Jacksonville Historic Preservation Commission

July 24, 2024

City of Jacksonville

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

A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, July 24, 2024 at 3:00 PM

Members:

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

AGENDA

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

REQUEST TO SPEAK: 1. Fill out a speaker card.
2. Sign in if you are going to speak.
3. Read the rules on the back of the card.
4. Place card in tray labeled "Speaker Cards".

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

NOTE: The next regular meeting will be held Wednesday, August 28, 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 June 26, 2024

B. Deferred Items

1. **COA-23-28339** (3664 Richmond Street)

2. **COA-23-29186** (2799 Selma Street)

3. **LM-24-03** (801 Jefferson Street, North)

4. **REHAB-24-01** (101 1st Street, West)

C. Consent Agenda

1. COA-24-30422
District: Springfield - 30 12th Street, West
Applicant: William Jon Braddock, WJB Architect LLC
Owner: Jamie Huggins, Lumos Real Estate Investments, LLC
Request: Alterations - Porch Restoration
Staff Recommendation: Approve with Conditions

2. COA-24-30751
District: Riverside/Avondale - 1812 Bayard Place
Applicant: Arthur Francis, The Home Depot, Inc.
Owner: Richard Metzler
Request: Alterations - Window Replacement
Staff Recommendation: Approve with Conditions

3. COA-24-30841
District: Riverside/Avondale - 1530 Avondale Avenue
Applicant: Catherine Duncan, LOCI Architects, LLC
Owner: Will Ketchum
Request: New Construction - Accessory Structure
Staff Recommendation: Approve with Conditions

4. COA-24-30855
District: Riverside/Avondale - 618 Stockton Street
Applicant: Cyndy Trimmer, Driver, McAfee, Hawthorne & Diebenow, PLLC
Owner: Jacksonville Association of Firefighters, IAFF Local No. 122, Inc.
Request: Demolition / New Construction
Staff Recommendation: Approve with Conditions

5. **COA-24-30874**
   District: Springfield - 334 11th Street, West
   Applicant: JWB Real Estate Companies, LLC
   Owner: JWB Real Estate Capital, LLC
   Request: New Construction
   Staff Recommendation: Approve with Conditions

6. **COA-24-30891**
   District: Springfield -1916 Walnut Street
   Applicant: JWB Real Estate Companies, LLC
   Owner: JWB Real Estate Capital, LLC
   Request: New Construction
   Staff Recommendation: Approve with Conditions

7. **COA-24-30892**
   District: Springfield -1711 Ionia Street
   Applicant: JWB Real Estate Companies, LLC
   Owner: JWB Real Estate Capital, LLC
   Request: New Construction
   Staff Recommendation: Approve with Conditions

8. **COA-24-30955**
   District: Springfield - 1337 Walnut Street
   Applicant: Terrawise Homes
   Owner: Terrawise Homes
   Request: New construction
   Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

E. Condemned Properties

F. Historic Designations

1. **LS-23-01**
   District: 538 Ellis Road, South
   Applicant: Sons of Confederate Veterans, Kirby-Smith Camp 1209, Inc.
   Owner: Sons of Confederate Veterans, Kirby-Smith Camp 1209, Inc.
   Request: Landmark Designation

G. Certificates of Appropriateness

1. **COA-24-30688**
   District: Riverside/Avondale - 3557 Pine Street
   Applicant: John Behrens, JBL Corporation, Inc.
   Owner: Richard W. Stein, Jr.
   Request: Alterations - Driveway
   Staff Recommendation: Deny

2. **COA-24-30766**
   District: Riverside/Avondale - 1464 Avondale Avenue
   Applicant: Sondra Fetner
   Owner: Sondra Fetner
   Request: Alterations - window replacement
   Staff Recommendation: Approve with Conditions

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

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. Restore Endangered Historic Adaptable Buildings (REHAB):

- **REHAB-24-02**
  District: Springfield - 25 1st Street, East
  Applicant: Cyndy Trimmer, Driver, McAfee, Hawthorne & Diebenow, PLLC
  Owner: Solomon Lodge No. 20 Free and Accepted Masons of Florida
  Request: Critical Endangerment Declaration

- **REHAB-24-03**
  District: Springfield - 157 8th Street, East
  Applicant: Charles Culp
  Owner: Charles Culp
  Request: Critical Endangerment Declaration

- **REHAB-24-06**
  District: Local Landmark - 213 6th Street, East
  Applicant: Michael Girard
  Owner: The Glorious Church of the Lord Jesus Christ
  Request: Critical Endangerment Declaration

- **REHAB-24-08**
  District: Local Landmark - 1009 Jessie Street
  Applicant: Fatima L. Floyd and Noriko M. Floyd
  Owner: Fatima L. Floyd and Noriko M. Floyd
  Request: Critical Endangerment Declaration

2. Demolition Delays:

- 759 Van Buren Street – Robert Anglade
- 4160 Oxford Avenue (St. Mark's Episcopal Church Foundation, Inc.) - Tim Sleeth

M. Information

1. Jacksonville Historic Preservation Commission (JHPC) Bylaws
2. Riverside Avondale Preservation (RAP) Right-of-Way Improvements
3. Pending Legislation
4. Public Works Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment

A.

Call to Order

1.

Submittal Of Speaker's Cards

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

2.

Reminder of Meeting Break Times

3.

Approval of the Minutes

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

CITY OF JACKSONVILLE

HISTORIC PRESERVATION

COMMISSION

Proceedings held on Wednesday, June 26, 2024, commencing at 3:02 p.m., at the Ed Ball Building, Hearing Room 1002, 214 North Hogan Street, Jacksonville, Florida, before Diane M. Tropia, FPR, a Notary Public in and for the State of Florida at Large.

PRESENT:

MICHAEL MONTOYA, Acting Chair.
ETHAN GREGORY, Secretary.
JULIA EPSTEIN, Commission Member.
BECKY MORGAN, Commission Member.
MAXIMILIAN GLOBER, Commission Member.
WILLIAM HOFF, Commission Member.

ALSO PRESENT:

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

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P R O C E E D I N G S

June 26, 2024 3:02 p.m.

- - -

THE CHAIRMAN: We'll call the meeting to order. This is the June 26th meeting of the Jacksonville Historic Preservation Commission we're calling to order and welcoming each of you for attending today. Thank you.

Let the record reflect that it is now 3:02.

We'll begin with some introductions, and let's start on the right.

COMMISSIONER MORGAN: Good afternoon. Becky Morgan.

COMMISSIONER GLOBER: Max Glober, commissioner.

COMMISSIONER HOFF: Bill Hoff, commissioner.

COMMISSIONER GREGORY: Ethan Gregory, commissioner.

COMMISSIONER EPSTEIN: Julia Epstein, commissioner.

THE CHAIRMAN: Michael Montoya, vice chair, acting as chair today.

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

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

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

THE CHAIRMAN: All right. Thanks for coming, everyone.

Before we get started with the agenda, there's some business that we need to attend to.

J.C., are you here?

MR. DEMETREE: (Indicating.)

THE CHAIRMAN: Front row, as it should be.

J.C. Demetree has been serving as a commissioner with the Jacksonville Historic Preservation Commission since, I believe, January 2017.

MR. DEMETREE: Yep.

THE CHAIRMAN: I think I can speak for everyone, although I'd like to hear from others as well, and say that we are going to miss you and you have really served the City well in your position on the Commission, and we just want to thank you for it.

MR. DEMETREE: Thank you.

(Applause.)

MR. LEUTHOLD: Speech. Speech.

MR. DEMETREE: All right. I will say -- thank you. I appreciate everything.

THE CHAIRMAN: Thank you.

MR. DEMETREE: I will say, you know, I've enjoyed very much being on this commission. When I started in 2017, these meetings, on average, were three to four hours, sometimes longer. The first year that I chaired, we were down to under two hours. You know, those meetings, everybody had an ego. And I encourage everybody up here to, you know, kind of try and be yourself, but don't have an agenda and, you know, keep your egos low and keep working through it.

So I appreciate everything you guys have done, staff, everybody, it's been an awesome time, so thank you all.

(Applause.)

THE CHAIRMAN: Does anyone have a story to tell about J.C.?

COMMISSIONER GREGORY: I'll just say, it's been a pleasure, J.C. I loved having you as the chair and serving the City and helping with historic preservation. It's been an honor to

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1 serve with you here.
2 MR. DEMETREE: Thank you.
3 (Applause.)
4 COMMISSIONER GLOBER: Former Chairman J.C.
5 Demetree and I are personal friends outside of
6 this, and I'm going to miss him up here.
7 It's been great to kind of see you kind of
8 develop over the years, and you were a very
9 professional and poised chair, and I think you
10 did the City a lot of good in this capacity,
11 so -- love you, brother.
12 MR. DEMETREE: Thank you.
13 THE CHAIRMAN: All right. Thanks a lot,
14 J.C.
15 MR. DEMETREE: Thank you all.
16 THE CHAIRMAN: We're going to break from
17 the agenda with one item due to a personal
18 issue. So we're going to move to COA- --
19 Okay. So before we do that, let's read
20 through the entire agenda.
21 Please make sure, if you plan on speaking
22 today, that you filled out a speaker card and
23 brought it up to the -- up front for us.
24 The agenda today -- we have deferred
25 items: Number 1, COA-23-28339, 3664 Richmond

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1 Street; COA-23-29186, 2799 Selma Street;
2 LM-24-03, 801 Jefferson Street North;
3 COA-24-30688, 3557 Pine Street.
4 On the consent agenda, we have
5 COA-24-30034, 450 5th Street East;
6 COA-24-30285, 4850 Moncrief Road; COA-24-30587,
7 1044 Park Street; COA-24-30633, 133 3rd Street
8 West; COA-24-30674, 1928 Morningside Street;
9 COA-24-30830, 3115 Riverside Avenue;
10 COA-22-27451, 2768 Riverside Avenue;
11 COA-24-30132, 1002 Main Street North.
12 And then we have previously deferred items
13 to be heard: COA-24-30533, 1826 Montgomery
14 Place. We have a historic designation to be
15 heard, LS-23-01, 538 Ellis Road South.
16 And then we have Certificates of
17 Appropriateness to be heard: COA-24-30488, 907
18 Copeland Street; COA-24-30720, 3575 Riverside
19 Avenue; COA-24-30140, 1920 Montgomery Place.
20 And that's it.
21 We'll start with the consent agenda. Is
22 there anyone here -- we're going to go ahead
23 and pull Item Numbers 7 and 8 off the consent
24 agenda and move it to the COA agenda to be
25 heard. That's COA-22-27451, the demolition at

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1 2768 Riverside Avenue; and then COA-24-30132,
2 the demolition request at 1002 Main Street
3 North.
4 AUDIENCE MEMBER: Excuse me. Does that
5 mean that you're not going to be entertaining
6 anything on those items today?
7 THE CHAIRMAN: We're just -- we're going
8 to hear that. We're going to allow everyone to
9 speak to that, but we're expecting it to take
10 some time --
11 AUDIENCE MEMBER: Yes, sir.
12 THE CHAIRMAN: -- and so we're moving it
13 ahead of the consent agenda items that might be
14 released --
15 AUDIENCE MEMBER: I understand.
16 THE CHAIRMAN: -- (inaudible).
17 AUDIENCE MEMBER: Thank you.
18 THE CHAIRMAN: Are there any commissioners
19 who want to speak on any other consent agenda
20 items?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Is there anyone from the
23 public who wants to speak on any of the other
24 consent agenda items?
25 AUDIENCE MEMBER: (Indicating.)

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1 THE CHAIRMAN: Please come forward.
2 (Audience member approaches the podium.)
3 THE CHAIRMAN: And state your name and
4 address and be sworn in by Diane.
5 AUDIENCE MEMBER: Hey. I --
6 THE REPORTER: I'm sorry. I need your
7 name and address, please.
8 AUDIENCE MEMBER: My name is Nathan
9 Ballentine. I'm at 133 West 3rd Street, 32206.
10 THE REPORTER: Thank you.
11 I am going to swear you in. If you would
12 raise your right hand for me, please.
13 MR. BALLENTINE: (Complies.)
14 THE REPORTER: Do you affirm that the
15 testimony you are about to give will be the
16 truth, the whole truth, and nothing but the
17 truth?
18 MR. BALLENTINE: Yes.
19 THE REPORTER: Thank you.
20 MR. BALLENTINE: Hey, y'all.
21 I just wanted to say thanks. I'm excited
22 to get our porch done. I came before y'all
23 five years ago, and we're poor, so it took us
24 forever to get our porch done, but it's almost
25 done. We had all kinds of delays and such

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and -- and we're looking forward to having a porch party and celebrating that, so --

Anyhow, really just wanted to say thank you all and keep up the good work.

THE CHAIRMAN: If there's no one else here to speak on this particular item, we'll leave it on the consent agenda.

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: So having heard no one, do I hear a motion for the remaining items on the consent agenda?

COMMISSIONER EPSTEIN: Motion to approve the consent agenda as amended.

COMMISSIONER GREGORY: Second.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All right. So the consent agenda, items 1 through 6, are hereby approved.

If you're here on behalf of any of those, you're free to (inaudible) and you're welcome to stay as well.

So we're going to jump to the Certificates of Appropriateness section for one particular

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item. That's COA-24-30140, 1920 Montgomery Place.

Could I have a staff report?

I should open the public hearing.

MR. WELLS: Thank you.

This is application COA-24-30140 for the property located at 1920 Montgomery Place, which seeks to replace 20 wood 1-over-1 windows with a vinyl clad, wood, 6-over-1 replacement product.

This property was built in 1922 and it's characterized as being a prairie-style home with an intersecting hip roof form, wood shingle exterior, decorative shutters, and 1-over-1 windows. As proposed, once again, the applicant is seeking to replace 20 wood, 1-over-1 windows with a 6-over-1 grid pattern vinyl product.

According to the applicant, they believe that 20 wood windows on the structure are nonoriginal because they were (inaudible) in the 1970s, have aluminum side jambs, and have metal (inaudible) --

AUDIENCE MEMBER: Speak up.

AUDIENCE MEMBER: Yeah.

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(Reporter inquiry.)

MR. WELLS: A little better?

During the site -- so staff did conduct a site visit for the subject property, and at that site visit the applicant stated that the windows are inoperable as they have storm windows on the exterior and the windows are deteriorated because of dirt in between the windows and the exterior storm windows.

In recent correspondence, the applicant has stated that no repair attempts have been made. Because of such, staff recommends initiating window repair techniques to remedy the issues of the subject windows being inoperable and dirty.

Once again, the windows did not appear from our site visit to show signs of inoperability or deterioration. As such, staff recommends removing the exterior storm windows, cleaning the exterior of the windows using nonabrasive cleaning methods, and installing interior storm windows, which can all be approved administratively.

Staff does not have an objection towards the proposed replacement material. However, in

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accordance with our Code criteria, deteriorated architectural features shall be repaired rather than replaced whenever possible. The applicant, once again, has stated no repair attempts have been made. And based on the applicant's window survey form, the wood windows appear to be in good or fair condition.

The claim about the aluminum side jambs and having metal spring valances does not necessarily mean that the windows were nonoriginal. However, we do believe that the wood windows in their existing condition have acquired historic significance. And in accordance with our Code criteria and our design guidelines, we are recommending approval of the -- denial of the application, my apologies.

End of staff report.

THE CHAIRMAN: Do any commissioners have any questions for staff?

COMMISSIONER GREGORY: Yeah. Through the Chair, did you have any objection to the 6-over-1 replacement or did -- was the 6-over-1 okay as far as -- if they were to do a replacement?

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MR. WELLS: Through the Chair to Commissioner Gregory, just based on the subject site -- the subject structure itself, there's been a combination of alterations. And all we could find -- the wood, 1-over-1 windows appear to be the predominant style, but we do recognize that 6-over-1, there is an abundance of that too, so we -- we're fine with the 6-over-1 grid pattern.

THE CHAIRMAN: Any other questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Since there are no more questions of staff, we'll hear from the applicant.

Is the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Please approach and be sworn in.

(Audience member approaches the podium.)

THE CHAIRMAN: Please state your name and address for the record.

AUDIENCE MEMBER: My name is Jeff Thompson, 1942 Hamilton Street.

Can I hand some pictures to you?

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THE CHAIRMAN: She needs to swear you in first.

MR. THOMPSON: Sir?

THE CHAIRMAN: She needs to swear you in first.

MR. THOMPSON: Okay. I'll set them right there.

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

MR. THOMPSON: (Complies.)

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

MR. THOMPSON: I do.

THE REPORTER: Thank you.

MR. THOMPSON: So I just submitted three pictures. The windows were replaced in the mid '60s. The house was bought right after Dora, in the early '60s. All the windows were replaced. The house was completely remodeled. These windows are, obviously --

I've been doing contracting in Avondale and Ortega for 45 years. These windows are, obviously, not original windows. They are a

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replacement. Probably (inaudible) sash and door. They have flat glass; they do not have wavy glass. They have springs in the slides, which was not around then. It always had weights inside the jambs. That's the way they were. And there's a picture of one that shows a metal slide, and that's in a 1926 house across the street. So these windows are not original. They're 1960s windows.

The second thing, somehow -- and I don't understand it. They're saying that these have become historical. I don't understand how something that's replaced after 40 to 50 years can become historical. That's something I've never heard of.

There was talk of taking these storm windows off and putting interior storm windows on. That's something I've never heard of in 45 years. What is an interior storm window?

These storm windows are horrible. They're mounted on the outside of the jambs. They are very proud, look like -- look terrible. It's just a bad system. And we're trying to put in a new system, an Andersen window system. We'd like to put in 6-over-1 because that's the --

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that's what is in all the neighborhoods. All the 1920s houses had 6-over-1. The old houses across the street, we don't know what was in there original [sic] because they were -- they've been gone for 40 years, 50 years.

But these windows, the new windows we're going to put in are Andersen windows, and they come [sic] to all the new specifications.

Any questions?

THE CHAIRMAN: Any questions from the commissioners for the applicant?

COMMISSION MEMBERS: (No response.)

MR. THOMPSON: The pictures show all the mechanical slides, and it allows stuff to get trapped in there. You can't open them very well.

The windows do work, they don't work well and never will, never have, and that's why we want to put a modern, insulated window in that is up to new standards, that look like the old ones. Probably the better -- more like the original ones than what's in there now.

Thank you.

THE CHAIRMAN: Is there anyone else here to speak on this item?

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AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: All right. So we have --
Hearing none, we'll close the public hearing.
And so we have an application here, COA-24-30140, 1920 Montgomery Place. To get us started, do I have a motion to accept the recommendation in the staff report?
COMMISSIONER GREGORY: Motion to deny COA-24-30140 at 1920 Montgomery Place.
COMMISSIONER EPSTEIN: Second.
THE CHAIRMAN: All right. Some discussion?
COMMISSIONER HOFF: Through the vice chair, question for staff. The applicant mentioned how he was unclear how a wood window could become historic. Could you speak to that, please?
MR. WELLS: Through the Chair to Commissioner Hoff, there's a provision within our design guidelines that states that even if a window is not original, it can acquire historic significance, especially if that material is a wood specimen and if it's been there more than 50 years. So this is just --

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we're just operating in accordance with our design guidelines.
COMMISSIONER HOFF: Thank you.
COMMISSIONER EPSTEIN: Through the acting chair to staff, you're saying 50 years. Do we have an exact date of when these windows were installed?
MR. WELLS: Through the Chair to Commissioner Epstein, we do not. It was just according to the applicant that they believe that the windows were replaced in the 1970s. I think on the record they stated the '60s, so this just pushes the mark a little bit higher, but we don't have any permits or anything of the sort.
COMMISSIONER EPSTEIN: Yeah, because 50 years puts it at '74. And if they're saying '70s -- but you're actually saying '60s, so -- okay.
COMMISSIONER GREGORY: Through the Chair, I'd like to see an attempt at restoration prior to asking for replacement here in these -- they may or may not be the original windows, but they do look like the same style of original windows in that neighborhood. I think that has

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a lot of significance here.
THE CHAIRMAN: I have a question for staff, too, based on the applicant's presentation.
There's a discrepancy, obviously, in the record between the opinion of staff, based on the findings, and the evidence available, and the opinion of the applicant in terms of the age and originality of the windows -- the existing -- the windows that are in the structure now.
Is there any -- what's the recourse here? This is an open question because that is -- I know that, as staff, if you're not -- I understand that if you're not presented with real evidence, you have to make -- the staff has to make a decision and a report based on what's available to them.
Does the applicant have any ability or recourse? What would be a way for them to be able to prove to staff that -- their position, if any?
MR. WELLS: To the acting chair, I think the only recourse in this instance would be -- because we already opined on the record that

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the windows --
AUDIENCE MEMBER: Speak up.
MR. THOMPSON: Speak up.
MR. WELLS: We already will opined on the record that the windows could have acquired historic --
AUDIENCE MEMBER: Can't hear you.
MR. WELLS: -- significance. We found from our design guidelines and whatnot that it would be best to -- for the applicant to pursue window restoration practices prior to installing new windows.
THE CHAIRMAN: All right.
AUDIENCE MEMBER: Can you repeat that?
MR. THOMPSON: We couldn't hear what you said.
MR. WELLS: Okay. I apologize.
Is this a little bit better?
Okay. So staff believes that, instead of replacing the windows, it would be more prudent to apply window restoration practices as noted in the report. That would be the best recourse before installing new windows.
THE CHAIRMAN: Any other discussion?
COMMISSIONER EPSTEIN: I think, you know,

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they may not be the original windows, but it does seem like the guidelines that were given to make decisions classify them as historic, and then the course of action sort of speaks for itself there. They're not deteriorated beyond repair. Then that's -- that seems like the way to go is for them to just be repaired.

THE CHAIRMAN: If there's no more discussion, we should go to the vote.

All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: The applicant is denied.

Okay. Everyone, we're going to go back to the original agenda now. The two items that were on the consent agenda that we moved, we'll hear them with the -- with the COAs.

So we'll start with what was Item Number 7 on the consent agenda, COA-22-27451, 2768 Riverside Avenue.

I'm going to open the public hearing.

Do we have a staff report?

MR. WELLS: Thank you.

So this is application COA-22-27451 for

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the property located at 2768 Riverside Avenue, which seeks to demolish a contributing structure. So this would demolish a two-story -- a two-and-a-half-story residence that's located within the Riverside Avondale Historic District. The property is located on a corner lot at Riverside Avenue and James Street. This structure abuts the subject property to the southwest and a two-story multifamily building abuts it to the southeast.

The City's Municipal Code Compliance Division, or MCCD for short, has condemned the structure and declared it unsafe per Chapter 518 of the Ordinance Code. The property has been subject to enforcement activity by MCCD for 12 years with no habitable result.

In April 2022, the Special Magistrate issued an order to abate the demolition. Because this is a unique situation and the City is acting as the applicant, not the property owner, staff has limited information regarding the condition of the structure.

But according to the Florida Master Site File for the property, this house is one of the most dominant Colonial Revival styles in

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Riverside from the 1900 to 1920 time period. It is characterized by a hip roof with a hip dormer and drop siding.

In accordance with our design guidelines, demolition of the subject property will not have a significant impact on the surrounding property as the structure is currently a blight on the surrounding properties.

The property has been vacant for many years, boarded, and unkept. Furthermore, based upon a visual inspection of the property, staff notes that the lack of weatherizing the structure has led to extensive water infiltration. As a result, this has led to the presence of wood destroying organisms.

In accordance with our design guidelines and Code criteria as well as information provided by MCCD, feasible alternatives to demolishing the structure has been offered to the owner for the last 12 years with, again, no habitable result.

According to the applicant, they do not have an interest in selling the property. And based on staff's findings, no other feasible alternatives to demolition are readily

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apparent. Moreover, the structure does not appear to have enough structural integrity for relocation to be considered.

In an effort to remedy the request, the applicant provided an opinion from an engineer which is attached within the application itself. The engineering report found that the structure was beyond repair and unsafe.

Staff also conducted a site visit on May 3rd of 2022 and May 16th of this year, but did not go into the structure. From an exterior view, the structure appears to be heavily deteriorated, siding and windows are in need of repair, and the roof appears to have collapsed in places or has significance damage based on aerial views from Google.

There are some pictures provided within the report itself that documents the interior of the structure.

Staff was not provided any details regarding the economic return. However, just according to permitting records, the last time a permit was filed for the property was in 1996. Prior to that, the last permits were for mechanical and electrical work in 1987. Staff

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1 cannot also find any COAs ever being filed for
2 the property.
3 Therefore, given the lack of routine
4 structural maintenance, coupled with the
5 visible degree of deterioration, there's a
6 strong possibility that the costs to
7 rehabilitate the structure are significant.
8 Staff was also not provided a claim of
9 undue economic hardship. However, we do
10 believe that the structure, in its current
11 existence, appears to have a majority of its
12 historical and architectural materials no
13 longer present, and we are obligated to forward
14 you a recommendation for approval.
15 Staff should note that we do have a
16 representative from MCCD here, his name is
17 Ernest Murphy, and he can speak on the
18 enforcement history and the current balance of
19 the administrative liens should you choose.
20 And with that, end of report.
21 THE CHAIRMAN: Does the Commission have
22 any questions for staff?
23 COMMISSIONER HOFF: Through the acting
24 chair to staff, you mentioned that you found
25 that a significant portion of the historic

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1 materials were not -- were no longer there.
2 Could you describe what you were referring to?
3 I'm looking at the photos and I don't see much
4 missing from what I can see.
5 MR. WELLS: Through the Chair to
6 Commissioner Hoff, we are basing our evaluation
7 solely on the windows, and there is a hole in
8 the roof -- there's several holes within the
9 roof itself and some of the siding was removed
10 on certain portions of it. I'll scroll through
11 some of the pictures just to illustrate that.
12 (Brief pause in the proceedings.)
13 THE CHAIRMAN: So sorry, I was looking at
14 the photographs. There was a lot.
15 Any other questions for staff?
16 COMMISSIONER EPSTEIN: Yes. Through the
17 acting chair, you mentioned that the City of
18 Jacksonville is the owner of this site. Is
19 that -- I'm sorry, did I misunderstand that?
20 MR. WELLS: Through the Chair to
21 Commissioner Epstein, the City is the
22 applicant, so the owner -- because it's been
23 condemned, they are acting as the applicant on
24 (inaudible) of the owner.
25 AUDIENCE MEMBER: Y'all need to speak up.

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1 AUDIENCE MEMBER: Put your microphone on.
2 MR. WELLS: I apologize, but I'm doing the
3 best I can. The microphone just keeps going in
4 and out.
5 COMMISSIONER EPSTEIN: Through the acting
6 chair, so the City wants to demolish this
7 because there's so many liens on it and they
8 think that the property is dangerous is sort of
9 the understanding, then?
10 MS. LOPERA: Through the Chair to
11 Commissioner Epstein and to the Commission, so
12 this house -- and MCCD is here. I believe
13 Mr. Murphy is here to talk more on this, but
14 this house has been under enforcement for over
15 a decade. And in 2022, the City, through a
16 Special Magistrate, issued an order of
17 abatement by demolition, meaning to abate the
18 liens and the fines that -- demolition was
19 ordered. So that needed to come before you all
20 for approval, but they already have an order
21 from a Special Magistrate to demolish this.
22 COMMISSIONER EPSTEIN: Okay. That's why
23 it has the '22 COA number?
24 MS. LOPERA: (Nods head.)
25 COMMISSIONER EPSTEIN: Okay.

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1 THE CHAIRMAN: Are there any more
2 questions for staff?
3 COMMISSIONER HOFF: Yeah. So through the
4 acting chair to staff, so just to be -- so the
5 application for demolition is a way to resolve
6 the fines and liens on the property?
7 MS. LOPERA: So in 2011, there was an
8 order assessing an administrative rolling fine
9 on the property. The issues that were
10 presented at that time were never resolved, and
11 at this point the structure has been condemned
12 by MCCD.
13 They brought all that evidence before a
14 Special Magistrate in 2022. And the Special
15 Magistrate in April of '22 ordered the
16 demolition of the structure to correct the
17 condemnation and the various things. And that
18 would act to halt the daily rolling fines, but
19 I will defer to MCCD if they can opine further.
20 THE CHAIRMAN: Any more questions for
21 staff?
22 COMMISSION MEMBERS: (No response.)
23 MR. WELLS: Sorry. If I may, through the
24 Chair to the Commission, I'm going to pass out
25 some letters of -- statements from the

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1 community. I forgot to mention that in my
2 report.
3 So we did have -- so after we published
4 our report, we did receive a letter from
5 Riverside Avondale Preservation, or RAP for
6 short. They are opposing the demolition. Then
7 there's two other letters from adjacent
8 neighbors who are supportive of the demolition,
9 so I will distribute those letters to you right
10 now.
11 THE CHAIRMAN: So while the commissioners
12 are reviewing that, we'll go ahead and hear
13 from the applicant.
14 Is the applicant here?
15 MR. MURPHY: (Indicating.)
16 THE CHAIRMAN: After the applicant,
17 we'll -- or anyone else that wants to speak on
18 this ...
19 (Mr. Murphy approaches the podium.)
20 THE CHAIRMAN: You can begin by stating
21 your name and address and she'll swear you in.
22 MR. MURPHY: Yes, sir.
23 THE REPORTER: I need your name and
24 address, please.
25 MR. MURPHY: Ernest Murphy, Code

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1 Compliance Division, administrator, 214 North
2 Hogan Street.
3 THE REPORTER: If you would raise your
4 right hand for me, please.
5 MR. MURPHY: (Complies.)
6 THE REPORTER: Do you affirm that the
7 testimony you are about to give will be the
8 truth, the whole truth, and nothing but the
9 truth?
10 MR. MURPHY: I do.
11 THE REPORTER: Thank you.
12 MR. MURPHY: Good afternoon.
13 The building was actually set out for
14 demolition and we actually hired an engineer,
15 outside engineer, to inspect the property. At
16 that time, they determined that the building
17 was not able to be restored at all. All parts
18 of the structural building integrity was gone
19 and there was no other recourse but to demolish
20 the structure because it is truly unsafe at
21 this time.
22 The administrative liens will be settled
23 once the property is demolished, and that will
24 settle the administrative liens that were
25 originally cited on the property in 2010.

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1 Questions?
2 COMMISSIONER GREGORY: Yes. Through the
3 acting chair, can you give us a general
4 overview of the attempts to contact the
5 property owner regarding remediating the
6 violations and then what led to the
7 condemnation order?
8 MR. MURPHY: Initially, we were allowed
9 access in the building, myself, and, at the
10 time, one of my officers, who is now the --
11 abatement as well. So we were allowed access
12 into the property. And at that time, we
13 witnessed violations that would require a
14 demolition at that time on a normal structure.
15 This structure, being in a historic area,
16 caused additional processes to be put in place
17 because in any other area this would have been
18 a demolished structure, regardless, because of
19 the safety issue.
20 We actually met with the owner three or
21 four times since then. In the last meeting --
22 I guess I can have my other cohort speak on
23 that -- they were actually allowed access into
24 the structure again, and the deterioration was
25 even greater than it was at that time. This

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1 was only a couple more years after we were
2 initially allowed into the structure.
3 Chris, would you like to speak?
4 COMMISSIONER GLOBER: Through the Chair,
5 when you say "allowed into the structure," by
6 the -- by the property owner? You made contact
7 with the property owner who granted you access
8 to the building?
9 MR. MURPHY: Yes, sir.
10 COMMISSIONER GLOBER: Okay.
11 THE CHAIRMAN: Any other questions for the
12 speaker?
13 COMMISSIONER GREGORY: Really one other
14 question was, you know, have there been any
15 attempts and talks with that homeowner to
16 remediate these items?
17 I'm sure you guys have asked them to, but
18 has there been any willingness on their part or
19 any attempts on their part to -- to do that?
20 MR. MURPHY: Okay. And I'll let Chris
21 speak on that since he had the last
22 interactions with the owner.
23 (Mr. Billings approaches the podium.)
24 THE CHAIRMAN: She'll swear you in. Give
25 her your name and address.

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MR. BILLINGS: Chris Billings at 214 North Hogan Street. I am the contract administrator for Municipal Code Compliance.

(Reporter inquiry.)

MR. BILLINGS: Yes. It's B-i-l-l-i-n-g-s.

THE REPORTER: Thank you so much.

And if you would raise your right hand for me, please.

MR. BILLINGS: (Complies.)

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

MR. BILLINGS: I do.

THE REPORTER: Thank you.

MR. BILLINGS: So we originally went out to this property. We were -- I met with the neighbors here, who are currently present, and was able to get ahold of the owner. I believe it's Mr. James Con- -- Convoy, Converse? And so we -- I had several discussions with him on every visit when I went out there. His intention in the beginning was that he wanted to sell the property, he was looking to sell it but never made progress on it.

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He showed up at the Special Magistrate hearing on several occasions, was trying to give the property away to the City, to let the City take care of it, or try to donate it to St. Vincent's Hospital. St. Vincent's Hospital declined on the offer.

So, basically, he said -- he kept on saying that he wanted to sell the property, and now here we are in 2024 and nothing has been -- he never presented any kind of listings, never put it on the market, never made progress with that. The property continually deteriorated.

And when I first went out there -- because the case from 2011 was a residential case. When I went out there, it was already an administrative fine. I noticed the extensive damage to the roof, so we did condemn the structure, notified him, had him meet me on site.

I've walked through the house personally three different times, from the ground floor all the way up to the attic. The basement is completely flooded with about 2-and-a-half inches -- 2-and-a-half feet of water. The roof, you can see skylight.

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The main concern from us was the proximity of this to the side street; and if it was to collapse, how that would endanger the public. And we tried to move forward with him on it, but there was no leeway with him as far as an attempt to do any kind of abatement or restoration as we had the engineer go through, and he made his determination that there was not going to be restoration on the property, that it was -- at his -- in his words, was not restorable due to the damage.

COMMISSIONER GREGORY: Thank you.

THE CHAIRMAN: Any questions for this speaker?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Thank you. We may call you back up.

Hold on. Wait. Gentlemen, gentlemen.

COMMISSIONER EPSTEIN: Sorry. I should have --

THE CHAIRMAN: Okay.

COMMISSIONER EPSTEIN: Sorry. Through the acting chair, there's mention in here about the basement in the write-up and then you mentioned the basement as well, but one of these

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descriptors talks about a pier foundation. So when I hear "pier foundation" in an old historic part of town, I don't think "basement." I think of two different things. So is there an actual basement to this house or is it piers that are built up and it's built off grade?

MR. BILLINGS: He -- that is a -- you're making me recollect my memory on this.

COMMISSIONER EPSTEIN: Because I didn't see a picture either.

MR. BILLINGS: So -- well, I've got hundreds of them. So he has an actual ground floor, first floor through the front door, and there's actual sub-floor area down there where they had storage down there. So it's a concrete, basement-style --

COMMISSIONER EPSTEIN: It's not a crawl space?

MR. BILLINGS: No. It --

COMMISSIONER EPSTEIN: It is a basement?

MR. BILLINGS: It is a full room that's flooded down there.

COMMISSIONER GREGORY: I have a follow-up question regarding the lien process. So if the

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1 property is demolished, there's a lien placed
2 on the property; is that correct, for the cost
3 of demolition?
4 MR. BILLINGS: So the current rolling
5 fines, the daily fines that have been approved
6 accruing on both cases will stop, but the fines
7 will still be in place. And we can discuss
8 that, but it will stop the occurring [sic]
9 fines from keep- --
10 COMMISSIONER GREGORY: In my experience,
11 when those fines stop, you can remediate them
12 or reduce them -- two different processes with
13 the City; is that correct?
14 MR. BILLINGS: That is correct.
15 COMMISSIONER EPSTEIN: Through the acting
16 chair, one more question. When this -- if this
17 is demolished and the fines are stopped, does
18 the property owner maintain ownership of this
19 property or does it go up to auction? What is
20 the status of ownership?
21 MR. BILLINGS: We would not be taking the
22 property from him. He would still retain
23 ownership of the property. If he wanted to
24 settle the fines, that would be something that
25 he could do or have a discussion with our

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1 office, but we're not taking possession of it
2 at this time.
3 COMMISSIONER EPSTEIN: And an additional
4 question. Who is paying for the demolish? Is
5 the City paying for the demolition?
6 MR. BILLINGS: We would sub that out for a
7 bid as far as the -- if he's not going to pay
8 to do the demolition, then another lien would
9 be assessed for that demolition as well.
10 COMMISSIONER EPSTEIN: Okay. So it's not
11 just like he's maintaining ownership, you're
12 tearing down this troubled house, and then he's
13 going to come to you and be like, "I still want
14 this land. How much can I pay you to pay off
15 liens?" And he's left with a clean property in
16 a highly desirable part of town? (Inaudible)
17 property?
18 MR. BILLINGS: There would be a
19 substantial fine and liens still placed on the
20 property for the demolition and the
21 administrative fines.
22 COMMISSIONER EPSTEIN: Okay.
23 MS. LOPERA: Mr. Chair, may I --
24 THE CHAIRMAN: Yes.
25 MS. LOPERA: Through the Chair to the

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1 Commission, so I just want to touch on a couple
2 of things. So there is a current daily rolling
3 fine. And if MCCD -- could you give me -- do
4 you have the fine as of today? Did you --
5 MR. MURPHY: Yes. As of today, it's
6 $244,350.
7 MS. LOPERA: That's a daily rolling fine
8 that continues to accrue. Should you approve
9 this today and the City will have permission to
10 demolish the structure -- they are not
11 compelled to do so. They will just be
12 permitted to do so. And if they decide to go
13 that route to demolish the structure, whatever
14 costs are incurred in that endeavor will be
15 added to -- as, like, a hard cost that the City
16 will attempt to recoup at another time.
17 THE CHAIRMAN: This may be more of a
18 question, Counsel. If we make a decision -- if
19 it's decided today -- if we approve this
20 demolition, do the rolling fines stop today or
21 do they go on until it's actually demolished?
22 MS. LOPERA: To the Chair, my
23 understanding -- and MCC can confirm -- is that
24 the fines will continue to accrue until the
25 demolition is complete.

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1 Is that correct?
2 MR. MURPHY: That is correct.
3 THE CHAIRMAN: Any other questions for
4 these gentlemen? They have been standing a
5 long time.
6 COMMISSION MEMBERS: (No response.)
7 THE CHAIRMAN: No?
8 COMMISSIONER MORGAN: (Indicating.)
9 THE CHAIRMAN: Okay. Go ahead,
10 Commissioner.
11 COMMISSIONER MORGAN: Through the Chair,
12 reading here a letter from RAP about
13 foreclosure and wanted to understand what that
14 process would be like and if that would be
15 possible, or if it's just demolition.
16 MS. LOPERA: Through the Chair to
17 Commissioner Morgan and the Commission, so the
18 foreclosure process is an option the City has.
19 MCCD and the Planning Department are charged
20 with enforcing these provisions for our Code.
21 And foreclosure is an option. That is a
22 separate procedure from what we're discussing
23 here today. This is just the request to
24 approve the demolition.
25 The MCCD has made a request to my office,

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1 to OGC, to move forward with the foreclosure,
2 but that's not something that's approved by you
3 or any part of this today.
4 COMMISSIONER EPSTEIN: Through the acting
5 chair to Counsel -- I'm sorry, I think I'm loud
6 enough.
7 Through the acting chair to Counsel, if we
8 denied this demolition today, is that something
9 that you would -- you and the City would seek,
10 would be foreclosure, to sell to somebody else
11 who may want -- I mean, that's -- you know, I'm
12 just coming up with ideas here, but I just
13 don't know what the process would be if we
14 denied this.
15 MS. LOPERA: So to the commissioner --
16 through the Chair to Commissioner Epstein, the
17 foreclosure process is completely separate. So
18 whether demolition is approved today or not,
19 the foreclosure process can continue should
20 that be the will of MCCD and the
21 administration.
22 And like I said, even if you do approve
23 demolition, they may elect not to go forward
24 with that for one reason or another and to
25 pursue foreclosure without a demolition with

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1 the current structure on the parcel.
2 THE CHAIRMAN: Any other questions for
3 these gentlemen?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: All right. We may call you
6 back up. Thank you.
7 Now I'm going to call people up with the
8 cards that have been turned in. At the end, if
9 you -- if you want to speak on this and you --
10 I haven't called your name, either fill out a
11 card or come up and I can look for it, but I
12 think I have all of them.
13 We'll start with Suzanne McCrary.
14 (Audience member approaches the podium.)
15 THE CHAIRMAN: You'll have three minutes
16 each to speak, and start by --
17 AUDIENCE MEMBER: No problem.
18 THE CHAIRMAN: -- giving your name and
19 address and she'll swear you in.
20 AUDIENCE MEMBER: My name is Suzanne
21 McCrary. I live at 2756 Riverside Avenue,
22 32205.
23 I have lived across the street from this
24 house --
25 THE REPORTER: Excuse me, ma'am. I have

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1 to swear you in.
2 MS. McCRARY: Pardon?
3 THE REPORTER: I have to swear you in.
4 I'm sorry.
5 If you would raise your right hand for me,
6 please.
7 MS. McCRARY: (Complies.)
8 THE REPORTER: Do you affirm that the
9 testimony you are about to give will be the
10 truth, the whole truth, and nothing but the
11 truth?
12 MS. McCRARY: Yes, ma'am.
13 THE REPORTER: Thank you.
14 MS. McCRARY: As I started to say, I've
15 lived across this -- the street from this house
16 for almost 42 years. I'm very familiar with
17 this house. I'm very familiar with the owners
18 of the property. The house has been vacant for
19 almost 20 years, and the owner has failed to
20 maintain the property. It is now a blighted
21 property, it's a fire hazard, and in a
22 condition of significant deterioration and
23 disrepair. As a result, the health and safety
24 of the neighbors and the neighborhood have been
25 impacted.

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1 The property is not secure, the gates are
2 open, fences have been knocked down. The
3 windows -- most of the windows in the house are
4 missing. This has attracted vagrants that have
5 littered the property and used it as a public
6 toilet.
7 There is -- there are huge gaping holes in
8 the roof. During windy and stormy weather,
9 debris, shingles fall off the roof. They come
10 over on my property, so I'm cleaning up James
11 Street, his sidewalk, my sidewalk, my property,
12 with my time and expense.
13 Vermin have been living in this house for
14 years, and they promote the spread of disease
15 to other animals and humans.
16 There is significant vegetation overgrowth
17 on the property and on the City right-of-way.
18 Over the years, I have raked and bagged the
19 leaves and trash that has accumulated on the
20 city sidewalks and on James Street. The leaves
21 are so piled up in the driveway of this
22 property that they are obstructing pedestrian
23 traffic. They can't walk by that driveway.
24 When I asked the last company contracted
25 by the City if they could please clear those

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leaves, I was told, "No, we only do the work inside the fenced area," but if I paid for it, they would do it. I'm not doing that.

This property negatively impacts the property values of the neighborhood and it definitely fails to enhance the heritage and character of what we say is a historic district.

The property has been neglected for so long, it is well beyond repair and needs to be abolished -- demolished, excuse me, abolished and demolished.

But anyway, thank you for your time and for listening to me.

Do you have any questions?

THE CHAIRMAN: No, ma'am. Thank you.

MS. McCRARY: Okay.

THE CHAIRMAN: Next we have Jane -- I believe it's -- I can't tell if it's a "u" or an "n", but -- Chefan?

AUDIENCE MEMBER: I'm going to pass my turn until after the seller next to the property, please.

THE CHAIRMAN: Do you want to come on up?

(Audience member approaches the podium.)

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AUDIENCE MEMBER: I'm Shelley Eckels.

THE CHAIRMAN: State your name and address and she'll swear you in.

MS. ECKELS: Thank you.

Shelley Eckels. I reside at 2772 Riverside Avenue. That's Jacksonville, Florida.

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

MS. ECKELS: (Complies.)

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

MS. ECKELS: I do.

THE REPORTER: Thank you.

MS. ECKELS: First of all, I'd like to thank everyone for allowing us the opportunity to be here and participate in this hearing today.

I presently reside next door to the subject property. I've lived there since 200- -- the summer of 2000. The time I moved in, my son Davis, who's now 27, was 3 years old. The house was falling down in 2000. The

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house was subject to vermin and disrepair. So in the span of my child's lifetime of turning into [sic] a toddler to a man, nothing has ever been done to the structure of this property.

I do want to make it very clear, my concerns about the ownership of the real estate has nothing to do with the condition of the property and the structure.

I do want to thank Mr. Murphy and Mr. Billings for being here. They have been so helpful over the last 10 to 15 years at helping me keep my sanity through this process.

I understand that the fines are rolling. I understand that's a concern. But as a citizen of this neighborhood, as -- this is my home. Those are of no concern to me.

What is a concern to me are some of the things that Ms. McCrary mentioned, and that is vagrancy. Vagrancy is not just a word thrown out there; it's something I have to deal with, that I have to call the police when I'm home with my children and I hear people in the home at night. That's been a very unpleasant situation and it's made us feel unsafe in our home.

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There is vermin. I'll give you exact examples. There are raccoons living in this house. There are rats. And those rats are 10 feet from my home. So that's a very unpleasant situation.

I'll just show you. This is my home (indicating) next door. You see right here, the Riverside Avondale Preservation sign? I take that seriously. I value historic preservation, and I've employed that in my home for two decades. But my home's value has been affected, my family's safety and well-being is affected.

The engineer hired by the City -- not hired by me, not hired by my neighbors -- made it clear, abundantly and numerous times, it's not that this problem -- this property is just an eyesore, it's not just that it's a detriment to the community, it is structurally unsound and unsafe. Like Ms. McCrary, when the wind blows, I have debris fall on my property.

It is bowing and it is in imminent collapse. This is not something that I've made up. I haven't been in the property because it is unsafe. Even though the case number we're

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here on today is '22 --
(Timer notification.)
THE CHAIRMAN: Go ahead and finish --
MS. ECKELS: Okay. Even though it's '22 --
THE CHAIRMAN: -- the sentence.
MS. ECKELS: -- this actually started in 2010.
I know that Riverside Avondale Preservation has an interest in foreclosure, and that's a whole separate proceeding. That has nothing to do with the demolition of the structure and the protection of myself and my neighbors and our health and well-being.
THE CHAIRMAN: Okay.
MS. ECKELS: My --
THE CHAIRMAN: Sorry.
MS. ECKELS: That's okay.
THE CHAIRMAN: I have to stop you there.
MS. ECKELS: I do have my husband here; I think he was going to cede his time.
THE CHAIRMAN: Okay. Do I have his card?
AUDIENCE MEMBER: Absolutely.
THE CHAIRMAN: Go ahead and speak. And make sure you turn in a card. Okay?

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(Audience member approaches the podium.)
AUDIENCE MEMBER: What do I need to do?
THE REPORTER: State your name and address, please.
AUDIENCE MEMBER: Anthony Gerber, 2772 Riverside, Jacksonville, Florida.
THE REPORTER: If you would raise your right hand for me, please.
MR. GERBER: (Complies.)
THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?
MR. GERBER: Yes, ma'am.
THE REPORTER: Thank you.
MR. GERBER: I'd like to cede my time to my spouse.
MS. LOPERA: Sorry. Through the Chair, I'm sorry, but you can't give your time to other people. If you want to speak, you're welcome to, but three minutes is the cutoff.
THE CHAIRMAN: There are a lot of people -- I have a lot cards, so --
MR. GERBER: Okay. I don't know how to -- it's not court, it's council members.

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So I was in the military for 33 years, chose to make my home there, and it -- it's atrocious. You can see -- and you've seen the pictures of it. You can see from the floor all the way to the sky. You can see all the way up from the bottom floor. There's an owl that's also taken up residence that swoops down, catches vermin. It's horrible.
I'd just like to say, yeah, it needs to come down. It's just a -- it's just a terrible plight on the town. The bushes come over, through, onto our side of the property, so I have to come through and chop bushes. The bushes are on the opposite side, on the City sidewalk, you can't even walk down the sidewalk down there. If you get a chance, go down there and check it out because you can't walk down the sidewalk. It's insane.
I'd like to say that the -- so our property is negatively impacted by it. It's terrible. So we tried to sell our house at -- a few years ago. The main reason people were like "We're not interested" is because of that disaster that is next door. People call it the "haunted mansion" because it just looks like a

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haunted mansion. It's terrible.
THE CHAIRMAN: I think we understand.
MR. GERBER: I'm sorry, I'm not as eloquent as my wife speaking publicly.
THE CHAIRMAN: I think we understand.
MR. GERBER: But, yeah, you get it. The place is a disaster, it needs to go away.
Thank you.
THE CHAIRMAN: Thank you.
Okay. Next, Anthony Gerber.
MR. GERBER: That was me.
THE CHAIRMAN: Oh, okay.
MS. ECKELS: I'm Anthony Gerber.
(Laughter.)
THE CHAIRMAN: Davis Wiggins.
AUDIENCE MEMBER: I'm going to pass.
THE CHAIRMAN: You'll pass?
AUDIENCE MEMBER: (Nods head.)
THE CHAIRMAN: Are you in opposition, I presume?
AUDIENCE MEMBER: (Shakes head.)
THE CHAIRMAN: Or you're in support -- or you're in support of the demolition, yes? Just for the record.
AUDIENCE MEMBER: Yes. Correct.

