggins. My address is 2230

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time, it still reflects the hopes and goals for

forefront of the neighborhood, and to see it's

well-maintained. Although unoccupied at the

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unified prosperity, equal opportunities for

all, and community involvement. 3

So I'm asking this commission to approve the designation on -- because of its positive

impact on the Grand Park community in the 6

present, future, and also because of the past. 7

8 And as I stated earlier, I fully support the

designation. 9

Thank you.

11 THE CHAIRMAN: Thank you so much.

12 Is anyone else here to speak on this

landmarking? 13

14 AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: With that, we'll close the

public hearing, and I'll entertain a motion. 16

17 COMMISSIONER GREGORY: Motion to approve

18 LM-24-04, 2259 West 26th Street.

COMMISSIONER MONTOYA: Second.

THE CHAIRMAN: Comments, concerns?

COMMISSION MEMBERS: (No response.)

22 THE CHAIRMAN: All those in favor?

23 COMMISSION MEMBERS: Aye.

24 THE CHAIRMAN: Those opposed?

25 COMMISSION MEMBERS: (No response.)

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THE CHAIRMAN: Hearing none, you have 1 2 approved LM-24-04, and we will move on to --3 COMMISSIONER MONTOYA: Through the 4 Chair --

5 THE CHAIRMAN: Yes.

6 COMMISSIONER MONTOYA: -- before we move on to the -- to the applicant and the person 7 8 who spoke on behalf of the designation, thank

9 you.

10 MS. WIGGINS: Thank you.

COMMISSIONER MONTOYA: This is not 11 property that's being preserved by the City. 12

And to make -- take action like this to 13

14 preserve a building is greatly appreciated.

MS. WIGGINS: Thank you. 15 MR. HARRELL: Thank you. 16

THE CHAIRMAN: All right. With that, 17

we're on to Section G, Certificates of 18

Appropriateness. We've got COA-24-30398, 1318 19

20 Dancy Street.

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21 MR. WELLS: So application COA-24-30398, for the property located at 1318 Dancy Street, 22 23 seeks to replace an original metal shingle roof on a one-story contributing structure. 24

> So unlike Springfield, metal roofs in the Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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Riverside Avondale Historic District are rare

and treated with more sensitivity when viewing

appropriate replacement options due to the 3

contribution they have to the district's 4

5 architectural diversity.

The structure is surrounded by other one-story structures with a mixture of stucco, cinder block, brick, and wood features. The applicant currently is seeking to replace with a gray asphalt shingled roof.

We did run some administrative options by the applicant that we could approve, such as metal shingle, a shingled (inaudible) panel, 5V crimp, or a standing seam design. But

14 15 because the gray asphalt shingle is not

original to the roof, nor does it imitate the 16

17 appearance of the metal shingle, we are

forwarding to you a recommendation for denial. 18

And end of report. 19

THE CHAIRMAN: All right. Questions for 20

21 staff?

23

22 COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Okay. We'll open the

public hearing. 24

25 Is the applicant here?

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AUDIENCE MEMBER: Yes. 1

2 THE CHAIRMAN: You can come on up.

3 (Audience member approaches the podium.)

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4 THE CHAIRMAN: If you'll state your name 5 and address for me.

AUDIENCE MEMBER: Debbie Field, 2259 6

7 Forest Boulevard.

8 THE CHAIRMAN: Debbie, Diane is going to 9

swear you in.

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

MS. FIELD: (Complies.) 12

THE REPORTER: Do you affirm that the 13 testimony you are about to give will be the 14 truth, the whole truth, and nothing but the 15

truth? 16

19

17 MS. FIELD: Yes.

THE REPORTER: Thank you. 18

THE CHAIRMAN: Welcome in.

20 MS. FIELD: Thank you.

21 So I have been going back and forth with Arimus over some administrative options, and 22

23 the homeowner has agreed to go with the metal

24 roof. We are, however, asking not to have to

install the silver metal roof because it's a

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red brick home. It, aesthetically, just will

not look nice. She is asking for a dark bronze

roof, which is similar to the rusty color of

the roof now. 4

5 The roof is 86 years old, and we did our best to try to make repairs or clean it up. 6

We've cleaned much of the debris off, but it --

8 it's not salvageable. And for insurance

purposes, for the new owner, they really do 9

10 need to replace the entire roof system.

11 So she has agreed to go with the metal but 12 is asking if she could have a deviation in the color, silver to a bronze, something that would 13

be more aesthetically pleasing to the eye and 14

15 match the home.

THE CHAIRMAN: Okay. We will chat about 16 17 that.

18 MS. FIELD: Okay.

THE CHAIRMAN: Did you pass that out, by 19

20 chance, the --

21 MS. FIELD: This (indicating)?

22 THE CHAIRMAN: Yes.

23 MS. FIELD: Absolutely.

24 (Complies.)

25 THE CHAIRMAN: Any questions for our

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applicant currently?

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2 COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll call you

back if we need you. 4

MS. FIELD: Okay. Thank you.

6 THE CHAIRMAN: Is anybody else here to 7 speak on this COA?

8 (Ms. Pryor approaches the podium.) 9

MS. PRYOR: Kim Pryor, 245 West 5th.

10 THE CHAIRMAN: Thank you.

MS. PRYOR: I wanted to say that the -- I 11

heard what Arimus said about the metal roofs 12 13

and so forth, and -- and my thought here was.

14 well, gosh, why don't they require Springfield

properties to go back to metal when they were 15

originally metal? It seems a bit inconsistent 16

17 to me.

18

19

I like the fact that they -- that they

wanted them to go back with metal if that was

20 the original roof on it. I didn't look at the

21 Sanborn map to see if it said what the original

roofing material was, but --22

23 Again, it seems to be a little

inconsistent between the different historic 24

districts in that oftentimes properties in

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Springfield are allowed to reroof from metal to asphalt shingle administratively, but yet in

his -- in Riverside, in this case, this 3

particular home was -- was denied --4

recommended to be denied. And I'm just -- I'm 5

just bringing this to your attention, using 6

7 this as an example.

8 And, again, I like the fact that they

said, yes, this needs to stay metal, but we're 9

10 inconsistent with the way that we treat

properties across the different historic 11

12 districts, and I think that is a problem and

something that needs to be taken into 13

14 consideration.

And that's all I wanted to bring up.

16 Thank you.

THE CHAIRMAN: Thank you.

Is there anybody else here to speak on 18

19 this COA?

15

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AUDIENCE MEMBERS: (No response.)

21 THE CHAIRMAN: All right. With that,

22 we'll close the public hearing, and I'll

23 entertain a motion.

24 COMMISSIONER GREGORY: Before we get a

25 motion here, I have a procedural question.

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So if the homeowner has agreed to do a 1

metal roof, then we need to amend this, or do we need to send this -- defer this? I mean,

I'm not sure how to handle a motion here.

MS. LOPERA: Through the Chair to 5

Commissioner Gregory, your motion would be to 6

7 approve, but then you'll have to come up with

8 your own conditions. Perhaps staff can offer 9

some conditions if you want to condition color

10 or whatever you want to condition.

COMMISSIONER GREGORY: Got it.

12 Thank you.

13 COMMISSIONER HOFF: Through the Chair, if

14 I may, a question for staff.

I know that in Springfield the color is

something that the staff has had an opinion on. 16

17 Since metal roofs are much more rare in

Riverside/Avondale, has the staff -- do you 18

have an opinion on the color of the metal?

MR. WELLS: Through the Chair to

21 Commissioner Hoff, in both districts, in terms

of metal roof replacements, we would rather 22

23 the -- in terms of our approach, we recommend

that they imitate the color. So we do consider 24

the -- it a character-defining piece.

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Springfield is a little bit different, 1

obviously, because of the preponderance of it,

but, yes, color -- just to answer your 3

auestion, ves. 4

COMMISSIONER HOFF: Okay. So through the

Chair to staff, just to clarify, you would --6

your recommendation would be for the color to 7

reflect the color of the roof that's there now?

MR. WELLS: Through the Chair to 9

10 Commissioner Hoff, that is correct.

11 THE CHAIRMAN: Okay. Any other questions

12 for staff at the moment?

COMMISSIONER MONTOYA: Just to clarify, 13

through the Chair, question for staff. This is 14

calling out a metal shingle, correct? Not a 15

standing seam metal roof, this is calling out 16

17 for it to be a metal shingle? There's a

18 difference, yes?

MR. WELLS: Through the Chair to 19

Commissioner Montoya, just to clarify, are you 20

21 asking what the current material is or what

22 they're proposing?

COMMISSIONER MONTOYA: What would be

approved is (inaudible) to replace it with 24

metal shingle, not standing seam; is that 25

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1 correct? 2 MR. WELLS: No. So at the administrative 3 level, they have four options they can be applied -- or approved for. So metal single or 4 5 a shingle step panel, 5V crimp, or a standing 6 seam design, so those -- yeah. 7 COMMISSIONER MONTOYA: All right. 8

COMMISSIONER GREGORY: So I think what 9 Commissioner Montoya may be saying is that we 10 can't determine at what specific type of roof -- the metal roof. We have -- they can 11 12 have any of the four options.

THE CHAIRMAN: Well, we could. 13

14 (Simultaneous speaking.)

COMMISSIONER GREGORY: (Inaudible.) 15

COMMISSIONER MONTOYA: So I guess as far 16 as our discussion, the thing at issue here --17 well, there's two things. Do we want to simply 18 deny the -- or do we want to make a motion to 19 20 approve with this particular color? Because it 21 sounds like the -- this -- it sounds like from 22 a (inaudible) --

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

COMMISSIONER MONTOYA: Excuse me.

It sounds like what needs to be discussed

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between us, before we amend the motion, is the color. I don't think we have an issue with the

metal roof, but it's the color. 3

THE CHAIRMAN: Well --4

MS. FIELD: Can I show you some current existing pictures of the roof?

7 (Inaudible.)

24

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5

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8 THE CHAIRMAN: You have to come up.

9 That's fine. I'll take some current pictures 10

if you've got them. 11

(Ms. Field approaches the podium.)

12 THE CHAIRMAN: We can approve -- we can approve a standing seam with a silver roof if 13 14 we wanted to, and that's what they could do.

COMMISSIONER MONTOYA: Sure.

THE CHAIRMAN: I'd prefer to get to an 16

amenable approval, correct --17

COMMISSIONER MONTOYA: Agreed.

THE CHAIRMAN: -- rather than having to go 19

back and -- if we denied this, could they go 20

21 admin next month with a standing seam roof

22 with --

MR. WELLS: They could.

THE CHAIRMAN: But either way -- if we can 24

25 get it done today, great.

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COMMISSIONER MONTOYA: Yeah, that's an 1 2 option.

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3 MR. WELLS: One thing to note, too, just while the pictures are being distributed, the 4

applicant did submit some photos too. I have 5

them on the screen right now.

7 One note that they did make was that, because of the condition of the roof being very 8

old and historic, the appearance of it does 9

10 already have that brown color. So that's

11 another reason why they wanted to with the

12 brown metal.

13 THE CHAIRMAN: So that sample wasn't 14 really brown to me. It was more like a dark --15 it looked like a dark gray to me.

COMMISSIONER GREGORY: Yeah, it was a dark 16

17 bronze. It's not --

18 (Simultaneous speaking.)

19 COMMISSIONER MONTOYA: So let's back up

20 just a little bit because there was something

21 that -- something exchanged between you two.

It sounded -- if I heard this correctly,

23 if we -- if we approve the (inaudible) of the

application, this does not prevent the 24

applicant from coming back immediately with a

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metal roof and you being able to approve it administratively?

3 MR. WELLS: That is correct.

COMMISSIONER MONTOYA: And so I would 4

suggest that that's probably the path of -- the

straightest course for us to get the applicant 6

7 to a solution for their project.

8 THE CHAIRMAN: Yeah, but we could --

couldn't we just -- we could just approve a 9

10 standing seam metal roof today.

11 COMMISSIONER MONTOYA: The only reason I

12 bring that up is because of the citizen's

comments earlier, that it -- I think that it 13

does bring to light the necessity to discuss 14

some other things regarding metal roofs in the 15

future. But it's six to one-half a dozen to 16

17 the other, so --

THE CHAIRMAN: Let's --

COMMISSIONER GREGORY: And through the 19

Chair, if we were to deny this application, is 20

21 there an additional cost for a new

22 administrative fee for the owners?

MR. WELLS: Through the Chair to

Commissioner Gregory, administrative 24

25 applications are free.

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THE CHAIRMAN: But if we're good today 1 2 with the standing seam roof, I don't see why we 3 can't just move forward rather than to have to apply again --4

COMMISSIONER FRICK: I think we would need to see what type of standing seam in conjunction with -- so we would need to see the profile, I would assume --

9 MS. FIELD: I do have the profile. We 10 were planning to use the 5V crimp.

MS. LOPERA: Come up to the microphone, 12 please, ma'am.

(Ms. Field approaches the podium.)

MS. FIELD: So this shows the profile (indicating). It is not an individual shingle, it's a panel, but it is one of the approved options that we were given. So that -- that's what we would need to be -- you know, we would plan to use.

And like we were talking before, she's going to double her cost of replacing her roof to go with the metal, so I'm just hopeful that we can at least make it look nice.

24 THE CHAIRMAN: Sure.

MS. FIELD: Does anyone want this?

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1 THE CHAIRMAN: Yeah, sure.

COMMISSIONER GREGORY: Through the --

3 THE CHAIRMAN: So another option we can do

here is say, hey, we approve -- we're going to 4

approve the standing seam roof, you know, 5

deeming staff's approval. They've done the 6

groundwork for us. And we can give them -- we 7

8 can give staff final approval on what they've

9 already done.

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10 MS. FIELD: I just don't want to have to 11 come back in a month, but I'm --

12 THE CHAIRMAN: Yeah, I understand. I'm

trying to --13

14 (Simultaneous speaking.)

COMMISSIONER GREGORY: (Inaudible.)

THE CHAIRMAN: I'm trying my best to get 16

17 you --

15

COMMISSIONER GREGORY: (Inaudible) 18 question also. We haven't had a -- do we have 19

a motion on this yet? 20

21 Would you prefer us to make a decision today or do you want us to deny this and go

back with an administrative later? Do you want

us to go ahead and make a decision today on 24

25 this?

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MS. FIELD: Well, I mean, that would be 1

preferable, but I want to do whatever is going

to give us the best chance of getting what the

homeowner is asking for and, hopefully, not 4

have to go, you know, through another hearing, 5 if possible. 6

COMMISSIONER GREGORY: I understand. 7

8 THE CHAIRMAN: Okay. We'll call you back 9 up if we need you.

10 MS. FIELD: Okay. Thank you.

11 THE CHAIRMAN: So we don't have a motion

on the table, but I think we should get to, at 12

a minimum, in my opinion, a motion to approve 13

14 with staff conditions as far as the standing 15 seam roof goes.

COMMISSIONER GREGORY: Motion to approve 16

17 COA-24-30398, 1318 Dancy Street, for the replacement of the roof with a metal roof with 18

19 staff conditions and staff approval.

MS. LOPERA: Color as approved by the 20

21 staff as well?

THE CHAIRMAN: No. We're going to talk 22

23 about that.

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24 (Simultaneous speaking.)

COMMISSIONER GREGORY: (Inaudible.)

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MS. LOPERA: With one condition, that it's

a metal roof as approved by the Historic

Planning Section? 3

COMMISSIONER GREGORY: Yes. 4

COMMISSIONER MONTOYA: Second.

6 THE CHAIRMAN: Now let's talk color.

MS. FIELD: So what does that mean? 7

8 THE CHAIRMAN: Well, we're getting there.

9 We're going to --

MS. FIELD: Oh, okay.

11 THE CHAIRMAN: We're going to talk color

12 and then -- yeah.

How do we feel about the color?

14 COMMISSIONER HOFF: Through the Chair, I

would support the staff's position that the 15

color of the new -- that since the roof is 16

17 deemed of significance, contributing to the

character of this house, that the color be 18

reflective of what has been the color of the 19

roof traditionally, which appears, from the 20

21 photographs, to be mostly some type of

22 silverish with some wear and tear over the

23 decades that's brownish.

24 THE CHAIRMAN: I will say, in my opinion,

25 I think the one that they're proposing is

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almost closer, personally. I mean, I --

2 COMMISSIONER GREGORY: Through the Chair,

3 I would say that -- question for staff. Is it

possible this roof was painted? I mean, a lot

5 of (inaudible) peeling off of here. Was that

6 all just rust? I mean, I've seen metal roofs

7 painted before.

8 MS. FIELD: Yeah, there's no indication

9 that it was painted.

10 COMMISSIONER GREGORY: From the applicant, no indication of painting. So we're assuming 11

12 the silver is original, then?

MR. WELLS: Through the Chair to 13 14

Commissioner Gregory, that is correct.

Just based on the photos that the

applicant provided, it doesn't appear to be 16 painted.

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THE CHAIRMAN: So the dark bronze to me 19

comes off more of a dark gray, which I think,

20 to me, is relatively close to this. I think

21 the silver is going to be a little -- a good

deal lighter than what's currently on the roof. 22

But with that said, I don't have a strong

feeling on this, so if anybody else has 24

thoughts, I'd love to hear it.

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1 COMMISSIONER GREGORY: I would agree with

you, that if you go with silver, it's going to

3 come off extremely shiny. It's going to

reflect a lot of light. It will be very -- it 4

will stand out, which is maybe what you're 5

going for, but I would be okay with the darker 6

7 color that was proposed by the applicant.

8 COMMISSIONER MONTOYA: Through the Chair,

you know, there are many more colors than the 9

10 two that were shown to us, and that's why

11 they're available. That's why I'm suggesting

12 that this be approved by staff rather than us

making a decision on two small samples that 13

14 we're seeing.

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And in regards to silver roofs, they all start out shiny, but they dull over time. So

that -- that's another aspect to consider. 17

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I feel like, typically, this would be

19 something handled administratively, unless

there was a specific color that the applicant 20

21 just really wanted and wanted to bring it

before the Commission. So that's why I think

23 that -- I think that the -- it should be

entirely administratively approved rather than

us picking colors. I'm not sure that's our --

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what we should be doing.

2 THE CHAIRMAN: Yeah, but it does seem like

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3 the applicant has a specific color that they

4 brought in, and that's the --

5 I guess I'd be fine with a dark gray. As

you said, there are a lot of colors, so it --6

to me, it isn't (inaudible) to be a stark

8 silver.

9 COMMISSIONER MONTOYA: And that -- that's

10 my -- through the Chair, that's my issue with

the -- with the bronze. That also is going to 11

12 fade over time and turn into the light brown.

The sun is going to have an effect on the dark 13

14 bronze and it fades over time. We've all seen

15 a dark bronze storefront and dark bronze

16 roofing materials, so -- but that's my --

that's my --17

18 MR. WELLS: If I may, to the Commission,

19 we're -- staff is not opposed to working with

20 the applicant, of course, to come up with an

21 administrative option. The only thing we would

need guidance from you-all on is just the color 22

23 because we would consider the color character

defining. So if we can limit it to some 24

options, we can tailor the applicant in the

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riaht direction. 1

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THE CHAIRMAN: So I think -- maybe instead

3 of bronze, we push for a -- it doesn't

necessarily have to be light silver, but we 4

5 could go to a darker gray --

COMMISSIONER MONTOYA: Charcoal.

THE CHAIRMAN: -- somewhere in that realm

as opposed to bronze. I think it would make us

9 all happy if (inaudible).

MR. WELLS: Okay.

11 COMMISSIONER GREGORY: So through the

12 Chair, maybe approving a silver, dark gray, or

light -- somewhat lighter gray, maybe like a 13

charcoal color? 14

THE CHAIRMAN: Somewhere in that realm.

COMMISSIONER GREGORY: Somewhere in that 16

17 range, I guess.

18 THE CHAIRMAN: And we'll give staff the final say. 19

MR. WELLS: Okay.

21 THE CHAIRMAN: Let's see. You're going to

22 have to probably amend your motion to add that.

COMMISSIONER GREGORY: All right. I'd

like to amend my motion for COA-24-30398, 1318 24

25 Dancy Street, to replacement of the roof with a

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metal roof with staff approval of the roofing

2 proposal, as well as colors in the silver,

3 gray, dark gray, charcoal-type color, that type

of range. That could be done administratively. 4

5 COMMISSIONER MONTOYA: Second.

THE CHAIRMAN: All those in favor?

7 COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: All right. We'll vote on

the motion as amended. 11

12 All those in favor?

COMMISSION MEMBERS: Ave. 13

14 THE CHAIRMAN: Those opposed?

15 COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, you have 16 approved COA-24-30398, and we will move along 17

to COA-24-30120, 125 3rd Street East. 18

And can we have all of the things she

20 brought up?

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21 Just a quick announcement. If you're COA

is approved or you were on consent, you're free 22

23 to leave. Just FYI, if anyone is sticking

around unnecessarily. 24

MR. WELLS: So this is application

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COA-24-30120 for the property located at 125

3rd Street East.

So before I begin my report, I do just 3

want to go through the package itself. 4

Included within the book is -- well, in the 5

staff report there is a list of enforcement --6

Code Enforcement history. So this will detail 7

8 the entire list of cases against that

particular property since 20- -- actually, 9

10 1998.

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On the next page there's a COA and permit

12 history, so all permits that the property has

been applied for, or at least filed. 13

Also included within the book is a list of

staff photos, applicant photos. We did supply 15

you with three engineer letters provided by the

applicant. On the next section there's a 17

portion that details the licensing -- the 18

19 license status of those engineers.

And then on the last section is just

21 letters of support and opposition. So we do

have one letter of opposition in the packet 22

here, but mainly in the book itself there's

letters of support. So there should be two

25 notated. And then I did pass out a hard copy

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here of some additional letters. So the first

letter is a letter of opposition from SPAR,

just detailing their recommendation for denial.

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4 The second page goes into another letter

of support. This is from Mr. Dolan Poole 5

(phonetic). The third page just goes into 6

7 the -- actually, another letter of support from

Mr. John Dyal (phonetic). And then the last 8

page goes into the licensing status of 9

10 Mr. Dyal, who spoke on behalf -- as a project 11

manager.

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12 So, once again, this application, this is 13 seeking to demolish a two-story contributing

14 structure within the Springfield Historic

15 District. The property is located on an

interior lot and it's bounded by new 16

17 construction homes to the east and west.

The structure is characterized as a frame vernacular-style building with significant

20 alterations over the years. Once again, three

21 structural engineer reports were found -- were

supplied, and they found the structure to be 22

23 unsafe, exhibits signs of damage from wood

24 destroying organisms and water rot and be cost

25 prohibitive.

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1 So the City's Municipal Code Compliance

Division has condemned the structure and

declared it unsafe. According to the attached 3 enforcement history, the property has been 4

subject to enforcement activity by MCCD for 5

over 18 years with no habitable result. 6

Since its first condemnation in 2007,

property ownership has changed five times.

According to archival and permitting research, 9

10 staff could not find any evidence of the last

four owners making any attempt to rehabilitate 11

12 the structure, and we did this through looking

through permits and COAs. 13

14 However, when the current owner purchased

the property in November of 2019, attempts to 15

rehabilitate the structure were made through 16

17 two different COAs. So the first one was

18 COA-2019-2022- -- or -22785, which was approved

in May of 2021. And then the second one was 19

COA-22-27134, which was approved by the 20

21 Commission in June of 2022.

22 So despite being approved for a permit in

23 2020 by staff and May of '21, the

rehabilitation plans never materialized. 24

So we did look at the application in

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1 accordance with our design guidelines, our Code

- 2 criteria, and the Secretary of Interior
- 3 standards. We found that the proposed
- 4 demolition of the structure will not have a
- 5 significant impact on the surrounding
- 6 properties due to the structure lacking many of
- 7 the significant architectural details common in
- 8 historic structures and most of the historic
- 9 details and fabric being removed or

10 deteriorated.

We did find that the demolition can be completed within a reasonable period of time.

- 13 And, once again, we did state the subject
- 14 structure has been -- has been heavily altered,
- 15 and so -- some of these alterations include the
- 16 enclosure of the first floor front porch as
- 17 well as a second floor front porch, which have
- 18 been -- they've experienced collapsing in the
- 19 past few years.

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Enclosure of the first floor front porch, removal of historic wood siding, partial

- 22 removal of the historic metal roof,
- 23 inappropriate removal of the historic wood
- 24 windows with metal windows. There's
  - alterations and removal of the window openings

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and alterations and removal of the porch

columns and railings.

We do find that the subject structure does

- 4 not have design elements that are -- that would
- **5** make reproduction difficult and impossible.
- 6 And, again, we found that the frame vernacular
- 7 style of this building can be found frequently
- 8 within the district itself.

9 And according to the applicant, if the

- 10 building is demolished, a new residential
- 11 structure will be constructed on the subject
- 12 property. And the applicant has provided plans
- 13 to demonstrate that.

The applicant has provided three opinions

- 15 from licensed structural engineers. So the
- 16 first one, which is dated January 31st of 2017,
- 17 the second one is September 18th of 2017, and
- 18 the third one is from November 7th of 2023.
- 19 which all, again, found the structure to be in
- 20 extreme disrepair, structurally unsafe, damage
- 21 from wood destroying organisms, water rot, and
- 22 cost prohibitive.
- 23 Furthermore, staff did conduct a site
- 24 visit of the property on February 2nd. And by
- 25 supporting documentation as well as the photos

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we took, we found that the amount of

rehabilitation in order to restore it back to

3 habitable use would be extensive.

We also did document termite damage and wood rot on the framing pieces inside of the

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structure. And some of the structural framing appears to have shifted such that the framing

8 and beams are no longer in proper alignment.

9 The applicant did not provide any details

10 regarding economic return, but, again, given

11 the absence of exterior siding, the absence of

windows, exposures in the roof, enclosure ofthe front and rear porches, and evidence of a

14 compromised foundation and framing system,

15 there's a possibility that the costs to

16 rehabilitate the property are significant.

Of course, with demolitions, we do try to work with the applicant to explore feasible

19 alternatives to demolition, such as relocation,

rehabilitation, mothballing, and reuse by the current owner of a prospective buyer.

22 According to the applicant, they do not

23 have an interest in selling the property. And

24 based on staff's finding, no other feasible

25 alternatives to demolition are readily

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1 apparent. Moreover, the structure does not

- 2 have enough structural integrity for relocation
- 3 to be considered.

Staff was also not provided any evidenceto support a potential claim of undue economic

6 hardship.

7 And based on these reasonings and the Code 8 criteria, we do forward to you a recommendation

**9** for approval.

THE CHAIRMAN: Okay. Questions for staff?COMMISSION MEMBERS: (No response.)

12 THE CHAIRMAN: Thank you for that report.

13 All right. With that, we'll open the

14 public hearing.

Is the applicant here?

AUDIENCE MEMBER: Yes.

17 THE CHAIRMAN: You can come on up.

18 (Audience member approaches the podium.)

19 THE CHAIRMAN: If you'll just state your

name and address.

21 AUDIENCE MEMBER: Frank Butler, 126 East

3rd Street, Jacksonville, Florida.THE CHAIRMAN: All right. Frank, Diane is

24 going to swear you in.

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

2 MR. BUTLER: (Complies.)

3 THE REPORTER: Do you affirm that the testimony you are about to give will be the 4 truth, the whole truth, and nothing but the 5

6 truth?

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MR. BUTLER: I do.

8 THE REPORTER: Thank you.

THE CHAIRMAN: All right. Frank, anything 9 10 to add to the staff report?

MR. BUTLER: A couple of things.

The letter from SPAR, okay, so I know they were saying that there was two COAs. The COA-19-22785, I'm not familiar with that one because I know when I really got into doing this project, it was COA-22-27134, and that's when I met Susan and Mr. Wells and -- and Jeremy [sic] out at the property.

The actual permit -- they saying it was approved permit B20. We did not raise a permit. I looked this permit up, and it was for a demo team.

During when I first got the property, Mike, who was a -- an inspector, called me over and we had a conversation. He said,

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Mr. Butler, what are you going to do with the property? I said I was going to renovate the

property. And he said that you need make sure

you mow the grass, keep everything closed and 4

everything. I told him, okay, I will; take my 5 6

number just in case anything happens. Years after that there, I notice that -- I 7

8 got a call from him saying that the front part of the house had caved in. And I -- if 9

anybody -- they -- remember, it was falling 10

down, they said it was an unsafe situation. So 11

we need to address that situation. So it

was --13

> When I went there, it was falling in, so I had guvs come in there and remove the stuff that was falling down for a safe situation, and I -- when I looked this up and had my contractor to look up the B20, he said it must have been a City -- had them to put the demo in, but that -- when I researched it, that demo was never approved, so, no, I never had a permit to start construction.

22 23 At that time, when I met Arimus and everybody over at the property, you know, even 25

though I had the two engineering reports saying Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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that this place was deteriorated, you know,

termite infested and all this here, I still

took it upon myself to say, you know, I'm going

to go through and try to renovate this 4

property. And I got a contractor, and he got a project manager, who also does engineering

7 work, to come over there and look at it in

8 2022, after we got the COA approved.

So I'm waiting for this structural engineer part because, as each one of you know, for a property of this -- of this statue [sic], the only way you can get the permit is if you have structural plans because it's a structural detail.

So waiting for the structural plans, I was in coordination with Jeremy [sic], who's HPC, letting him know, hey, we're trying to get the structural plans to go ahead and do it.

19 So while I was doing that, I built the 20 house next to it, 121 East 3rd Street. And 21 everybody in the neighborhood said, Mr. Butler, what are you going to do with this structure? 22 23 I said, I'm going to renovate it. I'm just waiting on the structural plans to move 24 25 forward.

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So what happened is, I waited six to 1 seven months and I reached out to Jeremy and said, I don't have structural plans right now. He said, Well, you know, that's what we're 4 5 waiting -- for structural plans.

So when I pushed the structural engineer or the -- or the project manager, the only thing he gave me was this, a structural plan showing that we need to replace 18 piers in another part of the property.

Well, I told him, this is not enough. He

12 said, I'm working on the rest of the -- so I --I submitted this to him, Jeremy and them, 13 showed them this, and tried to get a -- a 14 framer come in and give me a (inaudible) on 15 this. Well, the time he came in, he said, 16 17 Mr. Butler, you know, based on what you -- you

18 know, and I'm telling you, it's more than need to be done in here, because I asked for a demo 19

on the inside to get a better picture of what 20

21 needed to be done because you can't get a 22 repair guy to go in and give you an estimate

23 when (inaudible) is not (inaudible).

And it was said on the 2017 that their 24 25 assumption was based on what they seen. They

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don't know what's behind the walls. So when we

start stripping the walls down, it came -- it 2

came to a point where it was more intensive, it 3

was more detailed. And the guy said, Well, I 4

can do on what he said on here for 74,000. 5 6

(Timer notification.)

MR. BUTLER: And I'm like -- he said, But

8 I'm telling you, that's not going to pass

inspection because you got different -- a lot 9

10 of walls -- shear walls, exterior studs,

interior studs, shear walls need to be 11

replaced. So I went back to the -- to my 12

structural engineer or the -- the project 13

14 manager. I say, I need something. I'm pushed

for this. 15

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I just spent so much money hiring this guy, hiring the guys that go in there and do this, and I got nothing. So he got to the point after he seen when I stripped it

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20 down (inaudible). Well, Frank, to be honest

21 with you, this is a level 3. You're wasting

your money. I don't want to waste your money 22

23 trying to give you something that you have to

go and -- you have to do the whole foundation

on this property.

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So I fired the contractor, and I was so 1 upset to the point where I said, well, you know 2 what, let me go back to Jeremy and them and get 3 them (inaudible). 4

Again, I could have demoed this property in 2019, 2020, 2021, 2022, 2023. I could have came to you guys then and demoed, but I -- I took it upon myself to say, let's go ahead and do it.

10 So that was the third person saying you have to demo this property. So I got a 11

Ram Jack to come by, John, to look at it, to

say, hey, can we lift this property? Because 13

if we got to do a whole foundation -- he's 14

saying, Frank, to be honest with you, if I even 15

give you an estimate, it'll be like 48,000 or 16

17 more. But that ain't my point. My point is

the liability. You're close to another 18

property. I said, Well, I need to get 19

something. He said, Well, I'm going to have to 20

21 get back with you and -- and determine if I can

22 do it. 23

THE CHAIRMAN: Frank, I'll tell you

24 what --25

MR. BUTLER: I'm talking too fast?

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THE CHAIRMAN: No, you're good. I think 1 we've got a pretty good picture of what --

3 MR. BUTLER: Well, what I wanted to say at

the end of it is, I end up getting Jeff, who's 4

my structural engineer, to come by and look at 5

it, because I said I wanted to try one more

time. And so Jeff came by, and he looked at it, and he said, Frank, to be honest with you, 8

you might -- well, just a -- 90 percentage of 9 10 this property got to be redone.

And I said, if 90 percent of the property got to be done, you're going to change the whole structural integrity of this property.

THE CHAIRMAN: Right.

MR. BUTLER: And makes -- only thing 15

that's historical is the land it stands on. 16 And that's why I'm here today, because when I 17

thought about it and I came to Arimus, I said, 18

Hey, what are my decisions [sic]? What my 19

20 options are?

21 And my thing -- if I board it up, back up and leave it like it is, I'm going to be back 22 23 here in two to three years asking for the same

thing, to get a (inaudible) sixth structural 24

25 engineer to say the same thing. So that's what

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brought me to this (inaudible).

2 THE CHAIRMAN: Okay. Any questions for

3 our applicant at the moment? COMMISSION MEMBERS: (No response.) 4

5 THE CHAIRMAN: Frank, we'll call you back up if we need you. 6

Thank you.

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Is anybody else here to speak on this COA?

(Ms. Pryor approaches the podium.) 9

10 MS. PRYOR: Y'all knew I'd come talk about 11 this one.

Kim Pryor, 245 West 5th Street.

I'd like to ask that you scroll through to 13 the Google photos that are included in this 14

report because I think staff has proved that we 15 should not reward this owner for causing this 16

17 particular property to become worse.

18 Since he purchased it, the photos that you see in the Google Street View photos, it was --19

she was -- she was intact. And if you go 20

21 through and look, since this person has bought

22 the property, she has deteriorated

23 significantly.

24 We do not reward owners who go in and 25 destroy properties.

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One of the other things I also want to 1 2

point out here is that, yes, I saw the

- 3 engineering reports, the two reports dated in
- 2017, that said that this property was
- structurally unsound and in danger of imminent 5
- 6 collapse. That was seven years ago. How many
- 7 storms have we had since then? Irma came
- 8 through. So this particular structure has
- stood the test of time even though structural 9
- 10 engineers have said she wouldn't. I think
- 11 that, right there, needs to be considered.

Just because a house is ugly on the outside does not mean that her bones are not

good on the inside. One of the other things mentioned was that it's a level 3 restoration. Well, there's a

16 lot of work to be done, yes, but I believe what

the applicant was inferring was that you are 18

19 required to make sure that the building

20 complies with the current building code. And

- 21 I'm here to say, as someone with a Florida
- license -- contractors's license, that in a --22
- 23 in a historic district, that doesn't apply.
- You can go back with the structures and restore
- them with like materials and like

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craftsmanship. They do not have to be brought up to our current building codes for hurricanes

3 and things of that nature.

Obviously, this structure has stood for 4 over a hundred years and has withstood 5

6 hurricanes that we have had and tropical storms and so forth. 7

8 This particular structure is important.

Every single remaining structure in Springfield 9

is important. There is no way that we should 10

11 allow any more of our structures to be

12 destroyed.

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One of the other things -- requirements of

Chapter 307 is that all --14

(Timer notification.)

MS. PRYOR: -- other options are explored. 16

Has this owner tried to sell it? That is an 17

option. I don't think he's put it up for sale. 18

I encourage this body to deny this 19

demolition request and save our historic 20

- 21 structures.
- 22 Thank you.
- 23 THE CHAIRMAN: Thank you.
- (Audience member approaches the podium.) 24
- THE CHAIRMAN: If you'll state your name 25

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and address. 1

2 AUDIENCE MEMBER: Lane Manis, 1448 North

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Liberty Street, Jacksonville, Florida.

4 THE CHAIRMAN: Lane, she's going to swear 5 you in real quick.

6 THE REPORTER: If you would raise your 7 right hand for me, please.

MS. MANIS: (Complies.)

THE REPORTER: Do you affirm that the 9

10 testimony you are about to give will be the truth, the whole truth, and nothing but the 11

truth? 12

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13 MS. MANIS: I do.

THE REPORTER: Thank you.

MS. MANIS: I'm a Realtor and I have lived 15

in Springfield for the past 13 years. Well, we 16

17 bought a property 13 years ago. We, and every

other person who has bought a damaged house --18

19 and we understand that they are not pretty --

20 have had to spend a lot of money to bring these

21 houses back to life.

22 I was the listing and selling agent of 1422 North Liberty Street that was here last 23

month asking for demolition because the current 24

25 owners were -- did not secure the roof, and

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that, you know, allowed the property to

- disintegrate. And it's called "demolition by
- neglect." This is another example of
- demolition by neglect. And it's not one that
- should be torn down; it's one that needs to be
- restored. And there's ways to do it. 6

And when you buy a property that looks 7

like this and you're a contractor, you should

know that it's going to cost you an arm and a 9

10 leg. If you can't afford to do it, then you

11 don't buy it.

12 But again, everyone who's restored a house

in the historic district, any of the historic 13

districts, understands there is a cost. And 14

you don't buy something and let it deteriorate 15

to that degree and then say, "Oh, it's going to 16

17 cost me too much money to fix." You sell it.

Thank you.

THE CHAIRMAN: Thank you.

(Audience member approaches the podium.) 20

21 THE CHAIRMAN: If you'll state your name

22 and address for me.

AUDIENCE MEMBER: Mike Haskins, 417 West

7th Street. 24

25 THE CHAIRMAN: She's going to swear you in Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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real quick. 1

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2 THE REPORTER: If you would raise your 3 right hand for me, please.

MR. HASKINS: (Complies.)

THE REPORTER: Do you affirm that the 5 6 testimony you are about to give will be the 7 truth, the whole truth, and nothing but the 8 truth?

9 MR. HASKINS: Yes, I do.

10 THE REPORTER: Thank you.

MR. HASKINS: My name is Michael Haskins.

I'm the executive director of Springfield 12

Preservation and Revitalization. 13

14 I believe you have a letter that our board of directors has issued. We would note that 15 the applicant has two approved COAs, and that 16 was not completed. It does appear that work 17 started; however, the only kind of visible 18 19 evidence is that materials -- material --20 materials were removed from the structure, 21 specifically siding and windows, which would likely have led to further deterioration on the 22

23 structure, which leads us to think that this

may be a case of demolition by neglect. And we

would also note that that should not be

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rewarded.

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The Code Compliance concerns with this house -- we would also note, Code Compliance does not recommend demolition. They are not in a position to be able to recommend demolition as a remedy for the issues facing the home, so that should not be a rationale for demolition.

The remedy for the unsafe nature of the structure is rehabilitation, which the applicant would appear to be in a position to perform since they previously received two COAs and do not have a claim (inaudible) economic hardship.

We would encourage that the Commission 14 deny this COA and allow the structure to be 15 rehabilitated and saved. 16

Thank you.

THE CHAIRMAN: Thank you.

(Audience member approaches the podium.) 19

THE CHAIRMAN: If you'll state your name 20

21 and address for us.

AUDIENCE MEMBER: Geoff Gartner, 2866 22

23 St. Martin Court.

THE CHAIRMAN: Geoff, she's going to swear 24 25 you in real quick.

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

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3 MR. GARTNER: (Complies.)

4 THE REPORTER: Do you affirm that the testimony you are about to give will be the 5 truth, the whole truth, and nothing but the truth? 7

8 MR. GARTNER: Yes.

THE REPORTER: Thank you.

10 MR. GARTNER: All right. So I'm the third structural engineer being named here. 11

To the -- to the Hurricane Irma, the point being made, that was a 74-mile-an-hour sustained wind, Category 3, goes up to 129 mile-an-hour sustained wind. This building absolutely will not withstand a Category 3 storm.

18 To the point of moving it, trying to 19 support this and get it out of there is not 20 going to work. It -- the kind of effort that 21 it would take -- actually, I would sit back and say, anything is possible if you throw enough 22 23 money at it, as it has been stated, but this financial prospect would be guite a burden. 24

> To the point of -- I keep hearing this Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

deterioration by -- I forgot the term already.

I guess it wasn't that important, but -- by

letting it sit. The 2017 reports that I

4 already reviewed indicated that it needed to be

torn down. That was prior to Frank buying it.

So I don't know why that would even be an 6

issue. It was already being said that it

should have been torn down prior to his

ownership. 9

10 The building needs to go. It's -- the foundations are worthless. The -- 50 percent, 11 at least, of the wood framing of the building 12 is -- must be replaced. It's not -- it's not 13 possible to get this building back together. 14 15

That's all I have.

THE CHAIRMAN: Thank you.

17 Is anybody else here to speak on this buildina? 18

MR. BUTLER: Can I say one more thing? 19 THE CHAIRMAN: Yes. Let me close the 20 21 public hearing and I will call you back after 22 that.

23 MR. BUTLER: Okay.

THE CHAIRMAN: With that, we'll close the 24 25 public hearing, and I'll entertain a motion.

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COMMISSIONER GLOBER: Motion to approve 1 2 COA-24-30120.

3 COMMISSIONER HOFF: I will second.

4 THE CHAIRMAN: Okay. I guess my first 5 question would be to Arimus.

Curiositywise, I mean, you -- obviously, you have voted to approve -- not voted, but recommended to approve this. How do you feel about the demo by neglect claim?

MS. PRYOR: Can you talk into the mic,

10 11 please? 12

MR. WELLS: To the Chair, in terms of that portion of the Code and then the overall term itself, "demolition by neglect," that's something that staff has historically abstained from opining on. Typically, what we'll do is

just provide you with the history of just what efforts have been made to rehab the structure and just throw that essentially back on y'all.

20 THE CHAIRMAN: Sure.

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21 MS. PRYOR: I can't hear a word, so I'm 22 going to sit right here.

23 MR. WELLS: Okay. There's plenty of 24 seats.

25 THE CHAIRMAN: Yes, sit up front.

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COMMISSIONER HOFF: Through the Chair to 1 staff, question about Chapter 307, could you 3

speak to if there's a requirement for the

property owner to offer -- for sale as a viable 4

5 alternative to the motion or not?

MR. WELLS: Through the Chair to Commissioner Hoff, can you clarify which portion of the Code? Are you referring to 307.106(n)(7) or -- I'm sorry, (n)(8)?

10 COMMISSIONER HOFF: A member of the public referenced Chapter 307 and there being a -- and 11 12

it recommending various alternatives to demolition, including the property owner 13

14 offering for sale [sic] for another party to 15

renovate. Can you speak on that, please? 16

MR. WELLS: Of course.

17 Yeah, so that section, 307.106(n)(8) -- so

the way it reads, it -- the clause states 18

whether -- other feasible alternatives to 19

demolition. So we're not required by Code to 20

have the applicant provide evidence of selling 21

22 the property. We just explore potential

23 options.

As noted in the report, we did ask them if 24 25 they were interested in selling the property.

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In this instance, they were not, so that's all

2 we could do in terms of what the Code allows us

3 to.

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COMMISSIONER HOFF: Thank you.

THE CHAIRMAN: Thoughts across the board?

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I go back to the 2017 engineering

statements. To me, that's pretty clear from

8 2017. I understand it's been standing since,

but I'm not an engineer. And just because it 9

10 stood another six years, I mean, I'm not going

to bet against the two engineering letters, 11

12 personally.

13 COMMISSIONER GREGORY: Through the Chair,

14 in regard to the 2017 letter, I'm looking at 15 engineer letter number 2, it specifically

references photos. I would ask the applicant, 16

17 do you have those photos? Do you have that

full report from the engineer, number 2? 18

19 MR. BUTLER: I have current photos. I

20 don't have those (inaudible).

21 COMMISSIONER GREGORY: Thank you.

COMMISSIONER MONTOYA: This is not a --22

23 this is not a new event for us. You know, this

24 is a property that -- the situation of it,

25 although maybe not exactly the same, we have

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seen it before, where properties have laid

dormant and unprotected for decades, even in

3 the Trio downtown. Just -- things have

happened. 4

5 I'm not -- you know, I'm uncertain whether

it's really about arguing engineers' reports or 6

the validity of engineers' reports. And it's

more about -- this seems to be an unbearable situation more and more, and I'm not sure what 9

the solution is because, clearly, you can look 10

11 at the photographs of the home, and anyone who

12 has done work on a home or any kind of

structure can see it is going to take a lot of 13

14 money to restore this home, if it's restorable

ultimately at all. 15

But we also see as evidence -- and thank 16 17 you for the film strip of the Google maps -- of

18 the slow demise or pending demise of this home

19 over time. And I'm just -- I'm just not

sure -- you know, I'm left -- it's a -- I'm 20

21 perplexed, I guess, is my situation because on

22 the one hand, this house is in a terrible state

23 of disrepair.

24 And although the current homeowner hasn't

25 owned it forever, it has -- it's been in

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possession since 2019 and not a lot has been 2 done to restore it, right? Or at least there's

not evidence of that, physical evidence of

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that, more the owners prior to this current 4 owner. 5

And so I -- you know, ultimately, if we vote to deny this -- if we vote and we deny this demolition -- and correct me if I'm wrong; this is a question for staff and Counsel -- the owner does have the right to take it before City Council on appeal and have it voted on.

And that, for me, is where I stand right now because it's not -- like I said earlier, it's not about disputing the engineers' reports or past engineers' reports, and it's not even about disputing the owner's situation, but it's about what this -- what this commission represents in terms of historic preservation and what the City staff tries to do with their assessment of structures in these historic districts.

And so I -- I think that I'm at a point where I want to push these kinds of things to City Council because I think these -- and I understand -- Diane, I promise I'll stop soon.

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I understand staff's position about not wanting to -- not liking to opine -- not

3 wanting to talk about terms like that because,

frankly, they're judgmental, and that's -- it's 4

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a -- I understand the slope of that.

But I think that we need to get before City Council somehow and the powers that be about -- to talk about the importance of these structures as part of the identity of our community, and not just the historic district, but Jacksonville, because we're forced to make a decision about this particular case with a person would who owns a property that has --

I can only take the applicant at his word and believe that he had dreams about this property. That's all I can do. But I look at what we have here and I understand the gravity of it. And I -- I'm just suggesting that it's deeper than a commission voting on a demolition, and I think --

I vote for the denial of this demolition. I'm going to -- my position is to vote for the 22 23 denial of this demolition so the owner may appeal it and take it before City Council 25 because that would be the next step.

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THE CHAIRMAN: While I agree with the 1

sentiment, because I do think it's a deeper

problem, and I understand wanting to kind of

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throw it to City Council to kind of get more --4

shed some more light on the bigger problem, I do think we are tasked, as our commission, to 6

7 make decisions like this. And --

8 COMMISSIONER MONTOYA: I agree. I agree, and that's why I hold the position that I --9 10 I'm suggesting, because if we continue to

approve the demolitions -- well, at one -- at 11

12 some point we're going to run out. But if we 13 continue to approve the demolitions of -- the

14 demolition of structures such as these, what

15 does that -- ultimately, what's that going to

mean, you know? Because --16

Here's the thing: A property can be purchased and be held onto and there is no recourse for not doing anything to protect the structure, currently. So it can just continue to deteriorate, that I know of.

THE CHAIRMAN: Well, we've had -- I feel like we've had other situations where that has not been the case. I mean, we -- what was the one we had not long ago that was -- I'm trying

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to -- we were in City Hall. 1

> 2 COMMISSIONER MONTOYA: The Ford plant?

3 THE CHAIRMAN: No, it wasn't that long 4 ago.

5 Anyway, they had it for a long time. But long story short, we denied it. 6

MS. MANIS: 1422 North Liberty Street.

THE CHAIRMAN: That might be right.

I guess my point here is, I have to look 9 at -- to me, I have to look at each case on its 10

own specific merits and individual merits as 11

12 opposed to -- I don't want to make an example

out of something I believe in to combat an 13

14 overall problem. It's got to be

individualistic because -- I can't punish one 15 16

person for what we think is a general problem. And again, I -- there's evidence to me

17 here from the 2017 engineering reports that 18 19 says this house needed to be demoed, and that's

kind of where the buck stops for me because 20

21 these are two experts that are licensed

22 engineers. Before he purchased the property,

23 it said this needed to be demoed. So that's

kind of where I can rest my -- my personal 24

25 case, if you will.

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1 But that's, you know, again, just my 2 thoughts.

3 COMMISSIONER GLOBER: Through the Chair,

this building was condemned in 2007 and the 4

applicant's the fifth owner. This discussion 5

6 is kind of centered around what he has or

7 hasn't done since he purchased it, but I would

8 hate for -- he's in the situation where he's

holding the bag on something that's kind of 9

10 impossible to prove what these other folks did 11

or didn't do during that time.

I appreciate staff's report. I don't see any other options here.

COMMISSIONER GREGORY: Through the Chair,

15 I would say that I would agree with approving

the demolition only because what I have from 16

staff here is an approval based on the facts we 17

see here in these previous structural reports. 18

19 I don't want to send this property owner up to

20 City Council based on a policy decision that

21 we're trying to, you know, influence here.

And I do -- I agree with J.C. about these 22

23 being on a case-by-case basis, that we have to

make a determination on that. It's not our job 24

to decide policy based on this one guy's

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situation. 1

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2 THE CHAIRMAN: All right. Does anybody 3

else have thoughts?

COMMISSIONER HOFF: Through the Chair, 4

I -- obviously, this is very subjective, and I 5

think that everyone has very good points. And 6

7 I know that some local historic preservation

8 advocates are avidly exploring how to prevent

demolition by neglect and have spoken with 9

10 certain City representatives to get that ball

11 rollina.

20

23

12 So that said, because of the -- because of

the lack of -- well, because of the relative 13

lack of historic fabric of the house and what's 14

left of it will need to be -- what's left of 15

the exterior will need to be almost certainly 16

17 replaced, I am leaning towards approval.

18 THE CHAIRMAN: All right. Anybody else

19 have any thoughts?

COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: All right. With that,

22 we'll take a vote.

All those in favor?

24 COMMISSIONER GREGORY: Aye.

25 COMMISSIONER FRICK: Aye.

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COMMISSIONER HOFF: Aye. 1

2 COMMISSIONER GLOBER: Aye.

3 THE CHAIRMAN: Aye.

4 Those opposed?

5 COMMISSIONER MONTOYA: Nay.

THE CHAIRMAN: With that, you've approved

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COA-24-30120.

8 And with, that we will take a quick --9

call it a nine-minute break, and we'll meet

10 back at 5:15.

(Whereupon, a brief recess was taken.)

12 THE CHAIRMAN: All right. We're back.

13 Section H. Certificates of

14 Appropriateness, Work Initiated or Completed

Without a COA, COA-24-30193, 2315 Park Street. 15

Staff report when you are ready.

17 MR. WELLS: So this COA-24-30193 for the

property located at 2315 Park Street. 18

19 So this is for, once again, after-the-fact

20 alterations, but this for a -- but this is to a

21 noncontributing structure. It's located on an

interior lot and it currently consists of a 22

23 two-story professional building.

24 So the applicant plans to convert the

25 structure into a multifamily dwelling. The

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112 after-the-fact work includes removing a second

floor window, a window sash, replacing and

enclosing windows on three elevations,

replacing siding and corner post trim on three

elevations, and removing two rear doors and

6 stairs.

7 In addition to this work, the applicant is

proposing to replace two sets of three window

groupings on the front second floor elevation 9

10 with new vinyl windows in the same grid

11 pattern.

12 They also want to reopen two windows on

13 the front first floor elevation and replace

with new vinyl 1-over-1 windows, and to remove 14

15 the existing front second floor split-level

wood shake shingle siding and replace it with 16

17 Hardiboard lap siding.

18 There were some additional scopes of work

19 that could be placed administratively just

based on -- based on it being not readily 20

21 street visible and it being replaced with a

22 compatible design and arrangement.

23 But in terms of the scope of work that

qualifies for Commission review -- we did do a 24

25 site visit on March 7th, and we deemed the Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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and material.

installed windows on the left and right

2 elevations as improperly installed based on the

3 nailing fins, which means that the windows are

not recessed into the wall cavity, and nor did 4

it replicate the original trim or have a 5 6

compatible lite pattern design.

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So upon viewing the front elevation from the inside and outside of the building, staff deemed the front first floor, second floor, and dormer wood windows and repairable historic wood windows.

The siding and corner post trims were also -- well, they were never inspected by staff; however, we did -- because they were replaced, we were unable to assess or inspect the condition of the siding and trim prior to removal. As such, we are unable to determine if wholesale siding and trim replacement are -were warranted.

So the most minimal way to rectify the violation is to ensure the current horizontal lap siding and corner posts are removed and replaced with a wood product that matches the original design.

By installing vinyl 1-over-1 windows with Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

nailing fins and altering the trim, a

significant portion of the character of the

structure has been removed and replaced with a 3

historically inappropriate product. However, 4

if the applicant was to install a window 5

product that does not have nailing fins that 6

7 matches the original 9-over-1 lite pattern and

8 replicates the original trim, this would be an

opportunity to bring the property into 9

10 compliance further with our design guidelines 11 as well as our Code criteria.

12

We found that block frame windows with exterior raised profile muntins and window trim are a significant part of the architectural character of a structure and its contribution

15 to the district. 16 17

The design guidelines also discuss windows and how they contribute to the character of the

19 building, and it also encourages buildings to

be brought into compliance, and especially when 20

21 they're incompatible in size and configuration.

22 Making changes to the size and arrangement of

23 window panes, muntins, and rails are

24 inconsistent.

> In terms of the lap siding, again, the Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

property owner has replaced the historic wood

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2 split-level shake shingles and original

horizontal lap siding exterior on the entire

left and right elevations and they replaced it

with Hardiboard horizontal lap siding, and has

also replaced all the trim with a non-matching 7 profile.

8 The property owner has completed wholesale 9 siding replacement, has installed, as we found, 10 in accordance with our design guidelines, an incompatible and historically inaccurate design 11

13 While the owner proposes to reopen two 14 window openings on the front first floor 15 elevation, they plan to replace the existing and repairable 9-over-1 windows. The effect of 16 17 the proposed work would detract from the structure's architectural design. 18

Based on this evidence and our Code criteria and design guidelines, we forward to you a recommendation for denial.

We did include some corrective actions 22 23 that the applicant can take should you adopt 24 our recommendation.

> THE CHAIRMAN: Okay. A lot to unpack Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

114 116

1 here.

> 2 Questions for staff at the moment?

3 COMMISSIONER MONTOYA: Yes. Through the

Chair, question for staff. 4

The property is listed as noncontributing,

but it was built in 1916? 6

MR. WELLS: Through the Chair to 7

Commissioner Montoya, that is correct. This

was an odd one. From the Florida Master Site 9

File, it appeared that, because of the 10

11 significant alterations that were done to the

12 site, mainly the front elevation and that brick

veneer, we were -- most likely surmised that 13

was the reason why it was deemed as 14 15

noncontributing.

COMMISSIONER MONTOYA: So then as a 16

17 follow-up question, through the Chair,

18 evaluation by staff of this project -- I'm just

disregarding the after-the-fact part for right 19

now. But just in terms of evaluating a project 20

21 like this, it was clearly built in the time

22 period where technically it's (inaudible) but

23 would be a contributing structure, but it's

24 noncontributing.

25

Does that influence the decision that you Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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make in terms of planning? Because if it were

- 2 truly a noncontributing structure, if it was
- built after the historic time period, then you 3
- would be looking at it in a slightly different 4
- light in a historic structure that's being 5
- 6 restored that is a contributing structure in

7 the district.

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8 MR. WELLS: That is correct, especially 9 because the structure is within the period of 10 significance.

(Discussion held off the record.)

12 MR. WELLS: So once again, it's in the -within the period of significance, so the level 13 14 of scrutiny is a little bit higher as opposed to outside of it. 15

We also found that it -- there's an 16 opportunity to bring it into compliance should 17 a contributing list be done in the future. 18

19 COMMISSIONER MONTOYA: Okay.

20 THE CHAIRMAN: All right. Any other 21

questions for staff at the moment?

COMMISSION MEMBERS: (No response.)

23 THE CHAIRMAN: All right. We'll open the

public hearing. 24

25 Is the applicant here?

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1 AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: You can come on up.

3 (Audience member approaches the podium.)

THE CHAIRMAN: If you'll state your name 4

5 and address.

6 AUDIENCE MEMBER: Yes. My name is Mohsen

7 Akhlaghi. Address is 2315 Park Street,

8 Jacksonville, Florida 32204.

9 (Reporter clarification.)

MR. AKHLAGI: Yes, ma'am.

My first name is Mohsen, M-o-h-s-e-n. My 11

12 last name is A-k-h-l-a-g-h-i. Address is 2315

Park Street, Jacksonville, Florida 32204. 13

THE REPORTER: Thank you so much. 14

MR. AKHLAGI: Yes, ma'am. 15

THE REPORTER: If you would raise your 16

17 right hand for me, please.

MR. AKHLAGI: (Complies.)

THE REPORTER: Do you affirm that the 19

testimony you are about to give will be the 20

21 truth, the whole truth, and nothing but the

22 truth?

23 MR. AKHLAGI: Yes, I do.

24 THE REPORTER: Thank you.

25 MR. AKHLAGI: I know you hear a lot of

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stuff. This case is a little bit unusual

because -- bear with me, I promise I'll finish

3 in three minutes.

4 I'm an emergency physician; I have no 5 business to do anything with buildings. And

the reason I purchased this -- this is 6

not -- I'm not saying this for sympathy, I'm 7

8 saying the fact because I swore that I would 9

tell you the facts.

10 I have no business to buy this home. I have a 23-year-old son that is autistic and --11

12 THE CHAIRMAN: Can y'all have the

conversation in the hallway? I can hear you. 13

14 MR. AKHLAGI: He was unable to study. He was unable to work. And somebody approached me 15

and says, I can help you to get some job for 16

your son. And he said, if I buy this property, 17

he can let him work with him. 18

19 And about -- I've never done this. I will 20 never do that and you will never see me here, I

21 promise you that, but I bought that so he can

work there. And after I purchased that, I 22

23 found that the general contractor is a con man.

He's not even a general contractor. He does 24

25 not have a license. He told me that he applied

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for -- I have no idea.

I deal with human body, I don't know 2

anything about buildings. He said he applied

for the permit and he started the work. As a

matter of fact -- I'm originally from the

country of Iran. My mom had a stroke. I fly 6

7 there. The next thing I know, somebody -- a

friend of mine that lives close by, actually,

is a dentist. She calls me and says, "Oh, they 9

10 shut down your work." I said, "What for?" And

11 I found out he never even applied for a permit.

12 Basically, he kind of applied, but there

was no approved permit. So the guy has no idea 13

what's doing with the building. I had three 14

months' problem to find an architect and a 15

general contractor to actually accept this job. 16

17 So -- the money that I paid, so I can just

18 finish it.

19 Of course, as you guys know, vultures,

20 they start calling me, oh, we buy this, they

21 found out, so I have no idea. They wanted to

22 buy half of the price. And the job was

23 literally stopped a few days after that, and

this was September of last year. 24

I've been paying mortgage, I've been

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1 dealing with this. And as a matter of fact, to

2 be honest with you, I didn't even know that I

3 have to even speak about that. They said, "Oh,

4 you have a chance to speak." I don't know

5 anything about that. I just know that I would

6 follow every City rules that I need to follow

7 to get this property finished the way that it's

8 convenient for the historical, you know,

9 section, that -- so I can sell and --

10 (Timer notification.)

11 MR. AKHLAGI: Needless to say that my son

12 never got a chance to work.

13 THE CHAIRMAN: All right. Well, thank

**14** you.

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15 Any questions for our applicant at the

**16** moment?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. We'll call you

**19** back up.

20 COMMISSIONER MONTOYA: Just one question.

**21** THE CHAIRMAN: Please.

22 COMMISSIONER MONTOYA: Through the Chair,

23 so if I heard you correctly, you want to do

24 what needs to be done to comply with the design

5 guidelines and the permit process?

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1 MR. AKHLAGI: Yes, sir.

COMMISSIONER MONTOYA: Thank you.

3 THE CHAIRMAN: All right. Would anybody

4 else like to speak on this COA?

AUDIENCE MEMBERS: (No response.)

6 THE CHAIRMAN: With that, we'll close the

7 public hearing, and I'll entertain a motion.

8 COMMISSIONER MONTOYA: Motion to deny

**9** COA-24-30193, 2315 Park Street.

COMMISSIONER HOFF: I will second.

11 THE CHAIRMAN: So given the situation,

12 Arimus, denial, he comes back to you and says,

13 hey -- we can work through this?

MR. WELLS: To the Chair and actually to

15 the Commission as well, because this is -- the

16 recommendation is a denial, we also include the

17 corrective actions in there, so that would be

18 the opportunity for the applicant to meet those

19 conditions.

20 THE CHAIRMAN: All right. Questions,

21 comments?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. All those in

24 favor?

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25 COMMISSION MEMBERS: Aye.

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1 THE CHAIRMAN: Those opposed?

2 COMMISSION MEMBERS: (No response.)

3 THE CHAIRMAN: Hearing none, you've denied

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4 COA-24-30193, and we will move on to Section K,5 public comment.

6 Anybody?

7 AUDIENCE MEMBER: I didn't have time to

**8** fill this out.

Before you go --

10 MS. PRYOR: I'll start.

I feel like we're all related now. It's

**12** been a busy day.

Kim Pryor, 245 West 5th Street.

I wanted to come up here and talk a little

15 bit more about windows. And I know I touched

16 on this earlier with the window replacement

17 COA, but I really wanted to -- want to

18 encourage the Commission, the Planning

19 Department to really differentiate between a

20 repair and replacement.

21 Oftentimes, if you go back historically

22 and look at the applications submitted by

23 homeowners who want to replace their windows,

24 you don't see photographs of the jamb and the

25 header and the frame. You see photographs of

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1 the sashes.

2

Paint, the glazing has been -- you know,

3 has started to fail. The glass is broken,

4 things of that nature. That's all sash

5 problems. But when they come in and ask for

6 window replacement and that request is

7 approved, you're stripping that historic

8 structure of one of the most important features

9 that it has, and that is the traditional

10 wooden, double-hung windows with the weight and

11 pulley system.

When, really, if you take a step back, a

13 majority of the time people don't understand

14 how easy it is to repair sashes. Glazing can

15 be redone. Paint can be stripped. You can do

16 Dutchman repairs to fix a rotted piece in the

**17** sash.

18 If the sash is completely gone and not 19 repairable, then let's make a new sash. Yes,

20 it's new, but it would be made of wood. It

21 would be made in the same way that the old

22 window sashes were done with the same angles

23 and the -- the rope knots -- the pulls for the

24 ropes, and it would --

25 I challenge you to look at a window sash

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that is made new in the -- in the way that they 2

made them originally compared to a sash that

3 was restored. And I challenge you to pick out

which one is new and which one has been 4 5 restored.

And so when people come in here and ask to replace their windows, I think that we need to ask them, are you -- do you really want to replace your sashes? Because that's -- I believe that's really what they're asking for.

And we really, really need to think more about allowing that because once -- once those are gone, that's it. And you've removed that very important character feature.

15 Thank you.

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THE CHAIRMAN: Kim, have you looked into 16 going into the restoration business yourself, 17 like the windows? 18

MS. PRYOR: Yes, sir. I am. 19

I just bought a mortising machine. 20

21 THE CHAIRMAN: Good. It'll be a great

business. 22

23 MS. PRYOR: I'm ready. Screens, window

sashes, all that stuff. I'm tired of seeing 24

the windows destroyed.

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1 THE CHAIRMAN: That's good.

MS. PRYOR: I'm done. 2

3 THE CHAIRMAN: I think it's a good

business to get into. 4

5 Thank you.

6 MS. PRYOR: Thank you.

7 Lane.

8 (Ms. Manis approaches the podium.)

MS. MANIS: Lane Manis, 1448 North Liberty 9

10 Street, Jacksonville, Florida 32206.

11 THE CHAIRMAN: You don't need to be sworn 12 in for this.

MS. MANIS: Oh, okay. 13

Like I said before, I'm a Realtor. I 14

understand -- in real estate, we have what's 15

called an Historic District Addendum. And I am 16

wondering why this form isn't being required by 17

people like the gentleman right back here. I 18

mean, if you buy a house and you use a Realtor, 19

you have to sign this Historic District 20

Addendum. There are a lot of Realtors who come 21

22 into the historic districts, they have no clue.

23 They need to be in Nocatee. But you've got

people that don't have a clue what they're --

25 what they're selling.

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I mean -- so I don't know how this is 1

something that can be taken up by this

commission, that -- if a buyer doesn't sign

this Historic District Addendum, they need to 4

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be able to go back to the -- after the Realtor

and the real estate company for

misrepresentation. So I don't know how that

can be -- I mean, because you all are the

9 august body. I don't know how -- but there

10 is -- it's just like there's one for coastal

construction, you have to understand you're 11

buying a house in a historic district and 12

there's rules you have to follow. 13

And, again, if it's not signed, then the 14 owner of the property should be -- or 15 encouraged to go after the Realtor who 16 17 signed -- who sold them the property and their real estate company to make it good because 18

THE CHAIRMAN: Yeah.

it's an ethics violation.

21 MS. MANIS: So I can help you.

COMMISSIONER GREGORY: I can answer a

23 couple of those questions for you (inaudible).

24 So the historic disclosure is a --

provided by the local association and MLS.

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It's not a State-mandated form, whereas the

coastal construction (inaudible) is a

State-mandated form, much like the lead-based

paint one's a federal (inaudible) --4

(Reporter clarification.)

COMMISSIONER GREGORY: So the form that 6

she was referencing, historic disclosure, is 7

8 provided by our association and MLS, not a

State-required form, like a coastal 9

10 construction (inaudible) form or the lead-based

11 paint form that's required federally.

So I think your request about it is

admirable, actually, but I'm -- what's the 13

14 mechanism for enforcement? We would need a

State-level form for any historic disclosures, 15

not -- because we are getting rid of our forms 16

17 on the local level. We (inaudible) local and

MLS level. So that would be more of a 18

State-level request, which I think is 19

20 reasonable and worth having.

21 MS. MANIS: Well, it needs to be done 22 because there are clueless people buying

23 houses. They've seen one episode of HGTV, so

24 therefore they know all about restoring a house, and then they leave it alone and let it

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deteriorate, and then you all say, go ahead,

just tear it down, we don't care. 2

3 THE CHAIRMAN: All right. Thank you.

All right. We're on New Business. 4

5 MR. WELLS: Okay. So I have a request for

6 a letter of recommendation, slash, support.

7 And this is from Janis Fleet. She's with Fleet

8 & Associates. She's representing the Mayport

Waterfront Partnership. And so in the coming 9

10 months, they will be applying for the State's

small matching grant program. 11

And so in terms of this, they're asking for a letter of support from the Commission.

14 So the intent behind the project -- for

funding, they want to create an oral history 15

project. So it will be created through the 16

17 recording of audio history and memories of

Mayport's oldest citizens. 18

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The small 60-acre community is witnessing the pressures of change and new development, and so this is serving as an impetus behind doing this oral history project.

The grant, which they titled Marrying the Past to the Future, will allow the Partnership

to document and record the history of Mayport,

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match the audio history with identified sites

within Mayport Village, and develop a walking

tour for residents and visitors throughout the 3

community. 4

> The Mayport Waterfront Partnership plans to collaborate with the Jacksonville Historical Society and the University of Florida to accomplish this project with the potentially awarded grant funds.

10 THE CHAIRMAN: All right. Questions for 11 staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: And this is a vote?

MS. LOPERA: Yes. Through the Chair to 14

the Commission, so if you all want to 15

recommend, authorize staff to issue a letter of 16

support on your behalf, the motion would be to 17

move to issue a letter of support for the 18

Mayport Waterfront Partnership application or 19

something of that nature. 20

21 COMMISSIONER GREGORY: I'll make a motion to approve staff to submit a letter of support 22 for the Mayport Waterfront Partnership small

23 24 matching grant.

25 COMMISSIONER MONTOYA: Second.

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129 THE CHAIRMAN: All those in favor? 1

> 2 COMMISSION MEMBERS: Aye.

3 THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)

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5 THE CHAIRMAN: Hearing none, you've 6

approved the approval.

MR. WELLS: All right. The next thing is 7

8 Historic Preservation Month. So based on some

conversations I had with you-all in the past 9

10 few months, there was interest in doing some

type of small-scale initiative for next month's 11

Historic Preservation Month. 12

> So we, as a staff, discussed this, and we have -- came up with some potential options that we would like you all to explore and take the initiative on.

17 So one of the options -- well, option one was to possibly assemble a presentation that 18 19 discusses the importance of historic

20 preservation and its impact on the city.

21 Option two was possibly doing a virtual workshop where you allow residents and visitors 22

23 to -- to basically just talk about various

historical areas throughout the city. 24

> And the last one, which is inspired off of Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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the This Place Matters national campaign, you

could potentially organize a photo campaign

that encourages people to celebrate the places

in their communities that are most meaningful 5 to them.

So we're open to more options, but, again, 6

just wanted to get the ball rolling on that, 7 and for someone from the Commission to take the

initiative and spearhead that. 9

10 THE CHAIRMAN: They are all good options.

11 COMMISSIONER GREGORY: A question for 12 staff here.

13 So option Number 3, is that like a social media campaign or something? Like, is there a 14

hashtag for This Place Matters, people share 15

their photos of, like, historic homes? And 16

17 does the Historic department even have, like,

18 an Instagram or a Facebook or --

MR. WELLS: (Shakes head.)

COMMISSIONER GREGORY: I didn't think so, 20 21 but I thought I would ask.

22 MR. WELLS: Through the Chair to

23 Commissioner Gregory, we, unfortunately, do

not. So that could be potentially something. 24

You could take the route of that. It really 25 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

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1 didn't go beyond just --

2 COMMISSIONER GREGORY: What about some

3 Ticky Tockies? 4

MR. WELLS: Some what?

5 So we could work with the mayor's office

6 to -- because they have a (inaudible) and all 7

that that we could use.

COMMISSIONER GREGORY: Okay.

9 MR. WELLS: Up to small scale and

10 manageable.

8

THE CHAIRMAN: Okay. Put some thought 11

12 into that one.

13 COMMISSIONER MONTOYA: If you're looking

14 for a volunteer, I'm certainly available to

15 help you any way I can.

COMMISSIONER HOFF: So this would mean 16

that -- I assume we would be communicating 17

about this outside of this room? Which we can, 18

19 as long as it's not a quasi-judicial issue?

20 MR. WELLS: I need to defer to Carla on

21 that.

22 MS. LOPERA: Through the Chair to

23 Commissioner Hoff, you-all can talk outside of

this meeting, of course. (Inaudible) matters 24

that would -- are either going to come before

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the Commission or potentially could come before

the Commission, so -- it depends on what you're

3 going to do, but if you're going to gather, we

could notice it as a meeting. That's a 4

5 possibility so that proper notice is given to

6 the public and we have the ability to talk.

It just depends on what you're thinking

8 you want to do.

9 COMMISSIONER HOFF: So this is just a

thought because someone mentioned it. I think

it would be fantastic if the City had its own 11

12 historic -- social media historic preservation

account. I think it would raise awareness and 13

14 raise the profile of the issue, and it would be

a platform to put out information about the 15

16 issue beyond the regular City of Jacksonville

17 social media, which has a lot more stuff to go

18 on.

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19 So I know that's not something -- I'm not

sure if that's a "we thing," we talk with 20

21 whoever in this city, or that's a "you thing,"

22 which is more work for you.

I'm more than happy to contribute to

content for that, but --24

(Simultaneous speaking.)

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MS. LOPERA: I know the mayor's

administration has communication (inaudible),

and it would need to go through them because I

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4 know Planning doesn't have the capacity to --

5 or would need authority from the administration

even to do that from a social media outreach, 6

7 but I think that's a great idea.

8 COMMISSIONER HOFF: I wonder if that's

something that could be done, you know, that

10 could get the approval in May. I'm not sure

they could get the approval for that. 11

12 COMMISSIONER MONTOYA: It might be prudent

for this year to maybe look at doing something 13

14 small and start planning for something for next

15 year.

16

25

There's also -- recently, we had Jax

Lab (phonetic), you know, (inaudible). 17

18 Jax Lab had an event with the Historic Trust at

19 our space, we let them use our space. So that

20 might be someone who -- that might be a group

21 that we want to reach out to and see if there's

22 collaboration opportunities there and -- to

23 piggyback on some of the things that they might

24 be doing.

Cleary Larkin was involved in that, the

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director of historic preservation for the UF

School of Architecture. And then I think Lisa

Sheppard attended that event and (inaudible),

so she might have some -- she might be able to 4

5 (inaudible) an in-house resource.

6 THE CHAIRMAN: All right. We'll keep

7 noodling, it sounds like, unless we have a --

8 COMMISSIONER HOFF: I can reach out to you

9 outside of this to see if you want me to prompt

10 whomever in the mayor's office to --11

MR. WELLS: Okay. Thank you.

12 All right. Last item, pending

legislation. So the first section, just items 13

14 that have taken place since the last Commission

meeting, final action. So Ordinance 2024-0115 15

and -0116, these are both landmarks. They were 16

17 approved by City Council.

And the next section, pending legislation.

19 So 2023-0876, that's just languishing here.

That's the Laura Street Trio. 20

-0157 and -0158, these are both the Norman

22 Studios landmarks. Those are planning to be

23 heard by the Land Use and Zoning Committee on

24 May 7th.

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25 Ordinance -0247, that's 1349 North Market

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CERTIFICATE OF REPORTER Street, landmark, that's also going to be heard on May 7th. And then we have the recently approved by you all landmark, the Slappey building, so this STATE OF FLORIDA) is 315 and 317 West Forsyth Street. So that's going to LUZ on May 21st. COUNTY OF DUVAL ) And then the last piece, just as a resolution -- this was introduced by Council I, Diane M. Tropia, Florida Professional Member Peluso. So he wants to do a resolution Reporter, certify that I was authorized to and did that formally recognizes May as Historic stenographically report the foregoing proceedings and Preservation Month. That went to the Rules that the transcript is a true and complete record of my Committee on April 15th, and it's also -- it's stenographic notes. going to City Council -- it was going to --well, it went to City Council last night, so --I'm assuming it was approved. DATED this 10th day of May 2024. MS. LOPERA: It was approved. MR. WELLS: It was approved. Okay. But just one thing to note about that too, Diane M. Tropia so Council Member Peluso is organizing some Florida Professional Reporter type of event. So he wants to invite you all to it to formally recognize the resolution and the month itself. THE CHAIRMAN: All right. Anybody have anything else? (No response.) Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 (904) 821-0300 

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# Public Hearing on Applications



## B. Deferred Items



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

## C. Consent Agenda



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

## COA-23-30007 2951 Post St

## May 22, 2024

## Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-23-30007

<u>Address</u>: 2951 Post Street, RE# 064127-0000

Location: Northwest corner of Post Street and Willow Branch Avenue

<u>Owner:</u> Andrew Suslak; Post Modern Brewing LLC

2511 Hendricks Avenue Jacksonville, Florida 32207

Applicant: Katie Freligh; Brandon Construction

7 Arenta Street

St. Augustine, Florida 32084

<u>Year Built</u>: c. 1935 (Property Appraiser)

**Designation:** Riverside Avondale; Contributing

**Request:** Alterations - Hardscaping

## Summary Scope of Work:

1. Install Vehicle Use Area (VUA)

**Recommendation:** Approve with Conditions

## *Conditions:*

 Materials, design and location of the parking lot shall be substantially similar to the site plan dated October 27, 2023, or as otherwise approved by the Historic Preservation Section

## **PROJECT DESCRIPTION**

COA-23-30007 is for alterations to the parking area of a contributing commercial structure to accommodate the new use of the structure. The paving and redesign of the parking area will create delineated parking spaces and structured vehicular flow. The subject property is a Tudor inspired commercial building surrounded by a mixture of commercial and residential structures. The subject property is located at the corner of Willow Branch Avenue and Post Street. No changes to the structure are requested beyond site work in the scope of this COA. As proposed, the new parking lot will consist of grasspave and concrete material that allows for grass to grow and be driven on without needing the entire parking lot to be poured concrete. COA-22-27256 and COA-22-26787 previously approved window replacements and window alterations, fence removal, doorway alterations, painting, roofing, and minor repairs.