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1 THE CHAIRMAN: Shannon Blankinship.
2 (Audience member approaches the podium.)
3 THE CHAIRMAN: So if you don't mind, state
4 your name and address, and then go ahead and
5 state whether you're in agreement with the
6 demolition or opposed to the demolition after
7 she swears you in.
8 THE REPORTER: I need your name and
9 address, please, for the record.
10 AUDIENCE MEMBER: Shannon Blankinship,
11 1071 Talbot Avenue.
12 THE REPORTER: If you would raise your
13 right hand for me, please.
14 MS. BLANKINSHIP: (Complies.)
15 THE REPORTER: Do you affirm that the
16 testimony you are about to give will be the
17 truth, the whole truth, and nothing but the
18 truth?
19 MS. BLANKINSHIP: I do.
20 THE REPORTER: Thank you.
21 MS. BLANKINSHIP: Hi.
22 My name is Shannon Blankinship. I'm the
23 executive director of Riverside Avondale
24 Preservation.
25 We're not here in disagreement with the

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1 impact of this building on the neighbors. And
2 also just want to say a huge thank you to the
3 Municipal Code Division that has been dealing
4 with the impact of the failure to maintain this
5 historic contributing structure for over a
6 decade.
7 The reason that we're here today in
8 opposition or not wanting to see this property
9 demolished is because foreclosure would be the
10 right remedy for what's happening here, having
11 a new property owner be able to actually
12 undertake and assess the real viability of the
13 remaining structure here. What historic
14 elements could be retained, what the available
15 solutions are, having multiple structural
16 engineer reports, as well as an undertaking of
17 the historic character and value and how that
18 could be put into whatever sort of potential
19 restoration, rehabilitation, or new
20 construction on this site would be the
21 best-case scenario for this prime corner lot in
22 the neighborhood.
23 Without the ability to transfer possession
24 of the current building into someone else's
25 hands, the City will be on the hook for the

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1 cost of demolition and then the remaining
2 vacant land until these liens get settled.
3 Thank you.
4 THE CHAIRMAN: Thank you.
5 Jane -- is it Chefan (pronouncing)?
6 AUDIENCE MEMBER: Chefan, yes.
7 THE CHAIRMAN: Chefan, I'm sorry. I
8 couldn't read your handwriting.
9 (Audience member approaches the podium.)
10 THE CHAIRMAN: Name and address.
11 AUDIENCE MEMBER: Jane Chefan, 8834
12 Walbrook Road.
13 THE REPORTER: If you would raise your
14 right hand for me, please.
15 MS. CHEFAN: (Complies.)
16 THE REPORTER: Do you affirm that the
17 testimony you are about to give will be the
18 truth, the whole truth, and nothing but the
19 truth?
20 MS. CHEFAN: I do.
21 THE REPORTER: Thank you.
22 MS. CHEFAN: Yes, I'm here on behalf of
23 the sellers, who you just heard from. I am
24 currently listing their property. We do have
25 showings, and I will tell you, with every

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1 single showing that we have at this property,
2 the potential buyer is very, very concerned
3 about the condition of this property. And I do
4 think it's creating a -- besides being an
5 eyesore and I think a tremendous danger -- if
6 any of you have not stood outside of this
7 house, you need to know it's very dangerous,
8 but -- I get nervous in front of people, but I
9 just want to make sure I was here on their
10 behalf because it is posing a problem for these
11 folks to sell their house.
12 You know, you think about yourself having
13 a neighbor -- neighboring property like this
14 next to your house, and you're -- it's
15 affecting the actual -- you know, they're not
16 able to sell their house. You know, everybody
17 that comes through is saying, you know, "What
18 about this house, what about this house?"
19 There's no clear answer, and we're hoping today
20 that we'll have a clear answer so that they can
21 move on and sell their home. They've lived
22 next to this property for 20 years and I think
23 that's been long enough.
24 That's it. Thank you.
25 THE CHAIRMAN: Thank you.

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I don't have any more cards for this item on the agenda. Is there anyone else here who wishes to speak that hasn't spoken already?

AUDIENCE MEMBERS: (No response.)

MS. ECKELS: Mr. Commissioner, I don't want any more time, but if I could just ask the members of our neighborhood that live adjacent to this property that have shown up here today and that are in favor of demolition if they could just stand so that you could have an accounting.

MS. LOPERA: No, ma'am, I'm sorry, we can't do that. This is a quasi-judicial procedure --

MR. GERBER: (Stands.)

MS. LOPERA: -- and displays in support or against are not allowed by our bylaws.

MS. ECKELS: I understand.

Thank you.

MS. LOPERA: But anyone else who wishes to speak could fill out a card or, at this time, identify yourselves.

COMMISSIONER EPSTEIN: Are you -- I'm sorry, are you moving because you live next to this house? Like, if this house was demolished

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and something nice was built there, would you stay or are you just moving to move?

MS. ECKELS: Moving --

COMMISSIONER EPSTEIN: It's important because you're leaving the neighborhood, you're here telling me, you know, you want this taken down, but you're leaving the neighborhood, so just a little bit more information.

MS. ECKELS: Sure.

So I moved in this home when -- like I said, when my son was young, and raised my family there. Our two children went to university this week. Okay? So this is my life. It's not just a week or a month or -- I've never heard from RAP before. Honestly, in 10 years that this has been going on, this is the first time I've had any sense of their impressions about anything.

But we lived here and we grew our family here, and now our kids have gone to college and we'd like to pay for them to go to college. So my house is pretty much paid off and it's my life savings. We tried to sell the home four years ago when our kids started high school because we didn't want them to come home

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from -- from college in a new house they've never lived in. That wasn't possible for us, to give them a new home for their high school years because of this property.

I'm not moving because of this property. I was trying to four years ago, but now I'm moving because I would like to take my entire life savings and pay for my kids to go to college. But I respect what -- RAP has a voice here today, so I understand that.

THE CHAIRMAN: Thank you.

I do have one question for you, just quickly. The statement that you made about 2000 -- the compelling statement that you made about 2000 and your son sitting there, how would you -- in 2000, was it restorable, in your opinion? I just -- for the record, I'm interested to know that.

MS. ECKELS: I believe in 2000, it was. I believe --

THE CHAIRMAN: Okay.

MS. ECKELS: -- it could have been.

THE CHAIRMAN: All right. Thank you. Thank you very much.

MS. ECKELS: Thank you, sir.

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THE CHAIRMAN: Is there anyone else here who hasn't filled out a card?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: You need to fill out a card, but --

AUDIENCE MEMBER: (Inaudible.)

THE CHAIRMAN: Just make sure you fill it out after and give it to Diane, please.

AUDIENCE MEMBER: Do it after?

THE CHAIRMAN: Yeah. Just go ahead -- for the sake of time, go ahead and state your name and address, and you have three minutes.

AUDIENCE MEMBER: Murphy Michaels, 2775 Riverside Avenue.

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

MR. MICHAELS: (Complies.)

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

MR. MICHAELS: I do.

THE REPORTER: Thank you.

MR. MICHAELS: Just to hear from a new member of the neighborhood, we bought and

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1 renovated our house directly across the street
2 from this one in 2022, so a couple of years
3 ago. I plan to be here a long time. I think
4 at the time we were told by our Realtor that
5 the house was already set to be demolished. We
6 were concerned about the house.
7 I've been in the house. You can stand on
8 the bottom and see the sky above. The whole --
9 there's nothing in that house that's
10 restorable. There's nothing in the house that
11 is of any worth historically.
12 Our home is a historic home. I understand
13 and appreciate the desire to try to, you know,
14 retain that, but I can't imagine anyone that
15 would buy this house or find anything in there
16 that isn't rotted and -- and just of no use. I
17 mean, it -- it's just going to be mowed over is
18 what someone is going to do, so that's it.
19 Thank you.
20 THE CHAIRMAN: Thank you.
21 Anyone else? Is there anyone else?
22 AUDIENCE MEMBER: (Indicating.)
23 THE CHAIRMAN: Please come forward.
24 (Audience member approaches the podium.)
25 THE CHAIRMAN: State your name and address

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1 and she'll swear you in.
2 AUDIENCE MEMBER: My name is Chris LaDew.
3 I'm at 2800 Riverside Avenue.
4 THE REPORTER: If you would raise your
5 right hand for me, please.
6 MR. LaDEW: (Complies.)
7 THE REPORTER: Do you affirm that the
8 testimony you are about to give will be the
9 truth, the whole truth, and nothing but the
10 truth?
11 MR. LaDEW: I do.
12 THE REPORTER: Thank you.
13 MR. LaDEW: Okay. Thank you.
14 Full disclosure, I'm a City employee. I'm
15 the chief of Traffic Engineering, but I'm here
16 today as a resident. And I, too, moved into
17 the neighborhood about two years ago. And I
18 empathize with my neighbors who have been
19 dealing with this problem for two decades, and
20 I've only been dealing with it for two years.
21 Shannon Blankinship gives a very good
22 argument. I would prefer a -- somebody to take
23 on this property and restore it. However, I
24 don't think that's economically viable, and I'm
25 very concerned about the time that it would

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1 take for that to happen, so --
2 So after hearing everything -- and I'm
3 coming in late to this argument, and -- but I
4 have to go on the side of demolishing it. I
5 think that's quickest, best thing for the
6 neighborhood. And I wish somebody could take
7 it on, but I'm not very clear on the process of
8 what happens and how that would take place. It
9 sounds to me like there's just more steps in
10 the process to make that happen, and it's very
11 unsure, it's very unclear that that could ever
12 happen.
13 I'm also unclear on the steps to get to
14 actual -- demolish the property. This board
15 will vote on this today. And if you vote to
16 allow the demolition, then it goes, I presume,
17 back to the City where funds are allocated and
18 something happens. I guess -- I'm asking the
19 question. I would like to know what is the
20 process and how long will this be. Will we be
21 back here in a couple of years talking about
22 this same thing?
23 THE CHAIRMAN: I'll defer to Counsel on
24 that.
25 MS. LOPERA: Okay. Through the Chair to

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1 Mr. LaDew, so at this point, the MCCD, if they
2 get permission from the Historic Preservation
3 Commission today to demolish the structure,
4 that clears a hurdle for them to get a building
5 permit -- or a permit to demolish the
6 structure. They do not have to. They're not
7 compelled to do so. It just clears that -- for
8 a historic structure, there's that one extra
9 step before demolishing, and that's approval by
10 this body. And so they can, at any time, then,
11 get a permit to demolish.
12 MR. LaDEW: Okay. Respectfully, I'd like
13 if they could come up later and talk about that
14 process and -- and how that would happen, and
15 how long it typically takes. I would
16 appreciate that, but I'll take that off the
17 air.
18 THE CHAIRMAN: Thank you.
19 MR. LaDEW: Thank you.
20 THE CHAIRMAN: Is there anyone else? Is
21 there anyone else?
22 AUDIENCE MEMBERS: (No response.)
23 THE CHAIRMAN: I'm going to close the
24 public comment on this -- public hearing on
25 this. We have a -- we have an application for

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1 demolition. Do I hear a motion based on the
2 staff report?
3 COMMISSIONER GREGORY: Motion to approve
4 demolition, COA-22-27451, at 2768 Riverside
5 Avenue.
6 COMMISSIONER GLOBER: Second.
7 THE CHAIRMAN: Discussion?
8 COMMISSIONER HOFF: Through the acting
9 chair, so I am very sympathetic to this
10 situation. There are a number of -- I'm not
11 sure how I would vote at this moment in time,
12 but there are a number of things I think that
13 kind of need to be said or -- I'm trying to
14 think about these things out loud.
15 So two various comments about this
16 property. Selling the house next to a vacant
17 house that is in bad shape, that is a concern,
18 but I don't think it is necessarily a concern
19 for this commission and the position of this
20 commission.
21 I live in a historic neighborhood that has
22 had many vacant houses in poor condition over
23 the years and whether someone can get more for
24 the house next door has not been one of the
25 factors to consider when thinking about

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1 demolishing a house. Demolishing the house
2 would not solve the overgrowth and the leaves.
3 Those are going to be there whether there's a
4 house there or not. It won't solve any animals
5 that are living in that overgrowth next door.
6 I just have a hard time finding the
7 rationale in my head that removing a historic
8 structure is the solution to a property owner
9 not taking care of it unless, unless it is in
10 immediate danger of failing or renovation is
11 just not realistic in keeping the historic
12 fabric of the house.
13 From experience and, thankfully, the City
14 does not need a COA approved beforehand to
15 demolish a house in a historic district if it
16 is an urgent situation. They can demolish a
17 house if they deem it an emergency. They will
18 then come back after the fact to get a COA
19 approval. I've seen it happen multiple times.
20 So those are the things that I'm kind of
21 wrestling with in my mind at this time, and I
22 would love to hear what the other commissioners
23 think.
24 COMMISSIONER GREGORY: Through the Chair,
25 I really hate to reward owners with demolition

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1 through neglect, and I feel that this case has
2 been going on for so long that that's kind of
3 what's happening here, but I -- I don't see a
4 whole lot of options.
5 The condition of the home, it does seem
6 unsafe, maybe not as urgent as an emergency
7 order that the City would need to tear it down,
8 but it does seem to be unsafe for the neighbors
9 and residents walking down the street.
10 I understand it would be a lien on the
11 property if the home is demolished that either
12 the owner would have to take care of or a
13 future owner would have to take care of, and
14 the administrative fines would have to be
15 settled, and there is a process whereby an --
16 the owner or a future owner can reduce those
17 fines.
18 I'm really not happy that we have to make
19 a decision like this to tear down this historic
20 structure that is a beautiful home, but I'm not
21 sure we're left with a whole lot of options
22 here, that it's so far beyond saving by view of
23 the MCCD and multiple reports we have in our --
24 the book here, so I -- I hate to say it, but I
25 don't see much option but to demolish the home

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1 at this point.
2 COMMISSIONER EPSTEIN: Through the acting
3 chair, this is tough. Every architect will
4 probably -- you know, their heart kind of hurts
5 when they see something like this because --
6 truthfully, I've been in buildings that look
7 far worse than this that have been restored,
8 but they have people who want to restore them
9 and they have that energy and everything. And
10 it seems like with this, there's a whole other
11 step that's involved to find somebody with that
12 energy and clear the liens and everything.
13 But also as an architect, you're asked to,
14 you know, look at the health and safety and
15 welfare of the people around you, not just your
16 clients, but the community around you. So this
17 sort of falls into that realm where we have
18 this wonderful historic building that,
19 truthfully, if somebody really wanted to could
20 definitely salvage this, repair it. It would
21 take a lot of money, it would take a lot of
22 effort. Somebody would really want to -- to do
23 that.
24 But we are left with that question of what
25 happens until then? It is -- it's definitely a

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1 quandary, and I don't -- I'm not a hundred
2 percent sure how I feel about it right now.
3 I'm still thinking, mainly because I -- this
4 is -- a big thing with me is, when there are
5 structural engineer reports that are given to
6 us and they talk about, oh, this building is
7 going to fall down any second. And then I look
8 at the pictures, I don't see -- and maybe some
9 of these pictures are older, and maybe there
10 are more pictures that should have been given,
11 but a lot of times I'm always left thinking,
12 they're not really showing me --
13 You know, I mean, I'm looking at sheathing
14 that -- that's not deteriorated. I know that's
15 holding the walls up here. I know there's a
16 hole in the roof, talking about flooding in the
17 basement and everything, but I'm not seeing the
18 structure looking like it's leaning. You know,
19 there's piers in the front that look good to
20 me, so it's --
21 It's hard. I feel like a lot of times
22 these reports need to come with better photos
23 that show depth and (inaudible). It might just
24 be because I've been in buildings that are --
25 sorry. I've been in buildings that have been

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1 in very, very bad condition, so it's probably
2 my optimism as well.
3 THE CHAIRMAN: I understand.
4 Max.
5 COMMISSIONER GLOBER: Through the acting
6 chair, I agree with a lot of the sentiments of
7 my fellow commissioners here. We take -- we
8 don't take these matters lightly. This one,
9 you know, it feels like it might have slipped
10 between the cracks a bit at one point. The
11 owner was trying to give it away and could not
12 successfully do that. That was a little bit
13 surprising to me. And if you look at some of
14 these pictures, it really must have been
15 beautiful in its heyday.
16 I plan to support the demolition, and I
17 thank the staff and the applicant for their
18 diligence in this process. And, you know, I
19 agree with what the previous commissioner said.
20 Thank you.
21 THE CHAIRMAN: Any other comments?
22 COMMISSION MEMBERS: (No response.)
23 THE CHAIRMAN: You know, I think that one
24 of the people who spoke earlier spoke to the
25 sort of expediency of the decision that's made

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1 here today, but we've heard from people that
2 this started at least in 2000. So I don't
3 think this is an expedient process by any
4 means. This has been going on for a long time,
5 and I think that's the real failure here, that
6 something like this could go on for such a long
7 time without resolution.
8 And here we are today being asked to give
9 permission to set things in motion that we --
10 we're here for a reason. As -- Max, as you
11 said earlier, we're here for a reason. This is
12 the Historic Preservation Commission, and these
13 are the worst, this is the worst thing that we
14 have to do, but I think it just needs to -- it
15 needs to be stated. This has been going on for
16 a very long time. Since that young man was a
17 child. It's very compelling. It's a very
18 compelling argument, so I think there are
19 things in play here that we really need to
20 consider as commissioners, and, frankly, beyond
21 the vote on this COA.
22 This has happened multiple times. Like,
23 we have got to -- this has got to be a
24 discussion we have about some recourse with
25 City Council or City government, about actions

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1 that can be taken beyond the great job that
2 these gentlemen have done in assessing and
3 letting us know what's happening. We need to
4 be more proactive about our fabric if we really
5 care about it.
6 I'm not sure that helps you with making a
7 decision, but I want to recognize how tough it
8 is.
9 We have a motion, so we either need to
10 have more discussion or we need to call it to a
11 vote.
12 COMMISSION MEMBERS: (No response.)
13 THE CHAIRMAN: So let's call a vote.
14 All those in favor?
15 COMMISSION MEMBERS: Aye.
16 THE CHAIRMAN: All those opposed?
17 COMMISSION MEMBERS: (No response.)
18 THE CHAIRMAN: Motion is approved, the
19 demolition is approved.
20 (Reporter inquiry.)
21 MS. LOPERA: Through the Chair, yes, it
22 was unanimous.
23 THE CHAIRMAN: I'm so sorry, unanimous.
24 Thank you, everyone.
25 Now on to the other consent agenda item

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that was moved to the COAs. It's COA-24-30132, 1002 Main Street North.

Do we have a report?

Pardon me, I need to open the public hearing for this COA.

MR. WELLS: All right. This is application COA-24-30132 for the property located at 1002 Main Street North. You should note that the property has a historical address of 962 Main Street North, but otherwise the request seeks to demolish a contributing structure that's located within the Springfield Historic District. The structure is located on a through lot between Laura Street and Main Street. The subject property is bounded by bodies of water on both -- three sides, so this includes two retention ponds and Hogan's Creek to the south.

The structure is characterized as a masonry vernacular style building with a hip roof, brick sheathing, spiral decorative columns, and a clay tile roof.

A structural engineer's report was -- found the structure to be unsafe and beyond reasonable repair. The subject property is

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also located within the AE flood zone. So this flood zone is defined as areas within the 100-year floodplain where flood insurance is mandatory. This partly stems from Hogan's Creek abutting the subject building to the south. Hogan's Creek has been identified as a high-risk area for flooding and storm surge.

Staff does note that since acquiring the property in 1998, attempts to rehabilitate the structure have not been made by the applicant. According to permitting and archival records, no COAs or permits have been filed for the routine maintenance of this particular structure. There are no open violations associated with this property as well.

Staff does find that although demolition was -- will result in the removal of a contributing structure, its status as a contributing structure can be questioned considering this particular structure, which, again, has a historical address of 962 Main Street, is not listed on the contributing structures list for the locally designated historic district. However, if you look at the National Register District, is it listed as a

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noncontributing structure.

Staff finds the structure unable to properly convey its architectural significance and importance to the historic district which is consistent with our Code criteria.

Once again, we did find that the property is located within the AE flood zone. This AE flood zone is, again, identified as a 100-year floodplain where flood insurance is mandatory. This does not mean that a storm will happen every hundred years, however, there's a 1 percent chance that a storm of this magnitude will occur in any given year. Nonetheless, the current location of the structure is highly susceptible to flooding and storm surge.

In accordance with our guidelines and Code criteria, it is the opinion of staff that the subject structure does not have design elements, such as building, height, massing, and production materials, that will make reproduction difficult or impossible.

In an effort to remedy the existing condition of the site, the applicant has provided an opinion from an engineer, and that report found that the structure is beyond

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reasonable repair.

And based upon our own inspection of the site on May 8th of this year, staff also found the interior of the structure reasonably compromised and requires a significant amount of rehabilitation in order to restore it back to a habitable use.

During the inspection there were substantial areas of water damage, extensive mold and mildew damage and wood rot on the framing piece inside the structure.

There does not appear to be feasible alternatives to demolition, such as relocation, rehabilitation, mothballing, or even reuse by the current owner, prospective owner. The applicant did not provide staff with any feasible alternates given the property's location within the 100-year flood zone.

Based on these circumstances, coupled with the fact of its questionable status as a contributing structure, staff forwards to you a recommendation for approval.

THE CHAIRMAN: Any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Thank you, Arimus.

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No? All right. Is the applicant here?
AUDIENCE MEMBER: Yes.
THE CHAIRMAN: Please come forward.
(Audience member approaches the podium.)
THE CHAIRMAN: State your name and address and she'll swear you in.
AUDIENCE MEMBER: Jennifer Bacmeister, B-a-c-m-e-i-s-t-e-r, 225 North Pearl Street, Jacksonville, Florida.
THE REPORTER: If you would raise your right hand for me, please.
MS. BACMEISTER: (Complies.)
THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?
MS. BACMEISTER: Yes.
THE REPORTER: Thank you.
MS. BACMEISTER: Good afternoon.
Somebody had a question?
THE CHAIRMAN: Do you want to make a statement?
MS. BACMEISTER: Oh, JEA owns this property. It is within the Springfield lab site currently. It is within the fenced

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confines. The property was initially brought to our attention as part of the Emerald Trail improvements. As you come along the Hogan's Creek trail, the -- I guess it would be the -- get my ordinal directions correct here. It would be the south end of the building. You can see from the Hogan's Creek trail, this building is in disarray.
We inherited the building, from what I understand, from the City. We've never used the building. It has standing water in the basement. The roof is falling in. It was the Main Street health building, from what I understand, or the Duval welfare building. It's still set up as though it was a medical clinic. It still has little exam rooms where you can't get into the rooms because the ceilings have fallen in. We've never used it. The end of the building is very unsightly. The earth is pulling away from the building. I think we've got pictures in the report.
And the Emerald Trail folks came to JEA and asked us to do what we could to make that more appealing because the Trail will be coming alongside the Main Street lab site.

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So the request is to demolish the building. We will remove the building. We're going to seed that area. The retention ponds that are on the north face of the building, the south face of the building are there to control the water that comes both off of Main Street and for the lab that's right there, which is the original lab site, the water site for JEA.
The building immediately adjacent to this building, we know as the conservation center, is actually a historical reproduction of a building that was part of the original Main Street lab complex that JEA was allowed to demolish back in -- I'm probably getting the date wrong; I think it was '96 -- that was a historic structure that was literally being held together with iron rods through the middle of it that was untenable, but we -- we're allowed to recreate that structure with the conservation center.
So actually removing this building will allow people who have come down Hogan's Creek as part of the Emerald Trail to see the actual recreation of the conservation center as kind of an up-sell, which I didn't realize until we

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started looking at one of the -- the up-sells for removing this building.
We have no use for this. There isn't enough parking at the Main Street lab site to -- even if we could save this building, which in its current state we cannot, we couldn't park enough people there to be able to use the site, so we're asking for demolition of this building. We have a contractor lined up, ready to go.
The picture of the water in the basement -- Arimus, could you show them that one?
The brown line that's on the wall is actually how high the water in the basement gets when Hogan's Creek floods, and it has tested positive for arsenic, so we --
And I believe staff -- Mr. Wells was in the building, and you have to mask-up to go into the building. It's -- it's pretty terrible, so -- I know he wasn't very impressed with me telling him he had to be fully ventilation protected to go into the building, so we --
We would really appreciate an approval on

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1 this so that we can make it go away and make it
2 better for everybody from the viewpoint of the
3 Emerald Trail.
4 THE CHAIRMAN: Thank you.
5 MS. BACMEISTER: Thank you.
6 THE CHAIRMAN: Are there any questions for
7 the applicant?
8 COMMISSIONER HOFF: Through the acting
9 chair to the applicant, how long has JEA owned
10 this parcel for -- or this building for?
11 MS. BACMEISTER: I believe we got it as
12 part of the parcel in '96 when we did the
13 expansion of the Main Street lab site and we
14 built the conservation center.
15 COMMISSIONER HOFF: And do you know what
16 the state of it was at that time?
17 MS. BACMEISTER: Slightly better than
18 this, but it was still abandoned. We never
19 took any occupancy of the building. It was
20 abandoned when we got it. It hasn't -- I don't
21 believe it's been occupied since the mid '80s
22 by the -- by Duval County. It was empty when
23 we got it. It was -- it's still laid out as a
24 healthcare clinic.
25 THE CHAIRMAN: Any other questions?

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1 COMMISSIONER EPSTEIN: Yes. Through the
2 acting chair, so when you received this in '96,
3 you're saying it was abandoned, you didn't have
4 any use for it. Was it in this state of
5 disrepair or was it just abandoned?
6 MS. BACMEISTER: I wasn't here in '96, but
7 I believe it was in some sort of disrepair.
8 We've never done any maintenance to it. We've
9 never used it for anything. We haven't even
10 used it for storage.
11 There's no electrical panels in it. The
12 cabinet they're supposed to be in is empty.
13 The HVAC cabinets that are actually on the
14 ground by the retention pond -- in this picture
15 they would be on the bottom left corner -- are
16 under water part of the year. I don't think
17 they've ever been operational since we've had
18 possession of the building, so I don't think
19 this building was functional when we got it.
20 I've only worked at JEA since 2010, so
21 I -- and the records that I know of prior
22 are -- are historic -- are verbal records that,
23 you know, this guy knows about it because he
24 was here when we got to it, so ...
25 COMMISSIONER EPSTEIN: And it's sort of

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1 brought up as a main course of action here,
2 that you would like to demolish it because the
3 Emerald Trail asked you what you were going to
4 do to fix it up. So --
5 MS. BACMEISTER: Right.
6 COMMISSIONER EPSTEIN: -- was the intent
7 just to leave it there abandoned, and then
8 somebody asked you what you were going to do
9 with it, and you were like, well, I guess we'll
10 demolish it; was it that sort of scenario?
11 MS. BACMEISTER: It comes up every couple
12 of years on our list of things that we need to
13 look at, removing this building, but it's JEA,
14 budget is always a consideration. So in a year
15 that it's not an issue, it's not an issue.
16 So in conjunction with working with the
17 Emerald Trail and saying this is something that
18 we need to look at, it comes to the top of the
19 list to say now is the time to make this right
20 and make it -- make it what it's supposed to
21 be.
22 There was a much larger scale plan that I
23 only saw a very part of back in the early '90s
24 when they were working on the conservation
25 center that -- the conservation center was part

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1 of a much larger plan that was going to make
2 the Main Street lab part of -- "tourist" is the
3 wrong word, and I only saw one set of drawings
4 that was going to talk about a natural -- there
5 was going to be a house built here that was
6 going to be a reproduction that talked about
7 energy-saving methods, it was going to be
8 historically accurate for the neighborhood.
9 And when 9/11 happened and all the rules
10 changed about how many people we could bring
11 into a water site, because we're a utility
12 company, and all that changed, that plan got
13 abandoned.
14 So the conservation center got to stay and
15 we used that -- probably many of you have been
16 in that site. We can use that for a meeting
17 space, but all those other plans got abandoned,
18 and I think the plans for this kind of got set
19 aside. But there was never a plan to leave
20 this building there or reuse it for anything
21 else, so --
22 I think the Emerald Trail coming in,
23 asking us, hey, can we make this more appealing
24 to the public, came back to the -- you know, we
25 had a plan to turn this into something else, we

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1 need to get rid of this building and make it
2 the greenspace that aligns with the Emerald
3 Trail plan because it's not going to be the
4 building that we were going to put there that
5 aligned with the plan for the overall Main
6 Street lab that doesn't exist anymore, so ...
7 COMMISSIONER EPSTEIN: And so that's why
8 no remediation or any kind of repairs or
9 anything has ever been done, because --
10 MS. BACMEISTER: I believe so.
11 COMMISSIONER EPSTEIN: -- there never was
12 a plan for any of that --
13 MS. BACMEISTER: Yeah.
14 COMMISSIONER EPSTEIN: I just thought it
15 was interesting. It looks very well landscaped
16 and --
17 MS. BACMEISTER: They did the land- -- and
18 I said the same thing. I work in facilities
19 capital, so I'm not way up the food chain on
20 the big vision plans most of the time, but I
21 asked the same question, if we're not doing
22 anything, why is there a million dollars worth
23 of landscaping?
24 And because the view you're seeing here is
25 if you're standing at Main Street looking

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1 towards the building, all the landscaping had
2 to be brought up when they built the
3 conservation center because you can see it from
4 Main Street. So all of this landscaping was
5 installed in 1996, so -- it's very pretty, it's
6 very lovely, but it came along with the
7 conservation center as part of that permit to
8 do that building, so -- she got a lovely new
9 dress, but, unfortunately, she's -- she's been
10 in hospice for a long time, so ...
11 THE CHAIRMAN: Any other questions for the
12 applicant?
13 COMMISSIONER MORGAN: Through the Chair,
14 in your conversations with Groundwork, I
15 understand there's some remediation of the
16 creek as well, and does that plan -- would that
17 resolve any of these flooding issues?
18 MS. BACMEISTER: From my professional
19 opinion, there's nothing going to fix the
20 flooding issues because of the retention ponds
21 on both sides of it, and the -- the proximity
22 of the creek to the building, we're in a
23 floodplain. I -- and I think that's why they
24 put the retention ponds there.
25 If you looked at the original drawings

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1 when the building was built, there weren't any
2 retention ponds there, and actually Main Street
3 was about -- it seems like Main Street was
4 20 feet further away to -- the whole -- the
5 whole geography of that neighborhood has
6 shifted, and just with the amount of
7 construction and the way the runoff is, I don't
8 think we're ever going to get away from the
9 water issue in the basement there, and it's --
10 there's just so much water seasonally in there.
11 It's bad. It's bad.
12 THE CHAIRMAN: Okay. Any other questions?
13 COMMISSION MEMBERS: (No response.)
14 THE CHAIRMAN: Thank you.
15 MS. BACMEISTER: Thank you.
16 THE CHAIRMAN: Anyone else from the public
17 that would like to speak for or against this?
18 AUDIENCE MEMBERS: (No response.)
19 THE CHAIRMAN: With that, we will close
20 the public hearing.
21 And there's a motion on the table -- or
22 I'll entertain a motion.
23 COMMISSIONER HOFF: Through the acting
24 chair, I would like to make a motion to approve
25 COA-24-30132.

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1 COMMISSIONER EPSTEIN: Second.
2 THE CHAIRMAN: Discussion?
3 COMMISSIONER HOFF: So I am going to
4 support this for three reasons. One, the staff
5 found that this is, like, a -- that this is on
6 the noncontributing structure list. I think
7 that that's very important.
8 Also, it is in a very unique placement,
9 virtually surrounded by water. And there is a
10 plan for the greater good use of that space to
11 be incorporated into the Hogan's Creek
12 renovation.
13 So those are the reasons why I will be
14 supporting this.
15 COMMISSIONER EPSTEIN: Through the acting
16 chair, again, obviously, we don't like to
17 approve any demolitions. We're all here to do
18 whatever we can to save historic infrastructure
19 and the fabric of the city, but I think, for
20 me, the fact that this is a floodplain --
21 looking at how it seems like climate and
22 everything is going, I'm suspecting that it's
23 going to get worse.
24 I know that the Emerald Trail is
25 specifically acting in some of this mitigation

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1 with these creeks to create a floodplain so
2 that it doesn't flood buildings. It actually
3 helps that scenario. I think that that's what
4 this would become, would be just a helpful area
5 for flood waters to go so that other buildings
6 don't get put in harm's way.
7 The arsenic issue also sticks out to me as
8 an enormous problem as well, so I would be in
9 support of taking this down just because of
10 those issues.
11 COMMISSIONER GREGORY: Through the acting
12 chair, I agree with Commissioners Hoff and
13 Epstein. This is a safety issue with the
14 building, it's a flooding issue. I don't see
15 much use in saving this building, even
16 though -- I hate to do it, but it's -- I think
17 it's, as Commissioner Hoff said, in the greater
18 good.
19 COMMISSIONER GLOBER: Through the acting
20 chair, I agree with the previous commissioner's
21 statements on the matter, and I support the
22 demolition because of the kind of unique set of
23 circumstances associated with this case.
24 Thanks.
25 THE CHAIRMAN: I think I tend to agree

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1 with the statements made by my fellow
2 commissioners on this one.
3 I think also -- if you look at the -- just
4 the elevation, the exterior of the building,
5 it's -- I know it's subjective of me to say,
6 but I'm not sure it's of real significance in
7 an historic way. It's sort of a utilitarian
8 building. If it were of a different kind of
9 architectural style or -- I might be
10 (inaudible), so I think we -- I think we've
11 heard enough comments. We should put it to the
12 vote.
13 All those in favor?
14 COMMISSION MEMBERS: Aye.
15 THE CHAIRMAN: All those opposed?
16 COMMISSION MEMBERS: (No response.)
17 THE CHAIRMAN: It's unanimous. We have
18 approved the application, COA-24-30132, for
19 demolition.
20 All right. We're going to move on. We're
21 going to follow the agenda at this point.
22 We're just going to move to D, Previously
23 Deferred Items to be Heard. We have
24 COA-24-30533. This is 1826 Montgomery Place.
25 We'll hear from staff, a report from

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1 staff.
2 MR. WELLS: Through the Chair to the
3 Commission, if you recall, last month, this
4 application was brought in relation to the
5 construction of a two-story brick addition --
6 not addition, but -- I'm sorry, not a brick
7 addition, but just an addition to the primary
8 structure, the application of limewash, and
9 some other scopes of work.
10 There were some points of concern
11 regarding the driveway, the sidewalks, and the
12 application of limewash on the brick. So since
13 then, the applicant had provided some
14 additional evidence, and so that evidence was
15 presented to staff yesterday. Of course, the
16 book went out last Friday, so we didn't have an
17 opportunity to update our staff report or
18 anything of that sort, but we do not have any
19 objections to the evidence that they applied --
20 or supplied.
21 The first document is some correspondence
22 regarding the driveway. They wanted to just
23 alter the driveway to show brick pavers and the
24 width piece. Again, we don't have any
25 objections regarding that.

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1 There was also a condition in our staff
2 report regarding no alteration of the
3 sidewalks. Again, we do not have any objection
4 to that -- striking that condition as well.
5 Lastly, it's just the limewash, so they
6 provided some evidence regarding just the
7 history of the limewash and how it's consistent
8 with the National Park Service's
9 recommendations on using limewash to -- because
10 it's a fire retardant, anti-septic,
11 anti-fungal, odorless, and nonallergic paint,
12 and it can help slow the deterioration of
13 brick, so --
14 Coupled with that, they provided permits
15 from the -- from 19- -- I would say this is
16 1925, that shows what the original structure
17 was built as, and it indicates on there that it
18 was built as a two-story, frame, stucco
19 building, so -- last month there was some
20 discussion on whether or not the brick was
21 actually original to the structure or was it a
22 brick veneer.
23 So, again, we don't have any objections to
24 what they presented, and we're happy to amend
25 our staff report and the conditions

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accordingly.
THE CHAIRMAN: Thank you, Arimus.
I'm going to open the public hearing.
Do we have any questions for staff?
COMMISSIONER GREGORY: Yes. Through the Chair, real quick. Specifically, which items are we amending? Which numbers are we amending from their COA here?
MR. WELLS: Through the Chair to Commissioner Gregory, that's a good question. We didn't get that far yet.
I believe, if anything, Condition Number 14. So that relates to the sidewalks. This is sort of stating how it shall not be altered, striking that. I'll have to defer to the applicant on the other pieces, but from my understanding, it would -- I believe 8 and 9 also need to be removed.
THE CHAIRMAN: So 8 and --
COMMISSIONER GREGORY: It would be 8 and 9. Do you believe they're requesting -- they can clarify, but -- so you're --
THE CHAIRMAN: Yeah, Arimus was stating that -- 8 and 9 and 14 he believes will be stricken, but the applicant can clarify some

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others.
Any other questions for staff before we hear from the applicant?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: If the applicant -- there you are. Will the applicant --
(Mr. Leuthold approaches the podium.)
THE CHAIRMAN: State your name and address and she'll swear you in.
MR. LEUTHOLD: William Leuthold, 2742 Herschel Street.
I'm here representing the owners.
THE REPORTER: If you would raise your right hand for me, please.
MR. LEUTHOLD: (Complies.)
THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?
MR. LEUTHOLD: I do.
THE REPORTER: Thank you.
MR. LEUTHOLD: First, I want to thank you all for looking at the driveway and the sidewalk and allowing us to go ahead and make changes to those.

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We made a change to the driveway to meet the condition. And the sidewalks, I just showed photographs that showed that they were definitely substandard, especially the one that is near the street that's falling apart and dangerous.
Was 14 the limewash? Are you now striking the limewash or --
THE CHAIRMAN: So 14 is the sidewalk. 8 and 9 --
MR. LEUTHOLD: Okay.
THE CHAIRMAN: -- are the limewash.
MR. LEUTHOLD: So I think we're down to the limewash, is the -- the one issue that we have. And we're still asking that we be allowed to put a limewash. It's a very light coating. It hardly changes the brick at all, but it does give us some protection to that brick and it does allow us to tie the new brick to the old brick better than before.
The owner just told me today that they removed some of the inside of the house, around the front door, recently and found it rotted and moisture damaged. So moisture is getting through the brick.

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Where limewash is not a -- the best waterproofer in the world, it is a historic element that's been used for waterproofing for years.
I had a -- you'll see in your information that you were sent from the National Park Service stating that it -- you know, by filling the holes and making the brick a little bit more consistent in its -- in its materials, that the water does not go through it quite as easily. It still allows it to breathe, though, to breathe air out, so -- so it works.
So we're here, really, just to -- to try to get you to allow us to put this very light lime coating on the building.
THE CHAIRMAN: Any questions for the applicant?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: I have a question.
So number 8 is the limewash that's in question. Number 9 is any mortar that needs to be repointed shall adhere to the National Park Service. Is there any mortar that needs to be repointed?
MR. LEUTHOLD: There are a few areas that

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do, yes. There's some -- there was an addition put on the back of the building that -- some holes and some torn up work, and then around the front porch currently, the -- where water runs off the roof, it has eroded some of that mortar.

THE CHAIRMAN: Okay. So then as you said --

MR. LEUTHOLD: And there -- oh, there's some other areas where the shutters were installed, they used little sleeves that are in the brick permanently that we want to pull out. We can --

You know, we'd like to make the house really nice. This is a really nice addition on the house. We want to bring it up to real high standards. And if we can pull that stuff out, and if we can put the limewash on it, it helps conceal that and makes it where the -- the structure will be just the -- the high quality that we want.

THE CHAIRMAN: Okay. So I think it's really just 8 and 14 that are in question, to be stricken.

Any questions for the applicant?

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COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No?

MR. LEUTHOLD: There are --

THE CHAIRMAN: Go ahead.

MR. LEUTHOLD: I think the homeowner would like to speak too.

THE CHAIRMAN: Okay. Thank you. We may call you back up.

MR. LEUTHOLD: Thank you.

(Audience member approaches the podium.)

THE CHAIRMAN: State your name and address and she'll swear you in.

AUDIENCE MEMBER: Hi.

I'm Leigh Long, 1826 Montgomery Place.

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

MS. LONG: (Complies.)

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

MS. LONG: I do.

THE REPORTER: Thank you.

MS. LONG: So I hope I'm not being repetitive. We moved into the house about five

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years ago and was told the house was originally stucco and that the brick was kind of added haphazardly in a way that there were some issues -- the windows are deeply recessed and there's parts of the brick that maybe weren't put on in a way that keeps the rest of the wood elements safe. And there wasn't gutters on the house for a very long time, so the front of the house stayed wet for long periods of time. And some brick masons have said there's been spalling, which I'm not totally familiar with, but I believe is the deterioration of brick in spots.

So there will be a lot of improvement that we'll have to do on the bricks, and we're a little bit concerned on matching the brick, especially when we pull off the portico which has -- inside of our front -- all around our front door is rotten, so that will be have to be pulled off and fixed, and we're a little bit nervous about it looking like an eyesore by trying to match the bricks or fixing holes.

There was a large wood patio in the back and a tiki bar that they attached to the house with huge metal rods that left holes in the

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brick the size of, like, maybe an Oreo. And there's just kind of things all around the house that look like that, so we're hoping that a light coating of limewash would right a wrong, we're hoping, and make it look cohesive and kind of -- we're searching for an historically accurate way to make the house look like it makes sense and kind of not compete with the other historic houses on our street, but if you do compare our brick to some of the other houses there's not a lot of the nice, really -- stonework or archways over the window or, you know, some of the elements that you would expect to find in a hundred-year-old house. So we're kind of hoping this would bring it up to speed with the other houses on our -- on our street, make it look like it belongs a little bit more, I guess.

And there was one house in the historic district that -- it actually happens to be my mother-in-law's house that was approved for limewash. If you're curious about the address, it was 2137 River Boulevard. She also came before this committee, and I don't know which year it was, but was allowed to do a light

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1 limewash on her house, and it turned out well
2 and we were hoping to get the same approval.
3 So that's it.
4 THE CHAIRMAN: Thank you.
5 MS. LONG: You're welcome.
6 THE CHAIRMAN: Questions of the speaker?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: Thank you.
9 MS. LONG: Okay. Thank you.
10 THE CHAIRMAN: Is there anyone else here
11 to speak on this COA?
12 AUDIENCE MEMBERS: (No response.)
13 THE CHAIRMAN: I'll close the public
14 hearing. I'll entertain a motion.
15 COMMISSIONER GREGORY: Before I make a
16 motion, I'd like to ask a quick question of
17 staff.
18 So if we are striking Condition 14 and 8
19 potentially, do we need to add in an approval
20 for limewash or ...
21 MR. WELLS: Through the Chair to
22 Commissioner Gregory, yes. So some language
23 needs to be added in.
24 COMMISSIONER GREGORY: Okay.
25 THE CHAIRMAN: I think we first need to

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1 make a motion on the COA and then we can amend
2 it during the discussion.
3 COMMISSIONER GREGORY: Sure.
4 Motion to approve COA-24-30533 at 1826
5 Montgomery Place, approve with conditions.
6 COMMISSIONER EPSTEIN: Second.
7 THE CHAIRMAN: Discussion?
8 COMMISSIONER GREGORY: I'm personally okay
9 with striking 14 and 8 from the conditions and
10 adding in the limewash. I think adding in the
11 limewash will help the consistency of the
12 brick. With it not being originally a brick
13 house, I think, plays some part in it, not a
14 huge part, but I do think having an
15 historically accurate restoration of the brick
16 with the limewash -- as long as we can be
17 assured it's a light limewash. We don't want a
18 White House over there.
19 THE CHAIRMAN: Right. Pending staff
20 approval --
21 (Simultaneous speaking.)
22 COMMISSIONER GREGORY: That would
23 be (inaudible) --
24 THE CHAIRMAN: Yeah.
25 COMMISSIONER EPSTEIN: I'm just going to

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1 say, this was originally a stucco house. I
2 would be okay with even more of a deeper
3 limewash instead of a light -- just in my
4 opinion, if we're -- if we're telling them that
5 they can do a limewash because it was a stucco
6 house, then -- that's just my thoughts.
7 COMMISSIONER GLOBER: Through the acting
8 chair, I agree with Commissioner Epstein. It
9 looks like -- 8 currently reads, "Limewash
10 shall not be applied to the exterior of the
11 building." You could just eliminate
12 (inaudible).
13 (Reporter inquiry.)
14 COMMISSIONER GLOBER: And then it would
15 read, "Limewash shall be applied to the
16 exterior of the building." That might be the
17 easiest way to do it.
18 THE CHAIRMAN: Yeah. I, frankly, am --
19 I'm impartial to it also because of the history
20 of limewash being used by the National Park
21 Service. I mean, it has a kind of historic
22 nature in its use. And the evidence of the
23 brick home, the bricks falling, you know, brick
24 chipping off the building because of water
25 entering the brick and making it spall, as well

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1 as the deterioration that's been found by the
2 owner and the architect, I think it's -- it
3 seems logical and also appropriate
4 historically.
5 Do I hear an amendment?
6 COMMISSIONER GREGORY: I'll amend the
7 motion, then.
8 Amend the motion, COA-24-30533, for 1826
9 Montgomery Place, striking Condition 14, and
10 revising Condition 8 so that limewash shall be
11 applied to the exterior of the building, a
12 light limewash we're going to call it.
13 MS. LOPERA: Through the Chair to
14 Commissioner Gregory, did you say light
15 limewash? Could you repeat that?
16 COMMISSIONER GREGORY: Like a light
17 coating. I think they -- they described it in
18 their report that they wanted to do a light
19 coating, so I'm just reflecting what they're --
20 what they've requested, I guess, is my point.
21 THE CHAIRMAN: I think it's -- the
22 implication is that it not be opaque, that it
23 be translucent.
24 COMMISSIONER GREGORY: Yeah, correct.
25 You can clearly see the red brick through

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it. And I believe that's their intention. But I have seen limewashes where it gets almost -- it looks almost painted, and that's not what I think they're after and that's not what we're after, I think, either.

THE CHAIRMAN: So I guess we first need to vote on amending the motion.

All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: That was unanimous.

I'll now entertain a motion to approve with the amended conditions.

COMMISSIONER GREGORY: Motion to approve with the amended conditions.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: So this COA -- by your action, you have approved, with the amended conditions, COA-24-30533.

MR. LEUTHOLD: Thank you.

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MS. LONG: Thank you.

THE CHAIRMAN: Thank you.

We have pushed to two hours, so we will take a ten-minute break. I'm sorry, a five-minute break, and then we'll hear the remaining items on the agenda.

Thank you.

(Whereupon, a brief recess was taken.)

THE CHAIRMAN: Okay. We're going to call the meeting back to order.

We have three -- we have two COAs left on the agenda and we have an LS, a historic designation. The LS is first on the agenda.

Is the applicant here for the LS? It is LS-23-01, 538 Ellis Road South. The applicant is Sons of Confederate Veterans, Kirby Smith Camp 1209, and they're requesting a landmark designation.

Is the applicant here?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Then we will defer -- let the record reflect that the applicant is not here and we will defer to the next meeting.

So we'll move on to the COAs, Item G on the agenda, and we'll start with COA-24-30488.

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We'll open the public hearing and we'll hear from staff.

MR. WELLS: All right. Application COA-24-30488 for the property located at 907 Copeland Street seeks to replace 27 wood windows with a vinyl wood product. This is a partial window replacement on a noncontributing, two-story structure within the Riverside Avondale Historic District.

This property is located on a corner lot. It has an addition located on the right side elevation. Again, this is a partial replacement. The total -- there's a total of 38 windows on the property.

Staff conducted a site visit on May 7th and noted that there are a total of, once again, 36 windows on the subject structure. The 25 9-over-1 wood sash windows and the two six-grid wood transom windows are being proposed for replacement by installing what the applicant wants as 1-over-1 sash, fixed transom windows on the noncontributing structure. We do find that that is an historically inappropriate product given the 9-over-1 historic grid pattern. That is the main point

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of contention with this application.

So other than that, we are recommending approval, but we do ask that the applicant meet the condition of the 9-over-1 wood grid pattern.

THE CHAIRMAN: Thank you, Arimus.

Are there questions for staff from the commissioners?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: If not, then we'll hear from the applicant.

Is the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Please come forward.

(Audience member approaches the podium.)

THE CHAIRMAN: Just state your name and address and she'll swear you in.

AUDIENCE MEMBER: Earl Williams, 915 Copeland Street, Jacksonville, 32204.

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

MR. WILLIAMS: (Complies.)

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

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1 truth?
2 MR. WILLIAMS: I do.
3 THE REPORTER: Thank you.
4 MR. WILLIAMS: I would like to thank the
5 Commission for the time and opportunity to
6 request an exception to the window pattern
7 approved for replacing some windows at 907
8 Copeland Street.
9 The situation is, I bought this property
10 back in September of '23. And upon purchasing
11 it, I had an inspection done, and the
12 inspection pointed out that 27 windows and the
13 transoms in this particular building needed to
14 be replaced. Because of inefficiencies, some
15 of them are stuck and a lot of things like
16 that.
17 So I came down in November of '23 from
18 Atlanta and I met with Home Depot and I
19 contracted with them to replace these windows,
20 discussed with the gentleman -- he said he was
21 familiar with the historic site. He showed me
22 some 1-over-1 windows in the area that he had
23 replaced. And so he told me that this would be
24 done by the 15th of January, and so I moved
25 down here on the 15th of January, and come to

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1 find out that the approval hadn't worked out,
2 it had been denied or whatever, but in the
3 meantime, in November I paid Home Depot $21,000
4 to replace these windows, at which time they
5 produced them, and so I -- Home Depot told me
6 that I could come get the windows, but that
7 they weren't going to be able to replace them
8 or whatever.
9 So anyway, that's the situation I have.
10 The integrity -- I bought a building, I'm
11 living there, I'm a resident. And I certainly
12 plan on improving -- I bought it, it was
13 overgrown, trashed up. I put $50,000 just in
14 improving the aesthetics and the overgrowth on
15 the lot, and I just hate to be out of $21,000.
16 I was unaware of the process when I
17 purchased the house. I had no idea that this
18 kind of commission ruled over these properties,
19 and -- yeah, so I -- Home Depot was supposed to
20 be here, but they didn't show, so that's the
21 situation I'm working with.
22 THE CHAIRMAN: Do we have any questions
23 for the applicant?
24 COMMISSIONER GREGORY: Yes, sir. So your
25 only item you're contesting with this approval,

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1 with conditions, is that you have 1-over-1
2 windows, but the conditions require 9-over-1
3 for a majority of them it looks like. That
4 looks to be the issue?
5 MR. WILLIAMS: Yes, sir.
6 COMMISSIONER GREGORY: I just wanted to
7 clarify. Thank you.
8 MR. WILLIAMS: Yes, sir.
9 COMMISSIONER EPSTEIN: Through the acting
10 chair, have you spoken with Home Depot to see
11 if there's a way to apply the 9-grid on the top
12 portion? I know a lot of times that this is
13 something that can just be added to a window as
14 a, you know, addition.
15 MR. WILLIAMS: Yes, ma'am, I have.
16 And for these particular -- this
17 particular manufactured window, that's not --
18 that's not possible. It's not possible. I'm
19 sorry.
20 I'll be honest with you, I apologize for
21 being in this situation, but I look around my
22 neighborhood -- and I've got pictures on my
23 phone of houses I took from my backyard that
24 have 1-over-1 windows. You know, I can --
25 there's a school on College Street that they

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1 just turned into condos, a real historic
2 building, and they put 1-over-1 windows in
3 that, and I'm just -- I'm just amazed that this
4 is even an issue for a noncontributing
5 property. I apologize for it, but I think from
6 aesthetics, it's going to make the property
7 look a whole lot better. I just -- I'm trying
8 to take a property that has been just
9 demolished and -- well, not demolished, I'm
10 sorry. It's just been -- lipstick put on a
11 pig. I'm just trying to improve it, live
12 there, and enjoy the neighborhood. I'm
13 committed to it.
14 THE CHAIRMAN: Thank you, sir.
15 Any other questions for the applicant?
16 COMMISSION MEMBERS: (No response.)
17 THE CHAIRMAN: If we have more questions
18 for you, we'll ask you to come up.
19 Thank you, sir.
20 MR. WILLIAMS: Thank you.
21 THE CHAIRMAN: Is there anyone else here
22 to speak on this COA?
23 AUDIENCE MEMBERS: (No response.)
24 THE CHAIRMAN: No? Then I'll a entertain
25 motion.

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I'll close the public hearing. I'll entertain a motion.

COMMISSIONER HOFF: Through the acting chair, I will make a motion to deny COA-24-30488.

COMMISSIONER EPSTEIN: Do you want to deny it or approve it with conditions?

COMMISSIONER HOFF: I apologize.

I would like to make a motion to approve with conditions 24-30488.

MS. LOPERA: The conditions -- sorry. One moment.

Through the Chair to Commissioner Hoff, the conditions as written in the staff report?

COMMISSIONER HOFF: The conditions as written in the staff report, yes.

MS. LOPERA: Thank you.

COMMISSIONER GREGORY: Second.

THE CHAIRMAN: Discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: So we have a noncontributing structure that is -- was approved for windows, approved with conditions. I understand the staff's report and that the windows that are in the structure are 9-over-1.

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But as the applicant has stated, there are also buildings in the district that are contributing that have 1-over-1, and so I think that -- I just want to restate that position as we begin the discussion.

COMMISSIONER EPSTEIN: Through the acting chair to the staff, Arimus, can you talk about -- and I know we just went through all these window revisions and everything, but talk about it being a noncontributing structure. I'm guessing that's because the (inaudible) doesn't fit within -- when they established the overlay, it wasn't 50 years old, being a noncontributing structure and then asking them to maintain a historic attribute of a house that's noncontributing.

MR. WELLS: Through the Chair to Commissioner Epstein, we -- as staff, we struggle with the -- why this was listed as noncontributing because -- because it was built within the period of significance, so the master site file that was done for the property in 1985 didn't really give too much detail regarding what was done to the property to convey its lack of significance.

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If anything, staff was left to surmise that it was because of the addition that was -- the one-story addition to the right of the structure. But other than that, it -- in accordance with our design guidelines and our Code criteria, there's an opportunity to bring noncontributing structures closer to a degree of conformance. So that's what we strive towards in our staff reports. And so in terms of a historic grid pattern, that's something that we thought could be preserved on the structure.

THE CHAIRMAN: Any discussion? Any comments?

COMMISSIONER HOFF: Through the Chair to staff, I'm just kind of talking off the cuff here, but would there be, hypothetically, an opportunity for -- how many windows on the house are not visible from the street? Would you know off the top of your head?

MR. WELLS: Through the Chair to Commissioner Hoff, we need to count. But just keep in mind, this is a corner lot, so --

COMMISSIONER HOFF: Okay.

MR. WELLS: I need to do some math here.

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COMMISSIONER HOFF: So the majority of the windows are highly visible from the street.

COMMISSIONER GLOBER: Through the Chair to staff, does the criteria treat noncontributing and contributing structures the same when it comes to the window regulations?

MR. WELLS: Through the Chair to Commissioner Glober, it does in regard to window replacements. It doesn't even specify in terms of the contributing status. It just refers to the material itself and whether or not that can be preserved or replaced.

COMMISSIONER GREGORY: I mean, I will say this: I want to be cognizant of our homeowner here having spent over $20,000 put into this property -- or these windows, excuse me.

Maybe the applicant can come back up real quick. Can you come back up?

MR. WILLIAMS: Can I say something real quick? I just want to say something. I actually retired. I lived in Atlanta at the time I bought this house and I retired to move down here to be a part of the community. And if I had known that this was the situation, I really wouldn't have done it. I apologize --

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COMMISSIONER GREGORY: I understand that.
MR. WILLIAMS: -- because I'm really trying to -- I mean, my whole point is to live here and improve the area, and I -- again, from an aesthetics standpoint, when I look around the neighborhood at what's going on, I still see this as an improvement. And again, I got a lot of money invested in this.
I apologize, but --
COMMISSIONER GREGORY: A couple of questions.
MR. WILLIAMS: Okay.
COMMISSIONER GREGORY: Home Depot, what have your efforts been to try to get them to either return the windows or possibly, like Commissioner Epstein mentioned, have some sort of way to revise the upper part of the windows to include the muntins? Has there been an effort on that part?
MR. WILLIAMS: There's been a significant effort on that part. And, like I said, I could buy some new windows, but these particular windows, there's nothing that can be done with them in the present state that they're in.
COMMISSIONER GREGORY: Were these

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custom-made windows or --
MR. WILLIAMS: They were made for the 27 -- they were made for these -- I mean, these are not normal windows.
COMMISSIONER GREGORY: Okay.
MR. WILLIAMS: You know, these are --
COMMISSIONER GREGORY: Yeah, you can't buy them off the shelf at --
MR. WILLIAMS: No, no, no.
And, again, I went through what I thought was a reputable company in Home Depot. I followed their advice, their direction, everything. I didn't -- it wasn't like I went to Joe Shmoe and tried to back-door some windows.
COMMISSIONER GREGORY: I understand.
MR. WILLIAMS: I really didn't.
THE CHAIRMAN: So there are two things here, right? I mean, there's the current approve with conditions, and there's the request to keep the purchased 1-over-1 windows. And so we can have some more discussion or we can have a -- propose an amendment to the condition to vote, or we can vote on it as it is.

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COMMISSIONER HOFF: Through the acting chair, I just have to think in the age of 3D printing that there is a relatively economic solution to creating the 9 on the top of that -- that maybe the manufacturer can't do, but some other --
THE CHAIRMAN: Third party?
COMMISSIONER HOFF: -- provider could --
THE CHAIRMAN: You know, I hear what you're saying, but -- Commissioner Hoff, but that's highly speculative. But following that thread, if we follow that thread, I think that a potential amendment might be to put it upon the homeowner/applicant to provide written confirmation from Home Depot or the window manufacturer that it's either accepting or not accepting of such a thing.
Right now -- and I'm -- I understand the testimony of the applicant, but I think that that's a -- that's something that would definitely sway me to not consider that on as a condition, right?
COMMISSIONER GREGORY: So maybe we would defer this one? We'd give him more time to come back with more information?

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THE CHAIRMAN: I think it's -- I think we need to talk about it a little bit more. I think we might be able to amend the COA to provide some conditions, that it wouldn't have to come back before the Commission, that it could work -- if that couldn't be proven -- if we're okay with the 1-over-1 as have been purchased, if that can't be proven, I think we could provide that -- we could make a stipulation in the COA so that he wouldn't have to come back here, he could just do it administratively.
But I think the big question -- there's two things. The big question is, is the 1-over-1 okay? And we can't -- I mean, please, no disrespect to the owner/applicant, but we really shouldn't be considering it relative to what's purchased and in hand. It's really about what we think is acceptable in the district for a non- -- what is deemed currently as a noncontributing structure in a neighborhood, in a historic district that has both 1-over-1, 9-over-1, other window arrangements, is that okay or not okay for this noncontributing structure?

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1 And we might stipulate that, if it's
2 possible, to do something with them, that it's
3 mandated to the owner to do it, but if -- but
4 if not, then it's okay. I think that's the
5 heart of the issue, really.
6 MS. LOPERA: Through the Chair to the
7 Commission, one recommendation, if it's the
8 will of the body to address this, may be
9 amending Condition Number 1 that the lite
10 pattern of the 25 sash windows shall be
11 9-over-1 with exterior raised profiled muntins
12 or a 1-over-1 lite pattern as approved by the
13 Historic Preservation staff.
14 That could be one option where, if this
15 body is okay with either of those lite
16 patterns, to allow staff to approve it after
17 (inaudible) and prevent the applicant from
18 having to return here to you.
19 THE CHAIRMAN: What I like about that
20 proposal is -- again, this is not a -- this is
21 not a contributing structure. If this were a
22 contributing structure, I think this would be a
23 very different conversation, at least for me, I
24 would have a -- I'm leaning towards voting for
25 the 1-over-1 being accepted, but if there

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1 were -- if this were clearly a historic
2 structure and it was a contributing structure
3 in the district, I would probably be of a
4 different opinion with the evidence presented.
5 COMMISSIONER EPSTEIN: Through the acting
6 chair, I agree with you a hundred percent.
7 This coming up as noncontributing, whether or
8 not that decision was based off of -- you know,
9 maybe it is a historic building, but at the
10 time they decided -- because this is a
11 (inaudible) addition, it's not.
12 (Reporter inquiry.)
13 COMMISSIONER EPSTEIN: I'm sorry.
14 To me, it's listed as a noncontributing
15 structure, so, in my mind, it opens a little
16 bit more possibility for updating and not
17 exactly matching what's there, but still
18 matching an historic guideline for the
19 neighborhood, which 1-over-1 is acceptable.
20 Looking at some of these photos, there are
21 other window lite patterns that are on that
22 little, wonky addition, 6-over-6, 6-over-1 I
23 believe I saw, so -- I know none of them are
24 1-over-1, but, in my mind, this coming in as a
25 noncontributing structure, it triggers a

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1 different judgment for me.
2 THE CHAIRMAN: More discussion or an
3 amendment?
4 COMMISSIONER GLOBER: Through the acting
5 chair, I agree with the commissioners. I'm
6 kind of surprised that -- I've been on this
7 commission for a long time, and I'm surprised
8 that we hold the same standard for contributing
9 and noncontributing, and maybe at a later time
10 we can address that if we all agree that that
11 should not be the same standard.
12 COMMISSIONER HOFF: Through the Chair to
13 Counsel, can I withdraw my motion?
14 MS. LOPERA: Through the Chair to
15 Commissioner Hoff, my recommendation would be
16 to amend your motion if you're still wanting to
17 approve with certain conditions.
18 COMMISSIONER HOFF: Okay. Through the
19 acting chair, I will amend the motion so that
20 1-over-1 windows could be acceptable with staff
21 approval.
22 COMMISSIONER EPSTEIN: Second.
23 THE CHAIRMAN: Discussion?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: We'll put it to the vote.

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1 All those in favor of the amendment?
2 COMMISSION MEMBERS: Aye.
3 THE CHAIRMAN: All those opposed?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: The amendment is
6 unanimously approved.
7 Someone move it as amended.
8 COMMISSIONER EPSTEIN: I move to vote to
9 approve the amendment [sic] as amended.
10 COMMISSIONER GLOBER: Second.
11 THE CHAIRMAN: All those in favor?
12 COMMISSION MEMBERS: Aye.
13 THE CHAIRMAN: All those opposed?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: All right. By your
16 actions, you have approved with the amended
17 conditions COA-24-30488, 907 Copeland Street.
18 Thank you.
19 COMMISSIONER EPSTEIN: I just want to say
20 as an aside, I'm trying to set up a meeting
21 with Councilman Jimmy Peluso to establish more
22 of what the National Park Service does for
23 contributing and noncontributing structures for
24 Riverside/Avondale, some of these locations
25 where it's a moving timeline and not just, at

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this point in time we decide what was historic, because I think that creates a huge problem in all the neighborhoods that come with some things like this.

So if any of the other commissioners would like to join me when I set up that meeting, please let me know.

THE CHAIRMAN: That's awesome.

MS. LOPERA: Through the Chair, I'd just like to remind you, if you --

MR. WILLIAMS: Thank you all. Have a good evening.

THE CHAIRMAN: Thank you, sir.

MS. LOPERA: I just want to caution you -- that's a great idea, I love the ideas here, but if you are going to meet with other commissioners to discuss issues that could potentially come before the Commission, those meetings do need to be noticed and to properly comply with the Sunshine Law.

COMMISSIONER EPSTEIN: I will make sure I do that and tell you about it beforehand.

MS. LOPERA: Thank you.

THE CHAIRMAN: All right. So moving on, the next COA is COA-24-30720, 3575 Riverside

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Avenue.

(Audience member approaches the podium.)

AUDIENCE MEMBER: You saved the best for last.

THE CHAIRMAN: I'll open the public hearing.

And we'll hear the staff report first.

AUDIENCE MEMBER: Okay.

MR. WELLS: All right. Thank you.

This is application COA-24-30720 for the property located at 3575 Riverside Avenue, which seeks to replace 14 wood windows with a Marvin clad -- wood clad replacement product.

This property is a contributing structure located within the Riverside Avondale Historic District. The structure is a Colonial Revival styled home that could be characterized by its gabled roof, portico with the pediment and square columns, wood clapboard siding, 4-over-1 and 3-over-1 windows. Based on our records, few alterations have occurred to the structure throughout the years.

Again, this existing structure has a total of 25 windows, so this a partial window replacement. Three windows, located on the

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left side elevation, towards the front, were already approved under a previous COA, which is COA-20-24258. There are no records indicating that the remaining 22 windows have been replaced or restored.

The 14 windows contemplated for replacement are as follows: So that's six windows located on the front elevation; two windows located on the right side elevation, towards the front; six windows on the left side elevation.

Based on our site visit that was conducted on May 15th, 2024, by staff, we concluded that multiple -- we took multiple photographs and examined the 14 windows proposed for replacement. From our analysis and observation, it was evident that the subject windows are in a repairable condition and would need minor repairs to those window sashes, cords, rails, stiles, muntins, sills, and the one glass pane. Staff did not find any significant damage to the entirety of the windows, such as wood rot, broken glass, or termite damage.

Again, staff has come to the determination

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that, after some reasonable repairs, the windows could be restored. We also could not find anything in the permitting system of the 14 windows -- or wood windows ever being replaced; therefore, we find that the windows -- given the condition of the -- in its current state as gaining historic significance, if not being original to the site itself.

Staff would also like to point out the previous COA, which, again, approved three windows on the structure for replacement. If you compare the pictures from those with the current COA, the degree of deterioration is substantially different. There is evidence of wood rot for the 2020 COA as compared to this one which staff did not find a suitable candidate for replacement.

So based on that, we are obligated to recommend denial for the current COA.

Thank you.

THE CHAIRMAN: Thank you, Arimus.

Do we have questions from Commissioners on this for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No? Then the applicant

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1 could come up.
2 (Audience member approaches the podium.)
3 THE CHAIRMAN: And state your name and
4 address and she'll swear you in.
5 AUDIENCE MEMBER: Alicia Grant, 3575
6 Riverside Avenue, Jacksonville, Florida 32205.
7 THE REPORTER: If you would raise your
8 right hand for me, please.
9 MS. GRANT: (Complies.)
10 THE REPORTER: Do you affirm that the
11 testimony you are about to give will be the
12 truth, the whole truth, and nothing but the
13 truth?
14 MS. GRANT: I do.
15 THE REPORTER: Thank you.
16 MS. GRANT: So there are 14 windows. I
17 have -- as the application said, there are 25
18 windows, three had been replaced with the
19 Marvin windows, which I am proposing. They're
20 high-end Marvin windows which I'm proposing to
21 replace these windows with.
22 There are -- in spite of what the
23 inspector said, there are four windows that
24 indeed have already been replaced at some point
25 in time. There are three in the kitchen, two

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1 are 3-over-1s, one is a 4-over-1, and then
2 there was a jalousie window at one time that
3 was part of a porch that was replaced, and it
4 was also replaced with a 4-over-1, so that
5 remains -- of the 22 windows, 18 that would
6 need to be replaced.
7 Two of the windows are recessed onto a
8 side porch where the windows are protected, so
9 there's not been any significant damage to
10 them, but 75 percent, or 8, of those windows of
11 the remaining 14 are not visible from the
12 right-of-way. Six are along the same side of
13 the house that the original three windows were
14 replaced under the COA in '20, and there are
15 two that -- and they're not visible because of
16 the close setback of the houses, a brick wall,
17 and shrubbery. And they're at the back corner
18 of the house from where the original three
19 windows were replaced in '20. They're the
20 remaining six windows on that side of the
21 house.
22 There are two other windows around the
23 corner of the house. You can see the windows
24 there that are on that porch that are not being
25 replaced. They had been repainted and reglazed

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1 recently. That window was -- has been
2 replaced. That's a replacement window.
3 And if you go around the house to the next
4 page, on 7, that is actually a false window
5 that's now behind an oven, but -- that was
6 originally a jalousie window, but it was
7 replaced with a 4-over-1. Those two have been
8 rebuilt and replaced and they were replaced
9 with the 3-over-1s. Those have never been
10 replaced, to my knowledge, and the house is a
11 hundred years old. These are part -- three of
12 the six windows remaining on that side of the
13 house which would be replaced, and they do have
14 damage to them.
15 I was not at the house when was inspector
16 came by. I was actually in Anchorage, Alaska
17 when she went by the house.
18 So those windows along this whole side are
19 not visible from the right-of-way. And then --
20 that's two on that same side. So those are the
21 six windows on that side of the house. And
22 then there are two around the front corner of
23 the house, the right corner of the house, which
24 are also partially visible but not totally
25 because there's a chimney there and there's a

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1 brick wall and there's also shrubbery. So
2 those are part of the eight that are not --
3 (Timer notification.)
4 MS. GRANT: -- totally visible.
5 When I bought this house in 1993, I
6 totally removed all of the windows, had them
7 stripped, glazing redone, rehung. There is --
8 contrary to the staff report, there is
9 weather-stripping inside the windows. I had
10 the metal stripping put in for both the sash --
11 the lower and the upper sash.
12 The ropes are starting to wear and to
13 break and I'm having to take plumbing shims and
14 shove them up the side of the windows on the
15 top sashes to keep them from dropping down,
16 which they're breaking the locks on the windows
17 and creating air space.
18 There is no room, because I've got over
19 $20,000 on plantation -- custom-made plantation
20 shutters on the inside of the house, which you
21 can see in some of these pictures, that -- that
22 allow only an eighth of an inch to remain
23 between the bottom sash and the framing for the
24 shutters, so there's no room to put an interior
25 storm window.

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Putting an exterior storm window, in my estimation, would be tacky. And I've done that on the first house. This is the third house I've owned in the district. The first house, I had to put storm windows because of the traffic along Park Street. It was impossible to sleep at night, and that was before all of this changed.

THE CHAIRMAN: I'm so sorry, ma'am, but you're over your three minutes, so could you conclude or -- a couple more sentences.

MS. GRANT: Okay. So you've got the pictures. The windows that can be replaced, 75 percent, they're not visible. The ones that we would -- that would remain would be the six on the front. I think, personally, that the Marvin windows are a high-end product. And you've got a picture on Page 13 of the Marvin windows that were replaced in '20, and they are very crisp looking, they match the exact profile of the original windows, and then --

I mean, I've replaced the windows, I've repaired the windows. I'm not replacing, but I've totally renovated those windows when I first got the house. I've had multiple repairs

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done over the years. I'm tired of replacing and repairing. I just want to get it done in my lifetime.

THE CHAIRMAN: Thank you.

Do we have any questions for the owner/applicant?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: If we have more questions, we'll call you back up.

Thank you.

Is there anyone else here to speak on this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: If not, then we'll close the public hearing.

I'll entertain a motion.

COMMISSIONER GLOBER: Motion to deny COA-24-30720.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: Discussion?

COMMISSION MEMBERS: (No response.)

MS. GRANT: Is there any way to break up the 14 windows so that those that are not visible will be approved?

THE CHAIRMAN: Ma'am, they will have some

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discussion. We'll have some discussion. We may ask you some more questions.

COMMISSIONER GLOBER: Through the acting chair, we see cases like this all the time. Appreciate the staff's diligence in putting this report together, and I agree with their recommendation.

THE CHAIRMAN: Is there any more discussion?

COMMISSIONER EPSTEIN: I'm not sure what else to say. We've been given a report that the windows are repairable, and it seems like they have been repaired previously in the past. And although that doesn't seem like it lasts forever, which -- you know, those (inaudible) clad windows would last a long time. That's -- that's the guideline we're given for the neighborhood. If a window is repairable, then we are supposed to act on that.

I would ask, if we do want to break this into maybe the ones that aren't visible, can we replace those? I don't know if that's something you want to talk about deferring and then work with staff on changing the wording of your request.

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THE CHAIRMAN: Before asking that question directly, I think it should be a question for staff, if the -- if the applicant/owner does have options in that regard or -- and also recognizing that if this COA is denied, the applicant does have the right to appeal it, yes?

MS. LOPERA: Yes.

MR. WELLS: Yes.

In terms of the -- through the Chair, in terms of breaking up the request to include -- or to specify which windows can be replaced on visible elevations, that can certainly be something we can entertain. It doesn't happen that often, so that's something we would need to look into. That's all I can say at this point right now.

THE CHAIRMAN: If this COA is denied and the denial is voted, does the applicant have the ability to come back and apply again in that regard that you just stated or is this over? So I'm asking should we defer so there should be a discussion with staff about such a scenario before we vote on this.

MR. WELLS: Through the acting chair, I

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may have to defer to General Counsel on this, but from my understanding, as long as the request is different, they can apply for a different COA to include maybe just the street-visible or non-street-visible window replacements.

THE CHAIRMAN: I see your thinking cap on, Counsel.

MS. LOPERA: Through the Chair to the Commission, that's correct. I mean, if you were to deny this today, the applicant would be precluded from making an identical request for one year. However, should the applicant wish to change the request and alter it in some way, which might result in something different, she would be able to do that.

THE CHAIRMAN: So it may be -- if the applicant is willing, it may be best to defer this and have a -- at least a bit more discussion before a final vote is made on the situation.

MR. WELLS: Through the acting chair to the Commission, just one thing to note too, the reason why we brought this to you all is not because of the proposed replacement product,

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it's because we are -- we are supportive of the material itself, but the last time you all updated the matrix you stated that you can do like for like or a wood-blend product as long as there's evidence of some reasonable -- it has to be reasonable -- beyond reasonable repair, so that's just something to note if we do decide to replace just the windows on the non-street-visible locations.

COMMISSIONER GREGORY: Through the acting chair, I mean, I -- in the staff's report, it says they're repairable and they're not so far beyond that they can't be repaired, so I'm not sure if we defer it for a short amount of time that's going to change. And that's the main issue here. Again, it's not the material that she selected; it sounds like a fine product.

THE CHAIRMAN: And that report, a hundred percent of the windows that are in question, the staff believe are repairable?

MR. WELLS: Through the -- or to the acting chair, correct. That is correct.

THE CHAIRMAN: That would tell me that we should vote, but I'm open to hear more discussion.

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Is there any more discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No? Hearing no more discussion, all those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: So we have unanimously denied COA-24-30720.

On the agenda, we -- I see elections as the next item, but should we do information first and then hold that to the end or --

MS. LOPERA: It's up to you. We could do it now.

THE CHAIRMAN: We could also --

COMMISSIONER GLOBER: Through the Chair, we've got one more COA.

(Simultaneous speaking.)

COMMISSIONER GLOBER: No?

THE CHAIRMAN: We did that at the beginning.

COMMISSIONER GREGORY: I will point out as a matter of order, I think we missed approving the May minutes. We didn't ever do that.

MS. LOPERA: You are correct, Commissioner

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Gregory. We did not approve the minutes.

COMMISSIONER GREGORY: The task master over here, so --

THE CHAIRMAN: So before moving forward --

COMMISSIONER GREGORY: I'll make a motion to approve the minutes from the May 22nd meeting, 2024.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)

COMMISSIONER EPSTEIN: Let's do elections. I'll make a motion (inaudible).

(Reporter inquiry.)

COMMISSIONER EPSTEIN: I'm sorry.

THE CHAIRMAN: I'm so sorry. Sir, are you hear for public comment?

AUDIENCE MEMBER: Well, I was asked to come on behalf of A Plus Construction, to -- if they had any questions on our COA.

THE CHAIRMAN: Which --

AUDIENCE MEMBER: (Inaudible.)

THE CHAIRMAN: Could you please come up to the podium?

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(Audience member approaches the podium.)
(Discussion held off the record.)
THE CHAIRMAN: Robert White?
AUDIENCE MEMBER: Yes, that's correct.
MS. LOPERA: Through the Chair, it was 4850 Moncrief Road; is that the address?
MR. WHITE: Could you --
MS. LOPERA: 4850 Moncrief Road?
MR. WHITE: Yes.
MS. LOPERA: That was approved on the consent agenda, so it was approved as --
MR. WHITE: Okay. They had asked me to come and entertain any questions that you may have, and so I said, okay, I'll come, and --
MS. LOPERA: They didn't have any questions and you're all good.
MR. WHITE: Okay.
COMMISSIONER GLOBER: Sorry, sir. We could have saved you a couple of hours.
MR. WHITE: I -- three hours listening to people talk about windows.
Story of my life. Thank you.
THE CHAIRMAN: Thank you, sir.
MS. LOPERA: Through the Chair to the Commission, as you know J.C. was replaced by

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our new Commissioner Morgan. As such, we don't have a chair. That position is vacant. Our current -- we have vice chair, Commissioner Montoya, and a secretary, Commissioner Gregory, but if you would like to discuss a chair --
COMMISSIONER EPSTEIN: I would like to propose a ballot of -- for election, for Michael Montoya to be the chair, Ethan Gregory to be the vice chair, and William Hoff to be the secretary.
Anybody have any thoughts on that?
COMMISSIONER HOFF: What is the role of the secretary exactly?
MS. LOPERA: Through the Chair to Commissioner Hoff, the secretary would act as chair in the event the chair and the vice chair are not present at the meeting.
COMMISSIONER HOFF: Very important role. Okay.
MS. LOPERA: So third in line to succession, essentially.
COMMISSIONER GREGORY: I'm flattered you think of me so highly, Julia.
COMMISSIONER EPSTEIN: I just have a lot on my plate. I wouldn't mind -- I love being

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on this commission, I wouldn't mind taking on more of a role, but I'm already the AIA president and --
COMMISSIONER GREGORY: Yeah, I'm happy to be vice chair, and I fully support Commissioner Montoya as the chair.
THE CHAIRMAN: If there's no further discussion --
COMMISSIONER EPSTEIN: Bill, you're okay with secretary?
COMMISSIONER HOFF: Yes.
THE CHAIRMAN: All right. The current ballot proposed by Commissioner Epstein, all those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: All those opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: The ayes have it.
Okay. All that's left now is Section M, information, pending legislation, and Public Works improvement projects.
Arimus.
MR. WELLS: And design issues.
THE CHAIRMAN: Oh, and design issues. I'm sorry.

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MR. WELLS: I'll be quick here with the last two items for information.
So we have pending legislation. So nothing moved at the last Commission meeting.
We do have three pending ordinances. The standing one, which is 2023-0876, that hasn't really changed.
We have Ordinance 2024-0420, so this is for the landmarking of that nonresidential building in the Grand Park neighborhood as a local landmark. That will be going to the Land Use and Zoning Committee on July 16th.
Then we have Ordinance 2024-0471. This is an appeal that's been filed by Springfield SOS. I believe in April -- at the April JHPC meeting, you all approved the demolition of 125 3rd Street East, so that will be going to the Land Use and Zoning Committee and City Council for final action. The date has not been scheduled for that, but just be on the lookout. That should be occurring in the next City Council cycle.
(Ms. Lopera exits the proceedings.)
MR. WELLS: For Public Works improvement projects, they have submitted a list of pending

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1 projects, so it mainly pertains to hardscape,
2 pavers, sidewalk repairs within the Springfield
3 and Riverside Avondale Historic Districts.
4 They're also doing some stormwater system
5 repairs, so this is just mainly point repairs.
6 And so those are expected to be completed
7 by the fall of 2024 with a variety of start and
8 ending dates.
9 And the last thing we had is just
10 something that -- I know this is something we
11 don't get too often, but we -- staff was having
12 some challenges with driveway expansions and
13 mainly apron expansions. So we have a couple
14 of COAs that are coming in the pipeline, but we
15 just want to get your thoughts and feedback in
16 terms of whether this is something we should be
17 entertaining for approval.
18 So right now, again, we have applicants
19 that are looking to expand their apron
20 driveways. So as we know -- I mean, the
21 historic districts necessarily weren't
22 contemplated for automobiles and whatnot, but
23 we have had some requests come in to expand --
24 where my cursor is right now -- to expand the
25 apron so they could park a car here and then

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1 just not really mess with their driveway.
2 So from an initial standpoint, staff was
3 pushing back and saying you need to preserve
4 the historic pattern, the setting, and
5 et cetera, but we are seeing an uptick in these
6 requests, so we just wanted to get your
7 feedback and -- especially when there's nothing
8 really within the area.
9 Some applicants are -- they're trying
10 to -- they're referencing other structures and
11 other properties that -- mainly multifamily
12 that have that wider driveway of some sort, but
13 we just wanted some thoughts on it.
14 COMMISSIONER GREGORY: Through the Chair,
15 if you're -- from the picture you're showing us
16 here, I don't want to see people's front yards
17 turn into parking lots or just driveways that
18 lead into their house. I'm not sure what's
19 being proposed by some of these people, but
20 that would be out of character.
21 And multifamily is a little different.
22 Who knows what was done in the past at some of
23 these homes before it was designated a historic
24 district, but just -- from what you're showing
25 me right here, like -- if you turn that

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1 front -- on the right-of-way there,
2 essentially, into a parking lot, I think that
3 would be bad for the community and the
4 character of the neighborhood.
5 COMMISSIONER GLOBER: While we're on the
6 subject, you know, you're going down Pine
7 Street here, I think we have an enforcement
8 issue as well because all of these driveways
9 are full concrete driveways as opposed to the
10 ones with the ribbon pattern with the -- either
11 grass or paver or brick going down the middle.
12 So it's just -- it's tough for me to sit
13 on this commission and tell people no or
14 penalize people that have done certain things
15 and -- I live one block away from here and I
16 would like to redo my own driveway, and I just
17 think about -- I'm walking around and
18 everyone's got a concrete driveway, so --
19 And I agree with what Commissioner Gregory
20 was saying, but just while we're at it, I mean,
21 we're not very consistent at all when it comes
22 to driveways.
23 COMMISSIONER EPSTEIN: Through the Chair,
24 as you are now officially the Chair, I think
25 allowing someone to make their apron wider to

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1 allow an additional parking space is a terrible
2 idea, absolutely terrible. I'll say that
3 louder so you can hear.
4 Using a multifamily building as a
5 precedent for the fabric that is more of
6 single-family residential, single driveways is
7 a terrible idea. I don't think we should allow
8 anybody to use that as a precedent to set here.
9 Just allowing people to start parking cars
10 perpendicularly to their homes is just icky.
11 COMMISSIONER GREGORY: Is that a technical
12 term, "icky"?
13 COMMISSIONER EPSTEIN: Yes.
14 THE CHAIRMAN: I think the key word was --
15 from Commissioner Epstein was "terrible," I
16 think that was --
17 COMMISSIONER EPSTEIN: Terrible, yeah.
18 COMMISSIONER HOFF: I recall being at an
19 HPC meeting a long time ago where the
20 possibility of parking pads was also discussed
21 and ultimately, you know, thought that that was
22 not a good idea for the same reasons.
23 These historic areas just kind of
24 naturally emphasize pedestrian-friendly
25 infrastructure and streetscapes, and widening

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1 driveways is not typically a part of that.
2 COMMISSIONER EPSTEIN: Yes. The more cars
3 that you present in an area, the more people
4 aren't going to feel comfortable with walking.
5 Everybody lives in these urban areas to walk
6 around. I know this is America; everybody has
7 got, like, 10 cars and 10 trucks and
8 everything, but that's one of the joys of
9 living in a historic district, is that --
10 there's the walkability, and I think to apply
11 more parking spaces, more availability for
12 people to drive and park around these areas is
13 just going to take away the pedestrian-friendly
14 feel of the neighborhood.
15 COMMISSIONER GREGORY: And if you want
16 some more clarification, if they're adding,
17 like, a foot wider, I mean, that's something
18 that could be considered. You know, we're not
19 so -- too hard on that, I guess I would say.
20 But if you're asking for a whole other parking
21 space, that's a different thing.
22 THE CHAIRMAN: It's turning the
23 (inaudible) street parking.
24 MR. WELLS: Exactly.
25 So there was a -- this isn't the exact

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1 property, but there was a parking space here
2 that was clearly delineated and marked and they
3 wanted to remove that and add -- expand their
4 apron so they could park literally right here
5 instead of queuing their cars and all that,
6 stacking them --
7 THE CHAIRMAN: I mean, it ultimately comes
8 down to a consensus on what we consider the
9 urban fabric to be in each particular district,
10 historic district. And I think that's part of
11 our -- this is part of our charge, to steward
12 that, right? We have to -- as commissioners
13 and Historic preservation, the staff, we have
14 to protect that. It's about the integrity of
15 our historic districts.
16 I think it's legitimate to consider these
17 kinds of things, but I think that it comes down
18 to the -- what we consider the real structure
19 of the urban fabric.
20 COMMISSIONER EPSTEIN: I have no problem
21 considering anything anybody wants to bring to
22 us. I think we're all reasonable people, but
23 no.
24 THE CHAIRMAN: I mean, the other thing
25 is -- I think this does bring to our

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1 attention -- things are shifting. ADUs are
2 becoming much more prominent. There are -- a
3 lot of these single-family homes are really,
4 essentially, multifamily, at least, you know, a
5 mother-in-law suite or -- like accessory
6 dwelling units, things are shifting, the
7 patterns are shifting. There are more cars in
8 the neighborhoods because of that.
9 And it is a -- it is something that --
10 ultimately, I think it's going to have to be
11 addressed, especially in Riverside and Avondale
12 where the streets are so narrow. We basically
13 have to drive (inaudible). I think that's a --
14 if Chris LaDew were still here, I think that
15 would be something he could chime in on.
16 MR. WELLS: The (inaudible) part about it
17 is (inaudible) recommended approval.
18 (Reporter inquiry.)
19 MR. WELLS: You recommended approval.
20 Sorry.
21 COMMISSIONER EPSTEIN: That's interesting.
22 I wouldn't think the City would want the
23 easement of this adjusted that much. I
24 wouldn't have thought that they would have
25 allowed that approval.

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1 THE CHAIRMAN: From a traffic engineer's
2 standpoint, you could understand it, addressing
3 a problem with a solution, but I don't think
4 that's considering the urban nature of the
5 historic district. (Inaudible.) That's our
6 charge.
7 COMMISSIONER EPSTEIN: I think this --
8 especially because in -- you know, this happens
9 so close to the -- Riverside/Avondale, you get
10 flooding with a lot of rain, and I would think
11 maintaining the curb as much as you can to get
12 flood waters out and away from homes and away
13 from parking spaces and everything would be a
14 main priority here. And changing the easement,
15 changing the curb, allowing a lot more
16 curb-cuts for water to kind of rest and find
17 its home away from the drainage would be a
18 terrible idea also.
19 COMMISSIONER GREGORY: I think we're all
20 in agreement here.
21 COMMISSIONER EPSTEIN: (Inaudible.)
22 MR. WELLS: Well, that helps a lot, so --
23 COMMISSIONER EPSTEIN: (Inaudible) about
24 how terrible (inaudible).
25 MR. WELLS: All right. Thank you all.

THE CHAIRMAN: Okay. I think that's it, Arimus?

COMMISSIONER HOFF: Real fast, could I ask Commissioner Morgan to introduce herself to everyone? Because I'm not sure everyone --

THE CHAIRMAN: Great idea.

COMMISSIONER HOFF: -- knows her.

COMMISSIONER MORGAN: My name is Becky Morgan. I am a pretty longtime resident of Jacksonville. I (inaudible) in Springfield for about 12 years.

(Reporter inquiry.)

THE CHAIRMAN: You've already blown it, Morgan. Get on the microphone.

COMMISSIONER GREGORY: This is the initiation, when Diane yells at you.

COMMISSIONER MORGAN: So I've got some friends here already, so --

Thank you, Bill.

My name is Becky Morgan. I've been a resident of Jacksonville for 30 years, 35 years. I grew up in Jacksonville Beach. I lived a long time in Springfield, which is where I met Bill. I know Julia through AIA. And Mike Montoya was my first boss when I

graduated and became an interior designer.

But yeah, I'm very passionate about historic buildings. I've done a lot of work renovating interiors and worked with small business owners and homeowners to bring dilapidated buildings back to life with new purpose. It's something I'm very passionate about and learn more about every day, so thank you for having me.

COMMISSIONER EPSTEIN: Welcome.

COMMISSIONER GREGORY: Welcome.

THE CHAIRMAN: Meeting adjourned.

(The foregoing proceedings were adjourned at 6:06 p.m.)

- - -

CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 7th day of July 2024.

_____
Diane M. Tropia
Florida Professional Reporter

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Public Hearing on Applications

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

B.

Deferred Items

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

C.

Consent Agenda

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-30422

30 12th Street, West

July 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30422

Address: 30 12th Street West, RE# 073189-0000

Location: South side of 12th Street West, between Laura Street and North Main Street

Owner: James Huggins II
Lumos Real Estate Investments, LLC
4243 Irvington Avenue
Jacksonville, Florida 32210

Applicant: William Jon Braddock
WJB Architect, LLC
384 Pelican Pointe Road
Ponte Vedra, Florida 32081

Year Built: *c.* 1909 (*Florida Master Site File*)

Designation: Springfield, Contributing

Request: Alterations - Porch

Summary Scope of Work:
1. Construction of a one-story full-width front porch
2. Miscellaneous (*Administrative*)

Recommendation: **Approve with Conditions**

Conditions:
One-Story Full-Width Front Porch
1. The design shall be substantially consistent with the plans dated **June 10, 2024**.
2. The railing system shall be made of wood or wood composite materials and the spindles centered between an upper and lower rail with no exposed ends (no vinyl or PVC).
3. Any new fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
4. Any replacement associated with porch repairs shall be performed with like materials.
5. The deck boards shall run from the house toward the street front, so the lines are perpendicular to the wall plane of the structure.
6. A horizontal trim board shall be used along the exposed edge of the flooring, so it is hidden from street view, unless using tongue and groove boards.

7. Wood deck materials shall be painted or stained.
8. 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.

Miscellaneous (*Administrative*)

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 and not to exceed 6” x 10” with a modular relationship of 1:2 or 3:5, shall have a running bond brick pattern, and shall be brick-like or granite color (no white blends).
12. Any existing sidewalk shall not be altered or disturbed in any way.
13. Any new siding, corner posts, and window trim repairs shall match the historic materials in design, reveal, dimension, and exposure.
14. The siding material being installed shall be feathered into the remaining siding to reduce the visibility of repairs; there shall be no straight vertical seams.
15. Cementitious siding or water–resistant PVC trim for boards near or touching the ground can be used.
16. The siding shall be installed with the smooth side facing outward.
17. The scope of work shall be limited to all elevations for scattered siding replacement.
18. The two (2) new window openings shall be aligned with existing windows along the top.
19. The two (2) new windows shall be recessed three (3) inches within the opening (not flush with the wall or have permanent nailing fins).
20. The light pattern shall have exterior raised profiled muntins (true or simulated divided lights).
21. The two (2) new windows shall be wood or wood blend.
22. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
23. The replacement of any window not addressed within the scope of work is not approved within this COA. If any window replacement is necessary, a new COA shall be submitted.
24. The proposed front door shall be wood with a compatible light pattern.
25. The new door must fit the historic opening with no fill.
26. Trim, along with any sidelights and transoms, shall be preserved.
27. Door installation shall have minimal damage to the existing structure.
28. The light pattern shall have exterior raised profiled muntins at the time of manufacture (true or simulated divided lights).
29. Painting prep work is limited to the gentlest means (no sandblasting, radial sanding, or high-power pressure washing over 60psi) on all historic siding.
30. All painting shall be limited to wood/wood-like materials or previously painted masonry (no painting unpainted masonry).
31. Painting and paint removal shall be consistent with National Park Service (NPS) Preservation Briefs #1 and #10.
32. The new roof material of the primary home shall be asphalt shingles with a compatible color.

33. 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. If wholesale replacement is necessary and the existing materials are not historic, then the replacement materials shall be historically appropriate.
34. 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.
35. Only flat roofs shall have modified bitumen or torch down installed.

PROJECT DESCRIPTION

COA-24-30422 seeks to construct a one-story full-width front porch on a two-story contributing structure within the Springfield Historic District. Located on an interior lot, the subject property consists of a two-story Frame Vernacular style single-family home characterized by its L-shape layout, shingled hip roof with a front gable, and wood lap siding. The surrounding residential structures along this block are one-story and two-story homes with full-width and half-width porches. As designed, the proposed full-width front porch will consist of a shingled sloped roof and wood porch materials including columns with caps and bases, stairs, railing with spindles, open piers with lattice, floorboards, and trim.

Pursuant to the authority granted to Staff via the 2024 COA Matrix, the following work can be approved administratively:

- New, readily street-visible driveways that are made of rectangular brick pavers in the colors red, brown, or gray and are no wider than 10 feet with a flare of 12 feet at the street;

- Wood decks and stairs that are located on a side and secondary elevation and the height is at the finished floor elevation (FFE);
- Wood awning overhangs (matching an existing historic material) that are not readily street-visible, have a consistent shape of the door, and does not block or damage significant historic fabric;
- Scattered wood siding replacement when deemed beyond reasonable repair and it matches the existing design and material;
- Window alterations that are reasonably compatible with the structure;
- Contributing structure front door replacement of an incompatible non-historic door with a compatible design;
- Painting previously painted materials and consistent with the National Park Service (NPS) Preservation Brief #1;
- Roof replacement matching the existing or documented historic roof in design

As such, this report will focus on constructing a one-story full-width front porch.

STAFF SUMMARY AND ANALYSIS

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

- According to the Jacksonville 1913-May 1951 Sanborn Map, the subject property originally contained a two-story single-family dwelling with a one-story wrap-around porch on the façade and right side. The 1984 Florida Master Site File recorded the front porch as full-width and located on the façade. Currently, the structure does not have a porch.
- The height and roof form of the proposed porch is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with the Design Guidelines and Section 307.106(k)(1-3).
- Section 307.106(m)(8) states, "Architectural details including materials and textures shall be treated as to…enhance the architectural style or character of a landmark or historic district." The proposed porch design using a shingled slope roof, and wood porch materials including columns with caps and bases, stairs, railing with spindles, open piers with lattice, floorboards, ceiling, and trim, will match the existing structure in materials, height, and shape. The design of the full-width porch is uniform with the primary structure, which is consistent with Section 307.106(m)(1, 4, and 8) and the 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 full-width porch would not cause any damage to or detract from the historic primary structure. As such, the proposed scope of work is consistent with Section 307.106(k)(1-3).

- The Historic Preservation Guidelines for the Springfield Historic District references "Porches" and recognizes that full-façade width entrance porches are an important design element of historic residences in the 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), Six (6), 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 & 3) and 307.106(l)(2).
    - Standard Six (6) refers to how new features shall match the old in design, color, texture, and other visual qualities, and where possible, materials. The openness and wood porch materials are more compatible with the house and the Springfield Historic District. As such, the proposed work is consistent with Section 307.106(l)(6).
    - 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 new full-width porch will restore the front porch element on the structure; and the shorter porch length differentiates it from the wrap-around porch that once existed.

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

- Section 307.106(k) General Standards: 1-3
- Section 307.106(l) Guidelines on "Alterations": 2 and 6
- Section 307.106(m) Guidelines on "New Construction": 1, 4, and 8
- Historic District Design Guidelines, Sections on "Roofs and Roof Surfaces," "Additions," and "Porches"

<u>CODE CRITERIA AND DESIGN GUIDELINES</u>

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(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(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 pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Historic District Design Guidelines, Sections on "Roofs and Roof Surfaces," "Additions," and "Porches"

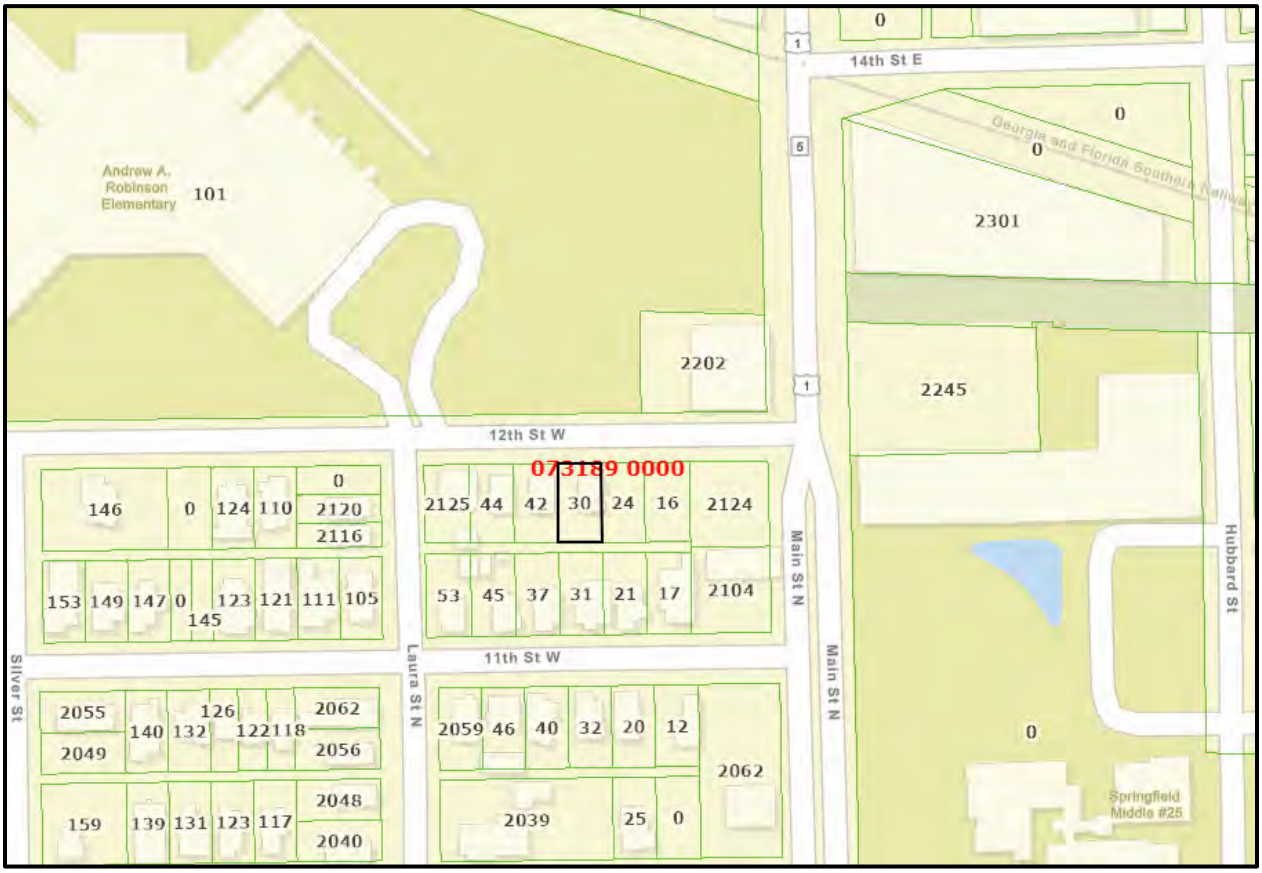
- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Secretary of the Interior's Standards for Rehabilitation (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.