COA-23-30007 Page **1** of **6** 



## **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:

- There is an existing curb cut on the property in the proposed location of the driveway, which is proposed to connect to the new parking lot on the left side of the structure. The redesign of the existing parking lot will allow for vehicular flow from Post Street to Willow Branch Avenue, which is consistent with Section 307.106(k)(2 and 3).
- Traditionally, the historic districts have used concrete for parking lots at commercial properties. The continued use of concrete on the property is consistent with Section 307.106(I)(1 and 3).
- Poured concrete driveways for commercial properties to accommodate on-site parking is
  consistent with the Historic District Design Guidelines, Section on "Settings". Additionally,
  the use of grasspave allows for additional green space and drainage and reduces the
  amount of poured concrete on site. COAs are not required for vegetation so the trees and
  plants included in the site plan do not require approval as part of the scope of work.

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: 2 and 3
- 2. Section 307.106(I) Guidelines on "Alterations": 1 and 3
- 3. Historic District Design Guidelines, Section on "Setting"

COA-23-30007 Page **2** of **6** 

## **CODE CRITERIA AND DESIGN GUIDELINES**

## **General Criteria**

- 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**

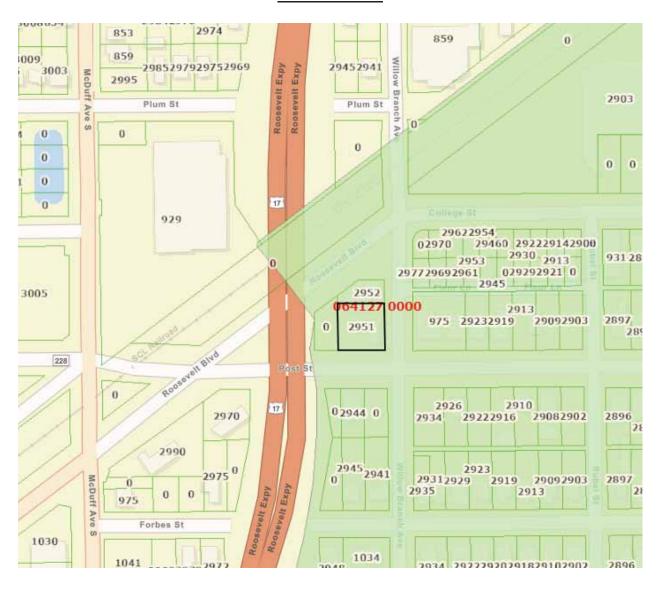
- 307.106(I)(1) Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(I)(3) Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.

## Historic District Design Guidelines, "Setting"

- Setting, Recommend #2: "Retain landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and set-backs that have traditionally linked buildings to their environment."
- Setting, Recommend #3: "Use new plant materials, fencing, walkways, streetlights, signs, and benches that are compatible with the character of the neighborhood in size, scale, materials, and color."
- Setting, Recommend #5: "Base new site work on documentation or physical evidence. Avoid conjectural changes to the site."
- Setting, Recommend #8: "Landscape to provide shade, privacy, screening or nonhistoric features, and erosion control."
- Parking and Driveways, Recommend #2: "Limit parking to the rear or side of buildings."
- Parking and Driveways, Recommend #3: "Construct new curb cuts and street side driveways only in areas where they exist historically."

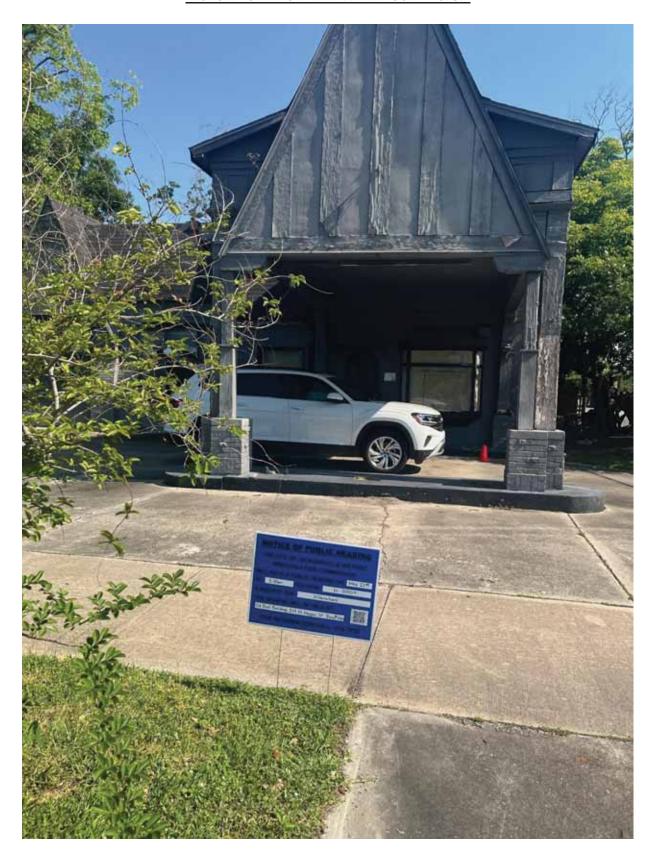
COA-23-30007 Page **3** of **6** 

## **LOCATION MAP**



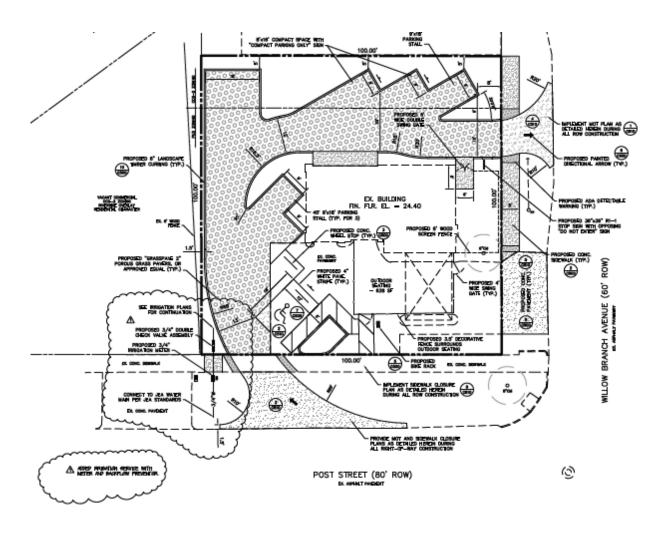
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## PICTURE OF PROPERTY WITH POSTED SIGN



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## **SITE PLAN DATED OCTOBER 27, 2023**



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### **Application For Certificate Of Appropriateness**

### **Application Info**

Tracking #30007Application StatusFOUND SUFFICIENTDate Started11/21/2023Date Submitted11/22/2023

**✓** 

**/** 

### -Planning and Development Department Info-

**COA #** COA-23-30007

Admin Review

Admin RecommendationFORWARDAdmin Date Of Action3/1/2024

Forwarded to JHPC

JHPC Meeting Date5/22/2024Staff RecommendationN/AJHPC RecommendationN/AJHPC Date Of ActionN/A

**Admin Details** 

N/A

**JHPC Details** 

N/A

### General Information On Applicant-

General Information on A	pplicant	
<b>Last Name</b> FRELIGH	<b>First Name</b> KATIE	Middle Name
Company Name BRANDON CONSTRUCTION		
<b>Mailing Address</b> 7 ARENTA ST		
City STAUGUSTINE	<b>State</b> FL	<b>Zip Code</b> 32084
Phone         Fax           904         478           8283	<b>Email</b> KATIE@B	RANDONBUILDING.COM

### -General Information On Owner(s)-

SUSLAK	ANDREW	
Company/Trust Name POST MODERN BREWING,	LLC	
<b>Mailing Address</b> 2511 HENDRICKS AVE.		
City	State	Zip Code
JACKSONVILLE	FL	32207

### Description Of Property

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

Map RE#

- Location Of I	Proporty	
-Location Of I		
<b>General Locat</b> Riverside/Avon	dale Historic District	
<b>House #</b> 2951	Street Name, Type and Direction POST ST	<b>Zip Code</b> 32205
-Type Of Impro	vement —	
Addition	☐ Driveway ☐ New Construction	Accessory Structures
Alteration	Relocation Window Replacement	Other
Fencing	□ Demolition □ Reroof/Minor Repairs	
materials. Be (Example: rer <b>Proposed Wor</b> REFINISH & MC	osed work below. Note affected features as specific, brief, and legible as possible. coof; replacing gray 3-tab shingles with black bully existing parking area & DRIVEWAY. HARDSCAPE. ATTACHMENTS WILL NOT SAVE -	lack architectural shingles).  ADD ADDITIONAL PARKING,
	tion? Check the box if it is. Usen working with a planner choose one from	m the list
-Reroof/Mino	r Repairs	
planner is assi	d minor repairs there are no required doc gned and reviews the request, they may ocess your request.	
- <b>Additional</b> Do	ocuments Provided	
-Application (	Certification ————————————————————————————————————	
For application	s that can be approved administratively, there	is no application fee.
	ions that must go before the Historic Preserva on the type of work performed.	tion Commission, a fee will be
("Application") Staff. Any Appl comments deta the application	mpleteness review: All applications for Certifications will be reviewed for completeness by Planning lication determined to be incomplete, will be realing the deficiencies. No further action on the deficiencies are addressed. Once the Application and Development Department Staff will prion.	g and Development Department eturned to the applicant with e Application will take place until ion is determined to be

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

064127 0000

(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.

POST MODERN BREWING LLC 2511 HENDRICKS AVE JACKSONVILLE, FL 32207

**Primary Site Address** 2951 POST ST Jacksonville FL 32205-

Official Record Book/Page 19875-02409

Tile# 6421

### **2951 POST ST**

Property Detail	
RE #	064127-0000
Tax District	USD1
Property Use 1191 Store Retail	
# of Buildings 1	
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01040 CENTRAL ADDN TO RIVERSIDE
Total Area 10000	
Characteristics	Historic Designation

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

### Value Summary

2023 Certified	
2023 Certified	2024 In Progress
CAMA	CAMA
\$57,474.00	\$55,028.00
\$7,182.00	\$7,182.00
\$30,000.00	\$30,000.00
\$0.00	\$0.00
\$94,656.00	\$92,210.00
\$94,656.00	\$92,210.00
\$0.00 / \$0.00	\$0.00 / \$0.00
\$0.00	See below
\$94,656.00	See below
	\$57,474.00 \$7,182.00 \$30,000.00 \$0.00 \$94,656.00 \$0.00 / \$0.00 \$0.00 / \$0.00

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



Pook / Dogo	ook/Page Sale Date Sale Price Deed Instrument Type Code Oualified/Unqualified Vacant/Improved			Vacant/Improved	
Book/Page	Sale Date	Sale Price	<u>Deed Instrument Type Code</u>	Qualified/Unqualified	Vacant/Improved
19875-02409	8/16/2021	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>18931-01678</u>	9/9/2019	\$118,000.00	WD - Warranty Deed	Qualified	Improved
17256-00660	8/3/2015	\$90,000.00	SW - Special Warranty	Unqualified	Improved
16749-01499	4/10/2014	\$100.00	MS - Miscellaneous	Unqualified	Improved
09545-00884	10/20/1997	\$100.00	MS - Miscellaneous	Unqualified	Vacant

### Extra Features 🛅

EXITA	Extra reatures —						
LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	2,773.00	\$5,258.00
2	FPMC6	Fireplace Masonry	1	0	0	1.00	\$897.00
3	FWDC1	Fence Wood	1	0	0	210.00	\$1,027.00

### Land & Legal

Land Land Units Land Type LN Code Use Description Front Depth **Land Value Zoning Assessment** Category 1000 COMMERCIAL 10,000.00 Square Footage \$30,000.00 0.00 0.00 Common

Legal				
LN	Legal Description			
1	6-6 21-2S-26E .229			
2	CENTRAL ADDN TO RIVERSIDE			
3	LOTS 4,5 BLK 17			

**Buildings** Building 1 Building 1 Site Address 2951 POST ST Unit Jacksonville FL 32205-

Building Type	1101 - STORE RETAIL
Year Built	1935

Element	Code	Detail
Exterior Wall	19	19 Common Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	1	1 Masonry Min

Туре	<b>Gross Area</b>	Heated Area	Effective Area
Base Area	1346	1346	1346
Canopy	50	0	12
Canopy	330	0	82
Total	1726	1346	1440

\$55,028.00

**Building Value** 

Int Flooring	3	3 Concrete Fin
Int Flooring	5	5 Asphalt tile
Heating Fuel	2	2 Oil
Heating Type	2	2 Convection
Air Cond	2	2 Wall Unit
Ceiling Wall Finish	4	4 NS Ceil Min Wall
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

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



2022 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	\$94,656.00	\$0.00	\$94,656.00	\$1,000.67	\$1,071.21	\$979.26
Urban Service Dist1	\$94,656.00	\$0.00	\$94,656.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$94,656.00	\$0.00	\$94,656.00	\$286.14	\$301.29	\$277.74
By Local Board	\$94,656.00	\$0.00	\$94,656.00	\$198.77	\$212.79	\$192.95
FL Inland Navigation Dist.	\$94,656.00	\$0.00	\$94,656.00	\$2.83	\$2.73	\$2.73
Water Mgmt Dist. SJRWMD	\$94,656.00	\$0.00	\$94,656.00	\$17.45	\$16.97	\$16.97
School Board Voted	\$94,656.00	\$0.00	\$94,656.00	\$0.00	\$94.66	\$0.00
Urb Ser Dist1 Voted	\$94,656.00	\$0.00	\$94,656.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,505.86	\$1,699.65	\$1,469.65

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$88,423.00	\$88,423.00	\$0.00	\$88,423.00
Current Year	\$94,656.00	\$94,656.00	\$0.00	\$94,656.00

### 2023 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			
<u>2021</u>			
<u>2020</u>			
<u>2019</u> <u>2018</u>			
2018			
<u>2017</u>			
2016			
<u>2015</u>			
2014			

• 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

# 2 Townsonville Hos

# City of Jacksonville, Florida

## Planning and Development Department

Owner: Post Modern Brewing LLC.

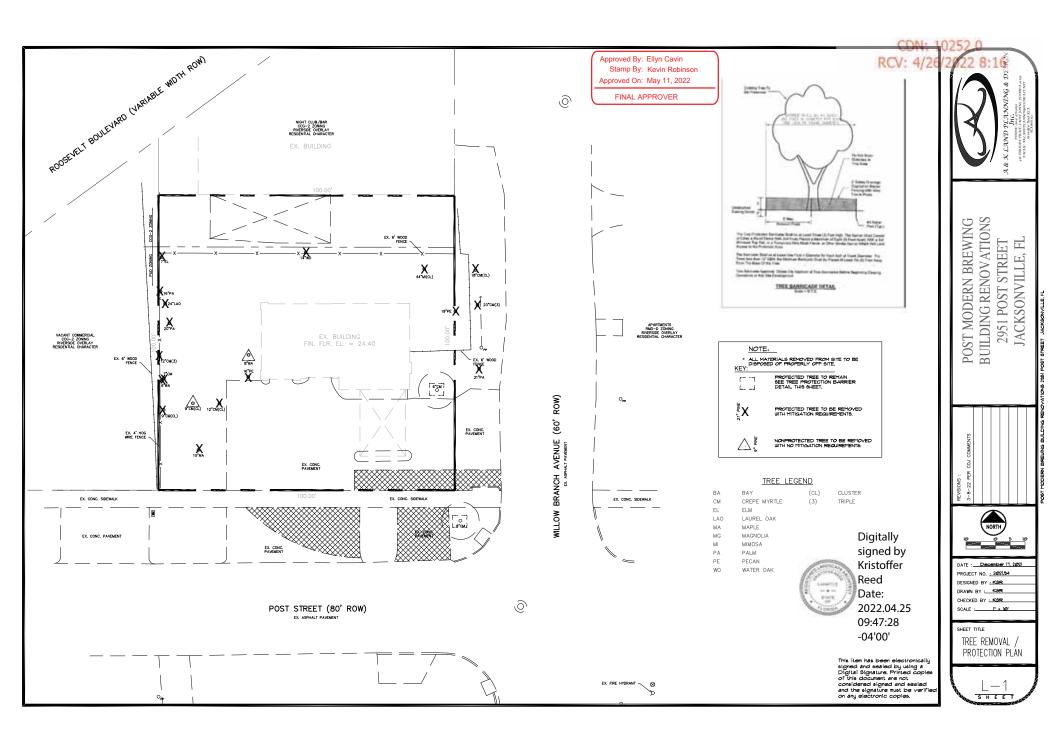
Community Planning Division 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 (904) 255-7800 www.coj.net

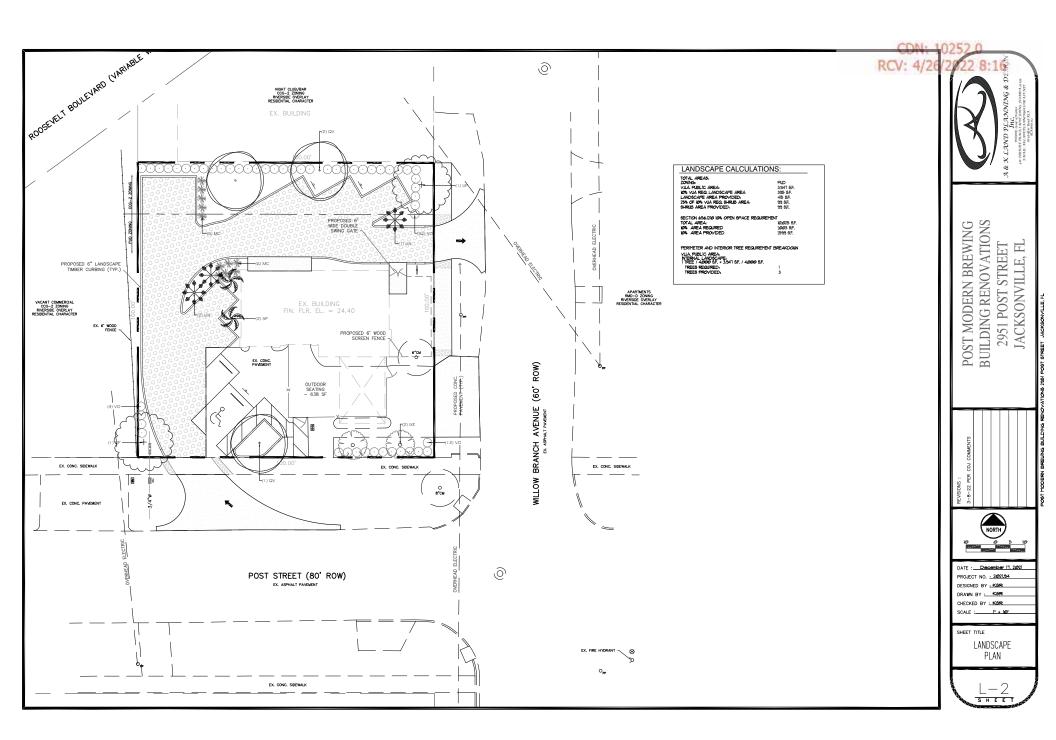
ONE CITY. ONE JACKSONVILLE.

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

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 30007 were posted on the property/site located at:
064127-0000
Real Estate Number(s)
2951 Post Street
Street Address Jackson Ville, FC 32205
City, State Zip Code
Printed Name Andrew Sustak
Signature
Dated this 8th day of May 2024.





Caserral Notes and Specifications

1. Prior to construction the bandeage contractor shall be responsible for locating and underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repolring any are set of the work. The landscape contractor is responsible for repolring any as a result of the landscape contractor.

2. When conditions detrimental to plent growth or executivents, such as nabble before planting.

3. All plants must be healthy, "depress meteral for ree of peaks and disease.

5. All plants must be healthy, "depress meteral for ree of peaks and disease.

5. All plants must be healthy, "depress meteral for ree of peaks and disease.

5. All plants must be healthy, "depress meteral for ree of peaks and disease.

5. Any changes to the plant meteral (see high the Landscape Architect before the plant material is installed.

6. Any changes to the plant meterial (see, high, etc.), Irrigation or any other deviations prior to the change being implemented by the contractor. The contractor must provide written proof of understation for any changes.

7. All plants shall be a proper for the plant that the plant is all the plant is all the plant is all the plant is all the plants and the plant is all the plants and the

specializations but you of solid constant of the special properties are good at the conclusion of this planting, if he owner's rep, or owner has reason to balieve that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the babs for requesting replacement of plants and for legal or other cellion occording to law, should this become necessary. All planting bads to be Ireaded with pre-managent weed control prior to planting.

PLANT	SCH	EDULE			
TREE5	aΥ	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	% NATIVE
IXE	2	Eagleston Holly / liex x attenuata 'Eagleston'	AS SHOWN	IØ' - 12' Ht., 2" caliper	17% native
LIN	8	Grape Myrtle / Lagerstroemia x Natchez'	AS SHOWN	12' - 14' Ht., 3 Stem, 15" caliper each stem	Not native
αv	3	Southern Live Oak / Quercus virginiana	AS SHOWN	12' - 14' Ht., 4" caliper	25% native
SP	2	Calabage Palmetto / Sabal palmetto	AS SHOWN	IØ' - 12' Clear trunk, IØ" caliper	17% native
UP	2	Drake Elm / Ulmus parvitalia 'Drake'	AS SHOWN	12' - 14' Ht., 4" caliper	Not native
	•	•	·	59% total native	
SHRUBS	arr	COMMON / BOTANICAL NAME	SPACING		
MC	11	Pink Muhly / Muhlenbergia capillaris	36" o.c.	18" ht. x 18" spd. minimum full 4 dense	Native 99 s.f.
VO	52	Dwarf Malter's Viburnum / Viburnum obovatum 'Dwarf Malter's'	36" o.c.	18" ht. x 18" spd. minimum full 4 dense	Native 468 s.f.
					Total s.f. = 567 s.f.
g.					Native af. = 567 af.

### NOTES:

1. MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH.

2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.

3. ALL PLANT MATERIAL. TO BE FOLDIAN DO. 10 UALITY OR BETTER.

4. NO SUBSTITUTIONS WITHOUT PRIOR WHITEN CONSENT OF THE LANDSCAPE ARCHITECT.

5. ALL TREAS PAD PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.

6. CONTRACTOR TO VERIFY ALL QUANTITIES.

### ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:

MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)

NO WATERING FROM WAM TO 4 PM ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON

WITH NO ADDRESS OR THOSE ENDING WITH A MATER ON THE ENDING WITH A M MAY WATER ON THURS, AND SUNDAY NON-RESIDENTIAL ADDRESSES MAY WATER ON THESDAY AND PRIDAY ON THESDAY AND PRIDAY

APPLY UP TO \$ - NCH OR LESS OF WATER EACH CYCLE

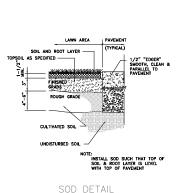
NOVEMBER - MARCH (STANDARD TIME)

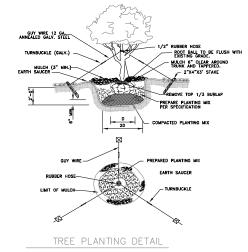
NO MATERNA FROM 10 AM 10 A FM
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SAMEDAY
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MITH A-1 MAY MATER OR SAMEDAY
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ON CONTROL ADDRESSES OR

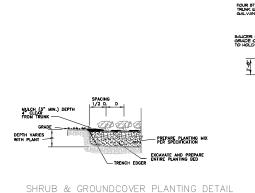
APPLY UP TO \$ - INCH OR LESS OF WATER ONE TIME PER WEEK.

****	MHS MHS MHS	HOUSE HOUSE HOUSE	METERS .		TOTAL PRODUCTS		REALDON THE	MODEL MANUAL MAN	MET MATERIAL PRINT
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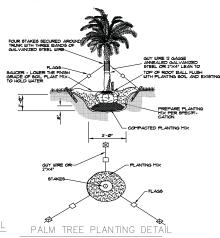
REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN 1







Native % = 100%



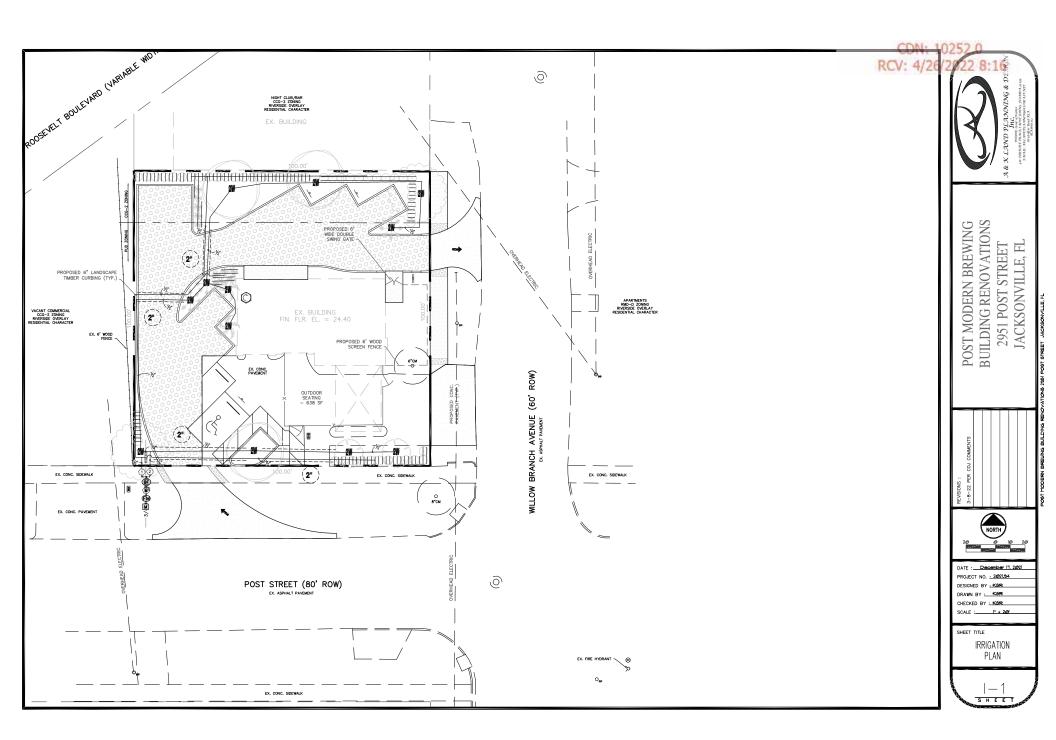
**BUILDING RENOVATIONS** POST MODERN BREWING STREET Ξ JACKSONVILLE, POST 2951] DATE : December 17, 2021 PROJECT NO. : 202194 DESIGNED BY : KSR DRAWN BY : KOR CHECKED BY : KSR. SCALE :\_ NITE SHEET TITLE

LANDSCAPE

DETAILS

SHEE

RCV: 4/2



s	Н	Ε
200		-

VALVE SCHEDULE									
NUMBER	MODEL	SIZE	TYPE	6PM	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PRECIP
	Hunter ICV-G-F5 (Zone Valve)	l.	Area for Dripline	3.52	40	2.11	2.52	44.42	0.72 in/h
2	Hunter ICV-6-F5 (Zone Valve)	l"	Bubbler	6.00	30	9.51	2.6	96.II	1.7 in/h

Hunter PCD  MANUFACTURER/MODEL/DESCRIPTION Area to Receive Diripline In-Line Pressure Compensating Londscape Diripline nith Built-In-Chack Valve. I O 64th amilters at 10 °CC. Purpline laterals spaced at 10 'oport, with emitters of the for bringingler borded Italian state. See PLD-LOF thisting or borded Italian state. See PLD-LOF thisting or Tripline Compensation of the PLD-LOF thisting or borded Italian state. See PLD-LOF thisting or Tripline Lore PCC LORE SEE SEE SEE SEE Tripline Compensation of the PLD-LOF thisting or Description of the PLD-LOF thisting or	27Y 917 I.F.	360	30	0.50	8'
Are to Receive Dripline Hutter (FL)-O'C) In-line Pressure Compensating Londscape Dripline with Bullini-Cheak Valve. It is 6HP Dripline with Bullini-Cheak Valve.  Bullini-Cheak Valve. Dripline Walve. Dripline Walve. Dripline Walve. Dripline Walve. Dripline Walve. Dripline D	917 1.7.				
Huter FLD-IO-IB In-line Pressive Compensating Landscape Dripline Allth Bulli-In Clasek Valve. I. O 69th emitters at IB 70 C. Purpline laterals spaced at Io open, with emitters offset for bringular patient. IV Resistant. Ilse PL-IO-C fitting or actions. IV Resistant. Ilse PL-IO-C fitting or actions and things. SYMBOL MANIFACTIRRENAMODEL/DESCRIPTION					
irrigation I steral Line, P.V. Close SIE 6DP 18.5	atr				
9DR 3.5 1/2* and 3/4* lines	575.6 I.f.				
Irrigation Lateral Line: PVC Class 160 9DR 26   SDR 26 for all   and larger lateral lines	IO.I I.F.				
MANLINE Irrigation mainline, Schedule 40 PVC pipe 11/4* size.	16.2 l.f.				
Hunter series ICV-IØIG-F6-A8-ADJ (1" valve) Location shoun for graphic clarity					
Hunter (CZ-IGI-NL (Crip Zone Valves) I* Plastic Electric Remate Vilth Filter Sentry, Each Drip Zone to Have: Flush Valve, Eco Indicator, Air Relief Tubrig.	1				
MASTER VALVE Hunter series ICV-19/G-F8-A5-ADJ (I* valve) Location shoun for graphic clarity	ı				
BACKFLOW DEVICE  Wilkins \$50XLT - 3/4" or equal Location shown for graphic clarity	1				
Mater Meter 3/4*	1				
FLOW SENSOR HANTER, HC-975-Flow-B (3/4" size) L/CCATIONS SHOWN FOR CLARITY ONLY	ı				
SLEEVING Schedule 40 PVC, 2" Minimum, Size as specified on plan	88 I.f.				
CONTROLLER Hunter series PHC-6 (6 Zone) Install tith Mini-Clik rain sensor.					

Irrigation Contractor shall be responsible for all applicable fees and permits.

All PVC pipe connection shall be glued together per  $ASTM \ D \ 2855$ , two step method.

All Pipe and Wire under paving shall be placed in Schedule 40 P.V.C. Sleeves for the full pavement coverage length and shall be at least 24" below grade.

Mainlines shall be buried to provide a minimum cover of 18", while all Lateral lines shall have a minimum of 12".

The Contractor should take care to reroute piping as necessary to avoid plant or tree roots.

All Sprinklers shall be site adjusted to prevent water overthrow onto building surfaces and walkways.

All Control Wiring to be 14/1 U.F. direct burial.

install a "MiniClik" rain sensor device. Verify location with Owners Representative.

install Backflow Preventer in an inconspicuous location such as strubbery. Location shown for graphic clarity purposes only.

Contractor responsible for 100% irrigation coverage
All irrigation risers to be painted black

Mainline location shown for graphic clarity purposes only.

Valve box location shown for graphic clarity purposes only.

Irrigation system designed to not exceed 5 feet per second flow through any priping. Any deviation from design upon installation volds these drawings and shall be done so as to not exceed 5' per second through any piping as well.

irrigation water shall be free of particulates larger than 10 micron or .01 micrometers.

RCV: 4/26



POST MODERN BREWING BUILDING RENOVATIONS 2951 POST STREET JACKSONVILLE, FL

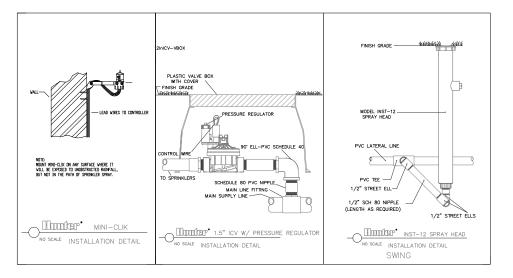


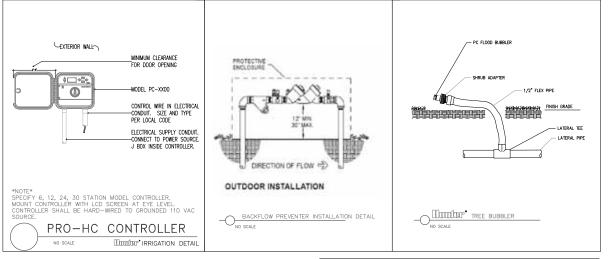
DATE : December |1, 2021 PROJECT NO. : 202194 DESIGNED BY : KSR DRAWN BY : KOR CHECKED BY : KSR

SCALE :\_\_\_ SHEET TITLE

IRRIGATION DETAILS

SHEE





### ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION REQUIREMENTS:

### MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)

### NOVEMBER - MARCH (STANDARD TIME)

- NO MATERNAS FROM IDAM TO 4 PM
  OOD NIMBER ADDRESSES OR THOSE BIDING
  MITH N.7 OR NO ADDRESS MAY MATER ON
  MEDICEDAY AND SATIRDAY
  EVEN INVERSE ADDRESSES OR THOSE BIDING
  MITH AM MAY MATER ON THURS, AND SUDDAY
  AND REDDAYTIAL ADDRESSES MAY MATER
  ON TIESDAY AND PRIDAY
- APPLY UP TO \$ INCH OR LESS OF WATER EACH CYCLE
- NO WATERING FROM 10 AM TO 4 PM ODD NIMBER ADDRESSES, OR THOSE ENDING WITH N.-Z. OR NO ADDRESS MAY WATER ON
- WITH NY, OR NO ADDRESS HAY MATER ON SATUROAT.

  EVEN NAMEDER ADDRESSES OR THOSE ENDING WITH A-H HAY WATER ON SANDAY.

  NON-RESIDENTIAL ADDRESSES HAY WATER ON OUL! ON LESS OF WATER APPLY UP TO \$ NO-H OR LESS OF WATER ONE TIME PER WEEK.

LANDSCAPE FINISH GRADE MANIMANIAN COMPANY COMP	PAVEMENT FINISH GRADE
LATERAL LINES O MAIN LINE	SEEVES
PIPE DEPTH DETAILS	- SEELVES
NO SCALE	

RCV: 4/2



POST MODERN BREWING BUILDING RENOVATIONS 2951 POST STREET JACKSONVILLE, FL

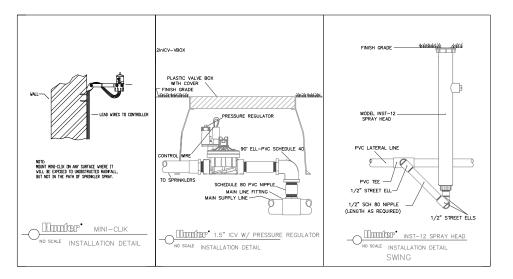


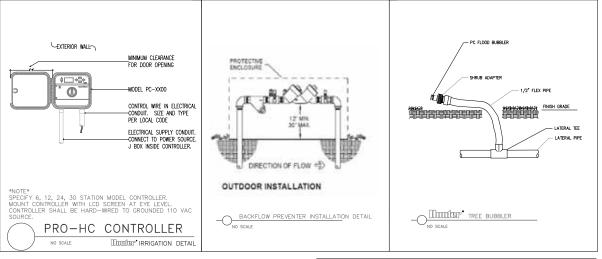
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SHEET TITLE

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  NON-RESIDENTIAL ADDRESSES HAY WATER ON OUL! ON LESS OF WATER APPLY UP TO \$ NCH OR LESS OF WATER ONE TIME PER WEEK.



# CITY OF JACKSONVILLE NOTES All construction shall be performed in accordance with the approved plans and comply with all standard city policies and practices. City approval is contingent upon any required state or federal permit approvals such as those from the Department of Environmental Protection or the St. Johns River Water Management District (SIRWIMD). UTILITY WORK Plan approval through Development Services does not include utilities. Proposed water, sewer or electric construction must be approved separately through the respective utility company. In most cases, this will be: WORK WITHIN THE RIGHT-OF-WAY CITY: Except for new subdivision infrastructure construction, all work performed within a City of Jacksonville right-of-way or easement requires a Right-of-way Permit. The contractor performing the proposed work must have a current Right-of-way Bond on file with Development Services. Right-of-way Permit applications are processed at: STATE: All work performed within a state right-of-way requires a permit from the Florida Department of Transportation (FDOT). It is the developer's responsibility to obtain required FDOT permits or maintenance-of-train approvals for work within FDOT right-oways. The FDOT regional office can be contacted at [98] 369-5200 Any provisions. RAILROAD: Railroad companies may require special approvals or permits to work within their right-of-ways. It is the developer's responsibility to obtain permission from any railroad right-of-way owner before performing any work within their right-of-way. Annual reports in compliance with the SJRWMD stormwater permits are required from the maintenance entity of all stormwater management facilities. Send copies of the reports to: The owner of any project one (1) acre or larger is required to provide a Notice of Intent (NOI) in accordance with criteria set forth in the city's NPDES permit within 48 hours of beginning construction. Send NOI and NOI fee to: FIRE MARSHALL Plan review and approval does not relieve the contractor of complying with all applicable State Fire Codes. Underground mains and hydrants shall be installed, completed, and in service prior to construction work. Underground contractor shall submit to the Fire Marshall for approval complete specs for all underground pipe and fiftings relating to fire protection PRIOR to installation and inspection. Contractor shall include manufacturer's name and pipe ID along with contractor's state license number. LANDSCAPE A Site Work Permit is required for this project. Article 25 funds are due: \_\_\_\_\_inches at \$\_\_\_\_

TRAFFIC ENGINEERING

1 per plat

No lane closures allowed from 7 a.m. till 9 a.m. and from 4 p.m. till 6 p.m.

Installation (per hour) 1 per 2 signs (rounded up)

TRAFFIC SIGNS

Standard (each)

Design (per plat)

### PROPOSED DESCRIPTION \_---FENCE RETAINING WALL PAVEMENT LINE/SIDEWALK LINE CURB, CURB AND GUTTER (MAD) SPOT FLEVATIONS PROCESS WASTE --- 5T --- 5T --- 6"W ------ 6"C --- 6"G ---FIRE MAIN GAS MAIN FORCE MAIN UNDERGROUND ELECTRIC OVERHEAD ELECTRIC --- or --- or ---OVERHEAD TELEPHONE FIRE HYDRANT --as-- <del>-----</del>--POST INDICATOR VALVE MANHOLE SPRINKLER RISER WATER METER CATCH BASIN CURB INLET FLARED END MITERED END CONCRETE FLUME <u>F</u> ENDWALLS CONTROL STRUCTURE WOOD POWER POLE LIGHT POLE VAULTS DRAINAGE STRUCTURE ŒĐ LOCATION MAP (NOT TO SCALE) CANITADY SEWED STRUCTURE 00 SECTION CUT

PROJECT DESIGN TEAM

POST MODERN BREWING

**BUILDING RENOVATIONS** 

2951 POST STREET, JACKSONVILLE

CIVIL ENGINEERING LEGEND

DETAIL REFERENCE

SOIL BORING LOCATION/NUMBER

CURVE NUMBER

/ PROTECTION PLAN

CIVIL DRAWING INDEX

TREE REMOVAL / PR LANDSCAPE PLAN LANDSCAPE DETAILS

EXISTING

### LOTS 4 AND 5, BLOCK 17, CENTRAL ADDITION TO RIVERSIDE AS RECORDED IN PLAT BOOK 6, PAGES 6 AND 6A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

### SITE WORK PERMIT REQUIRED

OWNER/DEVELOPER:	POST MODERN BREWING LLC 2951 POST STREET JACKSONVILLE, FL 32205
SURVEYOR:	BOATWRIGHT LAND SURVEYORS, INC. 1500 ROBERTS DRIVE JACKSONVILLE BEACH, FL 32250 (904) 241-8550
LANDSCAPE ARCHITECT:	A & K LAND PLANNING & DESIGN 416 TORTOISE TRACE SAINT JOHNS, FL 32259 (904) 476–9692
GEOTECHNICAL ENGINEER:	AGES OF JAX, INC. 9556 HISTORIC KINGS ROAD SOUTH, SUITE 201 JACKSONWILLE, FL 32257 (904) 886-0766
LAND PLANNER:	WINDMILL CONSULTING, LLC 1022 PARK STREET #207

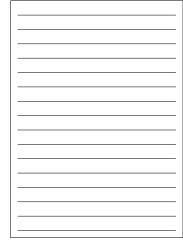
### RCV: 4/26/20 PLAN APPROVAL

Approved By: Ellyn Cavin Stamp By: Kevin Robinson Approved On: May 11, 2022

Date NAL APPRicie Con (Reviewer)

Plan approval is valid for five years after the initial approval date. Revisions made after the initial approval date do not extend this five-year time frame.

> PLAN APPROVAL IS SUBJECT TO THE FOLLOWING NOTES AND CONDITIONS:



### GENERAL PROJECT INFORMATION

GENERAL	
City Development Number	10252.000
Concurrency Application Number	111369.1
Property Appraiser Number (RE #)	064127-0000
Zoning Designation	PUD
Zoning Application(s) (if any)	MM-21-23
PUD Ordinance Number	2020-309-E
FIRM - Community - Panel	12031C-0354-H
Flood Zones (Show in Plans)	×
Base Flood Elev. (Show in Plans)	N/A
Vertical Datum Used for Project	NAVD '88
JEA Availability Number	2021-1776
SUBDIVISION	
PSD Number	N/A
City or Private Inspection	N/A
Public or Private Roads	N/A
Subdivision ("911") Disk Provided?	N/A
NON-SUBDIVISION	
North American Industry	
Classification System (NAICS)	312120
Impervious Area (Sq. Ft.)	4,055 SF

FLOW TE	ST RES	ULTS
DATE:	03/3	1/2021
FLO	w	PRESSI

48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770

Matthew Phillips

Digitally signed by Matthew Phillips Date: 2022.04.25 09:01:03 -04'00'

OST MODERN BREWING BUILDING RENOVATIONS 1 POST STREET, JACKSONVILE, FL 32205 JEA AVALABILITY NUMBER 2021-1776 POST

> COVER SHEET

JOB NO. 21ENGO09 NONE

C000

DRAWING NO.

### DEMOLITION SPECIFICATIONS:

- FARTHWORK SPECIFICATIONS THE <u>REPORT OF A GEOTECHNICAL EXPLORATION</u>, SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS AS IF FULLY REPEATED HEREIN. CONTRACTOR SHALL REVIEW THIS REPORT FOR FULL EARTHWORK SPECIFICATIONS AND PERCHAPIDATIONS
- . A MOISTURE DENSITY RELATIONSHIP DETERMINATION TEST SHALL BE OBTAINED FOR EACH TYPE OF FILL MATERIAL USED, IN ACCORDANCE WITH ASTM STANDARDS.
- IN-PLACE DENSITY TESTS ARE REQUIRED FOR ALL STRIPPED OR CUIT SUB-GRADE AREAS THAT ARE SPECIFED TO BE ADMINISTED FOR EACH LAYER OF FILL. A MINIMAM OF TWO ISSTS OR ONE TEST FOR EXPLY 1,0,000 ARE REQUIRED FOR BOTH HE BUILDING AND FAMEBOT AREAS, OR AS REQUIRED BY THE CENTEMACAL REPORT.
- TAKE RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY UTILITY LINES OR SERVICES DAMAGED DURING THE COURSE OF THIS WORK.
- TAKE RESPONSIBILITY FOR FURNISHING, PLACING, AND MAINTAINING ALL SUPPORT, SHORING, AND SHEET PILING WHICH MAY BE REQUIRED FOR THE PROTECTION OF SITE PERSONNEL AND ADJACENT EXISTING IMPROVEMENTS.
- MAINTAIN ALL BENCHMARKS, MONUMENTS, AND OTHER REFERENCE POINTS FURNISHED BY OTHERS, AND REPLACE ANY THAT ARE DISTURBED OR DESTROYED DURING THE COURSE OF THIS WORK.
- DO NOT DAMAGE ANY TREES NOT INDICATED FOR REMOVAL. PROTECT TREES NEAR THIS WORK SO AS TO PREVENT DAMAGE TO THE BRANCHES, BARK, AND SOIL AROUND THE ROOT SYSTEM. PROTECTION DEVICES SHALL BE IN ACCERBANCE WITH LOCAL STANDARDS.
- EBUDIC AND DISPOSE OF ALL TREES, BRUSH, VEGETATION, DEBYS, AND ANY OTHER ORDANIC OF WASTE MITEMAN.

  ROM, ALL AREAS DESIGNATED TO BE CLEARED. RIGHOR ALL MARTEMA, TO ITS RIGHOR FOR THE WITEMAN OTHERWISK INDICATED OR PRECIED BY THE ENGINEER. IF PERMITTED BY LOCAL AUTHORITIES, ON SITE BURNING WILL BE ALLOWED.

- 11. STRIP ALL TOPSOIL FROM THE BUILDING AND PAVEMENT AREAS. ALL EXCESS STRIPPED MATERIAL SHALL BE HAULED OFF SITE.
- 12. DO NOT INCLUDE CLAY, STONES LARGER THAN 3/4 INCHES IN DIAMETER, WEEDS, ROOTS, RUBBISH, OR ANY OTHER FOREIGN MATTER IN THE TOPSOIL MATERIAL TO BE USED IN THE ON SITE LANDSCAPE AREAS.
- 13. PROOF-ROLLS SERVICE OF CLICK STATE OF THE USE OF THE UNIT STEEL AND SCHAFF AREAS.

  13. PROOF-ROLL STREPPED OR CUT SHAPPORNED IN BULDON AND ANALISM TRANSP PRIOR TO COMPACTION OF EXISTING SHAPPORNED OR FALCEMENT OF FILL USING A LOADED DUMP TROOK OR OTHER HEAVY, LAKEL-THE VEHICLE STEELEMENT, CORNED OR LOSSES, WITH CONTINUE OF THE METAL OF A PROOF-ROLLING OFFICIAL STREET OR STEELEMENT, PROOF-ROLLING SHAPPORNED OF THE GOTTENING SHAPPORNED OR STREET OR AND THE OWNER SHAPPORNED OF THE GOTTENING SHAPPORNED OF THE GOTTENING SHAPPORNED OR THE STREET OR SHAPPORNED OF THE GOTTENING SHAPPORNED OR THE STREET OF THE GOTTENING SHAPPORNED OR THE STREET OR AND THE STREET OF THE GOTTENING SHAPPORNED OR THE STREET OR THE STREET OF THE GOTTENING SHAPPORNED OR THE STREET OF THE GOTTENING SHAPPORNED OR THE STREET OR THE STREET OF THE GOTTENING SHAPPORNED OR THE STREET OR THE S
- WHERE SOT MATERIALS OR ORGANIC SOLS COURT AT \$38-58MCE ELEVATIONS BENEATH THE BUILDING OR FOR UNDERSOTTING AND REPLACEMENT FILL EMPIRES SHALL GETAIN OWNERS AND REPLACEMENT AND STREAMS TO SITE WARRY CONTINUED REPORTS AND THE ANY UNDERSTITING OR AND REPLACEMENT ILL COSTS PRIEST OF SITE WARRY CONTINUED REPORTS WITH ANY UNDERSTITING OF AND REPLACEMENT AND ADDRESS OF SITE O
- GRADE AREAS TO RECEIVE TOPSCIL TO ALLOW FOR SUCH MATERIAL. LEAVE FINISHED SURFACES AND SURFACES TO RECEIVE PAYING SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE.
- 16. SURFACES SHALL NOT VARY FROM THE DESIGN GRADES BY MORE THAN 0.05 FEET UNDER PAVING AND CONCRETE SLABS, AND BY NOT MORE THAN 0.10 FEET UNDER OTHER FINISHED SURFACES.
- 17. PLACE FILL AND BACKFILL IN SUCCESSIVE LAYERS NOT TO EXCEED THE MAXIMUM LIFT THICKNESS LISTED IN THE GEOTICHHICAL REPORT ARE ACHIVED. RE-COMPACT AREAS WHICH FAIL TO MEET THE COMPACTION REQUIREMENTS UNITE, PASSING RESULTS ARE ACHIVED.
- 18. COMPACT AND STABILIZE THE PAYEMENT SUB-GRADES TO THE DEPTH SPECIFIED IN THE GEOTECHNICAL REPORT MEETING THE MINIMUM LIMERCOCK BEARING RATIOS SPECIFIED THEREIN.
- 19. DORDO, AL STE CLAMOS AND GALORS OPERATORS, ROCKET PROPER TRANSACT RAMAGES, COLLECT BY THE REQUEST DESCRIPTION AND PROPERTY OF THE STATE OF THE S
- 20. COMPACT THE BUILDING AREA, PAVING AREA, AND AN AREA FIVE FEET BEYOND THE EDGE OF ALL BUILDING AND PAVING LINES, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DO NOT USE HEAVY VIBRATORY EQUIPMENT WITHIN 60 PET OF EXISTING BUILDINGS.
- 21. ALL Fall AND BACKFIL MATERIAL, WHETHER FROM ON SITE OR IMPORTED, MUST BE APPROVED BY THE GEOTECHNICAL DIGNEER PROPR TO PLACED IT ON THE SITE. IMPORT FILE SHALL CONSIST OF A GRANULAR MATERIAL FREE OF CLAY, SILT, OR ORGANIC MATERIAL, AND SHALL BEET THE REQUIREDINGS SPECIFED IN THE GEOTECHNICAL REPORT, MARKET FILE SHALL BE FREE OF MATERIAL THAT WOULD DEBUT HE FILL MAZARDOUS, AS DEFINED BY THE STRANDARDS OF THE DEVINGANISHMA. MITHORITIES MANUAL GRANGOCTION.
- 22. MINIMIZE THE TRANSMISSION OF DIRT OR DEBRIS BY EQUIPMENT OR PERSONNEL TO ANY PROPERTY, PUBLIC OR PRIVATE, OUTSIDE THE PROJECT SITE. IMMEDIATELY REMOVE ANY SUCH DEBRIS OR DIRT TRANSMITTED.
- 23. WORK SPECIFIED HEREIN SHALL BE SUBJECT TO INSPECTION AND TESTING BY AN INDEPENDENT TESTING LABORATORY SELECTED BY THE GENERAL CONTRACTOR.
- 25. MAKE EXCAVATIONS TO THE DIMENSION AND ELEVATION INDICATED ON THE DRAWINGS. EXTRA PAYMENT WILL NOT BE MADE FOR EXCAVATIONS CARRED BELOW INDICATED GRADES. WHERE UNJUITIORIZED EXCAVATIONS ARE MADE BELOW INDICATED LEVATION SURPER SLASS, RESTORE TO PROPER LEVATION AS SPECIFIED FOR COMPACTED.
- 27. DEPOSIT EXCESS EXCAVATED MATERIAL AND MATERIAL DETERMINED UNSUITABLE FOR USE AS FILL OR TOPSOIL OFF SITE, OR AS DIRECTED BY THE GENERAL CONTRACTOR.
- 28 WERE SOT, GOLANG, OR MET MATERIALS ARE INSERT IN THE BOTTOM OF FOOTING OR UTLITY DOCUMENTS.
  SUB-PAGE, ETTIND THE DOCUMEN DEFINE TO SUFFICIE SOLL. THE FOOTING WAY SEAR DESCRIPT OF THE SOLL THE FOOTING WAY SEAR DESCRIPT OF THE SOLL THE FOOTING WAY SEAR DESCRIPT OF THE SOLL THE FOOTING OF THE SOLL THE FOOTING OF THE SOLL THE FOOTING OF THE SOLL THE SOL
- 29. DO NOT PLACE BACKFILL AROUND, AGAINST, OR UPON ANY CONCRETE OR MASONRY STRUCTURE UNTIL STRUCTURE HAS OBTAINED SUFFICIENT STRENGTH TO WITHSTAND THE LOADS IMPOSED, AS DETERMINED BY THE ENGINEER, OR

- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL VERIFY THE EXISTENCE OR ABSENCE OF HAZARDOUS MATERALS IN THE AREAS TO BE DEMOUSHED. IMMEDIATELY NOTIFY THE ENGINEER IN THE EVENT THAT ASBESTOS, LEAD PAINT, OR OTHER HAZARDOUS MATERIAL IS DISCOVERED WITHIN THE AREA OF WORK.
- 2. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY LINES OR SERVICES DAMAGED DURING THE COURSE OF THIS WORK. CONTRACTOR SHALL REMOVE, PLUG, OR CAP ALL ABANDONED LINES, METERS, BOXES, OBSTRUCTIONS, OR PIPING IN ACCORDANCE WITH THE REQUIREMENTS AND APPROVAL OF THE AGENCIES AFFORTED, OR AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL USE LICENSED ELECTRICIANS OR PLUMBERS FOR THIS WORK.
- . CONTRACTOR SHALL MAINTAIN ALL BENCHMARKS, MONUMENTS, AND OTHER REFERENCE POINTS FURNISHED BY OTHERS AND REPLACE ANY THAT ARE DISTURBED OR DESTROYED DURING THE COURSE OF THIS WORK.
- CONTRACTOR SHALL NOT DAMAGE ANY TREES NOT INDICATED FOR REMOVAL. PROTECT TREES NEAR THIS WORK SO AS TO PREVENT DAMAGE TO THE BRANCHES, BARK, AND SOIL AROUND THE ROOT SYSTEM.
- S. CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITIES TO REMAIN IN THE AREA OF THIS WORK.
- CONTRACTOR SHALL PERFORM DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER, AND TAKE RESPONSIBILITY FOR DAMAGES TO PUBLIC PROPERTY RESULTING FROM DEMOLITION OPERATIONS. B. CONTRACTOR SHALL PROMPTLY REMOVE ALL DEMOUSHED MATERIALS, RUBBISH, AND DEBRIS FROM THE PREMISES.
- CONTRACTOR SHALL FILL EXCAVATIONS CREATED BY THIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.

### CITY OF JACKSONVILLE TRAFFIC NOTES:

- NOTIFY THE TRAFFIC ENGINEERING DIVISION (904-255-7533) A MINIMUM OF 5 WORKING DAYS PRIOR TO THE MOT.
- THE PROJECT WORK HOURS SHALL BE BETWEEN 7:00 AM AND 7:00 PM ON RESIDENTIAL STREETS AND 9:00 AM TO 4:00 PM ON COLLECTOR OR ARTERIAL STREETS.
- NO LANE CLOSURES ARE ALLOWED FROM 7:00 AM TO 9:00 AM AND 4:00 PM TO 7:00 PM MONDAY THROUGH
- THE CITY OF JACKSONMILE PROMBITS MID-BLOCK CROSSINGS OF PEDESTRIANS. WHEN AN ALTERNATE PAVED PEDESTRIAN ROUTE IS NOT FEASBLE, THE CONTRACTOR SHALL MAINTAIN A 4 FT. WIDE STABLE PEDESTRIAN PATHWAY IN ACCORDANCE WITH FDOT INDEX 102—660.
- THE ROADWAY SHALL BE RESTORED TO AT LEAST A LIMEROCK SURFACE BEFORE IT IS REOPENED TO TRAFFIC AND BEFORE THE CONTRACTOR MOVES TO THE NEXT CONSTRUCTION ZONE.
- MAINTENANCE OF TRAFFIC PLANS WITHIN FDOT RIGHT-OF-WAY ARE SUBJECT TO FDOT APPROVAL.
- THE CONTRACTOR SHALL CONFIRM THAT EXISTING SIGNAGE WILL NOT POSE A CONFLICT FOR WORK ZONE TRAFFIC CONTROL. THE CONTRACTOR SHALL COVER OR REMOVE ALL SIGNING IN CONFLICT WITH THE TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS.
- . IF SIGNS ARE DAMAGED DURING CONSTRUCTION ACTIVITY, THE CONTRACTOR IS REQUIRED TO REPLACE THEM INMEDIATELY IN ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS.
- 9. ACCESS TO SIDE STREETS AND PRIVATE AND COMMERCIAL DRIVEWAYS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION

- THE PLAN APPROVING AUTHORITY MUST BE NOTIFED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL THES
- THE SITE-WORK SUBCONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- 7. DIRENC DE WATERING OPERATIONS WATER SHALL BE PHAPED INTO AN APPROVED BY TERMS DEVICE
- THE SITE-WORK SUBCONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNDIFF-PRODUCING RANFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE MIMEDIATELY. THE SIT-MONE SHOOMING-TOR MILE REQUIRED TO HOOSPMANE ALL TEMPORARY AND PERMANENT ERSONS CONTROL MEASURES WITO THE PROJECT AT THE PARASET PRACTICAL TIME QUERN CONTROL CONTROL MESSAGE AND THE PROJECT AT THE PARASET PRACTICAL TIME QUERN CONTROL TO MESSAGE AND THE PROJECT AT THE PARASET PRACTICAL TIME QUERN CONTROL TO MESSAGE AND THE PROJECT AND THE PR
- 10. TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE REQUIREMENTS.
- SITE-WORK SUBCONTRACTOR SHALL CLEAN OUT ALL ACCUMULATED SILT IN DETENTION PONDS AT END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.

- 12. ALL DISTURBED AREAS OUTSIDE OF EXISTING AND PROPOSED PAVEMENT SHALL RECEIVE TEMPORARY AND PERMANENT SEEDING IN ACCORDANCE WITH LOCAL REGULATIONS.
- 13. PROVIDE SILT INLET PROTECTION AT ALL PROPOSED INLETS SHOWN ON THESE PLANS, USING A SILT SACK INSERT SUPPORTED BY THE INLET GRATE, OR AN APPROVED ALTERNATIVE FILTRATION DEVICE. 14. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE AS DETAILED HEREIN, AT THE LOCATION OF THE PER DRIVEWAY.

PAGE, SOCRAMAS, CURBS: PAMPS, AND REMPTR SPCCOCATIONS:

FINE CRADE THE AREA TO BE AMPROVED TO WITHIN PLUS OR MINUS 400 PTEX OF THE STATEMENT SHOP-ENGINE PROCESSED TO SHOP AND PROVIDE AND PRODUCE AND PROVIDE ALL PROCESS METRICAL FROM PLUS OF SHORT HIS SHIP-ENGINE PROCESSED TO SHORT AND PROVIDE AND PROCESSED TO PROCESSED TO PROCESSED TO PROVIDE AND PROVIDE AND PROCESSED TO PAGE 400 PTEXTS AND PROCESSED TO PAGE 400 PTEXTS AND PROCESSED TO PAGE 400 PTEXTS AND PAGE 4

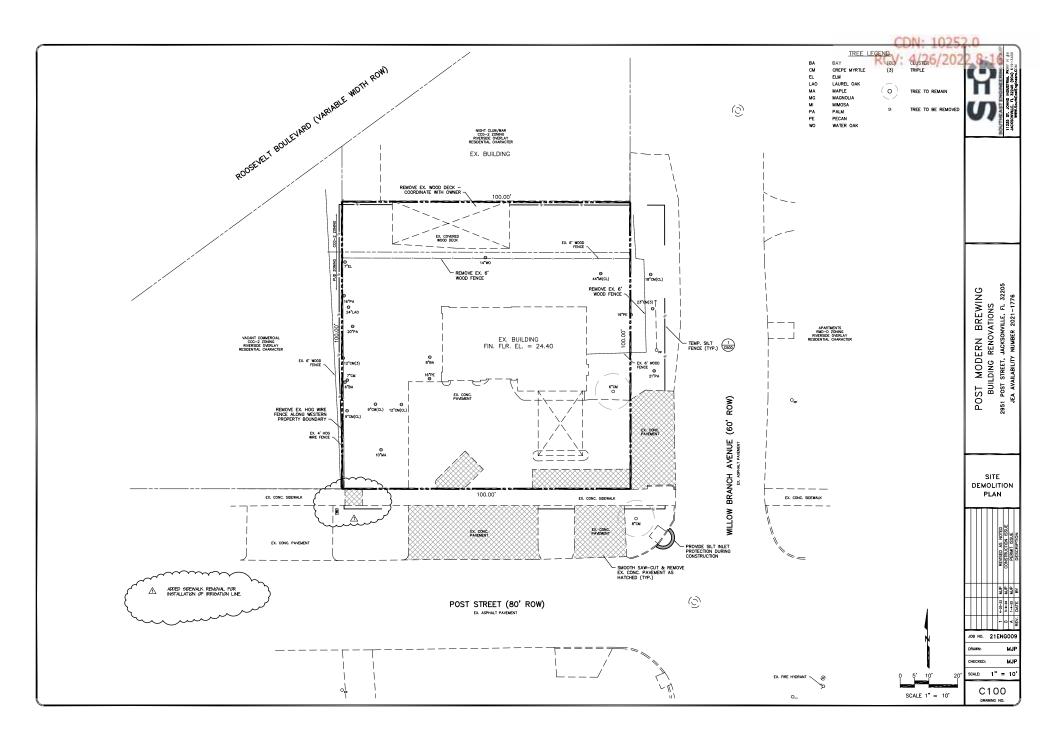
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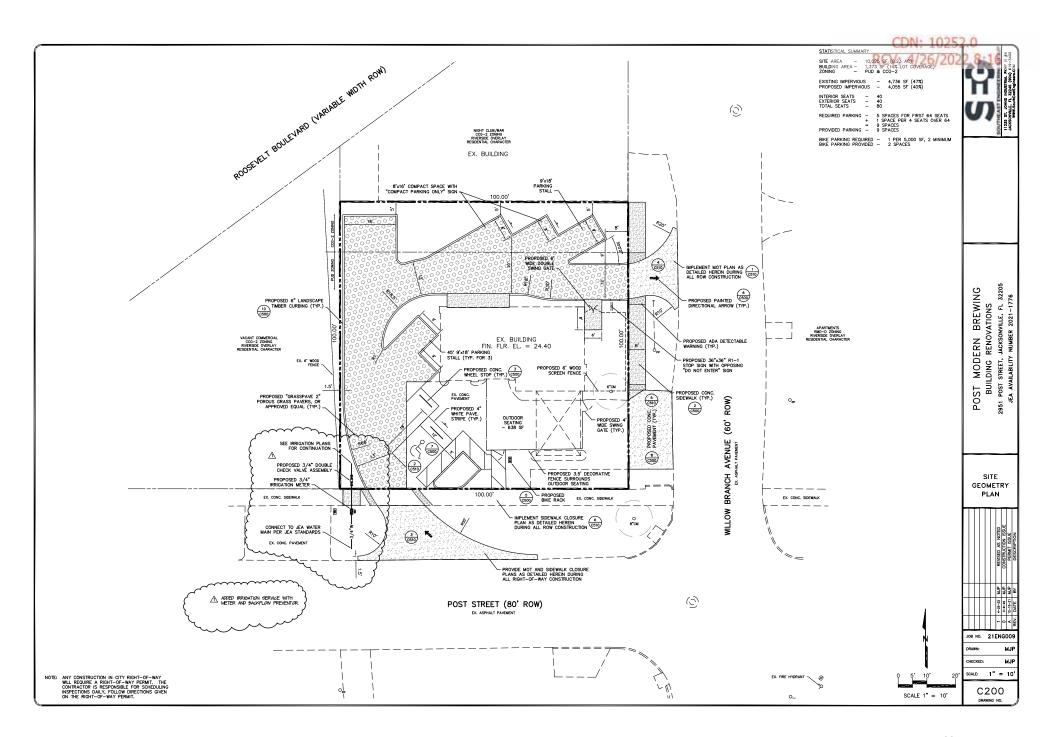
- SURFACES SHALL BE CLEAN AND DRY BEFORE RECEIVING PAINT. METAL SURFACES SHALL BE FREE OF HEAVY DIST
- PLACE THE CONCRETE ON MOIST SUB-GRADE FOR THE FULL DEPTH CALLED FOR ON THE PLANS. USE MECHANICAL VIBRATING EQUIPMENT FOR CONSOLIDATION TO ELIMINATE AIR BUBBLES OR STONE POCKETS.
- BRING CONCRETE TO REQUIRED CROSS SECTION BY MEANS OF SCREEDS, FORMS, OR TEMPLATES AS APPROPRIATE. FINISH CONCRETE BY FLOATING AND TROWELING UNTIL SURFACE IS DENSE AND SMOOTH, TRUE TO CROSS SECTION AND CRADE TAM EPPE FEBR
- PROVIDE THE FINAL FINISH BY LIGHTLY BROOMING THE SURFACE IMMEDIATELY BEFORE THE CONCRETE TAKES ITS FINAL SET AS DIRECTED.
- SURFACE OF ALL HANDICAPPED ACCESSIBLE ROUTES INCLUDING WALKS, RAMPS, AND CURB RAMPS, SHALL BE FINISHED STABLE, FIRM, AND SLIP RESISTANT. TRANSTIONS FROM RAMPS AND CURB RAMPS, LANDINGS, WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ARBUPT CHANGES.
- . CUT THE CAST-IN-PLACE CONCRETE INTO SECTIONS BY EXPANSION, CONSTRUCTION, OR CONTROL JOINTS, AS SHOWN ON THE DRAWNINGS. PROVIDE EXPANSION JOINTS IN CURBS NO MORE THAT SO FEET APART AND LOCATE CONTROL OR CONSTRUCTION JOINTS AT 10-POOT INTERVALS.
- AS SOON AS FINISHING HAS BEEN COMPLETED, COVER THE CONCRETE WITH A CURING COMPOUND. APPLY THE CURING COMPOUND UNIFORMLY AT THE RATE RECOMMENDED BY THE MANUFACTURER. DO NOT ALLOW TRAFFIC ON THE SIDERAGE CORD A DEPON OF 79 JUSTICE SIDERAGE CORD A DEPON OF 79 JUSTICE SIDERAGE.

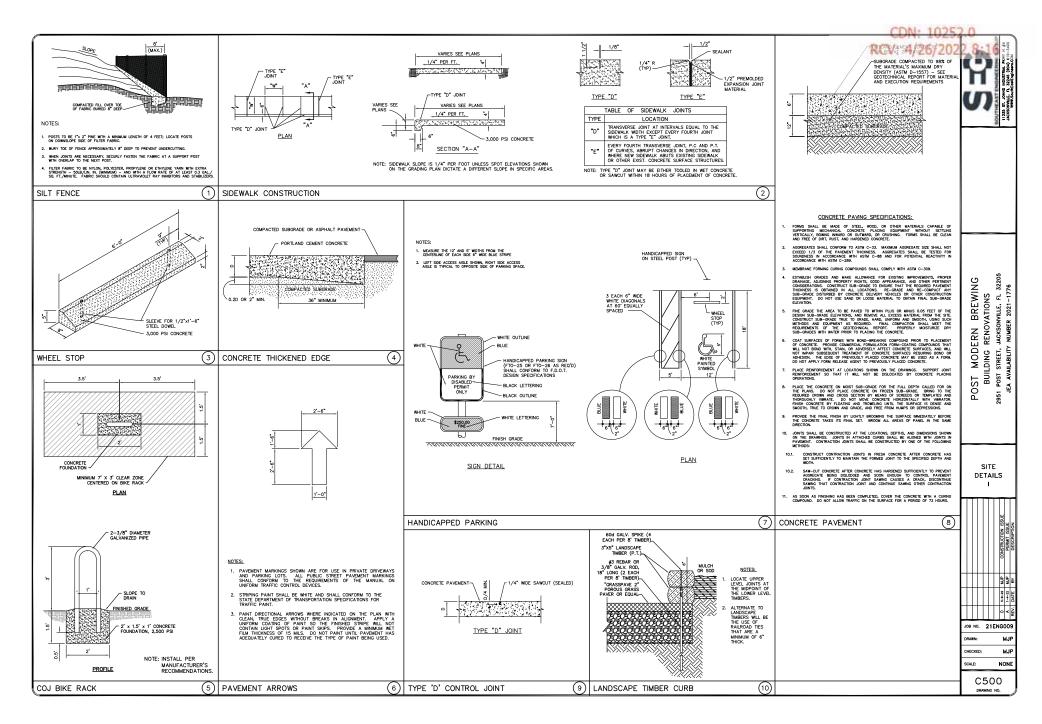
FL 32205 DERN BREWING RENOVATIONS JACKSONVILLE, FL 32205 TY NUMBER 2021-1776 MODERN BUILDING R POST STREET, J. POST

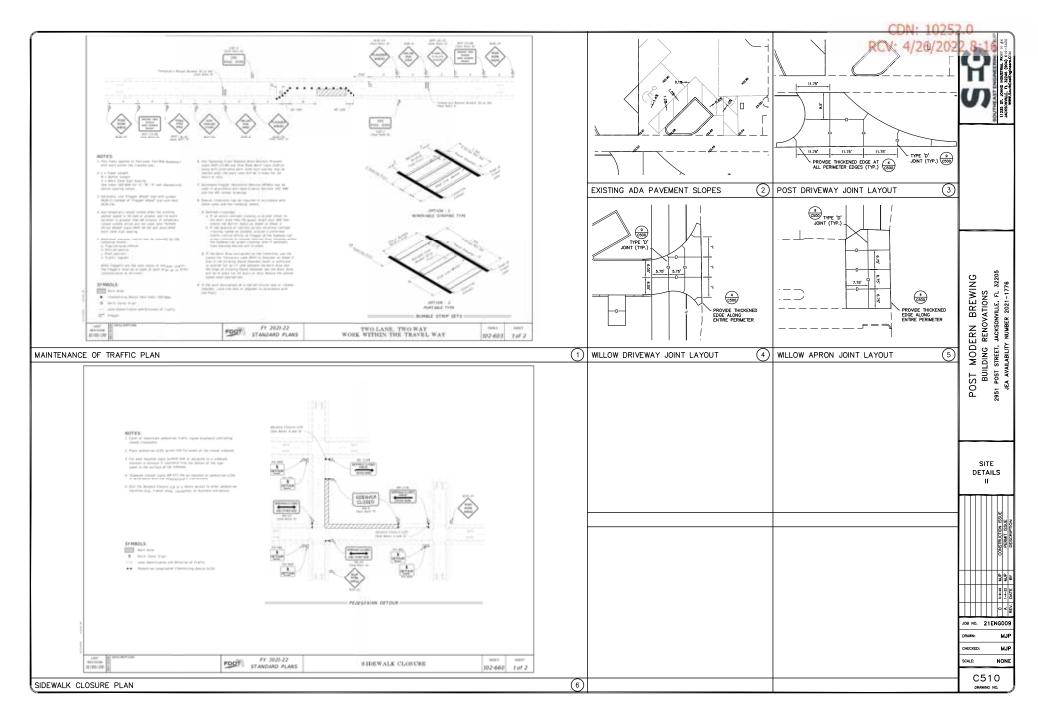
> CIVIL NOTES AND SPECS

JOB NO. 21ENGOOS М.П MJF HECKED: SCALE: NONE C050 DRAWING NO









# **CRAFT BREWERY RENOVATION**

2951 POST STREET, JACKSONVILLE, FLORIDA 32205 **CONSTRUCTION DOCUMENTS** 





Proposed Front Elevation

Proposed Side Elevation



PROJECT TEAM ARCHITECTS

TREE MITIGATION
LODO TREE MITIGATION PLAN

HARDSCAPE GRADING PLAN HARDSCAPE DETAILS L400 HARDSCAPE DETAILS

SITE HARDSCAPE GENERAL NOTES AND SCHEDULE HARDSCAPE SITE PLAN HARDSCAPE LAYOUT PLAN

LANDSCAPE GENERAL NOTES AND SCHEDULE LANDSCAPE PLAN

SITE HARDSCAPE

LANDSCAPE ARCHITECTS ERVIN LOVETT & MILLER

1035 KINGS AVENUE JACKSONVILLE, FLORIDA 32207 904.296.8066

STRUCTURAL ENGINEERING

LOWE STRUCTURES, INC. 11651 CENTRAL PARKWAY, SUITE 106 JACKSONVILLE, FLORIDA 32224 904.743.4633

MECHANICAL, PLUMBING, FIRE PROTECTION GREGORY ENGINEERING, INC. 4567 DEEP RIVER PLACE JACKSONVILLE, FLORIDA 32224 904.264.5570

ELECTRICAL ENGINEERING SHAFFER ENGINEERING GROUP 12058 SAN JOSE BOULEVARD, SUITE 502 JACKSONVILLE, FLORIDA 32223 904.239.3621

DRAWING INDEX

CRAFT BREWERY RENOVATION POST MODERN BREWING, LLC. ISSUE DATES

architecture landscape architecture urban design visual communication

WAH

SHEET NUMBER

CONSTRUCTION DOCUMENTS

architecture landscape architecture

urban design

PROJ. #: WAH CHECKED BY: MCX AS NOTED SCALE:

TREE MITIGATION PLAN

SHEET NUMBER L000

Summary of Protected

Irees to Be	Removed
TYPE	CALIPER INCHES
LIVE OAK	0
TOTAL	0
EXCEPTIONAL SPECIMEN	24 LAUREL OAK
TOTAL	24
EXISTING CODE PLANTED	NA NA
TOTAL	
OTHER PROTECTED - PALM	16 PA
	20 PA
TOTAL	36
OTHER PROTECTED	6 WO
	7 WO
	7 CM
	9 CM
	9 CM
	10 MA
	12 CM
	12 CM
	14 WO
	16 PE
	18 CM
TOTAL	100

Note: PER ELM PLA FIELD INVESTIGATION PERFORMED ON 2022-05-2 XISTING TREE SPECIES AND SIZES HAVE BEEN CONFIRMED AND FIELD

### Tree Mitigation & Existing Tree Care Notes

- Pilor to and during land clearing, the owner, developer or agent shall clearly mark (with red flagging) all native carpoy hees proposed to be removed and shall erect barricades around the tree protection zone of all native carpoy hees to be protected. The barricades must remain in piace and be in goad condition throughout construction. Senicades may be removed for the final goading, Building or other development permits may be temporally revoked if protective reasons are not laured at my time during contraction.

- Ree protection some A circular some around each protected tree as follow:

  within a rodular of ski (6) feel around the tree time. "In text, the protection some shall be that area
  within a rodular of ski (6) feel around the tree time."

  When a rodular of ski (6) feel around the tree time.

  When days in one home that ski (e) feel but is from twenty (2) feel or to the tree. The protection

  If the days ince is keenly (20) feel or more from the time of the tree. The protection some shall be that area
  within a rodular of whenly (20) feel around the tree time.

- le following shall be porhibited within the tree protection zone of desting by the planning and aming director. Packing of heavy readjament, can and trucks or vehicular traffic: Deposition of a lose administration of the proposition of a lose administration of the lose and trucks of the lose and traffic and Burning or buriof of debris, within the entire construction site; Dumping all, gasoline, point, chemicols, wastevater, or other construction wastes. Storage of potentially hazardous materials shall be in appropriate, non-leaking containers as far away from tree protection zone

- The landscape architect shall be notified if any questions arise concerning the removal of any trees.
- Contractor shall coordinate with a local utility location service and utility of underground utilities at least 24 to 48 hours prior to digging.
- All clearing, grubbing, excavoling and/or grading under the dip line of trees to remain shall be done by hand. Any exceptions to this shall be approved by the landscape architect or project arborist. The landscape architect or project arborist shall be notified if any questions arise concerning the removal of a tree.

- 13. If required by owner, an arborist shall visit the site periodically to assess the health of the trees
- 15. Refer to sheet L000 for tree mitigation calculations and plan and sheet L600 for tree barricade detail.