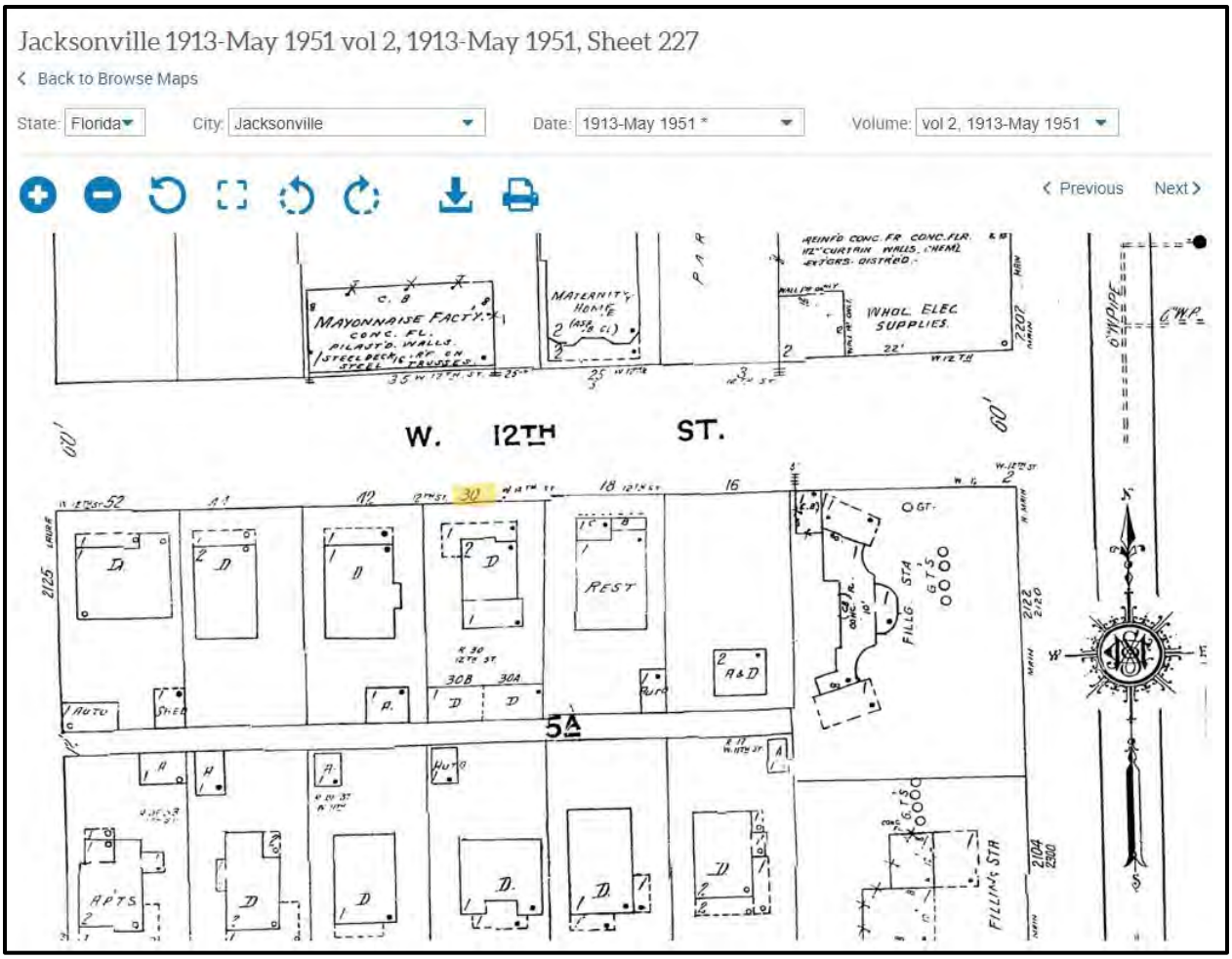
- Secretary of the Interior's Standards for Rehabilitation (10):
  New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

LOCATION MAP

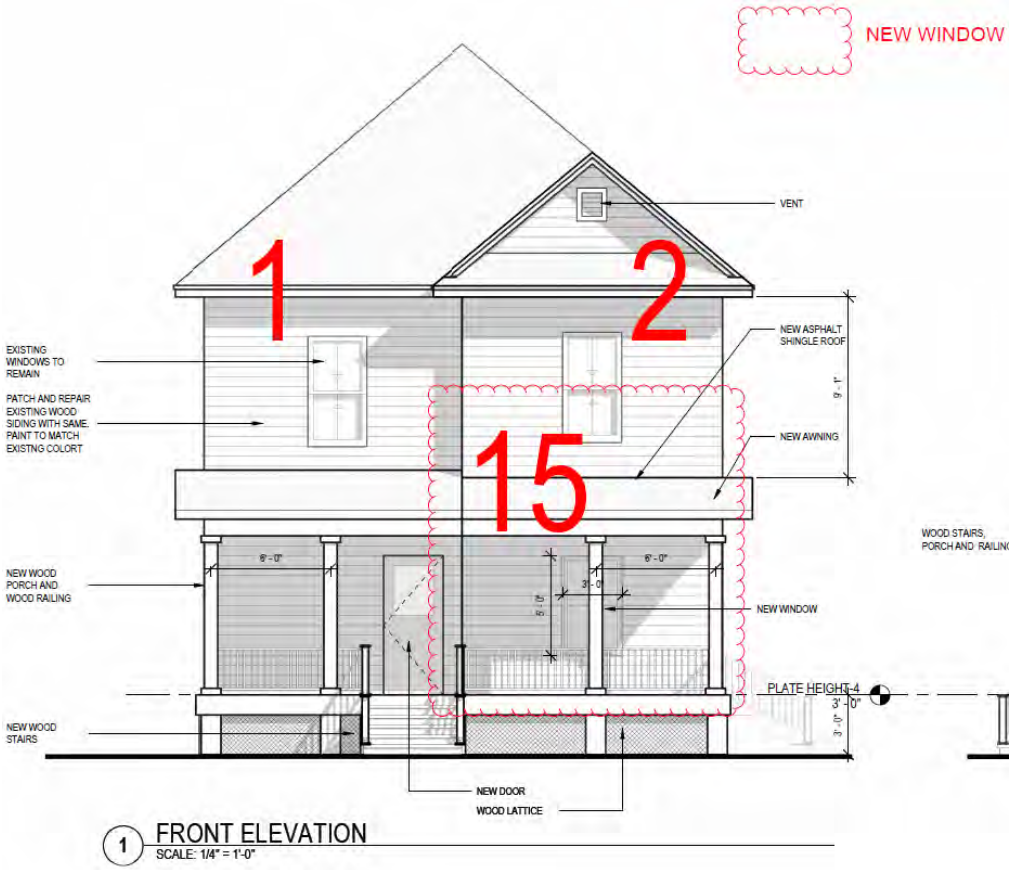


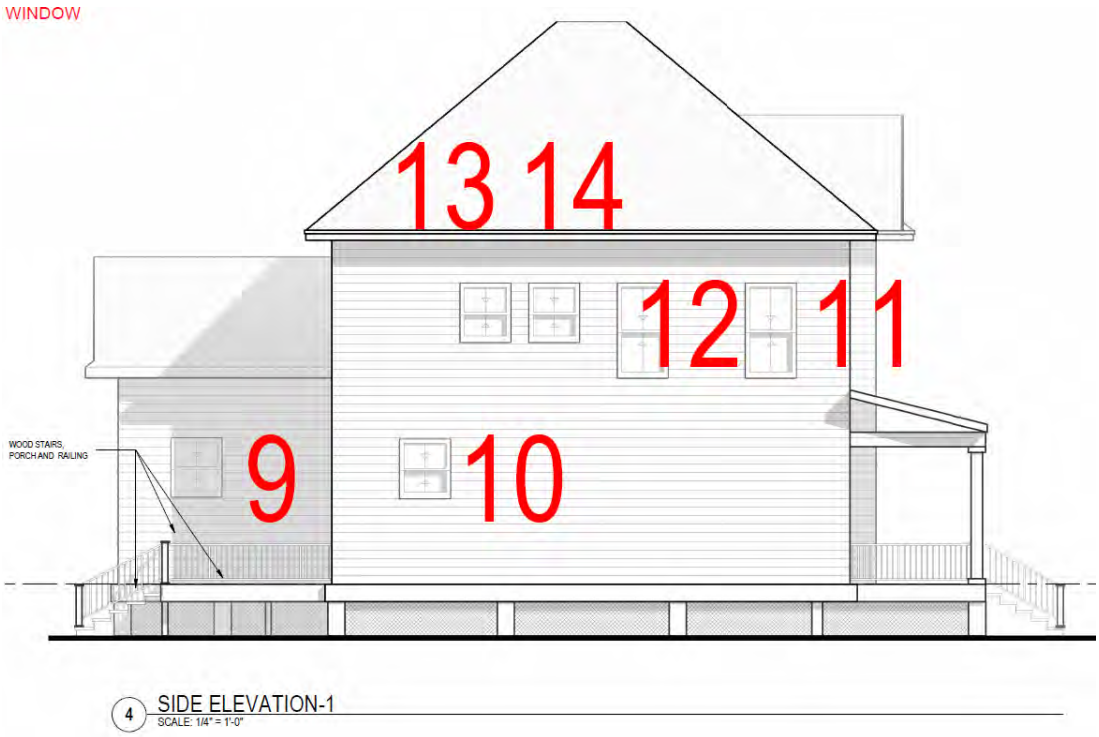
PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

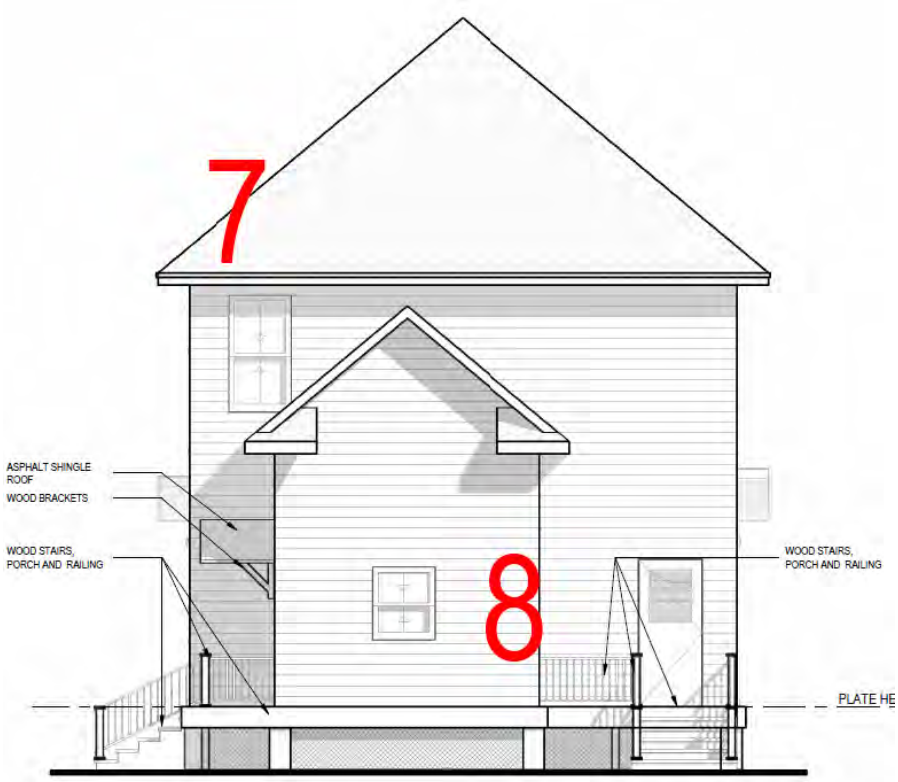
JACKSONVILLE 1913-MAY 1951 VOLUME 2 SHEET 227 SANBORN MAP



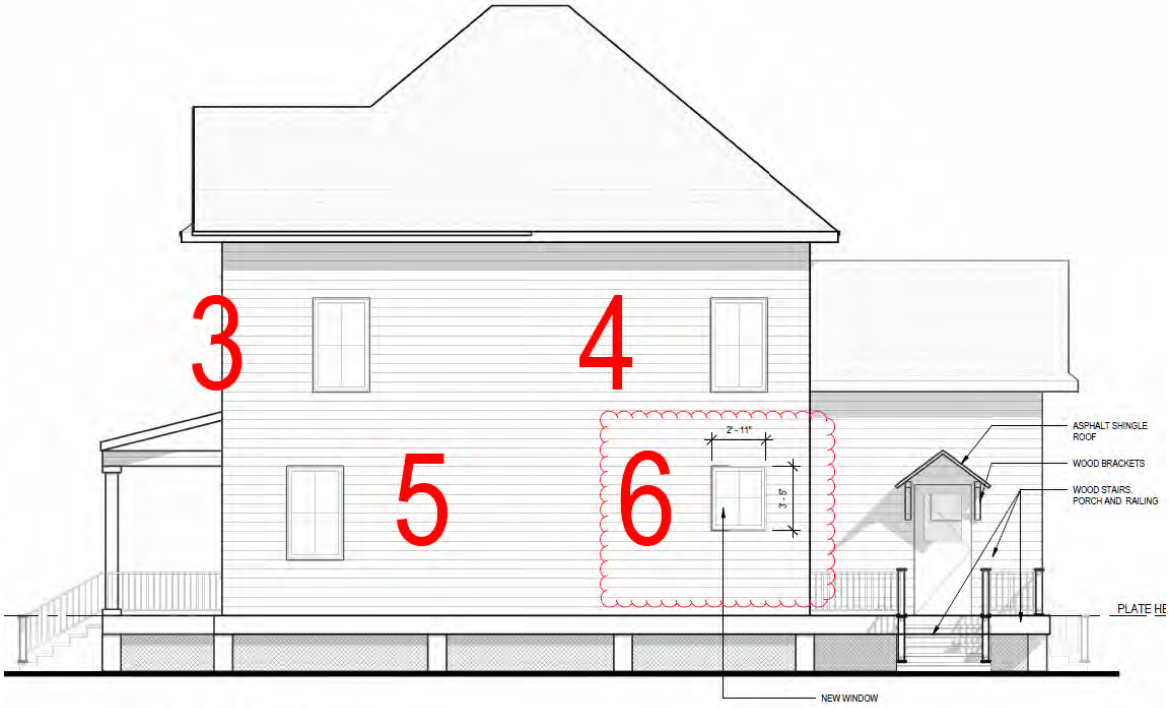
ELEVATION PLANS DATED JUNE 10, 2024





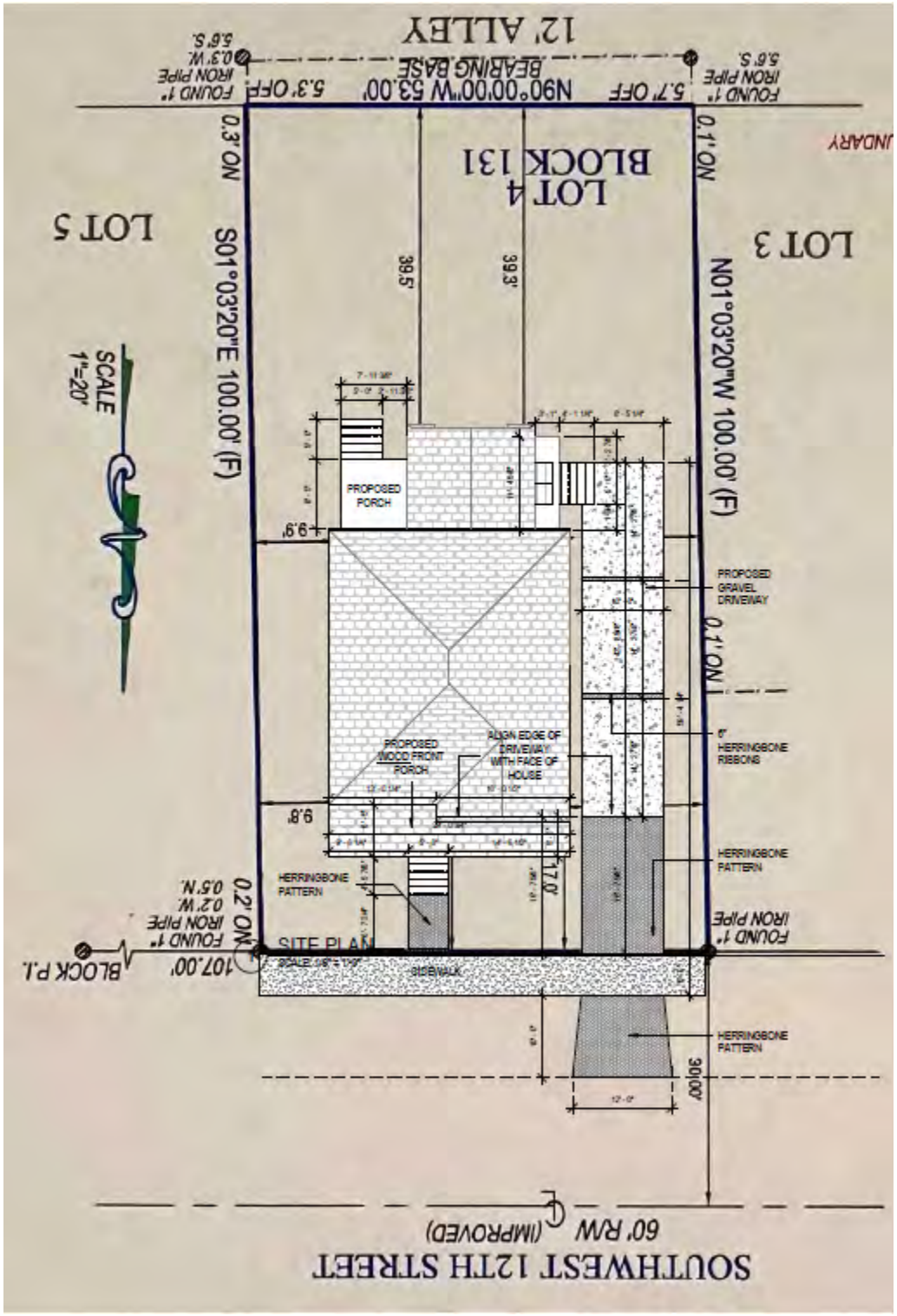


2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION-2
SCALE: 1/4" = 1'-0"

SITE PLAN DATED JUNE 10, 2024



FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: 30 W. 12th St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 30 W. 12th St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: Springfield 131 4
Subdivision Name Block No. Lot No.
COUNTY: Duval
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME: Lipschutz, Edwin L.
ADDRESS: 5432 Floral Bluff Rd.
ADDRESS: Jacksonville, FL 32211
TYPE OF OWNERSHIP: private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates/Consultant
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One

	EXCELLENT
	GOOD
x	FAIR
	DETERIORATED

INTEGRITY OF SITE: Check one or more

x	ALTERED
	UNALTERED
	ORIGINAL SITE
	RESTORED: / /
	MOVED: / /

ORIGINAL USE pvt.residence
PRESENT USE pvt.residence
DATES c.+1909
CULTURE/PHASE American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

	ZONING	x	TRANSPORTATION
x	DEVELOPMENT		FILL
	DETERIORATION		DREDGE
	BORROWING		
x	OTHER (See Remarks Below)		

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 694

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular # Queen Anne influence

PLAN TYPE: L-shape # pavilion

EXTERIOR FABRIC(S): wood #
asbestos: siding
STRUCTURAL SYSTEM(S): wood frame: braced

PORCHES: N/1-story end, 2-bay, access E, 1st bay; concrete block columns; bracket on center of gable
ORIENTATION: north

FOUNDATION: piers: brick; brick

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S): pavilion: gable

CHIMNEY LOCATION: W: offset: end, interior: lateral slope

WINDOW TYPE: DHS, 1/1, metal

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR:

NO. OF CHIMNEYS 1 NO. OF STORIES 2

NO. OF DORMERS: 0 OUTBUILDINGS: 1 garage

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
2S	26	37

UTM ZONE	UTM EASTING	UTM NORTHI

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

30 W. 12th St. is a two-story frame vernacular residential building. It embodies the historic and architectural qualities of the Springfield neighborhood through its period of construction, its design, its historical associations and its integrity.

Constructed c. 1909, it was originally the residence of Alice M. Rainey, a widow.

CITY DIRECTORY RESEARCH FORM

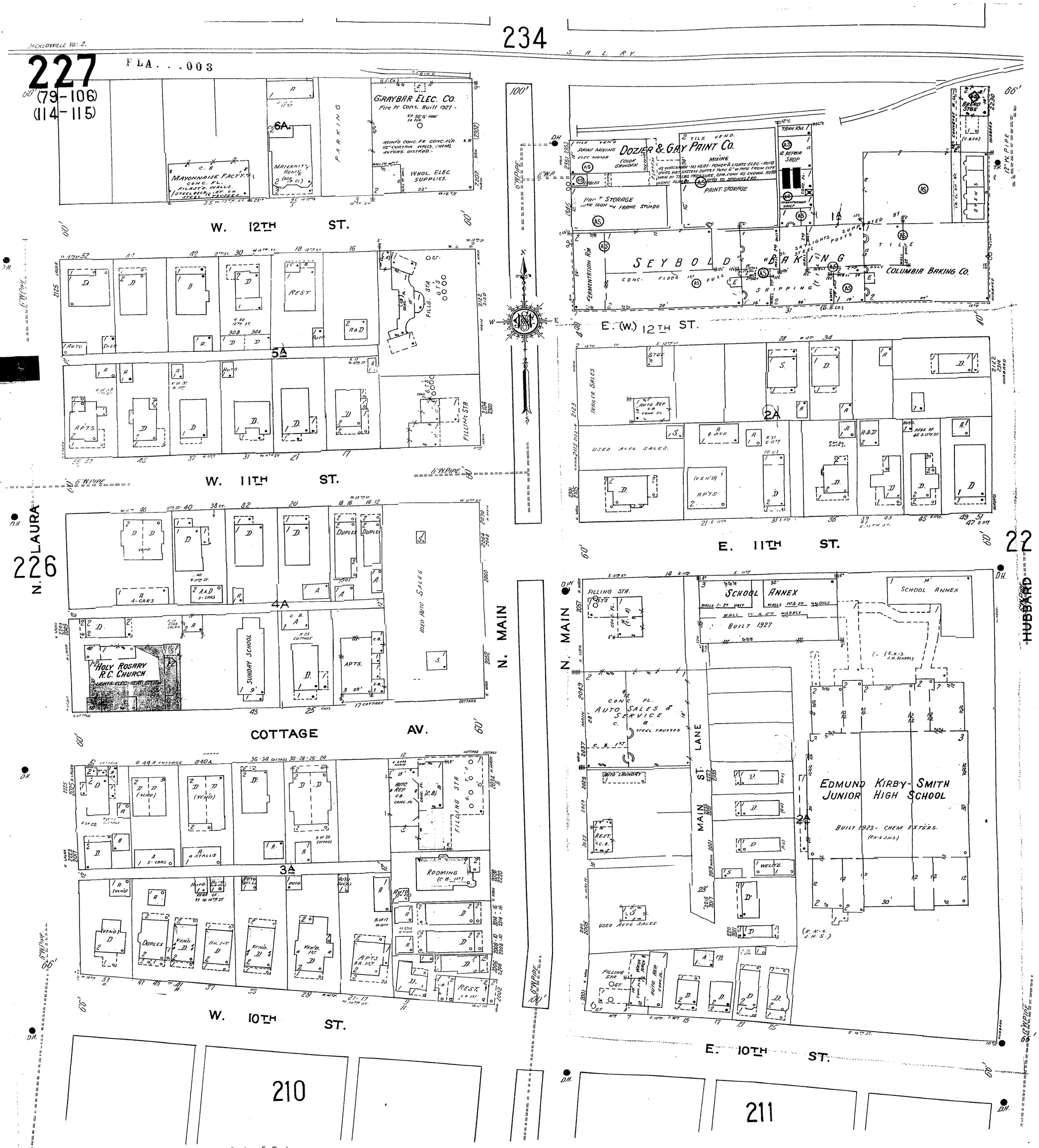
ADDRESS:

OLD ADDRESS: 30 W. 12th

YEAR	OWNER*/OCCUPANT	OCCUPATION	OTHER
1909	Alice M. Ramey		widow-Edmund H.
1910	vacant		
1915	Darius W. Clark	engineer	Anita
		City Electric Co	
1920	Margaret E. Franklin		widow-Charles
	LeRoy "	electrician	
1925	Wm. M. MAUSERT	-	Barbara
	Mildred C. "	bookkeeper	
1931	Mrs Celia SHMUNES	-	-
	Bessie "	saleswoman - Cohen Bros	
	Esther "	" Rubins Ready to Wear	
	Max "	salesman Grand Dept Store	
	Nathan "	clerk Geo. Schumann Co	

SUBDIVISION	BLOCK	LOT

* SPECIFY IF OWNER WITH ASTERISK


JACKSONVILLE VOL. 2.
FLA. . .003
227
(79-106)
(114-115)
234
S. A. L. RY.
GRAYBAR ELEC. CO.
Fire Pr. Cons. Built 1927
MAYONNAISE FACTY.
MATERNITY HOME
PARKING
WHOL. ELEC. SUPPLIES.
W. 12TH ST.
DOZIER & GAY PAINT CO.
PAINT MIXING
COLOR GRINDER
PAINT STORAGE
12 REPAIR SHOP
SEYBOLD BAKING
COLUMBIA BAKING CO.
BREAD STORE
E. (W.) 12TH ST.
REST
FILLG. STA.
W. 11TH ST.
TRAILER SALES
USED AUTO SALES
E. 11TH ST.
226
N. LAURA
DUPLEX
HOLY ROSARY R.C. CHURCH
SUNDAY SCHOOL
APTS.
USED AUTO SALES
N. MAIN
COTTAGE AV.
FILLING STA.
RODMING
W. 10TH ST.
SCHOOL ANNEX
BUILT 1927
AUTO SALES & SERVICE
STEEL TRUSSES
AUTO LAUNDRY
MAIN ST.
LANE
EDMUND KIRBY-SMITH JUNIOR HIGH SCHOOL
BUILT 1923 - CHEM. EXTGRS.
USED AUTO SALES
E. 10TH ST.
HUBBARD
22
210
211
Scale of Feet.

Application For Certificate Of Appropriateness

Application Info

Tracking #	30422	**Application Status**	FOUND SUFFICIENT
Date Started	03/01/2024	**Date Submitted**	03/01/2024

Planning and Development Department Info

COA #	COA-24-30422
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/1/2024
Forwarded to JHPC	☑
JHPC Meeting Date	7/24/2024
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 BRADDOCK
First Name WILLIAM
Middle Name JON

Company Name WJB ARCHITECT LLC

Mailing Address 384 PELICAN POINTE RD

City PONTEVEDRA
State FL
Zip Code 32081

Phone 646 483 8652
Fax 904
Email JON@BROADANDOAKLLC.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name HUGGINS
First Name JAMIE
Middle Name

Company/Trust Name LUMOS REAL ESTATE INVESTMENTS, LLC - FL

Mailing Address 4243 IRVINGTON AVENUE

City JACKSONVILLE
State FL
Zip Code 32210

Phone 9047035522
Fax
Email JAMIE.HUGGINS@HOMEVESTORS.COM

Description Of Property

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

Map	RE#
	073189 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
30	12TH ST W	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [x] **Alteration**
- [ ] **Relocation**
- [x] **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
REPLACING ONE WINDOW 24"X48" WITH A 24"X24" (??) ON THE RIGHT REAR SIDE WHERE THE KITCHEN IS SO THAT IT ACCOMMODATES THE CABINETS ALONG THAT WALL. ADD TWO NEW WINDOWS TO THE FIRST-FLOOR FRONT OF THE HOME. ADD A FRONT PORCH THAT RUNS THE FULL WIDTH OF HOME, AND ADD ROOFING OVER THE FRONT PORCH. ADD A SMALL DECK AND STAIRS TO THE RIGHT SIDE EXISTING ENTRANCE DOOR, ADD AN AWNING OVER THE DECK. ADD A REAR DECK AT THE EXISTING ENTRANCE DOOR. REROOF, REPLACING A GREY ARCHITECTURAL SHINGLE WITH A BLACK ARCHITECTURAL SHINGLE. ADD A 12 GRAVEL DRIVE ALONG THE RIGHT SIDE OF HOUSE, ADD A PAVERED DRIVEWAY APRON AT THE ENTRANCE/RIGHT-OF-WAY. REPLACE ANY ROTTED WOOD WITH NEW SIDING TO MATCH THE EXISTING SIDING. PAINT EXTERIOR, REPAINT THE EXISTING LIGHT BLUE WITH A SLATE BLUE, BENJAMIN MOORE SLATE BLUE 1648.

Addition Information

Is this a violation? Check the box if it is. [ ]

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

Alteration - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Elevations -** Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Area Pictures -** Pictures of area affected by alteration.
- [x] **Structure Photos -** Overall photos of structure.
- [x] **Product -** Brochure/specifications and sample.

Window Replacement - Required Attachments For Complete Application

- [x] **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.
- [x] **Window Design -** Proposed window design, light pattern and materials.
- [x] **Window Product -** Brochure/sample of window product.

Additional Documents Provided

	Description
☑	NEW WOOD DOOR
☑	NEW LATTICE
☑	EXTERIOR PICS OF STRUCTURE SET 1
☑	EXTERIOR PICS OF STRUCTURE SET 2
☑	EXTERIOR PICS OF STRUCTURE SET 3
☑	EXTERIOR PICS OF STRUCTURE SET 4

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.

LUMOS REAL ESTATE INVESTMENTS LLC
4243 IRVINGTON AVE
JACKSONVILLE, FL 32210

Primary Site Address
30 W 12TH ST
Jacksonville FL 32206-

Official Record Book/Page
20960-00880

Tile #
6412

30 W 12TH ST

Property Detail

RE #	073189-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01206 SPRINGFIELD BLK 122-125
Total Area	5161
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

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$82,298.00	$78,049.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$44,812.00	$54,246.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$127,110.00	$132,295.00
Assessed Value	$112,422.00	$123,664.00
Cap Diff/Portability Amt	$14,688.00 / $0.00	$8,631.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$112,422.00	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
20960-00880	2/16/2024	$121,400.00	WD - Warranty Deed	Qualified	Improved
20480-00357	9/30/2022	$100.00	WD - Warranty Deed	Unqualified	Improved
18265-01541	1/26/2018	$100.00	WD - Warranty Deed	Unqualified	Improved
14613-00151	8/15/2008	$100.00	WD - Warranty Deed	Unqualified	Improved
12845-00441	9/26/2005	$78,000.00	WD - Warranty Deed	Qualified	Improved
12338-01598	3/2/2005	$100.00	QC - Quit Claim	Unqualified	Improved
12338-01597	2/22/2005	$100.00	QC - Quit Claim	Unqualified	Improved
12338-01596	2/22/2005	$100.00	QC - Quit Claim	Unqualified	Improved
12338-01595	2/22/2005	$100.00	QC - Quit Claim	Unqualified	Improved
12338-01594	2/24/2005	$100.00	QC - Quit Claim	Unqualified	Improved
12075-01971	10/1/2004	$100.00	MS - Miscellaneous	Unqualified	Improved
09973-01788	4/20/2001	$40,000.00	MS - Miscellaneous	Unqualified	Improved
09973-01780	4/3/2001	$100.00	QC - Quit Claim	Unqualified	Improved
09427-01279	9/16/1999	$8,500.00	WD - Warranty Deed	Unqualified	Improved
09249-02268	3/16/1999	$1,100.00	CT - Certificate of Title	Unqualified	Improved
06647-01835	1/26/1989	$9,000.00	WD - Warranty Deed	Unqualified	Improved
04984-00561	10/18/1979	$4,700.00	WD - Warranty Deed	Unqualified	Improved
03394-00859	8/23/1972	$100.00	WD - Warranty Deed	Unqualified	Improved
03303-00196	12/31/1971	$1,600.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land	Land Type	Land

Legal

LN	Legal Description

			Assessment				Units		Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	53.00	100.00	Common	53.00	Front Footage	$54,246.00

1	2-40 12-2S-26E
2	SPRINGFIELD
3	LOT 4 BLK 131

Buildings

Building 1

Building 1 Site Address
30 W 12TH ST Unit
Jacksonville FL 32206-

Building Type	0102 - SFR 2 STORY
Year Built	1919
Building Value	$78,049.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	824	824	783
Base Area	824	824	824
Base Area	144	144	144
Total	1792	1792	1751

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	14	14 Carpet
Heating Fuel	3	3 Gas
Heating Type	2	2 Convection
Air Cond	1	1 None

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.000	
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	$112,422.00	$0.00	$112,422.00	$1,156.61	$1,272.27	$1,163.06
Urban Service Dist1	$112,422.00	$0.00	$112,422.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$127,110.00	$0.00	$127,110.00	$363.08	$404.59	$372.97
By Local Board	$127,110.00	$0.00	$127,110.00	$252.23	$285.74	$259.10
FL Inland Navigation Dist.	$112,422.00	$0.00	$112,422.00	$3.27	$3.24	$3.24
Water Mgmt Dist. SJRWMD	$112,422.00	$0.00	$112,422.00	$20.17	$20.16	$20.16
School Board Voted	$127,110.00	$0.00	$127,110.00	$0.00	$127.11	$0.00
Urb Ser Dist1 Voted	$112,422.00	$0.00	$112,422.00	$0.00	$0.00	$0.00
			Totals	$1,795.36	$2,113.11	$1,818.53

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$112,201.00	$102,202.00	$0.00	$102,202.00
Current Year	$127,110.00	$112,422.00	$0.00	$112,422.00

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

Detail by Entity Name

Florida Limited Liability Company
LUMOS REAL ESTATE INVESTMENTS, LLC

Filing Information

Document Number	L22000463580
FEI/EIN Number	92-0927034
Date Filed	10/27/2022
State	FL
Status	ACTIVE

Principal Address

4243 IRVINGTON AVENUE
JACKSONVILLE, FL 32210

Mailing Address

4243 IRVINGTON AVENUE
JACKSONVILLE, FL 32210

Registered Agent Name & Address

MONAKEY & COMPANY CPA'S LC
12443 SAN JOSE BLVD, SUITE 301
JACKSONVILLE, FL 32223

Authorized Person(s) Detail

Name & Address

Title MGR

HUGGINS, ANGELA D
4243 IRVINGTON AVENUE
JACKSONVILLE, FL 32210

Title MGR

HUGGINS, JAMES F, II
4243 IRVINGTON AVENUE
JACKSONVILLE, FL 32210

Annual Reports

Report Year	Filed Date
2023	02/15/2023

2024	02/20/2024

Document Images

02/20/2024 -- ANNUAL REPORT	View image in PDF format
02/15/2023 -- ANNUAL REPORT	View image in PDF format
10/27/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Doc # 2024037765, OR BK 20960 Page 880, Number Pages: 3,
Recorded 02/26/2024 10:16 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $849.80

Prepared by and return to:
Coastal Living Title, LLC
5472 First Coast Highway
Suite #4
Amelia Island, FL 32034
(904) 814-8735
Order No CLT-24-229

Parcel Identification No 073189-0000

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **16th day of February, 2024** between **Elizabeth Marie Mory Yusef, a married woman,** whose post office address is **9761 Invention Lane, Jacksonville, FL 32256 and Robert Deweese Mory, a married man**, whose post office address is **1941 Pech Road, Houston, TX 77055**, Grantors, to **Lumos Real Estate Investments, LLC, a Florida Limited Liability Company**, whose post office address is **4243 Irvington Avenue, Jacksonville, FL 32210,** Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Duval, Florida, to-wit:

Lot 4, in Block 131, of SPRINGFIELD NORTHERN PORTION, according to the Plat thereof, as recorded in Plat Book 2, at Page 40, of the Public Records of Duval County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for the current year, covenants, restrictions, and easements of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Signed and Sealed in Our Presence:

Robert Deweese Mory

Witness Print Name: Christen Mory
Witness Address: 1941 Pech Rd
Houston, TX 77055

Witness Print Name: Ana Feliciano
Witness Address: 6203 W. Sam Houston Pkwy N.
Houston, TX 77041

STATE OF TX
COUNTY OF Harris

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 15th day of February, 2024, by Robert Deweese Mory.

ANA FELICIANO
Notary Public, State of Texas
Comm. Expires 03-05-2028
Notary ID 128906488

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: X OR Produced Identification:
Type of Identification
Produced:

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Signed and Sealed in Our Presence:

Witness Print Name: NICHOLAS ZIMMERMAN

Witness Address: 147 QUARTON DR. ORANGE PARK FL, 32073

Elizabeth Marie Mory Yusef

Witness Print Name: Jennifer M. Heise-Cruz

Witness Address: 21 Skipjack Ct. St. Augustine, FL 32092

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 15th day of February, 2024, by **Elizabeth Marie Mory Yusef.**

Signature of Notary Public
Print, Type/Stamp Name of Notary

JENNIFER MARIE HEISE-CRUZ
Notary Public - State of Florida
Commission # HH 327386
My Comm. Expires Nov 11, 2026
Bonded through National Notary Assn.

Personally Known: _____ OR Produced Identification: ✓
Type of Identification Produced: a Florida drivers license

City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 07/03/24

COA#: COA-24-30422

Address: 30 W 12th St. Jacksonville, FL 32206

Owner: Lumos Real Estate Investments

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

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

provided to me for application _____ **✓were posted on the property/site located at:**

073189-0000
Real Estate Number(s)

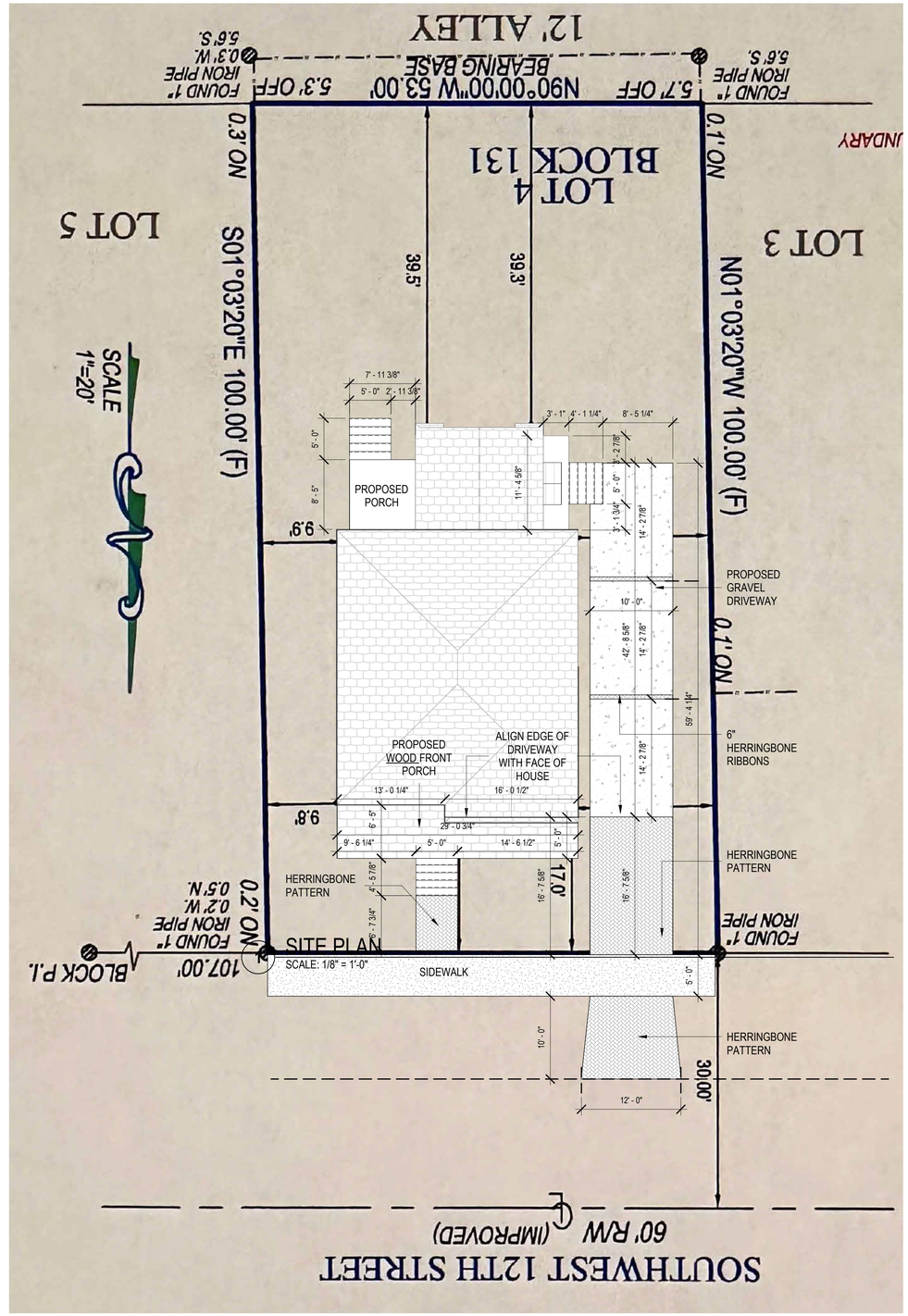
30 W 12th St.
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Lumos Real Estate Investments, LLC / James Huggins, Mgr.

Signature [signature]

Dated this 5th day of July, 2024



HUGGINS RESIDENCE

NAME OF PROJECT:

HUGGINS

30 WEST 12 STREET
JACKSONVILLE, FL

CLIENT NAME:

WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

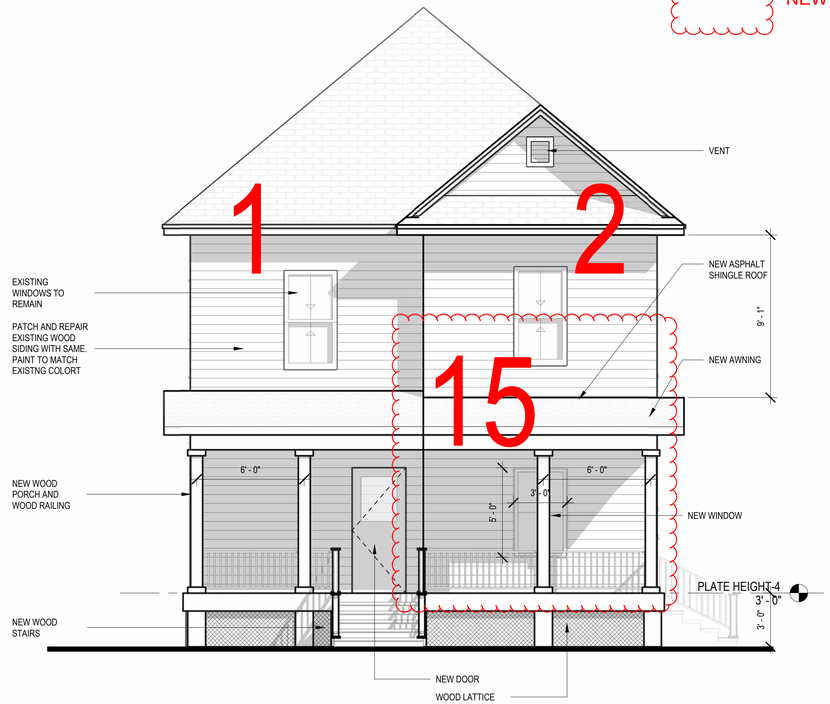
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

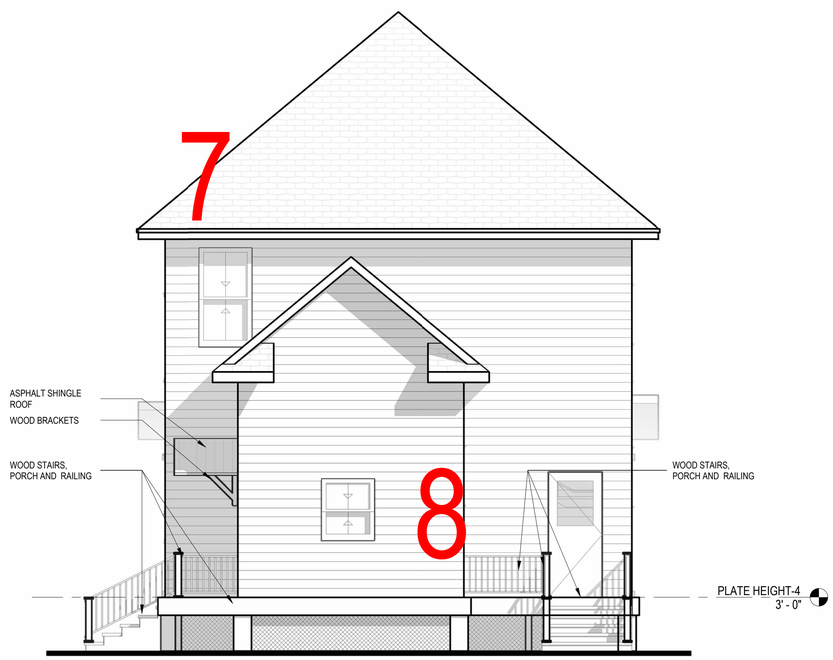
A-100

103

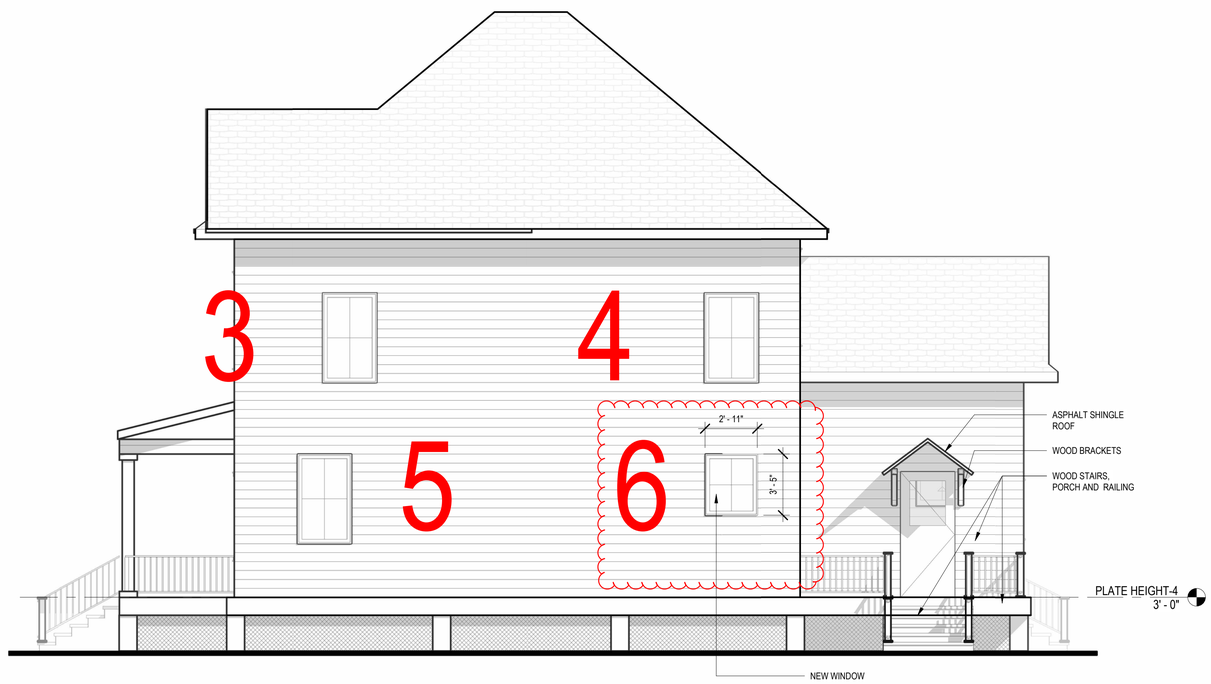


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

4 SIDE ELEVATION-1
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION-2
SCALE: 1/4" = 1'-0"

HUGGINS RESIDENCE

NAME OF PROJECT:

HUGGINS

30 WEST 12 STREET
JACKSONVILLE, FL

CLIENT NAME:

WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

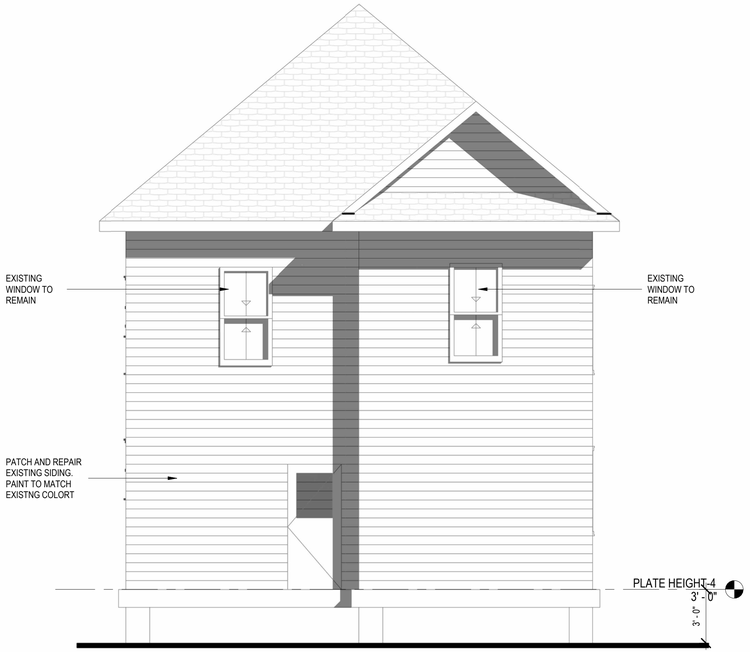
SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201

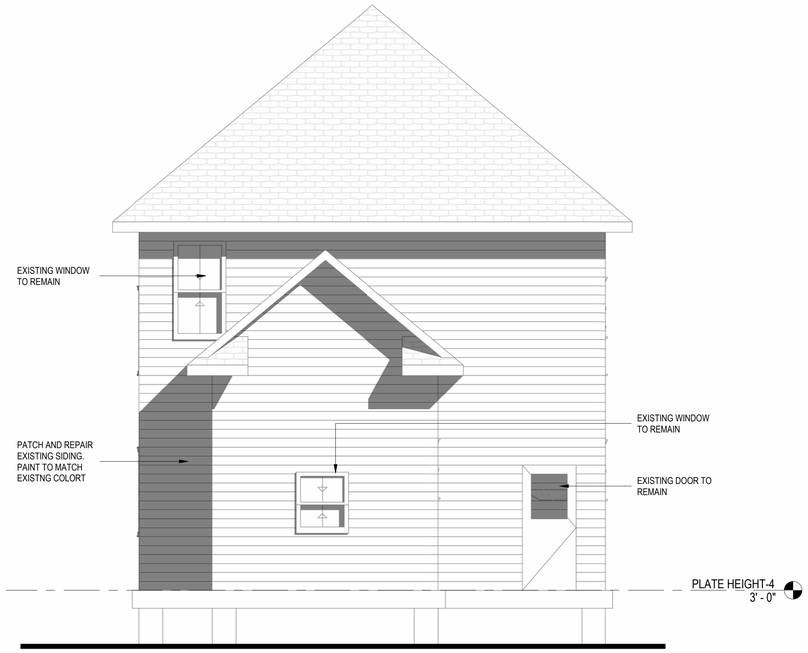
104



1 EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

4 SIDE- 2 EXISTING ELEVATION
SCALE: 1/4" = 1'-0"

3 SIDE -1 EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

HUGGINS RESIDENCE

NAME OF PROJECT:

HUGGINS

30 WEST 12 STREET
JACKSONVILLE, FL

CLIENT NAME:

WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

SHEET TITLE:

EXISTING TERIOR ELEVATIONS

SHEET NUMBER:

A-202

105

NEW DOOR

LATTICE EXAMPLE

Tracking # _____

COJ Window Survey Form – Cover Page

Date Completed 03/26/20

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)

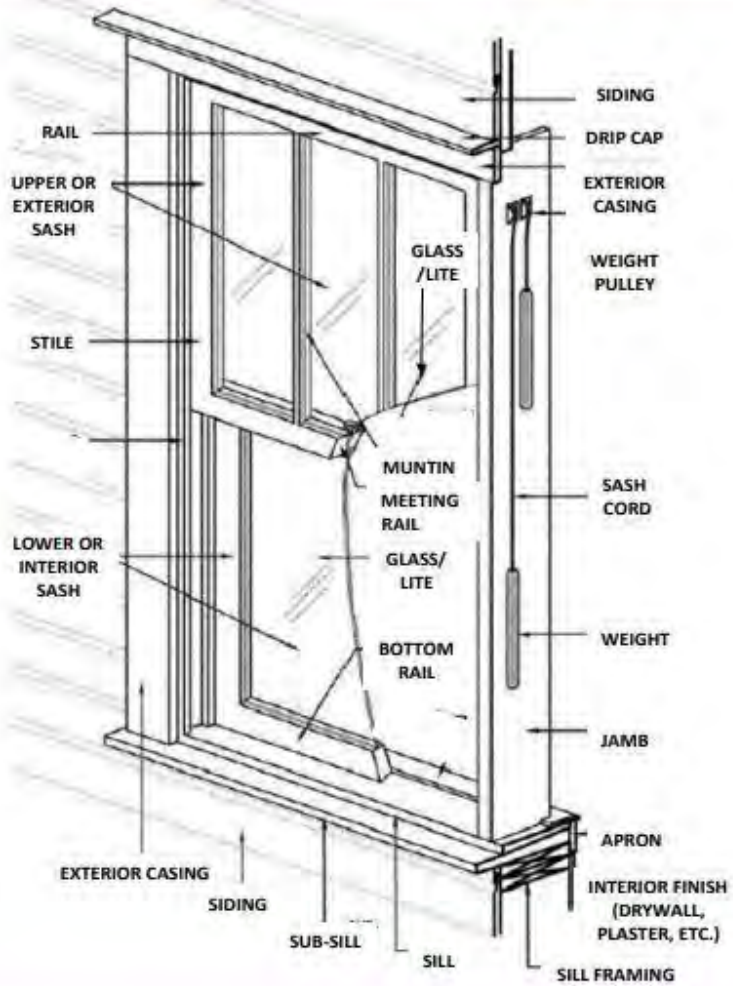
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

Project Information

15	Total number of window openings
1	Number of windows that will be replaced
15	Number of historic/original windows
0	Number of non-historic windows
3	Exterior window sill depth in inches (Window Recession)

Definitions

- **Historic Windows:** Windows that have been on the structure for 50 or more years.
- **Non-Historic Windows:** Replacement windows that have been on the structure for less than 50 years
- **Original:** Windows that were installed when the structure was originally constructed.
- **Sill Depth:** How deep into the wall plane a window is recessed



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

Print name: Jamie Huggins

Signature: Jamie Huggins

Applicant or Agent *(if different than owner)*

Print name: William J. Braddock

Signature: William Jonathan Braddock

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing (Example)					Proposed (Example)			
0	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	30 x 62	4 / 4	Bad	Termites	Replace Window	Wood	30 x 62	4 / 4
Additional Info:	Based on the attached photos and termite report, this window is extremely rotted and cannot be repaired.								