Tree Mitigation Table

PROTECTED TREES REMOVED	INCHES REMOVED	MITIGATION RATE	REPLACEMENT INCHES REQUI
LIVE OAK	0	1:1	0
EXCEPTIONAL SPECIMEN	24	1:1	24
EXISTING CODE PLANTED	NA.	1:1	0
OTHER - PALM	36	1:3	12
OTHER	120	1:3	40
	TOTAL		76

### Summary of Replacement Trees

SPECIES	CAL. INCHES	QNTY.	MITIGATION TYPE	TOTAL REPLACEMENT INCHES PROVIDED
LIVE OAK	5	5	EXCEPTIONAL SPECIMEN	25
WINGED ELM	5	3	EX. SP. / OTHER	15
NATCHEZ CRAPE MYRTLE	6	2	OTHER	12
YAUPON HOLLY TREE	4	3	OTHER	12
CABBAGE PALMS	10	3	PALM	30

### Tree Mitigation Calculations

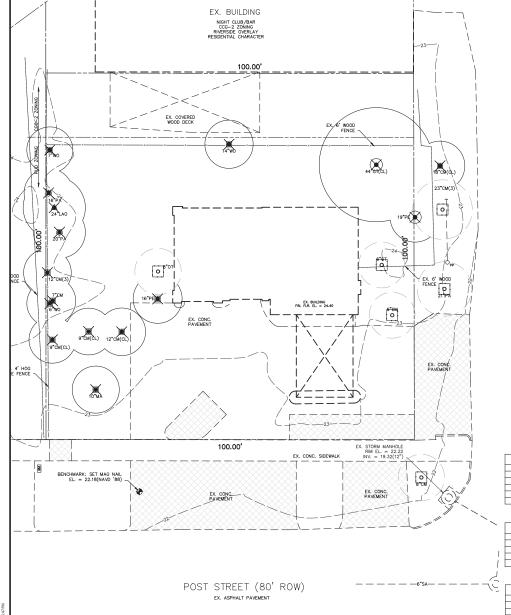
MITIGATION TYPE	TOTAL INCHES REQUIRED	TOTAL INCHES PROVIDED	REMAINING INCHES REQUIRED	Ľ
LIVE OAK	0	0	0	
EXCEPTIONAL SPECIMEN	24	24	0	
OTHER - PALM	12	30	0	
OTHER	40	40	0	
TREE PROTECTION & RELATED EXPENSES TRUST FUND CONTRIBUTION @ \$50/INCH			\$0	

### Legend

	PROTECTED TREES TO BE REMOVED			
SYMBOL	TYPE	MITIGATION RATE		
×	LIVE OAK	1:1		
×	EXCEPTIONAL SPECIMEN	1:1		
×	OTHER - PALM	1:3		
×	OTHER	1:3		
$\otimes$	NON-PROTECTED TREES TO BE REMOVED			
0	TREES TO BE PRESERVED (TREE PROTECTION FENCING)			
	TREES TO BE TRANSPLANTED			



93



FLOR IDA

# BREWING, MODERN CRAFT **POST**

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DRAWN BY: CHECKED BY: WAH MCK SCALE: HARDSCAPE **GENERAL NOTES &** 

SCHEDULE SHEET NUMBER

### HARDSCAPE GENERAL NOTES CORRADO AND INTERIOR RECORDANCE DO CHARGE TO CHARGE SECURITIES AND COLUMBISED ON CLUBE ALLIES AND EXEMPT FOR THE PROPER PECULIDAN AND COLUMBISH OF THE WORK BY THE COMPACTION. THE CONTRACT COLUMBIS AND EXAMPLES AND REINFORCEMENT RESILIENT REQUIRED "REVISION(S), REVISED" ROOF HATCH DRAINAGE STRUCTURE RIM 2. ALL WORK TO COMPT WITH APPLICABE CODES. THE CONFACTOR MUST COMPLY WITH THE RULE AND RECULATIONS OF AGENCIES HAVING JURBICION AND TO CONFORM TO ALL CITY. COUNTY, SIZE AND FEDERAL CONSTRUCTION, SAFETY AND SANIFART LAWS CODES. ALL HEST TAKES FERMES APPLICATIONS AND CERTIFICATES OF INSPECTION AND THE RILING OF ALL WORK WIRH-GOVERNMENTAL AGENCIES TO BE THE RESPONSIBILITY OF THE CONTRACTION. CONTRACTION TO OSTAIN ALL PERMES AND AFPROVALS FROM TO COMMENCEMENT OF THE WORK. 4. TREGONITACTOR TO COVINY WITH THE RULE AND REGULATORS OF THE RULENG OWNER AND MANAGER CONCERNING HOURS OF AVAILABILITY OF BEVAROF FOR MADERAL TRANSPORT AND DELIVERY AS WELL AS THE MANNER OF HANDLING MATERIALS EQUIPMENT AND S. ALL WORK SHALL BE PERFORMED BY SELED AND QUALIFIED WORK/IN IN ACCORDANCE WITH THE SEST PRACTICES OF THE TRADES INVOLVED AND IN CONFIGURE WITH FLICING REQUILITIONS AND JOIN GOVERNMENT LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THIRD IN AN ADVISION OF THE TRADES INVOLVED AND INCOVARIANCE WITH FLICING REQUILITIONS AND JOIN GOVERNMENT LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THIRD INVOLVED AND INCOVARIANCE WITH FLICING REQUILITIONS AND JOIN GOVERNMENT LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THIRD INVOLVED AND INCOVARIANCE WITH FLICING REQUILITIONS AND JOIN GOVERNMENT LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON ORIGINAL CONCERNING THE LISE OF THE PROPERTY LAWS, STATUTS ON THE LISE OF THE PROPERTY LAWS OF THE LISE OF THE LI ROD & SHELF(S) RUBBER TILE RUBBER 4. CONTRACTOR AND SIB-CONTRACTORS TO FIELD VERBY ALL DEVISIONS AND CONDITIONS SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCES, OMISSIONS AND/OR CONFLICTS PRIOR TO PROCEEDING WITH THE WORK SOUTH SANITARY PIPE SOLID CORE (DOOR) SCHEDULE SCHEDULE SCHEDULE SECTION SECTION SERVICE SLIDING GLASS DOOR SHELVES SHEET SHEATHING 7. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES. 8. THE CONTRACTOR SHALL COORDINATE THE GRADING AND DRAINAGE CONSTRUCTION WITH ALL OTHER CONSTRUCTION AND CIVIL ENGINEERING DRAWINGS. (0. AU MATERIAS TO RENEW, UNSED AND OF PIEHOPEST QUALITY IN DERY RESPECT, UNESS OFFERMENOTED, MANUFACTURED MATERIAS AND EQUIPMENT OR ESTORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTUREDS WRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTUREDS WRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTUREDS WRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURED SWRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURED SWRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURED SWRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURED SWRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURED SWRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURED SWRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURED SWRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURED SWRITTEN RECOVERED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURED SWRITTEN RECOVERED AND INSTALLED 11. THERE WILL BE NO SLBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER'S SPECHED, WHERE HETERIA'S EQUIVALENT TO'OR 'APPROVED EQUIVALENT ARE USED, THE ARCHITECT TO DETERMINE EQUIVALENCE BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR. 12. ALL WORK AND MATERIALS TO BE GUARANTEED AGAINST DETECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER APPROVAL OF FINAL PAYMENT. 13. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK UNLESS OTHERWISE NOTED. TYPICAL TO BE DETERMINED TOP OF WALL TOP OF CURB TOP OF COLUMN TOP OF COLUMN TOP OF FOOTING TOP OF BANK TOP OF STEP TOP OF PIER 14. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH: PREMISES TO BE SWEPT CLEAN DAILY 15. THE CONTRACTOR TO RECORD EDUCATION OF EACH AREAS OF WORK BICH INNOTING CONSTRUCTION ACCESS BOLD EDUCATION OF EACH ACCESS BOLD EDUCATION OF THE PROPERTY OF 14. DO NOT SCALE DRAWINGS; DIMBNSIONS GOVERN, LARGER SCALE DRAWINGS TO GOVERN OVER SWALLER SCALE DRAWINGS. 17. FDIVENSIONS ARE IN QUESTION, THE CONTRACTOR & RESPONSIBLE TO GET CLARRICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK 18. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO OPERATE QUEILY AND BE FREE OF VIBRATION. 19 ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIC PINKHES. 20. ALL PUSHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED. 21. CONTRACTOR & RESPONSIBLE FOR PROVIDING ADEQUATE BLOODING FOR WALL SUPPORTED ELEVENTS INCLIDENG MALLWORK, EQUIPMENT, FRICKES AND FURNITURE. CONTRACTOR TO VERTY EXTENT AND COORDINATE WITH APPROPRIATE SUBCONTRACTORS. UNINISHED UNLESS NOTED OTHERWISE URINAL PAINTO IE APPLIED NACCORDANIC WIRTHE LIAMINACTURES DRECTIONS OVER PROPELLY PREPARED SURFACES, WALLSTORE STRAIGHT AND SMOOTH, PROVIDE WINDAMMONO COAL PRIVA AND ONE INNSH COALT, IND-6D COATTO COMPLIETLY COVER WIRTHOUGH SCOATS. 23. PROVIDE ALL NECESSARY CUF-OUTS FOR THE INSTALLATION OF ELECTRICAL AND VOICE/DATA OUTLETS. THERWOSTATS, SWITCHES AND OTHER DEVICES.

25. ALL SPOT ELEVATIONS ARE TO FINISHED HARDSCAPE WORK. LINLESS OTHERWISE NOTED. 46. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRIBUNG AND VEREYING FRAIL GRADES, SLOPES, AND SWALES WITH CIVIL ENGINEER'S GRADING FLAN AND THE HARDISCAPE PLANS. ANY DISCREPANCES BETWEEN THESE PLANS SHALL BE BROUGHT FOR THE PROCEDURE OF THE MEMBERS OF SHALL BE ANALITABLED IN ALL BEACH.

27. THE LANDSCAPE PLANS SHOW ALL PRESERVED AND PROPOSED TREES AND PALMS ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MARKERS, SUCH AS 4.0° DIAM. SONOTURE, OR APPROVED EQUIVALENT TO IDENTIFY THESE AREAS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH SUBST HAT THESE AREAS REMAIN FREE OF PIPES, CONDUIT, TRANSFORMER, ETC., ANY RELOCATIONS OR RE-ROUTING OF SITE INFRASTRUCTURE SHALL BE THE RESPONSIBLE FOR THE CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR OF THE CONTRACTOR.

24. CONTRACTOR 8 SEPONSBLEFOR A THOROUGH UNDESTANDING OF ALL CIVIL DISCRIPTIONS AND HARDSCAPE DESIGN DRAWINGS. DISCREPANCIES BETWEEN THESE DRAWINGS SHALL BE IMMEDIATELY IDENTIFIED AND BROUGHT TO THE ADDRESSOR FACE HIELET OF REPORT OF IN THAIL BE IMMEDIATELY IDENTIFIED AND BROUGHT TO THE ADDRESSOR FACE HIELET OF REPORT OF IN THAIL BE IMMEDIATELY IDENTIFIED AND BROUGHT TO THE ADDRESSOR FACE HIELET OF REPORT OF IN THAIL BE IMMEDIATELY IDENTIFIED AND BROUGHT TO THE ADDRESSOR FACE HIELET OF THE ADDRESS AND T

28. CONTRACTOR SHALL VERIEY AND PROTECT ALL EXISTING TREES AND NATURAL VEGETATION THAT ARE TO SEMAN UNSCILLANGE UNFOLD FEED FEED TO LEVER SHALL SHALL BE FORDECTED FROM DAMAGE DURING UNFOLD VEGETATION THAT ARE TO SEMAN UNFOLD WITH THE LIST OF THE EARNESS. 29. SEE CIVIL DRAWINGS FOR TYPICAL ADA RELATED INFORMATION, SUCH AS HANDICAP RAMPS, TACTILE WARNINGS, RAILINGS, ETC.

30. SEE CIVIL DRAWINGS FOR STRIPING, CROSSWALKS AND TRAFFIC SAFETY ELEMENTS.

31. CONTRACTOR SHALL COORDINATE WITH A LOCAL UTILITY LOCATION SERVICE AND UTILITY COMPANIES TO LOCATE AND MARK UNDERGROUND UTILITIES AT LEAST 24 TO 48 HOURS PRIOR TO DIGGING.

32. CONTRACTOR SHALL FURNISH SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT INDICATING MATERIALS AND MANNER OF INSTALLATION FOR ALL COMPONENTS OF THIS PROJECT, PRIOR TO PURCHASE OF MATERIALS AND CONSTRUCTION. 33. THE CONTRACTOR SHALL BURNING CERTIFIED "AS ABHILTS" AS DECLURED BY DIVISION 1 SPECIFICATIONS AND CIVIL ENGINEERING DI ANS

44. CONTRACTOR SHALL YERRY AND PROTECT ALL DISTINGT TREES AND AN URBAN YEGETATION THAT ARE TO BEAUNI UNDISTINCTIONS ON THE AREAS INDICATED FOR CONTRUCTION SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS AND MISCELLANDOUS YEEGTATION, EXCEPT SPECIFICE THAT SHALL BE PROTECTED. PROVIDE ADMANGED BURNES OF THE AREAS OF THE AREA SPRICES.

### PRODUCTS AND MATERIAL NOTES

CONTRACTOR SHALL SUBMIT SAMPLES. SHOP DRAWINGS AND APPROPRIATE CUT SHEETS FOR ALL MATERIALS FOR APPROVAL PRIOR TO ORDER AND/OR FABRICATION. ADDITIONAL SUBMITTALS FOR ITEMS NOT REPRESENTED ON THIS LIST MAY BE REQUIRED. CONTRACT THE MANDICAPE ARCHITECT IF ANY DECREPANCES OCCUR.

2. CONTACT INFORMATION FOR VENDORS IS PROVIDED TO DEMONSTRATE THE DESIRED SPECIFICATION. GENERAL CONTRACTOR MAY SUBMIT PRODUCT ALTERNATIVES OF AN EQUIVALENT OR GREATER QUALITY TO THE LANDSCAPE ARCHITECT FOR APPROVAL VM SHOP DRAWNINGS AND SAMPLES. PRODUCTS AND MATERIALS SCHEDULE

3. CONTRACTOR TO VERIFY AND CONFIRM ALL QUANTITIES

YMBOL	DESCRIPTION	MANUFACTURER /	SPECIFICATIONS

STMBOL	DESCRIPTION	MANUFACTURER / SPECIFICATIONS
		LANDSCAPE FORMS

		LANDSCAPE FORMS	KELLIE MOORE
а	BENCH	WELL SPRING; BACKED BENCH 72", FREESTANDING; FINISH: WOOD	KMOORE@LANDSCAPEFORMS.COM
		INSTALL PER MANUFACTURES RECOMMENDATIONS.	800.441.1945
		KORNEGAY DESIGN	KORNEGAYDESIGN.COM
b	PLANTER	CIRQUE SERIES. CS-30, STANDARD DRAINAGE. FINISH: NATURAL GRAY	INFO@KORNEGAYDESIGN
		INSTALL PER MANUFACTURES RECOMMENDATIONS.	877.525.6323
		LANDSCAPE FORMS	KELLIE MOORE
С	4 SEAT DINING TABLE & CHAIRS	CHIPMAN ROUND DINING TABLE, 36" DIAMETER, FINISH; WHITE POWDER COAT; CHIPMAN CHAIRS, W/ARMS, FINISH; WHITE POWDER COAT.	KMOORE@LANDSCAPEFORMS.COM
	DADLE & CIDORS	INSTALL PER MANUFACTURES RECOMMENDATIONS.	800.441.1945
		LANDSCAPE FORMS	KELLIE MOORE
d	10 SEAT BAR TABLE & STOOLS	GO STANDING HEIGHT TABLE, FINISH: WHITE POWDER COAT; CHIPMAN STOOLS, FINISH: WHITE POWDER COAT.	KMOORE@LANDSCAPEFORMS.COM
		INSTALL PER MANUFACTURES RECOMMENDATIONS.	800.441.1945
	STRING LIGHTS AND MOUNTING POSTS	6X6 PRESSURE TREATED POST AND GALVANIZED EYELETS.	
е		STRING LIGHTS BY OTHERS	
		INSTALL PER MANUFACTURES RECOMMENDATIONS. REF TO 6/L400. REF TO ELECTRICAL FOR POWER SOURCE.	
		PERFORMANCE IN LIGHTING	TIM HUTCHERSON
f	LIGHT BOLLARD	PADO-26-8-WH-27K-120-0-10V-GFCL FINISH: TEXTURED WHITE	THUTCHERSON@SESCOLIGHTING.COM
		INSTALL PER MANUFACTURES RECOMMENDATIONS. REF TO ELECTRICAL FOR POWER SOURCE.	904.646.4772
		SOUTHWEST GREENS	CLINT AVERET
1	SYNTHETIC TURF	OLIVE LUSH	CLINTGOLFS@GMAIL.COM
	0.003	INSTALL PER MANUFACTURES RECOMMENDATIONS.	904.625.5612
		SIGNAGE COPY: 3/4" DEEP, 4" HIGH NON-ILLUMINATED CHANNEL LETTERS. ALUMINUM FACE AND RETURN. COLOR: TBD.	ED BUSEY
	SIGNAGE COPY	INSTALL FLUSH MOUNTED PER MANUFACTURES RECOMMENDATIONS.	WWW.HARBINGERSIGN.COM
		SUBMIT SHOP DRAWINGS FOR FOR REVIEW PRIOR TO FABRICATION. FIELD VERIFY ALL DIMENSIONS.	904.268.4681

. (SLOPE SLOPE DIRECTION & GRADE \ \_\_\_\_13" \\_\_\_ EXISTING CONTOUR XXXXX DETAIL ELEVATION TAG TRENCH DRAIN DETAIL ENLARGEMENT TAG å. DETAIL SECTION TAG  $\overline{}$ ADA RAMP Δ H O REVISION DELTA AREA / ATRIUM DRAINS T ELECTRICAL TRANSFORMER MATCHLINE LXXX NORTH ARROW

AT
ABOVE
AIR CONDITIONING
ACRE
ACOUSTICAL
ATRIUM DRAIN
ADDITIONAL
ADHISTNE
ADJUSTABLE / ADJACENT
ABOVE FINISHED FLOOR
AIR HANDLING UNIT
ALTERNATE
ALUMINUM

ALTERNATE ALUMNUM AMPERE ANODIZED ACCESS PANEL APPROVED ARCHITECT (URAL) ASPHALT AVERAGE

BITUMINOUS BUILDING BLOCK BLOCKING BEAM

BEAM
BENCH MARK
BEARING
BRICK
BOTTOM OF STEP
BOTTOM
BRITISH THERMAL UNIT
BETWEEN

CUBIC FEET PER MINUTE CORNER GUARD CHAMFER

CHAMFER
CHANGE
CAST IRON
CAST IN PLACE
CONSTRUCTION JOINT

CAST IN PLACE
CONSTRUCTION JOINT
CENTERLINE
CELLING
CERANIC MOSAIC TILE
CONCERE MASONRY U
CASED OPENING
COMBINATION
CONCEREE
CONDUIT
CONNECTION
CONCEREE
CONDUIT
CONSTRUCTION

CUBIC COLD WATER

SYMBOL

ELEV

ELEV 🔷

X

(X)-\_\_

D DB DIR DEG DEMO DEPT DEP DF DIA

E EA EB EF EJ EL ELEC ELEV EMER ENT EOP EPS EQUIP ETW EWC EXIST

DIAMETER
DIAGONAL
DIFFUSER
DIMENSION
DISPENSER
DOOR OPENING
DAMP PROOFING
DOWN

DOWNSPOUT DRAWING DRAWER

EAST
EACH
EACH
EXPANSION BOLT
EXPANSION BOLT
EXPANSION SONT
EXPANSION JOINT
ELEVATION
(ABOVE DATUM)
ELECTRIC
ELECTRIC
ELEVATION
EMERGENCY
ENCLOSURE
ENCLOSURE
ENTRANCE
ENTRANCE
ENTRANCE

ENTRANCE
EDGE OF PAVEMENT
ELECTRIC PANEL
EXPANDED POLYSTYRENE
EQUAL
EQUIPMENT

EQUAL EQUIPMENT EXISTING TO REMAIN EACH WAY ELECTRIC WATER COOLER

RRE ALARM
FURNISHED BY OTHERS
FLOOR DRAIN
FOUNDATION
RRE EXTINGUISHER
RRE EXTINGUISHER BRACKET
RRE EXTINGUISHER BRACKET
RRE EXTINGUISHER CABINET
RINISH FLOOR
FINISHED FLOOR ELEVATION
FURNISH AND INSTALL
RRE HYDRANT
REPELIYSE CABINET

FIRE HOSE CABINET FINISHED FINISHED GRADE

FLOOR FLUORESCENT FIREPROOFING

REFERENCE SYMBOLS

ELEVATION SECTION TAG

DETAIL TAG

FIRE ALARM

ABV
A/C
AC
ACOUS
AD
ADDL
ADDL
ADJ
AFF
AHU
ALI
AL
AMP
ANOD
APPD.
ARCH
ASPH
AVE

BD BF BIT BLDG BLK BLKG BM. BM. BRG BRK BS BTM BTU BTWN

DESCRIPTION 00.00 x WIND LOADS:

UITIMATE DESIGN WIND SPEED (V uti): 125 MPH
NOMINAL DESIGN WIND SPEED (V asd): 99 MPH
WIND EXPOSURE: B \_\_\_\_XX.XX CONCRETE:

DESIGN PSE CURRENT EDITION ACT 318 FC = 800 PS

DESIGN PSE CURRENT EDITION ACT 318 FC = 800 PS

CONCRETE ROSE SHALL KINKS ALM REMINIAN WIC ACATO OF 0.55

CONCRETE ROSE SHALL CONFORM TO INSERCEDISHENSTS OF ACT 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION), EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. XX.XX PROPOSED CONTOUR NFORCING: ALL REINFORCING STEEL ASTM A615 GRADE 60 ALL WELDED WIRE FABRIC ASTM A1064 PROVIDE BAR SPACERS AS REQUIRED TO PROPERLY LOCATE REINFORCING MASONRY:
CONCRETE MASONRY (DESIGN PER CURRENT EDITION ACI 530)
COMPRESSIVE STRENGTH FM = 2000 PSI FOUNDATION:

SOLE BEARING (DESIGN MAXIMUM)

FOUNDATION DESIGN IS ASSED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2,000 PMF

FOUNDATION DESIGN IS ASSED ON AN ASSUMED ALLOWABLE BEARING PRESSURE OF 2,000 PMF

IF FOOTING ELEVATIONS SHOWN OCCUR IN A DISTURBED, UNSTABLE, OR UNSUTTABLE SOIL, THE ARCHITECT SHALL BE NOTIFIED.

**ABBREVIATIONS** 

GAS
GAUGE
GALVANIZED
GALLON
GRAB BAR
GENERAL CONTRACTOR
GROUND FAULT INTERRUPTER
GLASS
GAVERNIMENT

GOVERNMENT GRADE GROUT

HOSE BIBB HANDICAPPED HOLLOW CORE HEADER HARDWARE

HARDWOOD HEIGHT HOLLOW METAL

HORIZONTAL HIGH POINT HOUR HEATER

INSIDE DIAMETER IN LIEU OF INCH INSULATION INTERIOR INVERT

KITCHEN KNEE SPACE

LOW POINT LAUNDRY TUB LAMINATED VI LOUVER

MEZZANINE MEMBRANE MANUFACTU MAN HOLE

MINIMUM

LENGTH
LABORATORY
LAMINATED
LAVATORY
LEADER
LIGHT GAGE METAL FRAMING
LEFT HAND
LINER FEET
LOCATION
LOW POINT

MATERIAL MAXIMUM MEDIUM DENSITY FIBER BOARD MECHANICAL MEDIUM

"HEATING, VENT.& AIR COND." HOT WATER

GYPSUM WALL BOARD GYPSUM SHEATHING

GWB GYPS

HB HC HCORE HDW HDWD HGT HM HOR HP HR HTR HVAC HW

ID I.L.O. IN INSUL INT INV

KIT K/S

LP LT LVL LVR

REG REINF RESIL REQU REV RFH RIM ELEV/ RM RO R&S RT RUB

SOUTH

VENT

VENT
VARIES
VAPOR BARRIER
VINYL BASE
VINYL COMPOSITION TILE
VERTICAL
VESTIBLUE
VERTIFY IN FIELD
VOLLIME
VENER PLASTER
VINYL TILE
VENT THRU ROOF

WEST (OR WIDTH)

WASHING MACHINE WATER CLOSET

WEIGHT WELDED WIRE MESH

WIRE GLASS WATER HEATER WINDOW WITHOUT

V VAR VB VB VCT VERT VIF VOL VP VT VTR

VERTICAL DATUM NOT IN CONTRACT NUMBER NOMINAL

OA
OBS
OC
OD
OFF
OGD
OHD
OJ
OPER
OPNG
OPP
OPT
OSB
OZ

"#.LB"
PAR
PART
PBD
PC
PFB
PKG
PL
PA
PLAS
PLAM
PLBG
PORT
PR
PREFAB
PRESS

PL PSF PT PTD PVC PVMT PWD

OVERALL
OBSCURE (GLASS)
ON CENTER
OUTSIDE DIAMETER
OFFICE
OVERHEAD GARAGE DOOR
OVERHEAD DOOR

OPEN WEB STEEL JOISTS OPERABLE OPENING

OPENING OPPOSITE OPTIONAL ORIENTED STRAND BOARD OUNCE

PARTICLE BOARD
PRECAST (CONCRETE)
PREFABRICATED
PARKING

PLATE
PLANTER AREA
PLASTER
PLASTIC LAMINATE
PLUMBING

PORTABLE

QUARRY TILE QUANTITY

PREFABRICATED PRESSURE

PROPERTY LINE POUNDS PER SQ. FT. POINT

POINTED
PAINTED
POLYVINYL CHLORIDE (PIPE)
PAVEMENT
PLYWOOD

**DESIGN CRITERIA NOTES** 

CONTACT INFORMATION



> Jacksonville ELM Studio 1035 Kings Avenue acksonville, FL 32207 t 904 296 8066



POST MODERN BREWING, LLC.
CRAFT BREWERY RENOVATION
2951 POST STREET, JACKSONVILLE, FLORIDA 32205

ISSUE DATES

NO. DESCRIPTION DET.

NO. DESCR

HARDSCAPE SITE PLAN

SHEET NUMBER
L101



> Jacksonville ELM Studio 1035 Kings Avenue acksonville, FL 32207 t 904 296 8066



POST MODERN BREWING, LLC.
CRAFT BREWERY RENOVATION
2951 POST STREET, JACKSONVILLE, FLORIDA 32225

ISSUE DATES

10. DESCRIPTION DATE

10. DESCRIPTION DESCRIPTION

10. DESC

HARDSCAPE LAYOUT PLAN

SHEET NUMBER



> Jacksonville ELM Studio 1035 Kings Avenue acksonville, FL 32207 t 904 296 8066



POST MODERN BREWING, LLC.
CRAFT BREWERY RENOVATION
2951 POST STREET, JACKSONVILLE, FLORIDA 32225

ISSUE DATES

10. DATES

10. DATES

10. DATES

10. DATES

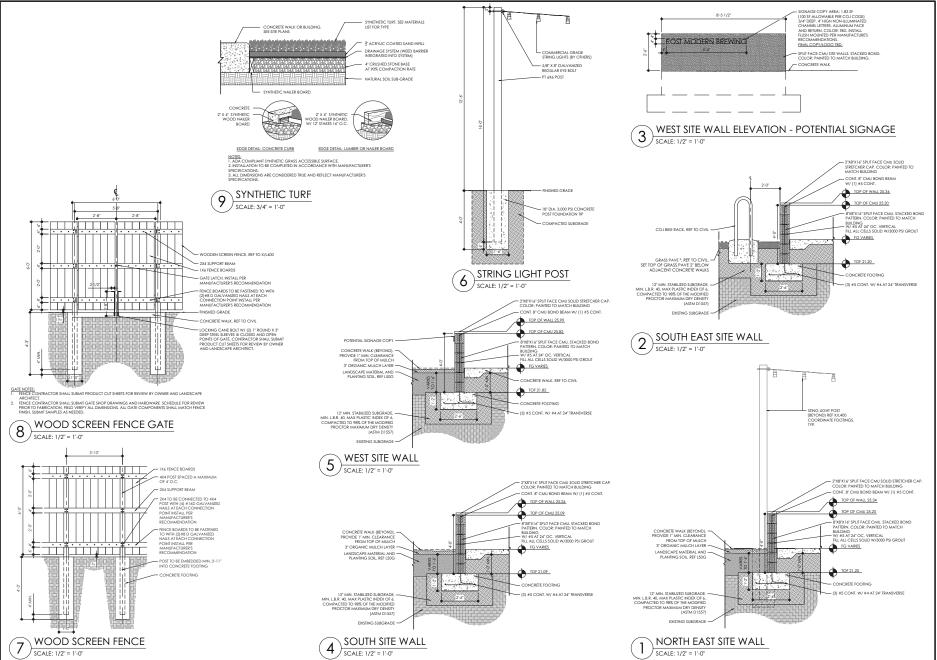
10. DATES

10. DATE

HARDSCAPE

HARDSCAPE GRADING PLAN

L103
CONSTRUCTION DOCUME





> Jacksonville ELM Studio 1035 Kings Avenue acksonville, FL 32207 t 904 296 8066



POST MODERN BREWING, LLC.
CRAFT BREWERY RENOVATION
2951 POST STREET, JACKSONVILLE, FLORIDA 32205



DETAILS

SHEET NUMBER

L400

ISSUE DATES

PRESSEY LIMITED TO SUCH USE.						
ROJ. #:	21-42					
DATE:	2023-10-27					
DRAWN BY:	WAH					
CHECKED BY:	MCK					
CALE:	AS NOTED					

LANDSCAPE **GENERAL NOTES &** SCHEDULE

SHEET NUMBER

L500

### Landscape General Notes The contractor shall review all landscape plans and specifications and perform an analysis of site conditions relative to the plans and specifications prior to bid and construction. 14" - 16" HEIGHT, 8" SPREAD MIN, 5" CAL MIN, FG 100% irrigation coverage to be provided. PER PLAN YES 14' HEIGHT MIN, 8' SPREAD MIN, 5" CAL, FG Contractor shall be responsible for locating existing utilities or other obstructions which may interfere with prior installation. Call Sunhine One Call service for underground utility locations 48 hours prior to any execution or designs | 1800.434 px.) Contractor shall include cost for a 1 year maintenance period after substantial completion from the owner. See 3.23 MAINTENANCE DURING THE WARRANTY PERIOD by the plant installer, in specification section 32 93 00 Planting on LS03. 10" - 12" HEIGHT, 6" SPREAD MIN, 4" CAL MIN, MT, 3 TR MIN. FG 14" HEIGHT MIN, 8" SPREAD MIN, 6" CAL MIN, MT, 3 TR MIN, FG City of Jacksonville Notes

- Fifty percent (50%) of al plantings incorporated in an approved landscape plan for any project site shall consist of native vegetation, and at least sky percent (60%) of all post development vegetation shall be indigenous to the city landscaping materials not required by subpart C, landscaping requirements, shall meet all criteria of subpart C except for plant size and quality.
- All plant material shall be a minimum of Rorida number one as defined in the most current edition of the grades and standards for sursery plants, part i and it, published by the Rorida Department of Agriculture and Consumer Services.
- Single-bash lines shall have a minimum of low (2) inch adjour and a minimum of lam (1) lest overall beight multi-bash less shall have a minimum of lame (3) inch adjour and a minimum of lam (1) lest shap. New and lab placed in no law than 1 is square lest of planting area, which a minimum dimension of law (4) lest on my days. Rest shall not be planted closer than law (2) lest from any powement edge or right-of-way line, as measured from center of turns.
- 4. Shade trees shall be a minimum of two (2) inch caliper and ten (10) feet high. Shade trees shall not be planted closer than four (4) feet from any povement edge or right-of-way line, as measured from center of trink. Those species of trees whose roots are known to cause damage to povement (five acis;) shall not be planted closer than six (6) feet to such povement.
- Palm trees shall be a minimum clear trunk of eight (8) feet. Palms may be substituted for the required trees at the ratio of two (2) palms for each required tree of four (4) palms for each required shade tree. Palms shall be planted in no less than sixteen (14) square feet of planting area, with a minimum dimension of four (4) feet. Process; palm may be used as a non-shade tree.
- All plantings have been selected based on the principles of Florida Friendly landscaping.
- Vegetation that exceeds twenty-five (25) feet in height at maturity should not be planted closer than fifteen (15) feet of the vertical plane of an existing power line, excluding service wires.
- 8. Trees used for replacement shall be planted no closer than 10 feet from any other tree.
- 9. Trees are not to be planted closer than 6' to utilities per jea guidelines.

### City of Jacksonville - Code Tabulations

Project Data
Total Project Area: 10,025 SF VIIA Areas: 3 947 SE

Total SF of Building: 1,373 SF

	KEQUIKED	PROVIDED
TOTAL SITE TREE REQUIREMENTS (656.1211.b.1)		
(1 TREE / 5,000 SF OF SITE) (4' Cal. or MT 2" Cal.)		
10,025 SF / 5,000 SF = 2 TREES	2 TREES	16 TREES
(50% CANOPY TREES MIN.)	(50%)	(50%)

VUA INTERIOR REQUIREMENTS (656.1214.a., 656.1214.c.2., & Parkina Lot Landscape Matrix)

(1 TREE PER 4,000 SF OF VUA)		
3,947 SF / 4,000 SF = 1 TREES	1 TREES	10 TREES
(10% OF VUA SHALL BE LANDSCAPED)		
3,947 SF x 10% = 395 SF		PLANS IN COMPLIANCE
(25% MIN. SHRUB AREA FOR REQ. VUA LA AREA)		
395 SF x 25% = 99 SF		PLANS IN COMPLIANCE

VUA PERIMETER REQUIREMENTS (656.1215.a., 656.1215.b., 656.1215.c., & Parking Lot Landscape

Mdmx )		
(NORTH VUA PERIMETER - ADJACENT TO COMPLEMENTARY USE)	NA NA	NA
100 LF OF VUA PERIMETER x 5 LF = 500 SF	500 SF	PLANS IN COMPLIANCE
100 LF OF VUA PERIMETER / 50' = 2 TREES	2 TREES	2 TREES
(WEST VUA PERIMETER - ADJACENT TO COMPLEMENTARY USE -VACANT)	NA NA	NA
(SOUTH VUA PERIMETER - ADJACENT TO PUBLIC ROW)		
(39 LF - 13 LF DRIVE) 26 LF VUA PERIMETER x 10 SF = 260 SF	260 SF	PLANS IN COMPLIANCE
26 LF OF VUA PERIMETER / 50' = 0 TREES	0 TREES	1 TREE
260 SF OF VUA PERIMETER / 75% = 195 SF OF SHRUBS	195 LF	PLANS IN COMPLIANCE
(EAST VUA PERIMETER - ADJACENT TO PUBLIC ROW)	NA NA	NA
(30 LF - 12 LF DRIVE) 18 LF VUA PERIMETER x 10 SF = 180 SF	260 SF	PLANS IN COMPLIANCE
18 LF OF VUA PERIMETER / 50' = 0 TREES	0 TREES	O TREES
180 SF OF VUA PERIMETER / 75% = 135 SF OF SHRUBS	135 LF	PLANS IN COMPLIANCE

BUFFER REQUIREMENTS (656.1216)		
(NORTH ADJACENT PROPERTY - CCG-2)	NA	NA
(EAST ADJACENT PROPERTY - ROW)	NA	NA
(SOUTH ADJACENT PROPERTY - ROW)	NA	NA
(WEST ADJACENT PROPERTY - CCG-2)	NA	NA

NATIVE PLANT REQUIREMENTS (656.1210)		
(50% OF TREES NATIVE & 50% OF SHRUBS & GC) (60% INDIGENOUS)		
TOTAL TREES 16 (100%) - 2 (12.5%) NON-NATIVE TREES = 14 (87.5%) NATIVE TREES	50%	87.5%
TOTAL SHRUBS & GC 1,749.5 SF (100%) - 688 SF (39%) NON-NATIVE SHRUBS & GC = 1,061.5SF (61%) NATIVE SHRUBS & GC	50%	61%

LANDSCAPE DRAWING INDEX	
LANDSCAPE GENERAL NOTES AND SCHEDULES	L500
LANDSCAPE PLAN	L501
LANDSCAPE DETAILS	L600
LANDSCAPE SPECIFICATIONS	L601
LANDSCAPE SPECIFICATIONS	L602
LANDSCAPE SPECIFICATIONS	L603
IRRIGATION GENERAL NOTES AND SCHEDULES	L700
IRRIGATION PLAN	L701

LANDSCADE DRAWING INDEV

PLANT MATERIAL SCHEDULE

BOTANICAL NAME

ULMUS ALATA

SABAL PALMETTO

BOTANICAL NAME

ILEX VOMITORIA

BOTANICAL NAME

ZAMIA PUMILA

BOTANICAL NAME

ERAGROSTIS ELLIOTTII

MUHLENBERGIA CAPILLARIS

PODOCARPUS MACROPHY

TRIPSACUM DACTYLOIDES

BOTANICAL NAME

ARACHIS GLABRATA

3,677 SF PASPALUM NOTATUM 'PENSACOLA

CRINUM AUGUSTUM

SERENOA REPENS 'CINEREA'

LAGERSTROEMIA INDICA X FAURIFI "NATCHE?"

VIBURNUM OBOVATUM 'MRS SHILLERS DELIGH

QUERCUS VIRGINIANA

COMMON NAME

WINGED ELM

CABBAGE PALMETT

COMMON NAME

COMMON NAME

PINK MUHLY

FAKAHATCHEE GRASS

BAHIA GRASS
Pine Bark Mini-Nugget

YEW PINE

SILVER SAW PALMETTO

MRS SHILLERS DELIGHT VIBU

MULTI-TRUNK NATCHEZ CRAPE MYRTLE

YALIPON TREE

SOUTHERN LIVE OAK

PER PLAN YES

PER PLAN YES

SPACING NATIVE PER PLAN NO

PER PLAN NO

PER PLAN

SPACING NATIVE REMARKS

PER PLAN YES 16' CT, B&B, SLICE

20" - 24" HEIGHT, 20" - 24" SPREAD, 15 GAL., FULL, PLANTER POT MATERIAL

14" - 18" HEIGHT, 14" - 16" SPREAD, FULL, 3 GAL 14" - 16" HEIGHT, 14" - 16" SPREAD, 3 GAL., FULL

10" - 16" HEIGHT, 10" - 16" SPREAD, FULL, 1 GAL 12" - 16" HEIGHT, 12" - 16" SPREAD, FULL, 3 GAL

36" - 54" HEIGHT, 18" - 24" SPREAD, 7 GAL., FULL

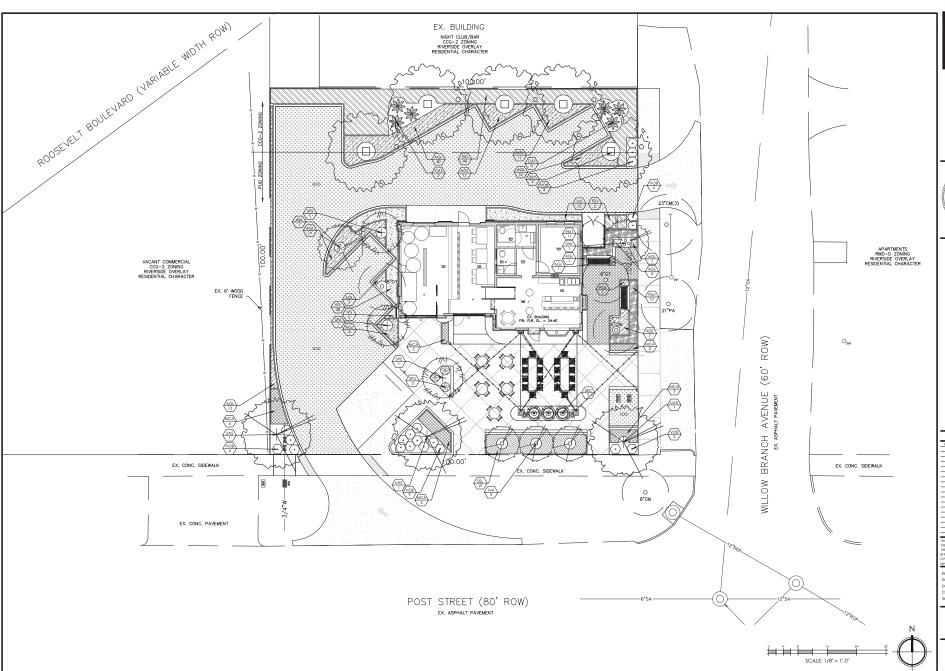
14" - 18" HEIGHT, 14" - 18" SPREAD, 1 GAL., FULL

42" O.C. YES 10" - 16" HEIGHT, 10" - 16" SPREAD, 1 GAL., FULL

SOD - SEE SPECIFICATION

SPACING NATIVE REMARKS

SPACING NATIVE REMARKS 24" O.C. NO 6" HEIGHT, FULL, 24" OC, 1 GAL





> Jacksonville ELM Studio 1035 Kings Avenue Jacksonville, FL 32207 t 904 296 8066



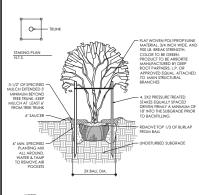
POST MODERN BREWING, LLC.
CRAFT BREWERY RENOVATION
2951 POST STREET, JACKSONVILE, FLORIDA 32205

ISSUE DATES

SIN SECRETARY DOT

PLAN

L501

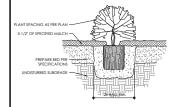


NOTES:

STAKE TO FIRST BRANCHES AS NECESSARY FOR FIRM SUPPORT

WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES

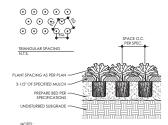
### MULTI-TRUNK TREE STAKING (9)



NOTES:

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.

### SHRUB PLANTING 8 N.T.S.

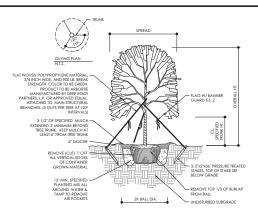


NOTES:

GROUND COVER PLANTS ARE TO BE SPACED AS INDICATED ON PLANTING PLAN.

- 3" MIN. SPECIFIED PLANTING MIX UNDER AND AROUND WATER AND TAMP TO AIR POCKETS.
- SEE SPECIFICATIONS FOR ADDITIONAL PLANTING INSTRUCTIONS.

GROUNDCOVER PLANTING

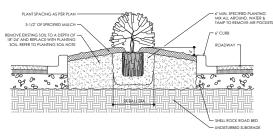


NOTES:

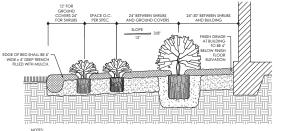
PLANT SO THAT TOP OF ROOT BALL IS 2-3 INCHES ABOVE THE FINISHED GRADE.

- BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.
- STAKE ABOVE FIRST STRONG BRANCHES OR AS NECESSARY FOR FIRM SUPPORT.
- . FLAG CITYING WIDES WITH BANNED CHAPT S S 2 OF APPROVED FOLIAL

### TREE PLANTING - GUY WIRES 6



### SHRUB AT LANDSCAPE ISLAND

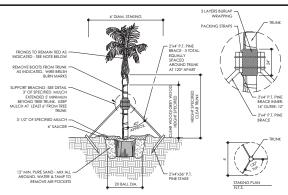


NOTES:

FINISH GRADE AT BUILDING TO BE 6" BELOW FINISH FLOOR ELEVATION

- BED GRADE TO SLOPE AT 3/8" PER FOOT AWAY FROM BUILDING.
- . SEE SPECIFICATIONS FOR ADDITIONAL PLANTING INSTRUCTIONS

**BED PREPARATION** 4) NTS

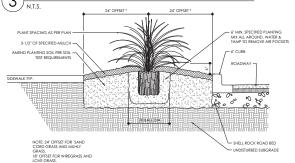


NOTES.

PALM FRONDS SHALL BE TIED UP UNTIL AFTER PLANTING. TIES SHALL BE REMOVED AS FOLLOWS: DATE PALM - ONE WEEK;
WASHINGTON PAUM & QUEEN PALM - IMMEDIANETY: SARAL PAUMS WHICH ARE NOT HURRICANE CUT SHALL REMAIN TIES
FOR SIX MONTHS. REMOVE ALL DEAD AND BROKEN PRONDS. NEVER CUT BUD.

- ALL TRUNKS SHALL BE PREPARED PRIOR TO DELIVERY. DATE PALMS SHALL BE 'CLASSIC CUT'; SABAL AND WASHINGTON PALMS SHALL BE BOOTED OR SHAVED AS SPECIFIED. PLANT IN PURE SAND.
- PLANT SO THAT TOP OF ROOT BALL IS 2' ABOVE FINISHED GRADE; BOTTOM OF ROOT BALL SHALL BE SEATED DIRECTLY ON UNDISTURBED SUBGRADE.





### **GRASS PLANTING** N.T.S.

ITES:

NO TIREE SHALL BE REMOVED UNLESS SPECIFICALLY TAGGED FOR REMOVAL BY THE ENCINETE.

THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE ANY TREES.

THAT ARE TO REMANN.

ROOIS GREATER THAN 1" DIAM. SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE ORIGINER.

- APPROVED BY THE BRIGHIEST POOR TO BE CUT SHOULD BE COUNTY BY THE BRIGHIEST OF BC CUT SHOULD BE CUT WELLY STOCKEDED MATERIALS OR UNIVERSESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER AN THEE BOOT SHOULD BY THE COUNTY BRIGHIEST SHALL BE CONSTRUCTED WHEN CALLED FOR ON PHANG ACT DIRECTED BY THE BRIGHIEST BARRIES SHALL BE MAINTAINED IN PLACE UNITLE BEMOVAL IS DIRECTED BY THE BROWNER.
- COST OF ALL TREE BARRICADES SHALL BE INCLUDED IN PAY ITEM 120-1100 (GRADING). REFFER TO CIVIL DRAWINGS FOR FINAL LOCATIONS OF TREES TO REMAIN IN
- BEFORE DEBUTE.

  BARRES ARE TO BE ERECTED AROUND ALL TIRES 4" DBH AND GREATER TO.

  BARRES ARE TO BE ERECTED AROUND ALL TIRES 4" DBH AND GREATER TO.

  BEFORE AND MIST BE DONE BEFORE CONSTRUCTION, GREADING, OR

  BEFORE AND GREATER THAT ARE LOCATED WITHEN 10" OF THE LOT

  UNDER CONSTRUCTION SHALL ALSO BE PROTICTED BY A BARRESADE.

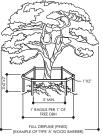
TREE BARRICADE

NTS

MINIMUM RADIUS TO BE PROTECTED: PINES: DRIPLINE OR 6', WHICHEVER IS GREATED

### HARDWOODS AND ALL OTHERS: 2/3 OF THE DRIPLINE OR 6'. WHICHEVER IS GREATER

- UPRIGHTS SHALL HAVE HORIZONTA RIBBONING AT THE TOP AND 12' BELOW THE TOP. (TYPE 'B' BARRIER)
- UPRIGHTS SHALL BE SPACED AT NO MORE THAN 4'-5' INTERVALS.
- HORIZONTAL MEMBERS SHALL BE OF NO LESS THAN 1"x2" LUMBER. (TYPE "A" BARRIER)



SHEET NUMBER

L600

NTS

101

architecture landscape architecture urban design visual communication



**BREWERY RENOVATION** MODERN BREWING, CRAFT E **POST** 

ISSUE DATES

PROJ. #: DATE: DRAWN BY: CHECKED BY: WAH MCK AS NOTED SCALE:

LANDSCAPE DETAILS

**SPECIFICATIONS** 

SHEET NUMBER L601

d. Soluble salt by electrical conductivity of a 1:2 sail water sample measured in Milliohm per cm. e. Carlon Exchange Capacity (CEC).

A. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not making specifications shall be positively with the Contractor. r's penetrometer and moisture meter at any time to check soil

The Owner's Representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. The Owner's Representative shall be afforcided sufficient time to schedule visit to the site. Failure of the Owner's Representative to make failure independent within the desire the Content for the management the engineering this constitution.

A. Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule. Installer Qualifications: The installer shall be a firm having at least 5 years of experience of a scape similar to that required for the work, including the preparation, mixing and installation of sell mixes to support plantling. The installer of the work in Section: Plantling, shall be the same firm installar of the work in Section: Plantling, shall be the

ame term instrating the wark in this section.

I. The bidders if for work under this section shall be approved by the Owner's Representative.

I. Installer Flad Supervisor: When any Planting Sal work is in progress, installer shall maintain, on site, an experienced full-time supervisor who can communicate in Finglish with the Owner's Representations.

Installer's field supervisor shall have a minimum of five years experience as a field supervisor installing sail, shall be trained and proficien in the use of field surveying equipment to establish grades and can communicate in English with the Owner's Representative. The intolative cow shall be experienced in the intolation of Planting Sal, plantings, and singetion leaves a quality of the intolative cow shall be experienced in the intolation of Planting Sal, plantings, and singetion (where applicable) and
 Submit references of past projects and employee training certifications that support that the Contractors weed all of the above intolating controlled in the contractors weed all of the above intolating certifications and applications leaves.

5.61 testing ichoratory qualifications on independent laboratory, with the experience and capability to conduct the testing indicated and that specialise in USDA agricultural soil testing, Planting Soil Mikes, and the types of tests to be performed. Gentechnical engineering stating labs shall not be usual. sting labs shall not be wise.

It delivered and installed Planting Sail shall conform to the approved submittals sample color, texture and approved test analysis.

The Owner's Representative may request samples of the delivered or installed sail be tested for analysis to confirm the Planting Sail representative may request samples of the delivered or installed sail be tested for analysis to confirm the Planting Sail

to the approving mainters. shall be performed by the same soil lab that performed the original Planting Soil testing. shall be within 10% plus or minus of the values measured in the approved Planting Soil Makes. Ing Soil that falls to meet the above criteria, if requested by the Owner's Representative, shall be re-

all compaction testing: following installation or modification of sail, test sail compaction with a penetrometer.

Maintain at the site at all times a sail cone penetrometer with pressure dial and a sail moisture meter to check sail compaction and sail moisture. neter shall be AgraTronix Sall Compaction Meter distributed by Ben Meadows, www.benmeadows.com or approved equal. meter shall be "general digital sall moisture meter" distributed by Ben Meadows, <u>www.benmeadows.com.or.approved</u> b. Moistus equal.

It is the responsibility of the Contractor to be aware of all surface and subsurface conditions, and to notify the Owner's Representative, in writing of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions from been corrected.

contained in one beam connected.

Journal selections desiringer and conditions be encounteed which would be deliminated to growth or survival of plant marketid, the Contributed and notificity that Owner's Reconstructive in writing, stating the conditions and schem's purposed overlang cost of conscious, we will be conditioned and schem's purposed overlang cost of conscious, we will be repossed by the properties for post indicates under the worthanks closured for the predictions from the schedulers.

2. This prediction requires that all Planting Sol and Intigration (If applicable) work be completed and a costplated prior to the installation of any patient.

 Except where more stringent requirements are defined in this specification. The following p
of the threshold points of soil compaction in existing, modified or installed soil and subsoil. ing are threshold levels of compaction as determined by each method. stable Compaction: Good rooting anticipated, but increasing settlement expected as organic matter content. ad it e-execute any wak that falls to conform to the requirements of the contract and shall remedy defects due to faulty nanthip upon written notice from the Owners Representative, at the scenest possible time that can be coordinated with scened welcher demands but not meet than 180 (one hundred and alighty) days after notification.

rgans: matter consent. tensity Method - Varies by soil type see Chart on page 32 in <u>Up By Roots.</u> ford Proctor Method - 75-85%; soil below 75% is unstable and will settle excessively. Interion Besidnance Method - inhaut 75-250 nail below 75 as and becomes increasing c. Penarkotion Resistance Matthod - about 75-250 pd, below 75 psi soil becomes increasingly Root Imiting Composition: Root growth is limited with fever, shorter and slower growing root a: Bulk Density Method - Vories by soil type see Chart on page 32 in Up By Roots. b. Standard Proctor Method - about 300 pproximately \$5%.
c. Penarkotion Resistance Matthod - about 300 pm.

Interstant netistations Martind - chool 300 ps.
 Incessive Composition Reads not listly to grow but can penetrate soil when soil is above field capacity.
 In But Density Method: Visit soll year lype see Chart on page 22 in tgp By Rooth
 In Standard Proche Method: Above 970.
 Penel Johann Standard: Approximately above 400 psi
 JURKT STORAGE, AND HANDING

BERNET, IDAGE. AND HARDMA A Member Don of mit caller picace or grade sols when frozen or with monitors above field capacity. If herein to all and in a case of the picace of the picace of the picace of the mit of the working first can exclude all or Cherolitics and the picace of the picace of

Deliver all chemical amountments in original, unopened controllers with original labels intact and legible, which state the guaranteed chemical analysis. Store all chemicals in a weather protected enclosure.

NG AROUND UTILITIES A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

before digging.

Battermine boots of underground vililles and perform work in a monner that will avoid damage. Hand excovate as required. Maintain group to these will portise concerned instuding logical exportment of the problem will portise concerned instuding logical exportment of the problem of the pro

PART 2 PRODUCTS

IMPORTED TOPSOIL MACHINEL UPINOIL.

It, imported Topical distribitor Ferille, fricible sol containing less than 5% total volume of the combination of subsol, refuse, roots larger than inch diameter, nealous seeds, sticks, buttle, filter, or any substances in character, nealous seeds, sticks, buttle, filter, or any substances of disentations, to principal first of the doorse codes that be contribed to your selection not by remember the sold included to the substance of the disentations to the grade to the substance of the grade to the substance of the grade to the contributed by one selection not by contempt the soil forces the substance of the grade to the substance of the grade to the substance to the substance of the substanc

Soil testure: USDA loam, sandy clay loam or sandy loam with clay content between 15 and 25%. And a combined clay/sit content or

H value shall be between 5.5 and 7.0.
ercent argain: matter (OM): 2.0-5.0%, by dry weight, sluble salt level: Less than 2 mmho/cm

4. Solders off were tast hard a femnion.
5. Sold cerebing values for growing the prioritis specified.
5. Sold cerebing values for growing the prioritis specified.
1. Sold cerebing values for the prioritis specified.
1. Sold cerebing values for the prioritis specified cerebing values of the prioritis specified values of the prioritis values of the prioritis specified values of the

Provide a two gallon sample from each imported Topsal source with required said letting results. The sample shall be a mixture of the random samples taken around the source stockpile or field. The sall sample shall be delivered with sall peds infact that represent the size and quantity of expected peds in this final delivered sail.

gat material. Compost shall be commercially prepared Compost and meet US Compost Council STA/TMECC criteria or as modified in this section for "Compost as a Landscape Backtill Mix Component".

http://compostingcouncil.org/admin/wp-content/plugins/wp-pdfupload/pdf/191/LandscapeArch\_Specs.pdf Compost shall comply with the following parameters:

Solition I And Control, with this following posteriors:

2 disk of gleschood control, with the following posteriors:

3 disk of gleschood control, with posteriors and disk in introducion;

5 finds as one of weight foliate IRE good secupit 34 fish in costs of smoot.

6 finds as one of weight foliate IRE good secupit 34 fish in costs of smoot.

6 finds as one of weight foliate IRE good secupit 34 fish in costs of smooth good secupit 35 fish in Submit manufacturers or supplier's product data and literature certified analysis for standa with festing requirements and referenced standards and specific requested festing. a. For each Compast product submit the following analysis by a recognized laboratory: For each Composis proteins term.

1) pH
2) Salt concentration (electrical conductivity)
3) Moditure content? Six, welt weight basis
4) Particle size Sposinis or selected meth size, dry weight basis
5) Stability content disable evolution has large CD2-C pet g CM per day
6) Solidial conductivity fast
6) Solidial conductivity fast
6) Solidial conductivity fast

Solita maturity test
 Typings on contaminants (inerts) 5. dry weight basis
 By US EPA Class A standard, 40CPR § 503.13, Tables 1 and 3 levels Chemical Contaminants mg/kg (ppm)
 For Coarse Sand aroduct whem the following analysis by a recognised laboratory:

PAST Contract.

The cooped what include of landor motivate, tools assisted experiment facilities, harveportation and services necessary for and be a loss of a facilities of the contract of t

S, Pald consid of specifications, general conditions, and the drawings. The intent of these documents is to include all labor, materials, and services including for the proper seacution of the well. The documents are to be considered as one, Whotever's collect for by any particular policy. But the property of the pro

B References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the paragraph of the parag

preval.

1. ASTM: American Society of Testing Materials cited section numbers.

2. U.S. Department of Agriculture, Natural Resources Conservation Service, 2003. National Sel Survey Handbook, 11te 430-VII. Available
Confine.

-- Institute or some interpret, as published by the Soil Science Society of America (Inttp://www.soils.org/).
 5. Up by Roots: healthy soils and frees in the built environment. 2008. J. Urban. International Society of Arbariculture, Champaign, IL.

In case of conflict among any referenced standards or codes or among any referenced standards and codes and the specifications, the more extrictive standards and codes and the specifications, the more extrictive standards and codes and the specifications,

PROTECTION OF WORK, PROPERTY AND PERSON

4. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or inju-due to the Contractor's actions. CHANGES IN WORK

A. The Owner's Representative may order changes in the work, and the contract sum adjusted accordingly. All such orders and adjusted publications by the Contract for eatra compensation must be made and approved in writing before executing the work involved.

utermentures.
A. Acceptable drainage: Drainage rate is sufficient for the plants to be grown. Not too fast and not too slow. Typical rates for installed Planting Est also believed in 15 drainage in four wind province in 15 drainage in from wind province in 15 drainage in 15 d

ervento.

B. Amendment: material added to Topsoil to produce Planting Soil Mix. Amendments are classified as general soil amendments, fertilizers, biological, and pH amendments.

Elological and pist amendments. Amendments such as Mycarithial additives, compost ties or other products intended to change the sol biology. Be Composite soils soil where the denity of the soil is greater that the threshold for not limiting, and further defined in this specification. Composit well decomposed staties agrount mediatic additivation by the LiC Composit, and Concord land wither defined in this specification. Composit well decomposed staties agrount mediatic additivation by the LiC Composit, oval concord and wither defined in this specification. Composit well decomposed staties aground the soil transitioning the soil terms should condition to field capacity, Most officer expressed as substantial productic conductivity (MacCondition and these perfour).

3. End of Warrardy Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of the warrardy. It is intended that the majoripts and working warrardy for Planting, Planting Soil, and Intigation (if applicable) warrardy for Planting, Planting Soil, and Intigation (if applicable) warrardy for Planting. Planting Soil, and Intigation (if applicable) warrardy for Planting.

The specification.

I. Fertilize consolidation and to the purpose of adjusting plan further defined.

I. Fertilize consolidation is used to the purpose of adjusting plan further convenibles and balance.

Jiting againg The fiving grading of the soil to achieve each conductor and positive drainage, often accomplished by hard roles, and grading or of their subbles device from other subbles device and where defined in the specification.

Exhibited gradies: surface or elevation of Pranting 5ol other final grading and 12 months of settlement of the soil, and surface defined in this specification.

specification.

L Graded soil: Soil where the A horizon has been stripped and relocated or re-spread; cuts and fills deeper than 12 inches, and further defined in this specification.

Pact a clump or cloid of soil held together by a combination of clay, organic matter, and fungal hyphae, retaining the original structure of the harvested soil.

at the increased soil.
Planting Soil: Topsoil, or Planting Soil Mixes which are imported or existing at the site, or made from components that exist at the site, or are imported to the site; and further defined in this specification.

imported to the late, and turmer defined into specification.

Red and analysis of defining the first sever than that of which the plants can adopt. This is a wide range of metrics, but generally if the Red analysis of the specification of t

N Sol Tilling: Locuring the surface of the soil to the depths specified with a rotary line tilling machine, roto tiller, (or spade tiller), and further defined in this specification.

Soil tenching: Cutting narrow trenches thru the soil at the depths and spacing specified to loosen the soil profile, and further defined in this specification. ITIS SPECIFICATION.

1. Subgrade: surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing.

Planting Soil.

Planting Soil.

2 Justicated Completion Acceptance: The date at the end of the Picating, Picating Soil, and Irigation installation (if applicable) where the Charles (applicable) and picating of the Company of the Com Indisturbed soil: Soils with the original A horizon intact that have not been graded or compacted. Soils that have acted to fire or logged but not graded, and natural forested land will be considered as undisturbed.

See that contract General Conditions for policy and procedures related to submitted.

See that contract Seeman See the seed of the seeman seem

ing sell and existing site sell that is spread and or graded to form a planting sell, and further defined in this specification Minor disturbance: Minor grading as part of agricultural work that only adjusts the A horizon soil, minor surface compaction in the top 6
inches of the soil proplication of buildings, installation of utility places maker than 18 inches in dismoster than the soil page. Owner's Representative: The post or entiting any institution or utility pipes streller than 18 inches in dismoster thru the business.

Owner's Representative: The post or entity, appointed by the Owner to represent their interest in the review and opposite or entity appointed by the Owner to represent their interest in the review and opposite of the work.

Owner's Representative may appoint other persons to the work.

4. Existing Soit: Mineral soil existing of the locations of proposed planting after the majority of the construction within and around the planting site is completed and just prior to the start of work to prepare the planting area for soil modification and/or planting, and further defined in this specification.

cited dimensions on the drawings are approximate. Sefore proceeding with any wair, the Contractor shall corefully check and verify sensions and quantifies, and shall immediately inform the Contract Representative of any discrepancies between the information on which was a contract or contract the contract of the cont

US Composting Council www.compostingcouncil.org and http://compostingcouncil.org/as/mm/wp-content/dakags/wp-adtupload/adf/191/LandscapeArch\_Specs.pdf. https://compostingcouncil.org/as/mm/wp-content/dakags/wp-adtupload/adf/191/LandscapeArch\_Specs.pdf. https://dakags/as/dakags/wp-apublished-by-the-Self-Specson-Seciety-of-America-Inter/Jeasury-oil-engl.

Drawings and general provisions of co work of this section.

B.All changes in the work, no requirements.

Porticle size distribution (percent passing the following sieve sizes):
 3/8 inch (9.5 mm)

Submit samples a minimum of 8 weeks prior to the anticipated date of the start of soli installation.

Somples of all Topool, Coorse Sand, Compost and Planting Soil shall be submitted at the same time as the particle size and physical analysis of that mitateful. catague o that material.

It lessing for Imported and Existing Topsol, existing site soil to be modified as Planting Soil and Planting Soil Mixes.

Topsol, existing site soil and Planting Soil Mix testings Submit soil test analysis report for each sample of Topsol, existing site soil

Planting Soil fixe man approved socil-lesting laboratority and where indicated in Part 2 of the specification as follows:

Submit Toppal, Planting Sall, Compast, and Coarse Sand for testing at least 8 weeks before scheduled installation of Planting Sall Makes, Submit Planting Sall Mix test no more than 2 weeks caffer the approved of the lopical Compast and Coarse Sand, submit to the testing laboratory, Planting Sall Mixes, for feating until all Toppals. Compast and Coarse Sand here approved.

Provide a particle size analysis (% dry weight) and USDA soil texture analysis. Soil testing of Planting Soil Mixes shall also include USD)
aradation to ercentage) of aralysis, coarse sand, medium sand, and fine sand in addition to sit aria clay.

Nutrient levels by parts per million including phospharus, potassium, magnesium, manganese, iron, zinc and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil for optimum growth of the plantings specified.

reviouse a one gation samples with manuscruture; interdure and material certification that the AASES AND.

Cleans, washed, sond, fixe of foold mafeleals.

1. Coarse concrete sand, ASMA C-35 fine Aggregate, with a Fines Modulus Index of 2.8 and 2. Coarse Sands shall be clean, sharp, natural Coarse Sands fixe of limestone, shale and sill not be permitted.

RTILIZER, BIOLOGICAL AND OTHER AMENDMENTS

itzers and specially biological amendment products such as Myconthizal amendments or Compast Tea are not ger primended at planting and are not included in this specification.

ASIM C. 6UZ, agricultural imestone containing a minimum 80 percent calcium carbonate equivalent and as follows: 1. Class: Class T. with a minimum 99 percent passing through No. 8 (2.36-mm), sieve and a minimum 75 percent passing through No. 60 IO.25-mm) sieve. (U.25-mm) save. 2. Provide lime in form of dolomitic limestone. B.Provide manufacturer's literature and material certification that the product meets the requirements

2.6 EXISTING SOIL (ACCEPTABLE FOR PLANTING WITH MINIMUM MODIFICATIONS)

A. Protect existing soil from compaction, contomination, and degradation during the construction process.
SUPIGES otherwise instructed, removed insisting plants, root thatch, and non-sail debris from the surface of the sail using equipment that does not increase compaction of sail to root firiting levels.

nedifications:

When results of soil tests recommend chemical adjustments, fill surface soil to six inches or greater after chemical adjustments have been are applied.

turf thatch, ground cover plants and weeds. ovide pre-emergent weed control if indicated. lake chemical adjustment as recommended by the soil test.

2.7 MODIFIED EXISTING SOIL (SOIL SUITABLE FOR PLANTING WITH INDICATED MODIFICATION)

investigation via Control and Control and

All soil grading. Bling and loosening must be completed at times when the soil moisture is below field capacity. Allow soil to drain to at least two days after any rain event more than 1 inch in 24 hours, or long enough so that the soil does not make the hand muddy when chuester.

when is queezed.

A Provisia pie emergent weed control other the soll work is complete and plants planted but prior to adding mulch to the surface, it is consistent and in the surface of the sold of

ocalisations:

Excavate existing soil from the areas and to depths designated on the drawings. Stockpile in zones noted on the drawings or in areas proposed by the Contractor.

Description of condition to be modified: Surface sold compaction to a maximum of 6 inches deep from traffic or light grading. Obtains A horizon may be previously removed or graded but lower profile infact with acceptable compaction levels and limited grading. The coll agrant amultar, pH and charactery in the A horizon may not be subtlied for the proposed plants and may need to be included.

Additionalities.

Ill top 6 inches or deeper of the sail surface, with a roto tiller. Spread 2 - 3 inches of Compost on the surface of the tilled sail and make any chemical adjustment as recommended by the sail test. Till or disk the Compact into the loosened soil. Smooth out grades with a drag rake or drag slip.

dified existing soil-compacted subsoil

Description of condition to be modified: Deep soil compaction the result of previous grading, filling and dynamic or static compaction forces. Original A harizon fixely removed or burled. The soil organic matter, pH and chemistry in the A harizon is likely not suitable for the processed blants and should be modified as required.

processing from our house to enclosure on experience.

A Rispo use, that application and include prints and delaids from the surface, appead 2.-1 inches of Compagn over the surface of the control of th

Description of condition to the modified Low sol organic matter and/or missing A harbon but sell is not compacted except for some miner surface compaction. The soil arganic matter, pH and/or chemistry are likely not suitable for the proposed plants and should be modified at regularist. Modifications:

5. Spread 3. 4 inches of Compost over the surface of the soil and make chemical adjustment as recommended by the soil test.

5. Ecompost that the top 4 inches of the soil.

b. 18 Compact into the top 6 inches of the soil. recified existing soil. - soil within the not zone of existing established frees. Description of condition to be modified: Surface compaction near or above root limited levels in the upper soil horizon tentific or other mechanical compaction.

reads of plats if an embrand.

We a presention of livel in bloom the top 9 - 1.2 inches of the soil. Surface roots may move and sporate from all during this process but the both on soils should not be basis on the both on soils should not be basis on the both on soils should not be basis on the both on soils should not be basis on the both of both on soils should not be be been processed by the soil of the both of both ...mg are presument as error, mix the compost into the top 6 - 8 inches of the loosened soil. Work in sections such that the entire process including inigation - can be complished in one day, Apply approximately one inch awater over the bosened soil at the completion of each days work. Apply mulch or turf as indicated on the drawings within one week of the completion of work.

PLANTING SOIL MIXES A. General definition: Mixes of Existing Soil or Imported Topsoil, Coarse Sand, and or Compost to make a new soil that meets the project goals for the indicated planting area. These may be mixed off site or onsite, and will vary in Mix components and proportions as indica.

nfing Mix - moderately slow draining soil for trees and shrub beds A Mix of Imported Topsoil, Coarse Sand and Compost. The approximate Mix ratio shall be: Mix component % by moist volume imported Topsoil unscreened 45 - 50% Coarse sand 40 - 45%

3. Not the Coom's Sand and Compost together fitt and then add to the Topical. Not with a loader bucket to loadely incorporated proposition for Coom's Sand Composit Not DN OTO (VPR NRIXI Do not have with a soil blanking machine. Do not screen the soil. Chumps of Soil. Composit and Coam's Sand will be parentised in the overall Not.
4. When then of thing grading, and tentilizer I required to the Porting's did at rates recommended by the testing results for the plants to be S. Provide a two gallon sample with testing data that includes recommendations for chemical additives for the types of plants to be grown. Samples and testing data shall be submitted at the same time.

PRE - EMERGENT HERBICIDES A. Chemical herbicides are designed to prevent seeds of selective plants from germinating. Exact type of herbicide shall be specific plants to be controlled and the most effective date of application.

B. Submit report of expected weed problems and the recommendation of the most effective control for approval by Owner's Representative. Provide manufacturer's literature and material certification that the product meets the requirements.

for to installation of Planting Soil, examine site to confirm that existing conditions are solisfactory for the work of this section to proceed.
Confirm that the subgrade is at the proper elevation and compacted as required. Subgrade elevations shall slope toward the under drint links as those of the develope.

data face an abound the adverse, and a face and abound the adverse, the adverse and adverse the adverse and adverse the adverse that a companion or included produces, these appears for a force developed must get on the about on the about or long adverse that produces a face adverse adverse and adverse and adverse that a face adverse and adverse adverse and Confirm that no confirm as present which no definition also present Confirm that the confirm as present which no definition also parts and Confirm that the confirm as present which no definition as the adverse Confirm that the confirm and the adverse and the adverse Confirm that the confirm and the adverse Confirm that the confirm and the adverse Confirm that the confirm adverse adverse and the adverse Confirm that the confirm adverse adverse adverse and the confirmation and confirmation and the confirmation and the adverse confirmation and the confirmation and the adverse confirmation and the confirmation and co

Landardischlory communics are well-schoelanding.

OBIODINATION WITH PROJECT WORK.

The Contractor shall coordinate with all other work that may impact the completion of the work

Prior to the start of work, response a detailed schoelale of the work for coordination with other tro

Prior to the start of work, response a detailed schoelale of the work for coordination with other tro

The contractor of the conduction of the conduction of the protection of the conduction of the prior still years with a conduction of the prior still years with a conduction of the conduction of the prior still years with a conduction of the conduction of the conduction of the prior still years with a conduction of the conducti Coordinate the relocation of any integrition lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be aftered to fit around lines? Notify the Owner's Representative of any conflicts encountered.

A. Provide grade and elevation control during installation of Planting Soil. Utilize grade stakes, surveying equipment, and other means and methods to assure that grades and contours conform to the grades indicated on the plans. after treatments to the proposal subgrade. Morifolia disreguised project of the adjacent motivation or the disturbing or or required by this professional to the proposal subgrade and order to the project of the proj

above the bottom sevation of the exceedable profiting arise.

& Remove all construction debits and material including any construction materials from the subgrade.

C. Confirm that the subgrade is at the proper elevation and compacted as required. Subgrade elevations shall slope approximately parallel to the finished grade and/of twared the substructor data interest as shown on the diversings.

1. In class, while the principle of the program of the principle of the

A. Valumetric soil maisture level, in both the Planting Soil and the root balls of all plants, prior to, during and after planting shall be above permanent wit point and below field capacity for each type of soil texture within the following ranges. Permanent willing point Field capacity

The Confractor strail common and instruments, or approve drain before starting any pla field capacity.
 EXSTING SOIL MODIFICATION

A. Follow the requirements for modifying existing soil as indicated in Part 2 for the different types of soil modifications. The extent of the creas of different soil modification types are indicated on the Soils Plan or as directed by the Owner's Representative.

PLANTING SOIL and planting soil mix INSTALLATION

A Pilor to installing any Planting Soil term stockpiles or Planting Soil Mixes blended off site, the Owner's Representative shall approve the
condition of the unknown of entit the president with installent when income representative and the installation of who stone or decisionse. B. All equipment utilized to install or grade Parints jobs that the view of the control of the installation of subsurface dringe.

B. All equipment utilized to install or grade Parints jobs that the wellow thank or brack or balloon for membrines rated with a grand pressure of 4 pill or less. All grading and soil delivery equipment shall have buckets equipped with 6 inch long feeth to scarify any soil that becomes compacitied.

In areas of soil installation above existing subsal, scallly the subgrade material prior to installing Planting Soil.

1. Scallly the subsal of the subgrade to a depth of 3 - 6 inches with the feeth of the back how or loader bucket. filler or other withvive deliving.

 Immediately install the Planting Soil. Protect the loosened area from traffic. DO NOT allow the loosened subgrade to become compacted. In the event that the inscend area her area verty comparted losses the area annin prior to installing the Piretina Sall

he Planting Soil in 12 - 18 inch lifts to the required depths. Apply compacting forces to each lift as required to attain the required clion. Scriffy the top of each lift prior to adding more Planting Soil by dragging the teeth of a loader bucket or backhoe across those to rounder the surface.

soil suitace to roughen this surface.

Finals work such that equipment to deliver or grade soil does not have to operate ever previously installed Planting Soil. Work in rows of lith the width of the adention of the bucket on this loader, install all tills in one row before proceeding to the next, Work out from the buddery point to the adeq of the each bad orise.

Type of Registrant:

When to travel own verticated call a unaccidable, imit paths of traffic to reduce the impact of compaction in Perinting Sall. Each time of the Compaction of Perinting Sall. Each time of the Compact Intellect. The Compaction of Perinting Sall. Each time of the Compact Intellect. The Compaction of Perinting Sall. Each time of the Compact Intellect. The Compaction of Perinting Sall. Each time of the Compaction of Perinting Sall. Each time of the Compaction of Perinting Sall. Each time of Perint

Compaction requirements for installed or modified Planting Sail

Compact installed Planting Sail to the compaction rates indicated and using the methods approved for the sail mackun. Comp Esting soll that is modified by filling, lipping or fracturing shall have a density to the depth of the modification, after completion of the loosering, such that the penetrometer reads approximately 75 to 250 pc at sail mosture approximately the mid-point between willing point and pilling control. This will be approximately and the penetrometer reads approximately and the penetrometer reads approximately and the penetrometer reads approximately and the penetrometer of the penetrometer of the penetrometer reads and the penetrometer of the penetrometer reads and the penetrometer reads approximately app

Listallad Planning Sail Nis and re-pread existing soil shall have a soil density through the required depth of the intralled layers of sail, such that the penetrometer reads approximately 75 to 250 pc at soil mostinus approximately the mid-point between will point and field capacity. This will be approximately between 75 and 82% of mostinus approximately the mid-point between will point and field capacity. This will be approximately between 75 and 82% of mostinus approximately transland practice. D. Planting Sol compaction shall be tested at each fit using a pervetometer planting special, in modulus size of the same series of the same serie

Provide adequate equipment to achieve consistent and uniform compaction of the Planting Sois, Use the smallest equipment that can reasonably partern the task of spreading and compaction. Use the same equipment and methods of compaction used to construct the Planting Soil mackup.

If work offset the installation and compaction of sall compacts the sail to levels greater than the above requirements, follow the sequirements of the paragraph "Over Compaction Reduction" below.

A Play of that becomes compacted to a density greater than the specified density and/or the density in the approved mackup shall be day up and reinstalled. This requirement includes compaction caused by other sub-contractors other the Planting Soil is installed and approved. provides. urface roto filling shall not be considered adequate to reduce over compaction at levels 6 inches or greater below finished grade.

The Committee Representative shall approve all rough grading prior to the installation of Compost, fine grading, planting, and mulching, 10. Capab the limits surface of all planted areas to meet the grades shown on the drowing, allowing the tribines grades to remain any analysis of the property of the settlement over the first year.

settlement over the first year, small garden tractors with rakes, or small garden tractors with buckets with rake it requires the first year.

rough without further compaction, Do not use the first bottom of a loader bucket for fine grade, as it will cause the finished grade to

3. Provide for positive crianges from all oreas toward the existing inlets, drainage structures and or the edges of planting beds. Adjust grades as directed to reflect actual constructed field conditions of powing, wall and inlet elevations. Notify the Owner's Representative in the event that conditions rucke it improssible to actively positive advances.

event that conditions make a timposable to active pointer of printing, will and sind relevant a recording point of printing and the second of the conditions are second or the conditions and the conditions between incised or different products and discriment second or the conditions between incised or different products and discriment and the conditions are second or the conditions are second or the conditions and the conditions are second or the c

Included the Control of the Control

CLEARUP.

A During installation, keep the site free of train, povements reasonably clean and work area in an orderly condition at the end of each of the common state of the first less than once a week.

It is mediately clean up any salided or tracted sol, field of the clean or debris deposited by the Contractor from all surfaces within the project of the project of the contractor from all surfaces within the project of the contractor from all surfaces within the project of the contractor from all surfaces within the present or on participant or way and heighboring popolar).

Choice installation is competitive, word in all office programs and or the structures. Ensure that much is confined to planting begin and that all bags and for all bags and participant or programs and the programs and

A. The Contractor shall protect installed and/or modified Planting Sell from damage including contamination and over compaction due to other sell installation, planting operations, and operations by other Contraction of trepasses. Maintain protection during originate or installation planting protection during a required or of refected to protect the finited soil work. Test, inspart or repose damaged Planting Sell immediation. Planting Soil Immediately. \*\*
Loosen compacted Planting Soil and repiace Planting Soil that has become contaminated as determined by the Owner's Represe Planting Soil had be bosened or repiaced of no explains to the Owner.

a. If and related products of all of that bear of them over compacted during the installation of plants.

b. When modified existing soil has become contaminated and needs to be replaced, provide imported soil that is of similar ventors that are the owner of the owner of the owner owners of the owner owners of the owner owners of the owners own

PROTECTION DURING CONSTRUCTION

A, The Contractor shall protect planting and related work and other site work from damage due to planting operations, operations by
Contractors of Herodesies.

Maintain protection during installation until the date of plant acceptance (see specifications section - Planting). Treat, repair or replace damaged work intrindictiely. applica demagate wind immediately.

2. Provide temporary evaint commediately and a second of the province of t

ubstantial Completion Acceptance
Upon withen notice from the Contractor, the Owners Representative shall review the work and make a determination if the work is
substantially complete.

B. The date of substantial completion of the planting soil shall be the date when the Owner's Representative accepts that all work in Planting Soil, and Intigation installation sections is complete. INAL ACCEPTANCE / SCIL SETTLEMENT

At the end of the plant warrantee and maintenance period, (see Specification section - Planting) the Owner's Representative shall observe the soil installation work and establish that all provisions of the contract are complete and the work is satisfactory.

1. Restore any soil sufficient makes are secured and a provision in the Commission such complete and the work is districtory.

1. Restore any soil sufficient and or enable makes to the grades shown on the diswelps. When restoring soil grades remove plants and Exhaust to be pass occeptance. If the work falls to pass find acceptance, any subsequent observations must be inscribed, and a produce the pass occupance. If the work falls to pass find acceptance, any subsequent observations must be inscribed, and any other produces the pass of the pa

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LANDSCAPE SPECIFICATIONS

SHEET NUMBER L602

and the beginning of the warranty period and plant maintenance period (if plant maintenance is included)

The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of furl and grasses, complete as shown on the drawing and as specified herein.

ope of work in this section includes, but is not limited to, the following:

Locate, purchase, deliver and seed and sod all specified turf and gr

2. Water turf and grasses.

3. Mulch, ferfilize, stake, and mow all specified turf and arasse 4. Maintenance of all specified turf and grasses until the beginning of the warranty perio

PART 1 GENERA

Turf and Grass warranty.
 Clean up and disposal of all excess and surplus materia

7. Maintenance of all specified plants during the warranty period 1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the construction drawings. The intent of these documents is to inconstruction, and services necessary for the proper execution of the work. The documents are to be considered as one. Whall for by any parts shall be as brinding as it called for in all parts. 1.3 RELATED DOCUMENTS AND REFERENCES

SECTION 32 92 00 - TURF & GRASSES

a. Section - 32 91 00 Planting Soil

b. Section - 32 93 00 Planting

c. Section - Irrigation

nces: The following specification . American Society for Testing and Materials (ASTM)

VERIFICATION

E DEBANTS AND RECHI ATIONS

Frantini Asia Bedulaturus.

A The Controller that obtain and pay for all parmits related to this section of the work unless previously excluded under provision control or general condition. The Controller's that comply with all lows and ordinances bearing on the operation or conduct, work as adown and specified. If the Controller observes that a certific ealth between power frequirements and the work outline control observes that a certific ealth between power frequirements and the work outline control observes that a certific ealth between power frequirements and the work outline controller observes that are certificated in the work outline controller observes that are certificated in the wind providing or description of any in change and or harders in the certification of t

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the ed of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth. C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any do due to his/her actions. 1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders or adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

All changes in the work, notifications and contractor's request for information (RR) shall conform to the contract general requirements.

1.8 CORRECTION OF WORK

heir own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy y materials or workmarship upon written notice from the Owner's Representative, at the soonest as possible time that with other work not soonenum weather remonds.

A. Compacted soit soil where the density of the soil is greater that the threshold for root limiting, and further defined in Section 32 91 00 B. Finish Grade: surface or elevation of Planting Soil after final grading and 12 months of settlement of the soil, and further defined in Section 32 91 00.

Pedicidie: A substance or misture intended for preventing, destoyin, sepalling, or mitigating a pest. Pedicidies include insecticides harbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant reg-detailorn, or desiccont.

D. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. These inclumities, grubs, moliusis (snalls and slugs), rodents (gophies, moles, and mice), unwanted plants (weeds), lungi, bacteria, and visus. E. Planting Soil: Topsoil, or Planting Soil Mixes which are imported or existing at the site, or made from components that exist at the site, or are imported to the site; and further defined in Section 32.91 00 Planting Soil.

F. End of Warranty Final Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of the warranty. It is intended that the materials and workmarship warranty for Planting, Planting Soil, and Higation work run concurrent with each other.

H. Maintenance period: The time period, as defined in this specification, which the Contractor is to provide maintenance

Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative may appoint other persons to review and approve any appects of the work.

Subgrade: Subgrade: surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill, before placing Ranting Soil.

E. Substantial Conglation Acceptance: The date of the end of the Planting Pointing Sal, and sligation installation where the Owner's Representative accept that of a work in these sections is complete and the Warrainy period had begun. This date may be different from the date of ubstantial completes for the fram accelors of the project.

L. fulfgrant. Accentification comments of the accelors of the project.

L. fulfgrant. Accentification comments of the date of the date

A. See contract general conditions for policy and procedure related to submittal
 B. Submit all product submittals 8 weeks prior to installation of plantings.

C. Product data: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal eight weeks before the installation of plants.

responsementaries or approvat. Provide such retails aged of weeks before the installation of pilors.

D. Certificate of Circles Seed Submittee agendor certificate for each gross-seed monomount or installar, stating the both rick of once percentage by weight of each species and visibly, and percentage of putility, germination, and weed seed, to the Own Regressantative or approval. Include the identification of outcome, the name, the falledprine number of supplier, and the year of production and date of pockaging. Provide submitted eight weeks before the installation of plants.

E. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to project.

F. Close out submittals: Submit to the Owner's Representative for approval.

OBSERVATION OF THE WORK

A. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifi Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing m not meeting specifications what be paid by the Contractor.

B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at the follow construction process. The Owner's Representative shall be afforcided sufficient time to schedule visit to the size. Failure Representative to make field observations shall not relieve the Contractor form meeting all the requirements of this is

 SITE CONDITIONS PRIOR TO THE START OF PLANTING: review the soil and drainage conditions. 2 COMPLETION OF THE PLANT LAYOUT STAKING: Review of the plant lowner

PLANT QUALITY: Review of plant quality at the time of delivery and prior to installation. Review tree quality prior to unloading possible, but in all cases prior to planting.

4. COMPLETION OF THE PLANTING: Review the completed planting.

A. Schedule a pre-construction meeting with the Owner's Representative at least seven (?) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1.13 QUALITY ASSURANCE A. Substantial Completion Acceptance - Acceptance of the work prior to the start of the warranty period

Once the Confractor completes the installation of all tens in the section, the Owner's Representative will observe all work for Substantial Completion Acceptance upon wither request of the Contractor. The request shall be received at least ten cales before the architicated date of the observation.

3. Any plants that are deemed defective as defined under the provisions below shall not be accepted.

The Owner's Representative will provide the Contractor with written acknowledgment of the date of Substantial C

s Quality Assurance Responsibilities: The Contractor is solely responsible for quality control of the wo

D. Installer Qualifications: The installer shall be a firm having at least 5 years of successful experience of a scope similar to that reau the work.

. The bidders list for work under this section shall be approved by the Owner's Representati

 Installer Reid Supervision: When any planting work is in progress, installer shall maintain, on site, a full-time supervisor who can communicate in English with the Owner's Representative. E. 1.14 PLANT WARRANTY

The Contractor agrees to replace defective work and defective plants. The Owner's Representative shall make the final determination
if plants meet those specifications or that plants are defective.

Plants warranty shall begin on the date of Sub type:

3. All soci or seed shall be warrantied to meet all the requirements for soci and seed quality at installation in this specification. Defective soci or seed shall be defined as soci or seed not meeting these requirements. The Owners representative shall make the final determination that so do is seed as defective.

Sod or seed determined to be defective shall be removed immediately upon notification by the Owner's Representative and replaced without not to the Owner as soon as weather conditions named and within the specified planting painty.

5. Any war inequised by this geneficiation or the 0 ment? Representation studing the program of this work, to consist load or lead detected, and not less considered as grounds in which only has been dear the 100 contract load or lead of the section of the wearthy in the 200 contract decided that can remarkation work may compromise the fluture health of the soci or seed, the load or seed in question shall be rejected and replaced with soci or seed that do not contract deletch that question remarkation or connection.

The Contractor is exempt from replacing sod or seed, after Substantial Completion Acceptance and during the warranty period, that is removed by others, lost or damaged due to accupancy of project, lost or damaged by a third party, vandalism, or any natural

7. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements shall be in this specification. Make all necessary repairs due to sod or seed replacements. Such repairs shall be done at no extra cost to the Owner.

First of Warranty Final Accontance - Accontance of soci or special the end of the warranty period

At the end of the warranty period, the Owner's Representative shall observe all warranted work, upon written in Contractor. The request shall be received at least ten calendar days before the anticipated date for final obse End of Warranty Find Acceptance will be given only when all the requirements of the work under this specification and in specification sections Planting Sol. Planting and trigistion have been met. IEEE/CIN AND GERVATION OF URL 6, GMSMSS

A. The Owner's Representative may review all soil or seed subject to approval of size, health, quality, character, etc. Review or any soil or seed during the process of selection, delevery, installation and establishment period shall not prevent that soil or a later rejection in the event that the soil or seed quality changes or previously selecting defects become approved that were no

B. The Contractor shall bear all cost related to plant corrections. C. All furf or grass that is rejected shall be immediately removed from the site and acceptable replacement furf or grass provided at no cost to the Owner.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

8. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified sod or seed will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.

Actual sodding or seeding shall be performed during those periods when weather and soil conditions are suitable in acciliactions are suitable in acciliactions.

Do not install sad or seed into solurated or frazen soils. Do not install sad or seedduring inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

PLANTING AROUND UTILITIES A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required Maintain grade stakes set by others until parties concerned mutually agree upon removal.

Notification of Sunshine 811, 1-800-432-4770, is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the Local Utility Locator Service.

Grass Seed Standards: Fresh, clean, dry, new-cop seed complying with AOSA's "Rules for Testing Seeds" for purity and germination trienmoses.

B. Seed Species:

Quality: State-certified seed of grass species as listed below for solar exposure

 Quality: Seed of grass species as listed below for solar exposure, with not less that 85 percent germination, not less than 95 percent pure seed, and not more than 0.5 % weed seed. Bahia Grass (Paspalum notatum)

TURFGRASS SOD

A. Number I Quality / Premium, including limitation on thatthe, weeds, diseases, nematodies, and insects, complying with "Specifications for Turippus Sod Materials" in IRTs "Quideline Specifications to Turippus Sodding," Furnish viable sod of uniform density colors, and texture that all strongly rooted and acquable of Vigorous growth and development when playing rooted and acquable of Vigorous growth and development when playing the colors and the colors are considered to the colors of the colors and the colors of the colors o

Quality: Seed of grass species as listed below for solar exposure, with not less that 85 percent germination, not less than 95 percent pure seed, and not more than 0.5 % weed seed.

C. Sod shall be nursery grown on cultivated mineral agriculatral sails. Sod shall have been mowed regularly and maintained from planting to harvest. D. Thickness of Cut: Socisholl machine cut at a uniform soil thickness per the supplier's standard.

Strength of Sod Mips: A standard section of sod, 6 feet in length, shall be strong enough to support its own weight and retain its size and shape during installation.

4. Time Limitations: Sod shall be harvested, delivered, and transplanted within 24 to 30 hours from time of harvest unless a suitable preservation method is approved prior to delivery or as weather conditions warrant. Diseases, Nematodes, and Insects: Sad shall not exhibit symptoms of diseases, nematodes, or sall-borne insects. FERTILIZERS

Composition: Nitrogen, phospharous, and potassium in amounts recommended in soil reports from a qualified soil-testing laborator.

B. Slow-Release Fertilizer: Granular or pelleted fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus, and potassium in the following composition: 2.5 PLANTING SOIL

A. Planting Soil as used in this specification means the soil at the planting site, or imported as modified and defined in specification. Section Planting Soil, if there is no Planting Soil specification, the term Planting Soil shall mean the soil at the planting site within the planting hole.

A. Straw or Hay Mulch: Provide air-dry, clean, mildew and seed free, salt hay or threshed straw of wheat, rye, oats, or barie Compost Mulch: Well-composted, stable, and weed-free organic matter 50 to 60 percent of weight: phrange of 5.5 to 8; mol content 35 to 55 percent by weight: 100 percent passing through 1 inch sieves soluble soft content of 2 to 5 decisiemens/m; no 5 several part contents and read readments, and teach of substances to be in provisions or remise.

A. General: Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommunicaturer for each speditic problem and as required for project conditinis and application. Do not use restricted peruthorised in writing by authorised in writing by au

C. Post-Emergent Herbicide (Selective and Nonselective): Effective for controllin weed growth that has already germinated.

2.8 EROSION CONTROL MATERIALS

A. Existin Control Bioriests Endegradable wood accelers, stew, or account fiber mat enclosed in a photologradable plastic meth include manufacturen's recommended teller wite tables, is inches long.

8. Eitolisch Control Flow Meet's Bodegradable burdup or span cour meat, a minimum of 0.92 byly, with 50 to 65 percent open crea. In manufacturin's recommended steller wite stables, is finishe long.

A. Exprise the surface grades and soil conditions to confirm that the requirements of the Specification Section - Proving Sall - and the sall and distinger predictations inclined on the hardscape grading and distinger plans have been completed. Notify the Owner's Representative in welling of any unsatisfactory conditions.

3.2 IEE/FET, SOIGAC ARCH AND HANDLESS.

Deliver packaged materials in original, unopened containers showing weight, certified analysis, name and address of man and indication of conformance with state and federal tanks, as applicable.
 Deliver fariliari

Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specificati Turfgrass Sod Transplanting and Installation" in TPTs Guideline Specifications to Turfgrass Sodding," Deliver sod in time for planting 24 hours of harvesing, Protect Sod from breakings and drying.

C. Bulk Materials Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and ariborne dust reaching adjacent properties, water conveyance systems, or walkways.

3. Accompany each delivery of bulk fertilizers, lime, and soil amendments with appropriate certificates 3.3 PLANTING SEASON A. Planting season for sod shall be all season, except on frozen so

3.4 ADVERSE WEATHER CONDITIONS

. No planting shall take place during externely hot, dry, windy or freezing weather. COGRDINATION WITH PROJECT WORK. I. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trade: The Contractor shall be fully responsible to ensure that adequate water is provided to all sod and seeding from the until the date of Substantial Completion Acceptance. The Contractor shall adjust the automatic irrigation system, additional or adjust for less water using hoses as required.

Verify that no foreign or deletatious material or liquid such as paint, paint washout, concrete layer, concrete layers or chuniss, cemen plaster, als gasoline, diesel fuel, paint thinner, turpentine, for roofing compound, or acid has been deposited in sail within a planting area.

read with installation only offer unsatisfactory conditions have be C. If contamination by foreign or deleterious material or liquid is present in sall within a planting area, remove the sail and contai directed by Architect and replace with new planting sall.

Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shurbs, and plantings from damage caused by planting

2. Protect grade stakes set by others until directed to remove them

 control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to perfiss and walkways. TURF AREA PREPARATION A. General: Prepare planting area for soil placement and mix planting soil according to Section 32 91 00 PLANTING SOIL.

Centractor shall apply fertilizer directly to subrage before loasening.
 Centractor shall incroughly bland planting soil aff-site before spreading or spread topsoil, apply soil americand and the forecastly bland planting soil.

sunce, and tracupys placin painting size.

Contraction ship lades placing size to a dispth of 4 inches but not less than requised to meet finish grades other fight rolling and natural settlement. Do not special placining pold or subgoods it bears, muddy, or accessively well.

A Reduce selection of planting plant to lave the site filteraises of Loss.

Because allevation of planting plant to lave the site filteraises of Loss.

Unchanged subgrades: If but it to be planted in once unabtered or undisturbed by excerviting, grading, or surface soil integrang operation, propages undirect soil to follow.

a. Contractor shall remove existing grass, vegetation, and turf. Do not mix into surface soi b. Contractor shall loosen surface soil to a depth of at least 6 inches. Apply soil amendments and fertilizers according to planting soil mix proportions and mix thoroughly into top 4 insins of soil. Till the soil to a homogeneous mixture of fine texture.
c. Contractor shall poply fertilizer indirectly to surface soil before loosening.

 Contractor shall apply fertilizer directly to srutace sail before loosening.
 Contractor shall remove stones larger than 1 inch in any dimension and sticks, roots, trash, and other extraneous matter. e. Contractor shall leagily dispose of waste material, including grass, vegetation, and turf, off Owner's property Freih Cloridar, Confractor Ishall grade planting causes to a smooth, uniform surface plane with loose, uniformly fine texture. Crade to within plus or minus 1/2 inch of firsh elevation. Roll and roles, remove ridges, and fill depressions to meet finish grades. Limit finish grading to orest that can be planted in the immediate future.

Moisten prepared area before planting it soil is dry. Water thoroughly and allow surface to dry before planting. Do not create mudd:

Before Planting, Contractor shall obtain Design Professional and/or Project Manager acceptance of finish grading: resotre planting areas if eroded or otherwise disturbed after finish aradina.

. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other 2. Do not use wet seed ar seed that is moldy or otherwise damaged.

3. Do not seed against existing trees. Limit extent of seed to outside edge of planting source

s. to not seed against existing sees, timit extent or is seen to outside eagle or pointing sourcer.

8. Servised on to relation theat 65/10/1001.

C. Roike seed lightly into top 1/8 inch of soll, not lightly, and water with fine spary.

D. Protect seeded owers with slopes exceeding 1.4 with excision control blankets and 1.4 with excision control stankets and 1.5 with excision control stankets.

ct seeded areas with slopes not exceeding 1 is by spreading straw mulch. Spread uniformly at a minimu rate of 2 tons/acre to 1 nuous blanket 1-1/2 inches in loose thickness over seeded areas. Spread by hand, blower, or other suitable equipment. . Anchor straw mulch by crimping into soil with suitable mechanical equipment.

Bond straw mulch by spraying with asphalt emulsion at a rate of 10 gal,/1000 st. Take precautions to prevent damage or staining of structures or other plantings adjacent to mulched areas. Immediately clean damaged or stained areas. Protect seeded areas from hot, dry weather or drying winds by applying compost mulch within 24 hours after compositions. Sook areas, scatter mulch uniformly to a thickness of 3/16 inch, and roll surface smooth.

s actor shall lay sod within 24 hours of harvesting. Do not lay sod if dormant or if groun is frozen or muddi Let yead to form a salar mouse with Spith, that dipirits, but ends and sides of said, so not statch or owings, Staggers and their produced mouses, New demands on business or and saving includings. Target and said lightly be any subgrate elemental or pockets, and form a procedit surface. Work sittled said or fine some into miner creats between remove excess to and air more lettings and and adoptional group.

C. Lay sad across angle of slopes exceeding 1:3. tractor shall anchor sod on slopes exceeding 1:6 with wood pegs spaces as recommended by sod manufacth hars per sod strip to prevent slippage.

E. Contractor shall saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain most soil to a minimum death of 1-1/2 inches below sod.

B. Contractor shall mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain height appropriate for species cutting more than 1/3 of grass height. Remove no more than 1/3 of grass leaf growth in initial or subsequent mowings. actor shall apply pesticides and other chemical products and biological control agents in accordance with authorities having clion and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the

work. Notify Owner's Representative before each application is performed 3.13 SATISFACTORY TURE

Turf installations shall meet the following criteria as determined by the Owner's Re

Satisfactory Seeded Turt: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds an surface irregularities, with acverage exceeding 90 percent over any 10 st and bare spots not exceeding 5 by 5 inches.

C. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.

3.14 PESTICIDE APPLICATION

A. Apply pesticides and other chemical products and biological control agents according to requirements of authorities having jurisdiction and manufacturers' within secontimendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed. Post-Emergent Herbicides (Selective and Non-Selective): Apply only as necessary to treat already-germinated weeds and according to manufacturers written recommendations.

A. During installation, keep the site free of trash, povements reasonably clean and work area in an orderly conditio day. Remove trash and debts in containers from the site no less than once a week.

 Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property. Once installation is complete, wash all soil from powerments and other structures. Make all repairs to grades, ruts, and damage by the piant installer to the work or other work at the site.

A. The Contractor shall erect temporary fencing or barricades or warning signs as required to protect newly planted areas from Maintain protection during installation until Substantial Completion Acceptance. Treat, repair or replace damaged work in Montain protection using mistations was successful completion. Acceptance, looking out regions compages when immediately,

1. Diverage done by the Confloction or only the link authoristics that setting in reliable and person, are only the port of the work or eating,

feature to remark including ones, times or branched or large eating bases, sit, purring, sittles, lighting, significen, other finished work con
subscient conflicts from or implicately profession from the province of the Conflicts of the operate to the Conflicts

and the Conflicts of the Conflicts of the Conflicts of the Conflicts of the Conflicts

2.22 PLANT MANIENDEWING PROFESSION TO SIGNISHAMAL CONFLICTION ACCEPTANCE

A. During the project work period and prior to Substantial Completion Acceptance, the Contractor shall maintain all plants A Londing ran project was peace or adjusted to accommendate compension acceptance, and Londinación and mantaren a param.

La Monterención authority has peaced por for businedantic Compelion Acceptance and control of proving washing, cultivating, weeding installable, permovel of decid moletals repositing and respective of these abouts, of planning control special reposition of the peaced proving and respective and peaced proving and respective and peaced proving a second peaced proving and respective and peaced proving and respective and respective and respective and descens, and in history condition. The interface of the peaced proving respective and peaced proving respective and peaced proving a peaced proving and and peaced proving a peaced peaced proving a peaced pe

 A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a deter substantially complete. . Notification shall be at least 7 days prior to the date the contractor is requesting the review

8. The date of substantial completion of the planting shall be the date when the Owner's Representative accepts that all work in Planting Planting Soil, and Inrigation installation sections is complete. The Point Venionity period begins of order of written notification of subdantial completion from the Owner's Representative. The date of subdantial completion from the Owner's Representative. The date of subdantial completion may be different than the date of subdantial completion for the other sections of the project.

AMATEMACE DESIDE For the YMARPART PERIOD Virtual point Installer

A Refer to Ground Maintenance Specifications

3.24 SUBSTANTIAL COMPLETION ACCEPTANCE

3.26 END OF WARRANTY FINAL ACCEPTANCE / MAINTENANCE OBSERVATION and or measured them. Include much present executions are supported to the measured Representative that observe the work and establish that all provisions of the contract are complete and the work is softloctory.

If the work is softloctory, the maintenance perside will end on the date of the first observation.

2. If the work is deemed unsatisfactory, the maintenance period will end on the date of the first observation.

A. The scape of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plants, (also known as "landscaping") complete as shown on the divelowing and as seclified herein. B. The scape of work in this section includes, but is not limited to, the following

te, purchase, deliver and install all specified plants. 3. Mulch, fertilize, stake, and prune all specif 4. Maintenance of all specified plants until the beginning of the warranty period

5. Plant warranty. Clean up and disposal of all excess and surplus materia

4. Shall consist of specifications and general conditions and the construction drawings. The intent of these documents is to include all labor materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts yield be as binding as if called for in all parts. ATED DOCUMENTS AND REFERENCES

Drawings and gene
work of this section

a. Section - 32 91 00 Planting Soil b. Section - 32 92 00 Turf and Grasse

2. Related Specification Section

c. Section - Irrigation 8. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part specification to the extent required by the references thereto, in the event that the requirements of the following referenced stand specification conflict with its specification section the requirements of this specification stand prevail. In the event that the

A. ANSI Z60.1 American Standard for Nursery Stock, most current edition 1. ANSI A 300 - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current edition and part 2. Rarida Grades and Standards for Nursery Stock, current edition (Rarida Department of Agriculture, Taliahassee FL)

Pruning practices shall conform to recommendations "Structural Pluning: A Guide For The Green Industry" most curre published by Urban Tree Foundation, Visible, California.

Glossary of Arboricultural Terms. International Society of Arboriculture. Champaian IL. most current edition

In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the null of plant ar square feetings of the planting bed actually drawn on the plan drawings shall be deemed cenect and prevail.

The Rivides Cooks and Standard Norway Standard Cooks and Standard Norway Standard Cooks and Standard Norway St

SMMIS AND SEQUILATIONS

The Controllers that obtains and pay for all permits related to this section of the work unless previously excluded under controller or general conditions. The Controllers and conditions and archimences bearing on the operation or work as drawn and specifical. If the Controllers all sections permit requirements and the way once as drawn and permit requirements and the way controllers and accordance to the controllers and the very controllers a

er references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revisio tandards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall advern.

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The Owner's Representative may make invalve observation of the point's root system in the crea of the root colar and the top of the root of all agencies in acids to determine that the point makes the quality reconstruction for expirit of the root colar and presence of root includes the root colar and colar and colar and the root of the root colar and presence of root of the root of the root colar and presence of root of the root of the root colar and presence of root of the root of SECTION 32 93 00 - PLANTING (CONTINUED

 All plants that are rejected shall be immediately removed from the site and acceptable repla
the Owner. E. Submit to the Owner's Representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a sit of the plants they will provide. The plant sit shall include the botanical and common name and the title at life time of selection. Observed in Interney materials to determine that the materials meet the requirements of this

section.

The plants of the number of the plants of the plants of the plants of the plants of the number of the plants of the number of the plants of the number of the plants of the pl

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with wark until unstation-to-conditions have been contented. nfil installation of conditions have been connoted.

Should suburded delineage and conditions be encountered which would be delimented to growth or survived of plant mate the Contractor shall notify the Owner's Representative in willing, stating the conditions and submit a preposal covering cost of the Contractor shall not be only the Owner's Representative in willing, stating the conditions and submit a preposal covering cost of the procedurations and contractors and submit and second procedure and the conditions, highly the distribution specialists for point middled under the worship clause of the specialists for

8. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict. With these conditions, Repet any potential conflict, it writing, to the Owner Representative.
While specification required that of Remitting 50 and integrating if applicative laws the comprised and accepted prior to the

Planting operations shall not begin until such time that the intigation system is completely operational for the area(s) to be Actual planting shall be performe accented hardcultural practices Do not install plants into saturated or frazen soils. Do not install plants during inclement weather, such as rain or snow or during externely hot, cold or windy conditions.

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

 Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stokes set by others until parties concerned mutually agree upon removal. C. Notification of Surshine 811, 1-800-432-4770, is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by the Local Utility Locator Service.

A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in

All plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ANSI 280.1 "American Standard for Nursery Stock" latest edition, unless modified by provisions in this specification. When there is a conflict between this specification is section shall be considered correct. Plants larger than specified may be used if acceptable to the Owner's Representative. Use of such plants shall not increase the contract price. If larger plants are accepted the root ball size shall be in accerdance with ANSI 2-60.1. Larger plants may not be acceptable if the resulting method content in 61 tint the services in lanting source. 3. If a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. The measurements specified are the minimum and maximum size acceptable and are the measurements of after pluning, where pruning is sequeded.

 Proper identification: All trees shall be true to name as ordered or shown on planting plans and shall be labeled individually or in groups by genus, species, variety and cultivar. Compliance: All trees shall comply with federal and state laws and regulations requising observation for plant disease, pests, and weeds. Observation certificates required by law shall occompany each shipment of plants.

 Clearance from the local county agricultural commissioner, if required, shall be obtained to the county in which they are to be planted. General: Provide healthy stack, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected tille of the plant.

Plant quality above the sail line: a. Plants shall be heaftly with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Here quality above the sail line shall comply with the fields Grades and Standards, tries grade Florida 3 (Crown, The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and command teacher.

curries and administration liabels.

(a) Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contacted or weeping cultivars. Name whit, courty, or unique seasonizes such as contoned or weeping cultivars.

J. Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species of cultivar. Tieses shall not show signs of prolonged moistrue stress or over watering as indicated by witted, shriveled, or dead

 Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches. a.) Moin branches shall be distributed along the central leader not clustered logatine. They shall form a balanced crown appropriate for the clustered place.

It is not considered to the control leader not clustered logatine. They shall form a balanced crown appropriate for the control leader not control leader measured. It is not control to the control leader measured to the control leader measured.

... It bronches (scoffold bronches) shall be free of included basis Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly mad pruning cuts, closed or not, are acceptable and are not corrispleted wounds), sunbursed areas, con

Temporary branches, unless otherwise specified, can be present along the lower trunk below the lowest main (scaffold) branch, particularly for trees less than 1 inch in caliger. These branches should be no greated than 3/8-inch diameter. Clear trunk helpful be no more than 40% of the total height of the tree it a clear trunk helpful in art specified in the plant schedule. Trees shall have one central leader. If the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.

To the printing our size the present.

1.) All these are assumed to have one central leader frees unless a different form is specified in the plant schedule or drawings.

All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible applicables. Now we want the control of the contr

. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality of or below the soil in a shall comply with the following:

The roots shall be reasonably free of scrapes, broken or split wood.
 The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide tackiby and sat highly) agent. Wounds issulfing from root pruning used to produce a high quality root system are not

considerant ryses.

An eliminate of the rise, stackular and not recordably distilluded around the furth for clustered an own sidell yield be found in 1,4 millionary of the resultational making without him recognitation from the control of the own of the recordably and the control of the recordably and the recordably and the control of the recordably and the recordably and

The root system shall be reasonably free of stem girdling roots over the root collar or kinked roots from nursery production practices.

production.

J Rend Clower Certification: The final pion grower shall be exponsible to have determined that the pions have been real private of executing in the point place, and the production process to service visiting profiler post and invalent roots, or that production process to service visiting profiler post and invalent roots, or that production production shall be producted to the work of priving provide. The priving production shape if readed, to product the required private production shape. The execution production shape if readed in the root of priving priving production shape. The execution production shape is the production of the production shape in the production shape is the production of the production shape. The execution of the priving that of the production shape is the production of the production shape.

6.) At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots. E. Submittais: Submit for approval the required plant quality certifications from the grower where plants are to be purchased, for each plant type. The certification must state that each plant meets all the above plant quality requirements. . The grower's certification of plant quality does not prohibit the Owner's Representative from observing any plant or rejecting the plant it is found to not meet the specification requirements.

ROOT BALL PACKAGE OPTIONS: The following root ball packages are permitted. Specific root ball packages shall be required where indicated on the plant schedule or in this specification. Any type of root ball packages that is not specifically defined in this specification shall not be earning and processing the processing of the packages of the packages and processing the packages are processed.

A. BALLEO AND BUILDINGS.
 I. All Bolled and Burlapped Plants shall be field grown, and the root ball packaged in a burlap and to ball to package.

locate produces.

The produces are the second produces and the second produces are the prod If we baskets are used to support the root ball, a "low profile" basket shall be used. A low profile basket is defined as having the top of the highest bops on the basket no less than 4 inches and no greater than 8 inches below the shoulder of the root ball adultable.

Top, or allowable.

If the control of the working in the root ball package shall be natural, biodegradable material. If the burlop advantages that digary the time their his root ball shall be re-wrapped prior to shipping firoth how not yet grown to keep ado ball including shipping.

8. PACE WAYSED AND TRADFAMED

1. Refer to faith the selecctains specifications for faiths transplanted from Minto Nursey.

 Spade Harvested and Transplanted Plants shall meet all the requirements for field grown trees. Roof ball diameters shall be of similar size as the ANSI 260.1 requirements for Balled and Burlapped plants. Trees shall be harvested prior to learling out (bud breats) in the spring or during the fall plantling period except for plants know to be considered as fall plantling hazards. Plants that are fall plantling flazards shall only be harvested prior to feating out in the sprina.

4 fees stall be moved and planted within 48 hour of the Initial horwarding and shall remain in the spade machine until planted.

C. COMIANTE PLANTEDIMON ABOVE CORROWAN FARE COMINERS AND DOUSS IT has been presented by the Owner's Representation, or approved by the Owner's Representation.

Container class size shall conform to ANSI 260.1 for container plants for each size and type of plant.
 NNIAL FLOWERING AND SEASONAL COLOR PLANTS

A. Container or flat-grown plants should be sized as noted in the planting plan. Plants shall be

A. Except as modified below or where the requirements are not apprenequements of the plant quality section above.

 Defronding, tying, and hedging:
 I. In preparing paim trees for relocation, all dead from the properties of the A firement in the country from the second of the country for t

agging the root toot.
When diagning out the root ball, no evacuation shall be done closer than 4 inches to the trunk at ground level and the excavation shall set and below the major root system to a minimum depth of 3.5 feet. The bottom of the root ball shall be out off supples and perspectation that the truth level with fram given of the presentation to the truth level with fram given of the presentation to the truth days read the set of the cave the control of the

A. Planting Sol as used in this specification means the soil at the planting site, or imported as modified and defined in specification. Section Planting Soil. If there is no Planting Soil specification, the form Planting Soil shall mean the soil at the planting site within the planting site.

Mulch shall be uniform in size, shape, texture and free from weeds, mass, sticks, and other debris and deleterious materials. Organic Mulches shall be "Mulch & Sail Council Certified." Mulch types shall consist of the following and be specified on the plant schedule:

A Pine Bott ("Digs (organic meloti)

1. Pine Bott ("Nigo ("Digs (

B. Pine Straw (organic mulch) - shall be exceptionally clean and fresh.

6. It is understood that mulch quality will vary significantly from supplier to supplier and region to region. The above requirements may be modified to conform to the source material from locally reliable suppliers as approved by the Owner's Representative. Submit supplier's product specification data sheet and a one gallon sample for approval.
 TREE STAKING AND GUYING MATERIAL

 A. Tiree quying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be Arborfile manufactured by Deep Roof Parthers, LP, or approved equal. Stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

C. Below ground anchorage systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) holizonfal partiers to 4 feet long vertical stakes driven straight into the ground outside the root ball.

A. Examine the surface grades and soil conditions to confirm that the requirements of the Specification Section - Planting Soil - and the soil and drainage modifications indicated on the Planting Soil Plan and Detaits (if applicable) have been completed. Notify the Owner's Representative in writing of any rurastitisationsy conditions.

Protect materials from detarisation during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of head and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate worter to the root ball package deling the striping and storage perior.

 Using a soil moisture meter, periodically check the soil moisture in the root balls of all plants to assure that the plants are being addiquately watered. Valumetric soil moisture shall be maintained above willing point and below field capacity for the root ball substated or soil. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote staaina are for plants and other supplies.

mus. Italive or Contractor shall approve the duration, method and location of storage of plants. he Owner's Representative or Contractor shall approve the ride protective covering over all plants during transporting.

A. Planting shall only be performed when weather and soil conditions are suitable for planting the materials specified in accordance with locally accepted practice.

with locity recursive success.

A ADVEST WEATHER CONDITION

A Not planning shall state place during earliemely hot, day, windy or freeding weather.

S COCREMAND WITH PROJECT WORK

A The Contractor shall coordinate with all other work that may impact the completion of the work

A The Contractor shall coordinate with all other work that may impact the completion of the work to a fine work to coordination with other to

C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Roof balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.6 LAYOUT AND PLANTING SEQUENCE A. Relative positions of all plants and trees are subject to approval of the Owner's Rep

 Notify the Owner's Representative, one (1) week prior to layout. Layout all individual tree and shrub locations. Place plants above
unface at planting location, or place a labeled stake at planting location. Layout bed lines with paint for the Owner's
Representative's abortows. Sector the Owner's Representative's locations also all stan of planting work. D. It is undestood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. These dautiments may not be apparent until some or did of the plants are installed. Make adjustments as required by the Owner's Representative including relocability previously installed clants.

the Owner's Representative including relocating previously in SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION . Where possible deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and filling. Where possible, restrict the driving lanes to one area instead of driving over an

Till to a depth of 6 inches, all soil that has been driven over during the installation of plants. ITALLATION OF PLANTS: GENERAL

NO JALLATION OF PLANTS: CENERAL

A. Closave each plant after delivery and prior to installation for damage of other characteristics that may cause rejection to the property of the Cover's Representative of any condition observed.

B. No more plants shall be distributed about the planting bed area than can be planted and watered on the same day

not system of each plant, regardless of root ball package type, shall be observed by the Contractor, at the time of planting it in the roots meet the requirement for plant root quality in Part 2 Products: Flants Generals Plant Quality. The Contractor inderface at the time of planting, all modifications to the root system required by the Owner's Representative to meet these

quality transdation.

Nuclification, of the time of planting, to meet the specifications for the depth of the root color and semoval of stem griding roots and coloring roots may increas the part unablade or times the part to the point from the Chemica Representative may choose a point to the point from the Chemica Representative may choose a point to the point from the Chemica Representative may choose a point from the part of the productive from the part of the part of

The examing not be mostly or width is plot examply.

The examing not be mostly or width explore example in the property that Overan's Representation many specific to give a few data graining. The Overan's Representation many specific to give a few data graining. The Overan's Representation many specific to give a few data graining. The overan's Representation man of the work of the property of the p

F. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root to all miseaured after any root ball modification to corect root problems, and wide enough for working room around the root ball or to the size indicated on the identity or a noted below. For trees and strubs planted in soil areas that are NOT filled or otherwise modified to a depth of at least 12 inches over a distance of more than 10 feet radius from each tree, or 5 feet radius from each strub, the soil around the root ball shall be loosened as defined below or as indicated on the drawings.

arawings. nimum of 3 times the diameter of the root ball at the surface sloping to 2 times the diam to member user all the despired into the soil and turning the soil to reduce the compaction. The soil does not have to be removed from the hole, just due, fitted and turned. Litting and turning may be accomplished with a tracked mini excevator, or

If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shubs planted in soil areas that are NOT tilled or otherwise modified.

 The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification. It is motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil or dig the planting holes. all soil that has been driven over shall be tilled to a death of 6 inches.

H. For trees to be planted in prepared Planting Sol that is deeper than the root ball depth, compact the sol under the root ball using a mechanical tamper to assure a time bedding for the root ball. If there is more than 12 inches of planting sol under the root ball excepted and term the planting sol in lifts for the secent of 2 inches. Set top outer edge of the root ball at the average elevation of the proposed finish. Set the plant plumb and upright in the center of the planting hole. The tree graft, if applicable, shall be visible above the grade. Do not place sail on top of the root ball. The Owner's Representative may request that plants orientation be rotated when planted based on the form of the plant.
 Books! the space around the root boil with the same planting sall or existing sall that was accorded for the planting space. See specification Section Florings (so), for requirements for modify the sall within the planting sall sall.

Lifect root bod by temping Ploring Sol around the lower portion of the not bod. Those additional Plorining Sol around bade and visit in the solid plant of the solid

When the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to sook into the soil to settle the soil. Do not flood the planting space. If the soil is above field capacity, allow the soil to account to below held capacity before instructing the planting. At packets that the elementated and backfill bothinuse until the M. Where indicated on the drawings, build a 4 inch high, level berm of Planting Soil around the outside of the root ball to retain wate. Tamp the berm to reduce leading and erosion of the saucer.

O. Remove all nursery plant identification tags and ribbons as per Owner's Representative instructions. The Owner's Representative sade are to remain on plants until the end of the warranty period.

2.0. DEBMITTED BOOT BALL BACKAGES AND SECUAL BLANTING BEOLIBEMENTS The following are permitted root ball packages and special packages are special packages and special packages and special packages are special packages.

- The special package are special packages are special packages and special packages are special packages.

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After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap away; do not fold down not the Planting Sol.

 If the plant is shipped with a wire basket that does not meet the requirements of a "Low Rise" basket, remove the top 6 - 8 inches
of the basket wires just before the final backfilling of the tree. Earth root balls shall be kept intact except for any modifications required by the Owner's Representative to make root package comply with the requirement in Part 2 Products.

. After installing the tree, loosen the soil along the seam between the root ball and the surrounding soil out to a radius from the root ball edge equal to the alameter of the roof ball to a depth of 8 - 10 inches by hand digging to disturb the soil interface.

Fill any gaps below this level with loose soil.
 CONTAINER (INCLUDES BOXED AND ABOVE-GROUND FABRIC CONTAINERS) PLANTS
 This specification assumes that most container plants have significant stem girdling or too low in the root ball.

Remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.

Remove all substrate at the bottom of the roo

A. Birling a loss, oww worker or in execution device, we not the substance beam around the funk and top of the remaining tool and first and in the control of the control of the substance beam around the funk and top of the remaining local and first and in the control of the migration of the funk and the control of the substant of the GROUND COMER PERMAN AND ANNAIR PLANTS

A. Assure that soll moisture is within the required levels prior to planting, it required, shall be applied at least 12 hours prior to prioriting to voice dispring in mustay to be

C. Plants shall be planted in event. Negotiarly spaced once of the intervals colled out for on the drowings, unless otherwise noted. The negotiar of Annual flower points shall be a shall not from the bed adopt unless otherwise directed.

D. store of Annual flower points shall be a shall not from the bed adopt unless otherwise directed.

D. store of Annual flower points shall be a shall not from the bed adopt unless otherwise directed.

E. Schedule the planting to occur prior to application of the mulch. If the bed is already mulched, pull the mulch from around the hole and plant into the soil. Do not plant the root system in the mulch. Pull mulch back so it is not on the root ball surface. F. Press soil to bring the root system in contact with the soil.

C spread any excess sol around in this space's between plants.

H. Apply much to the bad being sure not to cover the tops of the plants with or the tops of the root ball with mulcit.

Water sport planting grain as so one at the planting is completed. Apply additional water to keep the sol mailtain.

 The trees shall be placed with their vertical axis in a plumb position. Curved points, if specified shall be placed with the vertical axis in a plumb position as the point head of a plumb position as the point plumb position.
 All bocklist lead be notified as the plumb position as the plumb position as the plumb position. E. Provide a watering bern at each pain. Berns shall extend a minimum of 18 inches out from the trunk all around and shall be a minimum of 16 inches high.

 Remove twine which first fronds together after placing palm in planting hole and securing it in the upright position TAXING AND GUYING A Do not state or goy treas unless specifically required by the Contract Documents, or in the event that the Contractor feels that stating is the only distinctive why to take positional feels plants.

A Do not state or you will be contracted to the product of the plants of the contracted that the Contractor feels that state of the contract that the Contractor feels that the Contractor feels that the Contractor feel that the Contractor feel that the Contractor feels that the Contrac

Stockes the tiese of the control of the control

C. Tree guying shall utilize the tree staking and guying materials specified. Guying to be field in such a manner as to create a 12-inch loop to prevent girding. Refer to manufacturer's recommendations and the planting detail for installation.

 Plants shall stand plumb after staking or guying.
 Stakes shall be driven to sufficient depth to hold the tree rigid. D. For trees planted in planting mix over waterproofed membrane, use dead men buried 24 inches to the top of the dead man, in the soil. The this guy to the dead man this adouble wrap of line around the dead man followed by a double half intch. When guys are removed, leave the dead man in place and out the guy tops. 21 inches toows the ground, leaving the tops and covered in mulch.

A. Maintain all plants in a plumb position throughout the warranty period. Straighten all trees that move out of plumb including those not staked. Plants to be straightened shall be excavated and the root ball moved to a plumb position, and then re-backfilled.

 Do not straighten plants by pulling the trunk with guys.
 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES A. Do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines the chemical additives is required. Apply chemical additives only upon the approval of the Owner's Remandantive.

INC OF TREES AND SHRIPS A. Prune plants as directed by the Owner's Representative. Pruning trees shall be limited to addressing structural defects as shown in details, follow recommendations in "Structural Huning: A Guide For The Green Industry" published by Urban Tree Foundation, Visalia.

All pruning shall be performed by a person experienced in structural tree pruning.
 C. Except for plants specified as multi-stemmed or as otherwise instructed by the Owner's Repleader.

D. Pruning of large frees shall be done using pole pruners or if needed, from a ladder or hydraulic lift to gain access to the top of the free. Do not climb in newly planted trees. Small frees can be structurally pruned by laying them over before planting. Pruning may also be performed at the nursey plant is slipping. usu be performed or the hussery plor to shipping.

E more war a proper principle accessed pointing that make a proper principle accessed pointing that make a principle accessed in the nursery or other.

Furning shall be down with clean, shapping accessed to the principle accessed in the nursery or other.

G. No tree point or sections shall be used.

MALCHON COF PAUL.

A. Apply 3 1/2 inches of mulch before settlement, covering the entire planting bed area. Install no more than 1 inch of mulch over the top of the root balls of all plants. Toper to 2 inches when abutting povernent.

 For trees planted in lawn areas at a minimum the mulch shall extend to the full width of the tree planting hole or to a 3 foot radius around the tree, whichever is greater. C. Lift all leaves, low hanging stems and other green portions of small plants out of the mulch if covered.

 Separate the edges of pirating beds and lown areas with a smooth, formed edge cut into the furf with the bed mulch level sightly lower, 1 and 2 inches, than the adjacent tust sad or as directed by the Owner's Representative. Bed edge lines shall be a depicted on the drawing. A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants from the point of installation until the date of Substantial Completion Acceptance. The Contractor shall adjust the automatic ritigation system, it available, and apply additional or adjust for iess vater using house so required.

 Hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. Test the
moisture content in each root ball and the soil outside the root ball to determine the water content. A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day, Remove trash and debris in containers from the site no less than once a week.

Immediately clean up any spilled or tracked soil, fuel, oil, trash or debts dep project or on public right of ways and neighboring property. eri hy the Contractor from all surfaces within the Once installation is complete, work all sall from povements and other structures. Ensure that mulch is confined to planting beds and that all tags and flagging tags are removed from the site. The Owner's Representative's seals are to remain on the trees and removed at the end of the warranty pariod.

C. Make all reports to grades, trut, and damage by the plant installer to the wark or other work at the site.

D. Bemove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the 3.20 PROTECTION DURING CONSTRUCTION

SESTAME CONTRIBUTED ACCESSANCE THE CONTRIBUTED A

C. The Plant Warmity period begins at date of written notification of substantial completion from the Owner's Representative. The date of substantial completion may be different than the date of substantial completion for the other sections of the project.

A. Refer to Ground Maintenance Specifications
3.24 END OF WARRANTY FINAL ACCEPTANCE / MAINTENANCE OBSERVATION

A. At the end of the Warranty and Maintenance period the Owner's Representative shall observe the work and establish that all provisions of the contract are complete and the work is satisfactory. 1. If the work is satisfactory, the maintenance period will end on the date of the final observation.

2. If the work is determed unsatisfactory, the maintenance period will confinue of an odditional expense to the Owner until the has been completed, observed, and approved by the Owner's Regression flow.

FAILURE TO PASS OBSERVATION: If the work fails to pass final observation, any subsequent observations must be rescheduled as peabove. The cost to the Owner for additional observations will be charged to the Contractor at the prevailing hourly rate of the Owners Representative.

The Contractor shall adequal injury due to his/her actions.

CORRECTION OF WORK

renter? the work princent rennerty and the number and shall be resonable for any damages or

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

B. All changes in the work, notifications and contractor's request for information (RR) shall conform to the contract general condition requirements.

A. The Contractor, at their own cost, shall se-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanning upon written notice from the Owner's Representative, at the soonest as possible from that can be coordinated with other work and sectional weather demand.

End of Warranty Final Acceptance: The date when the Owner's Representative accepts that the plants and wark in this section meet at the requirements of the warranty, it is intended that the materials and warrantship warranty for Planting, Planting Seil, and litigation work run concurrent with each other.

F. Healthy: Plants that are growing in a condition that expresses leaf size, crown density, color, and with annual growth rates typical of the species and cultivar's harticultural description, adjusted for the planting site sail, drainage and weather conditions. G. Kinked root: A root within the root package that bends more than 90 degrees.

H. Maintenance: Actions that preserve the health of plant a faller intaliation and as defined in this specification.

I. Maintenance exploid: The time period, as defined in this specification, which the Contractor's to provide ma

Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative may appoint other persons to review and contract of the contractive of the contract

When reasonable or reasonably is used in relation to other issues such as weeds, diseased, insects, it shall mean at levels low enough that no treatment would be required when applying recognized integrated Plant Management practices.

This specification recognises that some decisions cannot be totally based on measured findings and that professional judgment is required, in cases of differing opinion, the Owner's Representative's expert shall determine when conditions are judged as

O. Root color, root fine, trunk flare, finel: The region at the base of the trunk where the majority of the structural roots jair the pants stem, usually at a near ground level.

X. Intern. In a bruke of the Tele.
3. Indicated Complete An Acceptance The color of the end of the Profiling Porting 5oll and Higgston included from where the Owner's Expressional Social State of the Complete Color of the Complete Color of the Color of th

C. Product data: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal eight weeks before the installation of plants.

. Samples: Submit samples of each product and material where required by the specification to the Owner's Representative for approval. Lobel samples to indicate product, characteristics, and locations in the work. Samples will be reviewed for appearance only. Compliance with all other requirements is the exclusive responsibility of the Contractor.

The first indices Selected from the Contractor.

Plant indices Selected in source of all pinch is neighbor 1 And Selection of Ronds' to the Contractor.

Close out submitted, Selected to the Owner's Representative for approval.

1. Plant maintenance data and requirements.

SSERVAILON OF the WORK

USBADY/ALIKO For the VIULA.

A The Owner's Representative may observe the work of any firms. They may remove complies of materials for conformity to specifications, relacated materials for all its immediately intervened from the all to an implicate of the Conformacy to experience. The conformacy representative scale to letter the conformacy of the Conformacy to the Conf

PLANT QUALITY: Review of plant quality at the time of delivery and prior to installation. Review tree quality prior to unloading where possible, but in all cases prior to planting.

A. Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning wark to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

blantanical Compellation Acceptance - Acceptance of the work prior to the start of the warranty period:
Once the Contractor compellate the installation of all items in this section. The Owner's Representative will observe all work for aday before the ordingloaded date of the observations, and the Contractor. The request final the received of lead ten colorated and published the and religional date of the observations, and published the religional date of the observations, and published the religional date of the observations and published the religional date of the observations and the observations are considered as the observations and the observations are considered as the observation and the observations are considered as the observation are consider

Substantial Completion Acceptance by the Owner's Representative shall be for general conformance to specified size, contact seeping and not relieve the Contractor of responsibility for full conformance to the contract documents, in-luview contact seeping.

D. Installer Qualifications: The installer shall be a firm having at least 5 years of successful experience of a scope similar to that required for the work, including the handling and planting of largie specimen trees and paims in urban areas. The same firm shall install painting soil (where applicable) and plant install areas.

In the bidden list for work under this section shall be approved by the Owner's Representative.

2. Installer Raid Supervision: When any planting work is in progress, installer shall maintain, on site, a full-time supervisor who can communicate in Enable with the Owner's Representative.

Installer's field supervisor shall have a minimum of five years experience as a field supervisor installing plants and trees of the quality and scale of the proposed project, and can communicate in English with the Owner's Représentative. 4. The initialists crows shall have a minute service, as a sub-contranscent in engint with the Uwen's Registeritative.

4. The initialists crows shall have a minute of a year experienced in the initialist and Printing Soft Printings, and Higdrion (whe

5. Sub-mit references of pair posich, employee training certifications that support that the Contractors meets all of the above
restoler qualification and applicable features.

The Contractor agrees to replace defective work and defective plants. The Owner's Representative shall make the final determination if plants meet these specifications or that plants are defective.

Plants warranty shall begin on the date of Substantial Completion Acceptance and confinue for the following periods, classed by plant type:

When the work is accepted in parts, the warranty periods shall extend from each of the partial Substantial Completion Acceptances to the terminal date of the last warranty period. Thus, all warranty periods for each class of plant warranty, shall terminate at one time.

All plants shall be warrantied to meet all the requirements for plant quality at installation in this specification. Detective plants shall be defined as plants not meeting these requirements. The Owner's representative shall make the final determination that

Plants determined to be defective shall be removed immediately upon notification by the Owner's Representative and replaces without cost to the Owner, as soon as wealther conditions permit and within the specified planting period. whence can to the Owner, as soon a weather conditions permit of a white his good facility printing prilled.

Any was becaused by its proceduration or the Virtual Responsations design the propose of the work to consect good reflects consist part defects and the process of the work of the conditions of the weather, it is the print for the Controlled and procedure of the printing of the condition of the weather, it is the print for the Controlled and procedure of the printing of the Controlled and the Con

Replacements that closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification. Make all necessary repairs due to plant replacements. Such repairs shall be done at no extra cost to the Owner.

items are and protected urban a warranty pelana.

During and by the end of the watership pelana (service) and the wap, fee, and puying urban agreed to by the Owner's pelant persons and the pelant pe

At the end of the warranty period, the Owner's Representative shall observe all warranted work, upon written request of the Contractor. The request shall be received at least two colerator days before the anticonted date for final observation.

SECTION AND CREENVANION OF PLANS

A. No Owner's Representative registering or agreement of this handh sodil, connective rife, before a greened of the purple of the purple

End of Warranty Final Acceptance will be given only when all the requirements of the work under this specification specification sections Planting Soil and Infigation have been met.

placement plans that leaterd for an additional are upon period from the date of their acceptance after word that a laplacement plant is not acceptable during or at the end of the soid extended woman's representative may execute their more replacement thems or credit for each ferm, these territory replacement and under a worderinty period.

The Owner's Representative will provide the Contractor with written acknowledgment of the date of Substantial Completio. Acceptance and the beginning of the warranty period and plant maintenance period (if plant maintenance is included).

1. SITE CONDITIONS PRIOR TO THE START OF PLANTING: review the soil and drainage conditions.
2. COMPLETION OF THE PLANT LAYOUT STAKING: Review of the plant layout.

rriect species. By plants that are deemed defective as defined under the provisions below shall not be ac

Rescandable and reasonable, When used in this specification relative to plant quality, it is intended to mean that the conditions will not offact the adiabilithment or long term stability, health or grown of the plant this specification recognise that it is not proceptable to Pila project.

call: The mass of roots including any soil or substrate that is shipped with the tree within the root ball packa:

N. Root balt, this mass or roots including any sail of substrain that is shipped with the new within his root balt p. N. Root ball package. The material that surrounds the root ball during shipping. The root package may including placed around the root ball for slipping.

 Shrub: Woody plants with mature height approximately less than 15 feet. Spade harvested and transplanted: Field grown trees that are mechanically growing site without being removed from the digging machine.

B. Submit all product submittals 8 weeks prior to installation of plantings

4. COMPLETION OF THE PLANTING: Review the completed planting.

DEFINITIONS

Altermin this specification shall be as defined in the "Glossary of Arbaricultural Terms" or as modified below.
A found these: A container not bad pockage mode of wood in the stape of a four-sided box.
B. Container plant: Front that are grown in and/or are currently in a container including based trees.
C. Defective pinnt: Any plant that fails to make the plant quality requirement of this specification.

grown trees (B&B): Trees growing in field soil for at least 12 months prior to harvest.

I.D.	DESCRIPTION	SPECIFICATION
M	WATER SOURCE	3/4" IRRIGATION METER
)mil	BALL VALVE	I " PVC w/ VALVE BOX
M	BACKFLOW DEVICE	WATTS 009-QT-1
_	MAINLINE	I * PR-200 PVC
	SLEEVING	2" SCHEDULE 40 PVC
<b>Q</b>	CONTROLLER	IRRITROL TC-9-EXM-R
	RAIN SENSOR	IRRITROL RS-500
0	SOLENOID VALVE	IRRITROL 100-P1
	SPRINKLER	IRRITROL Ipro 12' PRCV

### NOZZLE LIST

I.D.	MAKE	NOZZLE	P.5.I.	G.P.M.
۵	TORO	FB-25-PC	30	0.25
FIXE	D SPRAYS			
•	IRRITROL	IPN-15EST	30	0.61
$\Rightarrow$	IRRITROL	IPN-1555T	30	1.21
8	IRRITROL	IPN-8Q	30	0.26
B	IRRITROL	IPN-8T	30	0.34
8	IRRITROL	IPN-8H	30	0.52
10,	IRRITROL	IPN-I OQ	30	0.40
12	IRRITROL	IPN-I2Q	30	0.57
12	IRRITROL	IPN-12T	30	0.75
12	IRRITROL	IPN-12H	30	1.15
@	IRRITROL	IPN-12F	30	2.28

WATERING SCHEDULE (e.s.t.)

Medium	- 1		7am,8am	9	Τu	, Fr	12.11	1.60	5
-	2			9			12.88	1.60	D
	3			9			12.24	1.60	D
	4			9			12.78	1.60	D
			ILY ADJUS						
Apr	819	5	May 9	18%	Jun	100%		Jul 98	8%
Auc	93%	5	5ep 7	6%	Oct	59%			
			ONSUMP1	TIVE USE (	O" rain	fall)			
22	2.29 a	allons							

### WATERING SCHEDLILE (det)

VV/	۱ı	KII	NG S	CHE	DULE	(a.s	s.t.)	
USE	ZONE	PGR	START	MINUTES	DAYS/WK.	Ğ.P.M.	PREC. RT.	REMARKS
Medium	- 1		7a,8a.9.	a 8	Tυ	12.11	1.60	
	2			8		12.88	1.60	
	3			8		12.24	1.60	
	4			8		12.78	1.60	
PROG	RAM M	ONTH	ILY ADJU:	STMENTS				
Jan	54%		Feb (	63%	Mar 100%		Nov 60%	
Dec	46%							

AVERAGE DAILY CONSUMPTIVE USE (0" rainfall)
110.77 gallons

### NOTES

ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK, THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS

CLARIFY ANY DISCREPANCIES ON THE PLAN PRIOR TO BIDDING.

ALL PIPE AND WIRE UNDER PAVING SHALL BE PLACED IN SCHEDULE 40 P.V.C. SLEEVES FOR THE FULL PAVEMENT COVERAGE LENGTH AND SHALL BE AT LEAST 24" BELOW GRADE

MAINLINES SHALL BE BURIED TO PROVIDE A MINIMUM COVER OF 18', WHILE ALL LATERAL LINES SHALL

ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS AND UNDERGROUND UTILITIES.

ALL PIPING DOWNSTREAM OF SOLENOID VALVE TO BE PR- I GO P.V.C.

HIGH VOLTAGE POWER SUFFLY TO THE IRRIGATION CONTROLLER SHALL BE THE RESPONSIBILITY OF THE OWNERS FET. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLER AND LOW VOLTAGE WIRES, ALL CONTROL WIREN IS DE 141 U. TO PRECT BURNAL USING RED FOR HOT AND WHITE FOR "COMMON". ALL CONTROL WIRING SHALL BE INSTALLED UNDER MANINEL, WIRES SHALL BE "APPLD EVER". SO LE, WITH A PEDLATE SUACK AND EPPRAISION LOOPS AND SHALL BE SHIPLED DOILY IN

THE DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL BE EXPECTED TO MAKE THOSE THE URBANNINGS ARE DIAGRAMMATIC. THE CONTRACTOR STARL BE EXPECTED TO MAKE THOSE MODIFICATION RECESSARY IN THE FIELD TO REACT TO A CITUAL PIELD CONDITIONS, WITHOUT DEPARTURE FROM THE DESIGN CONCEPTS OR INTENT. ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAFE AREA SES SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAFE AREAS.

THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS, SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST CLARRICATION.

ALL SPRINKLERS SHALL HAVE MANUFACTURERS "X-FLOW" AND ANTI-DRAIN VALVE OPTIONS INSTALLED, AND SHALL BE INSTALLED FLUMB AND WITH THE PROPER HEIGHT. ALL SPRINKLERS SHALL BE SITE ADJUSTED TO PREVENT WATER OVERTHROW ONTO BUILDING SURFACES, ROADWAYS, AND WALKWAYS. SHALD BODY SPRINKLERS MAY BE SUBSTITUTED FOR HI-FOPS AGAINST BUILDINGS) AT OWNERS DISCRETION. ALL SPRINKLERS SHALL BE A MINIMUM OF 12" FROM ANY BUILDING

CONTRACTOR SHALL VERIFY WITH OWNERS REPRESENTATIVE ALL CONTROLLER PROGRAMMING, INCLUDING MONTHLY ADJUSTMENTS. PRIOR TO FINAL INSPECTION.

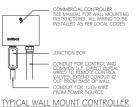
SJRWMD LAWN AND LANDSCAPE IRRIGATION RULE:
IRRIGATION OF NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY ON ANY DAY FOR THE INITIAL 30
DAYS AND EVERY OTHER DAY FOR THE MEM 30 DAYS FOR A TOTAL OF ONE 60-DAY FERIOD, PROVIDED
THAT THE IRRIGATION IS IMMITED TO THE MINIMUM AMOUNT NECESSARY FOR ESTABLISHMENT.

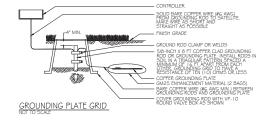
INSTALL BACKFLOW PREVENTER IN AN INCONSPICUOUS LOCATION SUCH AS SHRUBBERY WHEN

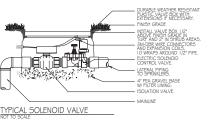
THIS PLAN WAS PREPARED BY A CERTIFIED IRRIGATION DESIGNER AND MEETS THE STANDARDS OF THE IRRIGATION ASSOCIATION, F.B.C. PLUMBING VOLUME APPENDIX F, AND 373.228 F.S.

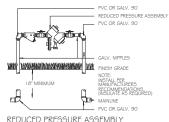
THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE DRAWING SHALL LOCATE ALL PRINTS AND VALVES BY SHOWING EACH TRESUREMENTS FROM HARD SURFACES OF PERMANENT FEATURES. PLEASE SHOW WIRE DIRECTION.

THIS PLAN IS PREPARED FOR CITY OF JACKSONVILLE PRELIMINARY REVIEW AND IS NOT TO BE RELEASED FOR BIDDING PURPOSES.

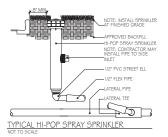


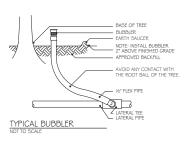


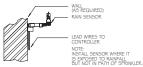




REDUCED PRESSURE ASSEMBLY











IS EXPOSED TO RAINFALL BUT NOT IN PATH OF SPRINKLER. TYPICAL RAIN SENSOR

PROJ. #: 2023-10-27 DATE: WAH CHECKED BY: MCX AS NOTED SCALE:

planning

architecture

landscape architecture

urban design visual communication

ANDSC4

LA6666922

STATE

FLOR IDA

LLC.

MODERN BREWING,

**POST** 

**BREWERY RENOVATION** 

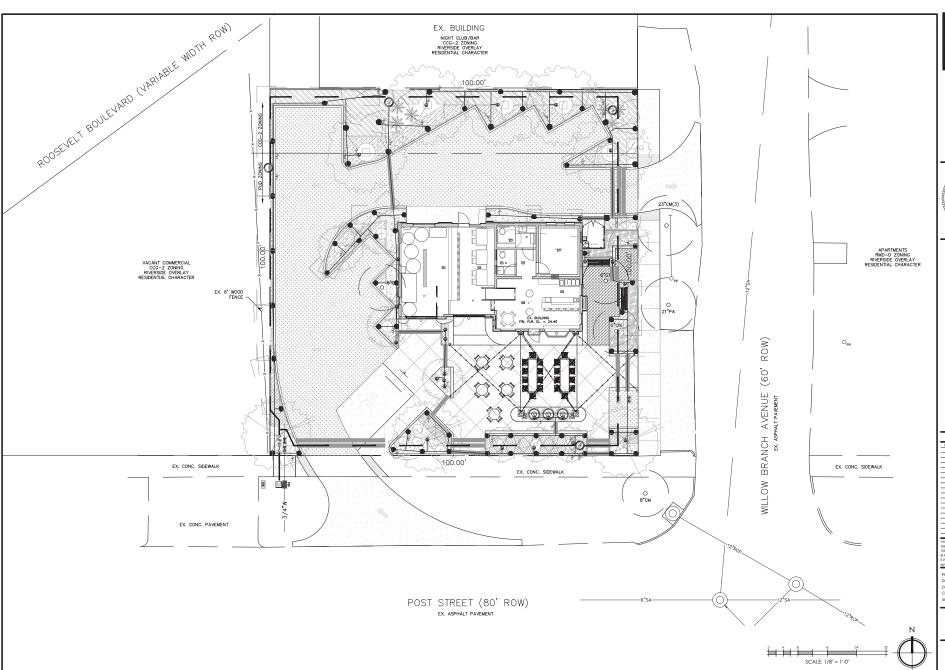
CRAFT I

ISSUE DATES

IRRIGATION **GENERAL NOTES &** SCHEDULE

SHEET NUMBER

L700



> Jacksonville ELM Studio 1035 Kings Avenue acksonville, FL 32207 t 904 296 8066



POST MODERN BREWING, LLC.
CRAFT BREWERY RENOVATION
2951 POST STREET, JACKSONVILLE, FLORIDA 322205

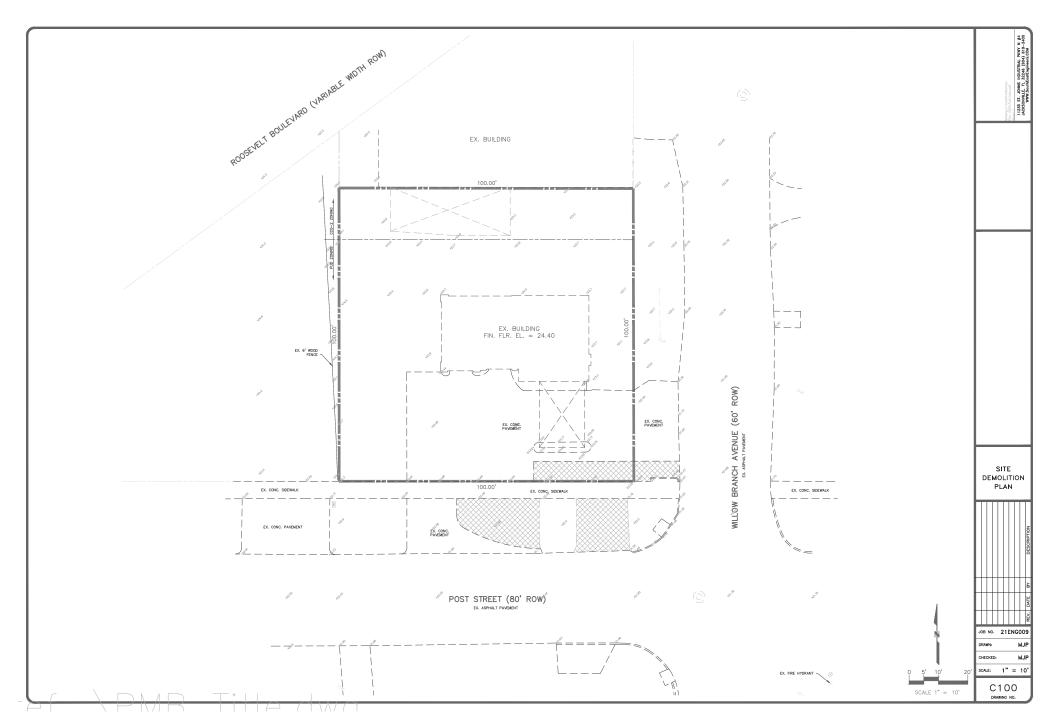
ISSUE DATES

10. SOUTHON DOT

10. SOUTHON

10.

L701



# COA-23-30022 1372 Avondale Ave

#### May 22, 2024

# Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-23-30022

<u>Address</u>: 1372 Avondale Avenue, RE# 079782-0000

<u>Location</u>: Southwest side of Avondale Avenue, between Remington Street and Fitch Street

*Owner:* Jesse Shimp

1372 Avondale Avenue Jacksonville Florida, 32205

Applicant: Cyndy Trimmer Esq.

Driver, McAfee, Hawthorne and Diebenow, PLLC

1 Independent Drive, Suite 1200 Jacksonville, Florida 32202

*Year Built*: c. 1934 (*Property Appraiser*)

<u>Designation</u>: Riverside Avondale; Contributing

Request: Alterations

#### Summary Scope of Work:

1. 6-foot-tall Fence Replacement

- 2. Driveway and Paving
- 3. Pool Remodel and Hardscaping (Administrative)
- 4. Wood Deck Replacement (Administrative)
- 5. Step Replacement (Administrative)

**Recommendation:** Approve with Conditions

#### **Conditions:**

#### Fence

- 1. The location of the fencing and gate(s) shall be substantially consistent with the site plan dated April 12, 2024.
- 2. The fence shall not exceed six (6) feet in height along the southeast property line.

#### Driveway

- 3. The driveway shall be substantially consistent with the site plan dated April 12, 2024.
- 4. Any existing sidewalk shall not be altered or disturbed in any way.

COA-23-30022 Page **1** of **7** 

#### **Pool and Hardscaping**

5. The design and location of the pool (and any hardscaping) shall be substantially consistent with the site plan dated April 12, 2024.

#### Deck and Steps

- 6. Wood materials shall be painted or stained.
- 7. The handrail shall not damage the brick porch columns.



#### **PROJECT DESCRIPTION**

COA-23-30022 is for the replacement of a 6-foot-tall wood fence, a wood deck, installation of a 10-foot wide poured concrete driveway and expanded paved space, and replacement of the rear wood steps. This property is a two-story brick structure with a side open porch located on a corner lot, surrounded by a mixture of one- and two-story residential structures. The existing pool is located behind a 6-foot-tall wood privacy fence that will be replaced in the course of repairs to the pool and decking. The existing driveway will be replaced with a 10-foot-wide concrete driveway that widens to the width of the existing garage. There is an existing deck at the open porch on the front left corner and a set of wood stairs to the rear door, both of which will be replaced to match. The property was previously approved for a Zoning Variance via V-89-14 that allows for an increase in the allowable fence height from four (4) feet to eight (8) feet along Fitch Street.

Pursuant to the authority granted to Staff under the 2024 COA Matrix, the proposed pool remodeling, 3-foot-high wood deck and rear steps replacement with new wood steps is able to be administratively approved. As such, the analysis in this report focuses on the fence and driveway.

COA-23-30022 Page **2** of **7** 

#### **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:

- The proposed 10-foot-wide driveway expands to the width of the garage with a paved area. The expansion of the 10-foot-wide poured concrete driveway begins 11.7 feet from the side property line, which is forward of the side of the house in the secondary front yard. The request for realigning the driveway by moving the curb cut several feet west on Fitch Street in a matching material is consistent with Section 307.106(k)(2 and 3) and the Historic District Design Guidelines, Section on "Setting".
- The request includes replacing an existing 6-foot-tall wood board on board fence along Fitch Street in a matching material, height, and design. The proposed fence will be located in the same location as the existing fence between the residence and the driveway. The existing four (4) foot fence along the southwestern property line will be replaced with a six (6) foot high, board-on-board style fence to match that along Fitch Street. Wood fences are common along the block and adjacent properties have both four (4) and six (6) foot tall fences as well. The request to replace the wood fence to match the existing location, style, and material is consistent with the Historic District Design Guidelines, Section on "Setting" and Sections 307.106(k)(1) and 307.106(l)(1 and 6).

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: 1-3
- 2. Section 307.106(I) Guidelines on "Alterations": 1 and 6
- 3. 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.

COA-23-30022 Page **3** of **7** 

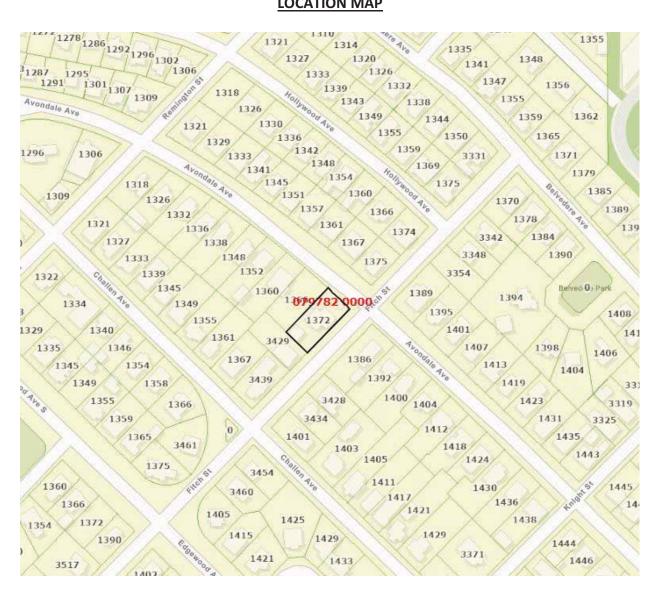
307.106(I)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

#### Historic District Design Guidelines, "Setting"

- Secretary of the Interior's 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.
- Setting, Recommend #3: "Use new plant materials, fencing, walkways, streetlights, signs, and benches that are compatible with the character of the neighborhood in size, scale, materials, and color."
- Setting, Recommend #4: "Identify and retain plants, trees, fencing, walkways, street lighting, signs, and benches that reflect a property's history and development."
- Fencing / Walls, Recommend #1: "Retain and repair existing historic fencing and walls."
- Fencing / Walls, Recommend #2: "Construct new front-yard fences of vertical pickets in simple designs, especially on frame vernacular buildings. Limit cast iron fencing to highstyled buildings such as Queen Anne, Colonial Revival, and Neo-Classical."
- Parking and Driveways, Recommend #2: "Limit parking to the rear or side of buildings."