Window #	Existing					Proposed			
1	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	35 X 66	2/2	Good	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
2	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	35 X 66	2/2	Good	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
3	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	35 X 66	2/2	Good	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
4	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	35 X 66	2/2	Good	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
5	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	35 X 66	2/2	Good	None	N/A	N/A		
Additional Info:									

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
6	Wood	35 X 66	2/2	Good	None	Resize Window	Wood	35 X 41	2/2
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
7	Wood	35 X 66	2/2	N/A	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
8	Wood	35 X 41	2/2	Good	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
9	Wood	35 X 41	2/2	Good	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10	Wood	35 X 41	2/2	Good	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
11	Wood	35 X 41	2/2	Good	None	N/A	N/A		
Additional Info:									

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
12	Wood	35 X 66	2/2	Good	None	N/A	N/A		
Additional Info:									

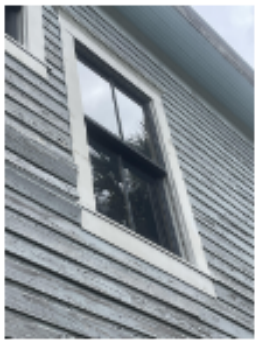
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
13	Wood	35 X 41	2/2	Wood	None	N/A	N/A		
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
14	Wood	35 x 41	2/2	Wood	None	N/A	NA		
Additional Info:									

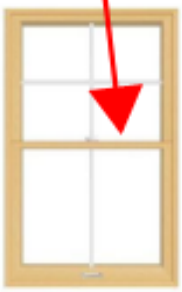
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
15						NEW	Wood	36 x 60	2/2
Additional Info:									

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					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:									



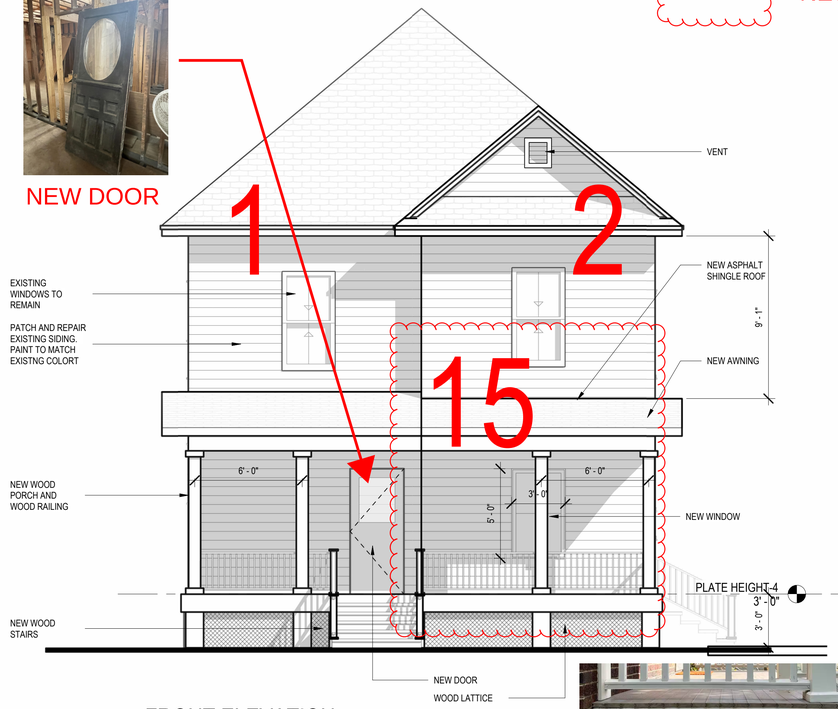
Pella® Lifestyle Series Double-Hung



Interior View | Exterior View

NEW DOOR

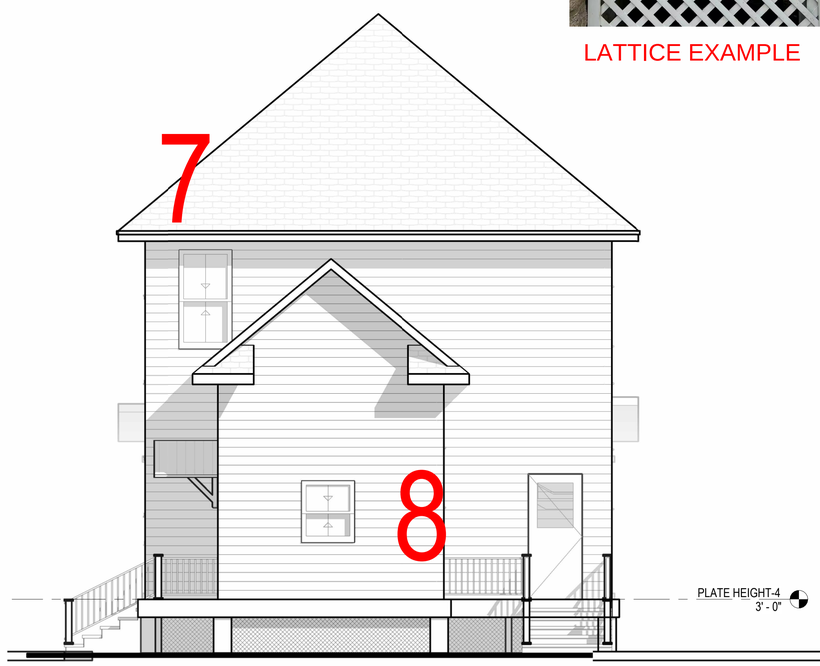
NEW WINDOW



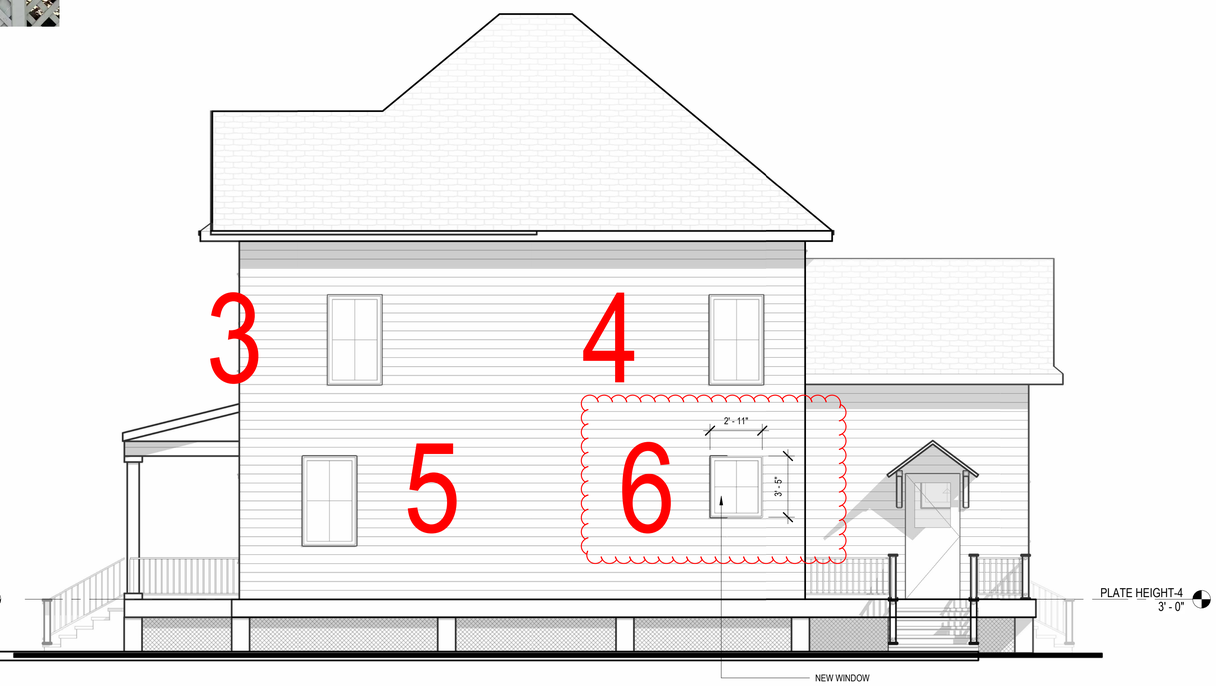
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LATTICE EXAMPLE

4 SIDE ELEVATION-1
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION-2
SCALE: 1/4" = 1'-0"

HUGGINS RESIDENCE

NAME OF PROJECT:

HUGGINS

30 WEST 12 STREET
JACKSONVILLE, FL

CLIENT NAME:

WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201

113

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION-FACING WEST

SIDE ELEVATION-FACING EAST

HUGGINS RESIDENCE

NAME OF PROJECT:

HUGGINS

30 WEST 12 STREET
JACKSONVILLE, FL

CLIENT NAME:

WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

SHEET TITLE:

EXISTING HOUSE ELEVATIONS

SHEET NUMBER:

AD-201

114

ALL WINDOWS ON THIS WALL SURFCE ARE EXISTING, NOT TO BE REMOVED

FRONT ELEVATION

SIZE: 35 X 66

SIZE: 35 X 66

Pella® Lifestyle Series Double-Hung

Please review the details of your product(s) below. These specs will be used by the factory to produce your one-of-a-kind product.

Product available to purchase online may not be compliant with local building codes in your area. You are responsible for compliance with all applicable building codes and obtaining all required permits. For assistance, you may work with your local Pella showroom to discuss your project.

EDIT BUILD | SAVE TO PROJECT

CONFIGURATION DETAILS

Interior View | Exterior View

CONFIGURATION DETAILS

Frame Width	33	High Altitude	Non High Altitude
Frame Height	53	Hardware Finish	White
Operation / Venting	Double Hung	Sensor Option	No Integrated Sensor
Package	No Package	Screen Option	Full Screen
Hinged Glass Panel Option	Without Hinged Glass Panel	Screen Color	White
Exterior Paint Grade	Standard Enduraclad	Grille Type	Grilles-Between-The-Glass
Exterior Color	White	Grille Pattern	Cross
Interior Finish	Unfinished	Grille Interior Color	White
Low-E Glass Style	Advanced Low-E Insulating Glass	Grille Exterior Color	White
Glass Strength	Annealed	Installation Method	New Construction
Gas Filled	Argon	Jamb Extended Wall Depth	3 11/16"

REPLACEMENT WINDOW FOR #6

SIDE ELEVATION-FACING WEST

WINDOW TO BE REMOVED/REPLACED

HUGGINS RESIDENCE

NAME OF PROJECT:

HUGGINS

30 WEST 12 STREET
JACKSONVILLE, FL

CLIENT NAME:

WILLIAM J. BRADDOCK

NO. AR98584

ARCHITECT:

SEAL:

KEY:

SHEET TITLE:

EXISTING HOUSE WINDOWS & MATERIAL REPLACEMENT

SHEET NUMBER:

AD-203

115

ALL WINDOWS ON THIS WALL SURFCE ARE EXISTING, NOT TO BE REMOVED

REAR ELEVATION

ALL WINDOWS ON THIS WALL SURFCE ARE EXISTING, NOT TO BE REMOVED

SIDE ELEVATION-FACING EAST

HUGGINS RESIDENCE

NAME OF PROJECT:

HUGGINS

30 WEST 12 STREET
JACKSONVILLE, FL

CLIENT NAME:

WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

SHEET TITLE:

EXISTING HOUSE WINDOWS

SHEET NUMBER:

AD-205

116

SIDING REPLACEMENT

SIDING REPLACEMENT

HUGGINS RESIDENCE

NAME OF PROJECT:

HUGGINS

30 WEST 12 STREET
JACKSONVILLE, FL

CLIENT NAME:

WILLIAM J. BRADDOCK
NO. AR98584

ARCHITECT:

SEAL:

KEY:

SHEET TITLE:

SIDING REPLACEMENT

SHEET NUMBER:

AD-206

117

COA-24-30751

1812 Bayard Place

July 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30751

Address: 1812 Bayard Place, RE# 077831-0000

Location: Southwest side of Bayard Place, between St Johns Avenue and Vernon Terrace

Owner: Richard Metzler
1812 Bayard Place
Jacksonville, Florida 32205

Applicant: Arthur Francis
The Home Depot, Inc.
2455 Paces Ferry Road
Atlanta, Georgia 30339

Year Built: *c*. 1909 (*Property Appraiser*)

Designation: Riverside Avondale, Contributing

Request: Alteration – Window Replacement

Summary Scope of Work:
1. Wholesale replacement of thirty-nine (39) windows
2. Window opening alterations (*Administrative*)

Recommendation: **Approve with Conditions**

Conditions:
1. The light pattern of the windows shall be 6-over-6 and shall have exterior raised profiled muntins (true or simulated divided lights).
2. The one (1) oval-transom window in the front-facing gambrel roof end shall be oval-transom.
3. 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.
4. The windows shall fit the original openings both horizontally and vertically and be recessed within the opening (not flush with the wall or have permanent nailing fins).
5. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
6. All new windows shall be wood or wood blend.

7. The two (2) grouped window openings in the kitchen shall be made shorter than the original openings.
8. The three (3) metal window openings in the kitchen shall be two (2) window openings.
9. The three (3) metal window openings in the right-side gambrel roof end shall be two (2) window openings.
10. Any new window openings shall be aligned with existing windows along the top.
11. Any new siding, corner posts, and window trim repairs shall match the historic materials in design, reveal, dimension, and exposure.
12. The siding material being installed shall be feathered into the remaining siding to reduce the visibility of repairs; there shall be no straight vertical seams.
13. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
14. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

PROJECT DESCRIPTION

COA-24-30751 is for wholesale window replacement on a contributing structure within the Riverside Avondale Historic District. Located on an interior lot, the subject structure consists of a two-story Dutch Colonial Revival style single-family home that is characterized by its front facing cross gambrel roof, lap siding exterior, wrap-around verandah, and windows with grids. The existing windows on the home are wood and metal with light patterns including 9-over-1, 6-over-

1, 1-over-1, 12-grid casements, and 8-grid casements. As proposed, the property owner is seeking to replace thirty-nine (39) windows due to termite activity. Staff is recommending approval with conditions for the replacement of all the windows on the structure.

Pursuant to the authority granted to Staff via the 2024 COA Matrix, window alterations that are reasonably compatible with the structure can be approved administratively. As such, this report will focus on wholesale window replacement.

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted a site visit on June 5, 2024 and noted that there are a total of thirty-nine (39) windows on the structure. Some windows do not close completely, have dirt build-up, and have aged caulking where it appears prior repair attempts were made. However, Staff did not note any significant damage or rot. However, after consultation with Staff, the applicant provided Staff with two pictures showing termite barrier tape along an interior windowsill with several visible insects adhered to the tape. Additionally, they provided a Wood-Destroying Organisms Inspection Report, which identified the visible evidence of WDOs. The evidence includes termite frass among the left side porch and living room wall.
- The Florida Master Site File recorded in 1984 shows that the home was built around 1909 and had 6-over-6 wood windows at the time of recording. Additionally, the Site File includes a picture of the structure showing the front elevation with 6-over-6 wood windows on the second-floor. A Google Street View image from March 2011 shows the front elevation with 6-over-1 wood windows on the second-floor. Another Google Street View image from November 2018 shows the front elevation with two (2) 6-over-1 windows and one (1) 1-over-1 window on the second-floor.
- As conditioned, the replacement windows will match the documented 6-over-6 wood windows in design and visual qualities. The replacement windows will mimic the features of the documented windows and will be constructed of wood or wood-blend material, consistent with the Design Guidelines for the Riverside Avondale Historic District.
- The Riverside Avondale Design Guidelines Section on Windows states that replacement windows, "should match the original sash, pane size, configuration, glazing, muntin detail and profile." The proposed replacement windows are conditioned to match the design according to documentation noted in the Florida Master Site File, which recorded the structure had 6-over-6 wood windows.
- New windows will provide longevity to the remaining historic fabric of the structure. While the existing wood windows are being replaced, the relationship between this property and others in the area will remain unchanged, as the design of the windows will match the documented windows, as conditioned. Additionally, the structure will still be used for its originally intended purpose. For these reasons, the alteration is consistent with Sections 307.106(k)(1, 2 and 3) 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(l) Guidelines on "Alterations": 1 and 6
3. Historic District Design Guidelines, Section on "Windows, Awnings, and Shutters"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(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(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)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

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

- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.
- Windows, Recommend #2: "Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which

are compatible with the character of the building and which do not damage window frames."

- Windows, Recommend #3: "Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass."

- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."

LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

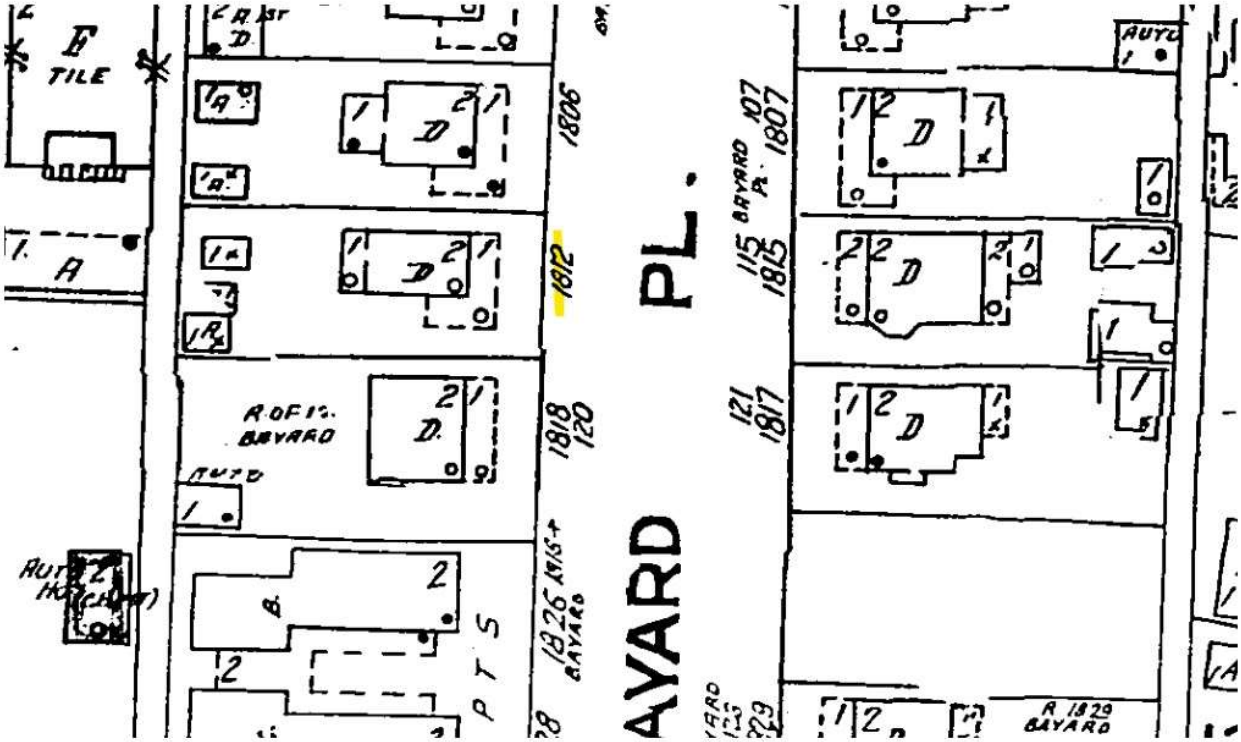
FLORIDA MASTER SITE FILE (FMSF)

Jacksonville 1913-May 1951 vol. 1, 1913-Oct. 1958, Sheet 110

Back to Browse Maps

State: Florida City: Jacksonville Date: 1913-May 1951 * Volume: vol. 1, 1913-Oct. 1958

Previous Next



FLORIDA MASTER SITE FILE
Site Inventory Form

Site No. 8Du 2086

Site Name Sapp, W. D., House
Survey Date 8402
Address of Site 1812 Bayard Pl.
Jacksonville, Fl
Instruction for locating

Location Phillips S/D James N/A 19
Subdivision name block no. lot no.

County Duval
District name if applicable
Owner of Site: Name Younger, Beatrice G.
Address 1812 Bayard Pl.
Jacksonville, Fl 32205
Type of Ownership private Recording Date N/A
Recorder: Name & Title Werndli, Phillip A.
Address Riverside Avondale Preservation
2624 Riverside Ave, Jacksonville, Fl 32204

Condition of Site: Check One
- ☐ Excellent
- x ☐ Good
- ☐ Fair
- ☐ Deteriorated

Integrity of Site: Check One or More
- x ☐ Altered
- ☐ Unaltered
- x ☐ Original Use
- ☐ Restored/Date
- ☐ Moved/Date

Original Use private residence
Present Use private residence
Dates +Pre-1909
Cultural/Phase American
Period 20th Century

NR Classification Category Building Date listed on NR

Threats to Site: Check One or More
- ☐ Zoning
- ☐ Development
- ☐ Deterioration
- ☐ Borrowing
- ☐ Other (See Remarks Below)
- ☐ Transportation
- ☐ Fill
- ☐ Dredge

Areas of Significance: Architecture

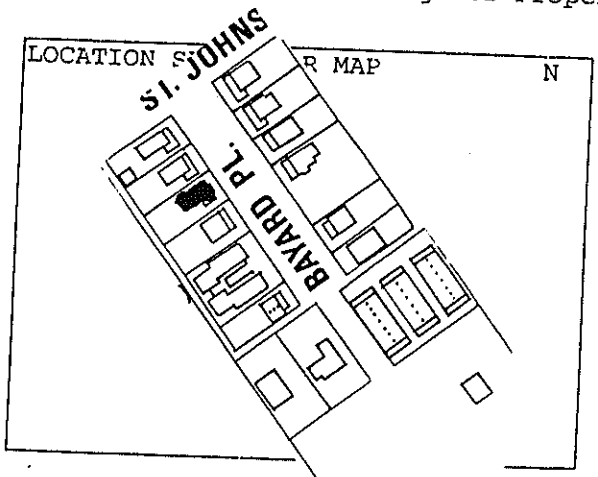
Significance:

This house is one of the most dominant Colonial Revival styles in Riverside Annex dating from the 1900-1920 period. It is characterized by a hip roof with a hip dormer and drop siding. The verandah generally has columns with, capitals although square brick pillars were not uncommon in the area. The higher style of this type sometimes had porticoes projecting above the verandah supported by massive columns. This house was occupied by W.P. Sapp and conductor for the SAL RR. The Dutch Colonial influence in this building is not real common in Riverside.

Architect N/A
Builder N/A
Style and/or Period Colonial Revival
Plan Type Rectangular
Exterior Fabric(s) Vinyl siding
Structural System(s) Wood frame
Porches E/3-bay verandah,dual wood posts on brick pillars,simple wood raili
Orientation E
Foundation Continuos:brick
Roof Type Gambrel
Secondary Roof Structure(s) Cross Gambrel#Porch:hip
Roof Surfacing Asbestos shingles
Window Type DHS 6/6,wood;grouped,single
Ornament Exterior wood
Chimney Brick with corbelled cap
Chimney Location Center:ridge
No. of Chimneys 1 No. of Stories 2
No. of Dormers 0 Outbuildings NA
Surroundings Urban; residential
Map Reference (incl. scale & date) USGS Jacksonville 7.5 MIN 1970

Latitude and Longitude:
° ' " ° ' "
Site Size (Approx. Acreage of Property) LT 1

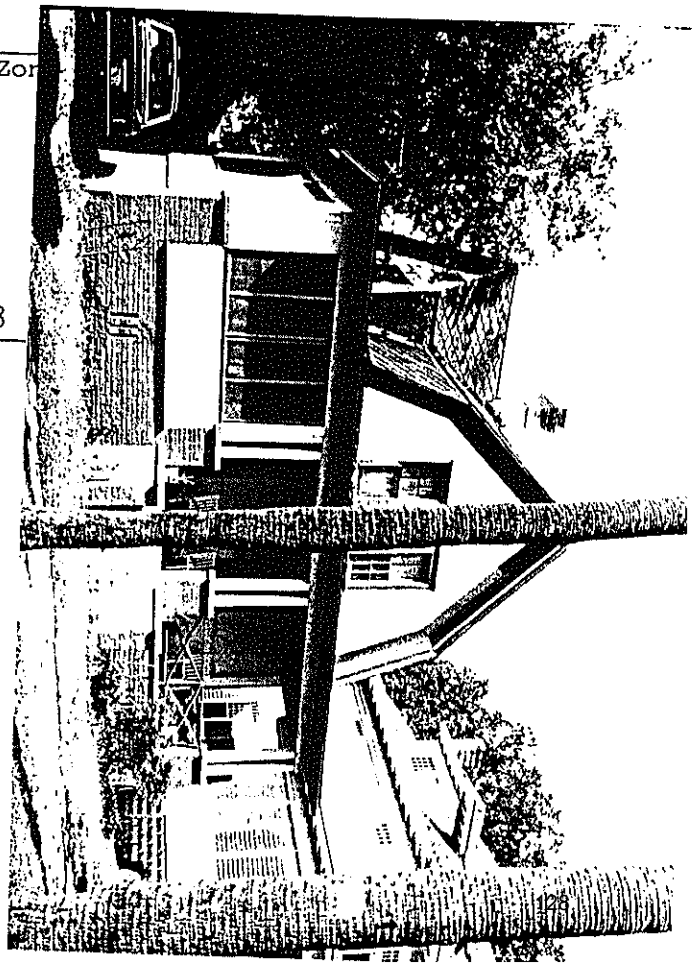
LOCATION S[illegible]R MAP N



Township	Range	Section
2 S	26 E	42

UTM Coordinates:
Zo[illegible]

Photographic Records RAP04010408
Please attach Photogra[illegible]ic Print



FLORIDA MASTER SITE FILE
Site Inventory Form

Site No. _____

Site Name _____ Survey Date _____
Address of Site _____
Instruction for locating _____

Location PHILLIPS RIP JAMES SID 19
Subdivision name block no. lot no.

County Duval
District name if applicable _____
Owner of Site: Name YOUNGER, BEATRICE G.
Address 1812 BAYARD PL.
JAX. 32205
Type of Ownership _____ Recording Date _____
Recorder: Name & Title _____
Address _____

Condition of Site:
Check One
- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Deteriorated

Integrity of Site:
Check One or More
- ☐ Altered
- ☐ Unaltered
- ☐ Original Use
- ☐ Restored/Date
- ☐ Moved/Date

Original Use _____
Present Use _____
Dates _____
Cultural/Phase _____
Period _____

NR Classification Category _____ Date listed on NR _____
Threats to Site:
Check One or More

- ☐ Zoning
- ☐ Development
- ☐ Deterioration
- ☐ Borrowing
- ☐ Other (See Remarks Below)
- ☐ Transportation
- ☐ Fill
- ☐ Dredge

Areas of Significance: _____

Significance:

Architect _____
Builder _____
Style and/or Period _____
Plan Type _____
Exterior Fabric(s) _____
Structural System(s) _____
Porches _____
Orientation _____
Foundation _____
Roof Type _____
Secondary Roof Structure(s) _____
Roof Surfacing _____
Window Type _____
Ornament Exterior _____
Chimney _____
Chimney Location _____
No. of Chimneys _____ No. of Stories _____
No. of Dormers _____ Outbuildings _____
Surroundings _____
Map Reference (incl. scale & date) _____

Latitude and Longitude:
° ' " ° ' "

Site Size (Approx. Acreage of Property) _____

LOCATION SKETCH OR MAP N

Township	Range	Section

UTM Coordinates:

Zone Easting Northing

Photographic Records Number _____
Please attach Photographic Print

RESEARCH INFORMATION SHEET

ADDRESS

1812 Bayard Pl.
1116

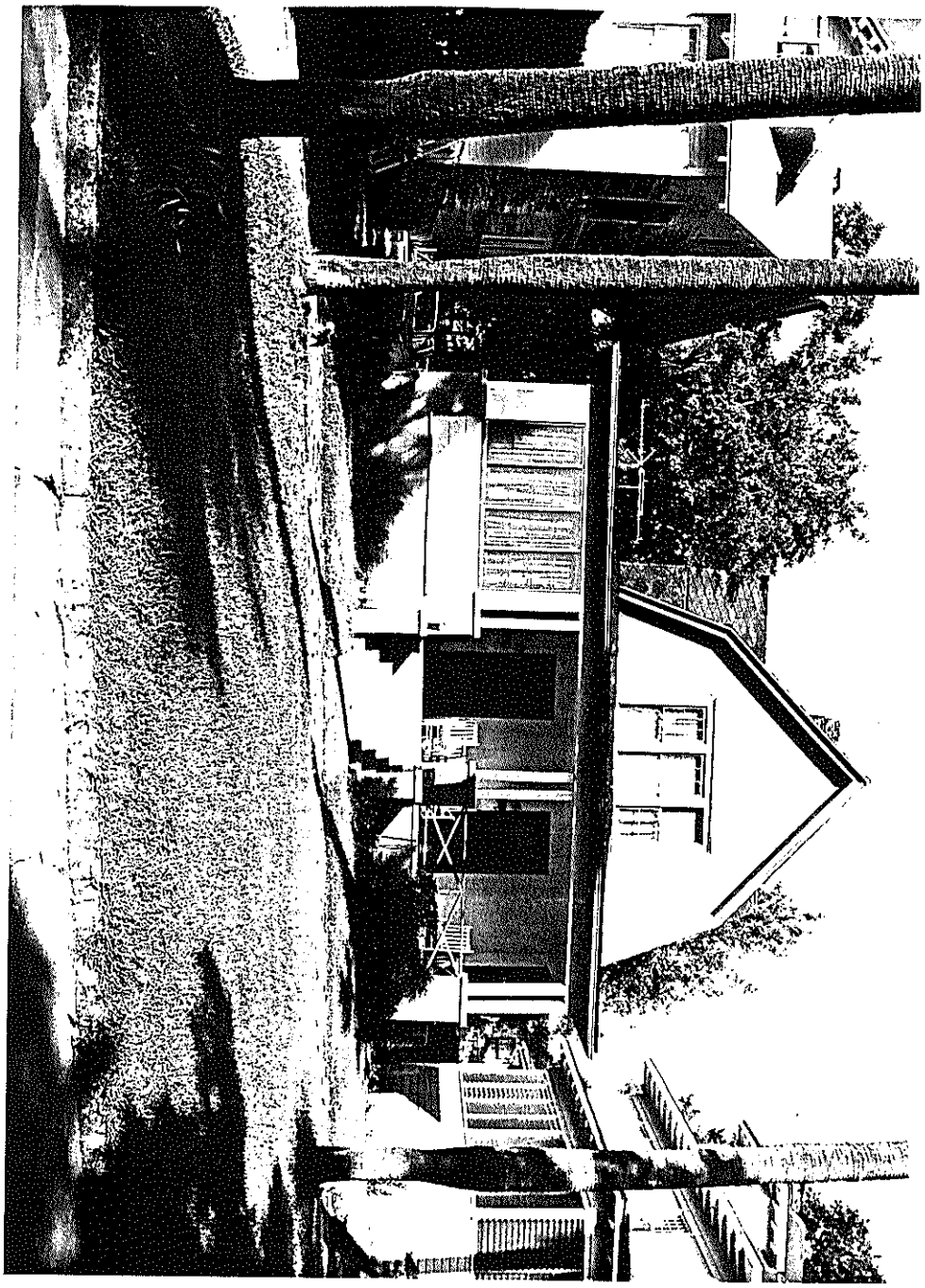
BUILDING PERMIT DATA

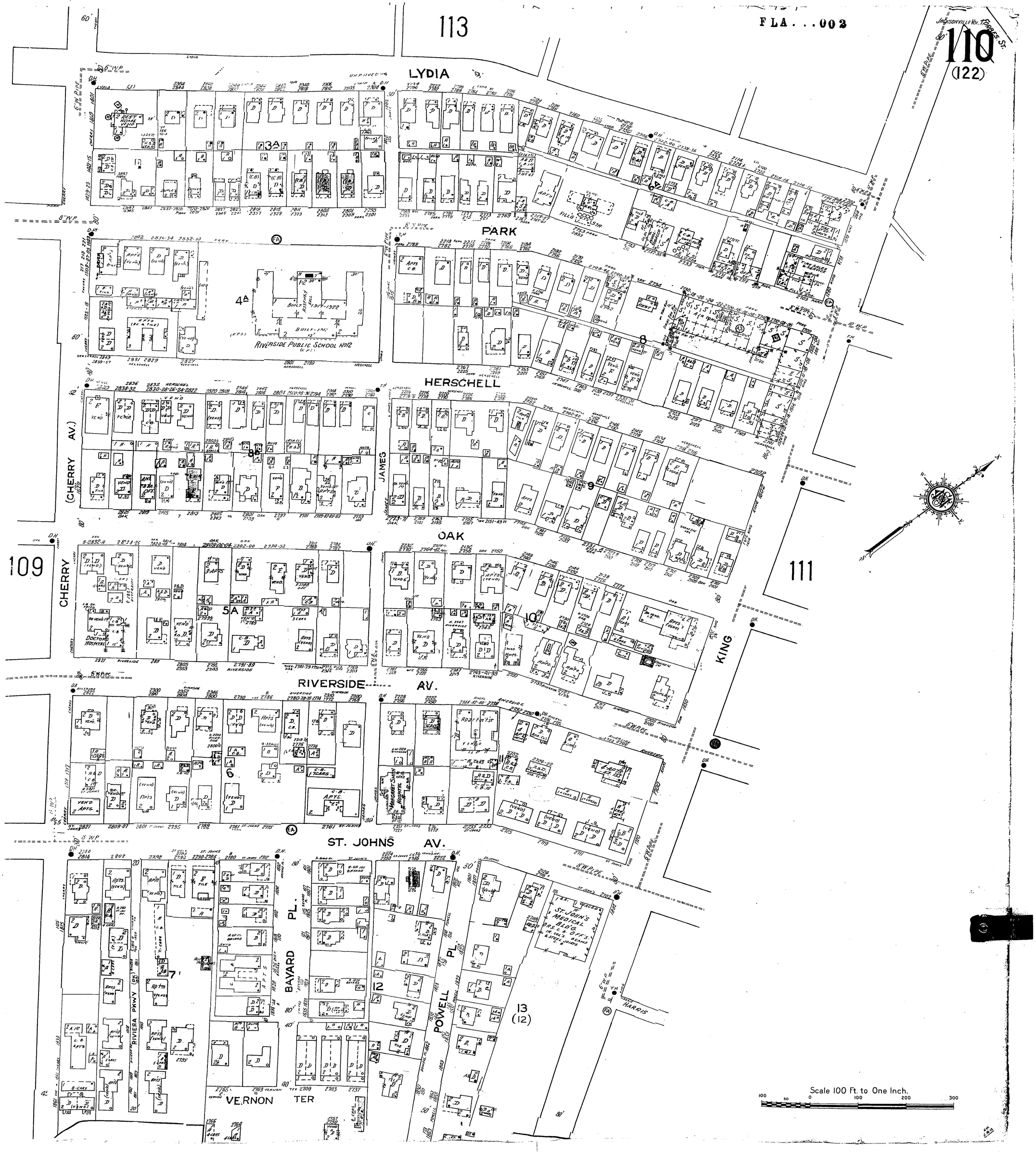
DATE	ARCHITECT	BUILDER	OWNER
Pre 13			

CITY DIRECTORY DATA

YEAR	OCCUPANT	OCCUPATION	OTHER
1913	Schrader, H.C.	pres N.C. Shrader Co.	whole trains
1909	Sapp, W.P.	cond SAL	

SUBDIVISION	BLOCK	LOT
Bayard		19





113
FLA...002
110
(122)
JACKSONVILLE VOL. 1 FORBES ST.
LYDIA
PARK
HERSCHELL
OAK
RIVERSIDE AV.
ST. JOHNS AV.
CHERRY AV.
JAMES
KING
BAYARD PL.
POWELL PL.
VERNON TER
RIVIERA PKWY
109
111
RIVERSIDE PUBLIC SCHOOL No 12
DOCTORS HOSPITAL
ST. JOHN'S MEDICAL BLDG.
Scale 100 Ft. to One Inch.

Application For Certificate Of Appropriateness

Application Info

Tracking #	30751	**Application Status**	FOUND SUFFICIENT
Date Started	05/10/2024	**Date Submitted**	05/10/2024

Planning and Development Department Info

COA #	COA-24-30751
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/1/2024
Forwarded to JHPC	☑
JHPC Meeting Date	7/24/2024
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 FRANCIS
First Name ARTHUR
Middle Name W

Company Name THE HOME DEPOT

Mailing Address 2455 PACESS FERRY RD

City ATLANTA
State GA
Zip Code 30339

Phone 407 469 3499
Fax 904
Email WAYNEFRANCISTHD@EXPEDITEPERMIT.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name METZLER
First Name RICHARD
Middle Name L

Company/Trust Name

Mailing Address 1812 BAYARD PL

City JACKSONVILLE
State FL
Zip Code 32205

Phone 4155336130
Fax
Email RICHARDLMETZLER@COMCAST.NET

Description Of Property

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

Map	RE#
	077831 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1812	BAYARD PL	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [x] **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
REPLACE 23 WINDOWS SIZE FOR SIZE.

Addition Information

Is this a violation? Check the box if it is. [ ]

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

Window Replacement - Required Attachments For Complete Application

- [x] **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.
- [x] **Window Design -** Proposed window design, light pattern and materials.
- [x] **Window Product -** Brochure/sample of window product.

Additional Documents Provided

	Description
[x]	NUMBERED WINDOW PICS
[x]	ADDITIONAL PICS
[x]	TERMITE PIC
[x]	RESTORATION COMPANY OPINION
[x]	PEST CONTROL COMPANY LETTER
[x]	WDO REPORT
[x]	WINDOW DESIGN AND PRODUCT

Application Certification

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

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

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

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

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

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

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.

METZLER CONSTANCE S
1812 BAYARD PL
JACKSONVILLE, FL 32205
METZLER RICHARD L

Primary Site Address
1812 BAYARD PL
Jacksonville FL 32205-

Official Record Book/Page
20832-01302

Tile #
6427

1812 BAYARD PL

Property Detail

RE #	077831-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01290 PHILLIPS R/P BK 7,8 JAMES
Total Area	6944
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

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$310,335.00	$295,416.00
Extra Feature Value	$3,811.00	$3,692.00
Land Value (Market)	$176,750.00	$176,750.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$490,896.00	$475,858.00
Assessed Value	$490,896.00	$263,768.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $212,090.00
Exemptions	$0.00	See below
Taxable Value	$490,896.00	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	$263,768.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Tot/Perm/Vet $5,000 (VT) 196.24 (VT)	- $5,000.00
Vet Ex Based on Combat Disability(V7)(%) 196.082 (V7)	- $208,768.00
Taxable Value	**$0.00**

SJRWMD/FIND Taxable Value

Assessed Value	$263,768.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Tot/Perm/Vet $5,000 (VT) 196.24 (VT)	- $5,000.00
Vet Ex Based on Combat Disability(V7)(%) 196.082 (V7)	- $208,768.00
Taxable Value	**$0.00**

School Taxable Value

Assessed Value	$263,768.00
Homestead (HX)	- $25,000.00
Tot/Perm/Vet $5,000 (VT) 196.24 (VT)	- $5,000.00
Vet Ex Based on Combat Disability(V7)(%) 196.082 (V7)	- $233,768.00
Taxable Value	**$0.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20832-01302	9/28/2023	$575,000.00	WD - Warranty Deed	Qualified	Improved
19811-01550	6/25/2021	$300,000.00	WD - Warranty Deed	Unqualified	Improved
12686-00148	7/1/2005	$100.00	QC - Quit Claim	Unqualified	Improved
10166-00329	9/23/2001	$27,500.00	QC - Quit Claim	Unqualified	Improved
09522-02342	1/18/2000	$75,000.00	WD - Warranty Deed	Unqualified	Improved
08728-00780	9/17/1997	$100.00	WD - Warranty Deed	Unqualified	Improved
07623-00233	7/27/1993	$100.00	MS - Miscellaneous	Unqualified	Improved
04759-00756	10/3/1978	$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$1,540.00
2	GRWR2	Garage/Util Bdg Wood	1	18	21	378.00	$2,152.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value

Legal

LN	Legal Description
1	2-97 27-2S-26E

1	0100	RES LD 3-7 UNITS PER AC	RLD-60	50.00	139.00	Common	50.00	Front Footage	$176,750.00

2	PHILLIPS R/P BLKS 7,8 JAMES S/D
3	RIVERSIDE
4	LOTS 19,20

Buildings

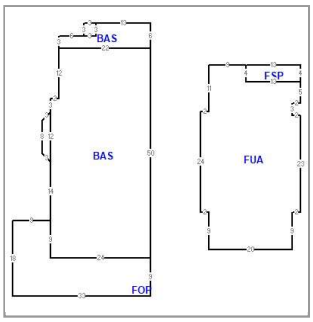
Building 1
Building 1 Site Address
1812 BAYARD PL Unit
Jacksonville FL 32205-

Building Type	0108 - SFR CLASS 2
Year Built	1909
Building Value	$295,416.00

Type	Gross Area	Heated Area	Effective Area
Base Area	20	20	20
Base Area	1176	1176	1176
Finished Open Porch	378	0	113
Finished upper story 1	940	940	893
Fin Screened Porch	52	0	18
Unfin Open Porch	9	0	2
Base Area	105	105	105
Total	2680	2241	2327

Element	Code	Detail
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	11	11 Cer Clay Tile
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
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	$490,896.00	$0.00	$490,896.00	$5,324.18	$5,555.42	$5,078.56
Urban Service Dist1	$490,896.00	$0.00	$490,896.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$490,896.00	$0.00	$490,896.00	$1,522.42	$1,562.52	$1,440.39
By Local Board	$490,896.00	$0.00	$490,896.00	$1,057.60	$1,103.53	$1,000.64
FL Inland Navigation Dist.	$490,896.00	$0.00	$490,896.00	$15.05	$14.14	$14.14
Water Mgmt Dist. SJRWMD	$490,896.00	$0.00	$490,896.00	$92.87	$88.02	$88.02
School Board Voted	$490,896.00	$0.00	$490,896.00	$0.00	$490.90	$0.00
Urb Ser Dist1 Voted	$490,896.00	$0.00	$490,896.00	$0.00	$0.00	$0.00
			Totals	$8,012.12	$8,814.53	$7,621.75

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$470,463.00	$470,463.00	$0.00	$470,463.00
Current Year	$490,896.00	$490,896.00	$0.00	$490,896.00

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

City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 8 JULY 2024

COA#: 30751

Address: 1812 BAYARD PL
JACKSONVILLE, FL
32205

Owner: RICHARD/CONSTANCE
METZLER

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 30751 **were posted on the property/site located at:**

Real Estate Number(s)

1812 BAYARD PLACE, JACKSONVILLE FL 32205

Street Address

City, State Zip Code

Printed Name RICHARD L. METZLER

Signature

Dated this 8 day of JULY, 2024

Tracking # _____

COJ Window Survey Form – Cover Page

Date Completed _____

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
X	Proposed replacement window product material (wood, vinyl, clad, etc.) and exterior grid pattern (3/1, 4/4, 6/6, 1/1, etc)

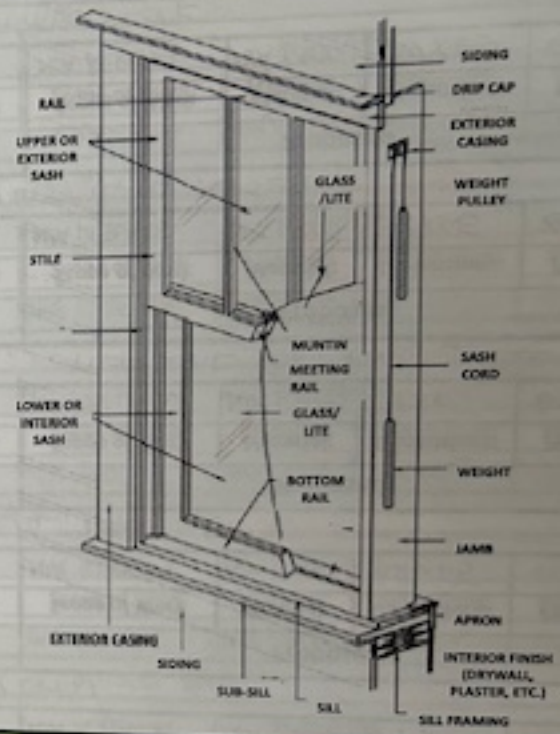
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

Project Information

	Total number of window openings
29	Number of windows that will be replaced
	Number of historic/original windows
	Number of non-historic windows
	Exterior window sill depth in inches (Window Recession)

Definitions

- **Historic Windows:** Windows that have been on the structure for 50 or more years.
- **Non-Historic Windows:** Replacement windows that have been on the structure for less than 50 years
- **Original:** Windows that were installed when the structure was originally constructed.
- **Sill Depth:** How deep into the wall plane a window is recessed



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

Print name: RICHARD & CONSTANCE METZLER

Signature: _____

Applicant or Agent *(if different than owner)*

Print name: _____

Signature: _____

COJ Window Survey Form – Page # 1 out of 5

Window #	Existing (Example)					Proposed (Example)			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
0	Wood	30 x 62	4 / 4	Bad	Termites	Replace Window	Wood	30 x 62	4 / 4
Additional Info:	Based on the attached photos and termite report, this window is extremely rotted and cannot be repaired.								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
1	N/A WOOD	44 x 62	1/1	N/A BAD	None	N/A REPLACE	N/A WOOD	44 x 62	6/1
Additional Info:	↳ ALUMINUM REPLACEMENT, WON'T SEAL / OPEN								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
2	N/A WOOD	32 x 65	1/1	N/A BAD	None	N/A REPLACE	N/A WOOD	32 x 65	6/1
Additional Info:	DETERIORATED PUTTY, OUT OF PLUMB, WON'T SEAL, LEAK AIR								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
3	N/A WOOD	34 x 65	9/1	N/A BAD	None	N/A REPLACE	N/A WOOD	34 x 65	6/1
Additional Info:	NO SASH CORD, WON'T LOCK, WON'T OPEN, ROTTED RAIL, COMPROMISED SILL								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
4	N/A WOOD	34 x 65	9/1	N/A BAD	None	N/A REPLACE	N/A WOOD	34 x 65	6/1
Additional Info:	COMPROMISED SILL & MONTINS, WON'T OPEN OR LOCK, OUT OF PLUMB, NO SEAL								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
5	N/A WOOD	34 x 65	9/1	N/A BAD	None	N/A REPLACE	N/A WOOD	34 x 65	6/1
Additional Info:	NO SASH CORD, OUT OF PLUMB, NO SEAL, COMPROMISED LOCK								

COJ Window Survey Form – Page # 2 out of 5

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
6	N/A WOOD	36 x 65	6/1	N/A BAD	None	N/A REPLACE	N/A WOOD	36x65	6/1
Additional Info:	HOLES IN BOTTOM RAIL, MUNTING GONE, CAN'T LOCK, LEAKS AIR								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
7	N/A WOOD	36x 65	6/1	N/A BAD	None	N/A REPLACE	N/A WOOD	36 x 65	6/1
Additional Info:	WON'T LOCK, MUNTINS COMPROMISED, DETERIORATED STILE								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
8,9	N/A AL.	46 X 46	N/A	N/A NO WINDOWS	None NO WINDOWS	N/A REPLACE	N/A WOOD	25 X 46	6/1
Additional Info:	REPLACE AL STORMS WINDOWS (2) WITH 2 NEW WOOD WINDOWS								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
8,9	N/A AL	46 x 46	N/A	N/A NO WINDOWS	None NO WINDOWS	N/A REPLACE	N/A WOOD	23 x 46	6/1
Additional Info:	REPLACE AL STORM WINDOWS (3) WITH 2 NEW WOOD WINDOWS								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10	N/A WOOD	34 x 35	1/1	N/A BAD	None	N/A REPLACE	N/A WOOD	34 x 35	6/1
Additional Info:	OUT OF PLUMB, SILL COMPROMISED, LEAKS, NO LOCK, WINDOW DOESN'T FIT OPENING								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
11	N/A WOOD	34 x 65	1/1	N/A BAD	None ROT	N/A REPLACE	N/A WOOD	34 x 47	6/1
Additional Info:	RAISE SILL TO ACCOMMODATE INST OF CABINETS/STOVE (COUNTER) ON OUTSIDE WALL FOR VENTING								

COJ Window Survey Form – Page # 3 out of 5

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
12	N/A WOOD	34x65	1/1	N/A BAD	None ROT	N/A REPLACE	N/A WOOD	34x47	6/1
Additional Info:	RAISE SILL TO ACCOMMODATE COUNTER ON OUTSIDE WALL FOR STOVE, VENT								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
13	N/A WOOD	34x65	1/1	N/A BAD	None ROT	N/A REPLACE	N/A WOOD	34x65	6/1
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
14	N/A WOOD	27x65	6/1	N/A BAD	None ROT	N/A REPLACE	N/A WOOD	27x65	6/1
Additional Info:	TERMITES, BIG GAPS IN FRAME, LEAKS AIR & WATER								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
15	N/A WOOD	35x65	1/1	N/A BAD	None	N/A REPLACE	N/A WOOD	35x65	6/1
Additional Info:	NO LOCK, LEAKS AIR & WATER MATERIAL DECAYED, REBUILT IN CRUDEST WAY, TERMITES								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
16	N/A WOOD	27x65	6/1	N/A BAD	None	N/A REPLACE	N/A WOOD	27x65	6/1
Additional Info:	SAME AS 14								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
17	N/A WOOD	32x65		N/A BAD	None	N/A REPLACE	N/A WOOD	32x65	6/1
Additional Info:	TERMITES, WOOD ROT, NO LOCKS, AIR LEAKS								