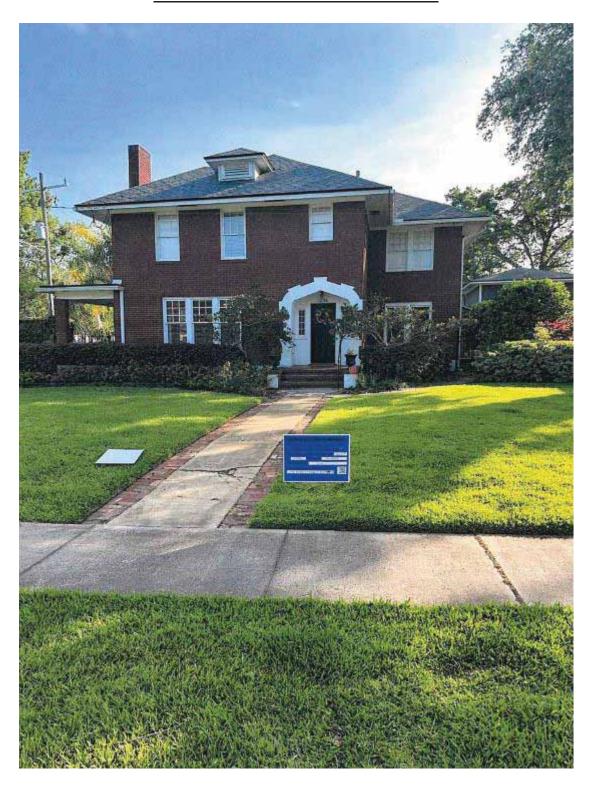
COA-23-30022 Page **4** of **7** 

#### **LOCATION MAP**



COA-23-30022 Page **5** of **7** 113

#### PICTURE OF PROPERTY WITH POSTED SIGN



Page **6** of **7** COA-23-30022

#### **SITE PLAN DATED APRIL 12, 2024**



Page **7** of **7** 115 COA-23-30022

#### **Application For Certificate Of Appropriateness**

#### **Application Info**

Tracking #30022Application StatusFOUND SUFFICIENTDate Started11/27/2023Date Submitted11/27/2023

**Planning and Development Department Info** COA# COA-23-30022 **Admin Review Admin Recommendation** N/A **Admin Date Of Action** N/A Forwarded to JHPC **4 JHPC Meeting Date** 5/22/2024 **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 TRIMMER CYNDY Company Name** DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC **Mailing Address** 1 INDEPENDENT DRIVE, SUITE 1200 City State **Zip Code** 32202 **JACKSONVILLE** FL **Phone** Fax **Email** 904 807 904 CKT@DRIVERMCAFEE.COM 0185

General Information On Owner(s)-Agent represents Owner Contractor Architect Consultant Other **Last Name First Name** Middle Name SHIMP **JESSE Company/Trust Name Mailing Address** 1372 AVONDALE AVENUE State **Zip Code** City **JACKSONVILLE** 32205 FL Phone **Email** Fax CTRIMMER@DRIVERMCAFEE.COM 9043011269

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

-Location Of	Property————	
General Locat	• •	
	ndale Historic District	
House #	Street Name, Type and Direction	Zip Code
1372	AVONDALE AVE	32205
Type Of Impro	ovement	
Addition	Driveway New Construction	Accessory Structures
Alteration	Relocation Window Replacement	_
Fencing	Demolition Reroof/Minor Repairs	
Describe prop	osed work below. Note affected features a	and changes in design or
	as specific, brief, and legible as possible.	
(Example: rei	oof; replacing gray 3-tab shingles with bla	ack architectural shingles).
Proposed Wor		CE ALONG FITCH OTREET WITH
	TO REPLACE EXISTING SIX (6) FOOT TALL FEN FOOT TALL FENCE, AS PROPOSED ON PICTURE	
Is this a viola	tion? Check the box if it is.	
If you have be	een working with a planner choose one from	the list
		1
<b>Fencing</b> - Re	quired Attachments For Complete Applicati	ion———
Site Plan	- Site plan/survey with fence placement.	
fence you wou	<b>light, Design, And Materials</b> - Please provide Id like to install. You may add the height and fe under "Proposed Work".	
Photos O	f Property	
<b>Additional</b> D	ocuments Provided —	
Application (	Cortification	
Application	Certification ————————————————————————————————————	
For application	is that can be approved administratively, there i	is no application fee.
	ions that must go before the Historic Preservati on the type of work performed.	ion Commission, a fee will be
Application cor	npleteness review: All applications for Certificat	te of Appropriateness
("Application")	will be reviewed for completeness by Planning	and Development Department
	lication determined to be incomplete, will be ret ailing the deficiencies. No further action on the	
	diffigure deficiencies. No further action on the deficiencies are addressed. Once the Application	
complete, Plan	ning and Development Department Staff will pr	
of the Applicat	ion.	

079782 0000

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.

SHIMP JESSE CHRISTOPHER 1372 AVONDALE AVE
JACKSONVILLE, FL 32205-7838
SCHAUDIES MEREDITH SUZANNE

**Primary Site Address** 1372 AVONDALE AVE Jacksonville FL 32205Official Record Book/Page 18111-00184

Tile # 6428

#### **1372 AVONDALE AVE**

Property Detail	
RE#	079782-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01373 AVONDALE NORTH
Total Area	10214
Characteristics	<u>Historic Designation</u>

The sale of this property may result in higher property taxes. For more information go to <a href="Save Our Homes">Save Our Homes</a> and our <a href="Property Tax Estimator">Property Tax Estimator</a>. '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 <a href="Learn how the Property Appraiser's Office values property">Learn how the Property Appraiser's Office values property</a>.

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$549,373.00	\$543,987.00
Extra Feature Value	\$14,149.00	\$14,149.00
Land Value (Market)	\$200,200.00	\$200,200.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$763,722.00	\$758,336.00
Assessed Value	\$571,733.00	\$588,884.00
Cap Diff/Portability Amt	\$191,989.00 / \$0.00	\$169,452.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$521,733.00	See below

Taxable Values and Exemptions – In Progress

ss 🛅

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	\$588,884.00			
Homestead (HX)	- \$25,000.00			
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00			

SJRWMD/FIND Taxable Value				
Assessed Value	\$588,884.00			
Homestead (HX)	- \$25,000.00			
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00			

Taxable Value	\$563,884.00
Homestead (HX)	- \$25,000.00
Assessed Value	\$588,884.00
School Taxable Value	

**Taxable Value** 

\$538,884.00

Taxable Value \$538,884.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>18111-00184</u>	8/24/2017	\$647,300.00	WD - Warranty Deed	Qualified	Improved
<u>10381-00975</u>	2/28/2002	\$400,000.00	WD - Warranty Deed	Qualified	Improved
<u>08433-01542</u>	9/4/1996	\$210,000.00	WD - Warranty Deed	Qualified	Improved
07080-00113	3/26/1991	\$190,000.00	WD - Warranty Deed	Qualified	Improved
06232-01117	10/31/1986	\$124,000.00	WD - Warranty Deed	Unqualified	Improved
<u>05400-00031</u>	6/22/1981	\$26,100.00	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	\$1,569.00
2	POLR3	Pool	1	0	0	1.00	\$12,580.00

#### Land & Legal 🍱

and

ı	LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
	1	0100	RES LD 3-7 UNITS PER AC	RLD-60	70.00	155.00	Common	70.00	Front Footage	\$200,200.00

Legal		
LN Legal Description		
1	7-31 43-2S-26E	
2	AVONDALE	
3	LOT 746	

Buildings Building 1
Building 1 Site Address

#### 1372 AVONDALE AVE Unit Jacksonville FL 32205-

<b>Building Type</b>	0108 - SFR CLASS 2
Year Built	1934
<b>Building Value</b>	\$543,987.00

Туре	Gross Area	Heated Area	Effective Area
Unfin Det Garage	520	0	260
Finished upper story 1	24	24	23
Finished Open Porch	24	0	7
Finished upper story 1	1538	1538	1461
Base Area	1538	1538	1538
Finished Open Porch	119	0	36
Total	3763	3100	3325

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	6	6 Cem Fib Shing
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2023 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	\$571,733.00	\$50,000.00	\$521,733.00	\$5,715.95	\$5,904.40	\$5,397.59
Urban Service Dist1	\$571,733.00	\$50,000.00	\$521,733.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$571,733.00	\$25,000.00	\$546,733.00	\$1,715.34	\$1,740.25	\$1,604.22
By Local Board	\$571,733.00	\$25,000.00	\$546,733.00	\$1,191.62	\$1,229.06	\$1,114.46
FL Inland Navigation Dist.	\$571,733.00	\$50,000.00	\$521,733.00	\$16.16	\$15.03	\$15.03
Water Mgmt Dist. SJRWMD	\$571,733.00	\$50,000.00	\$521,733.00	\$99.70	\$93.55	\$93.55
School Board Voted	\$571,733.00	\$25,000.00	\$546,733.00	\$0.00	\$546.73	\$0.00
Urb Ser Dist1 Voted	\$571,733.00	\$50,000.00	\$521,733.00	\$0.00	\$0.00	\$0.00
			Totals	\$8,738.77	\$9,529.02	\$8,224.85
Description	Just Value	Assessed Value	Exe	emptions	Taxable V	alue

				· · · · · · · · · · · · · · · · · · ·
Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$704,171.00	\$555,081.00	\$50,000.00	\$505,081.00
Current Year	\$763,722.00	\$571,733.00	\$50,000.00	\$521,733.00

#### 2023 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.

2023 2022 2021 2020 2019	<u>2023</u>			
<u>2021</u> <u>2020</u> <u>2019</u>	2022			
<u>2020</u> <u>2019</u>	<u>2021</u>			
<u>2019</u>	2020			
	2019			

<u>2018</u>			
<u>2017</u>			
2016			

<u>2014</u>	<u>2015</u>			
	<u>2014</u>			

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



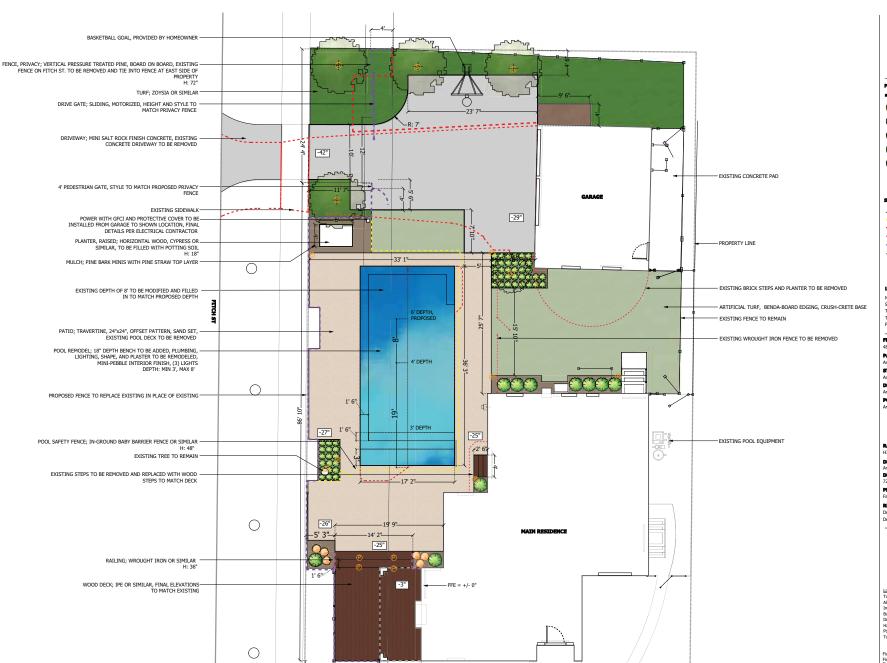
#### **More Information**

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

#### NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

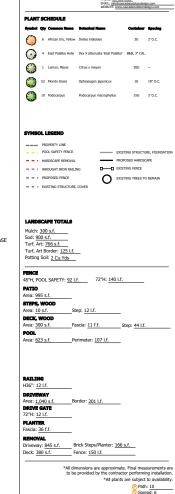
	- 30022 were posted on the property/site located
at:	
079782 00	000
Real Estate Number(s)	
1372 Avondalc	Ave
Street Address	
Jayesonville, Fr 3	22.05
City, State Zip Code	
Printed Name Mike Sit	
Signature Mu 590	
Dated this 3rd day ofMag	<del>20_24</del> .
STATE OF FLORIDA COUNTY OF DUVAL	
The foregoing instrument was acknow	ledged before me this 3rd day of May, 2024
mike Sittner	(Applicant/Agent)
Such person(s): (notary must check a	pplicable box)
is (are) personally known to me	; or
produced a current	driver's license as identification; or
produced	as identification.
Yelly whiten	
orint or type name]	





—13' 6"—





Path: 10 Spread: 6 Total Lights: 16

Lot Coverage: Total Lot: 10,871.22 s.f. Allowed: 7,066.29 s.f. / 65% Impervious Area: Existing | Proposed Buildings: 1,680.14 s.f. | 1,680.14 s.f. Driveway: 648.45 s.f. | 825.98 s.f. Urrveway: 648.45 s.f. | 825.98 s.f. Hardscape: 2,246.15 s.f. | 1,669.7 s.f. Pool: 652.65 s.f. | 622.29 s.f. Total: 5,227.39 s.f. | 4,798.11 s.f. 48.08% | 44.14%

Final Design1 <u>2/15/2023</u> Final Design2 <u>1/22/2024</u> Final Design3 <u>4/12/2024</u>

CLIENT NAME: Shimp, Jesse & Meredith ADDRESS: 1372 Avondale Ave. CITY/STATE/ZIP: <u>Jacksonville</u>, FL, 32205 SCALE: 3/16" = 1'

#### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

#### PROPOSED IMPROVEMENTS AT 1372 AVONDALE AVENUE

#### **SUMMARY DESCRIPTION OF THE PROJECT**

Applicant, Jesse Christopher Shimp, is the owner of property at 1372 Avondale Avenue, Jacksonville, Florida 32205 (RE# 079782 0000) (the "Property") as more particularly described in the legal description filed herewith. The Property is located within the Historic Residential Character Area of the Riverside/Avondale Overlay and is designated CGC land use and CCG-1 zoning.

#### I. PROPOSED WORK

Applicant seeks a Certificate of Appropriateness ("COA") to remodel various landscape and hardscape elements of the Property including the fence, wood deck, wrought iron fence, driveway and pool interior as depicted on the site plan filed herewith.

The existing six (6) foot fence along the Property's Fitch Street frontage will be replaced with a six (6) foot high, board-on-board style wood fence. The proposed fence will be located along the same footprint as the existing fence between the residence and the driveway. The existing four (4) foot fence along the southwestern property line will likewise be replaced with six (6) foot high, board-on-board style fence to match that along Fitch Street. As depicted by the purple dashed line on the Site Plan, the fence along the southwestern portion of the property will be moved to allow for a motorized drive gate. The height and style of the drive gate shall match the proposed privacy fence.

The location and height of both the existing and proposed fence are permitted by Variance No. V-89-14, providing for an increase in the allowable fence height from four (4) feet to eight (8) feet. Variance No. V-89-14 runs with the land and applies to Applicant's proposed six (6) foot fence.

Applicant proposes realigning the driveway by moving the curb cut several feet west on Fitch Street. The paved driveway within the Property will be redesigned and extended slightly to the west of the garage for a basketball hoop.

The existing pool deck is proposed to be replaced with 24" by 24" travertine tiles, although the existing pool deck area will not be expanded or contracted. Applicant seeks to fill in the deepest portion of the pool, currently eight (8) feet deep, to a depth of six (6) feet.

The wood deck lying between the foremost portion of the fence and the pool deck will be replaced with an Ipe wood deck but is not proposed to be expanded or contracted. Similarly, the wooden steps at the side door of the house leading to the pool deck will be replaced with smaller steps that match the proposed wood deck. Wrought iron handrails are proposed to be installed along the steps between the wood deck and the pool deck as depicted on the Site Plan.

The area between the residence and the garage is currently sodded with brick steps and a planter, which is proposed to be replaced with artificial turf, benda-board edging and a crush-crete base. The existing wrought iron fence between the turf area and the pool deck is also proposed to be removed.

1

123

# COA-24-30437 411 1st St E

#### May 22, 2024

# Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-30437

Address: 411 1st Street East, RE# 072691-0005

Location: North side of 1<sup>st</sup> Street East, between Walnut Street and Ionia Street

*Owner:* Terrawise Homes, Inc.

1334 Walnut Street

Jacksonville, Florida 32206

Applicant: Same as Owner

Year Built: N/A

**Designation**: Springfield

*Request:* New Construction (Two-Story Single-Family Residence)

#### Summary Scope of Work:

1. New construction (two-story single-family residence)

2. Fence installation (Administrative)

**Recommendation:** Approve with Conditions

#### **Conditions:**

#### **New Construction (Two-Story Single-Family Residence)**

- 1. Materials, design, and height shall be substantially consistent with the elevation drawings dated February 28, 2024, or as otherwise approved by the Historic Preservation Section.
- 2. Location and orientation shall be as substantially shown on the site plan dated March 11, 2024.
- 3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures (RE: 072719-0000 and 072739-0020).
- 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 siding shall be installed with the smooth side facing outward.
- 7. 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.

COA-24-30437 Page **1** of **12** 

- 8. 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.
- 9. The front door shall have clear glass without any decorative etching or frosted glass.
- 10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 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.

#### Fence Installation (Administrative)

- 12. The location of the fencing and gate(s) shall be as substantially shown on the site plan dated March 11, 2024.
- 13. Fencing installation shall be consistent with the Fencing and Wall Guidelines.



#### **PROJECT DESCRIPTION**

COA-24-30437 seeks to construct a two-story single-family home within the Springfield Historic District. The subject site is a vacant corner lot that is approximately thirty-eight (38) feet wide and seventy (70) feet long. The surrounding residential structures along this block are two-story homes with full-width porches. As designed, the proposed home will consist of a hip roof with a nested gable and side gable, and a full-width porch. Primary materials of the structure include

COA-24-30437 Page **2** of **12** 

architectural asphalt shingles for the roof, one-over-one and fixed vinyl windows, fiber cement lap siding, concrete block with stucco finish for the foundation wall, wood porch railing and spindles, and columns with caps and bases along the front porch.

The applicant also proposes to install a four (4) foot tall metal picket fence in the required front yard and secondary front yard, and to install a six (6) foot tall wood privacy fence on the rear and right property lines. Pursuant to the authority granted to Staff via the 2024 COA Matrix, this work can be approved administratively. As such, this report will focus on the new construction.

#### **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:

- Development of a two-story single-family home on a vacant lot amidst other two-story residential homes provides for compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure's full-width porch ensures a compatible relationship with other properties in the historic district; the frame vernacular style is consistent with the architectural styles of the neighborhood. Therefore, the proposed development is consistent with Sections 307.106(k)(1 and 2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the concrete block foundation is approximately thirty (30) feet, which is compatible with the heights of the adjacent structures. Two-story single-family structures are the dominant development typology along this block. The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks as shown on the site plan dated March 11, 2024, are consistent with other nearby structures and have been conditioned to ensure compatibility. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show one-over-one and fixed light patterned windows with a header height window design characteristic found in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door has a quarter-light and two vertical panels, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the hip roof form with a nested and side gable is compatible with the roof forms within the District, and similar roof forms are found surrounding the property as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the

COA-24-30437 Page **3** of **12** 

- proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
  - The fiber-cement lap siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Springfield;
  - o CMU block foundation with stucco finish;
  - o Vertically-oriented windows spaced evenly throughout the structure; and
  - o Fiber-cement shake shingles in the nested gable end.
- The Historic District Design Guidelines for the Springfield Historic District references "New Construction" and lists 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 building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials and is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot. Also, the proposed new construction is compatible with the surrounding contributing structures. The proposed residence is differentiated from historic structures by the finish and materials used, and is generally compatible with the massing and architectural features of adjacent properties.

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6-8
- 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)(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

COA-24-30437 Page **4** of **12** 

#### **New Construction**

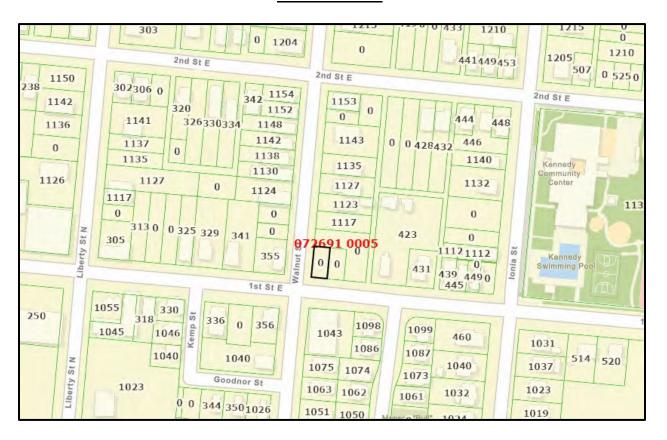
- 307.106(m)(1) *Height*. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(2) *Proportions of windows and doors.* The proportions and relationships between doors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

- Secretary of the Interior's Standards for Rehabilitation (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 Standards for Rehabilitation (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-24-30437 Page **5** of **12** 

#### **LOCATION MAP**

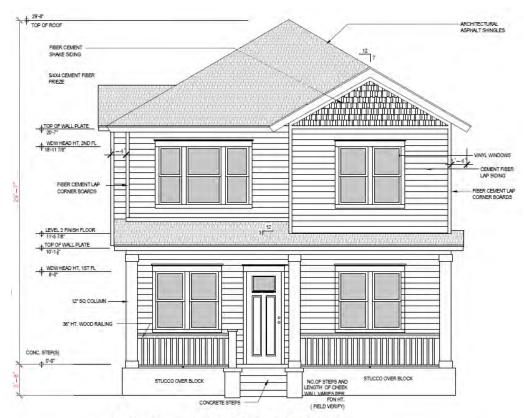


COA-24-30437 Page **6** of **12** 

#### PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



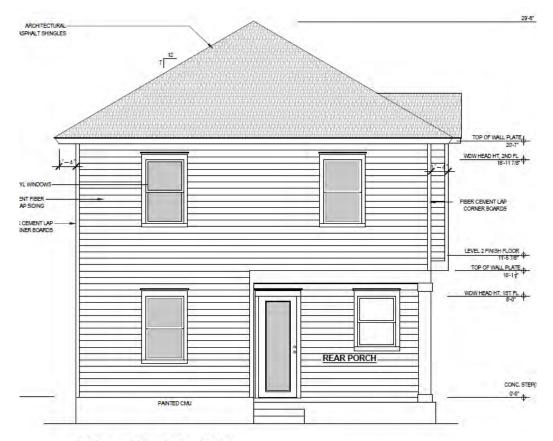
#### **ELEVATION PLANS DATED FEBRUARY 28, 2024**



#### ALT. B FRONT ELEVATION



COA-24-30437 Page **8** of **12** 

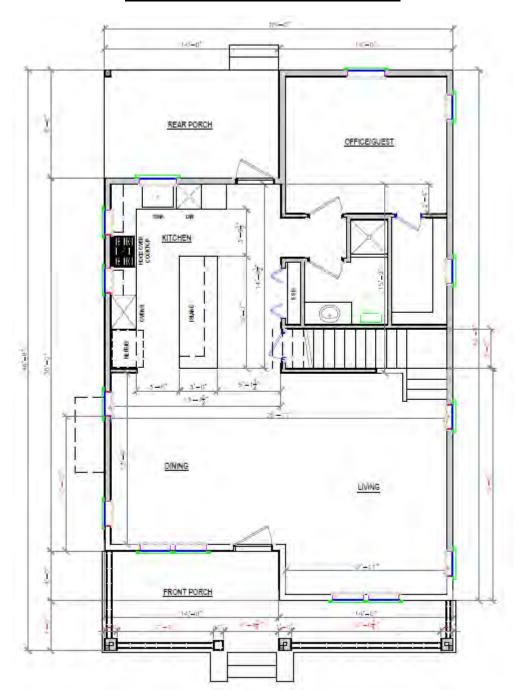


### REAR ELEVATION



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#### **FLOOR PLANS DATED FEBRUARY 28, 2024**

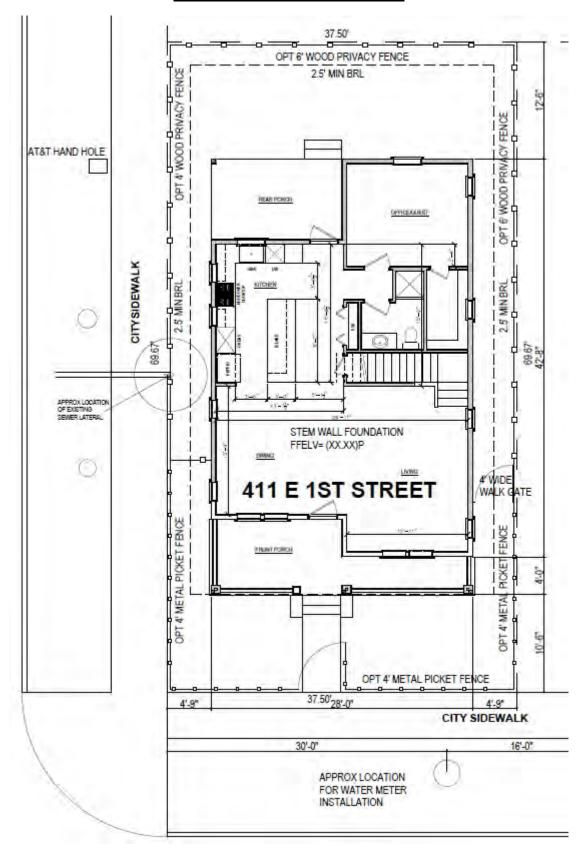


Page **10** of **12** 134 COA-24-30437



Page **11** of **12** 135 COA-24-30437

#### SITE PLAN DATED MARCH 11, 2024



COA-24-30437 Page **12** of **12** 

#### **Application For Certificate Of Appropriateness**

#### -Application Info

N/A

Tracking #30437Application StatusFOUND SUFFICIENTDate Started03/05/2024Date Submitted03/05/2024

Planning and Development Department Info-COA# COA-24-30437 **/ Admin Review Admin Recommendation FORWARD Admin Date Of Action** 3/29/2024 Forwarded to JHPC 4 **JHPC Meeting Date** 5/22/2024 **Staff Recommendation** N/A **JHPC Recommendation** N/A **JHPC Date Of Action** N/A **Admin Details** N/A **JHPC Details** 



General Information On Owner(s)-Agent represents Owner Contractor Architect Consultant Other Middle Name **Last Name First Name** SHACTER JACOB **JAMES Company/Trust Name** TERRAWISE HOMES INC. **Mailing Address** 1334 WALNUT ST. State Zip Code City **JACKSONVILLE** FL 32206 **Email** Phone Fax JSHACTER@TERRAWISEHOMES.COM 9044231920 904

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

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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.

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.

TERRAWISE HOMES INC 426 ORANGE BLUFF AVE JACKSONVILLE, FL 32211

**Primary Site Address** 0 E 1ST ST Jacksonville FL 32206-

Official Record Book/Page 19918-00651

Tile# 6413

#### 0 E 1ST ST

Property Detail	
RE#	072691-0005
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9,
Total Area	2566
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to <u>Save</u> 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	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$41,154.00	\$47,652.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$41,154.00	\$47,652.00
Assessed Value	\$41,154.00	\$45,269.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$2,383.00 / \$0.00
<u>Exemptions</u>	\$0.00	See below
Taxable Value	\$41,154.00	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>19918-00651</u>	3/29/2017	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<u>20041-00232</u>	11/17/2021	\$90,000.00	MS - Miscellaneous	Unqualified	Vacant
<u>20041-00227</u>	11/17/2021	\$100.00	WD - Warranty Deed	Unqualified	Vacant
<u>19980-00172</u>	10/27/2021	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<u>19980-00112</u>	10/27/2021	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<u>19900-00111</u>	3/29/2017	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<u>17971-01909</u>	5/3/2017	\$100.00	QC - Quit Claim	Unqualified	Vacant
<u>17856-00262</u>	1/16/2017	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<u>02538-00994</u>	12/30/1965	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<u>01538-00135</u>	1/15/1952	\$25,150.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features ื

No data found for this section

#### Land & Legal 📙

Į	Lanc	<u>,                                     </u>								
	LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land Type</u>	Land Value
	1	0101	RES MD 8-19 UNITS PER AC	RMD-S	38.00	70.00	Common	38.00	Front Footage	\$47,652.00

Legal

LN	Legal Description			
1	2-4 37-2S-26E .06			
2	SPRINGFIELD			
3	W 37.5FT LOT 1 BLK 93			

**Buildings** 

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

2023 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	\$41,154.00	\$0.00	\$41,154.00	\$465.74	\$465.74	\$425.76

Last Year	\$41,154.00	\$41,154.00	\$41,154.00		\$41,154.00	\$41,154.00	
Description	Just Value	Assessed Value	ssessed Value Exemptions Taxable Valu		/alue		
			Totals	\$700.86	\$738.96	\$638.97	
Urb Ser Dist1 Voted	\$41,154.00	\$0.00	\$41,154.00	\$0.00	\$0.00	\$0.00	
School Board Voted	\$41,154.00	\$0.00	\$41,154.00	\$0.00	\$41.15	\$0.00	
Water Mgmt Dist. SJRWMD	\$41,154.00	\$0.00	\$41,154.00	\$8.12	\$7.38	\$7.38	
FL Inland Navigation Dist.	\$41,154.00	\$0.00	\$41,154.00	\$1.32	\$1.19	\$1.19	
By Local Board	\$41,154.00	\$0.00	\$41,154.00	\$92.51	\$92.51	\$83.89	
Public Schools: By State Law	\$41,154.00	\$0.00	\$41,154.00	\$133.17	\$130.99	\$120.75	
Urban Service Dist1	\$41,154.00	\$0.00	\$41,154.00	\$0.00	\$0.00	\$0.00	

#### 2023 TRIM Property Record Card (PRC)

**Current Year** \$41,154.00

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.

\$0.00

#### **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.

\$41,154.00

#### <u>2023</u>

#### <u>2022</u>

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



\$41,154.00

#### **More Information**

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

# CHI CONTULE HOLD

# City of Jacksonville, Florida

#### Planning and Development Department

Ferra W & Hores

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

ONE CITY, ONE JACKSONVILLE.

5/2/2024

YII Elst St

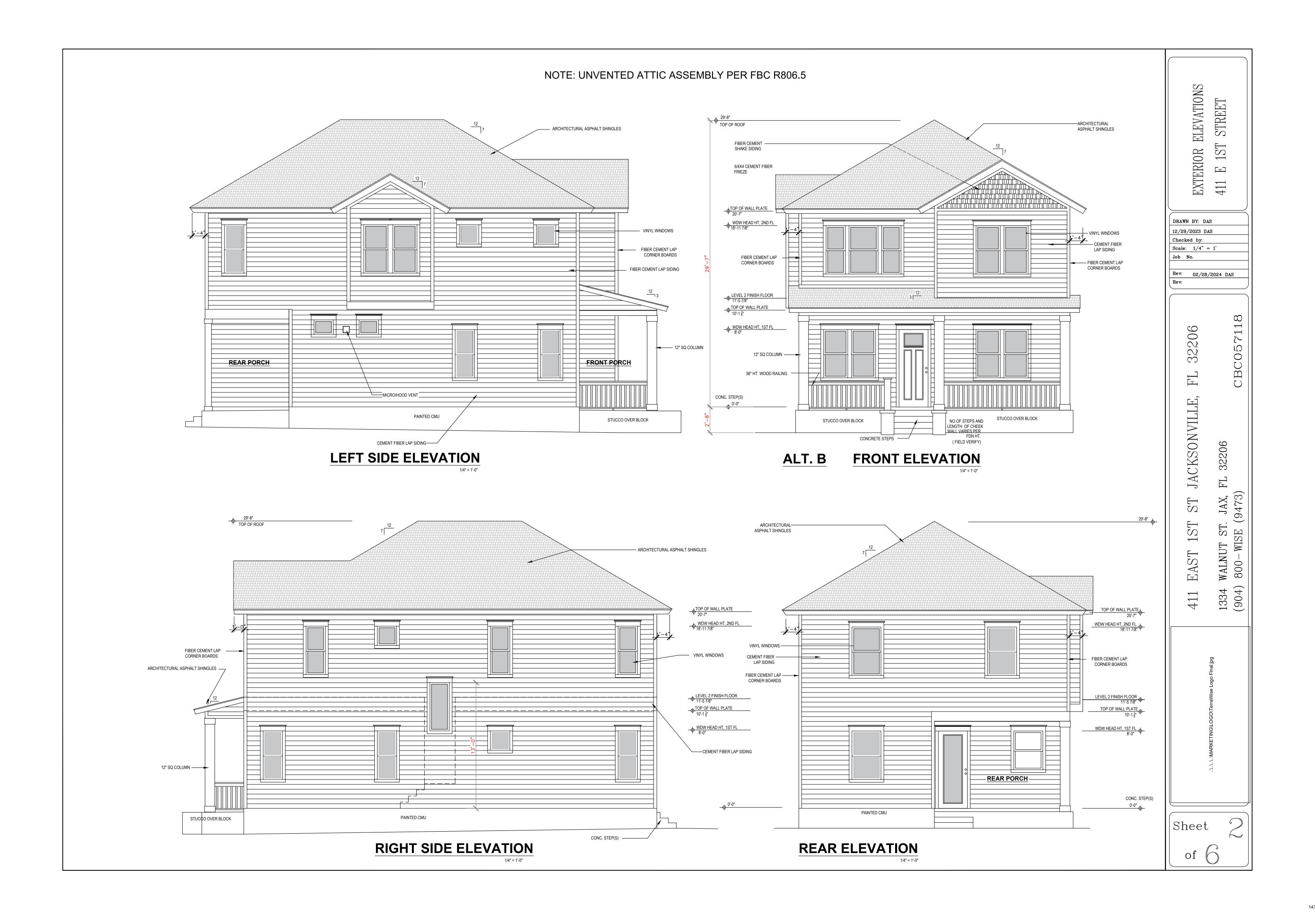
Date:

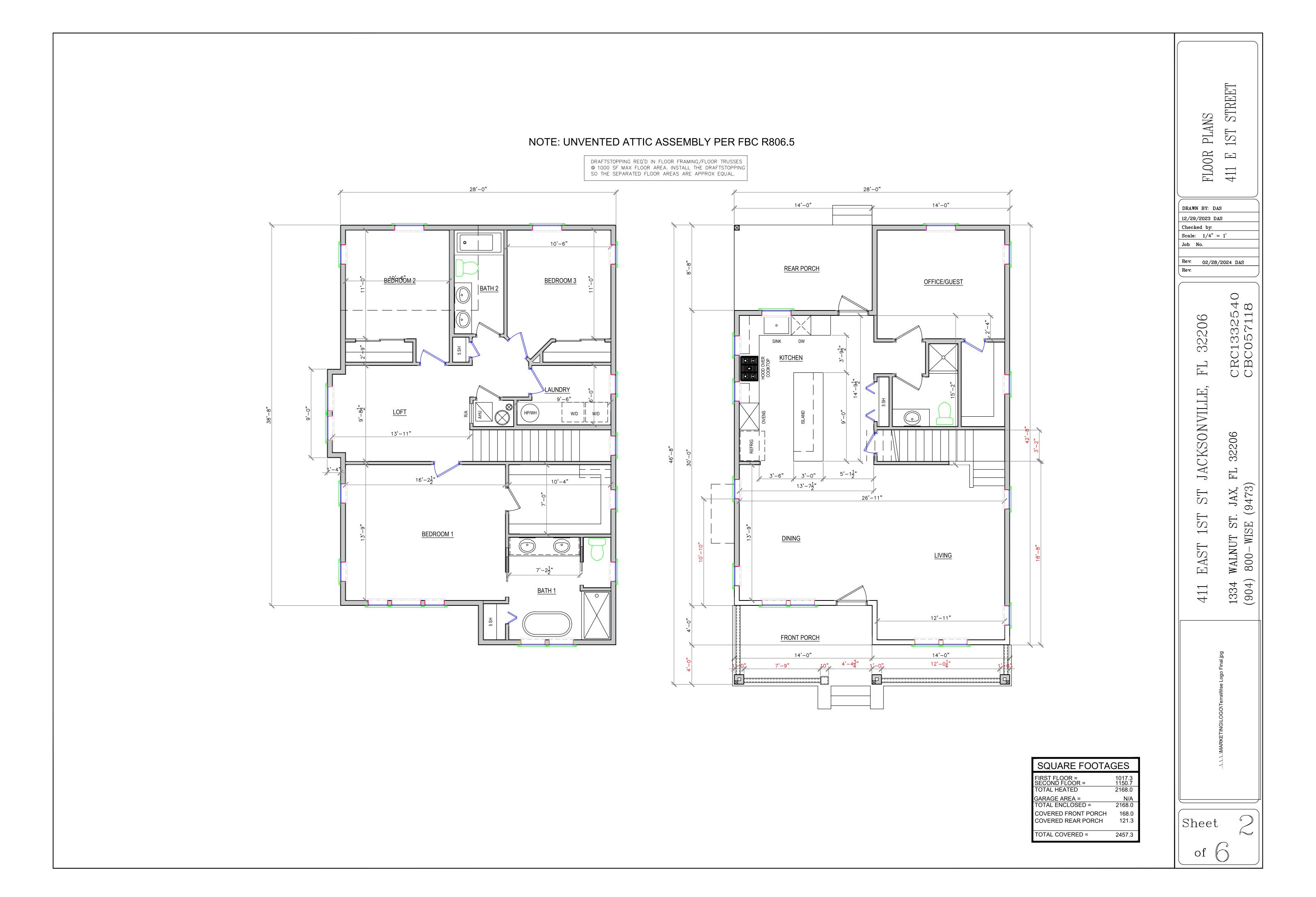
Address:

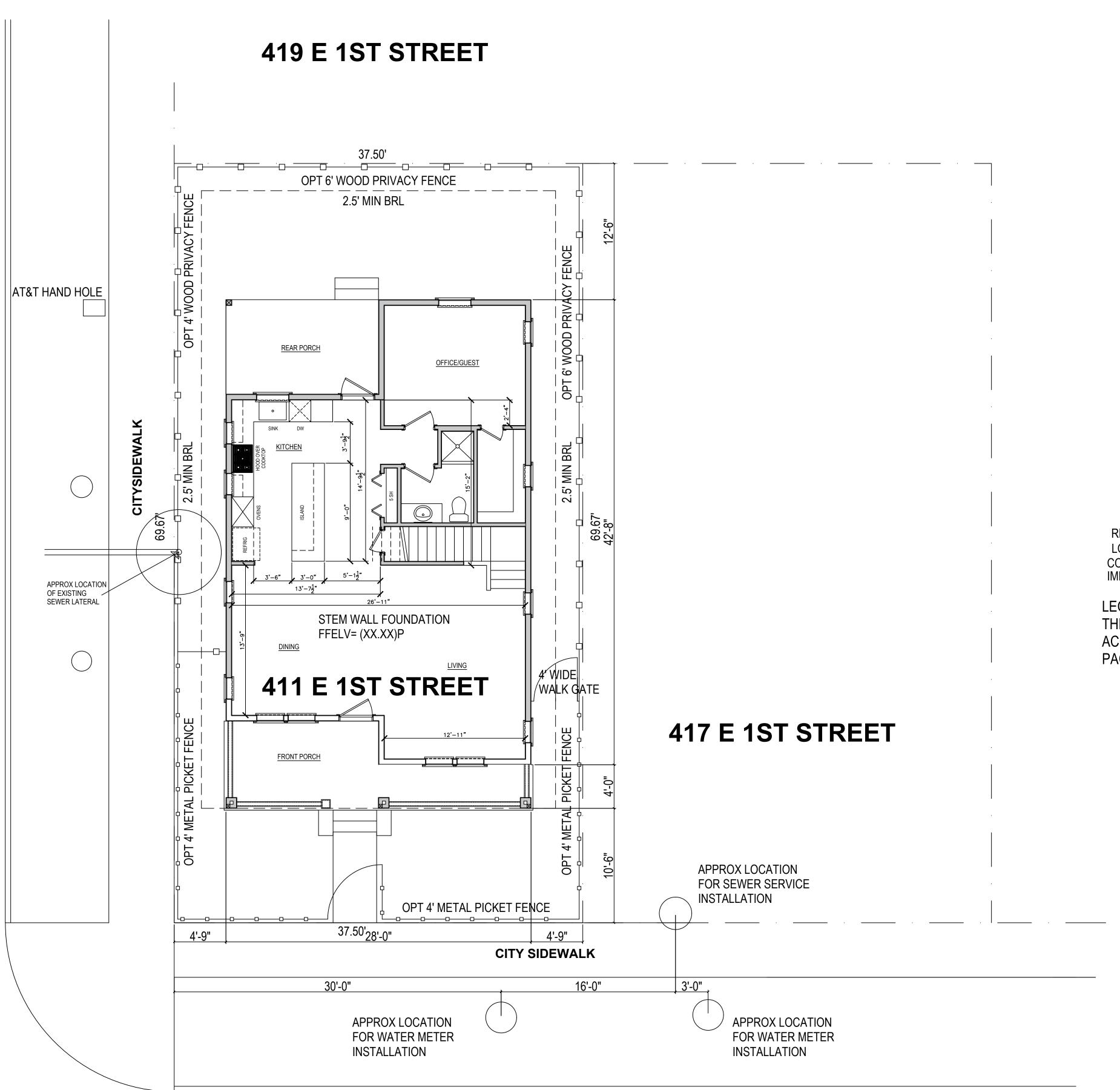
### NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

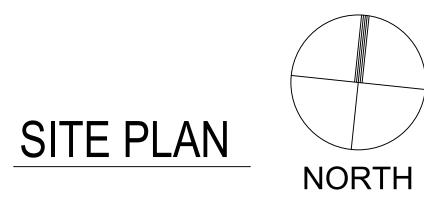
As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be 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 24-30437 were posted on the property/site located at:
072691-0005
Real Estate Number(s)
411 E 1st st
Street Address Jax FL 3226
City, State Zip Code
Printed Name Jacob Sharter
Signature Signature
Dated this 7th day of May , 2024.









RE # PART OF 072691-0000 (CURRENT PENDING LOT SPLIT) LOT AREA = 2623.88 SF COVERED AREA= 1,306.66 SF (49.80% OF LOT AREA) IMPERVIOUS AREA= 1354.21 SF (51.61% OF LOT AREA)

## LEGAL DESCRIPTION:

THE WEST 37.5 FEET OF LOT 1, BLOCK 93, SPRINGFIELD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE(S) 4, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

411 E 1st Front Setback Calculation

335 E 1st: 12'-7" 423 E 1st : 15'-5"

Avg: 14'-0" 75% of avg: 10'-6" 125% of avg: 17'-6"

TERRINGE JACKSONVILLE

STREET FL, 32206

E 1ST STREET SEBASTIAN

DRAWN BY: JJS

DATE: 12/9/2021

Scale: 1' = 3/16"

Rev: JJS 3/11/2024

Reviewed By:

Sheet

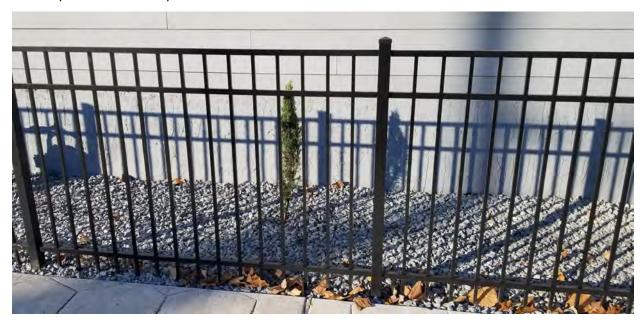
Sheet

1ST STREET EAST

## 6' wood privacy fence example



## 4' metal picket fence Example



or



From: <u>Figueroa, Brittany - PDCM</u>
To: <u>Figueroa, Brittany - PDCM</u>

**Subject:** RE: COA-24-30437 - 411 East 1st Street **Date:** Thursday, May 16, 2024 3:24:49 PM

From: Daniel Ashworth < daniel.ashworth@sparcouncil.org >

**Sent:** Wednesday, May 15, 2024 3:42 PM

**To:** Wells, Arimus - PDCM < <u>ArimusW@coj.net</u>>

Cc: michael.haskins@sparcouncil.org

**Subject:** COA-24-30437 - 411 East 1st Street

**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.

Hello Arimus,

The SPAR Design Committee has reviewed the application and has the following comment:

The applicant shows a 4' tall wood fence for the back yard along the Walnut Street frontage, but the fence sample photo shows a 6' tall fence. The applicant should confirm the wood fence proposed along Walnut Street will indeed be 4' tall per historic fencing guidelines.

Thanks,

Daniel

**Daniel A. Ashworth, Jr.**, Board Member Springfield Preservation and Revitalization Council (SPAR) 1321 North Main Street Jacksonville, FL 32206 Office: (904) 353-7727 Cell: (901) 412-9570

daniel.ashworth@sparcouncil.org

#### Figueroa, Brittany - PDCM

From: Jac Shacter < jshacter@terrawisehomes.com>

**Sent:** Wednesday, May 15, 2024 4:07 PM

**To:** Figueroa, Brittany - PDCM **Cc:** Wells, Arimus - PDCM

**Subject:** Re: COA-24-30437 411 1st St E

**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.

Yes, will be 4' where indicated on the site plan, I just didn't have a photo for example. It's the same dog ear style as the 6', just shorter.

Best Regards, Jac Shacter

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>

Sent: Wednesday, May 15, 2024 4:02:46 PM
To: Jac Shacter < jshacter@terrawisehomes.com>
Cc: Wells, Arimus - PDCM < Arimus W@coj.net>

Subject: RE: COA-24-30437 411 1st St E

Hello Jac,

SPAR provided some comments on this application and we wanted to share them with you. Please see the attached email thread. I also pasted their comment below:

The SPAR Design Committee has reviewed the application and has the following comment:

"The applicant shows a 4' tall wood fence for the back yard along the Walnut Street frontage, but the fence sample photo shows a 6' tall fence. The applicant should confirm the wood fence proposed along Walnut Street will indeed be 4' tall per historic fencing guidelines."

Thank you,

#### Brittany Figueroa, MSP, MPA

City Planner II
Historic Preservation Section
Planning and Development Department
214 North Hogan Street, 3<sup>rd</sup> Floor
Jacksonville, FL 32202
(904) 255-7822

From: Jac Shacter < jshacter@terrawisehomes.com>

**Sent:** Wednesday, May 15, 2024 3:39 PM

To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>

Subject: Re: COA-24-30437 411 1st St E

# COA-24-30515 317 9<sup>th</sup> St W

#### May 22, 2024

# Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-30515

Address: 317 9th Street West, RE# 072068-0000

Location: South side of 9<sup>th</sup> Street West, between Perry Street and Pearl Street North

*Owner:* Adam Eiseman

JWB Real Estate Capital, LLC 7563 Philips Highway, Suite 109 Jacksonville, Florida 32256

Applicant: Mitchell Askelson

JWB Real Estate Companies, LLC 7563 Philips Highway, Suite 109 Jacksonville, Florida 32256

*Year Built:* N/A

**Designation**: Springfield

Request: New Construction (Two-Story Single-Family Residence)

#### **Summary Scope of Work:**

1. New construction (two-story single-family residence)

**Recommendation:** Approve with Conditions

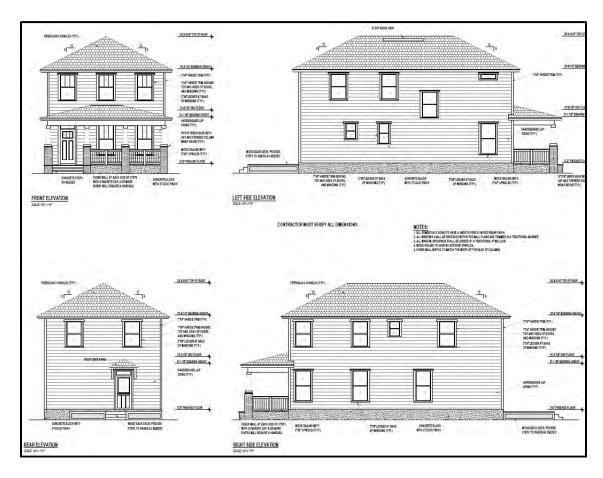
#### **Conditions:**

#### **New Construction (Two-Story Single-Family Residence)**

- 1. Materials, design, and height shall be substantially consistent with the elevation drawings dated March 11, 2024, or as otherwise approved by the Historic Preservation Section.
- 2. Location and orientation shall be as substantially shown on the site plan dated April 1, 2024.
- 3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures (RE: 072072-0000 and 072073-0000).
- 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 siding shall be installed with the smooth side facing outward.

COA-24-30515 Page **1** of **12** 

- 7. 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.
- 8. 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.
- 9. The existing hexagonal paver sidewalk shall not be altered in any way.
- 10. If the hexagonal paver sidewalk is damaged during the construction process, new hexagonal pavers shall be used in the same design to replace the portions damaged.
- 11. A right-of-way permit may be required through Development Services, the approval of this COA does not grant approval in the right-of-way with review by the Development Services Division.
- 12. The front door shall have clear glass without any decorative etching or frosted glass.
- 13. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 14. Fencing shall be addressed in a separate COA application and is not included in the scope of this COA.
- 15. 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-24-30515 Page **2** of **12** 

#### PROJECT DESCRIPTION

COA-24-30515 seeks to construct a two-story single-family home within the Springfield Historic District. The subject site is currently a vacant interior lot that is approximately thirty-five (35) feet wide and ninety-five (95) feet long. The surrounding residential structures along this block are one-story and two-story homes. As designed, the proposed home will consist of a hip roof with a full-width porch. Primary materials of the structure include fiberglass shingles for the roof, three-over-one windows on the front elevation, one-over-one and fixed windows, Hardie plank lap siding, wood railing with two-by-two spindles, concrete block foundation with stucco finish, and tapered columns with caps and brick bases along the front porch.

#### 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:

- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure's front porch ensures a compatible relationship with other properties in the historic district; the frame vernacular style is consistent with the architectural styles of the neighborhood. Therefore, the proposed development is consistent with Sections 307.106(k)(1 and 2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-five (25) feet, which is compatible with the heights of the adjacent structures. Contributing structures of one-story and two-story single-family homes are the dominant development typology along this block. The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks as shown on the site plan dated April 1, 2024, are consistent with other nearby structures and have been conditioned to ensure compatibility. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show three-over-one, one-over-one, and fixed light patterned windows with a header height window design characteristic in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. A transom light is above the front door, and the quarter-light door has 3-grid glass panes and two vertical panels, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the hip roof form is compatible with the roof forms within the District, and similar roof forms are found surrounding the property as well.

COA-24-30515 Page **3** of **12** 

- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
  - The Hardie plank lap siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Springfield;
  - CMU block foundation with stucco finish;
  - Vertically-oriented windows spaced evenly throughout the structure; and
  - Tapered porch columns with caps and brick bases.
- The Historic District Design Guidelines for the Springfield Historic District references "New Construction" and lists 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 building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials and is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot. Also, the proposed new construction is compatible with the surrounding residential structures. The proposed residence is differentiated from historic structures by the finish and materials used, and is generally compatible with the massing and architectural features of adjacent properties.

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6-8
- 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)(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

COA-24-30515 Page **4** of **12** 

#### **New Construction**

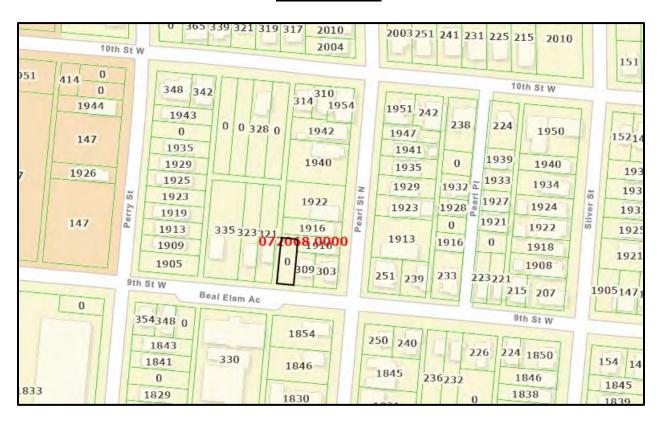
- 307.106(m)(1) *Height*. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(2) *Proportions of windows and doors.* The proportions and relationships between doors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

- Secretary of the Interior's Standards for Rehabilitation (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 Standards for Rehabilitation (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-24-30515 Page **5** of **12** 

#### **LOCATION MAP**



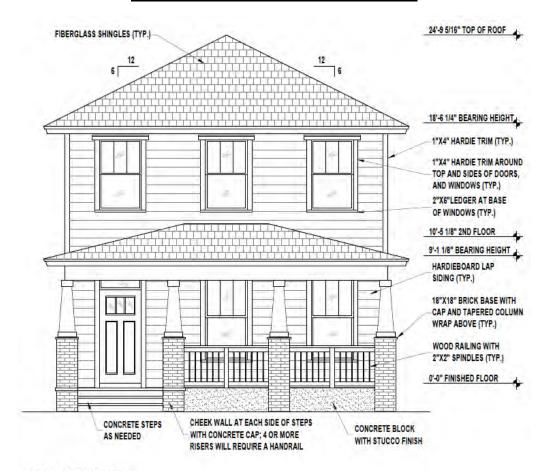
COA-24-30515 Page **6** of **12** 

#### PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



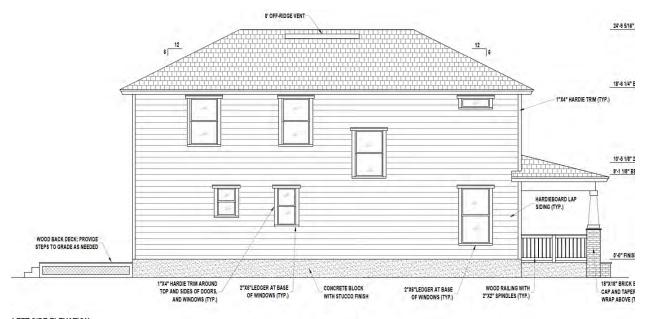
Page **7** of **12** COA-24-30515

#### **ELEVATION PLANS DATED MARCH 11, 2024**



#### FRONT ELEVATION

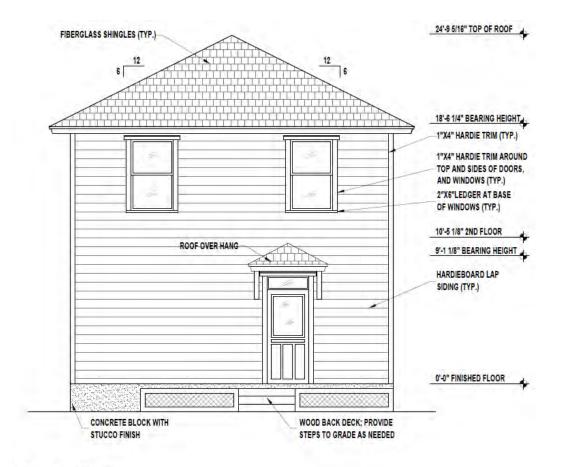
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

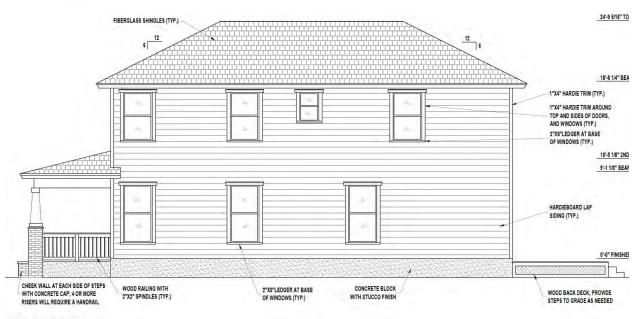
ALE: 1/4" = 1'-

COA-24-30515 Page **8** of **12** 



#### **REAR ELEVATION**

SCALE: 1/4" = 1'-0"



#### RIGHT SIDE ELEVATION

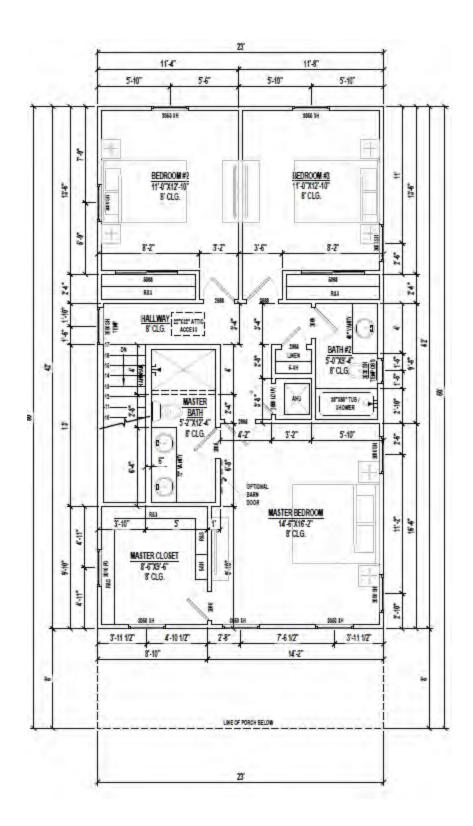
SCALE: 1/4" = 1'-0"

COA-24-30515 Page **9** of **12** 

## DECK 18-0'X10'-0" strategy. PANTRY 5-0"X6-0" 9"CLG KITCHEN 17-0"XS'-2" BAR TOP AT CABINET REIGHT 9 CLG. LIDE PANEL DWING 17-0"X12"4" 3-10 6.9 722 12.8 11.9 FCLG. 19-2 7-61/2 7.612 3-11 1/Z 3-11 1/2 PORCH 23-07X8-07 5°CLG 早 100 早 11"

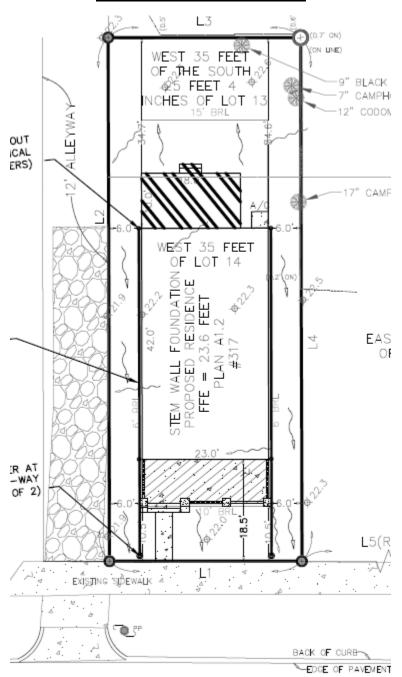
#### **FLOOR PLANS DATED MARCH 11, 2024**

COA-24-30515 Page **10** of **12** 



COA-24-30515 Page **11** of **12** 

#### SITE PLAN DATED APRIL 1, 2024



### NINTH STREET WEST

(66' R/W 30' CURBED ASPHALT)

COA-24-30515 Page **12** of **12** 

#### **Application For Certificate Of Appropriateness**

#### -Application Info

Tracking #30515Application StatusFOUND SUFFICIENTDate Started03/21/2024Date Submitted03/21/2024

4

#### -Planning and Development Department Info-

**COA #** COA-24-30515

Admin Review

Admin RecommendationFORWARDAdmin Date Of Action4/26/2024

Forwarded to JHPC

JHPC Meeting Date5/22/2024Staff RecommendationN/AJHPC RecommendationN/AJHPC Date Of ActionN/A

**Admin Details** 

N/A

**JHPC Details** 

N/A

#### -General Information On Applicant-

MITCHELL	BRIAN
	DKIAN
<b>State</b> FL	<b>Zip Code</b> 32256
Email	
	FL

#### General Information On Owner(s)

Last Name		First Name	Middle Name
EISEMAN		ADAM	
Company/Trus	st Name		
JWB REAL ESTA	ATE CAPITAL L	LC	
Mailing Addres	ss		
7563 PHILIPS H	HWY SUITE 10	9	
City		State	Zip Code
JACKSONVILLE		FL	32256
Phone	Fax	Email	
9046776777	904	MITCH@JWBCOM	PANIES COM

#### Description Of Property =

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

Мар	RE#
	072068 0000

eneral Lo	Of Property————————————————————————————————————
	Historic District
louse #	Street Name, Type and Direction Zip Code
317	9TH ST W 32206
pe Of Im	provement
Additio	n Driveway New Construction Accessory Structures
Alterat	on Relocation Window Replacement Other
Fencing	Demolition Reroof/Minor Repairs
s specific,	roposed work below. Note affected features and changes in design or materials. Be brief, and legible as possible. reroof; replacing gray 3-tab shingles with black architectural shingles).
Proposed V	Vork
Addition In	V CONSTRUCTION HOME, 1883SQFT, 3 BEDROOM, 2.5 BATHROOM.  formation
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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.

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.

JWB REAL ESTATE CAPITAL LLC 7563 PHILIPS HWY SUITE 208 JACKSONVILLE, FL 32256

**Primary Site Address** 0 W 9TH ST Jacksonville FL 32206Official Record Book/Page 17464-00182

Tile# 6412

#### 0 W 9TH ST

Property Detail

RE #	072068-0000
Tax District	USD1
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	3360
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to <u>Save</u> 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	2023 Certified	2024 In Progress	
Value Method	CAMA	CAMA	
Total Building Value	\$0.00	\$0.00	
Extra Feature Value	\$0.00	\$0.00	
Land Value (Market)	\$16,770.00	\$16,770.00	
<u>Land Value (Agric.)</u>	\$0.00	\$0.00	
Just (Market) Value	\$16,770.00	\$16,770.00	
Assessed Value	\$16,770.00	\$16,770.00	
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00	
<u>Exemptions</u>	\$0.00	See below	
Taxable Value	\$16,770.00	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

Sa	es	History	
Вс	ok/	'Page	

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>17464-00182</u>	1/20/2016	\$31,000.00	WD - Warranty Deed	Unqualified	Vacant
<u>16449-00465</u>	7/11/2013	\$440,000.00	WD - Warranty Deed	Unqualified	Vacant
<u>15767-01967</u>	11/10/2011	\$30,000.00	WD - Warranty Deed	Unqualified	Vacant
<u>11961-01775</u>	7/22/2004	\$20,000.00	WD - Warranty Deed	Qualified	Vacant
<u>11780-00065</u>	4/30/2004	\$20,000.00	WD - Warranty Deed	Unqualified	Vacant
<u>11615-00533</u>	1/27/2004	\$100.00	QC - Quit Claim	Unqualified	Improved
03438-00289	12/12/1972	\$6,000.00	WD - Warranty Deed	Unqualified	Improved

#### Extra Features

No data found for this section

### Land & Legal

Land

LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land Type</u>	Land Value
1	1200	COMM/RES/OFF	CRO-S	0.00	0.00	Common	3,354.00	Square Footage	\$16,770.00

Lega	I
	Г

LN	Legal Description
1	2-4 37-2S-26E .077
2	SPRINGFIELD
3	W 35FT LOT 14,W 35FT OF S 25FT
4	4IN LOT 13 BLK 61

**Buildings** 

No data found for this section

2023 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	\$16,770.00	\$0.00	\$16,770.00	\$189.78	\$189.78	\$173.49
Urban Service Dist1	\$16,770.00	\$0.00	\$16,770.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$16,770.00	\$0.00	\$16,770.00	\$54.27	\$53.38	\$49.21 165

<b>Current Year</b> \$16,770.00 \$16,770.		\$16,770.00	6,770.00 \$0.00		\$16,770.00		
Last Year	\$16,770.00	00 \$16,770.00		\$0.00		\$16,770.00	
Description	Just Value	Assessed Value	•	Exemption	ns	Taxable Valu	e
			Totals		\$285.60	\$301.12	\$260.37
Urb Ser Dist1 Voted	\$16,770.00	\$0.00	\$16,770.00		\$0.00	\$0.00	\$0.00
School Board Voted	\$16,770.00	\$0.00	\$16,770.00		\$0.00	\$16.77	\$0.00
Water Mgmt Dist. SJRWMD	\$16,770.00	\$0.00	\$16,770.00		\$3.31	\$3.01	\$3.01
FL Inland Navigation Dist.	\$16,770.00	\$0.00	\$16,770.00		\$0.54	\$0.48	\$0.48
By Local Board	\$16,770.00	\$0.00	\$16,770.00		\$37.70	\$37.70	\$34.18

#### 2023 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	
<u>2021</u>	
2020	
2019	
2018	
<u>2017</u>	
2016	
<u>2015</u>	
2014	

• 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

## City of Jacksonville, Florida

## Planning and Development Department

COA-24-30515

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

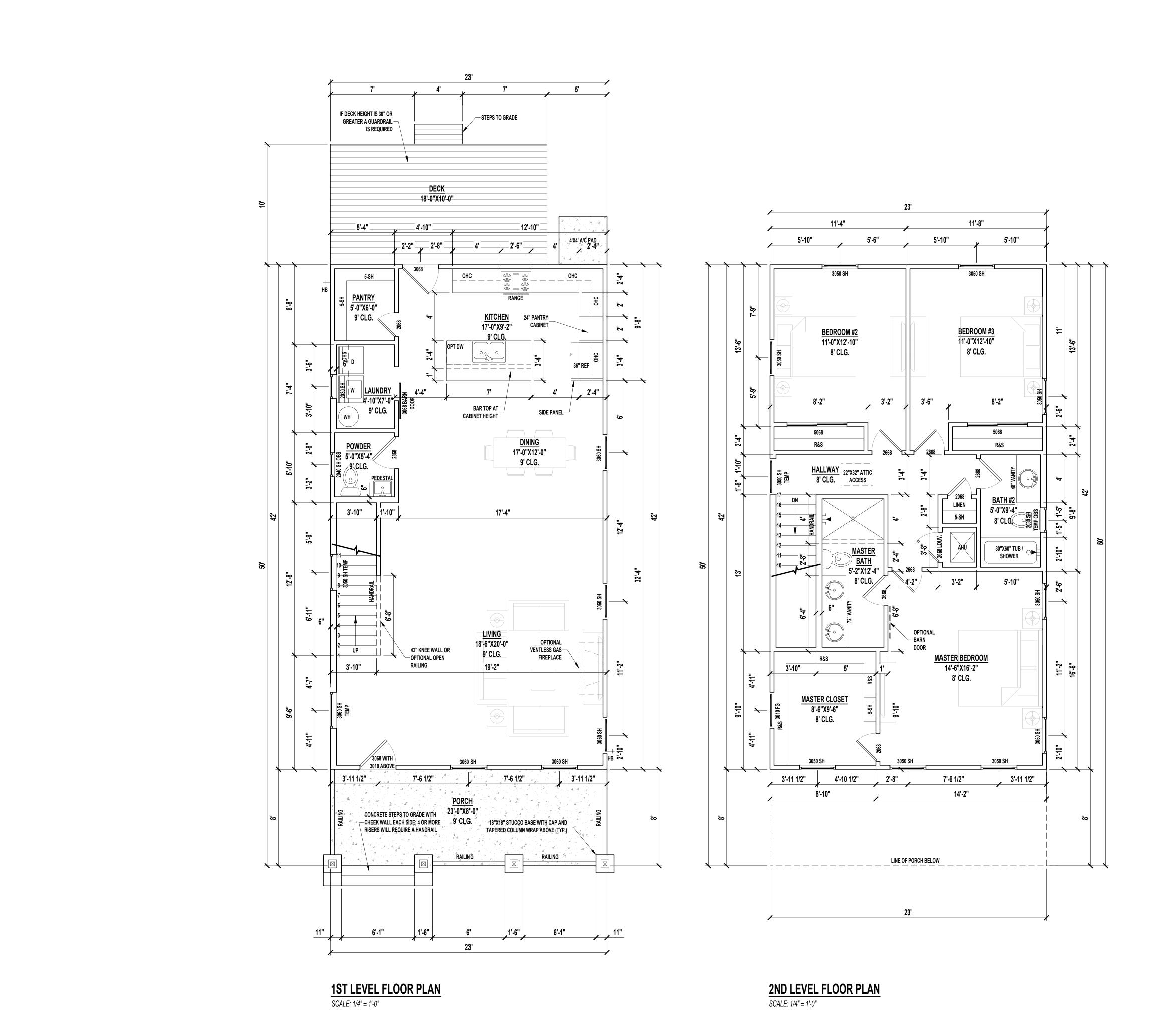
ONE CITY. ONE JACKSONVILLE.

Date:

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

COA#:

Address:	Owner:
317 glest w	JUB Real Estate Capital
Jackson ville FL 32204	# Part
-	
As required by Sec. 307.106.(f) of the City of Jack	sonville Ordinance Code: The applicant for a certificate of
appropriateness shall post signs at intervals of not mo	re than 200 feet along all street sides of land upon which the
public hearing. Where the land does not have frontage of	gnage should be posted at least 14 days prior to the scheduled napublic street, the signs shall be erected on the nearest street
right-of-way with an attached notation indicating gene	erally the direction and distance to the land upon which the
application for a certificate of appropriateness has be	en filed, or at such other locations and at such intervals, as
determined by the Planning and Development Departme	ent, as will ensure that the signs will be seen by as many persons
on the application for a certificate of appropriateness	nt until a final determination has been made by the Commission 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 a	fter final action.
I hereby attest that the attached pictures show the NOT	ICE OF PUBLIC HEARING SIGNS
provided to me for application (PA 2/1 2 of 15	
provided to me for application CoA -24 - 305 L5 we	re posted on the property/site located at:
072068-0000	
Real Estate Number(s)	
317 9th St W	
Stroot Address	- 1
Jacksonville, FL 3	2204
City, State Zip Code	
Printed Name Mitchell Uskel	·so~
- //	
Signature	
Dated this <u>50</u> day of	024.



**BUILDING AREAS** 

1ST FLOOR HEATED AREA: 966 SF
2ND FLOOR HEATED AREA: 917 SF
TOTAL HEATED AREA 1,883 SF
PORCH: 184 SF
TOTAL UNDER ROOF: 2,067 SF
DECK: 180 SF

CONDITIONED SPACE = 16,030 CF

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY
OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING
INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER

A0.1 SITE PLAN
A1.1 FLOOR PLANS
A1.2 FOUNDATION AND ROOF PLANS
A1.3 ELECTRIC PLANS
A2.1 ELEVATIONS
A3.1 DETAIL SHEET

**CODE INFORMATION** 

BUILDING CODE:

2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION
2023 FLORIDA BUILDING CODE PLUMBING
2023 FLORIDA BUILDING CODE MECHANICAL
2020 NEC

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASS: R-3

RIDA BUILDING CODE RESIDENTIAL 8TH ADDITION
RIDA BUILDING CODE PLUMBING
RIDA BUILDING CODE MECHANICAL

Scale AS SHOWN

Job 1883H-9/8

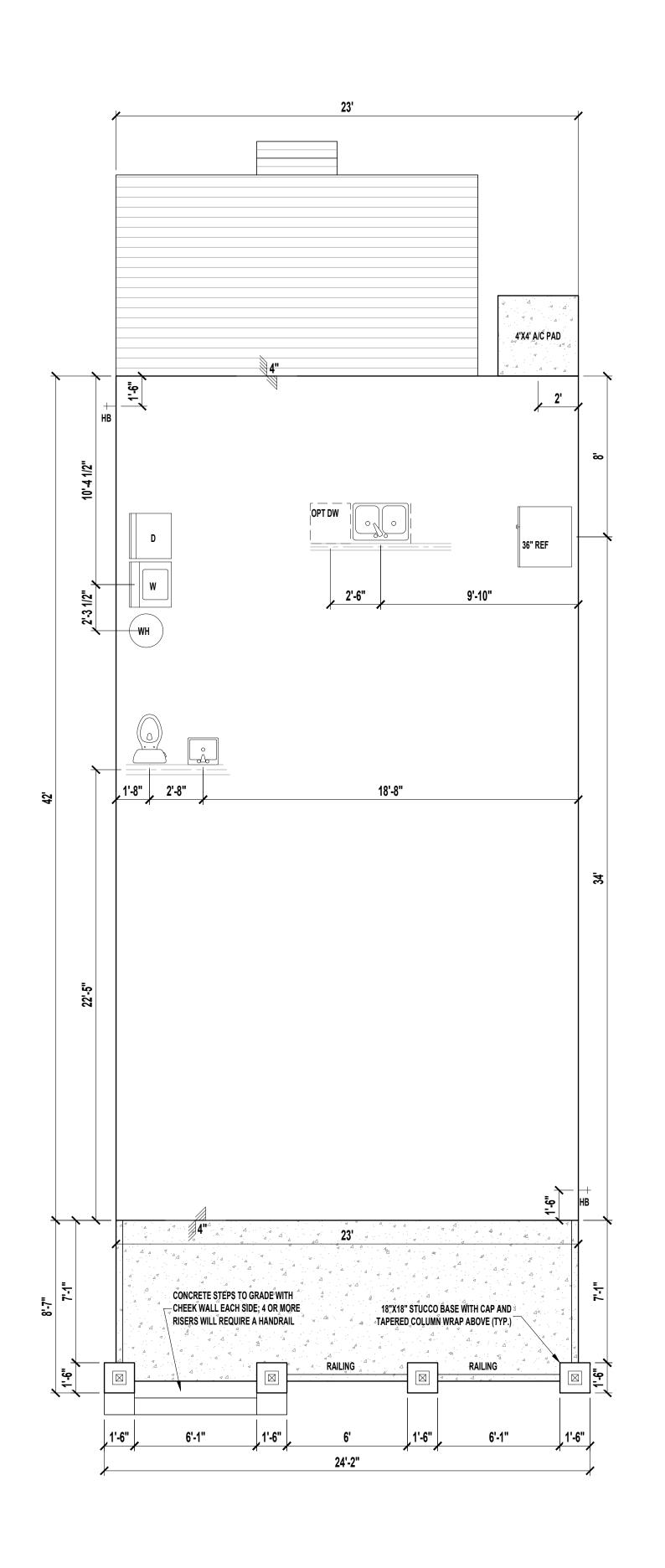
A1.1

2 STORY RESIDENCE 317 9TH STREET WEST | JACKSONVILLE, FL

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225

FLOOR PLANS

C:\Users\bille\OneDrive\1-Drawings\JWB Construction Group\1883H 0 9th Street West 2 Story Historic 23X50\2024-03-11 317 9th Street West 2 Story.dwg, 3/12/2024 3:18:48 PM



SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

**FOUNDATION LAYOUT** 

SCALE: 1/4" = 1'-0"

1'-6" MIN. Overhang (Typ.) 1ST FLOOR ROOF\_ LINE (TYP.)