COJ Window Survey Form – Page # 4 out of 5

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
18	N/A WOOD	32x65	1/1	N/A BAD	None	N/A REPLACE	N/A WOOD	32x65	6/1
Additional Info:	TERMITES, WOOD ROT, NO LOCKS, AIR LEAKS								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
19	N/A WOOD	28x41	NO WINDOW 3 STORM WDS	N/A	None	N/A REPLACE	N/A WOOD	28x41	6/1
Additional Info:	REPLACE ALUM. STORM WINDOWS (3) WITH TWO WOOD WINDOWS								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
20	N/A WOOD	28x41	NO WINDOW 3 STORM WDS.	N/A	None	N/A REPLACE	N/A WOOD	28x41	6/1
Additional Info:	REPLACE ALUM STORM WINDOWS (3) WITH 2 WOOD WINDOWS								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
21	N/A WOOD	22x53	SQUARE OVE (8)	N/A BAD	None	N/A REPLACE	N/A WOOD	22x53	FIXED 8 LIGHT
Additional Info:	REPLACE DETERIORED 8 LIGHT WINDOW WITH FIXED WINDOW OF SAME PATTERN / WONT CLOSE OR LOCK								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
22	N/A WOOD	28x53	FIXED (12)	N/A BAD	None	N/A REPLACE	N/A WOOD	28x53	FIXED 8 LIGHT
Additional Info:	REPLACE DETERIORATED 12 LIGHT FIXED WINDOW WITH FIXED WINDOW OF SAME PATTERN								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
23	N/A WOOD	22x53	FIXED (12)	N/A BAD	None	N/A REPLACE	N/A WOOD	22x53	FIXED 8 LIGHT
Additional Info:	REPLACE DETERIORATED 12 LIGHT FIXED WINDOW WITH FIXED WINDOW OF SAME PATTERN								

COJ Window Survey Form – Page # 5 out of 5

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
24	N/A WOOD	31 X 61	6/1	N/A BAD	None	N/A REPLACE	N/A WOOD	31 X 61	6/1
Additional Info:	NO SEAL, AIR LEAKS, MUNTINS DETERIORATED								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
25	N/A WOOD	31 X 61	6/1	N/A BAD	None	N/A REPLACE	N/A WOOD	31 X 61	6/1
Additional Info:	NO SEAL, BOTTOM MISALIGNED, MUNTINS DETERIORATED, AIR LEAKS								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
26	N/A WOOD	36 X 61	6/1	N/A BAD	None	N/A ~~36 X 61~~ REPLACE	N/A WOOD	36 X 61	6/1
Additional Info:	NO SEAL, TOP & BOTTOM, LEAKS AIR, NO LOCK								

Window #	~~NO SEAL~~ Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
27	N/A WOOD	36 X 61	6/1	N/A BAD	None	N/A ~~36 X 61~~	N/A WOOD	36 X 61	6/1
Additional Info:	NO LOCK, BOTTOM WON'T LINE UP WITH TOP SECTION REPLACE								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
28	N/A WOOD	31 X 65	6/1	N/A BAD	None	N/A REPLACE	N/A WOOD	31 X 65	6/1
Additional Info:	NEW SILL REQUIRE, DETERIOR MUNTINS, LEAK AIR								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
29	N/A WOOD	31 X 65	6/1	N/A BAD	None	N/A REPLACE	N/A WOOD	31 X 65	6/1
Additional Info:	DETERIORATED MUNTINS, LEAK AIR, WON'T LOCK								

Living Room - Floor 1
Line Item: 2

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ANDERSEN WINDOWS & DOORS

CREATED DATE
5/9/2024

LATEST UPDATE
5/14/2024

OWNER
Tiya Washington

SOLD BY:

HDIS Jacksonville - Pooler
2455 PACES FERRY RD NW
Atlanta, GA 30339-4024
Fax: 866-224-3646

SOLD TO:

,

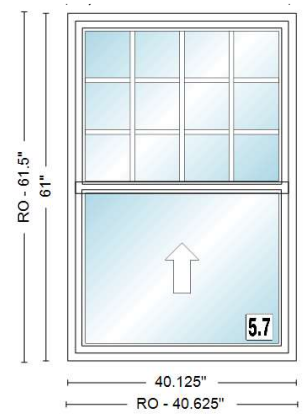
Customer Quote - Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
11279860	METZLER	5760286		

ORDER NOTES: DELIVERY NOTES:

Line #	Description		Unit Price	Qty	Ext. Price
100-1	100 Series Single-Hung-Insert, Equal Sash, 40 1/8 x 61, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 4W3H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02114-00001, -Not US Energy Star-, Version:04/23/2024				

16.94 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: LIVING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
100-2	Exterior Sill Extender: 100SHS 40.125 x 61 White 1" (PVC)				

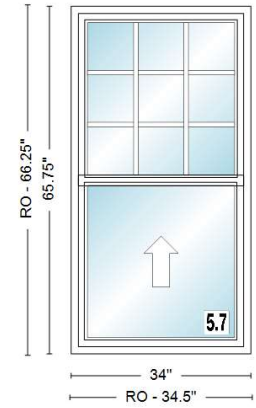
Comments: Room: LIVING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
100-3	Head Expander: 100SHS 40.125 x 61 White				

Comments: Room: LIVING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
200-1	100 Series Single-Hung-Insert, Equal Sash, 34 x 65 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W3H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

15.35 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: LIVING

Line #	Description		Unit Price	Qty	Ext. Price
200-2	Exterior Sill Extender: 100SHS 34 x 65.75 White 1" (PVC)				

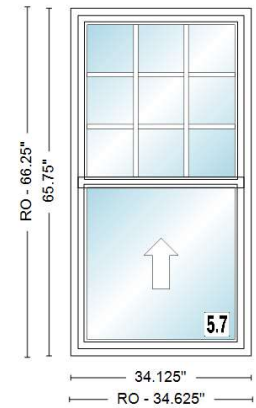
Comments: Room: LIVING

Line #	Description		Unit Price	Qty	Ext. Price
200-3	Head Expander: 100SHS 34 x 65.75 White				

Comments: Room: LIVING

Line #	Description		Unit Price	Qty	Ext. Price
300-1	100 Series Single-Hung-Insert, Equal Sash, 34 1/8 x 65 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W3H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

15.35 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: DINING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
300-2	Exterior Sill Extender: 100SHS 34.125 x 65.75 White 1" (PVC)				

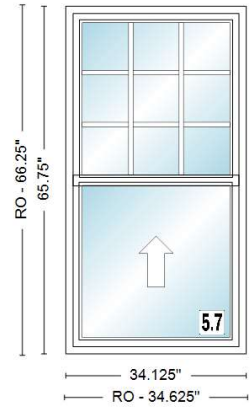
Comments: Room: DINING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
300-3	Head Expander: 100SHS 34.125 x 65.75 White				

Comments: Room: DINING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
400-1	100 Series Single-Hung-Insert, Equal Sash, 34 1/8 x 65 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W3H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

15.35 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: DINING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
400-2	Exterior Sill Extender: 100SHS 34.125 x 65.75 White 1" (PVC)				

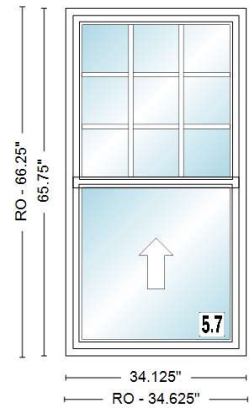
Comments: Room: DINING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
400-3	Head Expander: 100SHS 34.125 x 65.75 White				

Comments: Room: DINING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
500-1	100 Series Single-Hung-Insert, Equal Sash, 34 1/8 x 65 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W3H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

15.35 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: DINING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
500-2	Exterior Sill Extender: 100SHS 34.125 x 65.75 White 1" (PVC)				

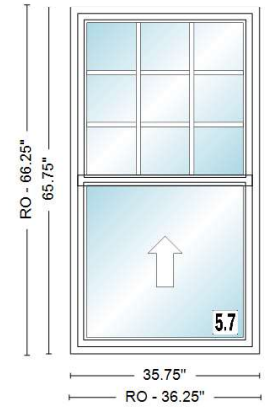
Comments: Room: DINING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
500-3	Head Expander: 100SHS 34.125 x 65.75 White				

Comments: Room: DINING ROOM

Line #	Description		Unit Price	Qty	Ext. Price
600-1	100 Series Single-Hung-Insert, Equal Sash, 35 3/4 x 65 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W3H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

15.80 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: STUDY

Line #	Description		Unit Price	Qty	Ext. Price
600-2	Exterior Sill Extender: 100SHS 35.75 x 65.75 White 1" (PVC)				

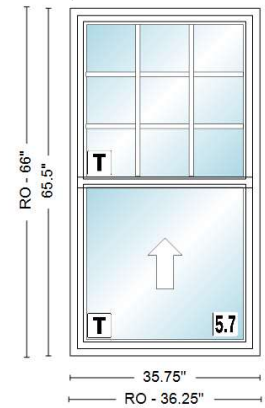
Comments: Room: STUDY

Line #	Description		Unit Price	Qty	Ext. Price
600-3	Head Expander: 100SHS 35.75 x 65.75 White				

Comments: Room: STUDY

Line #	Description		Unit Price	Qty	Ext. Price
700-1	100 Series Single-Hung-Insert, Equal Sash, 35 3/4 x 65 1/2, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Tempered, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W3H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02114-00001, -Not US Energy Star-, Version:04/23/2024				

15.80 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: HALL

Line #	Description		Unit Price	Qty	Ext. Price
700-2	Exterior Sill Extender: 100SHS 35.75 x 65.5 White 1" (PVC)				

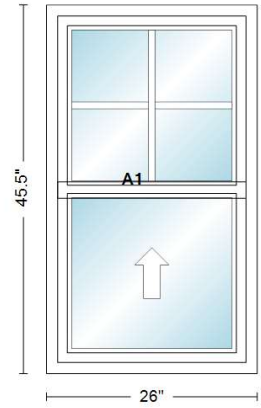
Comments: Room: HALL

Line #	Description		Unit Price	Qty	Ext. Price
700-3	Head Expander: 100SHS 35.75 x 65.5 White				

Comments: Room: HALL

Line #	Description		Unit Price	Qty	Ext. Price
800-1	100 Series Single-Hung-Insert, Mulled Units, Units Wide: 1, Equal Sash, 26 x 45 1/2, Individual Dimensions = RO: 26 3/4" x 46 1/4" | UNIT: 26" x 45 1/2", No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 2W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Frame Extender Trim, Extender Trim Width = 1" (PVC), Mull Location = Field, Mull Material = 1/2" Fiberglass Non Reinforced, Ribbon Mull, Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Vertical, Job Site Mulled, 1/2" Fiberglass Non Reinforced, Version:04/23/2024, Mull Config = 2				

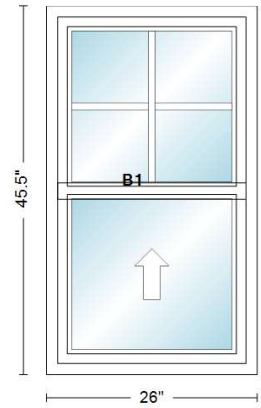
8.13 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
800-2	100 Series Single-Hung-Insert, 100SHS 2' 2"X3' 9 1/2" Equal Sash, Fixed/Active, White w/White Sash / Frame: White White, Dual Pane Low-E SmartSun, Stainless Glass / Grille Spacer, w/FDL Specified Equal Light Grilles, Auto Lock Hardware				

.04 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
800-3	72X1IN, EXT TRIM, SILL/ FRAME EXTENDER PN:9179668				

Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
800-4	72X1IN, EXT TRIM, SILL/ FRAME EXTENDER PN:9179668				

Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
800-5	72X1IN, EXT TRIM, SILL/ FRAME EXTENDER PN:9179668				

Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
800-6	72X1IN, EXT TRIM, SILL/ FRAME EXTENDER PN:9179668				

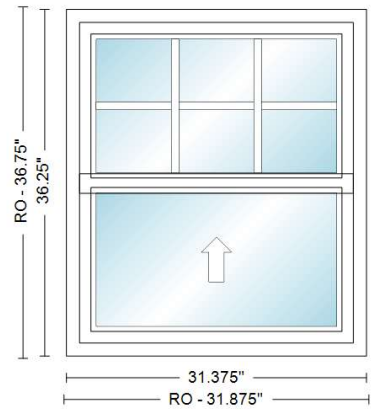
Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
800-7	Joining Kit: 100 Series Vertical, Field, Job Site Mulled, 1/2" Fiberglass Non Reinforced, 0.5" thick, 45.5" length, White / White				

Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
900-1	100 Series Single-Hung-Insert, Equal Sash, 31 3/8 x 36 1/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

7.75 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
900-2	Exterior Sill Extender: 100SHS 31.375 x 36.25 White 1" (PVC)				

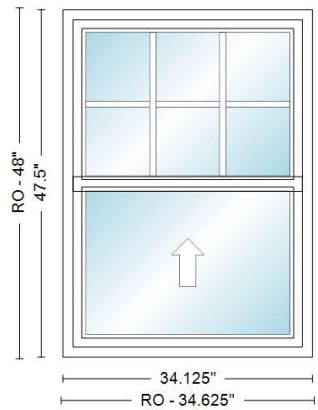
Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
900-3	Head Expander: 100SHS 31.375 x 36.25 White				

Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
1000-1	100 Series Single-Hung-Insert, Equal Sash, 34 1/8 x 47 1/2, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

11.10 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
1000-2	Exterior Sill Extender: 100SHS 34.125 x 47.5 White 1" (PVC)				

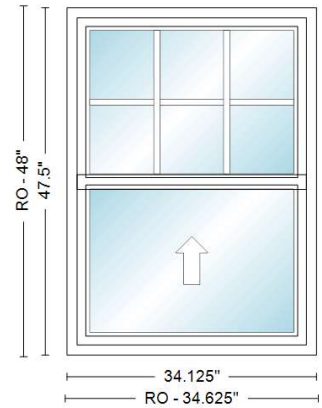
Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
1000-3	Head Expander: 100SHS 34.125 x 47.5 White		$35.20	1	$35.20

Comments: Room: KITCHEN

Line #	Description		Unit Price	Qty	Ext. Price
1100-1	100 Series Single-Hung-Insert, Equal Sash, 34 1/8 x 47 1/2, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

11.10 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: kitchen

Line #	Description		Unit Price	Qty	Ext. Price
1100-2	Exterior Sill Extender: 100SHS 34.125 x 47.5 White 1" (PVC)				

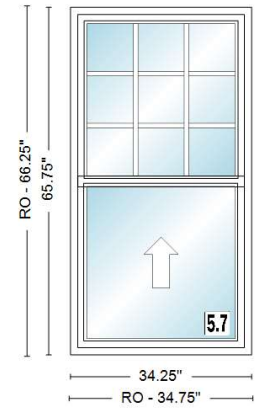
Comments: Room: kitchen

Line #	Description		Unit Price	Qty	Ext. Price
1100-3	Head Expander: 100SHS 34.125 x 47.5 White				

Comments: Room: kitchen

Line #	Description		Unit Price	Qty	Ext. Price
1200-1	100 Series Single-Hung-Insert, Equal Sash, 34 1/4 x 65 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W3H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

15.35 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: living room

Line #	Description		Unit Price	Qty	Ext. Price
1200-2	Exterior Sill Extender: 100SHS 34.25 x 65.75 White 1" (PVC)				

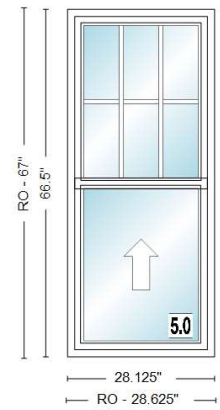
Comments: Room: living room

Line #	Description		Unit Price	Qty	Ext. Price
1200-3	Head Expander: 100SHS 34.25 x 65.75 White				

Comments: Room: living room

Line #	Description		Unit Price	Qty	Ext. Price
1300-1	100 Series Single-Hung-Insert, Equal Sash, 28 1/8 x 66 1/2, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Colonial, Typical, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

12.83 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: master bedroom

Line #	Description		Unit Price	Qty	Ext. Price
1300-2	100SH, OPENING CONTROL DEVICE, WHITE LH KIT PN:9130514				

Comments: Room: master bedroom

Line #	Description		Unit Price	Qty	Ext. Price
1300-3	Exterior Sill Extender: 100SHS 28.125 x 66.5 White 1" (PVC)				

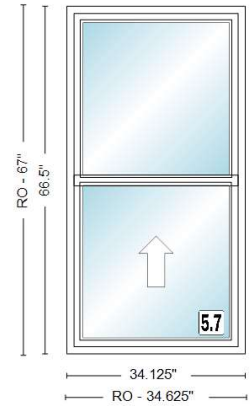
Comments: Room: master bedroom

Line #	Description		Unit Price	Qty	Ext. Price
1300-4	Head Expander: 100SHS 28.125 x 66.5 White				

Comments: Room: master bedroom

Line #	Description		Unit Price	Qty	Ext. Price
1400-1	100 Series Single-Hung-Insert, Equal Sash, 34 1/8 x 66 1/2, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: None, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02058-00001, -Not US Energy Star-, Version:04/23/2024				

15.58 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: MASTER BEDROOM

Line #	Description		Unit Price	Qty	Ext. Price
1400-2	100SH, OPENING CONTROL DEVICE, WHITE LH KIT PN:9130514				

Comments: Room: MASTER BEDROOM

Line #	Description		Unit Price	Qty	Ext. Price
1400-3	Exterior Sill Extender: 100SHS 34.125 x 66.5 White 1" (PVC)				

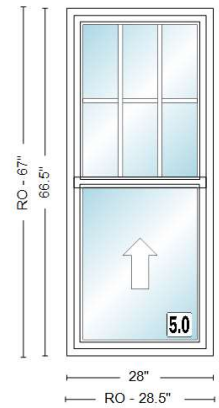
Comments: Room: MASTER BEDROOM

Line #	Description		Unit Price	Qty	Ext. Price
1400-4	Head Expander: 100SHS 34.125 x 66.5 White				

Comments: Room: MASTER BEDROOM

Line #	Description		Unit Price	Qty	Ext. Price
1500-1	100 Series Single-Hung-Insert, Equal Sash, 28 x 66 1/2, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

12.83 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: MASTER BEDROOM

Line #	Description		Unit Price	Qty	Ext. Price
1500-2	100SH, OPENING CONTROL DEVICE, WHITE LH KIT PN:9130514				

Comments: Room: MASTER BEDROOM

Line #	Description		Unit Price	Qty	Ext. Price
1500-3	Exterior Sill Extender: 100SHS 28 x 66.5 White 1" (PVC)				

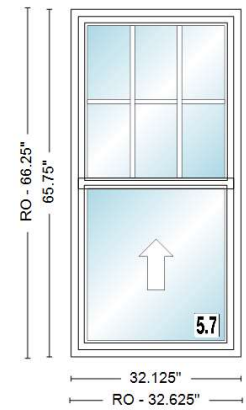
Comments: Room: MASTER BEDROOM

Line #	Description		Unit Price	Qty	Ext. Price
1500-4	Head Expander: 100SHS 28 x 66.5 White				

Comments: Room: MASTER BEDROOM

Line #	Description		Unit Price	Qty	Ext. Price
1600-1	100 Series Single-Hung-Insert, Equal Sash, 32 1/8 x 65 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Colonial, Typical, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

14.44 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: office

Line #	Description		Unit Price	Qty	Ext. Price
1600-2	100SH, OPENING CONTROL DEVICE, WHITE LH KIT PN:9130514				

Comments: Room: office

Line #	Description		Unit Price	Qty	Ext. Price
1600-3	Exterior Sill Extender: 100SHS 32.125 x 65.75 White 1" (PVC)				

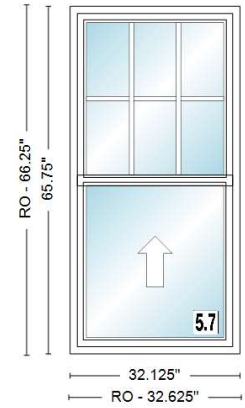
Comments: Room: office

Line #	Description		Unit Price	Qty	Ext. Price
1600-4	Head Expander: 100SHS 32.125 x 65.75 White				

Comments: Room: office

Line #	Description		Unit Price	Qty	Ext. Price
1700-1	100 Series Single-Hung-Insert, Equal Sash, 32 1/8 x 65 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Colonial, Typical, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

14.44 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: office

Line #	Description		Unit Price	Qty	Ext. Price
1700-2	100SH, OPENING CONTROL DEVICE, WHITE LH KIT PN:9130514				

Comments: Room: office

Line #	Description		Unit Price	Qty	Ext. Price
1700-3	Exterior Sill Extender: 100SHS 32.125 x 65.75 White 1" (PVC)				

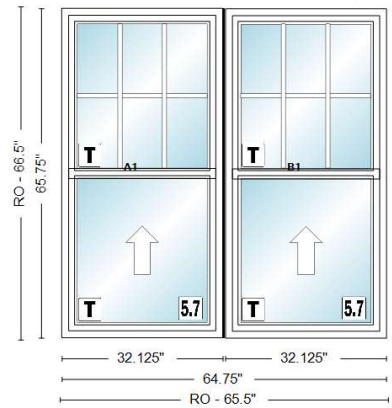
Comments: Room: office

Line #	Description		Unit Price	Qty	Ext. Price
1700-4	Head Expander: 100SHS 32.125 x 65.75 White				

Comments: Room: office

Line #	Description		Unit Price	Qty	Ext. Price
1800-1	100 Series Single-Hung-Insert, Mulled Units, Equal Sash, 32 1/8 x 65 3/4, Custom Size, Standard Height = Custom, Frame Width = 32 1/8, Frame Height = 65 3/4, Individual Dimensions = RO: 32 7/8" x 66 1/2" | UNIT: 32 1/8" x 65 3/4", No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Tempered, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower, 2 Lower: None Unit 1 Upper, 2 Upper: FDL, Colonial, Typical, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Frame Extender Trim, Extender Trim Width = 1" (PVC), Mull Location = Andersen, Mull Material = 1/2" Fiberglass Non Reinforced, Ribbon Mull, Unit CPD Number = AND-N-80-02114-00001, -Not US Energy Star-, Vertical, Factory Mulled, 1/2" Fiberglass Non Reinforced, Version:04/23/2024, Mull Config = 2				

29.33 sq. ft.
FL 15906.1
FL 15922.3
DP +/-30



Comments: Room: bathroom

Line #	Description		Unit Price	Qty	Ext. Price
1800-2	100SH, OPENING CONTROL DEVICE, WHITE LH KIT PN:9130514				

Comments: Room: bathroom

Line #	Description		Unit Price	Qty	Ext. Price
1800-3	100SH, OPENING CONTROL DEVICE, WHITE LH KIT PN:9130514				

Comments: Room: bathroom

Line #	Description		Unit Price	Qty	Ext. Price
1800-4	72X1IN, EXT TRIM, SILL/ FRAME EXTENDER PN:9179668				

Comments: Room: bathroom

Line #	Description		Unit Price	Qty	Ext. Price
1800-5	72X1IN, EXT TRIM, SILL/ FRAME EXTENDER PN:9179668				

Comments: Room: bathroom

Line #	Description		Unit Price	Qty	Ext. Price
1800-6	72X1IN, EXT TRIM, SILL/ FRAME EXTENDER PN:9179668				

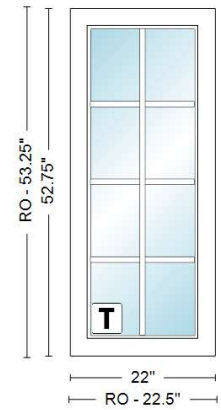
Comments: Room: bathroom

Line #	Description		Unit Price	Qty	Ext. Price
1800-7	72X1IN, EXT TRIM, SILL/ FRAME EXTENDER PN:9179668				

Comments: Room: bathroom

Line #	Description		Unit Price	Qty	Ext. Price
1900-1	100 Series Picture/Transom-SH-Insert, 22 x 52 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed, White Exterior Frame, /White Interior Frame, Low-E SmartSun, Tempered, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 2W4H, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-82-11012-00001, -Not US Energy Star-, Version:04/23/2024				

7.94 sq. ft.
FL 15910.1
DP +/-30



Comments: Room: hall

Line #	Description		Unit Price	Qty	Ext. Price
1900-2	Exterior Sill Extender: 100REC 22 x 52.75 White 1" (PVC)				

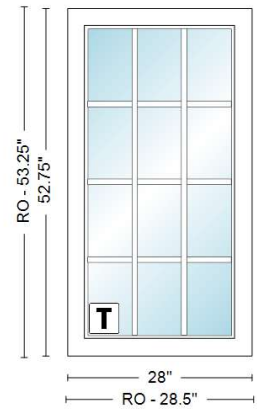
Comments: Room: hall

Line #	Description		Unit Price	Qty	Ext. Price
1900-3	Head Expander: 100REC 22 x 52.75 White				

Comments: Room: hall

Line #	Description		Unit Price	Qty	Ext. Price
2000-1	100 Series Picture/Transom-PWTR-Insert, 28 x 52 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed, White Exterior Frame, /White Interior Frame, Low-E SmartSun, Tempered, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W4H, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-82-11012-00001, -Not US Energy Star-, Version:04/23/2024				

11.56 sq. ft.
FL 15910.1
DP +/-30



Comments: Room: hall

Line #	Description		Unit Price	Qty	Ext. Price
2000-2	Exterior Sill Extender: 100REC 28 x 52.75 White 1" (PVC)				

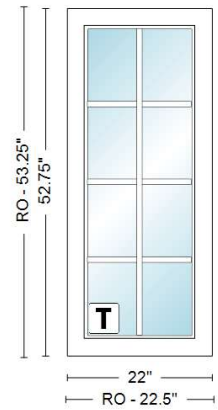
Comments: Room: hall

Line #	Description		Unit Price	Qty	Ext. Price
2000-3	Head Expander: 100REC 28 x 52.75 White				

Comments: Room: hall

Line #	Description		Unit Price	Qty	Ext. Price
2100-1	100 Series Picture/Transom-SH-Insert, 22 x 52 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed, White Exterior Frame, /White Interior Frame, Low-E SmartSun, Tempered, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 2W4H, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-82-11012-00001, -Not US Energy Star-, Version:04/23/2024				

11.56 sq. ft.
FL 15910.1
DP +/-30



Comments: Room: hall

Line #	Description		Unit Price	Qty	Ext. Price
2100-2	Exterior Sill Extender: 100REC 22 x 52.75 White 1" (PVC)				

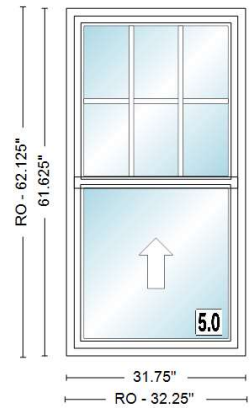
Comments: Room: hall

Line #	Description		Unit Price	Qty	Ext. Price
2100-3	Head Expander: 100REC 22 x 52.75 White				

Comments: Room: hall

Line #	Description		Unit Price	Qty	Ext. Price
2200-1	100 Series Single-Hung-Insert, Equal Sash, 31 3/4 x 61 5/8, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

13.56 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: bedroom 1

Line #	Description		Unit Price	Qty	Ext. Price
2200-2	Exterior Sill Extender: 100SHS 31.75 x 61.625 White 1" (PVC)				

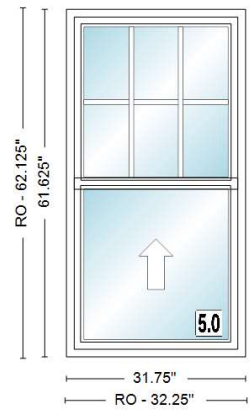
Comments: Room: bedroom 1

Line #	Description		Unit Price	Qty	Ext. Price
2200-3	Head Expander: 100SHS 31.75 x 61.625 White				

Comments: Room: bedroom 1

Line #	Description		Unit Price	Qty	Ext. Price
2300-1	100 Series Single-Hung-Insert, Equal Sash, 31 3/4 x 61 5/8, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

13.56 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: bedroom 1

Line #	Description		Unit Price	Qty	Ext. Price
2300-2	Exterior Sill Extender: 100SHS 31.75 x 61.625 White 1" (PVC)				

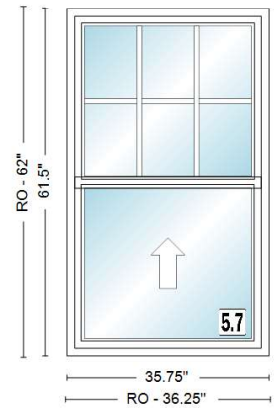
Comments: Room: bedroom 1

Line #	Description		Unit Price	Qty	Ext. Price
2300-3	Head Expander: 100SHS 31.75 x 61.625 White		$32.80	1	$32.80

Comments: Room: bedroom 1

Line #	Description		Unit Price	Qty	Ext. Price
2400-1	100 Series Single-Hung-Insert, Equal Sash, 35 3/4 x 61 1/2, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02114-00001, -Not US Energy Star-, Version:04/23/2024				

13.56 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2400-2	Exterior Sill Extender: 100SHS 35.75 x 61.5 White 1" (PVC)				

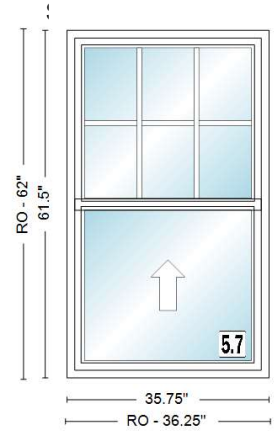
Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2400-3	Head Expander: 100SHS 35.75 x 61.5 White				

Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2500-1	100 Series Single-Hung-Insert, Equal Sash, 35 3/4 x 61 1/2, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02114-00001, -Not US Energy Star-, Version:04/23/2024				

13.56 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2500-2	Exterior Sill Extender: 100SHS 35.75 x 61.5 White 1" (PVC)				

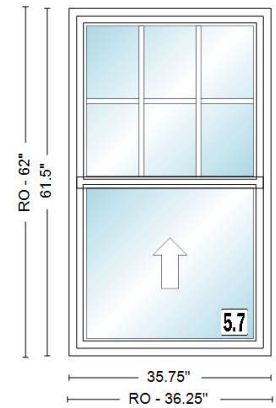
Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2500-3	Head Expander: 100SHS 35.75 x 61.5 White				

Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2600-1	100 Series Single-Hung-Insert, Equal Sash, 35 3/4 x 61 1/2, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02114-00001, -Not US Energy Star-, Version:04/23/2024				

13.56 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2600-2	Exterior Sill Extender: 100SHS 35.75 x 61.5 White 1" (PVC)				

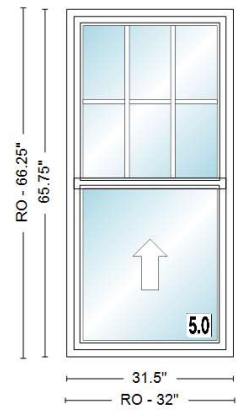
Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2600-3	Head Expander: 100SHS 35.75 x 61.5 White				

Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2700-1	100 Series Single-Hung-Insert, Equal Sash, 31 1/2 x 65 3/4, No Flange w/Exterior Accessory Kerf (Insert), Fixed/Active, White Exterior Frame, White Exterior Sash/Panel, /White Interior Frame, w/White Interior Sash/Panel, Low-E SmartSun, Argon Filled, Glass / Grille Spacer Color = Stainless, Grilles: Unit 1 Lower: None Unit 1 Upper: FDL, Specified Equal Light, No Simulated Check Rail, 3/4", White, White, 3W2H, Hardware: Auto Lock, Lock:Andersen 100 Series, 1 Sash Locks, White Lock, Window Opening Control Device-No, Half Screen, Fiberglass, White, Insect Screen Applied = Yes, Pre-cut Installation Accessory = Head Expander and Exterior Sill Extender Trim, Extender Trim Width = 1" (PVC), Unit CPD Number = AND-N-80-02082-00001, -Not US Energy Star-, Version:04/23/2024				

14.44 sq. ft.
FL 15906.1
DP +/-30



Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2700-2	Exterior Sill Extender: 100SHS 31.5 x 65.75 White 1" (PVC)				

Comments: Room: bedroom 2

Line #	Description		Unit Price	Qty	Ext. Price
2700-3	Head Expander: 100SHS 31.5 x 65.75 White				

Comments:

Room: bedroom 2

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

Andersen WINDOWS • DOORS

A LOT TO LIKE AT A LIKABLE PRICE.

Andersen® 100 Series windows and patio doors give you the durability, energy efficiency and beauty that has made Andersen the most trusted brand in the industry.

DURABLE

- Virtually maintenance-free inside and out
- Tested to the extreme to deliver years of smooth, reliable operation*

ENERGY EFFICIENT

ENERGY STAR AWARD 2011
PARTNER OF THE YEAR

- Weather-resistant construction designed to seal out drafts, wind and water
- Windows and doors with SmartSun™ glass option meet ENERGY STAR® qualifications in all 50 states

BEAUTIFUL

- Clean, attractive corner seams
- Rich, matte white interiors with five exterior colors

100 Series corner seam

Vinyl corner seam

White | Sandtone | Terratone® | Cocoa Bean | Dark Bronze

ENGINEERED WITH FIBREX®

Composed of 40% reclaimed wood fiber by weight, twice as strong as vinyl and never needs painting*

*See limited warranty for details.

100 SERIES WINDOWS & DOORS

WINDOW & DOOR TYPES

- Single-hung windows
- Casement windows
- Awning windows
- Gliding windows
- Specialty windows
- Gliding patio doors

CUSTOM SIZES

Andersen 100 Series windows and patio doors are available in custom sizes.*

GLASS OPTIONS

LOW-E SMARTSUN™ GLASS

- Our most energy-efficient glass
- Blocks 95% of UV light
- Rejects unwanted solar heat

LOW-E GLASS

- Energy efficient
- Can help reduce energy bills in any climate

PATTERNED GLASS

- Ideal for letting light into your home while obscuring vision
- Can be ordered as Low-E or Low-E SmartSun™ glass

Obscure

Cascade

Reed

Fern

FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

- Keeps glass easy to clean
- Wide variety of patterns, including Specified Equal Light
- Two-sided color scheme matches both interior and exterior

Colonial

Prairie A

Specified Equal Light (2 x 2)

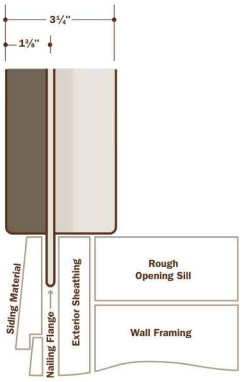
Tall Fractional

Renaissance

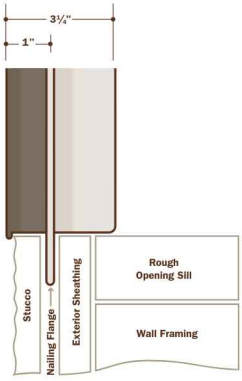
Sunburst

FRAME OPTIONS

1 3/8" Flange Setback



1" Flange Setback with Stucco Key



Replacement Configuration

*Curved specialty windows are not available in custom sizes.
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For more information visit: andersenwindows.com/100series

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Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

NICOLE "NIKKI" FRIED
COMMISSIONER

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

Rule 5E-14.142, F.A.C.
Telephone Number (850) 617-7996

SECTION 1 – GENERAL INFORMATION

Inspection Company: MCCALL SERVICE
Inspection Company Name

Business License Number: _____

Phone Number: 904-389-5561

2861 COLLEGE STREET
Company Address

Date of Inspection: 6/26/2024

JACKSONVILLE, FL 32205
Company City, State and Zip Code

Inspector's Name and Identification Card Number: Richard McNeil (First Name) JE93992 (ID Card No.)

Address of Property Inspected: 1812 BAYARD FL, JACKSONVILLE, FL 32205

Structure(s) on Property Inspected: Single dwelling

Inspection and Report requested by: Home owner (Richard Metzler)
Name and Contact Information

Report Sent to Requestor and to: Richard Metzler
Name and Contact Information if different from above

SECTION 2 – INSPECTION FINDINGS – CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.
This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.
This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report.
Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. ***A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.***

NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:
(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

A. ☐ NO visible signs of WDO(s) (live, evidence or damage) observed.

B. ☒ VISIBLE evidence of WDO(s) was observed as follows:

☐ 1. LIVE WDO(s): _____
(Common Name of Organism and Location – use additional page, if needed)

☒ 2. EVIDENCE of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):
Drywood termite exit holes in flooring upstairs bedroom and office Crawlspace Drywood termite
(Common Name, Description and Location – Describe evidence – use additional page, if needed)
frass found at porch and living room wall left side

☐ 3. DAMAGE caused by WDO(s) was observed and noted as follows:
(Common Name, Description and Location of all visible damage – Describe damage – use additional page, if needed)

CONTINUED ON PAGE TWO

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

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

☐ Attic **SPECIFIC AREAS:** _____
REASON: _____

☐ Interior **SPECIFIC AREAS:** _____
REASON: _____

☐ Exterior **SPECIFIC AREAS:** _____
REASON: _____

☐ Crawlspace **SPECIFIC AREAS:** _____
REASON: _____

☐ Other: **SPECIFIC AREAS:** _____
REASON: _____

SECTION 4 – NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☐ Yes ☒ No If Yes, the structure exhibits evidence of previous treatment. List what was observed: _____

(State what visible evidence was observed to suggest possible previous treatment – use additional page, if needed)

NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: Panel box
(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☒ No
If Yes: Common name of organism treated: _____
(Common name of organism)
Name of Pesticide Used: _____ Terms and Conditions of Treatment: _____
Method of treatment: ☐ Whole structure ☐ Spot treatment: _____

Specify Treatment Notice Location: _____

SECTION 5 – COMMENTS AND FINANCIAL DISCLOSURE

Comments: _____
(Use additional pages, if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: _____ Date: 06/26/2024

Address of Property Inspected: 1812 BAYARD PL, JACKSONVILLE, FL 32205 Inspection Date: 06/26/2024

WOOD-DESTROYING ORGANISMS INSPECTION REPORT: ATTACHMENTS

Inspector's Name : Richard McNeil

ID Card Number : JE93992

Address of Property Inspected : 1812 BAYARD PL, JACKSONVILLE, FL 32205

SECTION 2 - INSPECTION FINDINGS

McCall SERVICE
Call McCall...We Do It All!®

6/25/2024

Subject: Follow Up on Drywood Termite Remediation at 1812 Bayard Place, Jacksonville, FL 32205.

To whom it may concern:

We identified evidence of termite activity in and around the window spaces observed throughout the residence. We urge the city to allow the homeowner to replace the aged windows throughout the residence to prevent further spread throughout the home and to adjacent properties.

Please feel free to reach out to me at the below email or phone number with any questions.

Respectfully,

Sabrina Crowder

Sabrina Crowder

Jacksonville

Branch Manager

scrowder@mccallservice.com

904-545-9838

Phone Number:

Dandeneau Contracting, Inc.
984 Red Fox Way
Macclenny, Fl. 32063
904-716-1822

To city of Jacksonville Historic preservation office.

This is my evaluation of the windows for Mr. Richard Metzler at 1812 Bayard Place, Jacksonville, Fl.

Front of house…Downstairs one new vinyl window, upstairs 2-6 over 1 and 1- 1 over 1 window. The windows upstairs have been repairs with 2x4 boards to make sashes. They look horrible, will not open, have termite damage. All 3 would need to be completely remade.

Right Side of house…Downstairs, 1-1 over 1 and 6 casement windows. The one over one is completely rotten and the casement windows don't close properly. Upstairs 2 sets of aluminum windows and 2-1 over 1 windows in bad shape.

Back of house…4-6 over 1 windows in fair to bad shape showing termite damage.

Left side of house…7-6 over 1 windows and 3-1 over one windows. Most showing rot and termite damage.

In my opinion the 1 over 1 and the casement windows are original and the 3 windows in the front upstairs. Of the original windows most would need to be completely rebuild. The 6 over 1 windows look to have been added down the road at different times as the house was renovated. The aluminum windows are just trash.
As much as I love to restore historic windows it is My opinion most of the windows are not worth saving and replacing would lead to a better and more uniformed look.

Please feel free to reach out to me with any questions you my have.

Michael Ballinger

Dandeneau Contracting, Inc.
Historic Restoration and Millworks

COA-24-30841

1530 Avondale Ave

July 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30841

Address: 1530 Avondale Avenue, RE# 079515-0000

Location: Southwest side of Avondale Avenue, between Park Street and Herschel Street

Owner: William Ketchum III
1530 Avondale Avenue
Jacksonville, Florida 32205

Applicant: Catherine Duncan, AIA
Loci Architects, LLC
1936 San Marco Boulevard
Jacksonville, Florida 32207

Year Built: *c*. 1929 (*Property Appraiser*)

Designation: Riverside Avondale, Contributing

Request: New Construction – Accessory Structure

Summary Scope of Work:
1. New construction of a one-story, three-car garage
2. Demolish existing, non-contributing garage (*Administrative*)
3. Alterations (*Administrative*)

Recommendation: **Approve with Conditions**

Conditions:
1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **February 21, 2022**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **May 28, 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. New garage shall have a rear setback (at Robinson Avenue) that is not less than the setback of the abutting garage at 3329 Herschel Street (RE: 079512-0000).
5. The garage doors shall have carriage style hardware.
6. The new accessory structure shall be subordinate in height and size to the primary structure.

7. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
8. Demolition scope of work shall be limited to the existing detached garage.
9. 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.
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-24-30841 seeks to construct a new one-story, three-car garage on a contributing property within the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a two-story, Colonial Revival style home characterized by its brick exterior, hip roof, a portico with round wood columns, and mostly 6/1 double hung sash windows. The proposed 876 square foot detached garage has been designed to match the primary structure with brick veneer, 6/1 light pattern windows, and a hip roof with composite shingles. The home fronts Avondale Avenue, and the rear yard fronts Robinson Avenue—which is the road that will provide access to the new detached garage. Robinson Avenue is unique in that properties on the west side front the street and properties along the east side are mostly through-lots with rear yards facing Robinson. Approximately five (5) detached garages are located abutting Robinson Avenue, with minimal setbacks at just a few feet.

Under expired **COA-22-27085**, the applicant was approved with conditions for new construction of a one-story, three-car garage (reviewed by JHPC) and for the demolition of the existing, non-contributing garage (reviewed by Staff). Under expired **MMA-23-28940**, the applicant was approved with conditions to extend the expiration of **COA-22-27085** since it was within the first year of the initial approval and the scope of work remained the same. The work was never initiated. Since the prior COA and MMA have expired, the applicant is proposing to construct a new one-story, three-car garage.

Pursuant to the authority granted to Staff via the 2024 COA Matrix, demolishing non-contributing accessory structures, installing not readily street-visible hardscaping, and removing brick stairs to rebuild a stair landing can be approved administratively. As such, this report will focus on constructing a new one-story, three-car garage.

STAFF SUMMARY AND ANALYSIS

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

- The proposed garage is set in a traditional location at the rear of the property and is not readily visible from the frontage of the main structure along Avondale Avenue. However, because the subject site is a through-lot, the rear yard has frontage along a public right-of-way. The proposed garage has been designed to match the primary structure with brick veneer exterior, 6/1 light pattern windows with brick lintels and pre-cast sills, and a shingled, hip roof. The garage, as designed, is compatible with the primary structure and the historic district overall. As such, the proposed development is consistent with Sections 307.106(k)(1-2).
- Consistent with Section 307.106(k)(3), the main house, which is listed as contributing, will not be negatively affected by the proposed garage because it has been designed to be compatible with, and subordinate to, the main structure.
- Elevations dated February 21, 2022 show the structure with an overall height of approximately 14.5 feet from grade. The main house is two-stories, and structures along Robinson Avenue are a mix of one- and two-stories. The one-story garage structure is a compatible height for this area, given the heights of the surrounding structures. Further, the scale and massing of the proposed structure is consistent with other structures along Robinson Avenue. As conditioned, the rear setback from the secondary frontage (Robinson Avenue) is consistent with adjacent accessory structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show windows with a 6/1 light pattern that matches the primary structure. The windows are vertically oriented and of a traditional size. The pedestrian door is a half-light door with a light design compatible with the windows and the primary structure, and as conditioned, the garage doors shall have carriage style hardware. Consistent with Section 307.106(m)(2) and as conditioned, 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 matches the roof from of the primary structure and is compatible with roof forms within the district.
- 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 property and the district. Such details include:
    a. The brick veneer;
    b. Vertically-oriented windows designed to match the main home; and
    c. A roof form to match the main home.
- The Historic District Design Guidelines on "New Construction" reference Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation*. Standard 9 emphasizes that new construction shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historically or architecturally significant fabric will be impact because the existing garage (to be demolished) is not contributing. The proposed new construction is compatible with the main home and the district overall.

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(m) Guidelines on "New Construction": 1-4, 6, and 8
3. Historic District Design Guidelines, Section on "New Construction"

<u>CODE CRITERIA AND DESIGN GUIDELINES</u>

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;

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(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 (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.

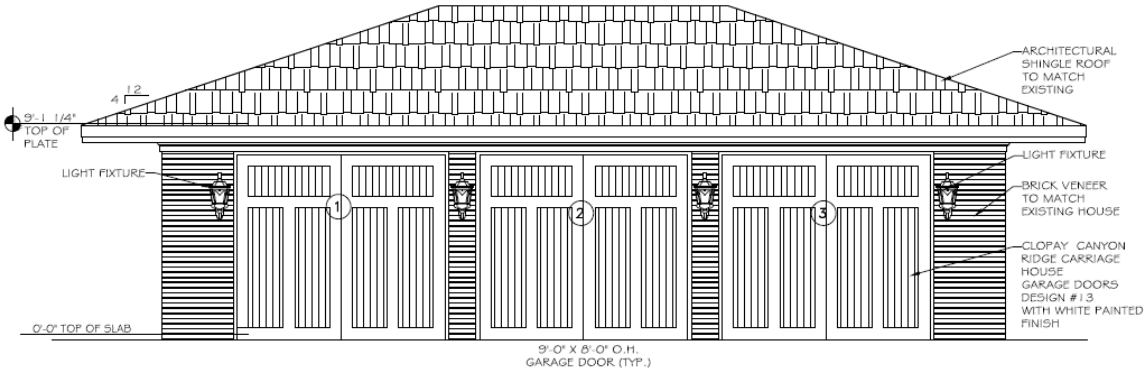
- New Construction, Recommend #1: "Design new buildings to be compatible in materials, size, color, and texture with the surrounding buildings."

- New Construction, Recommend #2: "Employ contemporary design that is compatible with the character and feel of the district."

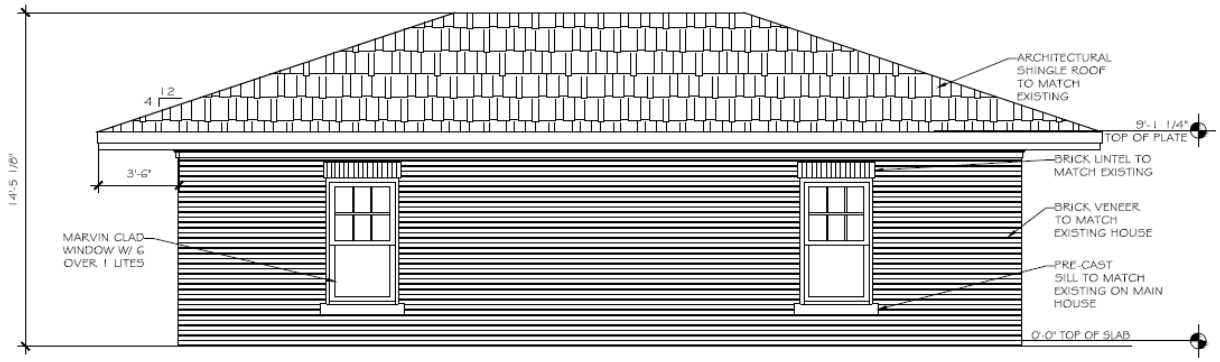
LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

ELEVATION PLANS DATED FEBRUARY 21, 2022

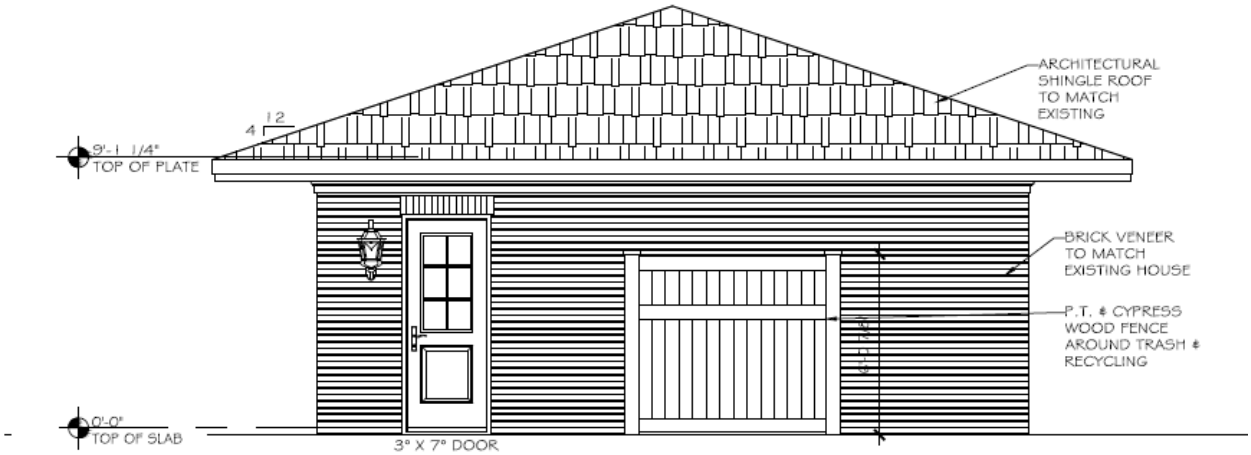


1 A-2.1 NEW GARAGE EXTERIOR ELEVATION (ROBINSON AVENUE) 1/4" = 1'-0"

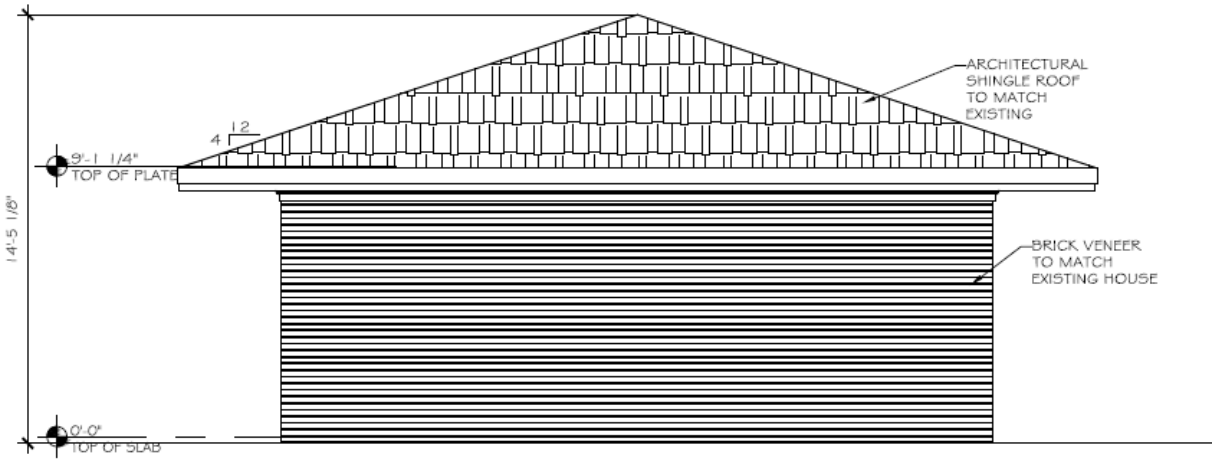


EXTERIOR ELEVATIONS

2 A-2.1 NEW GARAGE EXTERIOR ELEVATION (FACING REAR YARD OF HOUSE) 1/4" = 1'-0"



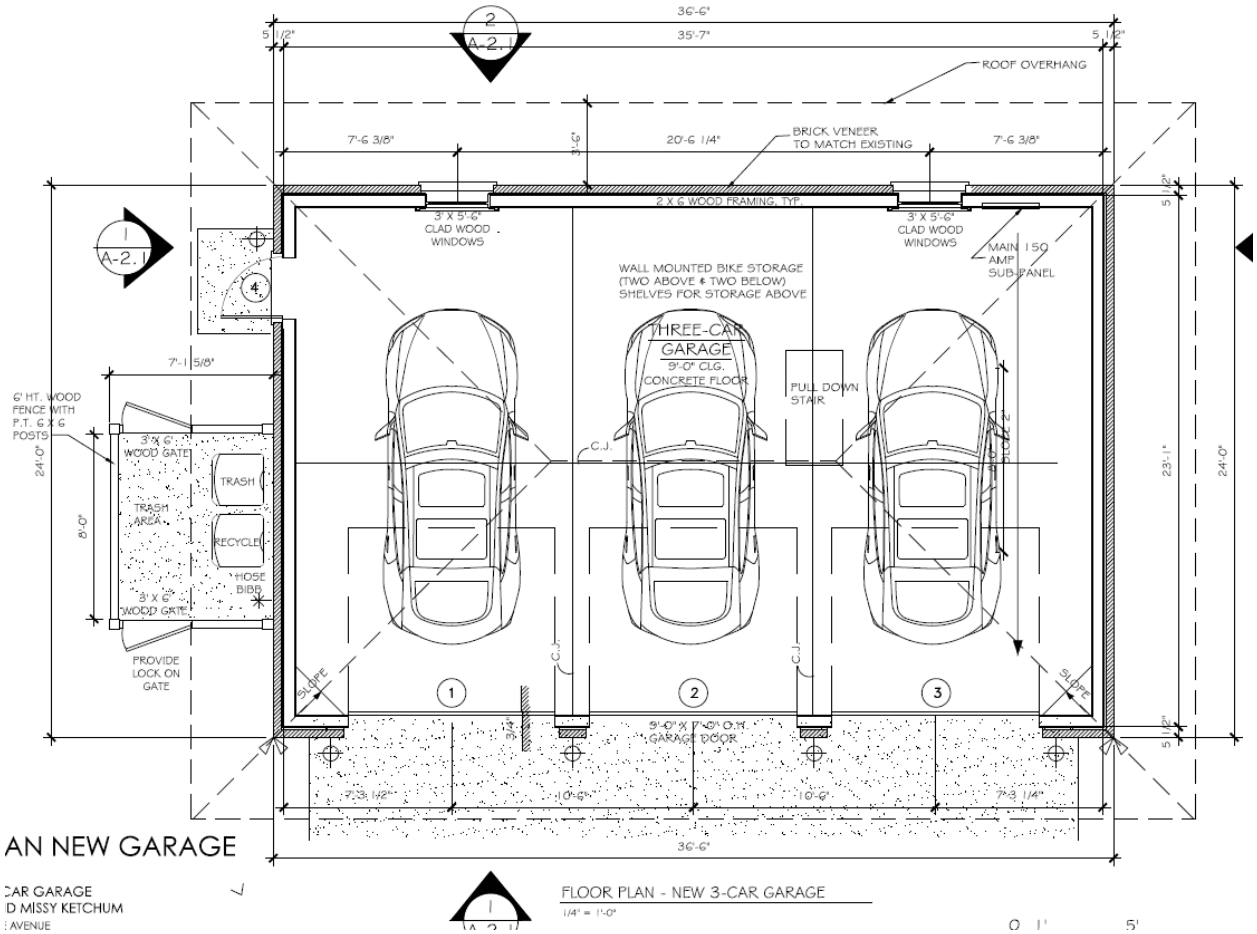
1 A-2.2 NEW GARAGE EXTERIOR ELEVATION (NORTH WEST) 1/4" = 1'-0"



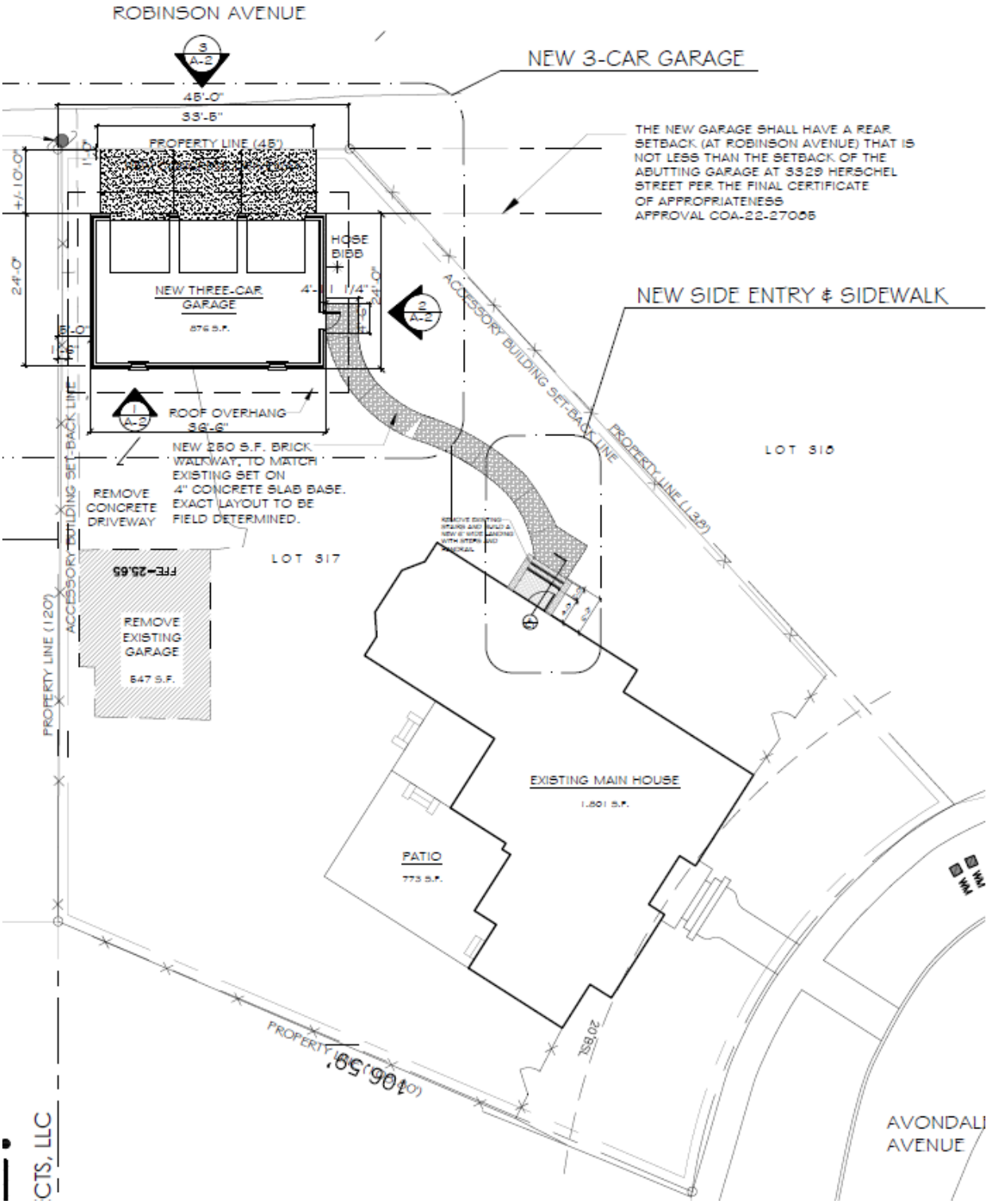
2 A-2.2 NEW GARAGE EXTERIOR ELEVATION (SOUTH EAST) 1/4" = 1'-0"

ELEVATIONS

FLOOR PLANS DATED FEBRUARY 21, 2022



SITE PLAN DATED MAY 28, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30841	**Application Status**	FOUND SUFFICIENT
Date Started	05/28/2024	**Date Submitted**	05/28/2024

Planning and Development Department Info

COA #	COA-24-30841
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/1/2024
Forwarded to JHPC	☑
JHPC Meeting Date	7/24/2024
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 DUNCAN
First Name CATHERINE
Middle Name

Company Name LOCI ARCHITECTS LLC

Mailing Address 1936 SAN MARCO BOULEVARD

City JACKSONVILLE
State FL
Zip Code 32207

Phone 904 377 2852
Fax 904
Email CATHERINE@LOCIARCHITECTS.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name KETCHUM
First Name WILL
Middle Name

Company/Trust Name

Mailing Address 1530 AVONDALE AVENUE

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9043048742
Fax
Email WKETCHUM@HIGHREASON.COM

Description Of Property

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

Map	RE#
	079515 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1530	AVONDALE AVE	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [x] **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
RENEWAL OF AN EXPIRED COA APPLICATION WITH AN EXTENSION. (COA-22-27085 & COA MMA 23-28940). WORK REMAINS THE SAME BUT ALL CONDITIONS LISTED IN THE ORIGINAL COA WILL APPLY. NEW WORK INCLUDES NEW STEPS AT EXISTING SIDE DOOR TO REPLACE EXISTING STEPS THAT ARE TOO NARROW AND DANGEROUS. NEW STEPS TO BE 6 WIDE WITH BRICK FINISH. AN ALUMINUM HANDRAIL TO RUN ALONG BOTH SIDES OF THE LANDING & STEPS.

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

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan -** Proposed front, side, and rear elevations and site plan.
(To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- [x] **Materials -** Materials identified and product info.
- [x] **Photos Of Homes -** Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
[x]	PREVIOUS COA APPLICATION
[x]	FINISHES
[x]	EXISTING HOUSE PIC
[x]	WOOD AND CLAD MARVIN WINDOWS
[x]	SPECIFICATION OF MARVIN ULTIMATE CLAD WINDOW
[x]	GARAGE DOOR BROCHURE

☑	STAIR PLANS DATED 05.28.2024

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.

KETCHUM WILLIAM R III
1530 AVONDALE AVE
JACKSONVILLE, FL 32205-8508
KETCHUM MELISSA M

Primary Site Address
1530 AVONDALE AVE
Jacksonville FL 32205-

Official Record Book/Page
13522-00778

Tile #
6428

1530 AVONDALE AVE

Property Detail

RE #	079515-0000
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	14492
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

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$456,329.00	$517,951.00
Extra Feature Value	$3,139.00	$3,079.00
Land Value (Market)	$205,535.00	$205,535.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$665,003.00	$726,565.00
Assessed Value	$406,306.00	$418,495.00
Cap Diff/Portability Amt	$258,697.00 / $0.00	$308,070.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$356,306.00	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	$418,495.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$368,495.00**

SJRWMD/FIND Taxable Value

Assessed Value	$418,495.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$368,495.00**

School Taxable Value

Assessed Value	$418,495.00
Homestead (HX)	- $25,000.00
Taxable Value	**$393,495.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
13522-00778	9/11/2006	$625,000.00	WD - Warranty Deed	Qualified	Improved
08163-00004	8/24/1995	$100.00	SW - Special Warranty	Unqualified	Improved
02600-01036	1/1/1899	$0.00	- Unknown	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	2.00	$3,079.00

Land & Legal

Land

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	74.00	140.00	Common	74.00	Front Footage	$205,535.00

Legal

LN	Legal Description
1	7-31 43-2S-26E
2	AVONDALE
3	LOT 317

Buildings

Building 1
Building 1 Site Address
1530 AVONDALE AVE Unit
Jacksonville FL 32205-

Building Type	0108 - SFR CLASS 2

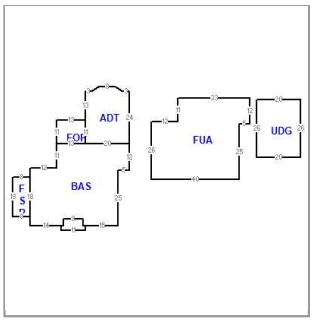
Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng

Year Built	1929
Building Value	$517,951.00

Type	Gross Area	Heated Area	Effective Area
Fin Screened Porch	144	0	50
Base Area	1381	1381	1381
Finished Open Porch	49	0	15
Finished upper story 1	1408	1408	1338
Addition	502	502	452
Finished Open Porch	143	0	43
Unfin Det Garage	520	0	260
Total	4147	3291	3539

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	4.000	
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	$406,306.00	$50,000.00	$356,306.00	$3,898.36	$4,032.28	$3,686.16
Urban Service Dist1	$406,306.00	$50,000.00	$356,306.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$406,306.00	$25,000.00	$381,306.00	$1,195.61	$1,213.70	$1,118.83
By Local Board	$406,306.00	$25,000.00	$381,306.00	$830.57	$857.18	$777.25
FL Inland Navigation Dist.	$406,306.00	$50,000.00	$356,306.00	$11.02	$10.26	$10.26
Water Mgmt Dist. SJRWMD	$406,306.00	$50,000.00	$356,306.00	$68.00	$63.89	$63.89
School Board Voted	$406,306.00	$25,000.00	$381,306.00	$0.00	$381.31	$0.00
Urb Ser Dist1 Voted	$406,306.00	$50,000.00	$356,306.00	$0.00	$0.00	$0.00
			Totals	$6,003.56	$6,558.62	$5,656.39

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$612,335.00	$394,472.00	$50,000.00	$344,472.00
Current Year	$665,003.00	$406,306.00	$50,000.00	$356,306.00

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

City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 7/10/24

COA#: 30841

Address: 1530 Avondale Ave
Jacksonville, FL
32205

Owner: William Ketchum

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 (1) **were posted on the property/site located at:**

0795 15 0000
Real Estate Number(s)

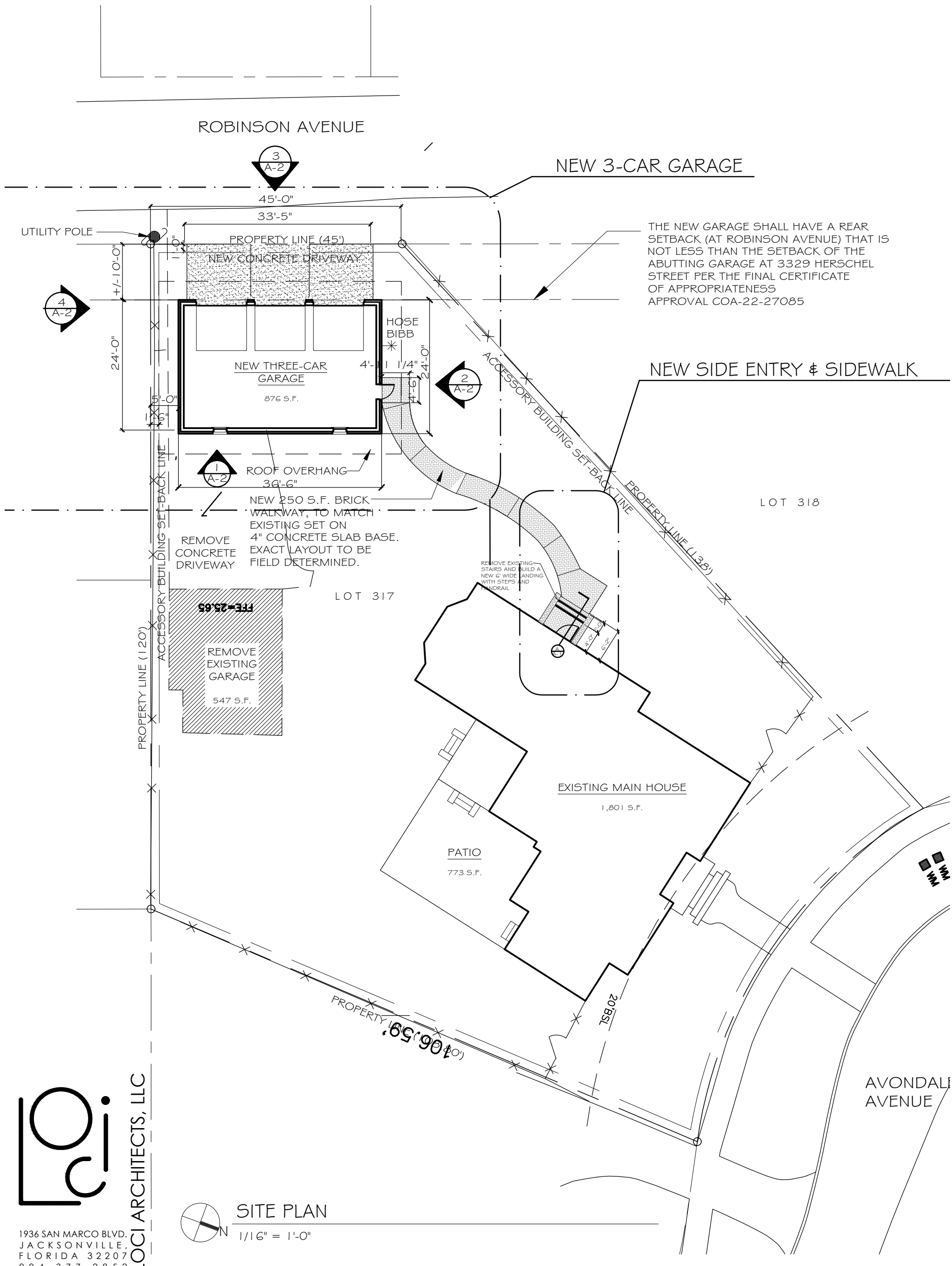
1530 Avondale Ave
Street Address

Jacksonville, FL 32205
City, State Zip Code

Printed Name William Ketchum

Signature [signature]

Dated this 10th day of July, 2024.

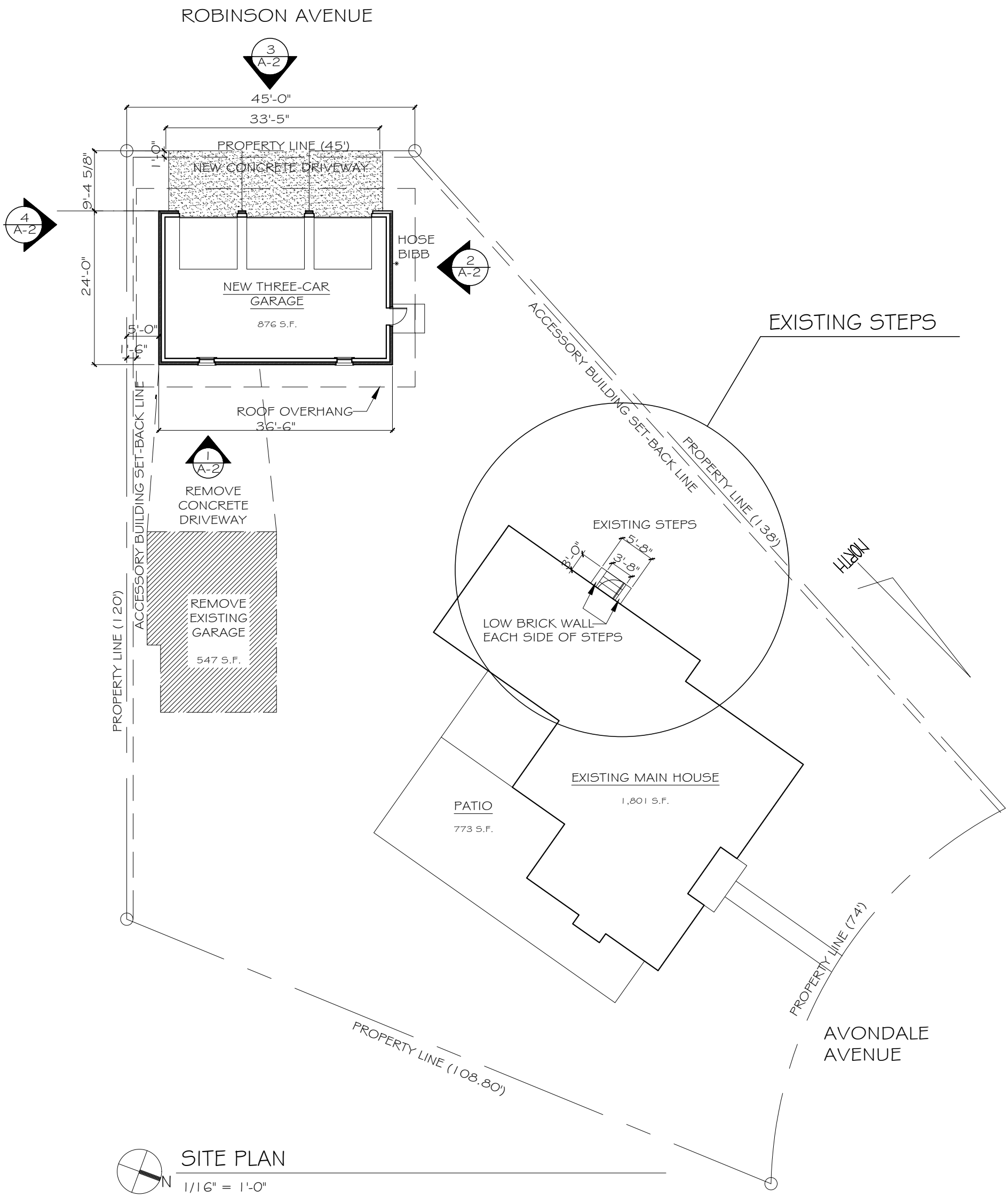


LOCI ARCHITECTS, LLC
1936 SAN MARCO BLVD.
JACKSONVILLE,
FLORIDA 32207
904.377.2852

SITE PLAN

1530 AVONDALE AVENUE, JACKSONVILLE, FL 32205
RE# 079515 0000

MAY 28, 2024



SITE PLAN

1/16" = 1'-0"

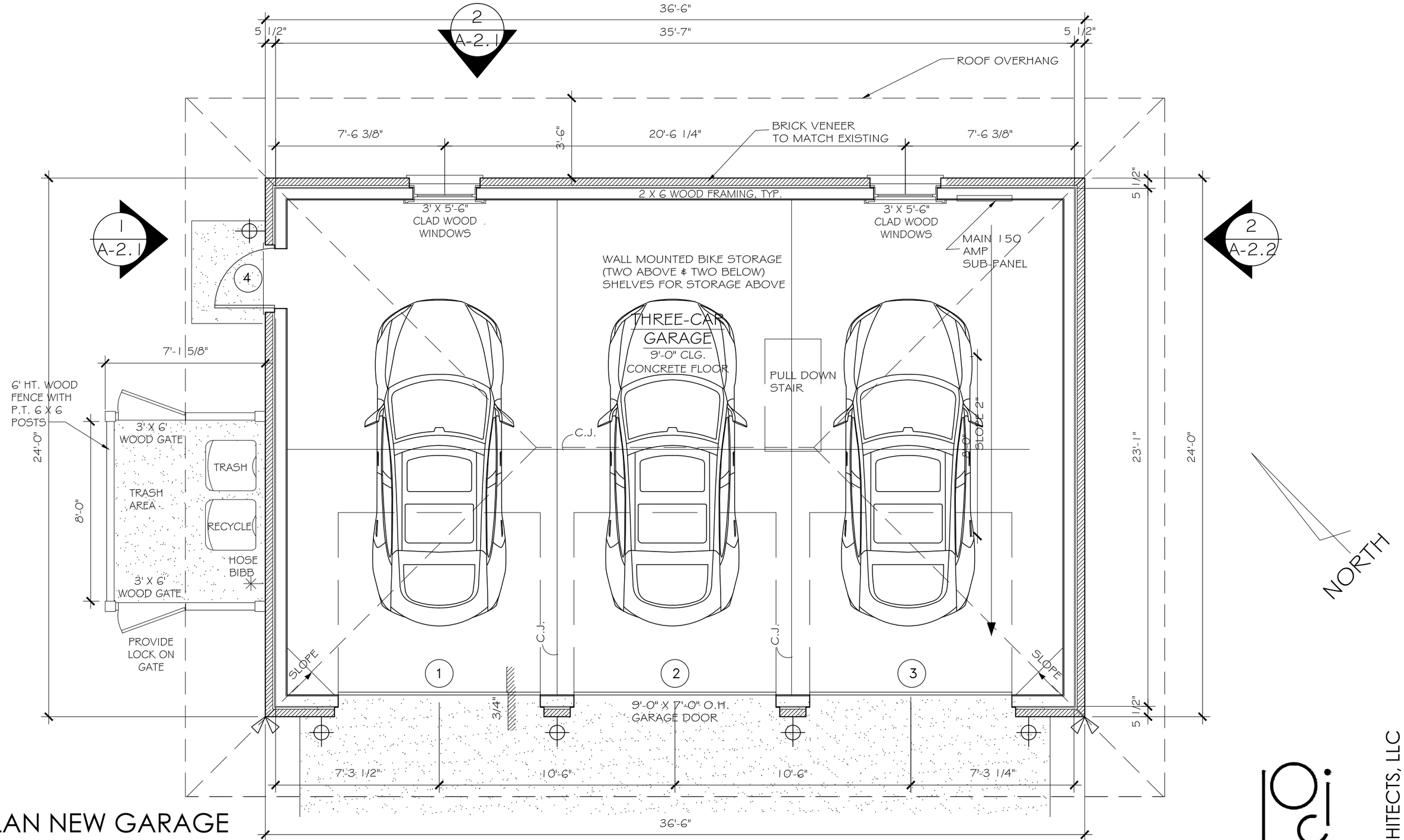
KETCHUM RESIDENCE

1530 AVONDALE AVENUE
JACKSONVILLE, FL 32205

JUNE 11, 2024

1936 SAN MARCO BOULEVARD
JACKSONVILLE, FL 32207
904.377.2852

LOCI ARCHITECTS, LLC



A-1 PLAN NEW GARAGE

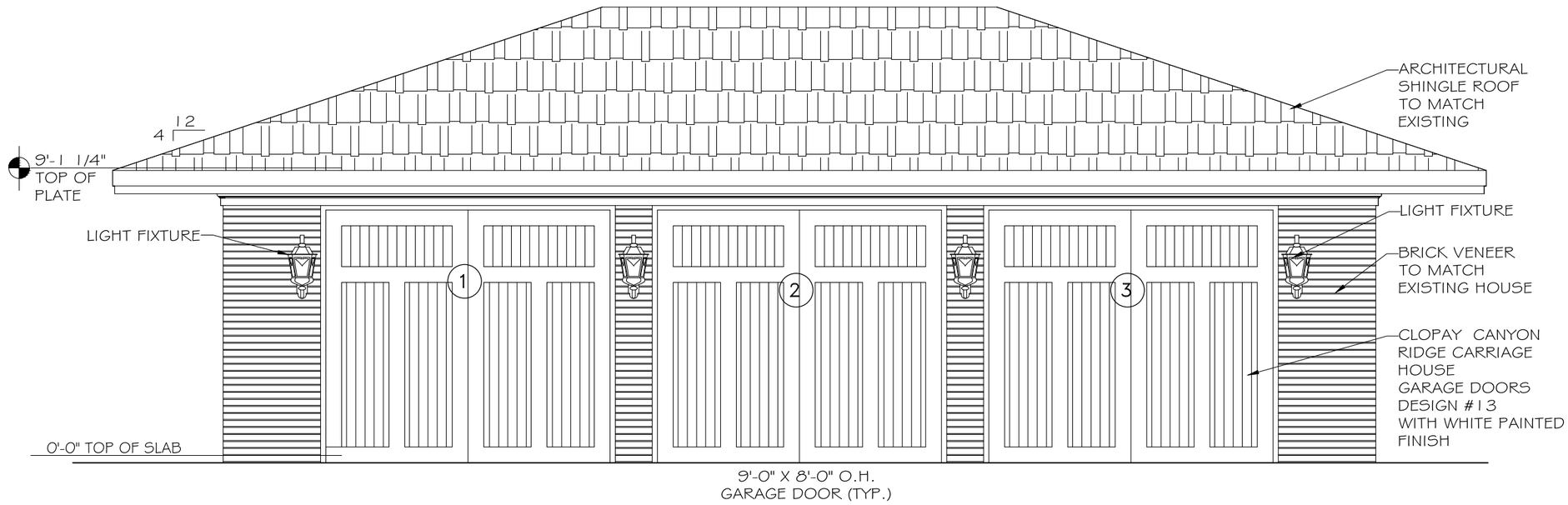
NEW THREE-CAR GARAGE
FOR WILL AND MISSY KETCHUM
1530 AVONDALE AVENUE
JACKSONVILLE, FL
2.21.22

1
A-2.1

FLOOR PLAN - NEW 3-CAR GARAGE
1/4" = 1'-0"

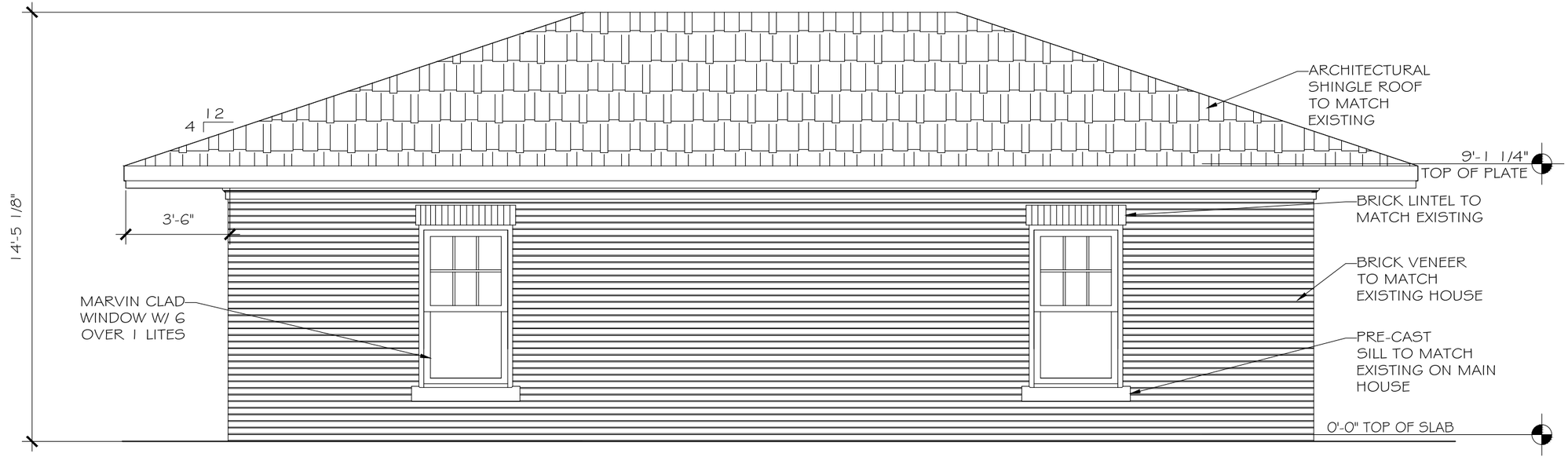
0 1' 5'

1942 HOLLY OAKS
LAKE ROAD E.
JACKSONVILLE,
FL 32225
904.377.2852
LOCI ARCHITECTS, LLC



1 / A-2.1 NEW GARAGE EXTERIOR ELEVATION (ROBINSON AVENUE)

1/4" = 1'-0"



2 / A-2.1 NEW GARAGE EXTERIOR ELEVATION (FACING REAR YARD OF HOUSE)

1/4" = 1'-0"

A-2.1 EXTERIOR ELEVATIONS

NEW THREE-CAR GARAGE
FOR WILL AND MISSY KETCHUM

1530 AVONDALE AVENUE
JACKSONVILLE, FL

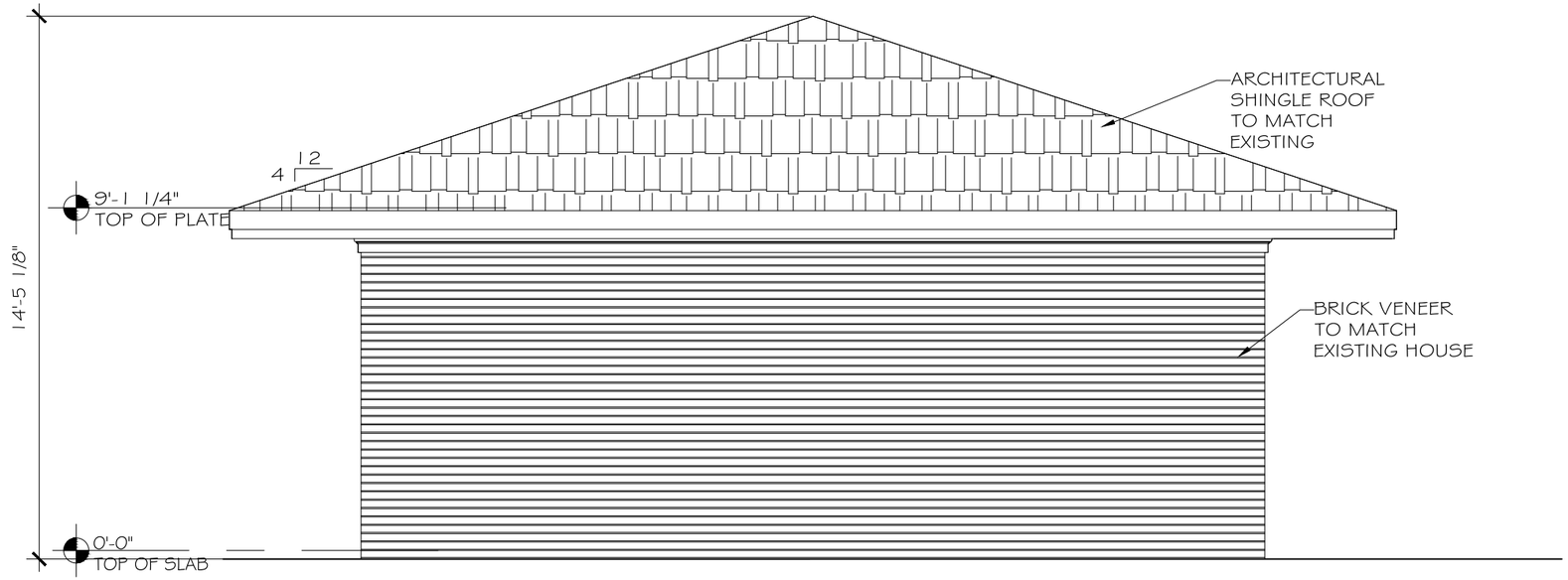
2.21.22

1942 HOLLY OAKS LAKE ROAD E.
JACKSONVILLE, FL 32225
904.377.2852

LOCI ARCHITECTS, LLC

1 / A-2.2 NEW GARAGE EXTERIOR ELEVATION (NORTH WEST)

1/4" = 1'-0"



2 / A-2.2 NEW GARAGE EXTERIOR ELEVATION (SOUTH EAST)

1/4" = 1'-0"

A-2.2 EXTERIOR ELEVATIONS

NEW THREE-CAR GARAGE
FOR WILL AND MISSY KETCHUM

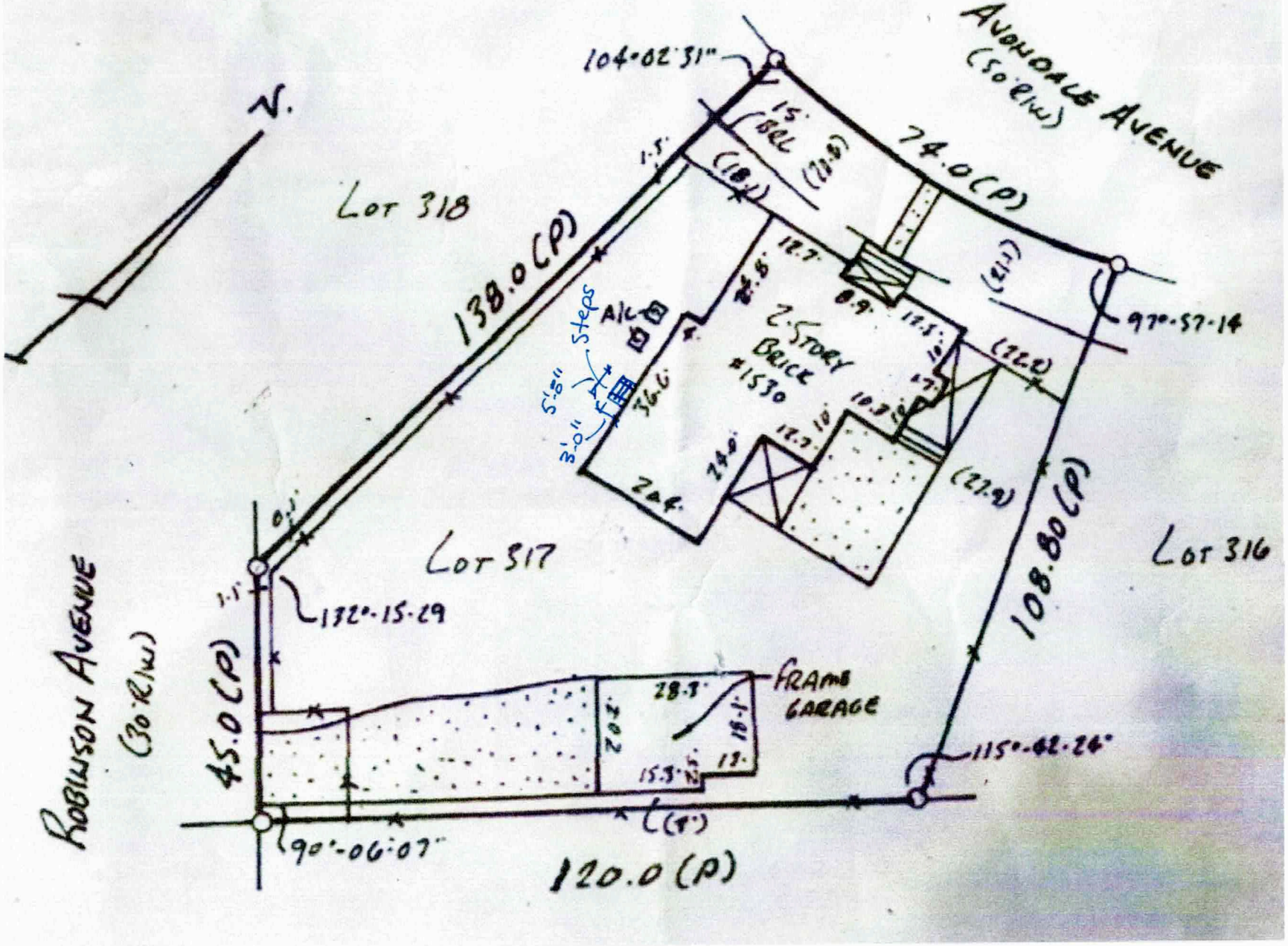
1530 AVONDALE AVENUE
JACKSONVILLE, FL

2.21.22

1942 HOLLY OAKS
LAKE ROAD E.
JACKSONVILLE,
FL 32225
904.377.2852

LOCI ARCHITECTS, LLC

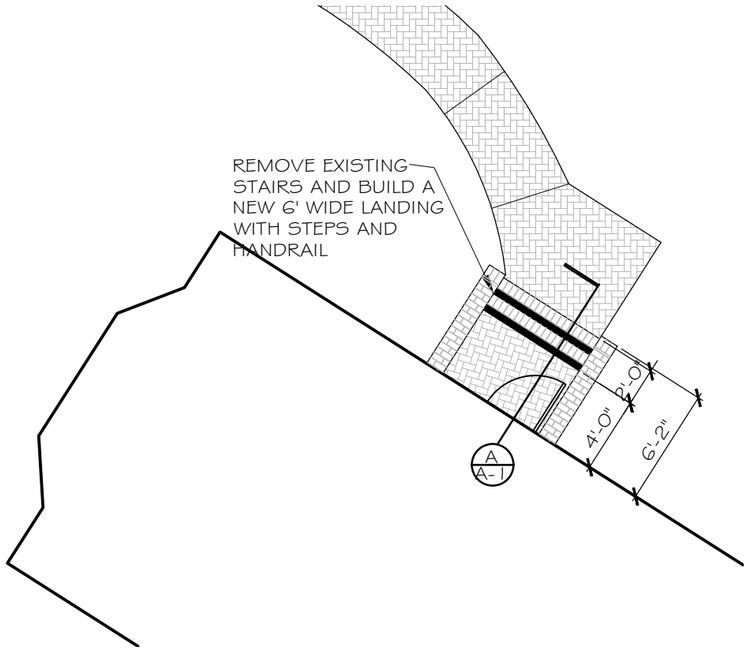
WILLIAM R. KETCHUM III & MELISSA M. KETCHUM



Keep

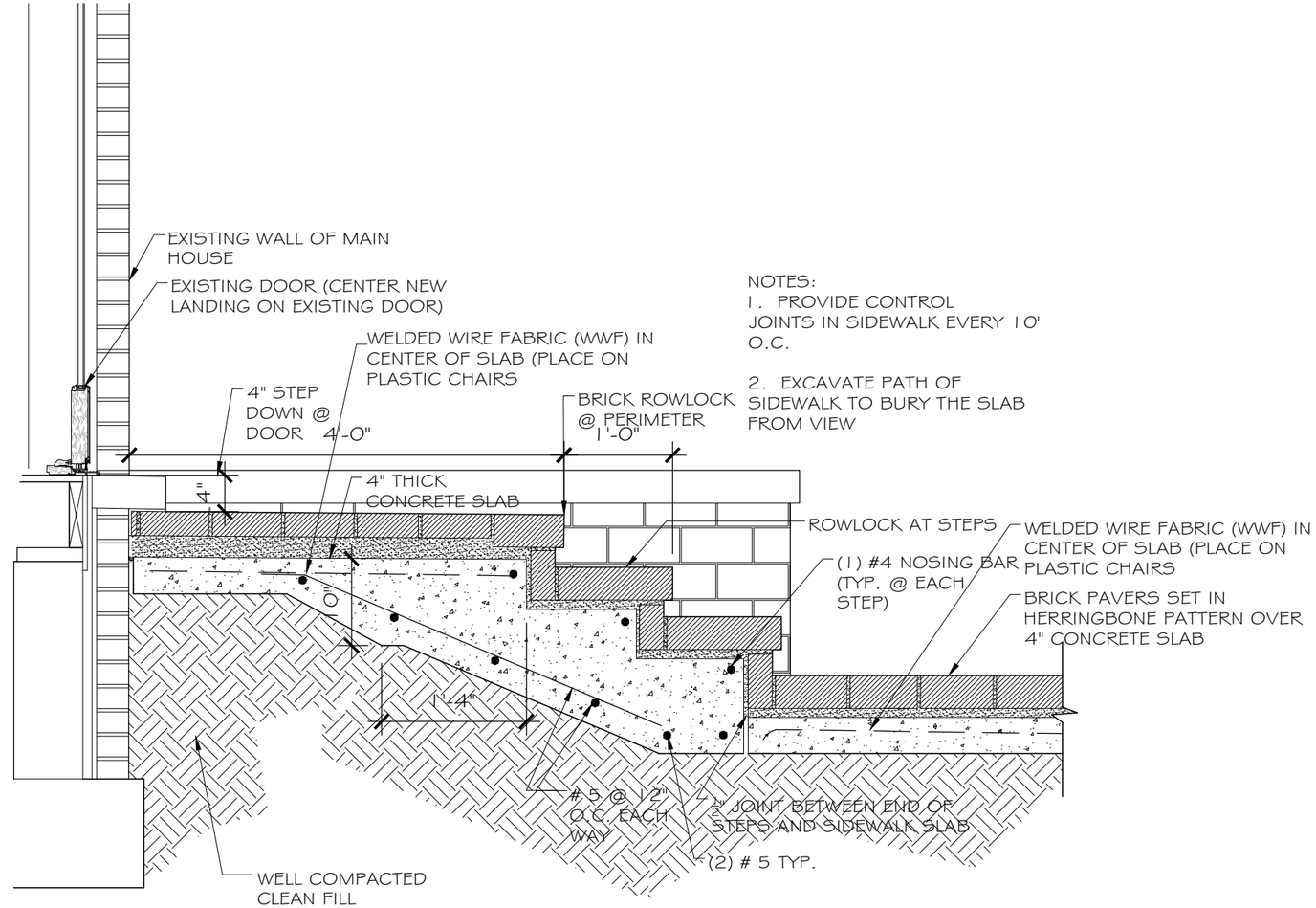
Extend Steps to 6' wide

ADD LANDING



PLAN -NEW LANDING AND STEPS

3/4" = 1'-0"



NOTES:
1. PROVIDE CONTROL JOINTS IN SIDEWALK EVERY 10' O.C.

2. EXCAVATE PATH OF SIDEWALK TO BURY THE SLAB FROM VIEW

A / A-1 NEW LANDING AND STEPS @ SIDE DOOR

3/4" = 1'-0"

LOCI ARCHITECTS, LLC
1936 SAN MARCO BLVD.
JACKSONVILLE,
FLORIDA 32207
904.377.2852

NEW LANDING & STEPS @ SIDE DOOR

1530 AVONDALE AVENUE, JACKSONVILLE, FL 32205
RE# 079515 0000 COA TRACKING 30841

MAY 28, 2024

Clopay®

CANYON RIDGE®

— garage doors —

CARRIAGE HOUSE ▪ LOUVER ▪ MODERN

Ultimate Double Hung G2

The Ultimate Double Hung G2 window blends traditional beauty with state-of-the art window performance. Customize your design with round top styles or single hung operation with optional bottom rail locking mechanism for easy operation.

- Extruded aluminum exterior and wood interior
- Fits openings up to 5.5 feet wide by 10.5 feet high
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy

Find Marvin products in your area and request a price quote. Connect with a dealer near you to get started.

FIND A DEALER

WHY YOU'LL LOVE IT

Designed for Performance + Quality

Exterior is made with extruded aluminum for proven strength and versatility.

Expansive Views

Available in widths up to 5.5 feet and heights up to 10.5 feet.

Flexible Styling

Choose from a wide array of finish, color, hardware, glass, and glazing profile options to complement any architectural style or design vision.

Smart Home Security

Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked.

ADDITIONAL FEATURES:

- Pushes the limits of what windows and doors can do.
- Standard finish on extruded aluminum is commercial-grade and warrantied for 20 years, ensuring a smooth, beautiful finish that lasts.
- Choose from a selection of high-quality interior standard wood options, including Pine, Cherry, Douglas Fir, Mahogany, White Oak, Vertical Grain Douglas Fir, and Black Walnut.
- Available with the same features in a single hung style, with optional Lift Lock.
- Additional configurations include round top, stationary transom or picture window.
- Available with I23 coastal/hurricane certification.
- Available with Commercial Windows Performance certification.

DESIGN OPTIONS

Exterior Finish

Interior Finish

Glazing Profile

Hardware

Glass

Screens

Divided Lites

Casings

Lock Status Sensor

Coastal Performance

Window Opening Control Devices

GET THE ULTIMATE CATALOG

Get detailed information on the Ultimate product line including types of windows and doors, color and finish options, sizing, hardware, and other key details.

DOWNLOAD NOW

SIGNATURE COLLECTION

Marvin Signature Ultimate

Our broadest range of product types, sizes, configurations and design options.

Learn More

Materials

Low-maintenance extruded aluminum exteriors with your choice of rich wood interior, or wood throughout.

Learn More

Energy Efficiency

Options that help achieve long-term performance and cost savings, in any climate.

Learn More

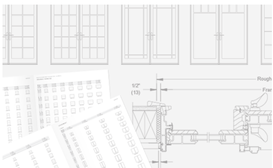
MORE FROM THIS PRODUCT LINE

Ultimate Awning

Ultimate Awning Narrow Frame

Ultimate Awning Push Out

Ultimate Awning Push Out Narrow Frame



FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

TECHNICAL SPECIFICATIONS

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COA-24-30855

618 Stockon St

July 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30855

Addresses: 618 Stockton Street; RE# 065155-0000

Location: West side of Stockton Street, between Phyllis Street and Rosselle Street

Owner: Jonathan K. Dobson
Jacksonville Association of Firefighters, IAFF Local No. 122, Inc.
625 Stockton Street
Jacksonville, Florida 32204

Applicant: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Year Built:

Building 1A	*c.* 1946 (Building Permit Records)
Building 1B	*c.* 1928 (Building Permit Records)
Building 2	*c.* 1928 (Building Permit Records)
Building 3 (JFRD Union Hall)	*c.* 1950 (Property Appraiser)

Designation: Riverside Avondale; Contributing

Request: Demolition (Partial)
New Construction (Addition)

Summary Scope of Work:
1. Partial demolition of a contributing structure
2. New construction of a two-story nonresidential building
3. Construct a vehicle use area (VUA) along the west elevation
4. Wholesale window replacement (Administrative)
5. Stucco Repairs (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

Partial demolition of a contributing structure

1. The design and materials of the alteration shall be substantially similar to the elevation drawings dated **June 3, 2024**, or as otherwise approved by the Historic Preservation Section.