ALL VENTED SOFFITS TO BE AT NON FIRE BLOCKED AREAS ONLY— IF SIDES ARE FIRE BLOCKED

SOFFIT VENTS

**VENT CALCULATIONS** VENTILATED ATTIC AREA: 966 SQ. FT. 966 / 300 = 3.22 SQ. FT. 464 X 50% = 232 SQ. IN. NET FREE 232 / 6.55 = 35 LF VENTED SOFFIT REQUIRED OFF-RIDGE VENTS VENTILATED ATTIC AREA: 966 SQ. FT. 966 / 300 = 3.22 SQ. FT. 464 X 50% = 232 SQ. IN. NET FREE (1) 8' OFF-RIDGE VENT REQUIRED (288 SQ. IN. EACH)

3.22 SQ. FT. X 144 = 464 SQ. IN. TOTAL NET FREE VENT AREA SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF 3.22 SQ. FT. X 144 = 464 SQ. IN. TOTAL NET FREE VENT AREA

Scale AS SHOWN Job 1883H-9/8 A1.2

Date 03-11-24

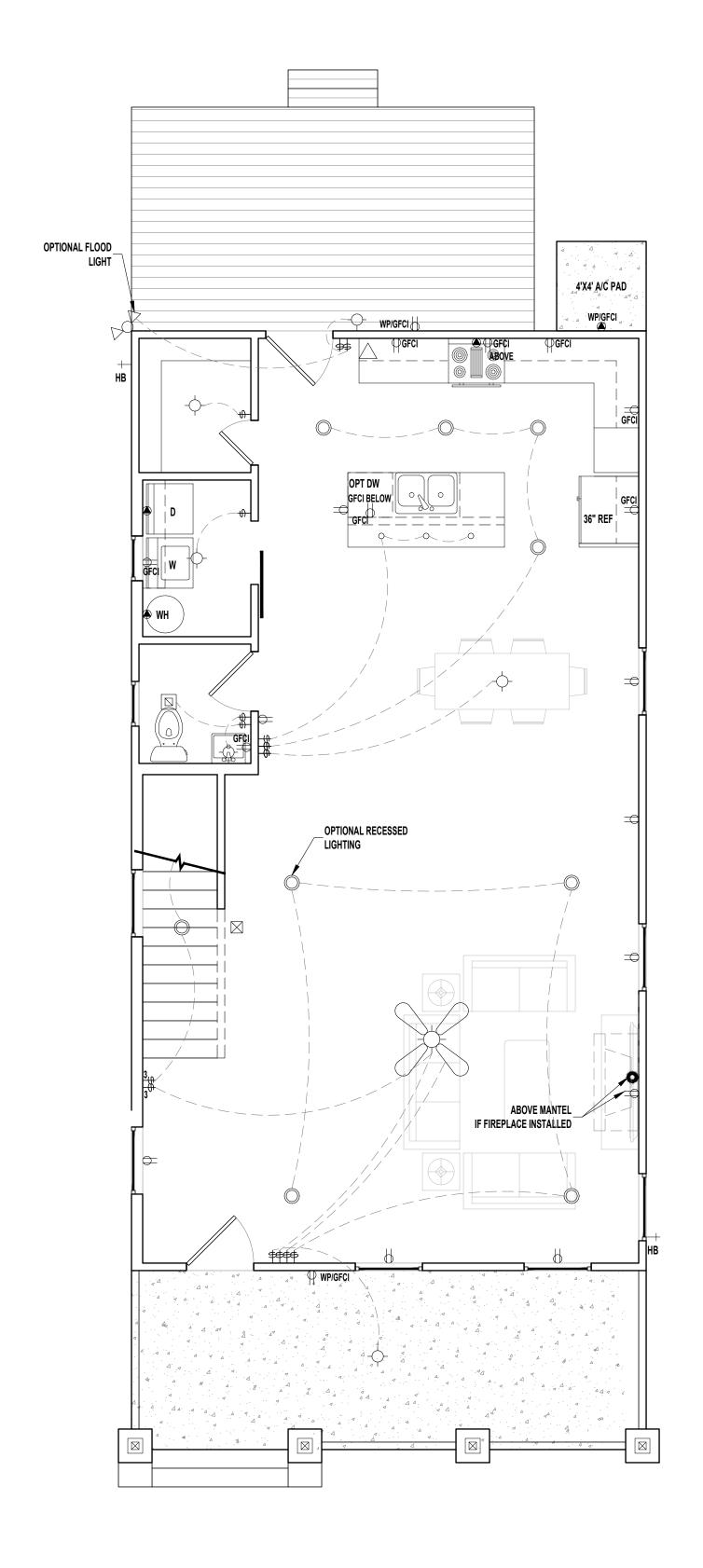
2 STORY RESIDENCE 317 9TH STREET WEST | JACKSONVILLE, FL 32206

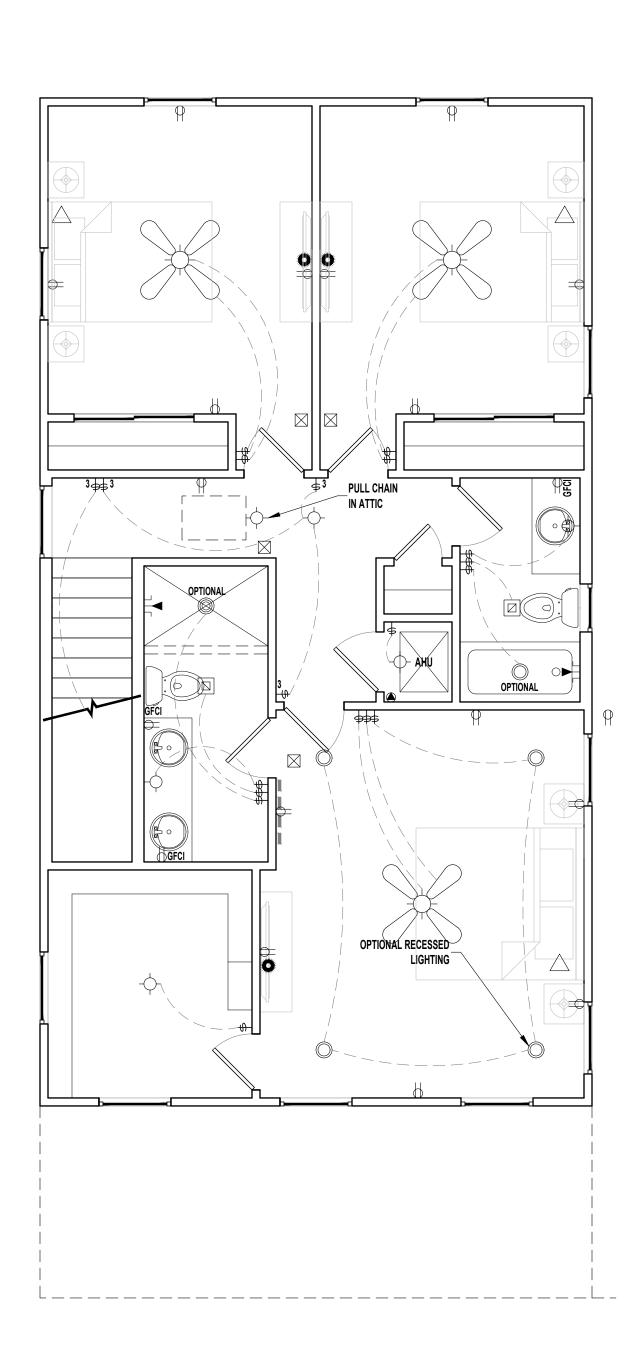
Shields CAD Services

243 Tarrasa Drive | Jacksonville, FL 32225
Phone: (904) 241-1540
Website: www.shieldscadservices.com | Email: billeshields@gmail.com

FOUNDATION AND ROOF PLANS

**ROOF PLAN** SCALE: 1/4" = 1'-0"





# **LEGEND**

<b></b>	(2) 110V OUTLETS
•	(1) 220V DISCONNECT
<del>○</del> GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
⊕ WP/GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
\$	SINGLE POLE SWITCH
\$3	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
ф	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
0	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
$\boxtimes$	SMOKE/CARBON MONOXIDE DETECTOR
$\nabla$	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
0	CABLE OUTLET
$\triangle$	PHONE OUTLET

NOTES:

1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.

2. ALL FIXTURES TO BE CFL OR LED.

3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

**1ST LEVEL ELECTRIC PLAN** SCALE: 1/4" = 1'-0"

2ND LEVEL ELECTRIC PLAN SCALE: 1/4" = 1'-0"

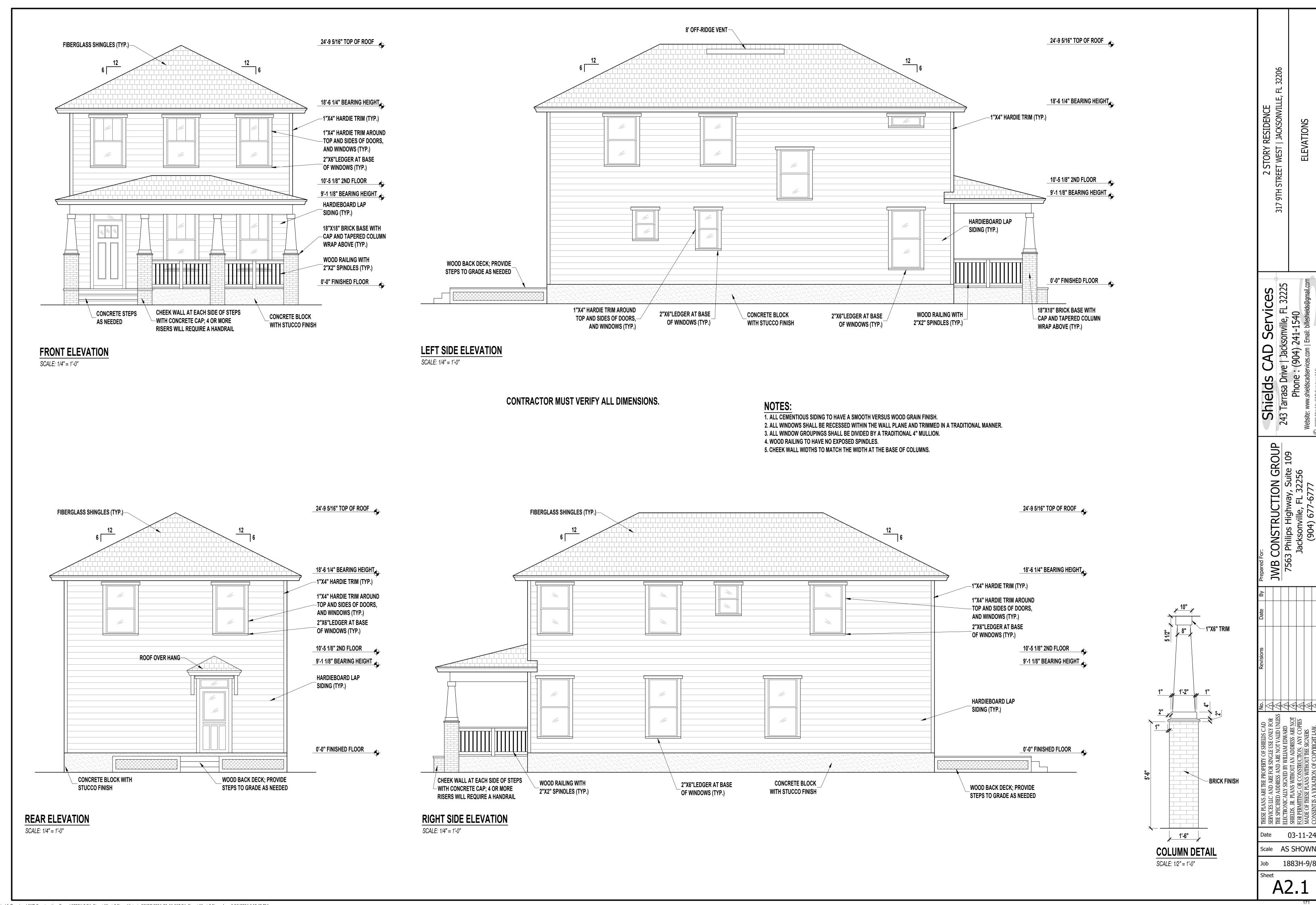
2 STORY RESIDENCE 317 9TH STREET WEST | JACKSONVILLE, FL 32206

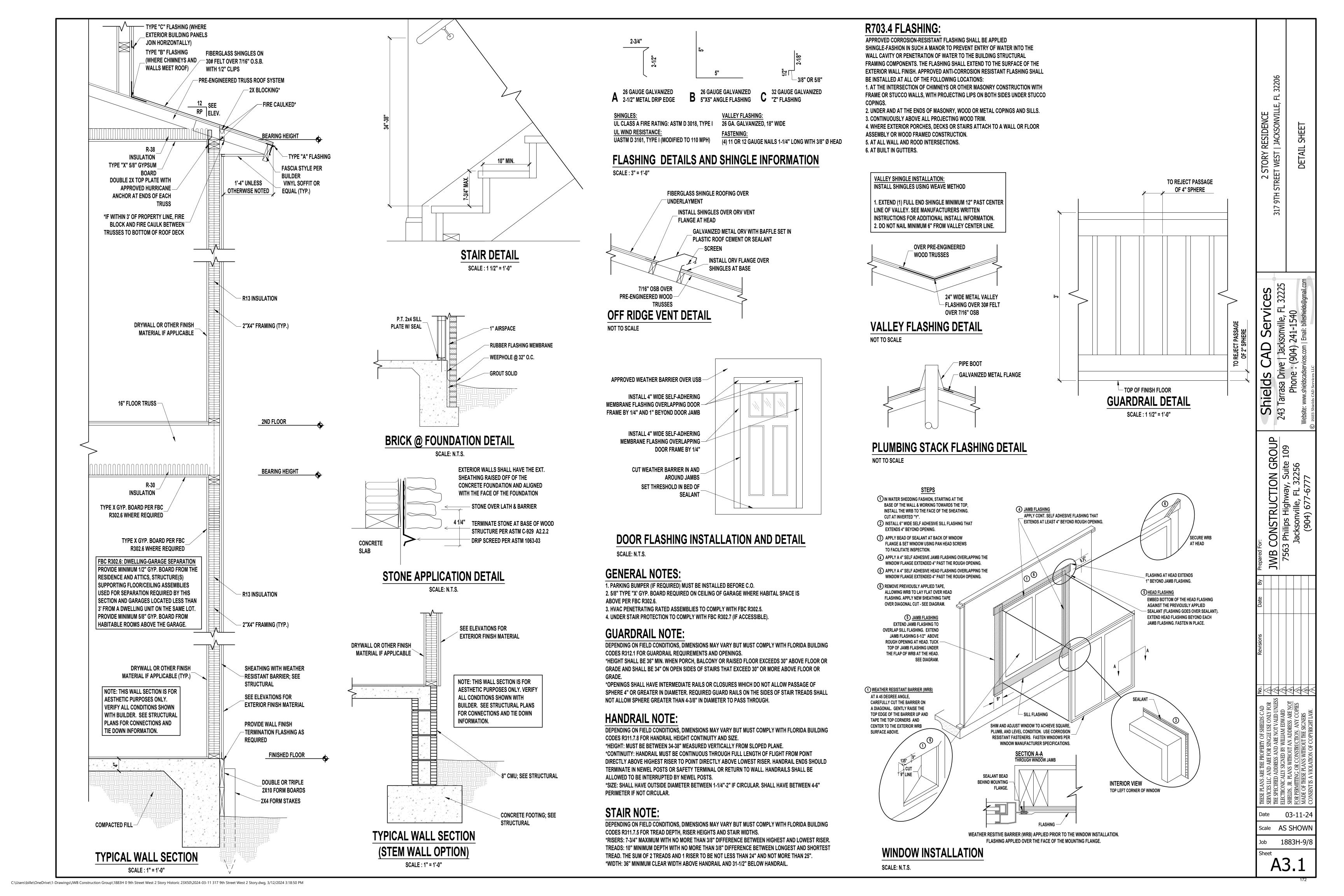
Shields CAD Services

243 Tarrasa Drive | Jacksonville, FL 32225
Phone: (904) 241-1540
Website: www.shieldscadservices.com | Email: billeshields@gmail.com

ELECTRIC PLANS

03-11-24 Scale AS SHOWN





#### LEGEND

= SITE BENCHMARK

= FOUND UNNUMBERED 1/2" IRON PIPE

= SET 1/2" IRON ROD #LB 8139 = EXISTING GROUND ELEVATION



= FXISTING TRFF



= EXISTING CONCRETE

= EXISTING DIRT DRIVEWAY

= PROPOSED DRAINAGE FLOW = EXISTING DRAINAGE FLOW (10.0)= EXISTING ELEVATION = PROPOSED ELEVATION

= PROPOSED CONCRETE = PROPOSED COVERED OR ENCLOSED

= PROPOSED WOOD DECK/STAIRS

= PROPOSED STUCCO COLUMN

#### DRAINAGE NOTES

ALL STRUCTURES AND CONCRETE SLABS SHOWN ARE PROPOSED.

DIRECTION AND INTENSITY OF STORMWATER CANNOT BE ALTERED DURING CONSTRUCTION.

SILT FENCE TO BE INSTALLED ALONG PROJECT PERIMETER AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
TREES MARKED FOR REMOVAL SHALL BE REPLACED, IF NEEDED, IN ACCORDANCE TO CURRENT CITY OF JACKSONVILLE REGULATIONS.
ANY GUTTERS SHALL BE INSTALLED IN THE SUCH A MANNER THAT FOLLOWS PREDEVELOPMENT STORMWATER DIRECTION.

ANY COVERED PORCHES AND STOOPS SHALL BE SLOPED AT MIN. 1% AWAY FROM STRUCTURE. AT THE CONNECTION POINT OF THE PORCH AND STOOP, THE TYPICAL ELEVATION DROP SHALL BE 4 INCHES.
GROUND ELEVATIONS AT FOUNDATION SHALL BE MIN. 6 INCHES BELOW FINISHED FLOOR ELEVATIONS.

8. ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

DRAIN FIELD MOUND SLOPES STEEPER THAN 5:1 SHALL BE SODDED.

10. FINISHED FLOOR TO BE MIN. 13" ABOVE MIDPOINT ELEVATION OF LOT PER COJ BULLETIN G-01-14.

11. PROPOSED DWELLING TO BE CONNECTED TO MUNICIPAL WATER.

12. CURRENT FEMA F.I.R. MAPS SHOW PROPERTY IN FLOOD ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: #12031C0352H, EFFECTIVE ON 06/03/2013.

13. SEE SURVEY FOR SURVEYOR'S LEGEND AND NOTES.

14. REVISION: REVISED LAYOUT OF PLAN PER CLIENTS REQUEST - 04/01/2024

#### GUTTER AND DRAINAGE PIPE INSTALLATION NOTES:

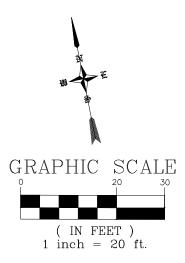
1. 6" GUTTERS TO BE INSTALLED ON BOTH SIDES OF THE PROPOSED BUILDING. (HOUSE PLAN A1.2)

2. Q=CIA/97.1; C=1.0, I=4 INCHES PER HOUR (100YR-1HR), A=483FT2 (HALF OF THE ROOF AREA), 97.1 (CONVERSION FACTOR) = 19.9 GPM (GALLONS PER MINUTE).

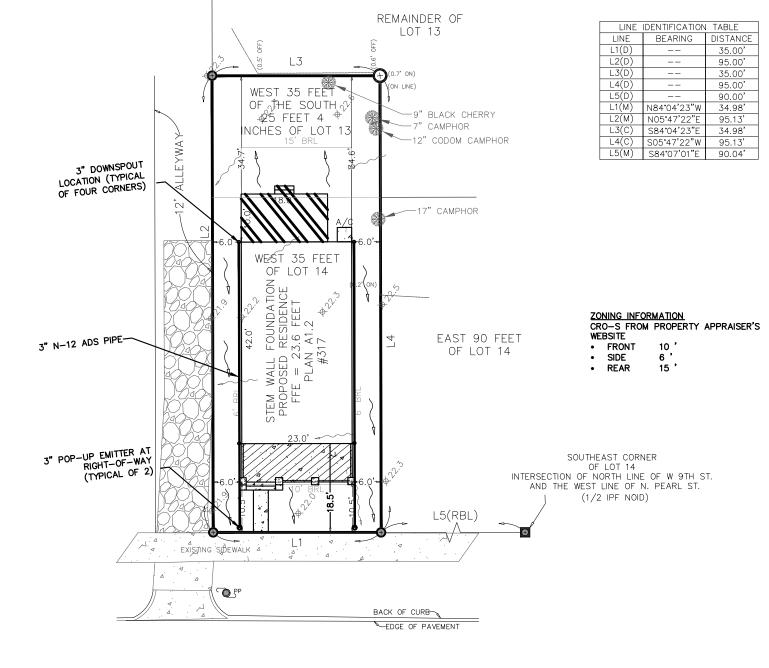
FLOW IS LESS THAN 46GPM, THUS INSTALL 3" DUAL WALL CORRUGATED PIPE WITH SMOOTH INTERIOR AND CORRUGATED EXTERIOR PIPE FROM ALL GUTTER DOWNSPOUTS TO THE FRONT OF THE PROPERTY WITH 3" POP-UP EMITTER AT THE FRONT RIGHT-OF-WAY LINE ON PRIVATE PROPERTY.

4. INSTALL 10 FEET OF PERFORATED PIPE PRIOR TO THE POP-UP EMITTER PER MANUFACTURER'S SPECIFICATIONS. THIS WILL ALLOW ANY WATER REMAINING IN THE PIPE TO LEACH INTO THE SOIL.

5. UP TO 2 DOWNSPOUTS PER SIDE OF HOUSE FOR GUTTER SYSTEM, MORE MAY BE NEEDED IF NECESSARY.



	LOT AREA TA	BLE, ft²
L	ОТ	3,327.6
Ρ	ROPOSED BUILDING	1,354.6
Α	C PAD	9
D	RIVEWAY/SW TO R/W	27.2
T	OTAL IMPERVIOUS AREA:	1390.8 (41.8%)



### NINTH STREET WEST

(66' R/W 30' CURBED ASPHALT)

MEASURED BEARINGS HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BART" AND "KREG", WHICH WERE DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) REAL-TIME KINEMATIC (RTK) SURVEY. A SOKKIA GCX3 GPS RECEIVER WAS USED AS A ROVER, RTK CORRECTIONS WERE OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN), COORDINATES OBTAINED FROM THE GPS SURVEY ARE REFERENCE TO NORTH AMERICAN DATUM OF 1983 (NAD83)-(2011)-(EPOCH 2010.0000)

#### LEGAL DESCRIPTION

The West 35 feet of Lot 14 and the West 35 feet of the South 25 feet 4 inches of Lot 13. Block 61 Springfield, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 4 and 5, of the Public Records of Duval County, Florida.

SITE DRAINAGE PLAN \*THIS IS NOT A BOUNDARY SURVEY\*

IME CIVIL & SURVEYING, LLC **1870 COUNTY ROAD 214** ST AUGUSTINE. FLORIDA 32084 WWW.IMECIVIL.COM

904-429-7764 Licensed Survey Business #8139

Certificate of Authorization #33025  $\bigodot$  Copyright Do not copy or reproduce without permission.

#### DRAWING / CLIENT INFORMATION / CERTIFICATIONS

ADDRESS OF PROPERTY SHOWN HEREON:

Plot Date: 04/01/24

FOR: JWB CONSTRUCTION GROUP, LLC

AT: 317 WEST 9TH STREET JACKSONVILLE, FL 32206

Scale 1" = 20 Feet Drawn By: EV/JQS Field Survey Date: 11/30/2023 Drawing/File #:112723.6

20-120

FB/PG:

173

Signature Date

BRANDON D. SHUGART P.F. NO. 86700 eng@imecivil.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRANDON D SHUGART, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Materials List:

Siding – Hardie planks, smooth finish; not wood-grain look

Railings - wood

Roof – architectural shingle

Front Walk – concrete

Porch – Wood with Beaded Porch Panel in the overhang

Rear Deck – Wood

Front Door - Craftsman 2-panel

Rear Door - Craftsman Half Lite

# COA-24-30669 1954 Greenwood Ave

#### May 22, 2024

# Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-30669

Address: 1954 Greenwood Avenue, RE# 092721-0000

Location: West side of Richmond Street, between Morningside Street and Greenwood

Avenue

*Owner:* Hendrick Schnitzer

Avondale Investors LLC 1954 Greenwood Avenue Jacksonville, Florida 32205

Applicant: Daniel Greer

JBL Corporation, Inc. 1949 Jersey Street

Jacksonville, Florida 32210

<u>Year Built</u>: c. 1934 (Property Appraiser)

<u>Designation</u>: Riverside Avondale, Contributing

*Request*: Alterations

#### **Summary Scope of Work:**

- 1. Installation of a brick terrace along the front and side elevations
- 2. Demolition and replacement of the attached garage along the rear elevation
- 3. Door and window alterations
- 4. Wholesale replacement of 37 non-original windows (Administrative)
- 5. Remove and replace concrete driveway (Administrative)
- 6. Miscellaneous Repairs (Administrative)

**Recommendation:** Approve with Conditions

#### Conditions:

#### Installation of a brick terrace along the front and side elevations

- 1. Design, height, and location shall be substantially consistent with the elevation drawings and site plan dated **April 26, 2024**, or as otherwise approved by the Historic Preservation Section.
- 2. The terrace shall consist of brick pavers that have a rectangular shape, not to exceed 6" x 10" with a modular relationship of 1:2 or 3:5, and the color shall be red or brown.

COA-24-30669 Page **1** of **11** 

#### Demolition and replacement of the attached garage along the rear elevation

- 3. The demolition shall be limited to the area highlighted on the site plan dated April 26, 2024.
- 4. The garage doors shall designed be designed in accordance with the latest version of the Door Design Guidelines.

#### Door and window alterations

 Materials, design, and height shall be substantially consistent with the elevation drawings and site plan dated **April 26, 2024**, or as otherwise approved by the Historic Preservation Section.

#### Wholesale replacement of 37 non-original windows (Administrative)

- 6. Any exterior trim work, including traditional sill, sideboards, and header with crown molding, shall be retained or replicated in wood or cementitious materials, but not vinyl.
- 7. All new windows shall replicate the historic window light pattern as notated in the Window Survey Form.
- 8. All new windows shall fit be vertically oriented and be recessed within the opening (not flush with the wall or have permanent nailing fins).
- 9. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
- 10. All new windows shall be wood, wood clad, wood blend, vinyl or cellular PVC.
- 11. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 12. 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.

#### Remove and replace concrete driveway (Administrative)

- 13. The driveway shall be substantially consistent with the site plan dated April 26, 2024
- 14. The new driveway shall be in the same dimensions of the existing driveway.
- 15. Any existing sidewalk shall not be altered or disturbed in any way.

#### Miscellaneous Repairs (Administrative)

16. All other improvements not previously addressed under these conditions shall be designed and developed in accordance with the site plan and elevation drawings dated **April 26, 2024,** or as otherwise approved by the Historic Preservation Section.

COA-24-30669 Page **2** of **11** 



#### **PROJECT DESCRIPTION**

COA-24-30669 seeks to make several alterations to a two-story contributing structure within the Riverside Avondale Historic District. The scope of work includes the installation of a 16-inch brick terrace along the front and side elevations, the demolition and reconstruction of the attached garage in the same footprint and location, the conversion of several windows into doors along the front and rear elevations, window infill along the rear elevation, and door replacements along the front and rear elevations. Originally constructed in 1934, the primary structure has been heavily altered over the years. Several lots along this portion of the block contain structures with terraces along the front elevations.

The application also includes the wholesale replacement of 37 non-original vinyl windows, the removal and replacement of the existing concrete driveway, and miscellaneous woodwork repairs. Pursuant to the authority granted to Staff through the 2024 Matrix, these items can be approved of administratively, subject to the conditions listed in the recommendation section of this report. The analysis in this report focuses on the brick terrace, door/window alterations, and garage replacement.

#### 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:

• As designed, the height and roof form of the proposed reconstructed garage will be compatible with the primary structure. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).

COA-24-30669 Page **3** of **11** 

- 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 conditioned, the proposed garage door will complement the historic design of garage doors within the Historic District. As conditioned, Staff finds the design of the doors will be uniform with the primary structure and consistent with Section 307.106(m)(2 and 8) and the Door Design Guidelines.
- 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 additions would not cause any damage to or detract from the detached garage or the historic primary structure. As such, the proposed scope of work is consistent with Sections 307.106(k)(1 and 2).
- According to the site plan and elevation drawings dated April 26, 2024, various windows along the front elevation and the rear elevation will be converted into new doors. Furthermore, each conversion will retain the openings of the original windows. The scope of work also include window infill along the rear elevation and door replacements along the front and rear elevations. Staff believes the relationship between this property and others in the area would not be negatively impacted as the existing vinyl windows and the existing clad doors would be replaced with new aluminum clad windows/doors that follow a compatible design and size of the existing windows/doors, as conditioned. For these reasons, the proposed alterations are consistent with Sections 307.106(k)(2 and 3).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- Standard Nine (9) emphasizes that exterior alterations shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. The design of the proposed terrace will not destroy any historic materials that characterize the property, and as conditioned, it will be compatible in size, scale, and color. As such, the brick terrace is consistent with Standard 9 of the Historic District Design Guidelines, "Additions" and Section 307.106(I)(2).
- Standard Ten (10) states, "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." As designed, the removal of the brick terrace at a later point in time would not have a negative impact on the structure. As such installation of the brick terrace is consistent with Standard 10 of the Historic District Design Guidelines, "Additions" and Section 307.106(I)(1).
- The application also includes the wholesale replacement of 37 non-original vinyl windows, removal and replacement of the existing concrete driveway, and miscellaneous trim repairs. Pursuant to the authority granted to Staff through the 2024 Matrix, these items can be approved of administratively. As conditioned, these features are consistent with Section 307.106 and the Design Guidelines.

COA-24-30669 Page **4** of **11** 

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

- Section 307.106(k) General Standards: 1-4
- Section 307.106(I) Guidelines on Alterations: 2 and 6
- Chapter 307.106(m) Guidelines on "New Construction": 1, 2, 4, and 8
- Historic District Design Guidelines, 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(l)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

#### **New Construction**

- 307.106(m)(1) *Height*. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in 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.

COA-24-30669 Page **5** of **11** 

• 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"

- Secretary of the Interior's Standards for Rehabilitation (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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Secretary of the Interior's Standards for Rehabilitation (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-24-30669 Page **6** of **11** 

#### **LOCATION MAP**



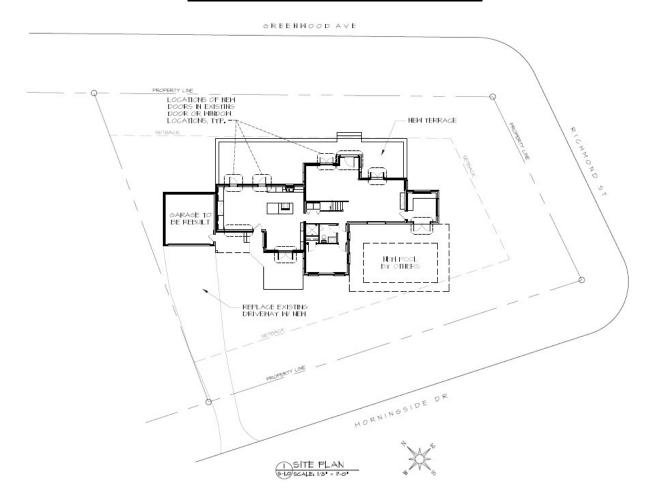
COA-24-30669 Page **7** of **11** 

#### **PICTURE OF PROPERTY WITH POSTED SIGN**



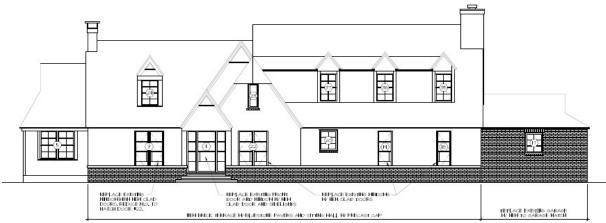
Page **8** of **11** 183 COA-24-30669

#### PROPOSED SITE PLAN DATED APRIL 26, 2024



COA-24-30669 Page **9** of **11** 

#### **PROPOSED ELEVATIONS DATED APRIL 26, 2024**



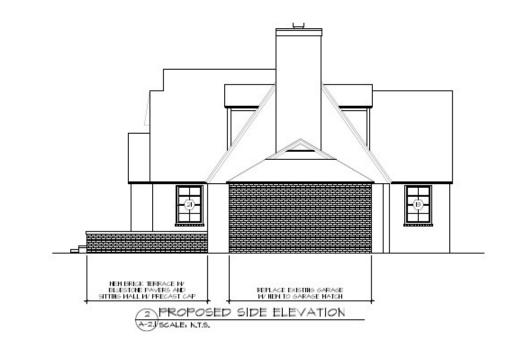
PROPOSED FRONT ELEVATION



COA-24-30669 Page **10** of **11** 



PROPOSED SIDE ELEVATION



COA-24-30669 Page **11** of **11** 

#### **Application For Certificate Of Appropriateness**

Application Info

Tracking #	30669	Application Status	FILED COMPLETE		
Date Started	04/22/2024	Date Submitted	04/26/2024		
Planning and	Development D	Department Info			
COA #	-	COA-24-30669			
Admin Review					
Admin Recomn	nendation	FORWARD			
Admin Date Of Action		4/26/2024			
Forwarded to J	НРС				
JHPC Meeting I	Date	5/22/2024			
Staff Recomme	endation	N/A			
JHPC Recomme	endation	N/A			
JHPC Date Of Action		N/A			
<b>Admin Details</b> N/A					
<b>JHPC Details</b> N/A					

Last Name	First I	Name		Middle Name
GREER	DANI	EL		
Company Name				
JBL CORPORATION				
Mailing Address				
1949 JERSEY STREET				
City	Sta	ate		22212
JACKSONVILLE	FL		Zip Code	32210
Phone	Fax	Email		
904 381 0074	904	DANIE	L@JBLCORP.	COM

Agent represe	ents Own	ullet Contractor $ullet$ Archit	ect Consultant Other				
Last Name		First Name	Middle Name				
SCHNITZER		HENDRIK					
Company/Tru	st Name						
AVONDALE INV	VESTORS LLC						
Mailing Addre	ss						
1954 GREENW	OOD PLACE						
City		State	Zip Code				
JACKSONVILLE		FL	32205				
Phone	Fax	Email					
9044635513		HENDRIK.SCHNIT	HENDRIK.SCHNITZER@YAHHO.COM				

Description	Of Property —————	
Property Ap	praiser's RE #(s) (10 digit number	with a space #########)
Мар	RE#	
	092721 0000	

Location Of	Property ——				
General Loca					
	ondale Historic Disti	rict			
1117013140,7170	Tradic Fristoric Bisc				
House #	Street Name, T	ype and Direction		Zip Code	<b>.</b>
1954	GREENWOOD AV			32205	
Type Of Impi	ovement —				
Addition	Driveway	New Construction	Access	sory Structures	
Alteratio	n Relocation	Window Replacem	ent Other		
Fencing	<b>Demolition</b>	Reroof/Minor Rep	airs		
PERIMETER W EXISTING BRI THAT INCLUDI EXISTING WIN LISTED BELOW ROOM B. PAIR REPLACE ALL HOUSE ARE N IN ALL EXISTI AND REBUILD FOUNDATION DOOR HEADEI BE BUILT TO N ARCHITECTUR WINDOWS AN REMOVE AND OF THE EXIST NOTE THAT TH	OF FRONT TERRACI ITH A PRECAST TO CK ON HOUSE. 2. I ES A FRONT DOOR NDOWS THAT WILL V. DOORS TO BE BI IN THE DINING RI WINDOWS WITH B ON-ORIGINAL HOV NG WOODWORK. F ING OF THE EXIST: AROUND THE PERIE R) WE WOULD LIKE AL DETAILS. A NEV D DOORS. IT WILL INSTALL A NEW CO ING DRIVEWAY DU HERE IS AN ADDITI THE POOL COMPAN	E. TERRACE TO INCLUD P CAP, BLUESTONE PAV REDESIGN OF THE FROM W/ FLANKING SIDELIGI OPEN ONTO THE NEW LACK MARVIN SIGNATU VEVER THE INSTALLATION OF AND REBUNG GARAGE INCLUDING GARAGE INCLUDING W GARAGE INCLUDING W GARAGE INCLUDING OF AND REBUNG GARAGE INCLUDING OF AND REBUNG FOR STYLE ON GARAGE AND REBUNG FOR STYLE ON GARAGE DOOR STYLE ON GARAGE DOOR STYLE ON GARAGE AND LAR ON AL COA FOR A NEW Y AND NOT UNDER THE	ERS AND NEW ENT DOOR ELEVANT DOOR ELEVANTS, 3. INSTALL FERRACE IN THE FAME OF THE FAME OF THE FAME OF THE SAGGING BRICH SAGGING	RICK STEPS. BRICK TO TO TO CREATE A NEW DOORS IN PLACE FOLLOWING LOCATION FOR THE RIES. A. PAIR IN THE RIES. ALL WINDOWS KNOWN. 5. REPAIR AVENTS BLACK. 6. DENTY COURSES, SAGGING FOR THE NEW GARAGE FOR TH	O MATCH EW ENTRY CE OF THE ONS LIVING AND IN THE ALL W.D.O. MOLITION SIZED G GARAGE WOULD ED LS. 7. O SHAPE LEASE
Is this a viola	ation? Check the b	oox if it is.			
If you have b	een working wit	<b>h a planner</b> choose one	e from the list V	VELLS, ARIMUS	
Site Plandrawings nee	<b>n -</b> Site plan if elev ded. Directional ar	ments For Complete a vation includes new. (To rows needed.)		l dimensional	
	drawings needed.)	proposed elevations or p	hotos. <i>(To scale</i>	bar scaled	
Area Pic	_	proposed elevations or p f area affected by altera		bar scaled	
Structu	ctures - Pictures o			bar scaled	

Window Replacement - Required Attachments For Complete Application
Window Replacement Required Attachments for complete Application
Window Survey - Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.
Window Design - Proposed window design, light pattern and materials.
Window Product - Brochure/sample of window product.

<b>Demolition</b> - Required Attachments For Complete Application					
Demonstration Regarded Accomments for complete Application					
Written Statement - Applicant's written statement of reasoning.					
Letter From Engineer - Letter from licensed registered engineer/contractor.					
Statement Of Economic Viability - Statement of economic viability of rehabilitation to code.					
Photos Of Structure - Photos of structure interior and exterior.					

Γ,	— Additional Documents Provided					
		Description				
	<b>/</b>	EXAMPLES OF FRONT TERRACES THROUGHOUT THE RAP DISTRICT				

#### **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.

JACKSONVILLE ELECTRIC AUTHORITY 225 N PEARL ST

**Primary Site Address** 1002 N MAIN ST Jacksonville FL 32206Official Record Book/Page

Tile # 6413

#### **1002 N MAIN ST**

JACKSONVILLE, FL 32202

Property Detail

070781-0100
USD1
8600 County
7
For full legal description see Land & Legal section below
01188 SRINGFELD S/D BLK 3,5,9 ,
284670
<u>Historic Designation</u>

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

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$1,992,872.00	\$1,976,020.00
Extra Feature Value	\$259,001.00	\$250,944.00
Land Value (Market)	\$846,804.00	\$846,804.00
<u> Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$3,098,677.00	\$3,073,768.00
Assessed Value	\$3,098,677.00	\$3,073,768.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
<u>Exemptions</u>	\$3,098,677.00	See below
Taxable Value	\$0.00	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 \$3,073,768.00 Jacksonville Elect Authority (904) - \$3,073,768.00

SJRWMD/FIND Taxable Value Assessed Value \$3,073,768.00 Jacksonville Elect Authority (904) - \$3,073,768.00 School Taxable Value Assessed Value \$3,073,768.00 Jacksonville Elect Authority (904) - \$3,073,768.00

**Taxable Value** \$0.00 **Taxable Value** \$0.00 **Taxable Value** 

\$0.00

Sales History

No data found for this section

**Extra Features** 



Land & Legal

Lan	a								
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land Type</u>	Land Value
1	7000	INSTITUTIONAL	PBF-1	0.00	0.00	Common	282,268.00	Square Footage	\$846,804.00

egal					
LN	Legal Description				
1	2-5 37-2S-26E 6.480				
2	SPRINGFIELD				
3	CITY WATER WORKS AND ELECTRIC				
4	LIGHT PLANT PARCEL BLK 1				

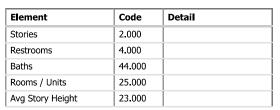


Building 1 Building 1 Site Address 1002 N MAIN ST Unit Jacksonville FL 32206-

Building Type	1702 - OFFICE INDUST				
Year Built	1870				
Building Value	\$545,820.00				

	Gross	Heated	Effective
<u>Type</u>	Area	Area	Area
Unfinished Storage	7375	0	2950
Base Area	5865	5865	5865
Finished upper story 1	5865	5865	5865
Base Area	10005	10005	10005
Unfinished Basement	10005	0	3502
Unfin Loading Platform	354	0	53
Unfin Loading Platform	192	0	29
Unfinished Storage	1250	0	500
Unfinished Basement	1250	0	438
Total	42161	21735	29207

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	28	28 Glass Thermo
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	5	5 Asphalt tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry
Ceiling Wall Finish	5	5 S Ceil Wall Fin





#### 2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

#### **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> <u> 2022</u> <u>2021</u> 2020 2019 <u> 2018</u> <u> 2017</u> <u> 2016</u> 2015 2014

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

#### **More Information**

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

1949 Jersey Street, Jacksonville FL p: 904 626 6598

Project Number Schnitzer

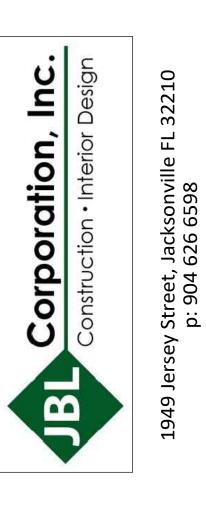
**REVISIONS** 

No. Date Revision

4-26-2024

**Proposed** Site Plan

S-1.0



Schnitzer Residence
1954 Greenwood Place
Jacksonville, FL 32205
Duval County

Project Number
Schnitzer

REVISIONS

Date Revision

	115	710113	
No.	Date	Revision	
rawn B	,  —	DHG	
pprove			
ate:		1-26-2024	

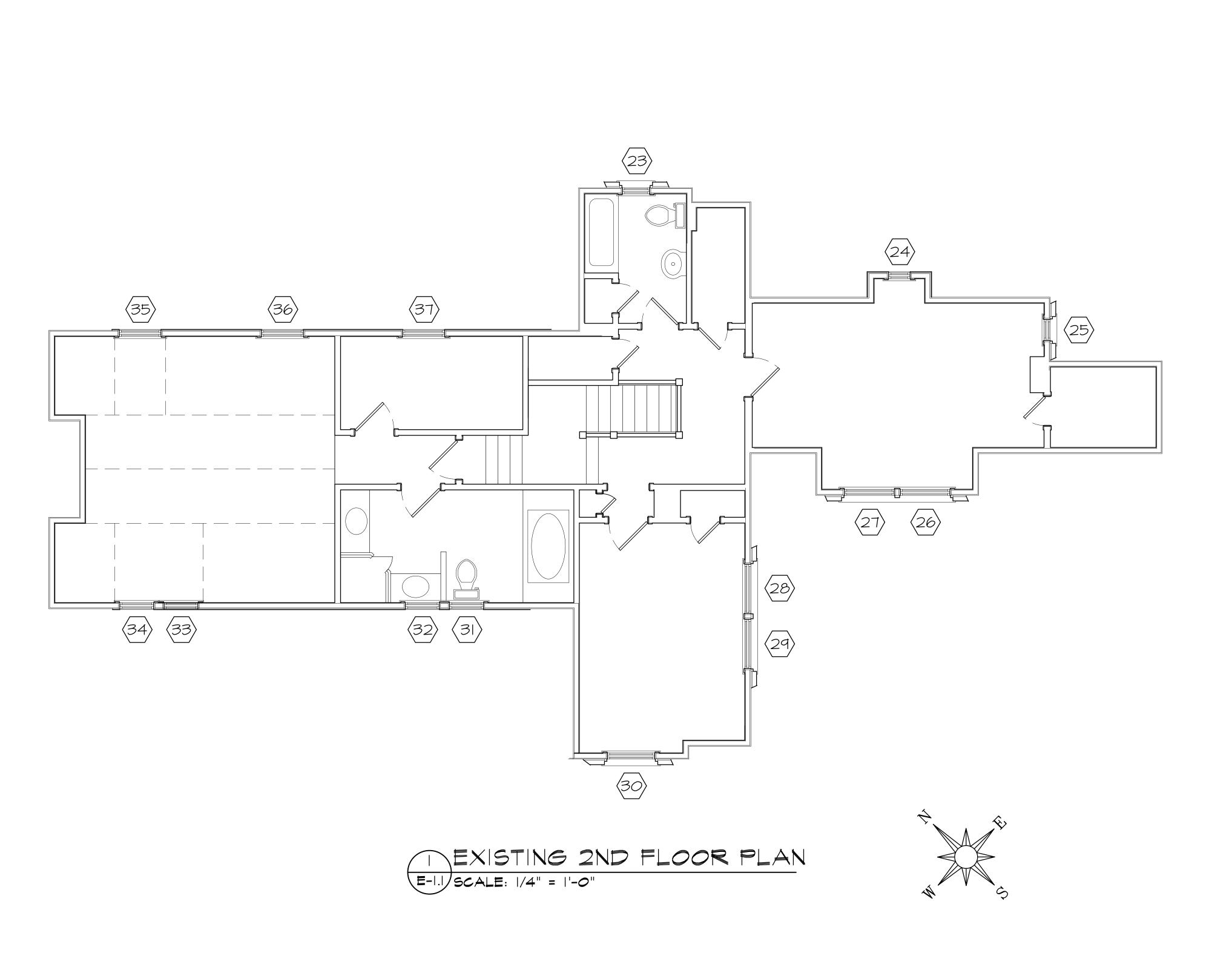
te: 4-26-2024

Sheet Name

Existing
1st Floor Plan

Sheet Number

E-1.0



Construction Interior Design 1949 Jersey Street, Jacksonville FL 32210 p: 904 626 6598

Schnitzer Residence
1954 Greenwood Place
Jacksonville, FL 32205
Duval County

Project Number Schnitzer

**REVISIONS** No. Date Revision

Drawn By: DHG
Check By:
Approved By:

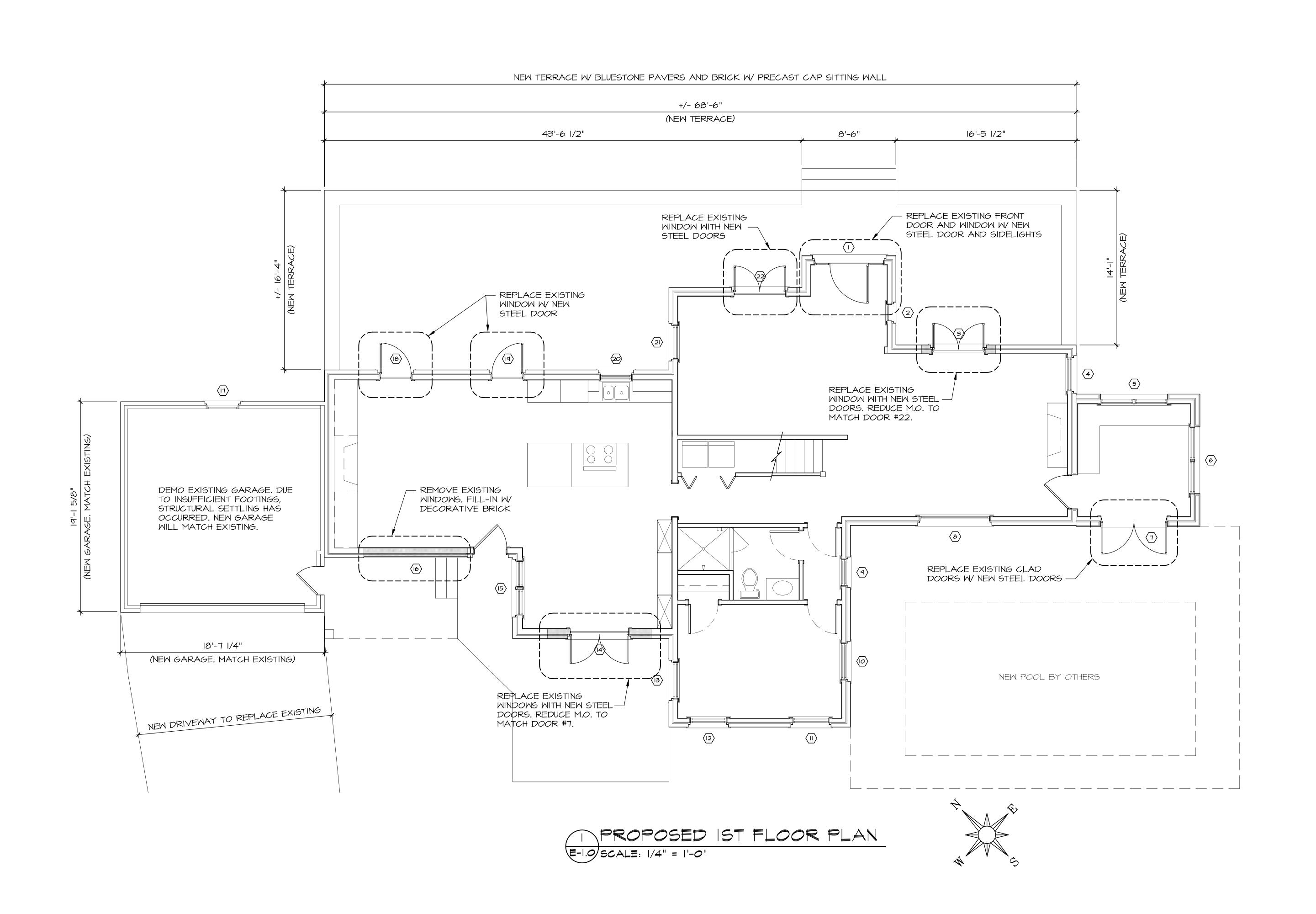
4-26-2024

Sheet Name

**Existing** 2nd Floor Plan

Sheet Number

E-1.1



Construction • Interior Design
Construction • Interior Design
1949 Jersey Street, Jacksonville FL 32210
p: 904 626 6598

# Remodel for the Schnitzer Residence

Project Number
Schnitzer

Schnitzer REVISIONS

No. Date Revision

Drawn By: DHG
Check By:

Check By:
Approved By:
Date: 4-26-2024

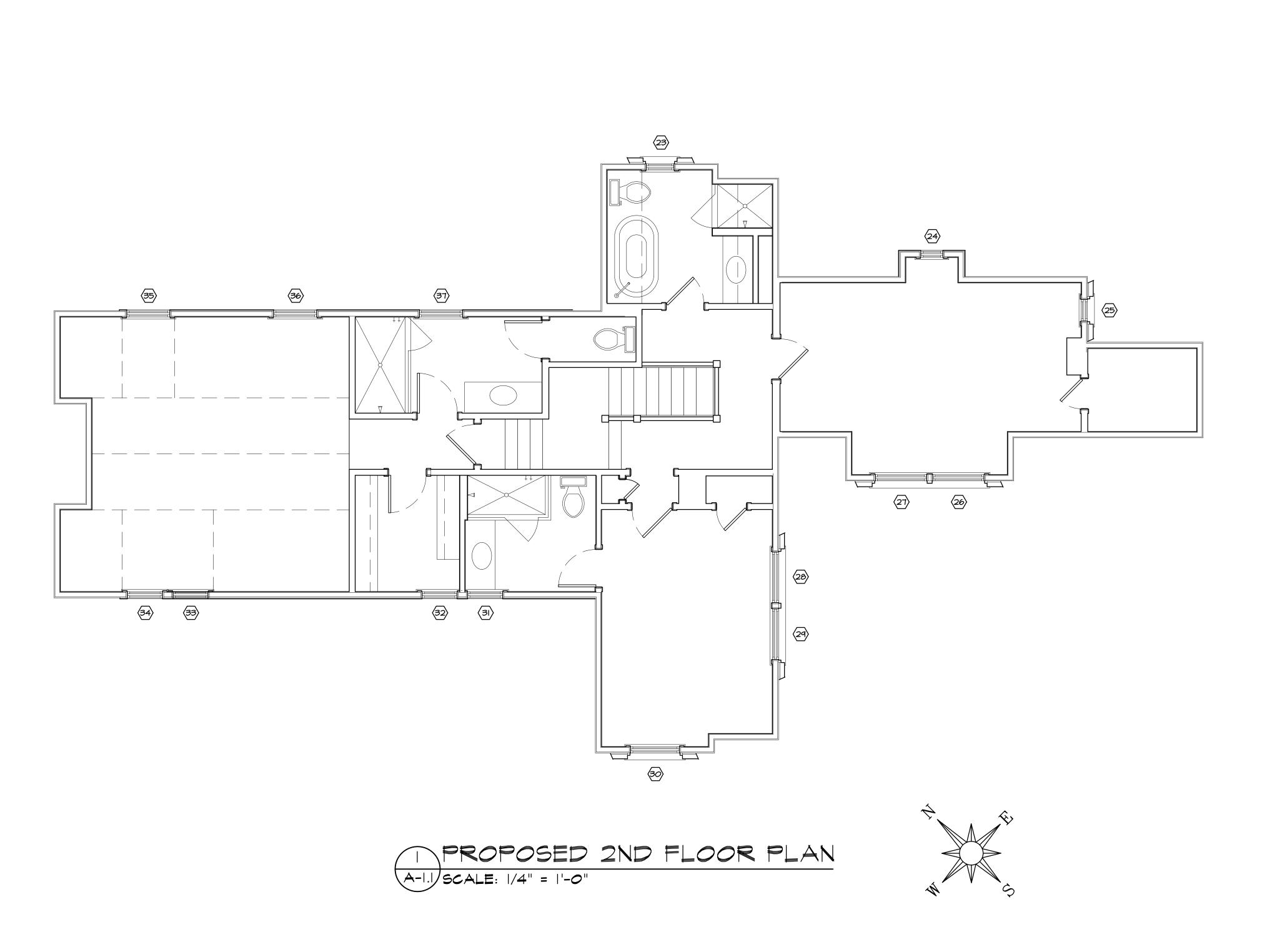
Sheet Name

Proposed

1st Floor Plan

Sheet Number

A-1.0



Construction • Interior Design

1949 Jersey Street, Jacksonville FL 32210
p: 904 626 6598

Schnitzer Residence
1954 Greenwood Place
Jacksonville, FL 32205
Duval County

Project Number
Schnitzer

REVISIONS

Date Revision

No.	Date	Revision
Drawn B	y: [	OHG
Check By	y:	
Approve	ed By:	
Date:		1-26-2024

pproved By:\_\_\_\_\_\_\_ te: \_\_\_\_4-26-2024

Sheet Name

Proposed
2nd Floor Plan

Sheet Number

A-1.1



Corporation, 1949 Jersey Street, Jacksonville FL p: 904 626 6598 B

1954 Greenwood Place Jacksonville, FL 32205

Project Number Schnitzer

**REVISIONS** 

No. Date Revision Drawn By: DHG

4-26-2024

Sheet Name

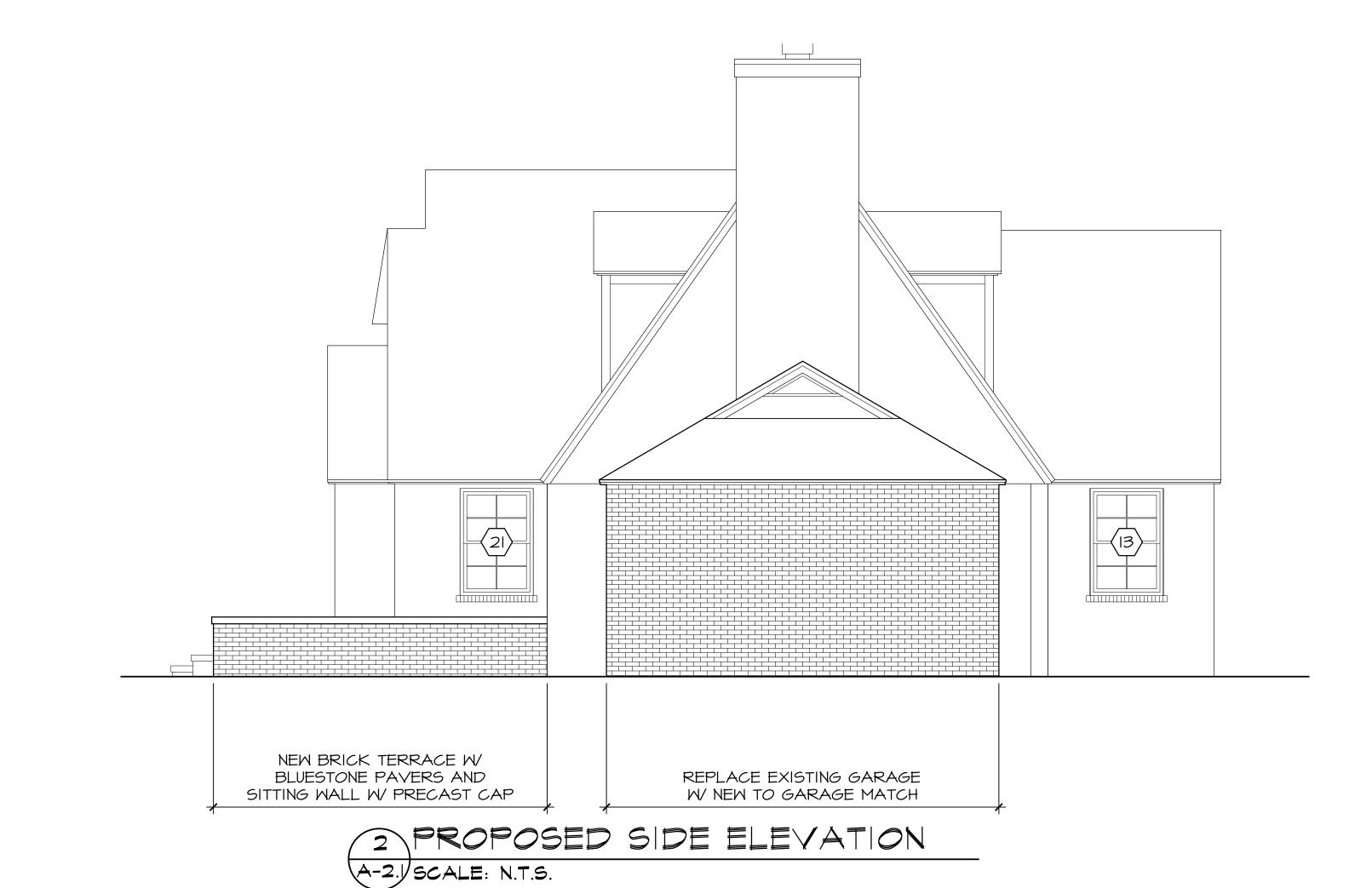
**Proposed** Front & Rear

**Elevations** 

**A-2.0** 



PROPOSED SIDE ELEVATION
A-2.1 SCALE: N.T.S.



Construction • Interior Design
Construction • Interior Design
1949 Jersey Street, Jacksonville FL 32210
p: 904 626 6598

Schnitzer Residence

1954 Greenwood Place
Jacksonville, FL 32205

Project Number
Schnitzer

REVISIONS

No. Date Revision

Drawn By: DHG
Check By:
Approved By:
Date: 4-26-2024

Sheet Name

Proposed Side

Elevations

Sheet Number

**A-2.1** 



April 26, 2024

Re: Demolition of the Existing Garage at 1954 Greenwood Place

#### Dear JHPC

On behalf of our client at the above address, this letter is to explain the reasoning for the request of demolition of their existing garage and the rebuilding of a new garage.

- Large cracks in the slab are present throughout the garage floor. These cracks have differences in elevation of over 1".
- The west corner of the garage has clear evidence of structural settling as there is cracking through the brick joints as well as sections of the brick veneer are no longer in one plane.
- Due to the settlement in this corner, the garage door is binding during operation.

The owner would like to remove the existing garage and rebuild a new garage in the same footprint and matching all of the existing materials and architectural details of the existing garage. A new style garage door has been requested that matches the design of the proposed windows and doors.

Sincerely

Daniel Greer JBL Corporation



DATE: April 26, 2024

PROJECT: Schnitzer Residence – Garage Rebuild

1954 Greenwood Ave Jacksonville, FL 32205

To whom it may concern,

At the project address listed above, the existing single story garage structure has conventionally wood framed walls with brick veneer and conventionally framed Dutch gable roof. The structure was once detached and is now attached to the main house structure, as it was joined together by a previous addition.

Upon inspection of the garage assembly, structural deficiencies are very present. The major concern of this structure is the slab on grade and the foundation. The slab on grade has multiple areas with large settlement cracks that differ in elevation close to an inch in height. Settling is also present on the structure's South-West exterior corner, as stair stepping of the brick veneer shows evidence of foundation settlement.

The wood framed structure is currently bearing on a single course brick curb that is non-reinforced or structurally sound to carry the load of the wood framed structure above. Some of the bricks are loose and can be removed by hand. As with most older structures there is no way to properly address uplift and lateral wind load from the wood framed structure to the foundation through this brick curb assembly. There are also locations of WDO and wood damage on the exterior siding and trim throughout.

The current homeowner would like to make repairs to the existing slab on grade and stabilize the structure's foundation. With the instability of the brick curb and the lack of structural integrity of the existing slab on grade, I believe that there is not an efficient way to make the proper structural repairs without causing more harm to the foundation/ slab on grade and/or wood framed structure. Attempting to undermine the structure's brick curb to fix the fractured concrete would result in more unstable brick curb areas and potential damage to the already compromised foundation. The cost to stabilize the existing wood framed structure, elevate it, while removing and repouring a new slab on grade, foundation and stem wall would result in high construction costs. All this will still leave behind an existing wood framed structure not adequate for today's structural design standards and FBC 2023 requirements.



My professional recommendation is to demolish the existing garage structure. I would recommend a new garage structure to be rebuilt in the same location and within the same footprint as the original. All of the framing, foundation and wind uplift/ lateral capacities will be designed per FBC 2023 building code requirements. All existing brick veneer can be salvaged and reused in the construction of the new garage assembly. This will ensure a structurally sound garage is constructed for future generations to utilize, while at the same time implementing the historical architectural design of the original structure.

Please see the photos below referencing the existing conditions below:



Figure 1: Existing Garage Structure





Figure 2: Garage S.O.G. Fracture



Figure 3: Garage S.O.G. Fracture





Figure 4: Garage WDO



Figure 5: Garage Compromised (Non-Structural) Brick Curb





Figure 6: Garage Jam WDO



Figure 7: Foundation Settling Resulting in Brick Stair Stepping





Figure 8: Stair Stepping Close Up



Figure 9: Garage S.O.G. Fracture



If you have any additional questions, please contact me at (904) 626-6598.

Sincerely,



Andrew Behrens, PE, CGC Professional Engineer FL License Number 88483



















# Amarr Vista VI1000

# Contemporary Aluminum Full View Garage Doors

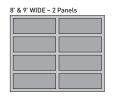


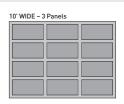
#### It's the perfect reflection of your style. The modern

industrial look goes residential with the introduction of the Amarr Vista collection. From the outside, these sleek doors perfectly mirror the clean lines and glass expanses of your home's contemporary design. Inside, they transform your garage into a bright and inviting room.



#### PANEL CONFIGURATION







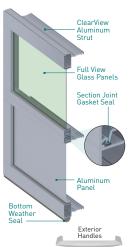


www.amarr.com

#### Construction

#### Colors Actual color may vary from samples shown





#### An Amarr Vista VI1000 full view door offers strength and beauty to match the stylish design of your home.

- 2" thick extruded commercial-grade aluminum frame provides durability, low maintenance and corrosion resistance
- Tongue and groove section joint with new leading edge gasket seal and the bottom weather seal improve air and water infiltration performance.
- ClearView Aluminum Strut System does not restrict viewing area and adds strength and durability to doors 16' to 24' wide
- Wind load options to meet local building codes
- Attractive, modern exterior handles (2) included
- Available in 1" width increments up to 24'

#### **Specifications**

	AMARR VISTA VI1000
FRAME CONSTRUCTION	2" thick aluminum
SECTION HEIGHTS	21" and 24"; 18" for odd height doors
WIND LOAD¹ AVAILABLE	•
FINISH WARRANTY <sup>2</sup>	5 Years (RAL & Custom Paint 3 Years)
WORKMANSHIP WARRANTY <sup>2</sup>	5 Years
HARDWARE WARRANTY <sup>2</sup>	5 Years

<sup>1</sup> It is your responsibility to make sure your garage door meets local building codes.

<sup>2</sup> For complete warranty details, visit amarr.com or contact your local Amarr dealer.

#### Glass is tempered and available as single pane or insulated.







GREEN 10

TNT







FROST OPAQUE









\*Laminated, not tempered. Insulated glass not available

#### **IN STOCK**

#### ANODIZE









#### SPECIAL ORDER

## ANODIZE





Longer lead time and price upcharge apply.

PAINT PVDF (Kynar®) & Powder Coat

COPPER (AC) MEDIUM BRONZE (AM)

Longer lead time and price upcharge apply.















LIGHT SEAWOLF BEIGE







BOYSENBERRY



SAGE BROWN





CARNIVAL RED II†





COLONIAL RED







†PVDF only

	PVDF (Kynar®)	Powder Coat
FADE RESISTANT	++	+
CORROSION RESISTANT	++	+
UV RESISTANT	++	+
ABRASION RESISTANT	+	++
STANDARD COLORS	26	21
RAL/CUSTOM COLORS PRICE UPCHARGE	\$	\$\$
TOUCH-UP PAINT	Included	NOT included



#### **Optional Panels**

# ALUMINUM & INSULATED ALUMINUM





LOUVERED ALLIMINUM 6 columns of [12] 3"x 3/4" vents on a

4' x 24" panel. Shown in White Powder Coat

### Glazing Options

	SINGLE PANE					DUAL PANE							S	INGLE PANE			
	Ann	ealed		Temp	ered			Annealed Tempered		Laminated	ted Polycarbonate			Acrylic			
	1/8"	1/8" Low-E	1/8"	1/8" Low-E	1/4"	1/4" Low-E	1/2"	1/2" Low-E	1/2"	1/2" Low-E	1/4"	Single 1/8"	Single 1/4"	Tri-Wall 5/8"	1/8"	1/4"	1/2"
CLEAR	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•
OBSCURE	•		•		•		•	•	•	•							
GREEN TINT	•		•		•		•	•	•	•							
BRONZE TINT	•		•		•		•	•	•	•				•			
<b>GRAY TINT</b>	•		•		•		•	•	•	•							
GREYLITE	•		•		•		•	•	•	•							
FROST	•		•		•		•	•	•	•				•			
SNOW											•			•			
WHITEOUT											•						
BLACK ICE											•						

Marvin Signature Ultimate series for windows and doors

- Narrow frames
- Light patterns will vary. Refer to drawings.
- Painted black aluminum clad w/ wood interior

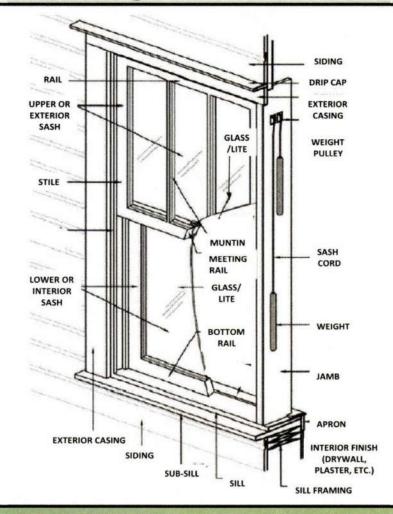
https://www.marvin.com/products/collections/signature/ultimate

# **Required Documents**

- Completed window survey form list to include ALL windows on the structure (often requires multiple pages)
- Photographs or drawings of each side of the structure with all windows numbered to correspond with the "Window #" in the survey form list
- Close-up detailed numbered photos showing all damage identified in the window survey form list
- Proposed replacement window product material (wood, vinyl, clad, etc.) and exterior grid pattern (3/1, 4/4, 6/6, 1/1, etc)

<sup>\*</sup> Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.

	Project Information	Definitions
37	Total number of window openings	Historic Windows: Windows that have been on the structure for 50 or
37	Number of windows that will be replaced	more years.  • Non-Historic Windows:
0	Number of historic/original windows	Replacement windows that have been on the structure for less than 50 years
37	Number of non-historic windows	Original: Windows that were installed when the structure was
0"-2"	Exterior window sill depth in inches (Window Recession)	<ul> <li>originally constructed.</li> <li>Sill Depth: How deep into the wall plane a window is recessed</li> </ul>



#### Authorization

I hereby certify that I have read and understand the information contained in the Window Survey Form and the HPS Window Supplement, that I am the owner or authorized agent for the owner with authority to complete this Form, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner

Applicant or Agent (if different than owner)

Print name:

Hendrik Schnitzer

Signature:

Print name: Daniel Greer

Signature:

# COJ Window Survey Form – Page # \_\_/\_ out of \_\_\_\_\_\_\_

Window #		Exis	ting (Examp	le)	Proposed (Example)								
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:				
-0	Wood	-30 x 62-	-4/4	Bad	Termites -	Replace Window	Wood	-30 x 62	-4/4				
Additional Info:	Based on th	e attached photo	s and termite	report, this wir	ndow is extre	nely rotted and can	not be repaire	<del>d</del>					
Window #			Existing			Propos	sed						
1	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:				
	Vinyl	18 x 38	1	Fair	None	Resize Window	Metal	71 x 84	4				
Additional Info:	Replace exis	eplace existing window (and front door) w/ new clad door entry of a single door and flanking sidelights.											
Window #		Existing Proposed											
2	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:				
	Vinyl	18 x 63	1	Fair	None	Replace Window	Metal	18 x 63	1/1				
Additional Info:	Replace exis	sting fixed windov	ww/ new fixed	d clad window.									
Window #			Existing			Proposed							
3	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:				
	Vinyl	76 x 63	1	Fair	None	Resize Window	Metal	57 x 84	4				
Additional Info:	Replace exis	ting window w/ n	ew french cla	d doors to mat	ch the new de	oors in opening #22	. Reduce brick	copening as ne	eded.				
Window#			Existing				Proposed						
4	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:				
4	Vinyl	36 x 63	8/8	Fair	None	Replace Window	Metal	36 x 63	4/4				
Additional Info:	Replace exis	ting double hung	window w/ n	ew clad double	hung window	v.							
Window #			Existing				Propos	sed					
5	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:				
J	Vinyl	72 x 63	8/8	Fair	None	Replace Window	Metal	72 x 63	4/4				
Additional Info:	Replace (2)	double hung wind	lows w/ new	double hung cla	ad windows.								

# COJ Window Survey Form – Page # 2 out of 7

			Existing			Propos	seu					
6	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
0	Vinyl	72 x 63	8/8	Fair	None	Replace Window	Metal	72 x 63	4/4			
Additional Info: F	Replace (2)	double hung wind	lows w/ new	double hung cla	ad windows.							
Window #			Existing				Propos	sed				
7	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
1	Wood	35 x 69	15	Other	Rot	Replace Window	Metal	72 x 78	4			
Additional Info: F	Replace stati	eplace stationary and operating doors w/ new clad doors. Size to match existing.										
Window #			Existing				Propos	sed				
8	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
,	Vinyl	76 x 63	1	Fair	None	Replace Window	Metal	76 x 63	6			
Additional Info:	Replace exis	ting fixed window	with (2) new	v clad casemen	t windows in	existing opening.						
Window #			Existing		Proposed							
9	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
\	Vinyl	28 x 52	6/6	Fair	None	Replace Window	Metal	28 x 52	4/4			
Additional Info: F	Replace exis	ting double hung	window w/ n	ew clad double	hung window	v.						
Window #			Existing			Proposed						
10	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
	Vinyl	39 x 61	8/8	Fair	None	Replace Window	Metal	39 x 61	4/4			
Additional Info: F	Replace exis	ting double hung	window w/ n	ew clad double	hung window	v.						
Window #			Existing				Propos	sed				
11	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
	Vinyl	39 x 61	8/8	Fair	None	Replace Window	Metal	39 x 61	4/4			

## COJ Window Survey Form – Page # 3 out of 7

Window #			Existing				Propos	sed	
12	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
12	Vinyl	39 x 61	8/8	Fair	None	Replace Window	Metal	39 x 61	4/4
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad double	hung window	w.			•
Window #			Existing				Propos	sed	
13	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
13	Vinyl	39 x 61	8/8	Other	None	Replace Window	Metal	39 x 61	4/4
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad double	hung window	v.			
Window #			Existing				Propos	sed	
14	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
17	Vinyl	109 x 69	12 / 12	Fair	None	Replace Window	Metal	60 x 84	4
Additional Info:	Replace exis	sting (3) double h	ung windows	with new frenc	h clad doors.	Reduce brick open	ing as needed	i.	
Window #			Existing			Proposed			
15	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
13	Vinyl	59 x 69	12 / 12	Fair	None	Replace Window	Metal	59 x 69	4
Additional Info:	Replace exis	sting (2) double h	ung windows	w/ new double	hung clad wi	ndows.			
Window #			Existing				Propos	sed	
16	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
16	Vinyl	109 x 69	12 / 12	Fair	None	Enclose Window	Other	109 x 69	Decorative
Additional Info:	Delete and in	nfill existing windo	ow opening w	ith brick to mat	ch existing in	decorative pattern.		1	
Window #			Existing				Propos	sed	
17	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
17	Vinyl	34 x 57	8/8	Fair	None	Replace Window	Metal	34 x 57	1/1
Additional Info:	Replace exis	sting fixed window	w/ new clad	casement wind	dow.	•			

## COJ Window Survey Form – Page # 4 out of 7

Window #			Existing				Propos	sed	
10	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
18	Vinyl	34 x 57	8/8	Fair	None	Replace Window	Metal	34 x 84	1/1
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad door to	match existi	ng width.			
Window #			Existing				Propos	sed	
19	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
19	Vinyl	34 x 57	8/8	Other	None	Replace Window	Metal	34 x 84	1/1
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad door to	match existi	ng opening width.			
Window #			Existing				Propos	sed	
20	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
20	Vinyl	34 x 45	8/8	Fair	None	Replace Window	Metal	34 x 45	1/1
Additional Info:	Replace exis	sting double hung	y window w/ n	ew clad casem	ent window.				
Window #			Existing				Propos	sed	
21	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	36 x 63	8/8	Fair	None	Replace Window	Metal	36 x 63	1/1
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad double	hung window	v.			
Window #			Existing				Propos	sed	
22	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	56 x 63	1	Fair	None	Replace Window	Metal	56 x 84	4
Additional Info:	Replace the	existing window	w/ new clad d	loors that matcl	n existing ope	ening width.			
Window #			Existing				Propos	sed	
23	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	22 x 52	4/4	Fair	None	Replace Window	Metal	22 x 52	2/2

## COJ Window Survey Form – Page # 5 out of 7

Window #			Existing				Propos	sed	
24	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
24	Vinyl	36 x 53	8/8	Fair	None	Replace Window	Metal	36 x 53	4/4
Additional Info:	Replace exis	ting double hung	window w/ n	ew clad double	hung window	N.			
Window #			Existing				Propos	sed	
25	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
23	Vinyl	17 x 46	8	Other	None	Replace Window	Metal	17 x 46	1/1
Additional Info:	Replace exis	ting double hung	window w/ n	ew clad double	hung windov	v.			
Window #			Existing				Propos	sed	
26	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
20	Vinyl	41 x 53	8/8	Fair	None	Replace Window	Metal	41 x 53	6
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad casem	ent window.				
Window #			Existing			Proposed			
27	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	41 x 53	8/8	Fair	None	Replace Window	Metal	41 x 53	6
Additional Info:	Replace exis	ting double hung	window w/ n	ew clad casem	ent window.				
Window#			Existing				Propos	sed	
20	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
28	Vinyl	41 x 53	8/8	Fair	None	Replace Window	Metal	41 x 53	6
Additional Info:	Replace exis	ting double hung	window w/ n	ew clad casem	ent window.				
Window #			Existing				Propos	sed	
29	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
The state of the s	Vinyl	41 x 53	8/8	Fair	None	Replace Window	Metal	41 x 53	6

# COJ Window Survey Form – Page # \_\_\_\_\_\_\_ out of \_\_\_\_\_\_\_

Window #			Existing				Propos	sed	
30	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
30	Vinyl	41 x 53	8/8	Fair	None	Replace Window	Metal	41 x 53	6
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad casem	ent window.	•			
Window #			Existing				Propos	sed	
31	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
31	Vinyl	28 x 52	6/6	Other	None	Replace Window	Metal	28 x 52	4 / 4
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad double	hung windov	v.			
Window #			Existing				Propos	sed	
32	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
32	Vinyl	28 x 52	6/6	Fair	None	Replace Window	Metal	28 x 52	4/4
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad double	hung window	w.			
Window #			Existing			Proposed			
33	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
99	Vinyl	28 x 52	6/6	Fair	None	Replace Window	Metal	28 x 52	4/4
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad double	hung windov	v.			
Window #			Existing				Propos	sed	
34	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
34	Vinyl	28 x 52	6 / 6	Fair	None	Replace Window	Metal	28 x 52	4/4
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad double	hung windov	v.			
Window #			Existing				Propos	sed	
25	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
35	Vinyl	34 x 58	8/8	Fair	None	Replace Window	Metal	34 x 58	4/4

## COJ Window Survey Form – Page # \_\_\_\_\_ out of \_\_\_\_\_\_\_

Window #			Existing				Propos	sed	
36	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
30	Vinyl	34 x 58	8/8	Fair	None	Replace Window	Metal	34 x 58	4/4
Additional Info:	Replace exis	sting double hung	window w/ n	ew clad double	hung windov	v.	***************************************		
Window #			Existing				Propos	sed	
37	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
3,	Vinyl	34 x 58	8/8	Other	None	Replace Window	Metal	34 x 58	4 / 4
Additional Info:	Replace exis	ting double hung	window w/ n	ew clad double	hung windov	v.			
Window #			Existing				Propos	sed	
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:							**		
Window #			Existing			Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:									
Window #			Existing				Propos	sed	
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:						***		*	
Window #			Existing				Propos	sed	
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:		•							

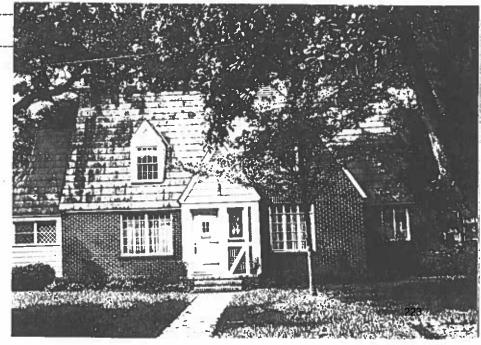
#### FLORIDA MASTER SITE FILE SITE INVENTORY FORM

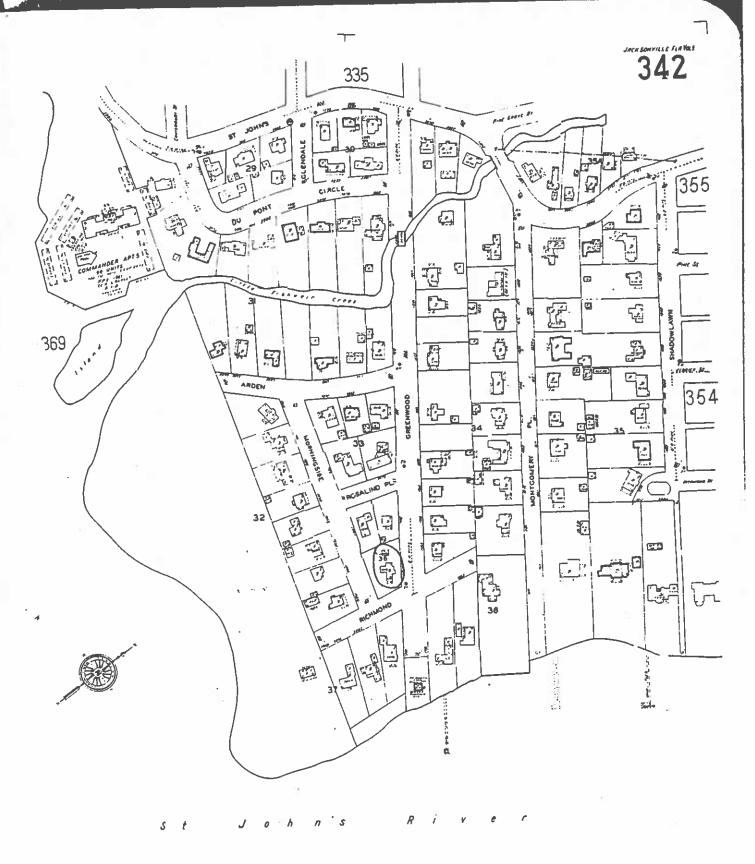
			Sire uo. ond
Site Name 1954 Greenwood Avenue			Survey Date 2685
Address of Site 1954 Breenwood Avenue		Jacksonville.	71
Instructions for locating			<u> </u>
Subdivision name	block i	'iO.	lot no.
District name if applicable			
Dwner of Site: Name			
Address			
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Type of ownership private	2	xecoro	ing date
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PD Box 13892 Tallahassee, Fl C	u	Politica .	
Condition of Site:	Integrity of Site: Check Dne or More	urigina	l Use <u>private residence</u>
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Significance:			
alumiticamue:			

The 1920s was a time when the use of old world and Colonial styles became commonplace. This house is an example of the English influences in house design, commonly referred to as Tudor Revival. The style is characterized by the use of half timbering, eybrow dormers, steeply pitched roofs, curved eaves, and arched doorways.

Architect					
M					
Style and/or Period Tudor Revival					
Plan Type irregular					, - ,,-,-,-,-,,
Exterior Fabric <u>brick:running#wood:cla</u>	pboards				
Structural System(s) wood frame					
Porches NE/stoop					
Drientation NE					
Foundation continuous					
Reof Type pable					
Secondary Roof Structure(s) cross pabl	es#cable dormer				
Roof Surfacing asbestos shingles					
Window Type DHS. 8/8, wcod#casement. 8 11					
Ornament Exterior wood					
Chimney brick					
Chimney location Swiend, interior, ridge					
No. of Chismeys 1					ries <u>181/2</u>
No. of Dormers 1				Butbulldin	25 1
Surroundings Urban. Residential					
Map Reference (inc. scale & date) <u>USGS</u>	Jacksonville, Fl	a 7.5 x	in 1964 (PR 198	(2)	2
Latitude and Longitude:		,			
<i>D</i> 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	6	1			
Site Size (Approx. Acreage of Property	) <u>17 1</u>				
Location Sketch or Map		N)		) Townshi	o   Rance   Section
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Please attach Photographic Print





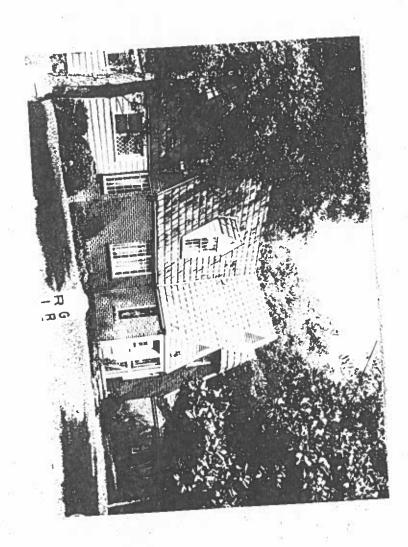
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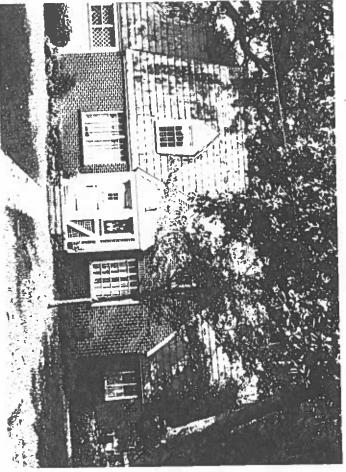
#### FLORIDA MASTER SITE FILE Site Inventory Form

			Site No.
Cita Nama			Survey Date 8402
Address of Cito 10	254 (340,44	and Chil	Burvey Date 6402
Instruction for locati	707 Shunda	000 000	Jacksonville,
instruction for locati		nu Gre	Survey Date 8402  Jacksonville, encond-Rickmo
Location	2 halla		2-42
	rision name	block no.	lot no.
County Duval			
District name if appli	cable		
Owner of Site: Name			
Address		# <b>L</b>	
Type of Ownership		Recording	g Date
Recorder: Name & Titl	.e		
Address <u>Riverside Av</u>	<u>vondale Preservati</u>	on	
2624 Riversi	<u>ide Ave, Jacksonvi</u>	lle, Fl 3220	)4
			riginal Use
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□ Good □ Fair	Unaltered		atesaltural/Phase_American
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Threats to Site:	gory Building		Date listed on NR
Check One or	· More		
☐ Zoning		□ Transporta	ation
□ Development		□Fill	
L] Deterioration		□ Dredge	
□Borrowing			
Other (See Remarks	Below)		
Areas of Significance:			
Significance:			
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With Depresentates:



Address		A .			Record
1954 0		od Avenue			City Directory
Year	Page	Address Change	Owner	Occupation	Other
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1940	1015	V 1	Albert of		
1936	903		albert a . Jabbour	2.	
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Notes

# COA-24-30277 1321 Cherry St

#### May 22, 2024

## Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-30277

1321 Cherry Street, RE# 078326-0000 Address:

Northeast side of Cherry Street, between LaViere Street and Lydia Street Location:

Owner: Seth Walker

> 1321 Cherry Street Jacksonville FL, 32205

Applicant: Same as Owner

<u>Year Built:</u> c. 1925 (*Property Appraiser*)

Designation: Riverside Avondale; Contributing

New Construction - Addition Request:

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

1. Rear one-story addition

Recommendation: **Approve with Conditions** 

#### *Conditions:*

- Materials, design, and height shall be substantially consistent with the elevation drawings dated January 9, 2024, or as otherwise approved by the Historic Preservation Section.
- 2. Location and orientation shall be as substantially shown on the site plan dated January 9, 2024, or as otherwise approved by the Historic Preservation Section.
- 3. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- 4. The siding shall be installed with the smooth side facing outward.
- 5. The new windows shall be a 6-over-1 design to match the historic wood windows.
- All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 7. The new door shall be a 6-grid 1/4 light door to match the front door or a 1/4 light door with a solid rectangular pane of glass.
- 8. The roof of the addition shall have shingles with a color similar to the primary structure.
- 9. The foundation may be filled with cinderblock to match the historic house's foundation or have a cinderblock open pier foundation.

COA-24-30277 Page **1** of **8**  10. Prior to the final inspection of any building permit, the owner or their agent shall submit to the historic preservation section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



#### **PROJECT DESCRIPTION**

COA-24-30277 is for the construction of a one-story addition on the rear of a one-story residential structure located on an interior lot. The subject property has a contributing structure with 6-over-1 wood windows, a 6-grid 1/4 light front door, decorative gable vents, horizontal lap siding, a half-width front porch in a nested gable with cinderblock columns, and an enclosed foundation. According to the submitted elevation drawings, the proposed rear addition will consist of windows that match the historic window design, a cinderblock open pier foundation with diamond lattice infill, matching decorative gable vents, and a new 1/4 light door.

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.

COA-24-30277 Page **2** of **8** 

#### **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:

- As conditioned, the height, foundation, and roof form of the proposed addition is compatible with the existing height, foundation, and roof form of the primary structure. Both an open pier foundation and a foundation enclosure would be compatible with the historic structure. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- The one-story rear addition will create additional living space while retaining all street visible materials on the historic structure. The proposed work provides a compatible use of the property that requires minimal alteration to the structure, which is consistent with Section 307.106(I)(1 and 2).
- 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 conditioned, the windows will match the existing windows in height with a 6-over-1 grid pattern. 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 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)(2 and 3).
- 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. Section 307.106(k) General Standards: 1-3
- 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, 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;

COA-24-30277 Page **3** of **8** 

 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.

#### **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.

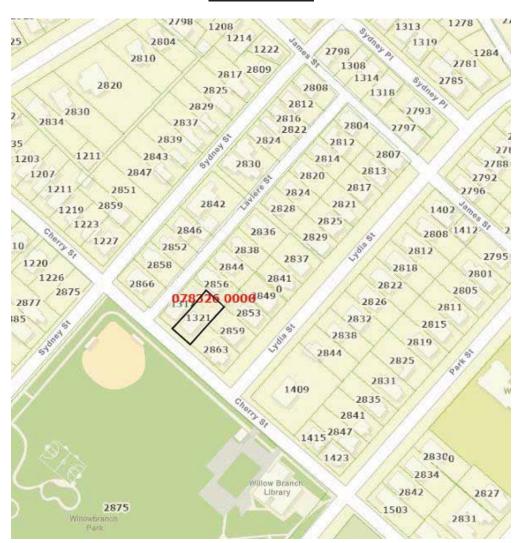
#### Historic District Design Guidelines, "Additions"

- 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.

COA-24-30277 Page **4** of **8** 

- 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."

#### **LOCATION MAP**



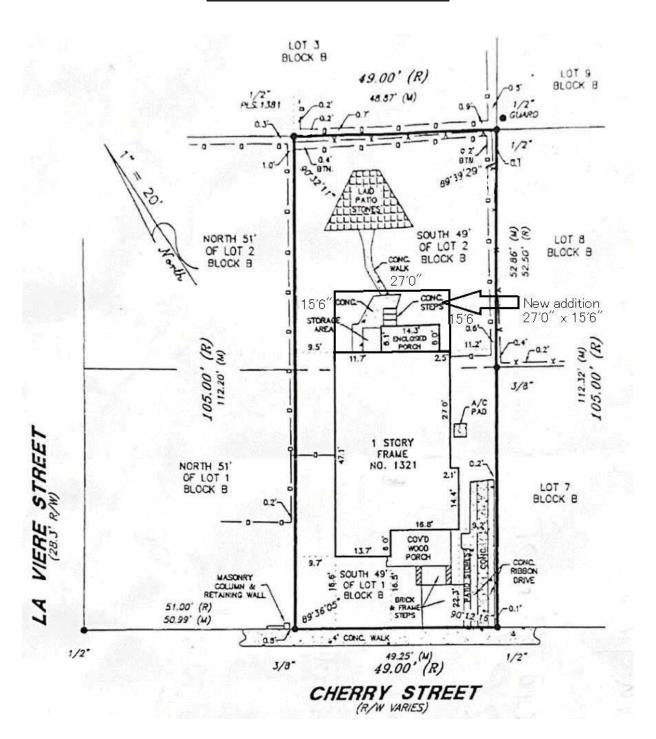
COA-24-30277 Page **5** of **8** 

#### PICTURE OF PROPERTY WITH POSTED SIGN



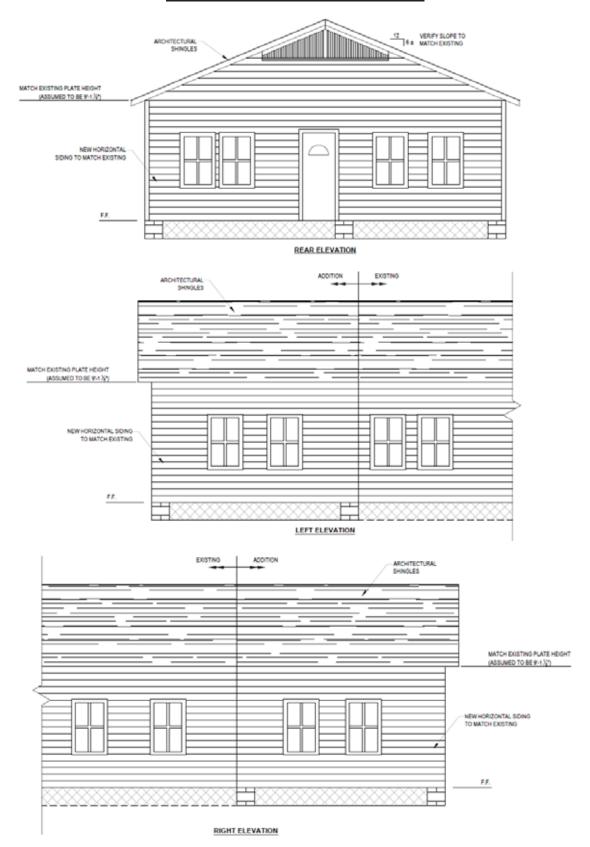
COA-24-30277 Page 6 of 8

#### SITE PLAN DATED JANUARY 09, 2024



COA-24-30277 Page **7** of **8** 

### **ELEVATIONS DATED JANUARY 09, 2024**



Page 8 of 8 COA-24-30277

#### **Application For Certificate Of Appropriateness**

#### **Application Info**

Tracking # 30277 Application Status FOUND SUFFICIENT

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

**✓** 

**4** 

Planning and Development Department Info

**COA** # COA-24-30277

Admin Review

Admin RecommendationFORWARDAdmin Date Of Action3/1/2024

Forwarded to JHPC

JHPC Meeting Date 5/22/2024
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** Middle Name First Name WALKER **SETH Company Name Mailing Address** 1321 CHERRY ST City State Zip Code 32205 **JACKSONVILLE** FL Phone Fax **Email** 631 834 1033 SETHKWALKER@GMAIL.COM

General Information On Owner(s)-Agent represents Owner Contractor Architect Consultant Other **Last Name** First Name Middle Name WALKER **SETH** Company/Trust Name **Mailing Address** 1321 CHERRY ST City State **Zip Code JACKSONVILLE** FL 32205 Phone Fax **Email** 6318341033 SETHKWALKER@GMAIL.COM

#### Description Of Property

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

Мар	RE#
	078326 0000

House #  1321  Type Of Impro  Addition		Zip Code
House #  1321  Type Of Impro  Addition	Street Name, Type and Direction	7 in Code
Type Of Impro		7in Code
Addition		32205
_	ovement	
Alteration	Driveway New Construction	Accessory Structures
	Relocation Window Replacement	Other
Fencing	☐ Demolition ☐ Reroof/Minor Repairs	
as specific, bi (Example: re <b>Proposed Wo</b> APPLICATION F STRUCTURE. W	cosed work below. Note affected features and rief, and legible as possible.  roof; replacing gray 3-tab shingles with black  rk  FOR A REAR ADDITION 156" FOLLOWING THE SAN  VILL MATCH CEILING TO EXISTING, ROOF TO EXIS  NG. NEW ADDITION WILL APPROXIMATELY MATCH	k architectural shingles).  ME WALL AND ROOF LINES AS EXISTING STING, AND HORIZONTAL SIDING TO
DECK. DECK AI  Addition Infor  Is this a viola	ND REAR ENCLOSED PORCH WILL BE DEMOLISHED	D.
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EAST SIDE FROM REAR

<b>/</b>	EAST ELEVATION
<b>/</b>	WEST ELEVATION
<b>/</b>	REAR ELEVATION
<b>/</b>	VIEW LOOKING BACK FROM REAR DOOR

#### **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.

GRAHAM LAURA
1321 CHERRY ST
JACKSONVILLE, FL 32205
WALKER SETH

**Primary Site Address** 1321 CHERRY ST Jacksonville FL 32205Official Record Book/Page 19120-00827

<u>Tile #</u> 6421

#### 1321 CHERRY ST

078326-0000	
USD1	
0100 Single Family	
1	
For full legal description see Land & Legal section below	
01318 STARKE, S S/D R/P BLK 1	
6104	
<u>Historic Designation</u>	

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	\$160,350.00	\$158,851.00
Extra Feature Value	\$1,076.00	\$1,076.00
Land Value (Market)	\$92,610.00	\$92,610.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$254,036.00	\$252,537.00
Assessed Value	\$220,979.00	\$227,608.00
Cap Diff/Portability Amt	\$33,057.00 / \$0.00	\$24,929.00 / \$0.00
<u>Exemptions</u>	\$50,000.00	See below
Taxable Value	\$170,979.00	See below

Taxable Values and Exemptions — In Progress

sc 🛅

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	\$227,608.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

SJRWMD/FIND Taxable Value	
Assessed Value	\$227,608.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

Taxable Value	\$202,608,00
Homestead (HX)	- \$25,000.00
Assessed Value	\$227,608.00
School Taxable Value	

**Taxable Value** 

\$177,608.00

**Taxable Value** \$177,608.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19120-00827	2/20/2020	\$262,000.00	WD - Warranty Deed	Qualified	Improved
<u>15535-02138</u>	2/25/2011	\$80,000.00	WD - Warranty Deed	Qualified	Improved
07102-00908	4/26/1991	\$44,000.00	WD - Warranty Deed	Qualified	Improved
<u>05743-00054</u>	1/5/1984	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>05743-00052</u>	1/4/1984	\$100.00	MS - Miscellaneous	Unqualified	Improved
05281-00892	1/28/1981	\$100.00	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	\$1,076.00

## Land & Legal

**Zoning** Land Land Category LN Code Use Description Front Depth **Land Type** Assessment Units Value RES MD 8-19 UNITS PER Front 0101 RMD-B 49.00 105.00 49.00 \$92,610.00 Common Footage

LN	Legal Description	
1	3-3 42-2S-26E	
2	R/P BLK 1 STARKES S/D	
3	S 49FT LOTS 1,2 BLK B	

Buildings Duilding 1
Building 1 Site Address
1321 CHERRY ST Unit

Element	Code	Detail

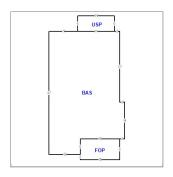
#### Jacksonville FL 32205-

Building Type	0101 - SFR 1 STORY
Year Built	1925
<b>Building Value</b>	\$158,851.00

Туре	Gross Area	Heated Area	Effective Area
Unfin Screened Porch	84	0	21
Base Area	1207	1207	1207
Finished Open Porch	120	0	36
Total	1411	1207	1264

Exterior Wall	4	4 Single Siding
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2023 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	\$220,979.00	\$50,000.00	\$170,979.00	\$1,862.12	\$1,934.95	\$1,768.86
Urban Service Dist1	\$220,979.00	\$50,000.00	\$170,979.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$220,979.00	\$25,000.00	\$195,979.00	\$613.36	\$623.80	\$575.04
By Local Board	\$220,979.00	\$25,000.00	\$195,979.00	\$426.09	\$440.56	\$399.48
FL Inland Navigation Dist.	\$220,979.00	\$50,000.00	\$170,979.00	\$5.27	\$4.92	\$4.92
Water Mgmt Dist. SJRWMD	\$220,979.00	\$50,000.00	\$170,979.00	\$32.48	\$30.66	\$30.66
School Board Voted	\$220,979.00	\$25,000.00	\$195,979.00	\$0.00	\$195.98	\$0.00
Urb Ser Dist1 Voted	\$220,979.00	\$50,000.00	\$170,979.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,939.32	\$3,230.87	\$2,778.96
Description	Just Value	Accord Value	Ev	comptions	Tavable V	alue

			' '   '	, , ,
Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$246,520.00	\$214,543.00	\$50,000.00	\$164,543.00
Current Year	\$254,036.00	\$220,979.00	\$50,000.00	\$170,979.00

#### 2023 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.

**2023** 

2022

**2021** 

2020

2019

**2018** 

**2017** 

**2016** 

**2015** 

**2014** 

• 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



# ONE CITY. ONE JACKSONVILLE.

# 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: 5/4/24

Address:
1321 Cherry St

Jacksonville PL 32205

Owner: Seth Walker

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 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	30277	were posted on the property/site located at:
078324-0000		
Real Estate Number(s)  1321 Cherry	SH	
Jackson IIL FL	32205	
City, State Zip Code	4 100	
Printed Name Seth	Walker	
Signature	n	
Dated this 4 <sup>th</sup> day of M	ay	2024.

#### MAP SHOWING BOUNDARY SURVEY OF THE SOUTH 49 FEET OF LOT 1, AND THE SOUTH 49 FEET OF LOT 2, BEOCK B. REPLAT OF BLOCK 1, STARKES SUBDIMSION OF A PART OF THE HUTCHINSON GRANT, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT HOOK 3, PAGE 3, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA CESTIFIED TO: PATRICK JOSEPH SNYDER. NETWORK FUNDING, L.P., CHICAGO TITLE INSURANCE COMPANY, AND JOHN G. BARRY, III. P.A. 101 3 BLOCK B LOT 9 49.00' (R) BLOOK B PLS 1391 48.57 (W) GLAND 01/ BIN 0.1 89,39,59 10-

33 SOUTH 49" NORTH 51" LOT 8 OF LOT 2 OF LOT 2 20.0 BLOCK B MALX 27'0' BLOCK 3 BLOCK B 23 New addition 27'0" x 15'6" STOR 33 11.2 38 5.00 75.00 3/8" 105.0 .05 STREET 1 STORY FRAME 0.2 NO. 1321 NORTH 51 2.1 OF LOT 1 LOT 7 BLOCK B BLCCK B 027 COMO 14 Sand many COV/0 WOCO PORCH SOUTH 49 and of LOT 1 select BLOCK B MASONRY RETAINING

51.00' (R) 50.99" (N)

1/2

0.5

3/3"

49.25 (M) 49.00 (R) CHERRY STREET (R/W VARIES)

1/2"

" CONC MATE

FLOOD ZONE "N" - AVENS SCIENTINGS TO BE CUTTING THE GIZE AVAILATED HAVE FLOOD PLANT / FLOOD ZONE "K (SHADES)" - AVENS OF GIZE AVAILAL CHANCE FLOOD AVENS OF ITS AVAILATED CHANCE FLOOD TO AVENS OF THE AVAILATED CHANCE FLOOD TO AVAILATE FROM ITS AVAILATED FLOOD TO AVAILATE FROM ITS AVAILATED FROM THE AVAILATE FLOOD. VETOA GENERAL MOTES A SSOCIATED SURVEYORS INC. LAND & ENGINEERING SURVEYS 3846 BLANDING BOULEVARD JACKSONVILLE, FLORIDA 32210 904-771-6468 THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COMENANTS, BRL'S RESTRICTIONS CLOSURES, TAKINGS OR ORDINANCES, ETC. THERE COULD BE OTHER MATTERS OF RECORD THAT AFFECT THIS PARCEL. CERTIFICATE OF AUTHORIZATION NO. LB 0005488 6. UNLESS OTHERHISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION. G. UNLESS OTHERWISE STATED ALL BRON PPES FOUND HAVE N

LEGEND/ABBREVIATIONA

SET IRON IPPE OR RESAR

"ASSOC SURVEY" OR LB 5-455

FOUND BRON PIN OR P-PE (P)

FOUND CHOCKETE WORNERS (CM)

X = CROSS CUT OR ORELL HOLE

OR V = OFFICIAL RECORD WOLD

OR V = OFFICIAL RECORD VOLUME

PRAM PORMADER RESORD VOLUME

BRILL = BUILDING RESTRICTION LINE

RE = BUILDING RESTRICTION LINE

LE = BUILDING RESTRICTION LINE

WHEN ME TRICE

11/A = MONOWARE BETTER AUTHORYTH

LE = BUILDING RESTRICTION LINE

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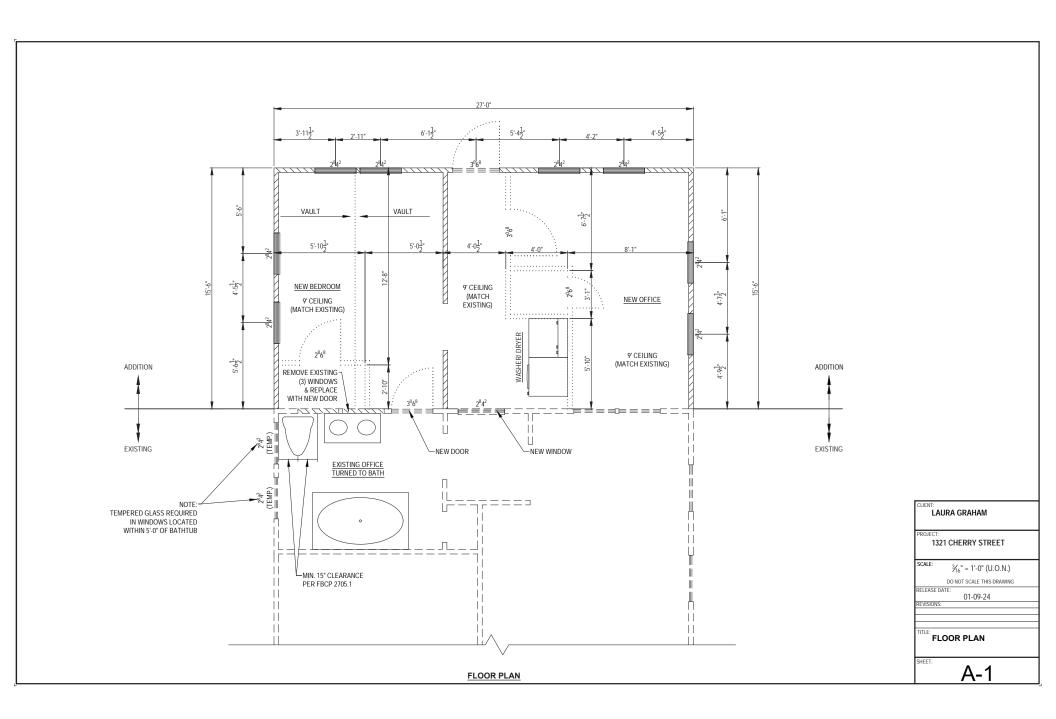
BUILDING

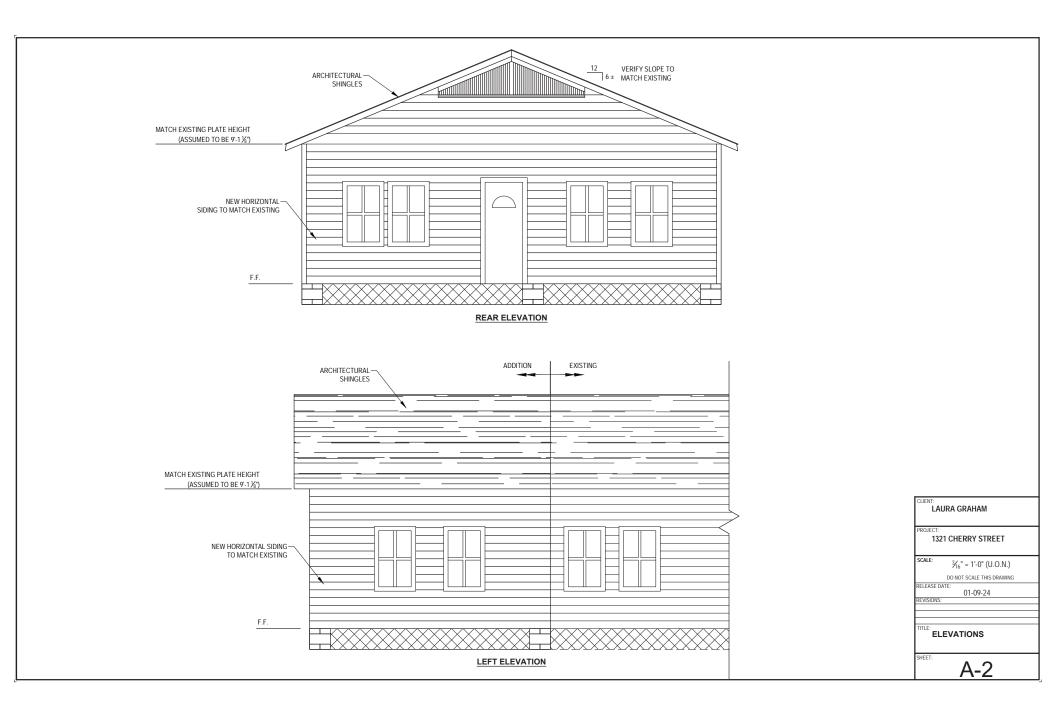
BUILDI I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 51-17 050 THROUGH 052, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472, F.S. (H) - RECORD (W) - MEASURED (C) - COMPUTED DATA R . RADUS L . ARC LINGTH TO . PHONE RISER ES B. HATCHER Scho FLORIDA CERTIFICATE NO. 3771 FLORIDA CERTIFICATE NO. 4579 FLORIDA CERTIFICATE NO. 6132 RAY - BOAT OF BAY B T - BULDAG THE A- LOTA THATU -A-TOHOMY YIE A-CHARLES L STARLING RAYMOND J. SCHAFFER - MONOWALE GLETTED AUTHORITY

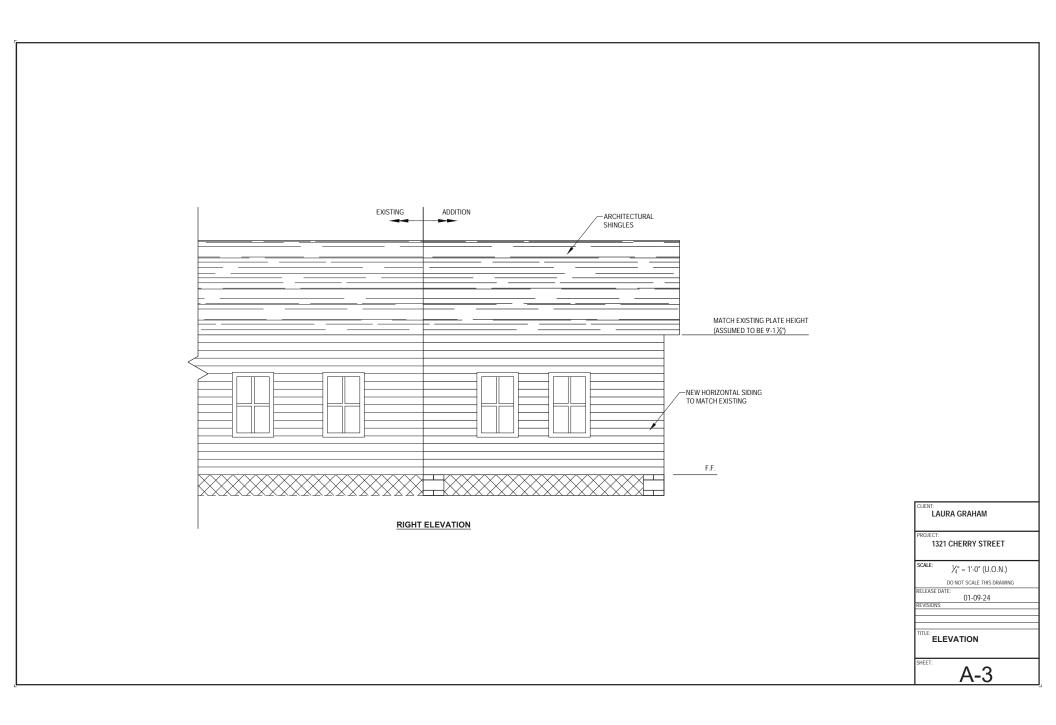
- COMPNANTS & RESTRICTIONS (-1-8 DN FINIS)

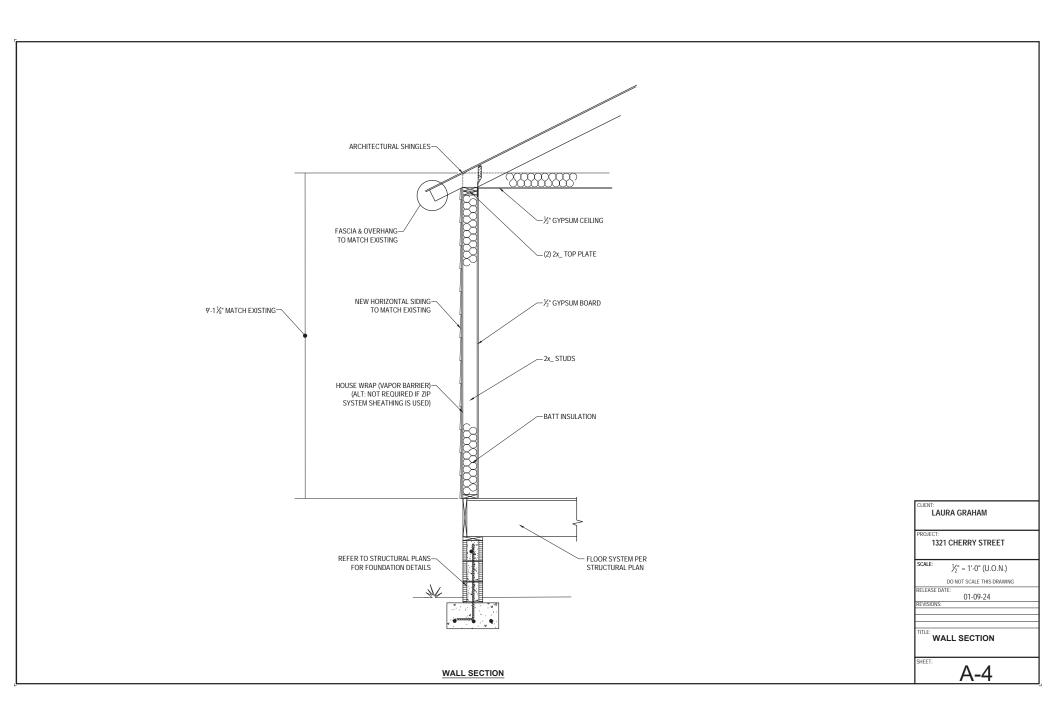
- POINT OF REVENSE CURVE (E.T.) - EAVE TE

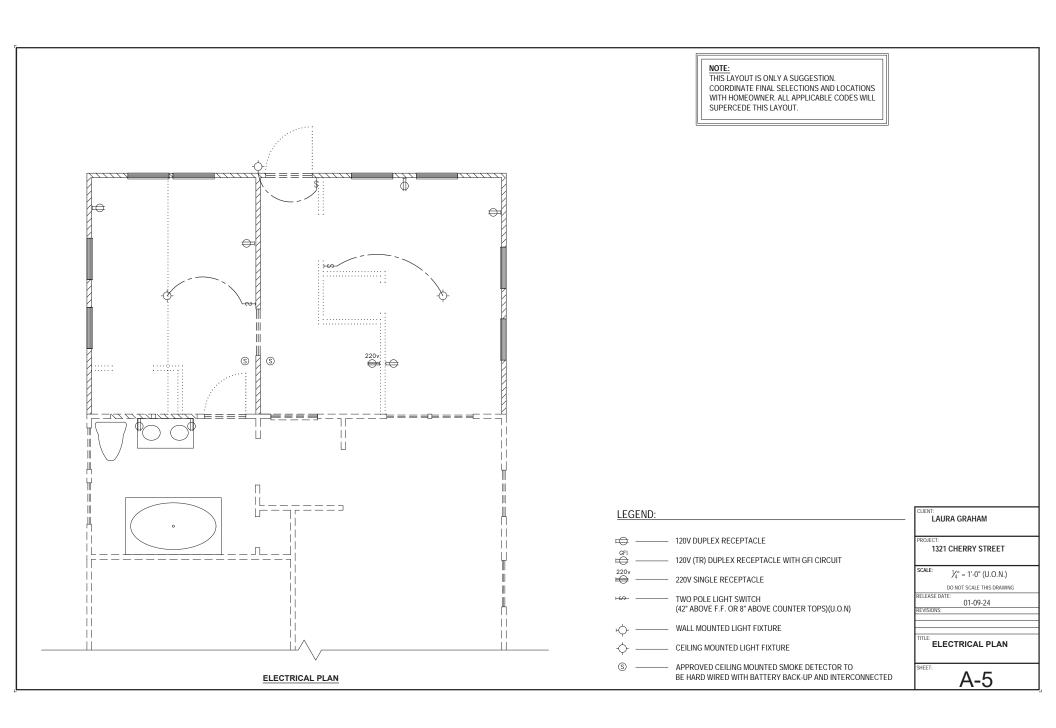
- POINT OF REVENSE CURVE (E.T.) - EAVE TE DRAFTER REAL SCALE 1" = 20

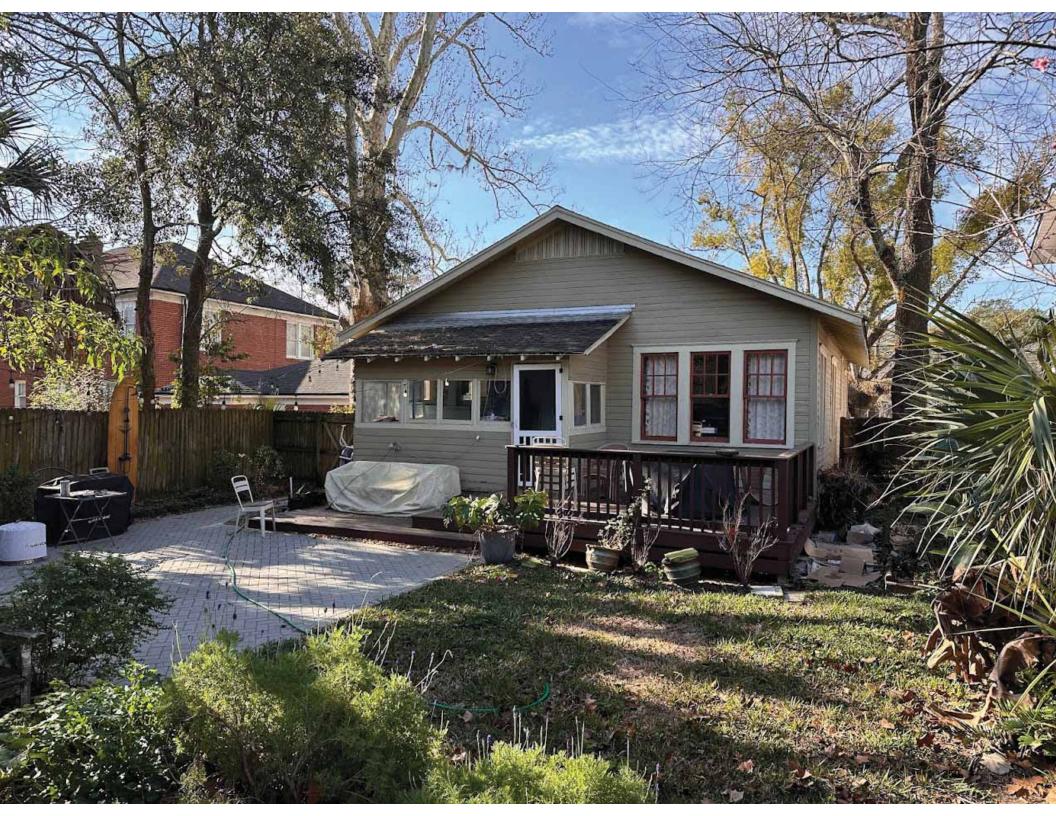


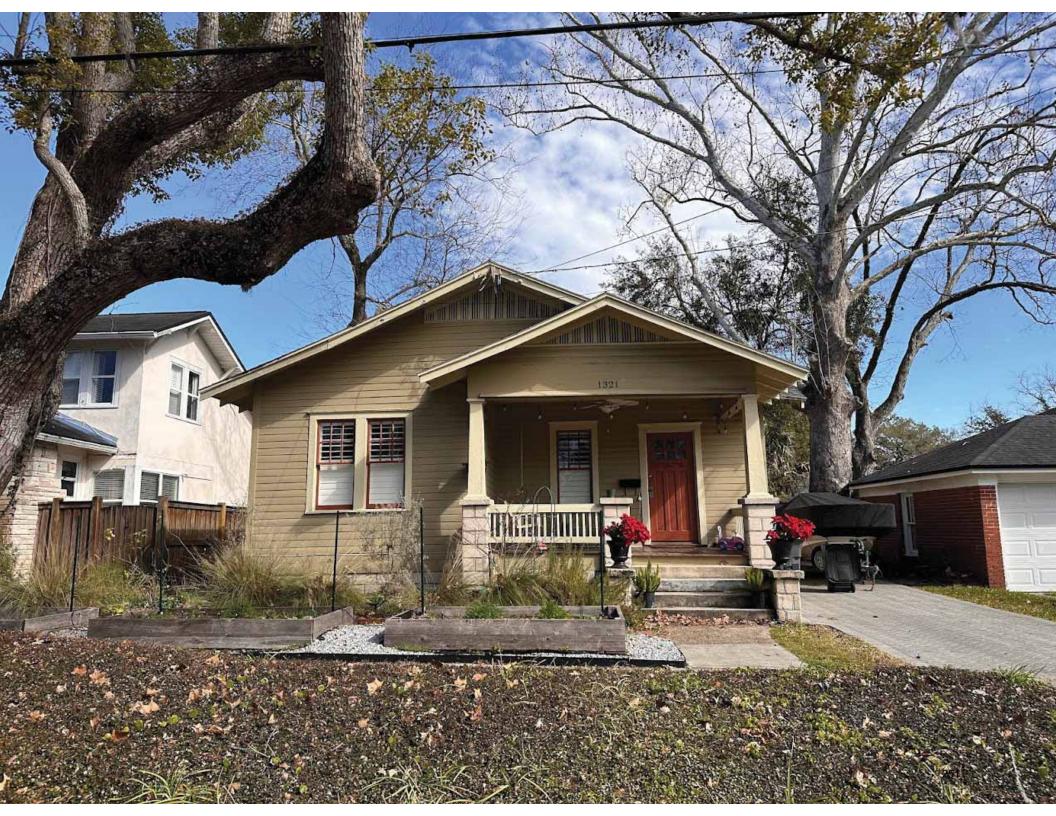


















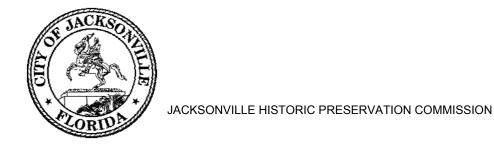
## D.

# Previously Deferred Items to be Heard



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

# E. Condemned Properties



# F.

# Historic Designations



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

## G.

# Certificates of Appropriateness



# COA-24-30533 1826 Montgomery Pl

#### May 22, 2024

### Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-30533

Address: 1826 Montgomery Place, RE# 092906-0000

*Location:* South side of Montgomery Place, between St Johns Avenue and St Johns River

*Owner:* Leigh H. Long

1836 Montgomery Place Jacksonville, Florida, 32205

Applicant: William Leuthold

William Leuthold Architect, Inc.

2742 Herschel Street

Jacksonville, Florida, 32205

Year Built: c. 1925 (Florida Master Site File)

<u>Designation</u>: Riverside Avondale; Contributing

Request: New Construction – Addition

Alterations – Paint Unpainted Masonry

#### Summary Scope of Work:

- 1. Construction of a two-story addition to the primary structure
- 2. Apply lime wash to brick exterior
- 3. Remove and replace front porch
- 4. Remove and replace brick driveway
- 5. Reroof (Administrative)
- 6. Conversion of a rear sunroom into an open porch (Administrative)
- 7. Miscellaneous Hardscaping Improvements (Administrative)
- 8. Partial demolition of a primary structure (Administrative)
- 9. Demolition of a brick retaining wall (Administrative)

**Recommendation:** Approve with Conditions

#### Conditions:

#### Construction of a two-story addition, conversion of sunroom, and front porch alterations

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **March 25, 2024**, or as otherwise approved by the Historic Preservation Section.

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- 2. Location and orientation shall be as substantially shown on the site plan dated **March 25**, **2024**, or as otherwise approved by the Historic Preservation Section.
- 3. Columns shall have caps and bases.
- 4. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- 5. The roof of the additions shall have shingles with a color/type similar to the primary structure.
- 6. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 7. 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.

#### Apply lime wash to brick exterior

- 8. Lime wash shall not be applied to the exterior of the building
- 9. Any mortar that needs to be repointed shall adhere to the National Park Service (NPS) Preservation Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings."

#### Remove and replace brick driveway

- 10. The new driveway shall be in the same dimensions of the existing driveway.
- 11. Poured concrete shall only be used past the front wall of the main structure towards the rear of the lot.
- 12. Pavers shall have a rectangular shape, not to exceed 6" x 10" with a modular relationship of 1:2 or 3:5, and the color shall be brick-like or granite (no white blends).
- 13. Concrete ribbons shall be between 2 and 3 feet in width.
- 14. Any existing sidewalk shall not be altered or disturbed in any way.

#### Reroof (Administrative)

- 15. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.) During the course of the work, the repairs shall be made with like materials.
- 16. The roofing materials shall not be stacked on the roof in one location. Historic structures are often fragile, and the roof cannot support the weight of a large stack of shingles in one location. Severe damage to the structure may result.

#### Miscellaneous Hardscaping Improvements (Administrative)

17. All hardscaping improvements not previously addressed under these conditions shall be designed and developed in accordance with the site plan dated **March 25, 2024**, or as otherwise approved by the Historic Preservation Section.

#### **General Demolition (Administrative)**

18. The demolition of existing features shall cause the least amount of damage to the surrounding historic structures and setting.

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#### **PROJECT DESCRIPTION**

COA-24-30533 seeks to construct a two-story addition on the rear of the primary contributing structure, apply lime wash to the brick exterior, alter the front porch, and replace the existing brick driveway with a concrete driveway. Measuring approximately 60 feet in width and 120 feet in length, this interior lot is located in the Riverside Avondale Historic District. The primary structure on the property exemplifies the Georgian Revival style, which is characterized by its exterior brick finish, six-over-six windows, and gable roof with three (3) gabled dormers. Based on the submitted elevation drawings, the proposed addition is characterized by its shingled gable roof form, brick finish, six-over-six windows, a clad frame picture window, and a pedestrian door. Meanwhile, a lime wash will be applied to the existing brick, the non-original front porch will be replaced with a more historically appropriate porch design, and the existing brick driveway will be replaced with a concrete panel driveway.

The application also includes the conversion of the rear sunroom into an open porch, removal and replacement of the existing asphalt shingles, miscellaneous hardscaping improvements, and partial demolitions. Pursuant to the authority granted to Staff through the 2024 COA Matrix, these items can be approved administratively, subject to the conditions listed in the recommendation section of this report. As such, the analysis in this report focuses on the construction of the rear addition, application of lime wash, installation of a concrete driveway, and alterations to the front porch.

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#### 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 the Staff's analysis:

- The Historic Preservation Guidelines for the Riverside Avondale Historic District recognize that entrance porches are an important design element of historic residences in the Riverside Avondale Historic District. Serving as a transitional space between the exterior and the interior and defining and protecting the primary entryway into the residence, front porches are the principal location for ornamentations and detailing such as piers, columns, rails and spindles, as well as brackets and other jig-sawn woodwork. The size, style, sense of openness and detailing are all important attributes of porches and should be preserved or properly restored based on physical or documentary evidence. Moreover, the Design Guidelines for the District reference Standards Two (2) and Nine (9) of the Secretary of the Interior's Standards for Rehabilitation:
  - Standard Two (2) refers to the historic character of a property being retained and preserved amid the removal of historic materials or features. The applicant's scope of work would bring the home closer to its original state and restore its architectural character—thereby achieving compatibility with the massing, size, scale and architectural features of adjacent properties, consistent with Sections 307.106(k)(1) and 307.106(l)(2).
  - Standard Nine (9) emphasizes that exterior alterations shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. Restoring the altered feature, as conditioned, reinstates the historical and architectural integrity of the original front porch.
- As designed, the height and roof form of the proposed addition on the primary structure will be compatible with the existing height and roof forms. 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 doors on the addition will match the existing doors and windows in height and design. Staff finds the design of the doors and windows uniform with the existing primary structure, which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.
- Consistent with the Historic District Design Guidelines, the 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 additions would not cause any damage to or detract from the detached garage or the historic primary structure. As such, the proposed scope of work is consistent with Sections 307.106(k)(1 and 2).

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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 and 2
- 2. Chapter 307.106(m) Guidelines on "New Construction": 1, 2, 4, and 8
- 3. Historic District Design Guidelines, Section on "Additions"
  - Poured concrete driveways have been determined to be non-traditional and non-historic within the Historic Districts. As such, installing a poured concrete driveway would be inconsistent with the Historic District Design Guidelines, Section on "Settings". Therefore, Staff has conditioned that removal of the historic brick driveway be replaced in a like-forlike fashion or with a historically appropriate material such as concrete ribbons, gravel, or brick-like pavers.
  - The Historic District Design Guidelines identify masonry exterior finishes and detailing as important design features of the district. This historic character is reflected in design elements as bonding pattern, treatment of joints, as well as color and surface treatments. The Guidelines further state that these features should be retained. It is the opinion of the Department that the change in appearance from the lime wash will impact the design of the subject property and its traditional visual relationship with other historic properties in the immediate area, which is inconsistent with Sections 307.106(k)(1 and 4) and 307.106(I)(3, 6 and 7). Therefore, Staff recommends that the existing brick finish be preserved and preventative treatment measures such as repointing be performed.
  - The Design Guidelines for the District reference Standards Two and Nine of the Secretary of the Interior's Standards for Rehabilitation. Standard Two states, "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." The original brick color of the residence at 1826 Montgomery Place is a significant characterdefining feature and should be maintained in order to maintain consistency with Standard Two. Standard 3 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 historic properties, shall not be undertaken." Although the application of a lime wash is a traditional treatment, its use on the structure creates a false sense of historical development. As such, Staff finds painting of this healthy brick structure inconsistent with Sections 307.106(k)(2-3) and 307.106(I)(1, 2 and 5).

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

- 4. Section 307.106(k) General Standards: 1-4
- 5. Section 307.106(I) Guidelines on "Alterations": 1-3, 5-7
- 6. Historic District Design Guidelines, Section on "Exterior Fabric Masonry"

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#### **CODE CRITERIA AND DESIGN GUIDELINES**

#### **General Criteria**

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

#### Alterations

- 307.106(l)(1) Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(l)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 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(l)(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- 307.106(I)(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 307.106(l)(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken.

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#### **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, "Exterior Fabric - Masonry"

- Secretary of the Interior's Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standard 3: Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
- 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.
- Secretary of the Interior's Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used the surface leaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

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- Exterior Fabric Masonry, Recommend #1: "Identify, retain, and preserved masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color."
- Exterior Fabric Masonry, Recommend #2: "Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features."

#### Historic District Design Guidelines, "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, 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."
- Additions, Recommend #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."
- Additions, Recommend #3: "Use contemporary designs compatible with the character and feeling of the building and neighborhood."

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#### **LOCATION MAP**



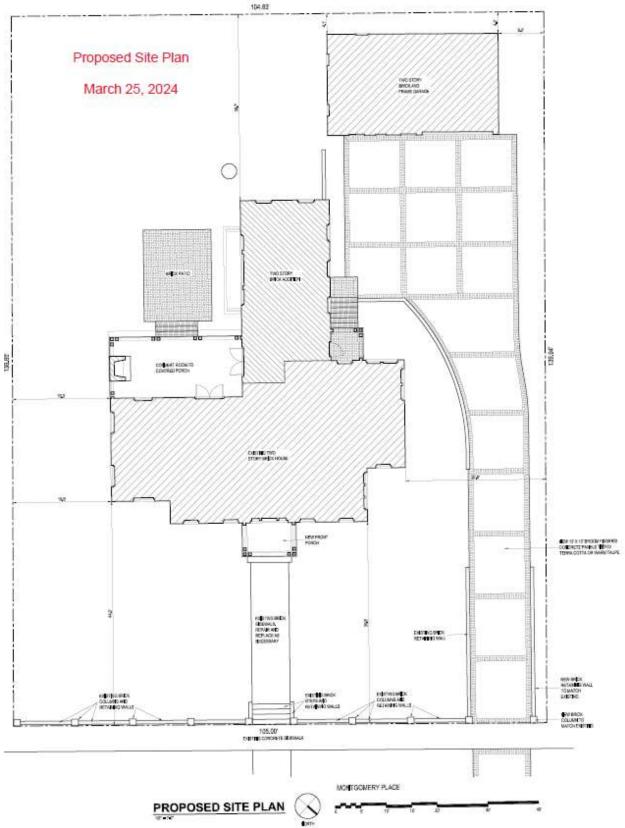
COA-24-30533 Page **9** of **14** 

#### **PICTURE OF PROPERTY WITH POSTED SIGN**



COA-24-30533 Page **10** of **14** 

#### **PROPOSED SITE PLAN DATE MARCH 25, 2024**



Page **11** of **14** COA-24-30533

#### **ELEVATION DRAWINGS DATED MARCH 25, 2024**



PROPOSED FRONT ELEVATION



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PROPOSED REAR ELEVATION



Page **13** of **14** COA-24-30533

#### **VIEW OF THE REAR ELEVATION AND PROPOSED ADDITION LOCATION**



COA-24-30533 Page **14** of **14** 273 Application Info——

#### **Application For Certificate Of Appropriateness**

Tracking #	30533	Application Status	FILED COMPLETE
Date Started	03/25/2024	Date Submitted	03/25/2024
Planning and	l Development [	Department Info	
COA #		COA-24-30533	
Admin Review			
Admin Recomr	mendation	FORWARD	
Admin Date Of	Action	N/A	
Forwarded to 3	JHPC		
JHPC Meeting	Date	5/22/2024	
Staff Recomme	endation	N/A	
JHPC Recomm	endation	N/A	
JHPC Date Of A	Action	N/A	
<b>Admin Details</b> N/A			
<b>JHPC Details</b> N/A			

_ast Name		irst Name	2		Middle Name
LEUTHOLD		WILLIAM			
ompany Name					
VILLIAM LEUTHOLD A	RCHITECT, IN	C.			
Mailing Address					
2742 HERSCHEL STRE	ET				
City		State			
JACKSONVILLE		FL		Zip Code	32205
Phone	Fax		Email		
904 389 5456	904 389	3805	DILL @	LEUTHOLDAI	DCH COM

		o contractor o memo	ect Consultant Other
Last Name		First Name	Middle Name
LONG		LEIGH	] (H
Company/Trus	st Name		
Mailing Addres	s		
1826 MONTGO	MERY PLACE		
City		State	Zip Code
JACKSONVILLE		FL	32205
Phone	Fax	Email	
9042387237 LEIGH.H.LONG		MATI COM	

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Addition	<b>Driveway</b>	New Construction	Access	ory Struct	ures	
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#### -Reroof/Minor Repairs-

For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request.

#### Additional Documents Provided =

	Description
7	DOOF WINDON

ROOF, WINDOWS AND LIME WASH

#### 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.

#### Wells, Arimus

**To:** bill leutholdarch.com; Leigh Long

**Cc:** blong@starlingliving.com

**Subject:** RE: COA-24-30533 for 1826 Montgomery PI

From: bill leutholdarch.com <bill@leutholdarch.com>

Sent: Thursday, May 16, 2024 12:32 PM

To: Wells, Arimus - PDCM <ArimusW@coj.net>; Leigh Long <leigh.h.long@gmail.com>

**Cc:** blong@starlingliving.com

Subject: RE: COA-24-30533 for 1826 Montgomery Pl

**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.

#### Dear Arimus,

Thank you for the head's up regarding the staff thoughts on the request to add lime wash to the brick at 1826 Montgomery Place.

Our justification is as follows:

- The house was originally a stucco house with a clay tile roof.
- In the late 1940's the brick was added to the outside of the stucco finish.
- The brick chosen at that time was a rather ordinary red/orange that is quite different than the deeper red wood mould bricks that were used in the time of the construction of the other houses in the historic district.

We feel that this justifies the request to add a light lime wash to the non historic brick on the house.

Regards,

Bill

#### William A. Leuthold

William Leuthold Architect, Inc. 2742 Herschel Street Jacksonville, Florida 32205 904 389-5456 bill@leutholdarch.com

#### Wells, Arimus

**From:** bill leutholdarch.com <bill@leutholdarch.com>

**Sent:** Friday, May 17, 2024 9:33 AM **To:** Wells, Arimus - PDCM; Leigh Long

**Cc:** blong@starlingliving.com

**Subject:** RE: COA-24-30533 for 1826 Montgomery PI

**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.

Good morning, Arimus,

In addition to the email sent yesterday discussing the non historic brick on the house at 1826 Montgomery Place, Bill Long, the homeowner, sent me some additional justifications to add to the list.

His parents successfully received approval to lime washing their house a few years ago.

The house is located within the Saint Johns Quarter overlay within Riverside.

Their address is 2137 River Blvd.

It took his mother going in there with a presentation outlining reasons for/benefits of limewash

Some additional reasons to allow the requested limewash are:

- negates some of the need for point work
- otherwise covers up blemished in the brick and point work
- known to better protect/preserve old brickwork like ours
- better mask transition of old brick of existing house to new brick of addition.

Thank you, Bill

#### William A. Leuthold

William Leuthold Architect, Inc. 2742 Herschel Street Jacksonville, Florida 32205 904 389-5456 bill@leutholdarch.com

# C. CONTULATION

### City of Jacksonville, Florida

#### Planning and Development Department

WILLIAM LONG

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

ONE CITY. ONE JACKSONVILLE.

1826 MONTGIOMERY P

Jacksonville, FI

Date:

Address:

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

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 # H - 30533 were posted on the property/site located at:
RE: 092906-0000
Real Estate Number(s)
1826 MONTGOMERY PL
Street Address Uack 50N VILLE, FL 32205
City, State Zip Code
Printed Name BILL LONG
Signature
Dated this $8^{\frac{11}{100}}$ day of $\frac{100}{100}$ , $\frac{2024}{100}$

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.

LONG WILLIAM H JR
1826 MONTGOMERY PL
JACKSONVILLE, FL 32205
LONG LEIGH H

Primary Site Address 1826 MONTGOMERY PL Jacksonville FL 32205Official Record Book/Page 18458-01109

<u>Tile #</u> 6433

#### **1826 MONTGOMERY PL**

Property Detail	
RE #	092906-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01593 MONTGOMERY PLACE
Total Area	15117
Characteristics	Historic Designation

The sale of this property may result in higher property taxes. For more information go to <a href="Save Our Homes">Save Our Homes</a> and our <a href="Property Tax Estimator">Property Tax Estimator</a>. '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 <a href="Learn how the Property Appraiser's Office values property">Learn how the Property Appraiser's Office values property</a>.

Value Summary

2023 Certified	2024 In Progress
CAMA	CAMA
\$505,760.00	\$501,991.00
\$1,569.00	\$1,569.00
\$400,400.00	\$400,400.00
\$0.00	\$0.00
\$907,729.00	\$903,960.00
\$672,353.00	\$692,523.00
\$235,376.00 / \$0.00	\$211,437.00 / \$0.00
\$50,000.00	See below
\$622,353.00	See below
	\$505,760.00 \$1,569.00 \$400,400.00 \$0.00 \$907,729.00 \$672,353.00 \$235,376.00 / \$0.00 \$50,000.00

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	\$692,523.00			
Homestead (HX)	- \$25,000.00			
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00			

SJRWMD/FIND Taxable Value	
Assessed Value	\$692,523.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00

Taxable Value	\$667,523.00
Homestead (HX)	- \$25,000.00
Assessed Value	\$692,523.00
School Taxable value	

**Taxable Value** 

\$642,523.00

Taxable Value \$642,523.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>18458-01109</u>	6/29/2018	\$599,000.00	WD - Warranty Deed	Qualified	Improved
<u>18360-00482</u>	3/28/2018	\$563,000.00	SW - Special Warranty	Unqualified	Improved
<u>18303-00693</u>	2/21/2018	\$575,200.00	WD - Warranty Deed	Unqualified	Improved
<u>17572-00763</u>	5/23/2016	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>10806-02003</u>	11/20/2002	\$507,000.00	WD - Warranty Deed	Qualified	Improved
<u>10692-01700</u>	9/27/2002	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>10579-00810</u>	7/16/2002	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>09836-01759</u>	11/14/2000	\$485,000.00	WD - Warranty Deed	Qualified	Improved
07241-02186	12/24/1991	\$200,000.00	WD - Warranty Deed	Qualified	Improved

Extra Features 🖥

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value		
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,569.00		

#### Land & Legal

Land

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	104.00	179.00	Common	104.00	Front Footage	\$400,400.00

Legal						
LN	Legal Description					
1	9-30 58-2S-26E .337					
2	MONTGOMERY PLACE					
3	SE 5FT LOT 8,NW1/2 LOT 9					

Buildings 🛅 Building 1 Building 1 Site Address 1826 MONTGOMERY PL Unit Jacksonville FL 32205-

Building Type	0108 - SFR CLASS 2
Year Built	1924
Building Value	\$437,549.00

<u>Туре</u>	Gross Area	Heated Area	Effective Area
Addition	147	147	132
Base Area	1287	1287	1287
Finished upper story 1	1287	1287	1223
Finished Open Porch	54	0	16
Addition	359	359	323
Unfinished Storage	16	0	6
Base Area	28	28	28
Total	3178	3108	3015

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	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.500	
Rooms / Units	1.000	



2023 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	\$672,353.00	\$50,000.00	\$622,353.00	\$6,821.49	\$7,043.11	\$6,438.55
Urban Service Dist1	\$672,353.00	\$50,000.00	\$622,353.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$672,353.00	\$25,000.00	\$647,353.00	\$2,031.46	\$2,060.52	\$1,899.46
By Local Board	\$672,353.00	\$25,000.00	\$647,353.00	\$1,411.23	\$1,455.25	\$1,319.56
FL Inland Navigation Dist.	\$672,353.00	\$50,000.00	\$622,353.00	\$19.29	\$17.92	\$17.92
Water Mgmt Dist. SJRWMD	\$672,353.00	\$50,000.00	\$622,353.00	\$118.99	\$111.59	\$111.59
School Board Voted	\$672,353.00	\$25,000.00	\$647,353.00	\$0.00	\$647.35	\$0.00
Urb Ser Dist1 Voted	\$672,353.00	\$50,000.00	\$622,353.00	\$0.00	\$0.00	\$0.00
			Totals	\$10,402.46	\$11,335.74	\$9,787.08

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$683,408.00	\$652,770.00	\$50,000.00	\$602,770.00
Current Year	\$907,729.00	\$672,353.00	\$50,000.00	\$622,353.00

#### 2023 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.

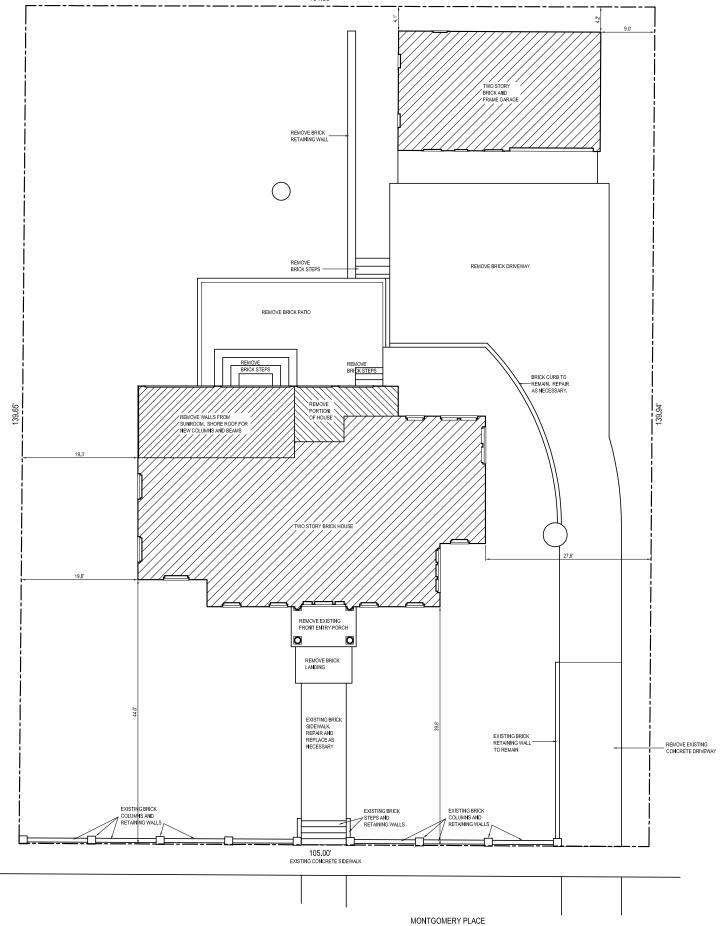
<u> 2023</u> <u> 2022</u> <u> 2021</u> <u>2020</u> <u> 2019</u> <u> 2018</u> <u> 2017</u> <u>2016</u> <u> 2015</u> <u>2014</u>

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

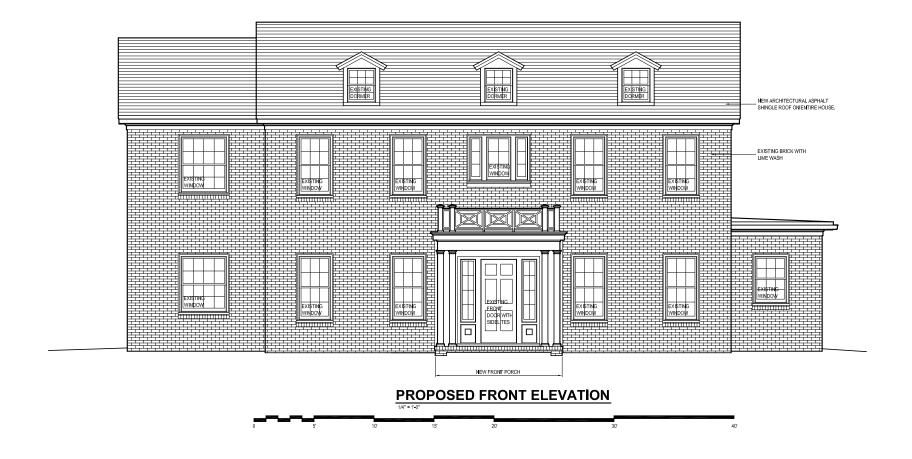


#### **More Information**

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

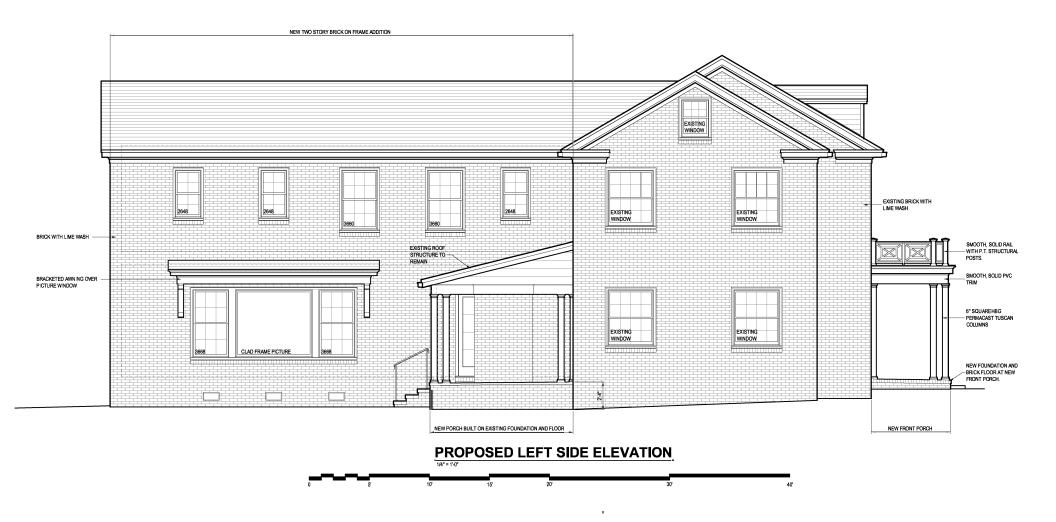


283









### WILLIAM LEUTHOLD ARCHITECT INC.



**Design Resources** 



dimensional wood-shake look than our Timberline  $^{^{\otimes}}$  HDZ  $^{\text{TM}}$  shingles.

Timberline UHDZ ☐



#### Charcoal

Roof material. GAF UHDZ architectural asphalt shingles in charcoal.

2742 HERSCHEL STREET JACKSONVILLE, FL 32205 389-5456 FAX 389-3805 FL CORP AA-2755 **■ MARVIN**® Q

The Marvin Elevate<sup>®</sup> collection is an ideal blend of remarkable design and superior strength, bringing balance to your style and performance needs. Proprietary fiberglass exteriors stand up to all elements, outperforming and outlasting vinyl, roll-form aluminum and other composites. Warm wood interiors add timeless beauty, while resilient, long-lasting fiberglass stays strong in even the toughest conditions.



Windows and doors shall all remain where the addition does not require removal. New windows and French doors shall be Marvin Elevate. These are made from a fiberglass like product, Ultrex with wood on the interior. Grills are 3d outside and inside with spacer bar to look much like the existing windows and doors.



Lime wash on brick on River Boulevard, a project that was approved by the JHPC several years ago.



Closer photo of the lime wash.

# WILLIAM LEUTHOLD ARCHITECT INC.



Right side of house from corner. No real changes here except lime wash on brick.



Front of house from street. Brick retaining wall and steps to remain.

2742 HERSCHEL STREET JACKSONVILLE, FL 32205 389-5456 FAX 389-3805 FL CORP AA-2755



Front of house. Porch to be removed and brick to be washed in lime. We are quite certain that both the porch and brick are not original to the house.



Right side of house from driveway. No changes here except lime wash on brick.



Rear of house. Walls of one story part to be removed and converted to porch



Rear of house from driveway. Brick patios to be removed to make way for addition.



Garage Apartment. No changes at this time but plans for work here to come later.







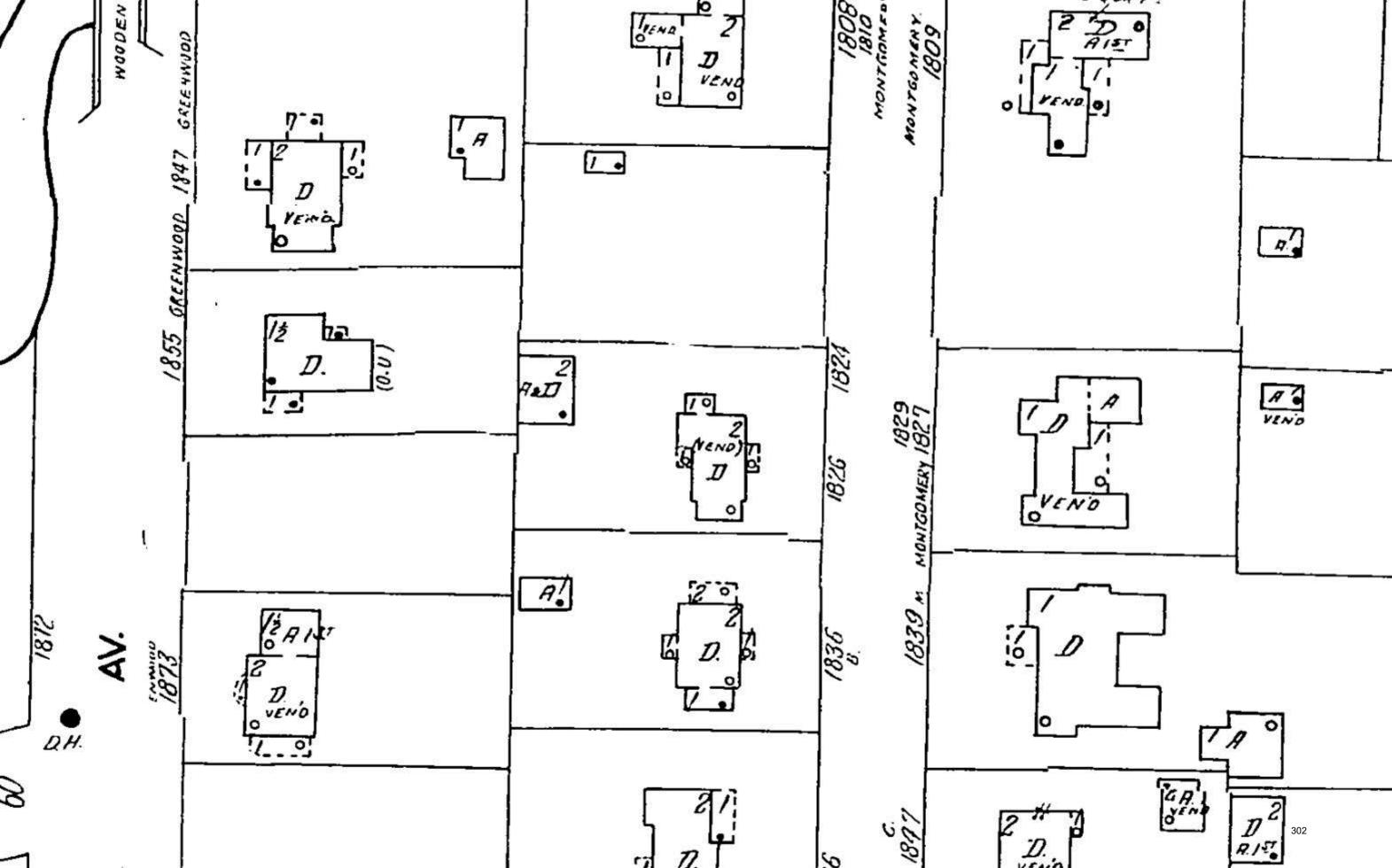






	Building Permit Research Form	
	Subdivision	
	Block	
	Lot West? 1/2 9 # 1067	0
826	Address West ( 3 Stide Montgonery A. letw. St. Johns &	Rece
Mortgom	Type of Permit (check one) Building Addition	
	Date of Permit 10-24-1925	
	Original Of Blik: Henry Paylor & Son	
	Architect	
	FF Rodgers. owner	
	Cost # 11 500	
4	Notes 2 Story trame Stuck	
		301

With a second the second second



# H.

# Certificates of Appropriateness

# Work Initiated or Completed without a COA



# COA-24-30627 1541 Pinegrove Ave

#### May 22, 2024

## Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-30627

Address: 1541 Pinegrove Avenue, RE# 092862-0000

<u>Location</u>: East Corner of Pinegrove Avenue and Eloise Street

Owner: Edward L. Bachmann

The Bachmann Group Holdings LLC

49 Oakwood Road

Jacksonville Beach, Florida 32250

Applicant: Same as Owner

<u>Year Built</u>: c. 1955 (Property Appraiser)

**Designation**: Riverside Avondale, Non-Contributing

*Request:* Alteration – Paint Unpainted Masonry (After-the-Fact)

#### Summary Scope of Work:

1. Painting a brick structure

**Recommendation:** Deny

#### *Corrective Actions:*

- 1. Paint removal shall adhere to the National Park Service Brief #1, "Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings."
- 2. Treatment options shall be spot tested before being applied to large areas.
- Any mortar that needs to be repointed after the paint is removed shall adhere to the National Park Service Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings."

COA-24-30627 Page 1 of 9





COA-24-30627 Page 2 of 9
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#### PROJECT DESCRIPTION

COA-24-30647 seeks to remedy the after-the-fact painting of a one-story, non-contributing brick structure in the Riverside Avondale Historic District. This highly visible Masonry Vernacular structure can be characterized by its brown brick exterior, gabled roof, one-over-one windows, and sliding glass windows.

According to the applicant, the white paint was applied in order to cover up brick discoloration. As such, painting this structure's original brown brick exterior causes its most notable character-defining feature to be fully concealed.

#### **STAFF SUMMARY AND ANALYSIS**

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

- Staff conducted a site visit on April 25, 2024 to inspect the condition of the brick and its character defining features. Upon Staff's observation, the brick appeared to be in good condition and not exhibiting any signs of deterioration besides routine maintenance. The impact of painting a brick structure instead of repointing the mortar and performing routine maintenance affects the whole block and diminishes the historic appearance of these historic brick structures within the District. Therefore, the painting of this healthy brick structure is inconsistent with Sections 307.106(k)(2-3) and 307.106(l)(1, 2 and 5).
- At the site visit, Staff also assessed the brick and determined it to be in great condition with no visible areas of brick or mortar damage. The Historic District Design Guidelines specify the methods of repairing brick to prevent deterioration, where painting a brick structure is a last resort to prevent the further deterioration of a heavily damaged brick structure. Specifically, the Guidelines state, "Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required." The applicant has not provided any evidence they treated the brick for deterioration, repointed the mortar, or implemented other protective measures before painting began. Therefore, with no evidence this brick has physical damage or chemical damage, painting of the brick is inconsistent with the Historic District Design Guidelines as well as Sections 307.106(k)(1 and 4) and 307.106(l)(3, 6 and 7).
- As conditioned, Staff recommends that the paint be removed from the brick. The
  recommendation for denial includes corrective actions that require the applicant to
  follow the National Park Service (NPS) Preservation Briefs for removing paint from brick,
  which should be spot tested to ensure the selected cleaning option does not damage the
  brick before applied to large areas. The NPS Preservation Briefs also include detailed steps
  for cleaning, protective treatments, and repointing mortar which will be helpful after the
  paint has been removed so the mortar can be repointed with the appropriate material.

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

COA-24-30627 Page 3 of 9

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

#### **CODE CRITERIA AND DESIGN GUIDELINES**

#### **General Criteria**

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

#### **Alterations**

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

COA-24-30627 Page 4 of 9

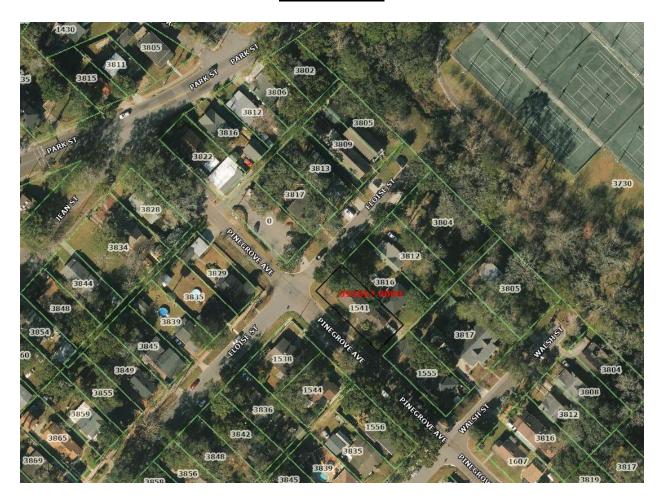
- pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 307.106(l)(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken.

#### Historic District Design Guidelines, "Exterior Fabric - Masonry"

- Secretary of the Interior's Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standard 3: Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.
- 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.
- Secretary of the Interior's Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used the surface leaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Exterior Fabric Masonry, Recommend #1: "Identify, retain, and preserved masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color."
- Exterior Fabric Masonry, Recommend #2: "Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features."

COA-24-30627 Page 5 of 9

#### **LOCATION MAP**



Page 6 of 9 310 COA-24-30627

#### **POSTED SIGN PHOTOGRAPH**



Page 7 of 9 311 COA-24-30627

#### **SITE VISIT PHOTOS DATED APRIL 25, 2024**





#### **SITE VISIT PHOTOS DATED APRIL 25, 2024**

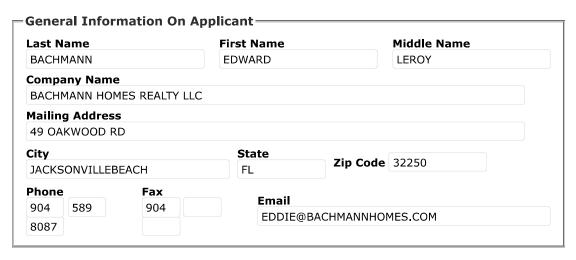




#### **Application For Certificate Of Appropriateness**

Application Info					
Tracking #	30627	<b>Application Status</b>	FILED COMPLETE		
Date Started	04/13/2024	Date Submitted	04/13/2024		

Planning and Development Department Info COA# COA-24-30627 **Admin Review Admin Recommendation** N/A **Admin Date Of Action** N/A Forwarded to JHPC **JHPC Meeting Date** N/A **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 Owner(s) = Agent represents Owner Contractor Architect Consultant Other **Last Name First Name** Middle Name BACHMANN **EDWARD LEROY Company/Trust Name** BACHMANN HOMES REALTY LLC **Mailing Address** 49 OAKWOOD RD **Zip Code** State City JACKSONVILLE BEACH FL 32250 Phone **Email** Fax 9045898087 EDDIE@BACHMANNHOMES.COM

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

Map RE#

092862 0000	

General Lo	cation	
Riverside/A	vondale Historic District	
	Street Name, Type and Direction	Zip Code
House #	ou countaine, type and outcome.	

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 PAINT THE EXTERIOR WHITE, CHANGE THE FRONT DOOR.				

—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	

- Additional Documents Provided -		

#### **Application Certification**

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

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

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

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

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

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



# City of Jacksonville, Florida

### Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

Address:

FL 32205

NO	TICE OF PUBLI	C HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION
ate:	5/7/2024	COA#: 2

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 - 30627 were posted on the property/site located at:
Real Estate Number(s)
1541 Pine Grave Ale , Jacksonillo F1 32250
1541 Pine Grave Ale, Jacksonille, FL 32250 Street Address Jack Sorville, FL 32250
City, State Zip Code
Printed Name Edward Leray Bachmann
Signature
Dated this _ 7 day of _ May

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.

BACHMANN GROUP HOLDINGS LLC 49 OAKWOOD RD

**Primary Site Address** 1541 PINEGROVE AVE Jacksonville FL 32205Official Record Book/Page 20926-01256

<u>Tile #</u> 6428

#### **1541 PINEGROVE AVE**

JACKSONVILLE BEACH, FL 32250

Property Detail			
RE#	092862-0000		
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		
Total Area	7027		
Characteristics	Historic Designation		

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 Summary		
Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$191,885.00	\$190,580.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$112,700.00	\$112,700.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$304,585.00	\$303,280.00
Assessed Value	\$101,569.00	\$303,280.00
Cap Diff/Portability Amt	\$203,016.00 / \$0.00	\$0.00 / \$0.00
<u>Exemptions</u>	\$50,000.00	See below
Taxable Value	\$51,569.00	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>20926-01256</u>	1/12/2024	\$247,000.00	WD - Warranty Deed	Qualified	Improved
<u>20926-01253</u>	1/12/2024	\$228,000.00	WD - Warranty Deed	Qualified	Improved
<u>20774-00600</u>	8/7/2023	\$100.00	MS - Miscellaneous	Unqualified	Improved
09811-00764	11/22/2000	\$70,200.00	MS - Miscellaneous	Unqualified	Improved
09742-00598	6/24/2000	\$100.00	SW - Special Warranty	Unqualified	Improved
<u>09674-01414</u>	6/27/2000	\$61,800.00	CT - Certificate of Title	Unqualified	Improved
09497-00228	12/20/1999	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>07730-00113</u>	11/30/1993	\$59,900.00	WD - Warranty Deed	Qualified	Improved
<u>06518-00368</u>	5/23/1988	\$57,500.00	WD - Warranty Deed	Unqualified	Improved
<u>04358-00991</u>	3/26/1977	\$21,500.00	WD - Warranty Deed	Unqualified	Improved
<u>03996-01179</u>	8/8/1975	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

#### Land & Legal

I and

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	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	50.00	130.00	Common	50.00	Front Footage	\$112,700.00

LN	Legal Description
1	5-44 28-2S-26E
2	STOCKTON PLACE
3	LOT 156

Buildings
Building 1
Site Address
1541 PINEGROVE AVE Unit
Jacksonville FL 32205-

Element	Code	Detail
Exterior Wall	19	19 Common Brick

#### Property Appraiser - Property Details

Building Type	0101 - SFR 1 STORY
Year Built	1955
Building Value	\$190,580.00

Туре	Gross Area	Heated Area	Effective Area
Base Area	128	128	128
Unfinished Garage	285	0	128
Base Area	1176	1176	1176
Total	1589	1304	1432

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

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



2023 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	\$101,569.00	\$50,000.00	\$51,569.00	\$550.13	\$583.60	\$533.51
Urban Service Dist1	\$101,569.00	\$50,000.00	\$51,569.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$101,569.00	\$25,000.00	\$76,569.00	\$238.21	\$243.72	\$224.67
By Local Board	\$101,569.00	\$25,000.00	\$76,569.00	\$165.48	\$172.13	\$156.08
FL Inland Navigation Dist.	\$101,569.00	\$50,000.00	\$51,569.00	\$1.56	\$1.49	\$1.49
Water Mgmt Dist. SJRWMD	\$101,569.00	\$50,000.00	\$51,569.00	\$9.60	\$9.25	\$9.25
School Board Voted	\$101,569.00	\$25,000.00	\$76,569.00	\$0.00	\$76.57	\$0.00
Urb Ser Dist1 Voted	\$101,569.00	\$50,000.00	\$51,569.00	\$0.00	\$0.00	\$0.00
			Totals	\$964.98	\$1,086.76	\$925.00
Description	Just Value	Assessed Value	Ex	cemptions	Taxable V	alue
Last Year	r \$272,421.00	\$98,611.00	\$5	0,000.00	\$48,611.00	

#### 2023 TRIM Property Record Card (PRC)

**Current Year** \$304,585.00

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.

\$50,000.00

#### **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.

\$101,569.00

<u>2023</u>			
<u>2022</u>			
<u>2021</u>			
<u>2020</u>			
<u>2019</u>			
<u>2019</u> <u>2018</u>			
<u>2017</u>			
2017 2016			
<u>2015</u>			
2014			

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



\$51,569.00

**More Information** 

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

















# **COA-24-30361**736 West St

# May 22, 2024

# Report of the Jacksonville Planning and Development Department Certificate of Appropriateness Application COA-24-30361

Address: 736 West Street, RE# 064836-0000

Location: West side of West Street, between Ernest Street and Dellwood Avenue

*Owner:* Rick H. Strode

Reno Vaction Homes-FL, LLC

5470 Cabin Court

Sun Valley, Nevada, 89433

Applicant: Brad Latham

609 56th Street East

Jacksonville, Florida, 32208

<u>Year Built</u>: c. 1945 (Property Appraiser)

**Designation**: Riverside Avondale; Non-Contributing

Request: Alterations

## **Summary Scope of Work:**

1. After-the-fact window replacement

- 2. After-the-fact front porch construction
- 3. After-the-fact door replacement
- 4. Poured concrete parking pad
- 5. After-the-fact siding replacement (Administrative)

**Recommendation:** Approve with Conditions

## Conditions:

#### After-the-fact window replacement

- 1. The new one-over-one vinyl windows shall be reinstalled and recessed in accordance with the latest version of the HPS Window Supplement.
- 2. A window trim in a historic design and size shall be installed on every window opening.
- 3. 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-24-30361 Page **1** of **16** 

# After-the-fact front porch construction

- 4. The front porch shall be redesigned with a gable roof pitch, subject to the review and approval of the Historic Preservation Section.
- 5. A handrail shall be added to the newly constructed front porch stairs.
- 6. The 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).

# After-the-fact door replacement

7. The front door shall be replaced with a door that is consistent with the architectural style of the home and the 2024 Door Design Guidelines, subject to review and final approval by the Historic Preservation Section.

# Poured concrete parking pad

- 8. A new driveway shall be installed on the right side of the primary structure and shall run past the front wall of the structure.
- 9. The driveway shall not be wider than 10 feet with a flare of 12 feet allowed at the curb.
- 10. The driveway can be poured concrete past the front wall of the main structure toward the rear of the lot.
- 11. Pavers shall have a rectangular shape, not to exceed 6" x 10" with a modular relationship of 1:2 or 3:5, and the color shall be brick-like or granite (no white blends).
- 12. If desired, concrete ribbons associated with the driveway shall be between 2 and 3 feet in width.
- 13. Any existing sidewalk shall not be altered or disturbed in any way.

## After-the-fact siding replacement

- 14. The siding shall be installed with the smooth side facing outward.
- 15. There shall be no straight vertical seams.

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Prior View of Structure (Google Street View – February 2021)



After-the-Fact (Existing) View of Structure

Page **3** of **16** COA-24-30361

#### PROJECT DESCRIPTION

COA-24-30361 is for the after-the-fact approval of multiple alterations and the proposed installation of a poured concrete parking pad. Measuring 50-feet wide and 90-feet long, the subject lot currently has a non-contributing residential structure with a bungalow-styled influence. The structure is characterized by its front porch stoop, two-over-two horizontal windows, and cross-gable roof form. The structure currently has multiple after-the-fact alterations which include: wholesale window replacement, wholesale siding replacement, front door replacement, and the construction of a front porch. Additionally, the applicant seeks to install a poured concrete parking pad within the front yard.

According to the applicant, the siding on the structure (prior to its after-the-fact replacement) was aluminum. According to the Design Guidelines, aluminum siding is considered non-historic. As such, the removal of aluminum siding with Hardie board siding can be administratively, subject to the conditions listed in the recommendation section of this report. Therefore, this report will focus on the remaining after-the-fact alterations and the proposed parking pad.

# **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:

- There are multiple after-the-fact alterations that were completed prior to receiving approvals from the Historic Preservation Section. As of May 17, 2024, no building permits for the after-the-fact alterations have been filed with the Building Inspections Division.
- According to the applicant's Window Survey Form and supplementary photos, it appears that prior to its replacement, the windows were vinyl. Since the windows were never inspected by Staff, the Historic Preservation Section was unable to assess or inspect the condition of the windows prior to their removal. As such, Staff was unable to determine if the wholesale window replacement was warranted. Nonetheless, although the 2024 COA Matrix allows for the administrative approval of the replacement of non-historic windows with vinyl windows, the new vinyl windows are improperly installed based on their nailing fins, not being recessed in the wall, and not replicating the original trim. Consistent with Staff's recommendations, the new vinyl windows will need to be replaced or reinstalled in order to be recessed within the wall opening.
- By installing vinyl one-over-one windows with nailing fins and altering the trim, a significant portion of the character of the structure is removed and replaced with a historically inappropriate product. If the applicant were to install a window product that does not have nailing fins and replicates the original trim, this would be an opportunity to bring the property into compliance with the Design Guidelines for the Riverside Avondale Historic District and achieve consistency with Section 307.106(I)(2).
- Block frame windows with window trim are a significant part of the architectural character of a structure and its contribution to the district. The Design Guidelines references "Windows" and notes, "Windows in the districts are often important stylistic elements." Additionally, it lists Recommendation #1 to "Retain and repair window

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- openings, frames, sash, glass...where they contribute to the architectural and historic character of the building." Windows are a character-defining feature and the replacement of windows with an inappropriate design and product is inconsistent with Section 307.106(k)(1 and 3).
- The Design Guidelines references "Windows" and lists Avoid #6 as "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration...or which alter the setback relationship between window and wall." Additionally, it lists Avoid #3 "Removing window features that can be repaired where such features contribute to the historic and architectural character of a building" and lists Avoid #4 "Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building." The windows that the property owner has installed are an incompatible arrangement because they have altered the window setback to protrude from the window opening.
- The residence previously had a solid paneled front door. The current front door is a door with an oval light design. According to the 2024 Door Guidelines, oval door designs are inappropriate and non-traditional for the Historic District. As such, the front door replacement scope of work has been conditioned to be replaced with a door that is consistent with Section 307.106(I)(2), the Historic District Design Guidelines, and the Door Design Guidelines.
- As designed, the height and shed roof form of the after-the-fact porch is incompatible with the existing height and roof forms of the primary structure. Given the gabled roof design of the primary structure, Staff recommends the porch be redesigned with a gable roof pitch. Furthermore, the railing system on the porch was improperly installed with the exposed ends visible. As conditioned, the proposed redesign of the porch will be consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- There is an existing curb cut on the property in the proposed location of the parking pad. Staff does not have any record of what material was used. However, according to Google Street View, the subject property previously had a driveway that extended past the front plane of the home. In conflict with Section 307.106(I)(1) and the Design Guidelines, the front yard of the historic property is for landscaping and plant material, not automobile parking. The proposed concrete parking pad will destroy the relationship between the structure and its setting by introducing an inappropriate concrete pad and vehicular area. Therefore, as conditioned, Staff recommends parking be limited to the rear or side of building.
- Traditionally, the historic districts have used concrete ribbons, gravel, or pavers for parking on the property. Poured concrete driveways have been determined to be non-traditional and non-historic within the Historic Districts of Jacksonville. As such, installing a poured concrete parking pad would be inconsistent with Section 307.106(k)(1) and the Historic District Design Guidelines, Section on "Settings."
- The application also includes the after-the-fact wholesale replacement of aluminum siding with horizontal Hardie board siding. Pursuant to the authority granted to Staff through the 2024 COA Matrix, this item can be approved administratively. As

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conditioned, wholesale siding replacement is consistent with Section 307.106 and the Design Guidelines.

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 and 3
- 2. Section 307.106(I) Guidelines on "Alterations": 1-2
- 3. Section 307.106(m) Guidelines on "New Construction": 1 and 4
- 4. Historic District Design Guidelines, Section on "Additions" "Setting," "Doors and Entrances," "Windows, Awnings, and Shutters," and "Porches, Porte Cochere and Garages"

# **CODE CRITERIA AND DESIGN GUIDELINES**

### **General Criteria**

- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected

#### Alterations

- 307.106(l)(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)(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.

# Historic District Design Guidelines, "Additions"

Secretary of the Interior's Standards for Rehabilitation (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.

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- Secretary of the Interior's Standards for Rehabilitation (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.
- Secretary of the Interior's Standards for Rehabilitation (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, 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."
- Additions, Recommend #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."
- Additions, Recommend #3: "Use contemporary designs compatible with the character and feeling of the building and neighborhood."

#### "Doors and Entrances"

- Doors, Recommend #1: "Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building."
- Doors, Recommend #2: "Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design."
- Doors, Recommend #4: "Add simple or compatibly designed wooden screen doors where appropriate."
- Doors, Avoid #2: "Removing significant door features that can be repaired."
- Doors, Avoid #3: "Replacing deteriorated or missing doors with stock doors or doors of inappropriate design or constructed of inappropriate materials."

# "Porches, Porte Cochere and Garages"

 Porches, Recommend #1: "Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building's historical development and should, wherever possible, be retained."

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• Porches, Avoid #1: "Removing or altering porches and steps that are appropriate to the building's development and style."

# Historic District Design Guidelines, "Setting (Fencing and Walls, Parking, and Driveways)"

- Setting, Recommend #7: "Provide proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building."
- Setting, Avoid #1: "New construction that is incompatible with the district because of its size, scale, and materials."
- Parking and Driveways, Recommend #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."
- Parking and Driveways, Recommend #2: "Limit parking to the rear or side of buildings."
- Parking and Driveways, Recommend #3: "Construct new curb cuts and street side driveways only in areas where they exist historically."
- Parking and Driveways, Recommend #4: "Use appropriate materials for driveways such as gravel or concrete poured in ribbons."
- Parking and Driveways, Avoid #2: "Parking on the front side of buildings."
- Parking and Driveways, Avoid #3: "Asphalt, pebble surfaced concrete, or other non-historic paving materials."

## "Windows, Awnings and Shutters"

- Secretary of the Interior's Standards for Rehabilitation (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 Standards for Rehabilitation (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.
- Secretary of the Interior's Standards for Rehabilitation (6):

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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. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

- Secretary of the Interior's Standards for Rehabilitation (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.
- Windows, Recommend #1: "Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building."
- Windows, Recommend #3: "Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass."
- Windows, Avoid #3: "Removing window features that can be repaired where such features contribute to the historic and architectural character of a building."
- Windows, Avoid #4: "Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building."
- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."

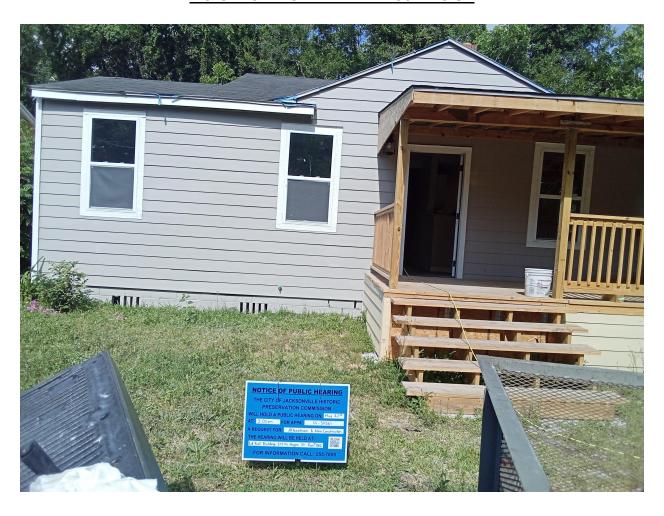
COA-24-30361 Page **9** of **16** 

# **LOCATION MAP**



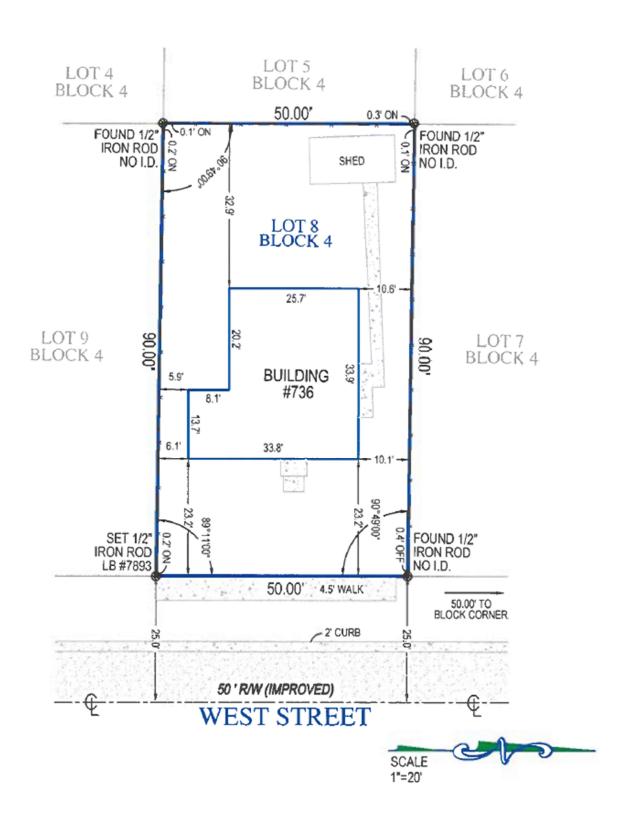
COA-24-30361 Page **10** of **16** 

# **PICTURE OF PROPERTY WITH POSTED SIGN**



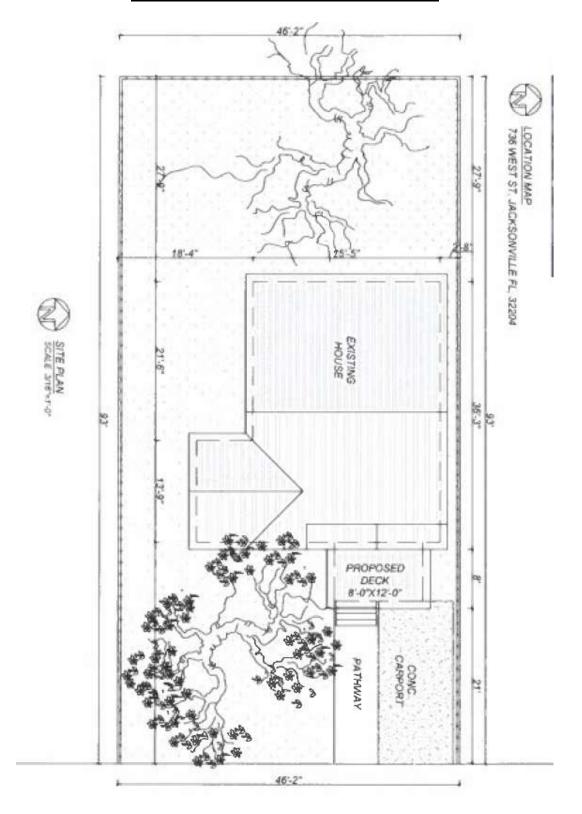
COA-24-30361 Page **11** of **16** 

# **BOUNDARY SURVEY DIGITALLY SIGNED APRIL 4, 2023**



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# PROPOSED SITE PLAN DATED MARCH 25, 2024



WEST STREET

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# **AFTER-THE-FACT WINDOW INSTALLATION**



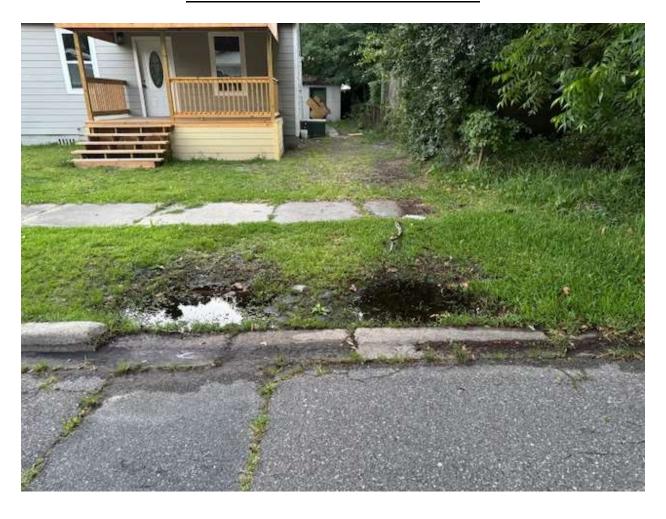
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# **AFTER-THE-FACT PORCH RAILING INSTALLATION**



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# PROPOSED LOCATION OF THE PARKING PAD



COA-24-30361 Page **16** of **16** 344 -Application Info-

# **Application For Certificate Of Appropriateness**

Tracking #	30361	Application Status	FILED COMPLETE	
Date Started	02/21/2024	Date Submitted	N/A	
-Planning and	l Development D	Department Info		
COA #	•	- N/A		
Admin Review				
Admin Recomr	mendation	N/A		
Admin Date Of Action		N/A		
Forwarded to 3	JHPC			
JHPC Meeting	Date	N/A		
Staff Recommendation		N/A		
JHPC Recomm	endation	N/A		

N/A

JHPC Details N/A

**JHPC Date Of Action** 

**Admin Details** 

N/A

#### **General Information On Applicant-Last Name First Name Middle Name** LATHAM **BRAD Company Name** HOMES OF DISTINCTION **Mailing Address** 609 56 ST E. City State **Zip Code** 32208 JACKSONVILLE FL **Phone** Fax **Email** 232 775 4044 904 BRADJLATHAM@AOL.COM

Agent represe	nts Owne	er Contractor Archit	ect Consultant Other
Last Name		First Name	Middle Name
STRODE		FREDRICK	
HOMES OF DIS  Mailing Addres  5470 CABIN CO	TINCTION ss		
City		State	Zip Code
SUN VALLEY		NV	89433
Phone	Fax	Email	
7755445722		DUNEY123@GMA	II COM

Description O	of Property ——					
Property App	raiser's RE #(s)	(10 digit	number with	ı a space ####	## ###)	
Мар	ap R					
	064836	0000				

General Location Riverside/Avondale Historic District  House # Street Name, Type and Direction		
Reverside/Avondale Historic District  House # Street Name, Type and Direction   32204    Type Of Improvement   32204    Addition   Driveway   New Construction   Accessory Structures    Accessory Structures   Driveway   New Construction    Beas specific, brief, and legible as possible.    (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).    Proposed Work   Might Need on the Supplement   Driveway New Supplement    MIGHT NEED TO GO TO HPC, PLEASE REVIEW FOR SUFFICIENCY. PROPERTY HAD A PORCH BUILT    WITHOUT PERMITS. WINDOWS AND SIDING WAS ALLING OFF DUE TO MOISTURE IN THE WOOD WAS NOT MAKING A GOOD ATTACHMENT. THE PAW SIDING IS A LAP SIDING THAT WAS IN THE WIDDING AS THE WINDOWS THAT WERE REMOVED, WERE METAL FRAMES WINDOWS. THAT WHEN THE HOUSE WAS BUILT. ALSO THE OLD TRIM AROUND THE WINDOWS SHAT THE HISTORIC WOOD TRIM. 1 YOULD ALSO LIKE TO DO A CEMENT DRIVEWAY ON THE RIGHT SIDE OF THE HOUSE NEXT TO THE PORCH. DRIVEWAY WOULD MEASURE 10 WIDE X 27 LONG.  Addition Information   Stite Plan - Existing/proposed site plan with addition identified. (To scale bar scaled dimensional drawings needed.)    Bristing Elevations - Existing elevations or photos of exising sides. (To scale bar scaled dimensional drawings needed.)    Proposed Elevation	Location Of	Property—
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  MIGHT NEED TO GO TO HPC, PLEASE REVIEW FOR SUFFICIENCY. PROPERTY HAD A PORCH BUILT WITHOUT PERMITS. WINDOWS AND SIDING WAS ALSO REPLACED. OLD SIDING WAS METAL SIDING THAT WAS A COVER FOR THE EXISTING SIDING WAS ALSO REPLACED. OLD SIDING WAS METAL SIDING THAT WAS A COVER FOR THE EXISTING SIDING WAS ALSO REPLACED. ALL AP SIDING THAT WAS THE WITHOUT PERMITS. WINDOWS HAD SIDING WAS ALSO REPLACED. WERE METAL FRAMES WINDOWS. HEY WERE NOT THE RIGHTAN HISTORY WINDOWS SHEN THE HOUSE WAS BUILT. ALSO THE OLD TRIM AROUND THE WINDOWS WAS ALSO WAS ALSO WERE WAS BUILT. ALSO THE OLD TRIM AROUND THE WINDOWS WAS REPLACED AND WAS NOT THE HISTORIC WOOD TRIM. I WOULD ALSO LIKE TO DO A CEMENT DRIVEWAY ON THE RIGHT SIDE OF THE HOUSE NEXT TO THE PORCH.  DRIVEWAY WOULD MEASURE 10 WIDE X 27 LONG.  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 CHAMBERS, ADRIENNE  Addition - Required Attachments For Complete Application  Site Plan - Existing/proposed site plan with addition identified. (To scale bar scaled dimensional drawings needed.)  Proposed Elevations - Proposed front, sides and rear elevations. (To scale bar scaled dimensional drawings needed.)  Proposed Elevations - Proposed front, sides and rear elevations. (To scale bar scaled dimensional drawings needed.)  Proposed Elevations - Proposed front, sides and rear elevations. (To scale bar scaled dimensional drawings needed.)  Window Survey - Survey of existing windows including numbered photos of all windows Open Republication Republication Republication Republication Republication Republication Repub		
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	window	r <b>Design</b> - Proposed window design, light pattern and materials.

Window Product - Brochure/sample of window product.

<b>Driveway</b> - Required Attachments For Complete Application ————————————————————————————————————					
required Accomments for complete Application					
Site Plan - Site plan/survey showing placement of new driveway.					
Proposed Materials For Driveway					
Photos Of Property - Photos of property with affected area/photo of existing curb-					
cut.					

D	Description		
A	ADDED A PORCH WITHOUT PERMIT		

## 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.

# ONE CITY, ONE JACKSONVILLE.

# 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: 5-5-24	Owner: Frederick Strole				
Address:	Owner: fr				
736 West Street	- Frederick Stroke				
Jacksonville					
Florida 32201					
home address 5470 Cabin at Re	enu NV89433				
duney 321 xegmail , cam 115-544 - 5122 5922					
As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of					
	nore than 200 feet along all street sides of land upon which the				
	Signage should be posted at least 14 days prior to the scheduled e on a public street, the signs shall be erected on the nearest street				
	enerally the direction and distance to the land upon which the				
	been filed, or at such other locations and at such intervals, as				
	ment, as will ensure that the signs will be seen by as many persons				
	cant until a final determination has been made by the Commission				
	ss. If the signs are not posted within the time requirements, the				
	no action shall be taken until proper posting is accomplished. The				
signs shall be removed by the applicant within ten day	s after final action.				
I hereby attest that the attached pictures show the N	OTICE OF PUBLIC HEARING SIGNS				
provided to me for application	were posted on the property/site located at:				
12-52-22-25-26 Rose of RIVEY	were posted on the property/site located at:				
064836-6000					
Real Estate Number(s)					
736 Wed Street					
Street Address					
Jack (son ville Florida					
City, State Zip Code					
Printed Name Frederick Strode	- owner				
Signature 3 week Street					
Dated this 6th day of May	_, 20_24.				
City, State Zip Code  Printed Name Frederick Strode	- owner				
Dated this 6 day of May	_, 20 <u>24</u> .				

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.

RENO VACTION HOMES FL LLC 5470 CABIN CT SUN VALLEY, NV 89433 **Primary Site Address** 736 WEST ST Jacksonville FL 32204-

Official Record Book/Page 20763-00476

<u>Tile #</u> 6422

#### **736 WEST ST**

Property Detail 064836-0000 RE# USD1 **Tax District Property Use** 0100 Single Family # of Buildings 1 For full legal description see Legal Desc. Land & Legal section below 01050 ROSE OF RIVERSIDE ADDN <u>Subdivision</u> Total Area Characteristics Historic Designation

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 Sullillary		
Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$27,524.00	\$27,362.00
Extra Feature Value	\$875.00	\$875.00
Land Value (Market)	\$84,000.00	\$84,000.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$112,399.00	\$112,237.00
Assessed Value	\$112,399.00	\$112,237.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$112,399.00	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
20763-00476	7/16/2023	\$159,900.00	WD - Warranty Deed	Qualified	Improved
20495-00609	11/1/2022	\$130,100.00	WD - Warranty Deed	Qualified	Improved
<u>16382-00951</u>	5/21/2013	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>10180-02154</u>	10/3/2001	\$67,000.00	WD - Warranty Deed	Qualified	Improved
09504-01053	12/17/1999	\$25,000.00	WD - Warranty Deed	Unqualified	Improved
09499-00521	12/15/1999	\$18,600.00	SW - Special Warranty	Unqualified	Improved
09499-00520	12/15/1999	\$100.00	SW - Special Warranty	Unqualified	Improved
<u>09435-01046</u>	9/22/1999	\$100.00	CT - Certificate of Title	Unqualified	Improved
08613-00667	4/30/1997	\$49,900.00	WD - Warranty Deed	Unqualified	Improved
08468-00848	10/23/1996	\$19,000.00	WD - Warranty Deed	Unqualified	Improved
<u>05912-01725</u>	1/25/1985	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>05661-00116</u>	5/6/1983	\$100.00	WD - Warranty Deed	Unqualified	Improved

# Extra Features

- 4								
	LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	1	SHWR2	Shed Wood	1	17	9	153.00	\$875.00

# Land & Legal

Land

LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-B	50.00	90.00	Common	50.00	Front Footage	\$84,000.00

Legal					
	LN	Legal Description			
	1	12-52 22-2S-26E			
	2	ROSE OF RIVERSIDE ADDN			
	3	LOT 8 BLK 4			

**Buildings** Euilding 1

Property Appraiser - Property Details

Building 1 Site Address 736 WEST ST Unit Jacksonville FL 32204-

Building Type	0101 - SFR 1 STORY
Year Built	1945
Building Value	\$27,362.00

<u>Туре</u>	Gross Area	Heated Area	Effective Area
Finished Open Porch	12	0	4
Base Area	962	962	962
Total	974	962	966

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit

2	2 Wall Unit
Code	Detail
1.000	
3.000	
1.000	
1.000	
	Code 1.000 3.000 1.000



Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$112,399.00	\$0.00	\$112,399.00	\$282.92	\$1,272.01	\$1,162.82
Urban Service Dist1	\$112,399.00	\$0.00	\$112,399.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$112,399.00	\$0.00	\$112,399.00	\$144.18	\$357.77	\$329.80
By Local Board	\$112,399.00	\$0.00	\$112,399.00	\$100.16	\$252.67	\$229.11
FL Inland Navigation Dist.	\$112,399.00	\$0.00	\$112,399.00	\$0.80	\$3.24	\$3.24
Water Mgmt Dist. SJRWMD	\$112,399.00	\$0.00	\$112,399.00	\$4.94	\$20.15	\$20.15
School Board Voted	\$112,399.00	\$0.00	\$112,399.00	\$0.00	\$112.40	\$0.00
Urb Ser Dist1 Voted	\$112,399.00	\$0.00	\$112,399.00	\$0.00	\$0.00	\$0.00
		Ì	Totals	\$533.00	\$2,018.24	\$1,745.12
Description	Just Value	Assessed Value	Even	nntions	Tayable V	مبراء

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$144,938.00	\$69,554.00	\$44,554.00	\$25,000.00
Current Year	\$112,399.00	\$112,399.00	\$0.00	\$112,399.00

## 2023 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.

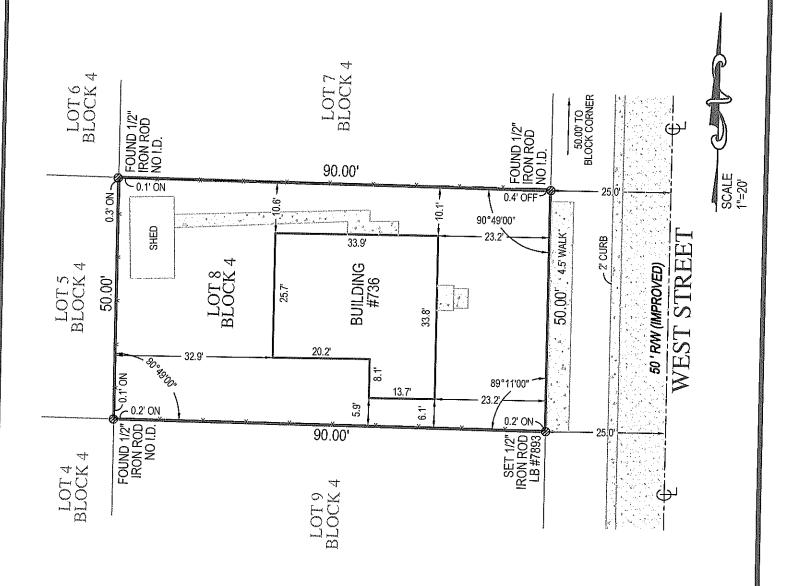
<u>2023</u>		
<u>2022</u>		
<u>2021</u>		
<u>2020</u>		
2020 2019		
<u>2018</u>		
<u>2017</u>		
2016 2015		
<u>2015</u>		
2014		

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

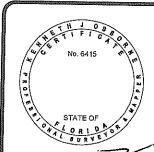
# **More Information**

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

# **BOUNDARY SURVEY**



SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.



#### SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth

Digitally signed by Kenneth Osborne Osborne Date: 2023.04.04

NOT COMPLETE WITH DAYSES 1)



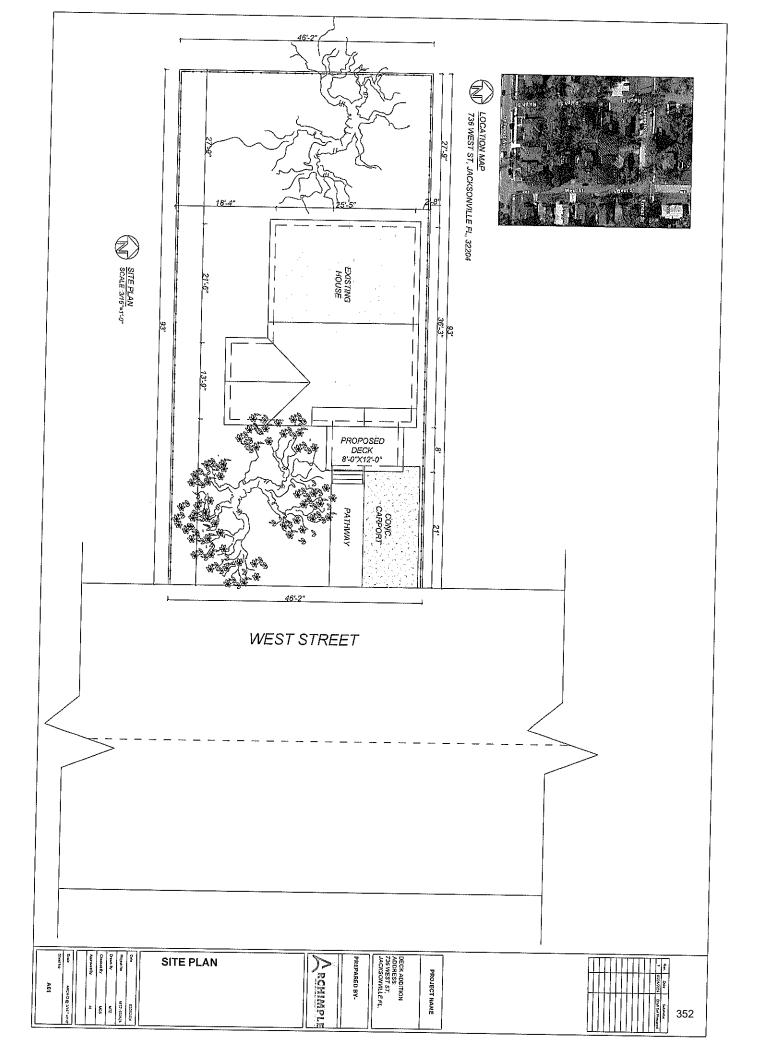
LB #7893

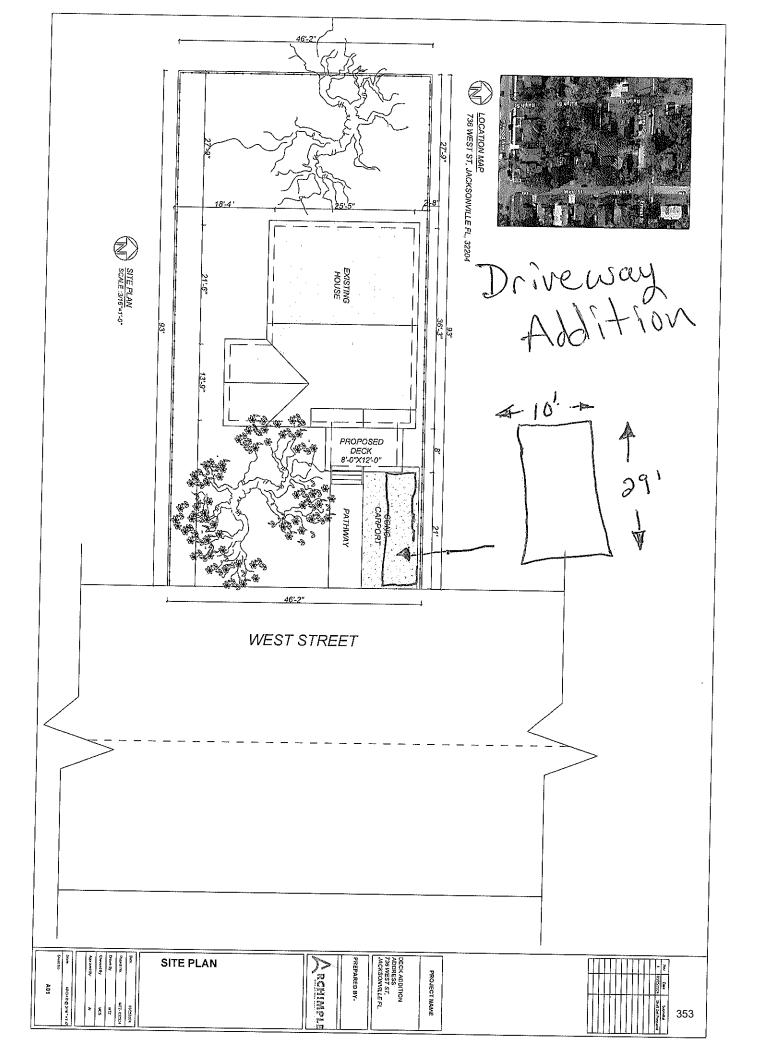
# SERVING FLORIDA

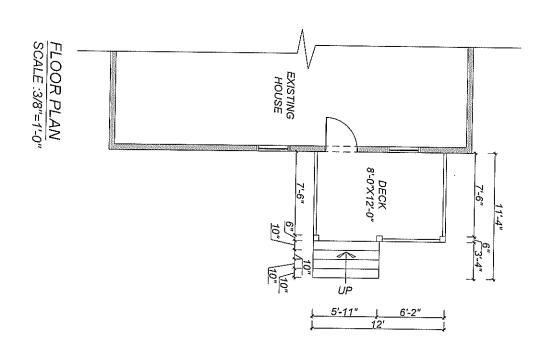
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

(SIGNED)

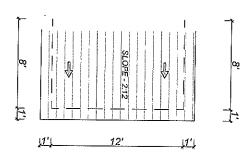
KENNETH J OSBORNE PROFESSIONAL SURVEYOR AND MAPPER #6415



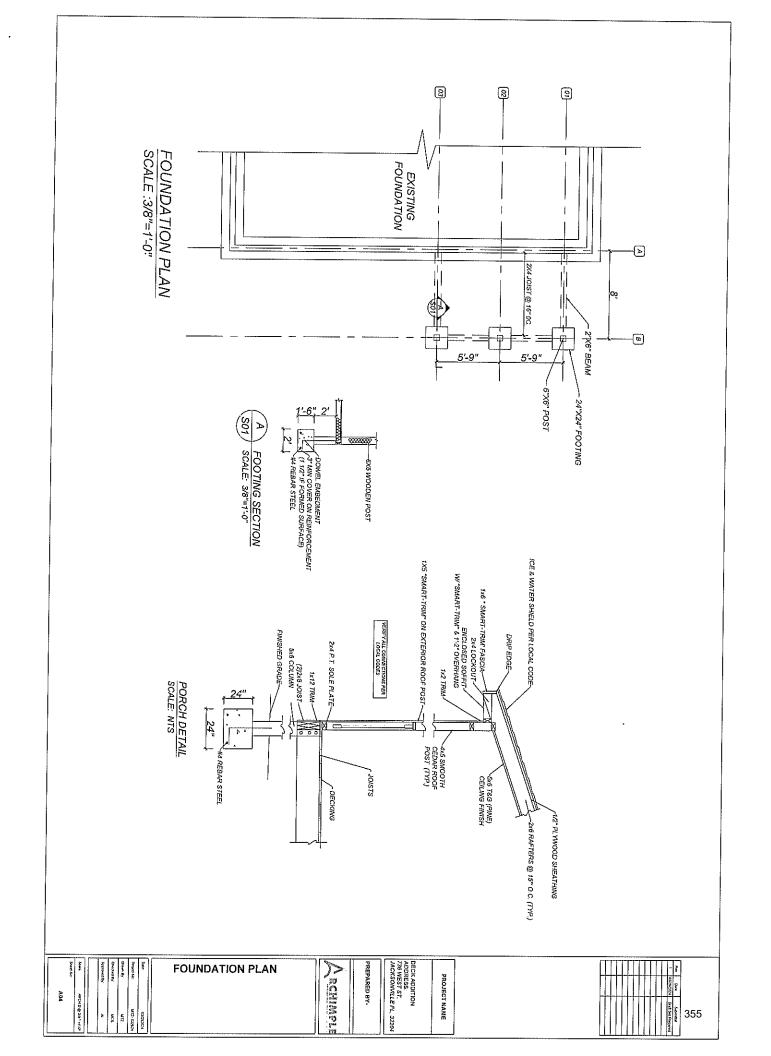




ROOF PLAN SCALE :3/8"=1'-0"



10 6 M 1-1-2
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# **COJ Window Survey Form – Cover Page**

	Required Do	cuments	
X	Completed window survey form list structure (often requires multiple pa	to include ALL windows on the	SIDING
	Photographs or drawings of each sid numbered to correspond with the "V	e of the structure with all windows	DRIP CAP UPPER OR EXTERIOR
	Close-up detailed numbered photos window survey form list	showing all damage identified in the	EXTERIOR CASING SASH GLASS /LITE WEIGHT
X	Proposed replacement window prodetc.) and exterior grid pattern (3/1, 4	/4, 6/6, 1/1, etc)	STILE
* Pleas applica	e note that if one of the required docu tion, it will cause a delay in the review,	ments is not submitted with the	
\$6000000000000000000000000000000000000	Project Information	Definitions	MUNTIN SASH MEETING CORD
10	Total number of window openings	Historic Windows: Windows that have been on the structure for 50 or	INTERIOR GLASS/ LITE
IÕ	Number of windows that will be replaced	more years.  Non-Historic Windows:	BOTTOM WEIGHT
0	Number of historic/original windows	Replacement windows that have been on the structure for less than 50 years	JAMB
10	Number of non-historic windows	<ul> <li>Original: Windows that were installed when the structure was</li> </ul>	EXTERIOR CASING APRON
D	Exterior window sill depth in inches (Window Recession)	<ul><li>originally constructed.</li><li>Sill Depth: How deep into the wall plane a window is recessed</li></ul>	SIDING INTERIOR FINISH (DRYWALL, SUB-SILL SILL FRAMING
		Authorization	
I hereby or authoristrue a	r certify that I have read and understa orized agent for the owner with author nd correct to the best of my knowledg	<u>nd</u> the information contained in the Wir ity to complete this Form, and that all o e.	ndow Survey Form and the <u>HPS Window Supplement</u> , that I am the owner f the information contained in this application, including the attachments,
	Owner		Applicant or Agent (if different than owner)

Version January 2024

Print name:

Signature:

Email: historicpreservation@coj.net

Signature: Mad

Print name:

City of Jacksonville – Planning and Development Department – Historic Preservation Section

# COJ Window Survey Form – Page # \_\_\_\_ out of \_\_\_\_

'	CO3 Willa		<b>- ,</b> . •		- A <sub>1</sub> ,			
	Exist	ing (Example	e)			Proposed (E	xample)	
Material:		Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	30 x 62	4/4	Bad	Termites	Replace Window	Wood	30 x 62	4/4
Based on the	attached photo	s and termite	report, this wind	dow is extrem	ely rotted and cann	ot be repaired	d.	. *
		Existing			State	Propos	ed	
Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	59 x31	1	N/A	None	N/A	N/A	59231	
1/1	1 11:	(dola)		f				
V 1 V 1	j	Existing				Propos	ed	
Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern
N/A	59×31		N/A	None	N/A	N/A	59x31	
VIN	u WM	duis						
Existing					Proposed			
Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern
N/A	59×31		N/A	None	N/A	N/A	59×31	
VM	1 0	dow						<u> </u>
		Existing				Propo	sed	
Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern
N/A	35×23		N/A	None	N/A	N/A	35 x 25	
Vis		ndow						
Existing						Propo		<u> </u>
					Scope of Work	Material:	Dimensions:	Patterr
Material:	Dimensions:	Pattern:	Condition:	Damage:	Jeope of Work			<del> </del>
	Dimensions: $5^{9} \times 3$	Pattern:	Condition: N/A	None	N/A	N/A	59×31	1
	Material: Wood Based on the  Material: N/A  Material: N/A  Material: N/A  Material: N/A	Material: Dimensions:  Wood 30 x 62  Based on the attached photo  Material: Dimensions:  N/A 59 x 31  Material: Dimensions:	Material: Dimensions: Pattern:  Wood 30 x 62 4/4  Based on the attached photos and termite  Existing  Material: Dimensions: Pattern:  N/A 59 x 31  Existing  Material: Dimensions: Pattern:  N/A 35 x 23	Wood 30 x 62 4 / 4 Bad  Based on the attached photos and termite report, this wind  Existing  Material: Dimensions: Pattern: Condition:  N/A 59 x 31 N/A  Existing  Material: Dimensions: Pattern: Condition:  N/A 59 x 31 N/A  Existing  Material: Dimensions: Pattern: Condition:  N/A 59 x 31 N/A  Existing  Material: Dimensions: Pattern: Condition:  N/A 59 x 31 N/A  Existing  Material: Dimensions: Pattern: Condition:  N/A 59 x 31 N/A  Existing  Material: Dimensions: Pattern: Condition:  N/A 35 x 23 N/A	Existing (Example)	Existing (Example)         Material:       Dimensions:       Pattern:       Condition:       Damage:       Scope of Work         Wood       30 x 62       4 / 4       Bad       Termites       Replace Window         Based on the attached photos and termite report, this window is extremely rotted and canres.         Existing         Material:       Dimensions:       Pattern:       Condition:       Damage:       Scope of Work         N/A       N/A       N/A       N/A       N/A         Material:       Dimensions:       Pattern:       Condition:       Damage:       Scope of Work         N/A       S 9 x 3       N/A       N/A       None       N/A         Existing         Material:       Dimensions:       Pattern:       Condition:       Damage:       Scope of Work         N/A       N/A       None       N/A         Existing         Material:       Dimensions:       Pattern:       Condition:       Damage:       Scope of Work         N/A       35 x 23       N/A       N/A       None       N/A	Proposed (Example)   Proposed (Example)   Proposed (Example)	Existing (Example)Material:Dimensions:Pattern:Condition:Damage:Scope of WorkMaterial:Dimensions:Wood $30 \times 62$ $4 / 4$ BadTermitesReplace WindowWood $30 \times 62$ Based on the attached photos and termite report, this window is extremely rotted and cannot be repaired.ExistingMaterial:Dimensions:ProposedMaterial:Dimensions:Pattern:Condition:Damage:Scope of WorkMaterial:Dimensions:N/A $59 \times 31$ N/ANoneN/AN/AN/AN/AN/AN/A $59 \times 31$ N/ANoneN/AN/AN/AN/AN/AN/A $59 \times 31$ N/ANoneN/AN/AN/AN/AN/AN/AN/A $59 \times 31$ N/ANoneN/A<

Email: historicpreservation@coj.net

# COJ Window Survey Form – Page # \_\_\_\_ out of \_\_\_\_

VAZ: January										
Window #		J	Existing			Proposed				
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	N/A	35 × 59	· ·	N/A	None	N/A	N/A	35×59		
Additional Info:	$\bigvee_{1}$	nul W	indou)							
Window#		J'	Existing				Propos	sed		
17	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	N/A	35×59	(	N/A	None	N/A	N/A	35×59	<u>.</u>	
Additional Info:	Vin	al Wine	isw					3.7001		
Window#		J	Existing				Propos	sed		
8	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	N/A	35 ×59,		N/A	None	N/A	N/A	35×59	rattern.	
Additional Info:	Vinu	Winde	)U)					1.52821		
Window#	Existing					Proposed				
9	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	N/A	31 × 59		N/A	None	N/A	N/A	21 × 59		
Additional Info:	Vin	ul Win	101,		<u> </u>			51001		
Window #			Existing				Propos	ed		
10	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	N/A	31 x 59		N/A	None	N/A	N/A	31×59		
Additional Info:	Vinul	Window	ل				***************************************			
Window#	Existing					Proposed				
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	N/A			N/A	None	N/A	N/A			
Additional Info:	(Inu)	WINDOL	J							
	7 1									

# COJ Window Survey Form – Page # \_\_\_\_ out of \_\_\_\_

Mindow #	Material:	Dimensions:						AIF		
N/		Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	/A 1		AND AND AND A SHIP	N/A	None	N/A	N/A			
Window#			Existing				Propos	ed		
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	/A			N/A	None	N/A	N/A			
dditional Info:										
Window#			Existing				Propos	ed		
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern	
Name and the Name and	1/A			N/A	None	N/A	N/A			
Additional Info:										
Window#	Existing					Proposed				
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern	
				N/A	None	N/A	N/A			
Additional Info:										
Window #			Existing				Propos	sed		
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern	
	N/A			N/A	None	N/A	N/A			
Additional Info:										
Window #			Existing				Propos	sed	ı	
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern	
	N/A			N/A	None	N/A	N/A			

Email: historicpreservation@coj.net











#5









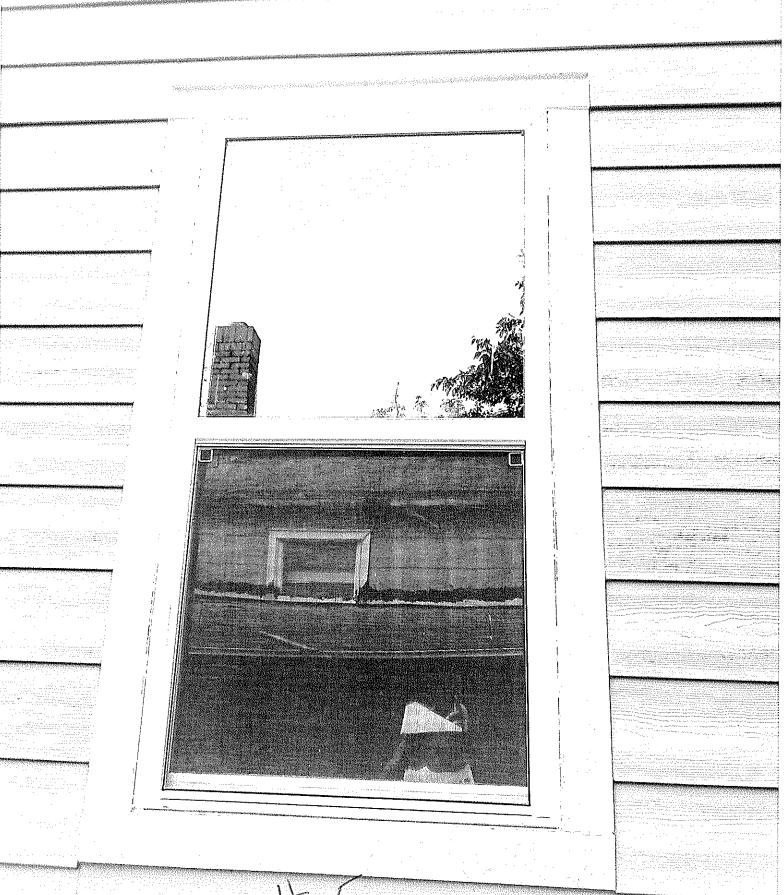










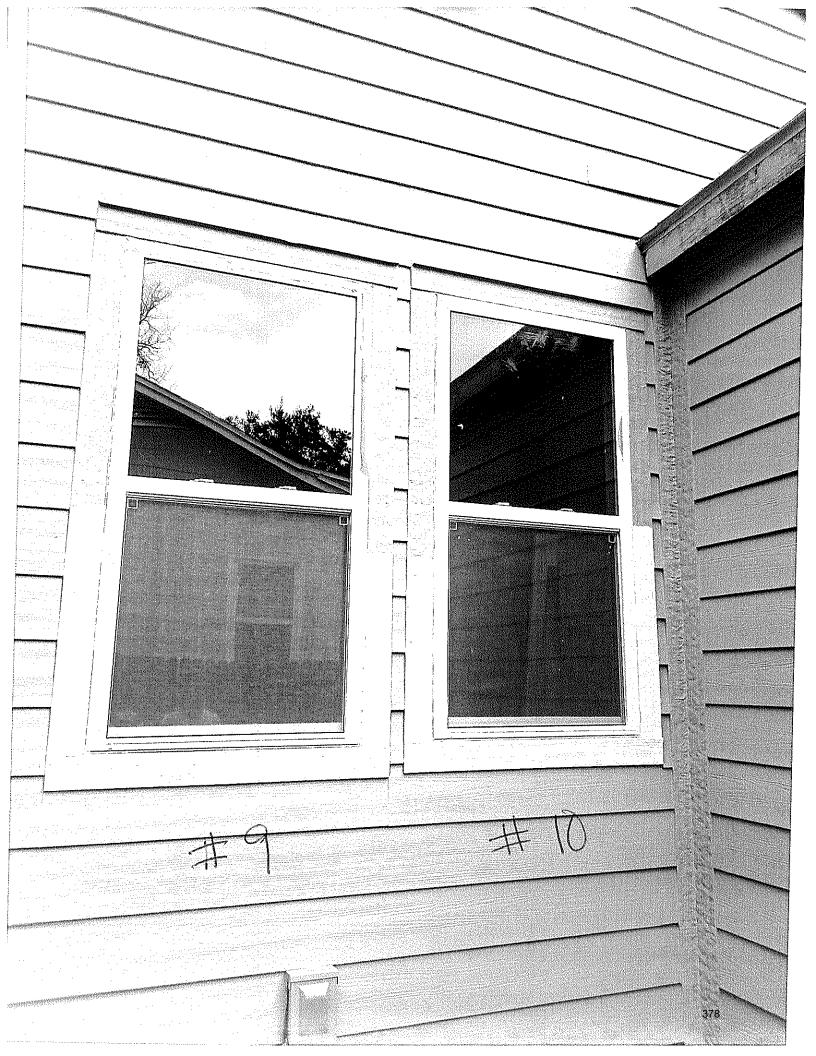


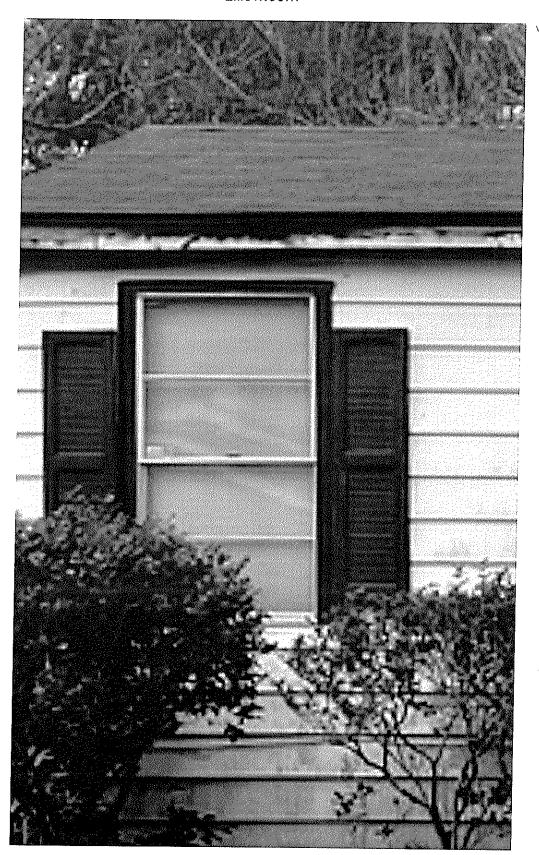
#5











11:03 AM M 号唱 ?®

○ \* # 11 68 68 68

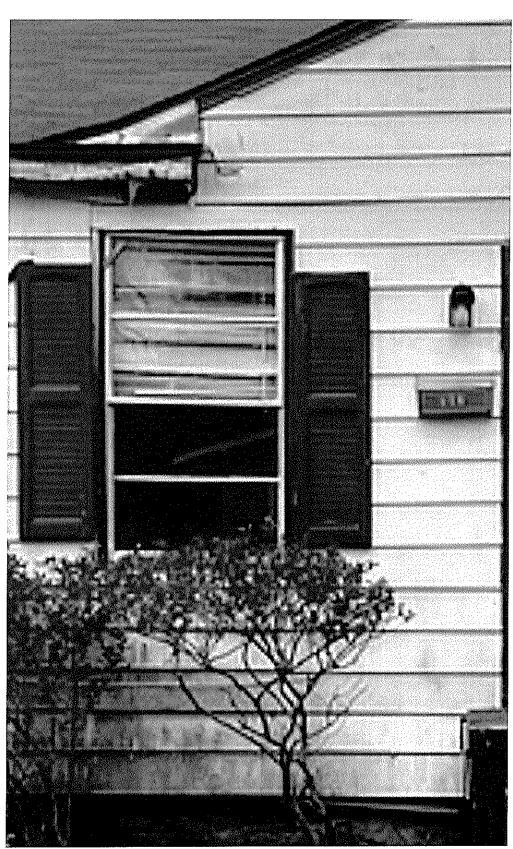
X

V

736 WES...



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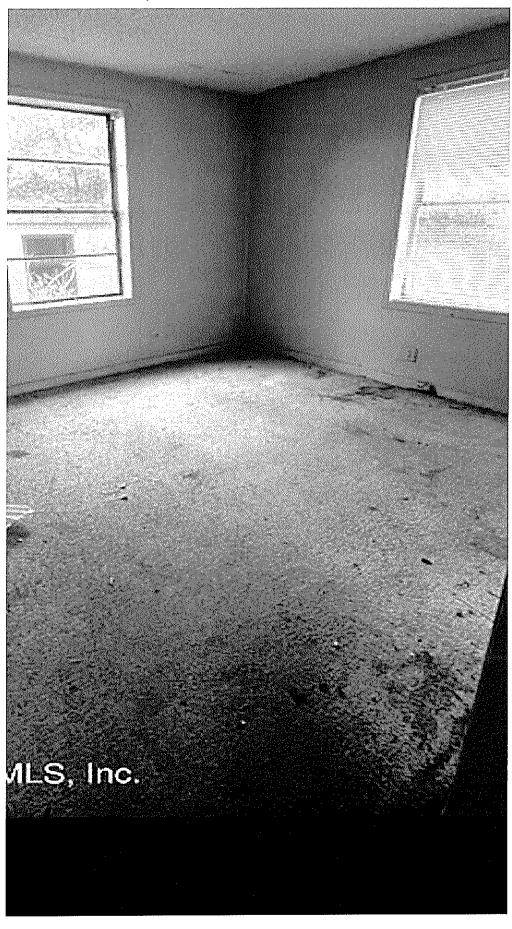


X 2

11:03 AM M 分學 ?。

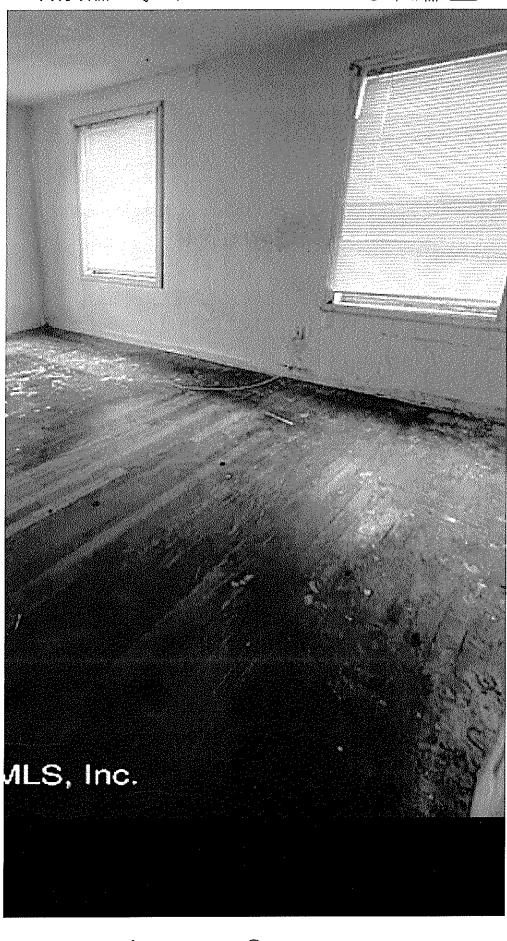


0/d XX 5/d \*U



45

010



010 # 7

## Appeal of Administratively Approved COA's



### J.

### Minor Modifications



### K.

### Public Comments



### L.

### New Business



# North Riverside CDC Letter of Support #1



### 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

**THROUGH:** Cleary Larkin, Ph.D.

Historic Preservation Program, University of Florida

**FROM:** Arimus T. Wells, City Planner Supervisor

Community Planning Division, Historic Preservation Section

**SUBJECT:** North Riverside Community Development Corporation (CDC):

Cultural and Community Resilience Grant– Letter of Support

**DATE:** May 22, 2024

In partnership with the University of Florida and Groundwork Jax, the North Riverside Community Development Corporation (CDC) will be for a Cultural and Community Resilience grant with the National Endowment for the Humanities. The North Riverside CDC humbly requests a letter of support from the Commission. Information regarding how the grant funding will be used can be found below:

This grant project will focus on the residential and local commercial areas that are most at risk from development: Mixontown, the east side of Lackawanna, and any areas adjacent to the creek. The project will include some surveying, with the goal of identify individual buildings that may be landmarks or stops on a heritage trail. The project will include community identity narrative building and oral histories, to help develop a significance statement for the heritage trail and the National Register of Historic Places (NRHP) nomination. If awarded, the project would begin in February 2025 and run for 18-24 months.

# North Riverside CDC Letter of Support #2



### 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

**THROUGH:** Cleary Larkin, Ph.D.

Historic Preservation Program, University of Florida

**FROM:** Arimus T. Wells, City Planner Supervisor

Community Planning Division, Historic Preservation Section

**SUBJECT:** North Riverside Community Development Corporation (CDC):

Small Matching Grant – Letter of Support

**DATE:** May 22, 2024

In partnership with the University of Florida, the North Riverside Community Development Corporation (CDC) will be for a Small Matching grant with the Florida Department of State's Division of Historical Resources (DHR). The North Riverside CDC humbly requests a letter of support from the Commission. Information regarding how the grant funding will be used can be found below:

This grant project will focus on updating the 2004 survey of North Riverside. This is a large area, with approximately 800 resources listed. The North Riverside CDC plans focus on the residential and local commercial areas that are most at risk from development: Mixontown, the east side of Lackawanna, and any areas adjacent to the creek. The N. Riverside CDC has requested the ultimate goal of a National Register of Historic Places (NRHP) Historic District listing; therefore, the survey will include engagement with the community in order to determine the boundaries of the district in addition to updating the Florida Master Site Files (FMSF) for various buildings. If rewarded, it is the intent of the North Riverside CDC to apply for the next phase of DHR funding in order to write the National Register nomination for the North Riverside Historic District.

### Road Renaming

15th Street to Swisher Street



### 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:** 15<sup>th</sup> Street East to Swisher Street - Road Renaming

**DATE:** May 22, 2024

Consistent with Chapter 745 of the Jacksonville Ordinance Code on addressing and street naming regulations, requests to rename streets require a review and recommendation from the Jacksonville Historic Preservation Commission. In making a report and recommendation, the Commission shall address the following criteria:

- 1. The origin of the street name
- Any historical significance of the existing street name
- 3. Whether there are any historical structures or landmarks on the subject street
- 4. Whether the existing name is part of a common theme of street names throughout the community where such street is located
- 5. The age of the street name
- 6. Whether the street name is a duplicate street name

Current Street Name: 15th Street East

**Proposed Street Name: Swisher Street** 

### Reason for Change:

The name change seeks to honor and commend Swisher (formerly Swisher International Inc) on 100 years of operation in Jacksonville. The change would rename a portion of 15<sup>th</sup> Street East.

### Analysis:

This portion of 15<sup>th</sup> Street East is located north of the Springfield subdivision. The subject street was originally platted in 1906 as part of the New Springfield Subdivision Plat (Plat Book 2; Page 69).

The request for the name change only applies to the portion of 15<sup>th</sup> Street, between Liberty Street North and Walnut Street, as depicted in the location map below. The remaining portions of 15<sup>th</sup> Street East will not be renamed.

No historic structures or landmarks have been identified along this portion of the subject street, and the existing road name is not part of a common theme of street names in the area, nor is it a duplicate street name.

### Recommendation:

Based on the best evidence available, the Planning and Development Department has no objection to the proposed street name change from 15<sup>th</sup> Street East to Swisher Street.

# Location Map 17TH ST E 15TH ST E 14TH ST E 14TH ST E



# 2024 HPS Window Supplement



### HISTORIC PRESERVATION WINDOW SUPPLEMENT



### Window Replacements and Installations

Replacing a window can be approved when attempts to repair are unsuccessful or the window is deemed beyond repair by Staff. Window replacement approvals require windows to be traditionally recessed in the wall and the trim to be retained or repaired as needed. Window replacements often require ordering a custom size to fit the opening, since resizing the window is not included in standard approvals

Installing a new window (whether on a historic building or new construction) should complement the historic architecture and reinforce the existing patterns of a historic district. Therefore, new window installations should also be recessed in the wall (not flush with the wall or have permanent nailing fins). Historically, tThe recession of windows on historic structures should be is between 2-4 inches and 1-4 inches on new

construction

### **Block Frame or Box Unit Windows**

Block Frame or Box Unit Windows are sashes in a frame that can be installed directly into the existing window opening from the inside of the house. This window replacement option preserves the window trim and can be traditionally recessed in the wall, but it can reduce the size of the glass and the sash unless fitted to the rough opening.





### Window Sash

Window Sash replacements a.k.a. sash packs or kits are the most historically accurate window replacement option. This can also be very cost-effective since you are not buying a full frame.





### **Permanent Nailing Fins**

\*Historic Preservation Staff cannot approve products that require installation with permanent nailing fins.



Windows with **Permanent Nailing Fins** require complete exterior window trim removal, and the windows must be installed on the outside. This results in a window being flush with the exterior wall giving it a non-historic appearance. Products that have removable nailing fins can be installed from the inside and are acceptable; only when the fins are removed, and the window is recessed within the opening.



### **JHPC Elections**

### M. Information



# Hogan's Creek Restoration Presentation

### **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:** May 22, 2024

Final action on the following historic preservation items have taken place since the last Commission meeting. Please see the attached bill summaries for more details:

 Ordinance 2024-0247 – The bill designates a nonresidential building at 1349 North Market Street as a local landmark. (CC: APPROVED)

The following historic preservation items are pending legislative action from City Council. Please see the attached bill summaries for more details:

- Ordinance 2023-0876 The 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 2024-0283 The bill designates a nonresidential building at 315 and 317 West Forsyth Street as a local landmark. (LUZ: 5/21/24 PH)

# Public Works Improvement Projects

## N. Old Business



## O. Design Issues



### P. Addendum



## Q. Adjournment