2. The demolition shall be limited to the area highlighted on the site plan dated **June 3, 2024**, or as otherwise approved by the Historic Preservation Section.

New construction of a two-story nonresidential building

3. The design, location, and materials used for the new construction shall be developed in accordance with the site plan and elevation drawings dated **June 3, 2024**, or as otherwise approved by the Historic Preservation Section.
4. 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.
5. Signage and hardscaping improvements shall be reviewed under a separate COA application.

Construct a vehicle use area (VUA) along the west elevation

6. Materials, design and location of the parking lot shall be developed in accordance with the site plan dated **June 3, 2024**, or as otherwise approved by the Historic Preservation Section.

Wholesale window replacement

7. All new windows shall fit the original openings both horizontally and vertically and be recessed within the opening (not flush with the wall or have permanent nailing fins).
8. The light pattern shall have exterior raised profiled muntins (true or simulated divided lights).
9. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

Miscellaneous Site Improvements

10. All other improvements not previously addressed under these conditions shall be designed and developed in accordance with the elevation plans dated **June 3, 2024**.

PROJECT DESCRIPTION

COA-24-30855 seeks to demolish a portion of a contributing structure and construct a two-story, nonresidential structure. Situated on the west side of Stockton Street between Phyllis Street and Rosselle Street, the subject property currently has two (2) standalone buildings:

- The first building, as viewed from the exterior, is a collection of attached buildings with interior wall partitions, otherwise known as Buildings 1A, 1B, and 2. Collectively speaking, the masonry building exemplifies the Mediterranean Revival architecture. The structure is characterized by its parapeted gable, curvilinear lines, symmetrical façade, arched doors, stucco exterior, and double-hung sash windows with Queen Anne lights.
- The second building, the Jacksonville Fire and Rescue Department (JFRD) Union Hall, otherwise known as Building 3. This building is not included within the scope of work.

Between its first construction date in 1926 until 2004, the buildings were owned and operated by Woodlawn Baptist Church. According to the applicant, the first building, a contributing structure, will be redeveloped into a health and wellness center for Jacksonville Fire and Rescue's uniformed personnel. As such, the scope of work includes the demolition of Building 1B, construction of a two-story addition to Building 1A, and construction of a new vehicle use area (VUA) along the western of the subject property

According to the site plan and elevation drawings, the proposed two-story addition will be sited away from the street, recessed from other historic structures, and designed with a contemporary yet compatible finish in order to maintain consistency with the Riverside Avondale Historic District. As such, the addition consists of a low-slope roof, metal paneling, aluminum entrances with glass, exposed structural steel, and full-lite doors and windows.

Pursuant to the authority granted to Staff via the 2024 COA Matrix, the wholesale replacement of non-original windows and stucco repairs can be approved administratively, subject to the conditions listed in the recommendation section of this report. The analysis in this report primarily focuses on the partial demolition, addition, and construction of the vehicle use area (VUA).

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:

- Consistent with Sections 307.106(k)(1-3) and 307.106(n)(2 and 9), the proposed partial demolition of the contributing structure (Building 1B only) will not have a significant impact on the surrounding properties due to the structure lacking many of the significant architectural details found on portions of the subject property and nearby structures.
- The proposed demolition can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- In accordance with Section 307.106(n)(1), the subject structure was listed as contributing because of its age and style. Architecturally the design of the property reflects the Mediterranean Revival style.
- Consistent with Section 307.106(n)(3), it is the opinion of Staff that the subject structure does not have design elements (i.e., building height, massing, and production materials) that would make reproduction difficult or impossible.
- Based on Section 307.106(4), there are several prominent examples of residences that reflect the Mediterranean Revival style in the Riverside Avondale Historic District as well as other older Jacksonville neighborhoods.
- As depicted on the site plans dated June 3, 2024, if Building 1B is demolished, a new two-story addition will be constructed on the subject property, per Section 307.106(n)(5).
- In an effort to address Section 307.106(n)(6), the applicant provided an opinion from a structural engineer (see attached). The engineering report found that Building 1B exhibited the following issues:
    - Water damage and wood within the floor joists, ceiling joists, and the porch roof;
    - Vulnerabilities within the roof membrane;
    - Steel corrosion in the concrete lintels above the windows;
    - Cracks in the exterior masonry walls, and
    - Cracks in the arched lintel that separates Building 1B and Building 2

  Furthermore, based upon visual inspection of the subject property and supporting documentation, Staff also found the integrity of the structure (Building 1B) reasonably compromised and would require a significant amount of rehabilitation in order to restore it back to a habitable use.
- In accordance with Section 307.106(n)(7), no details regarding the economic return were provided by the applicant. However, according to the applicant's structural engineer

letter, the poor condition of Building 1B would require a significant degree of structural and building envelope repairs. These repairs were identified by the structural engineer as being extremely expensive and cost prohibitive.

- Section 307.106(n)(8) allows for feasible alternatives to demolition to be explored such as relocation, rehabilitation, mothballing, and reuse by the current owner or a prospective buyer. Based on Staff's findings, no other feasible alternatives to demolition are readily apparent besides partially demolishing the structure (Building 1B only) and adaptively reusing the remaining historic structure. Moreover, the structure does not appear to have enough structural integrity for relocation to be considered.
- The Design Guidelines emphasize that demolition is in conflict with the Secretary's Standards 2 and 4, which stress that historic materials should be retained and preserved. Based on the findings presented in the structural engineer report, Staff has concerns that significant historic materials may be lost or compromised during any rehabilitative effort.
- Development of a two-story addition on Building 1A provides for a compatible and adaptive reuse of the subject property and contributes to the mixed-use streetscape along Stockton Street and Rosselle Street. Design of the proposed structure ensures a compatible relationship with other properties in the historic district as the proposed contemporary mid-rise building style is compatible with remaining subject property's buildings as well as the architectural styles of the neighborhood. As such, the proposed development is consistent with Sections 307.106(k)(1-2).
- As designed, the proposed addition will be compatible and subordinate in height with the remaining buildings onsite. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1).
- According to the Design Guidelines on "New Construction" and the *Secretary of the Interior's Standards for Rehabilitation*, the location of new construction should be carefully considered in order to maintain alignment with other historic buildings and to avoid blocking their primary elevations. As such, new construction should either be placed away from or at the side or rear of historic buildings—with the overall goal of not obscuring, damaging, or destroying character-defining features of these buildings or the site. The siting and location of the addition, as depicted on the site plan dated June 3, 2024, is consistent with the existing structures onside and have been conditioned to ensure compatibility. The modulated design of the addition lessens the scale and massing, thus making it more consistent with neighboring structures within the District. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6) and Standard 9.
- 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 new full-lite door and full-lite window openings will complement the remaining historic openings in color, finish, and recessed placement, which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.

- Consistent with Section 307.106(m)(4), the design of the roof form, a low slope (flat) roof, is compatible with the roof forms within the District, and similar roof forms are found along the block as well.
- According to the Secretary of the Interior's Standards for Rehabilitation, new construction should preserve significant historic materials, features, and form. The new structure should be compatible but differentiated from the historic building. Based on the applicant's proposed scope of work, the recreational building, while not replicating the design of adjacent buildings, adds new elements in either the same or a closely related style, thereby sustaining a sense of continuity in architectural language. As such, Staff finds the design of the structure to have appropriately achieved a balance between differentiation and compatibility, which is consistent with the Standards and the Design Guidelines.
- As demonstrated by the site plans dated June 3, 2024, the design of the VUA, as viewed from Rosselle Street, is a compatible alteration of the historic structure by respecting the massing, size, scale, and architectural features of the structure. These transitions between the contributing structure and the alterations allow for the structure to be viewed as a separate entity, thereby retaining its integrity. As such, the alterations are found to be consistent with Standard 9, Section 307.106(k)(2) and Section 307.106(l)(2).

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

- Section 307.106(k) General Standards: 1-4
- Section 307.106(n) Guidelines on Demolition: 1-9
- Section 307.106(m) Guidelines on New Construction: 1-4, 6 and 8
- Section 307.106(m) Guidelines on Alterations: 2
- Historic Preservation Guidelines for the Riverside Avondale Historic District, "Demolition," "New Construction," "Additions" and "Alterations"

<u>CODE CRITERIA AND DESIGN GUIDELINES</u>

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)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 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)(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.

Demolition

- 307.106(n)(1) - The historic or architectural significance of the building or structure;

- 307.106(n)(2) - The importance of the building or structure to the ambience of the historic district;

- 307.106(n)(3) - The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location;

- 307.106(n)(4) - Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the County or the region;

- 307.106(n)(5) - Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be;

- 307.106(n)(6) - The difficulty or the impossibility of saving the building or structure from collapse;

- 307.106(n)(7) – Whether the building or structure is capable of earning reasonable economic return on its value.

- 307.106(n)(8) - Whether there are other feasible alternatives to demolition;

- 307.106(n)(9) - Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark; and

- 307.106(n)(10) – Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure.

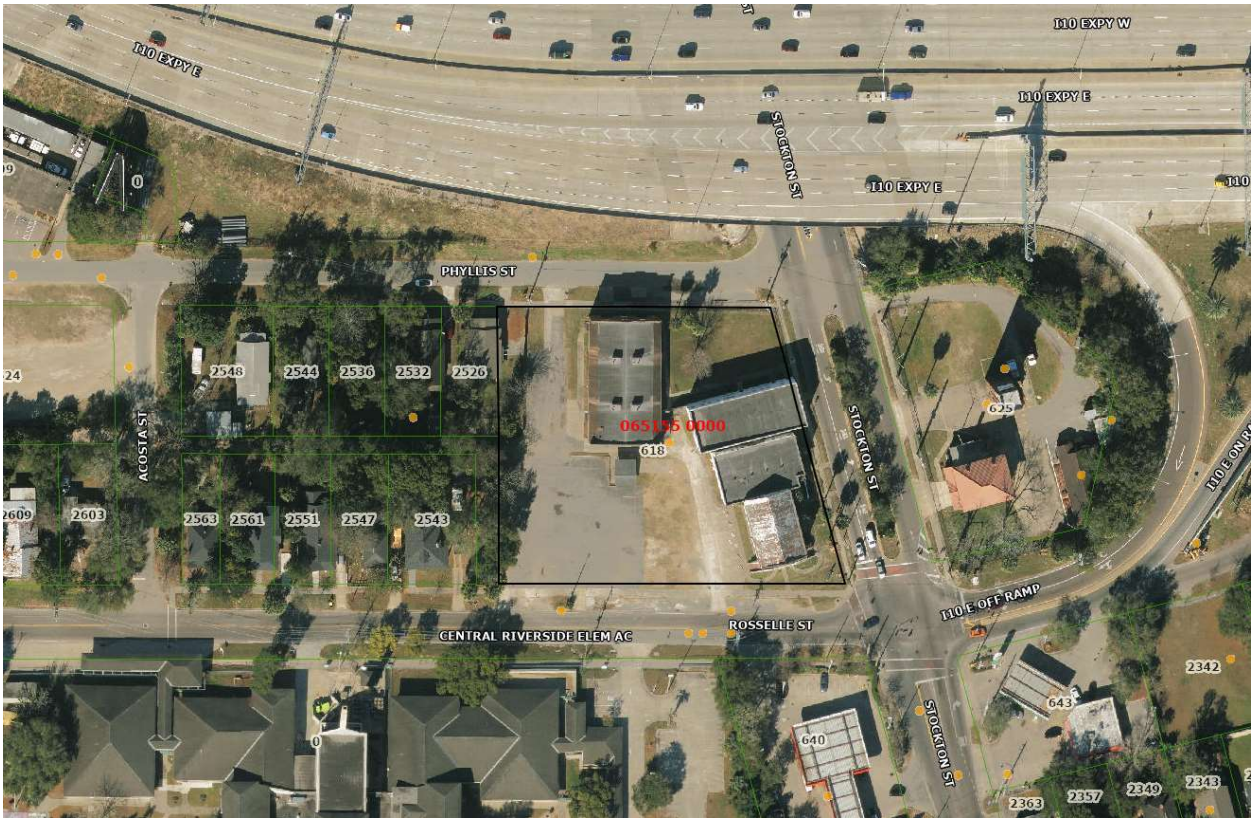
Design Guidelines, "Demolition" "New Construction" and "Additions"

- 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 (4):
  Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- 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.

LOCATION MAP



POSTED SIGN PHOTOGRAPH

EXISTING SITE PLAN DATED JUNE 3, 2024

Site Plan
June 3, 2024
Page 1 of 2

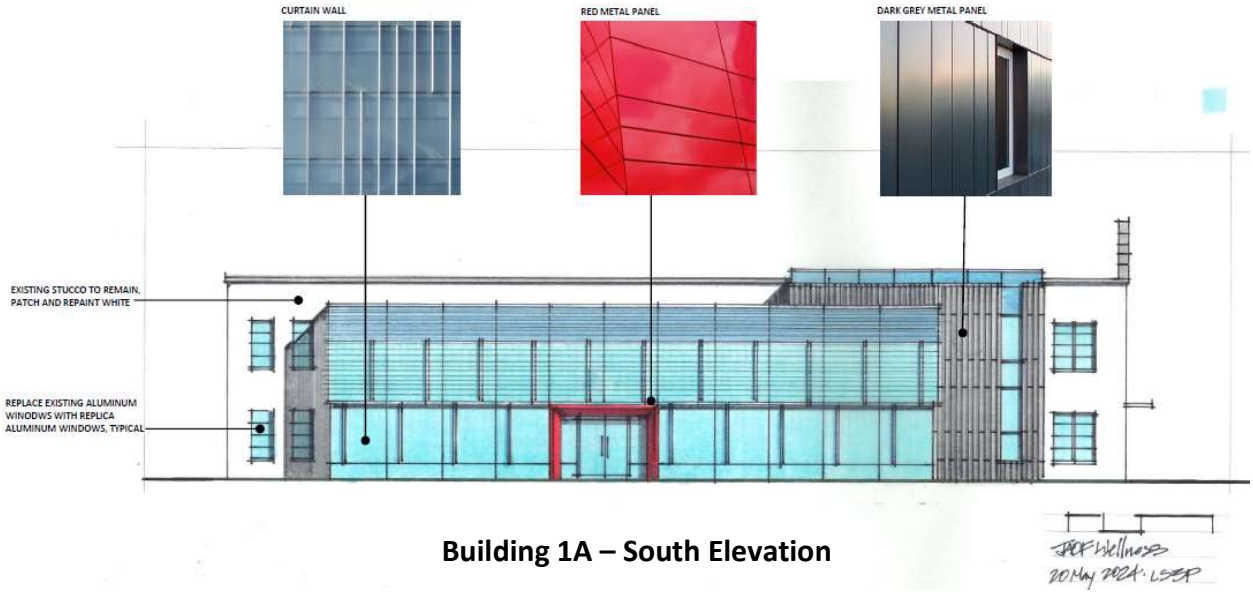
PROPOSED SITE PLAN DATED JUNE 3, 2024

- Bldg. 1A Renovation-1st Floor: 4,000 SF
- Bldg. 1A Addition-1st Floor: 1,450 SF
- Bldg. 1A Future Renovation-2nd Floor: 4,000 SF
- Bldg. 1A Total Square Footage: 9,450 SF
- 80 Parking spaces provided

Site Plan
June 3, 2024
Page 2 of 2

PROPOSED ELEVATIONS DATED MAY 20, 2024

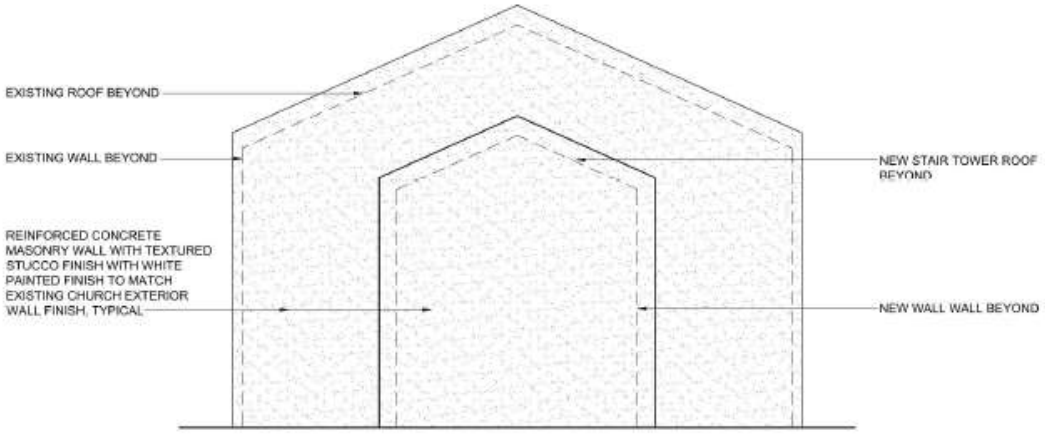
Building 1A – East Elevation



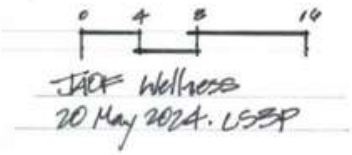
Building 1A – South Elevation

PROPOSED ELEVATIONS DATED MAY 20, 2024 (CONTINUED)

Building 1A – West Elevation



Building 2 – North Elevation



Application For Certificate Of Appropriateness

Application Info

Tracking #	30855	**Application Status**	FILED COMPLETE
Date Started	05/30/2024	**Date Submitted**	06/03/2024

Planning and Development Department Info

COA #	N/A
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 Applicant

Last Name TRIMMER
First Name CYNDY
Middle Name

Company Name
DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

Mailing Address
1 INDEPENDENT DRIVE, SUITE 1200

City JACKSONVILLE
State FL
Zip Code 32202

Phone 904 807 0185
Fax 904
Email CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name DOBSON
First Name JONATHAN
Middle Name K

Company/Trust Name
JACKSONVILLE ASSOCIATION OF FIREFIGHTERS, IAFF LOCAL NO. 122, INC.

Mailing Address
625 STOCKTON STREET

City JACKSONVILLE
State FL
Zip Code 32204

Phone 9043011269
Fax
Email CKT@DRIVERMCAFEE.COM

Description Of Property

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

Map	RE#
	065155 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
618	STOCKTON ST	32204

Type Of Improvement

- [x] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [x] **Alteration**
- [ ] **Relocation**
- [x] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [x] **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
APPLICATION PROPOSES ADAPTIVE REUSE OF AN EXISTING STRUCTURE TO SERVE AS A HEALTH AND WELLNESS CENTER FOR JACKSONVILLE FIRE AND RESCUE UNIFORMED PERSONNEL. NEW WINDOWS AS WELL AS REPAIRS TO STUCCO AND PAINT ARE PROVIDED FOR THE EXISTING BUILDING. A MODERN ADDITION SUBORDINATE TO THE HISTORIC STRUCTURE IS PROPOSED. TO FACILITATE THE NEEDED ADDITION, DEMOLITION OF A MID-BLOCK STRUCTURE IS REQUIRED. A NEW WALL WILL BE PROVIDED FOR THE HISTORIC CHAPEL, WHICH WILL BE PROTECTED FOR FUTURE REUSE. THE COMPLETE SCOPE OF WORK IS MORE FULLY DETAILED IN THE ATTACHED NARRATIVE.

Addition Information

Is this a violation? Check the box if it is. [ ]

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

Addition - Required Attachments For Complete Application

- [x] **Site Plan -** Existing/proposed site plan with addition identified. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Existing Elevations -** Existing elevations or photos of exising sides. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Proposed Elevations -** Proposed front, sides and rear elevations. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Overall Photos Of Site**
- [x] **Photos Of Addition Area**
- [x] **Description Of Any Demo**

Alteration - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Elevations -** Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Area Pictures -** Pictures of area affected by alteration.
- [x] **Structure Photos -** Overall photos of structure.

☑ **Product -** Brochure/specifications and sample.

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.

Demolition - Required Attachments 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.

Additional Documents Provided

	Description
☑	STATE GRANT TO JFRD

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.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application H-30855 **were posted on the property/site located at:**

065 155 0000
Real Estate Number(s)

618 Stockton St
Street Address

Jacksonville FL 32204
City, State Zip Code

Printed Name Cindy Trimmer

Signature

Dated this 15 day of July, 2024.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of July, 2024

by Cindy Trimmer (Applicant/Agent)

Such person(s): (*notary must check applicable box*)

☒ is (are) personally known to me; or

☐ produced a current X driver's license as identification; or

☐ produced X as identification.

Kelly Whitson
[print or type name]
Notary Public, State of Florida at Large

KELLYN MICHELLE WHITSON
Notary Public
State of Florida
Comm# HH354823
Expires 12/21/2025

NOTICE OF PUBLIC HEARING
THE CITY OF JACKSONVILLE HISTORIC
PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING ON: JUL 24
AT: 3 PM FOR APP# H-30855
A REQUEST FOR: DEMOLITION / NEW CONSTRUCTION
THE HEARING WILL BE HELD AT:
214 N. HOGAN ST - ROOM 1002
FOR INFORMATION CALL: 255-7859

NOTICE OF PUBLIC HEARING
THE CITY OF JACKSONVILLE HISTORIC
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WILL HOLD A PUBLIC HEARING ON: JUL 24
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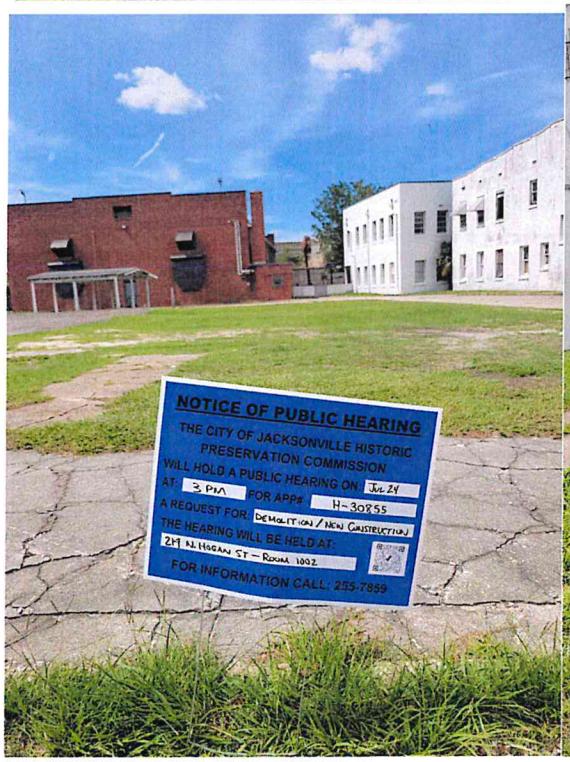
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THE CITY OF JACKSONVILLE HISTORIC
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AT: 3 PM FOR APP# H-30855
A REQUEST FOR: DEMOLITION / NEW CONSTRUCTION
THE HEARING WILL BE HELD AT:
214 N. HOGAN ST - ROOM 1002
FOR INFORMATION CALL: 255-7859

NOTICE OF PUBLIC HEARING
THE CITY OF JACKSONVILLE HISTORIC
PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING ON JUL 24
AT 3 PM FOR APP# H-90255
A REQUEST FOR DEMOLITION / NEW CONSTRUCTION
THE HEARING WILL BE HELD AT
214 N HOGAN ST - ROOM 1002
FOR INFORMATION CALL 255-7809

NOTICE OF PUBLIC HEARING
THE CITY OF JACKSONVILLE HISTORIC
PRESERVATION COMMISSION

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 ASSOC OF FIREFIGHTERS IAFF LOCAL
625 STOCKTON ST
JACKSONVILLE, FL 32204-3021

Primary Site Address
618 STOCKTON ST
Jacksonville FL 32204-

Official Record Book/Page
11853-00164

Tile #
6422

618 STOCKTON ST

Property Detail

RE #	065155-0000
Tax District	USD1
Property Use	7700 Club/Lodge/Union Hall
# of Buildings	3
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01064 RIVERSIDE R. I. COS ADDN
Total Area	68192
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

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$883,922.00	$818,557.00
Extra Feature Value	$34,869.00	$33,326.00
Land Value (Market)	$268,890.00	$284,709.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$1,187,681.00	$1,136,592.00
Assessed Value	$1,025,442.00	$1,127,986.00
Cap Diff/Portability Amt	$162,239.00 / $0.00	$8,606.00 / $0.00
Exemptions	$1,025,442.00	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	$1,127,986.00
Labor Org Property (505)	- $1,127,986.00
Taxable Value	**$0.00**

SJRWMD/FIND Taxable Value

Assessed Value	$1,127,986.00
Labor Org Property (505)	- $1,127,986.00
Taxable Value	**$0.00**

School Taxable Value

Assessed Value	$1,136,592.00
Labor Org Property (505)	- $1,136,592.00
Taxable Value	**$0.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
11853-00164	5/20/2004	$100.00	QC - Quit Claim	Unqualified	Improved
11853-00166	5/21/2004	$100.00	WD - Warranty Deed	Unqualified	Improved
11853-00168	5/18/2004	$500,000.00	WD - Warranty Deed	Qualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	16,281.00	$15,044.00
1	WMCC1	Wall Masonry/Concrt	2	0	0	141.00	$413.00
1	FPMC6	Fireplace Masonry	3	0	0	1.00	$880.00
2	FWIC1	Fence Wrought Iron	2	0	0	174.00	$11,247.00
2	PVCC1	Paving Concrete	1	0	0	1,992.00	$3,681.00
3	CPWC2	Carport Wood	1	24	18	432.00	$1,361.00
4	FCBC1	Fence Chain Barbed	1	0	0	123.00	$700.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-B	150.00	258.00	Common	150.00	Front Footage	$110,700.00
2	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	31,638.00	Square Footage	$174,009.00

Legal

LN	Legal Description
1	5-47 22-2S-26E 1.614
2	R I CO S ADDN TO RIVERSIDE
3	LOTS 1 TO 7,20,21,22
4	PT CL ALLEY(EX EXP) BLK 9

Buildings

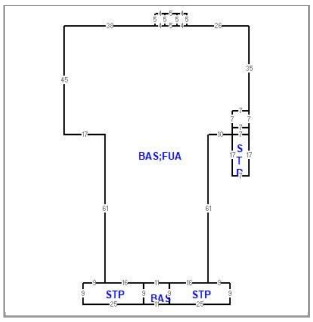
Building 1
Building 1 Site Address
618 STOCKTON ST Unit
Jacksonville FL 32204-

Building Type	7701 - CLUB/HALL
Year Built	1937
Building Value	$364,997.00

Type	Gross Area	Heated Area	Effective Area
Base Area	6018	6018	6018
Finished upper story 1	6018	6018	6018
Finished Encl Porch	20	0	16
Finished Encl Porch	25	0	20
Finished Encl Porch	25	0	20
Finished Encl Porch	20	0	16
Stoop	119	0	12
Base Area	21	21	21
Finished upper story 1	49	49	49
Base Area	49	49	49
Stoop	225	0	22
Base Area	99	99	99
Stoop	225	0	22
Total	12913	12254	12382

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	3	3 Plastered
Int Flooring	9	9 Pine/Soft Wood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	4	4 NS Ceil Min Wall
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	2.000	
Restrooms	4.000	
Baths	12.000	
Rooms / Units	1.000	
Avg Story Height	13.000	



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	$1,025,442.00	$1,025,442.00	$0.00	$10,429.55	$0.00	$0.00
Urban Service Dist1	$1,025,442.00	$1,025,442.00	$0.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$1,187,681.00	$1,187,681.00	$0.00	$3,152.29	$0.00	$0.00
By Local Board	$1,187,681.00	$1,187,681.00	$0.00	$2,189.85	$0.00	$0.00
FL Inland Navigation Dist.	$1,025,442.00	$1,025,442.00	$0.00	$29.49	$0.00	$0.00
Water Mgmt Dist. SJRWMD	$1,025,442.00	$1,025,442.00	$0.00	$181.92	$0.00	$0.00
School Board Voted	$1,187,681.00	$1,187,681.00	$0.00	$0.00	$0.00	$0.00
Urb Ser Dist1 Voted	$1,025,442.00	$1,025,442.00	$0.00	$0.00	$0.00	$0.00
			Totals	$15,983.10	$0.00	$0.00

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$974,133.00	$921,591.00	$0.00	$921,591.00
Current Year	$1,187,681.00	$1,025,442.00	$1,025,442.00	$0.00

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

PROJECT SUMMARY

Jacksonville Fire and Rescue Department (JFRD) was honored to receive a State grant with local match providing five million dollars for the construction of a health and wellness facility to serve uniformed personnel. The JFRD Health and Wellness Center will provide a central facility for four major health services: medical, fitness, injury rehabilitation, and mental health.

To perform at a high level on the job, uniformed personnel must balance the emotional, physical, and mental stresses of work and personal life and be able to cope effectively. Improving the mental health and wellness of uniformed personnel is imperative to ensure they can perform essential job functions. By co-locating the all services, JFRD will be able to minimize the occupational health and safety risks of firefighters while simultaneously improving job performance. To maximize the potential of the JFRD Health and Wellness programming, a centrally located, standalone facility is required.

The new facility will consist of exam rooms, offices, testing space and a physical therapy area. One of the most significant components will be outfitting the facility to provide radiology services including ultrasound, chest x-ray, and low-dose lung CT scanning. Additional direct services to be provided to uniformed personnel include spirometry (breathing) testing, biometric screening, vaccinations, blood work, audiometer testing, vision screening, exercise stress text, rehabilitation and mental health services.

A minimum single-story 5,400 square foot building is required to house all of the services to be provided within the Health and Wellness Center with desired future expansion to 10,000 square feet. JFRD determined that the ideal location for the new Health and Wellness Center is on the property at 618 Stockton Street owned by Jacksonville Association of Firefighters, IAFF Local No. 122, Inc. (JAOF) – a non-profit corporation supporting JFRD. The 1.57 acre property includes four structures located within the Riverside Avondale Historic District: Building 1a, Building 1b, Building 2 ("Chapel") and the Union Hall.

After extensive study, the design team found that none of the buildings in their current condition are suitable for the intended purpose. JFRD committed to preserving the Chapel for adaptive reuse in a future phase of buildout. The design team considered alternatives including demolition of Building 1a and Building 1b to facilitate construction of a new building on the remainder of the site. Desiring to preserve as much of the historic character of the site as possible, the design team has determined that Building 1a could be made suitable for the Health and Wellness Center with some alteration. In order to facilitate adaptive reuse of 1B, it is necessary to demolish Building 1b located between it and the Chapel. Demolition of Building 1b will allow for construction of a 1,450 square foot addition to Building 1a making it suitable for reuse as the new JFRD Health and Wellness Center. This addition will yield the required square footage for the first phase of the Health and Wellness Center while allowing for future expansion onto the second floor.

The addition is of a modern style designed to be distinct from and subordinate to Building 1b so that it does not compete with the historic structure. It is set back from the roofline and front and rear planes of the façade. It is also set back from the historic Chapel which will be enclosed after demolition of Building 1b. The courtyard established between the Chapel and Health and Wellness Center serves dual purposes of providing visual relief to honor the Chapel while creating a view corridor from the Union Hall to the beloved fire tower across the street.

STATEMENT OF VIABILITY

As detailed in the architectural report and structural reports filed herewith, Building 1b is not viable for preservation. The Chapel, Building 1a and 1b are all in states of significant disrepair having been vacant and subject to water intrusion and deterioration. Of the three, Building 1a is in fair condition at best, with Building 1b in poor condition, and Building 2 in the worst condition of the three. Of note, the improvements to repurpose Building 1a and provide an addition are estimated to be $5,000,000, which far exceeds the cumulative value of all four buildings on site which are assessed at less than $900,000.

Notwithstanding the condition of the Chapel, after consultation with Historic Preservation Section staff, the team has agreed not to seek demolition of the structure. Building 1b is visibly distinct from the Chapel. Most of the character defining architectural features of the Chapel are not carried forward in Building 1b, and the architect and builder are unknown. As noted in the historic file, the Mediterranean Revival style is typical of buildings in the Riverside area and this site is not one of the last remaining examples in the area. Nevertheless, preserving the Chapel and Building 1a will preserve this style on the property and demolition of Building 1b will not compromise the ambience of the historic district.

As referenced above, the design team originally believed that neither Building 1a nor 1b could be repurposed for a medical facility. While not suitable within Building 1a due to the type of construction and cost of rehabilitation, the design team later determined that Building 1b can be improved to house the medical equipment including radiological machines required to provide essential services to uniformed personnel. Accordingly, alternatives to demolition were considered and the team determined that Building 1a could be reused.

Once it was determined that Building 1a could be reused with an addition, the team also considered allowing all existing buildings to remain and locating the addition on the northeast corner of the site. This scenario would greatly reduce the pervious surface area and require the addition of a vaulted stormwater retention as there is no room on site for a retention pond. This alternative would be cost prohibitive and result in a less desirable condition than what is proposed.

EXISTING SITE PLAN –WORK SCOPE

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

CURRENT SCOPE OF WORK

TO BE DEMOLISHED

RECONSTRUCT NORTH WALL OF BLDG. 2

FUTURE PHASE

Site Plan
June 3, 2024
Page 1 of 2

PROPOSED SITE PLAN

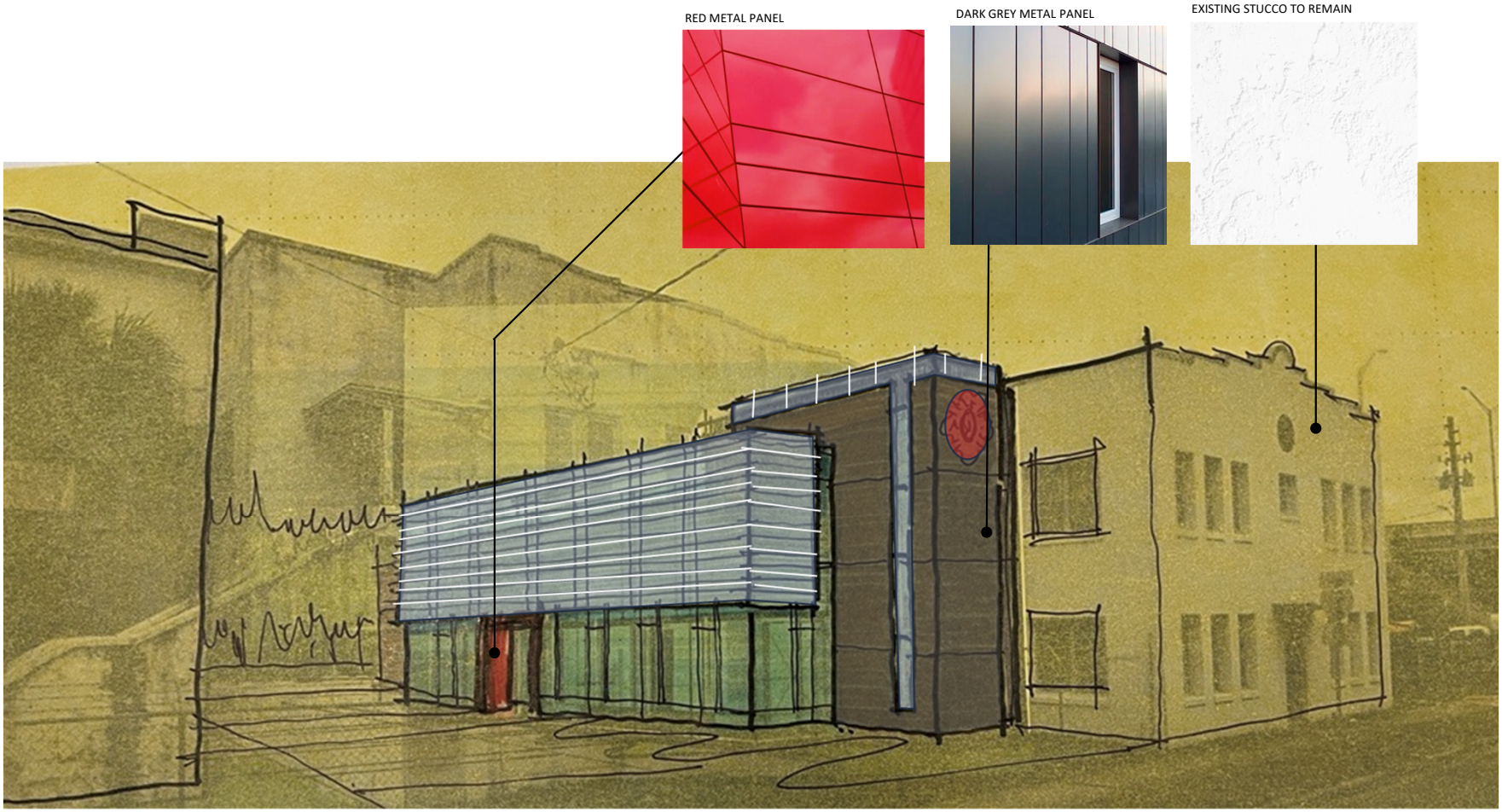
JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

- Bldg. 1A Renovation-1st Floor: 4,000 SF
- Bldg. 1A Addition-1st Floor: 1,450 SF
- Bldg. 1A Future Renovation-2nd Floor: 4,000 SF
- Bldg. 1A Total Square Footage: 9,450 SF
- 80 Parking spaces provided

Site Plan
June 3, 2024
Page 2 of 2

BLDG. 1A - EXTERIOR RENDERING

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER



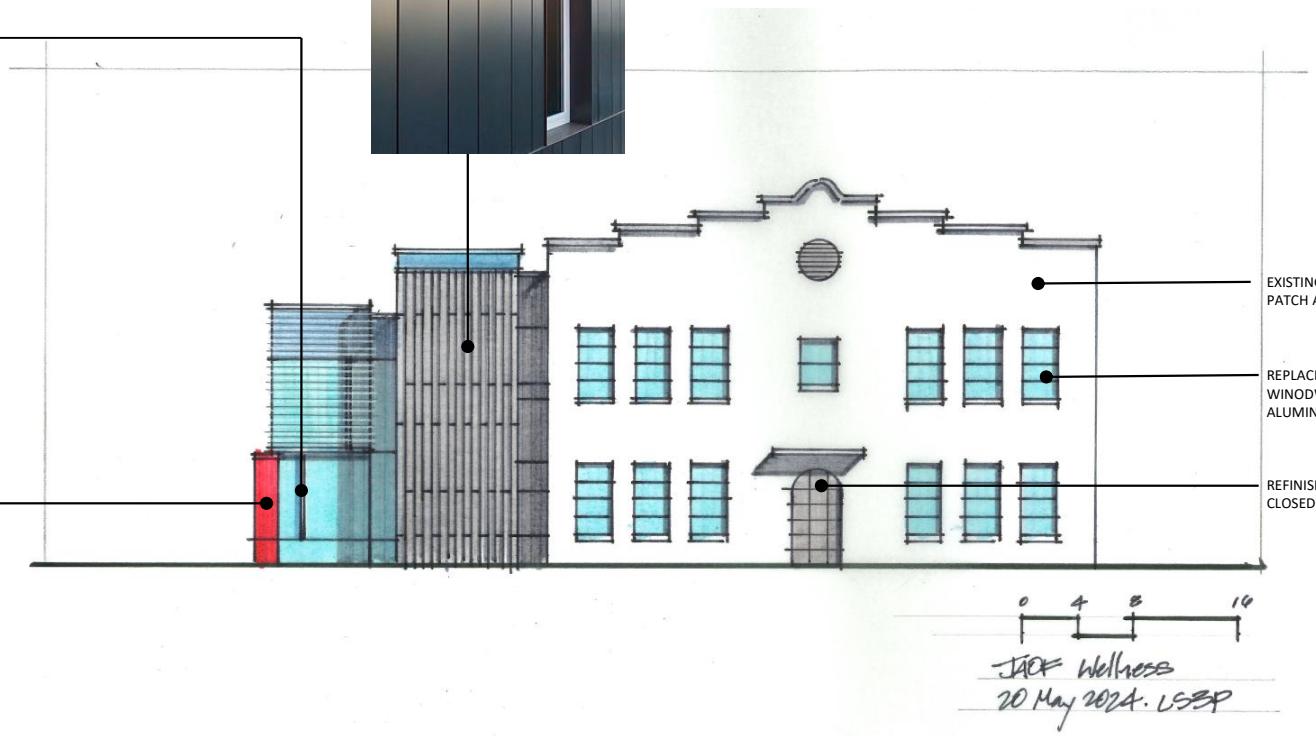
BLDG. 1A PROPOSED EXTERIOR ELEVATIONS – EAST ELEVATION

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

CURTAIN WALL

RED METAL PANEL

DARK GREY METAL PANEL



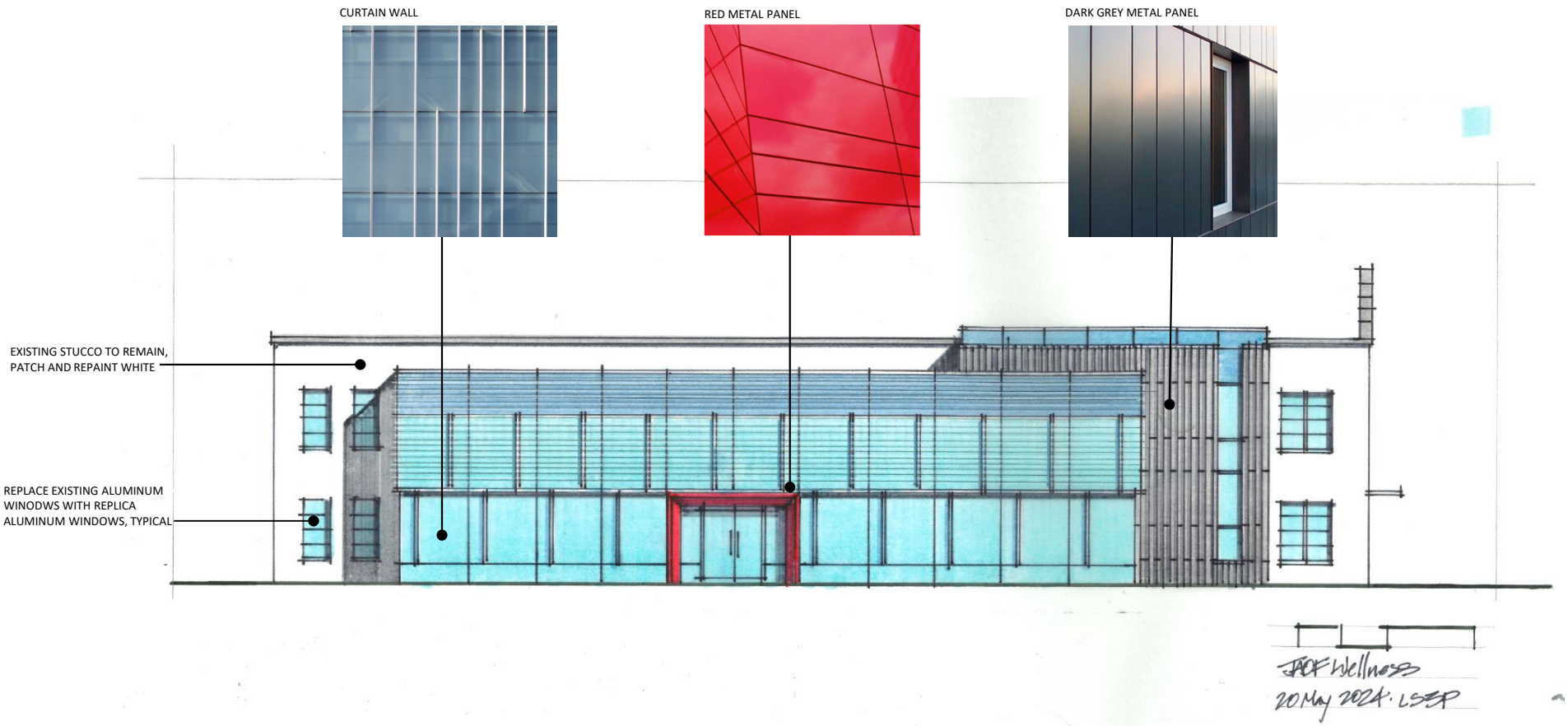
EXISTING STUCCO TO REMAIN, PATCH AND REPAINT WHITE

REPLACE EXISTING ALUMINUM WINODWS WITH REPLICA ALUMINUM WINDOWS, TYPICAL

REFINISHED EXISTING DOOR CLOSED AND FIXED IN PLACE

BLDG. 1A PROPOSED EXTERIOR ELEVATIONS – SOUTH ELEVATION

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER



BLDG. 1A PROPOSED EXTERIOR ELEVATIONS – WEST ELEVATION

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

EXISTING STUCCO TO REMAIN, PATCH AND REPAINT WHITE

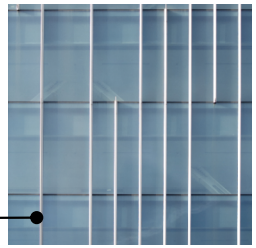
REPLACE EXISTING ALUMINUM WINODWS WITH REPLICA ALUMINUM WINDOWS, TYPICAL

NEW ALUMINUM DOWNSPOUTS AND CONDUCTOR HEADS – WHITE, TYPICAL

DARK GREY METAL PANEL

RED METAL PANEL

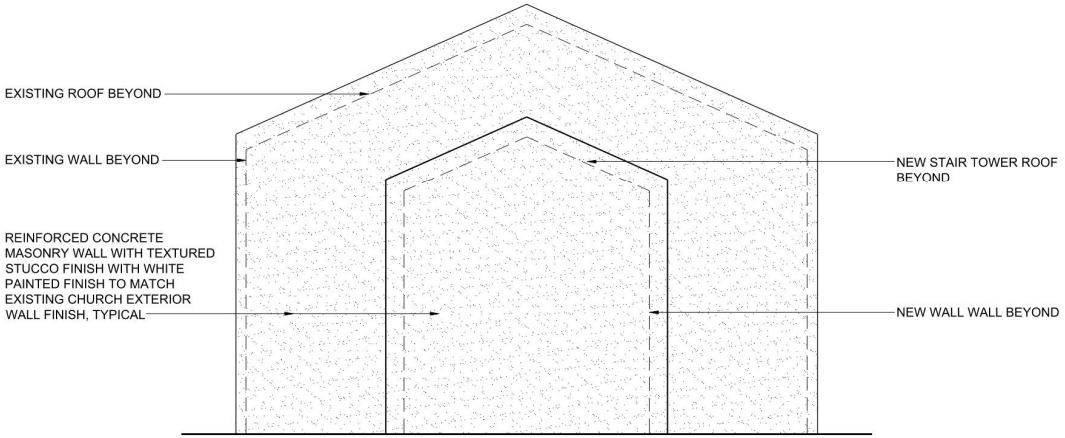
CURTAIN WALL

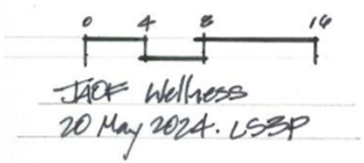


BLDG. 2 – NORTH EXTERIOR ELEVATION RECONSTRUCTION

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

NORTH – RECONSTRUCTION OF EXISTING NORTH CHURCH FAÇADE AFTER DEMO OF BLDG. 1B





ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

Structural Condition Assessment Woodlawn Baptist Church (Buildings 1a and 1b)

Jacksonville, Florida

Prepared For

Robbins Design Studio, P.A.
40 East Adams Street, Suite LL50
Jacksonville, FL 32202-3353

Prepared By

Atlantic Engineering Services of Jacksonville
4141 Southpoint Drive East, Suite C
Jacksonville, FL 32216

AES Project No. 324-005
May 1, 2024

ATLANTIC ENGINEERING SERVICES

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SECTION	PAGE
BACKGROUND	2
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EVALUATION AND RECOMMENDATIONS	2
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APPENDIX A – SURVEY DRAWINGS	
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APPENDIX D – EXISTING STRUCTURAL CONDITIONS EVALUATION CRITERIA	

ATLANTIC ENGINEERING SERVICES

Pittsburgh, PA
Jacksonville, FL
Morgantown, WV

May 1, 2024

Ms. Brooke A. Robbins, AIA, LEED AP
Robbins Design Studio, P.A.
40 East Adams Street, Suite LL50
Jacksonville, FL 32202-3353

Re: Woodlawn Baptist Church - Evaluation
618 Stockton Street
Jacksonville, Florida

AES Project: #324-005

Dear Brooke:

This report presents the findings and recommendations of Atlantic Engineering Services of Jacksonville (AES) regarding the structural condition assessment of Buildings 1a and 1b located at 618 Stockton Street in Jacksonville, Florida.

AES visited the above referenced site on March 13, 2024, to provide a visual survey and determine the current state of the structural condition of Building 1a and Building 1b. Building 2 is not included in this study. A partial set of original Construction Documents for Building 1b and Building 2 dated 1928 were available for our use. Building 1a was an addition in 1940 and no original Construction Documents were available for Building 1a. (See Figure 1.) Present at the site was Mr. Jude T. Kostage, PE and Ms. Katelyn L. Swinski, EI, both with AES.

Figure 1. Buildings at 618 Stockton Street

It is our understanding Building 1a is to be restored; Building 1b is to be demolished and Building 2 is to remain and be stabilized.

4141 Southpoint Drive East Suite C Jacksonville FL 32216 | 904.743.4633 | jax@aespj.com | aespj.com

BACKGROUND

Buildings 1a and 1b were surveyed at the time of the site visit and have been included in this report. Building 1a is a two-story structure with a footprint of approximately 100 feet by 40 feet. Exterior walls are 17-inch CMU, and the first-floor interior corridor walls are 8-inch CMU walls. Both the floor and roof joists run North to South, bearing on the interior corridor walls. The second floor consists of 2x12 wood floor joists spaced at 16-inches on center and the roof framing consists of 2x10 joists spaced at 16-inches on center. It is assumed the building is supported on shallow foundations.

Building 1b is a two-story structure with a footprint of approximately 60 feet by 35.5 feet. The exterior walls, including the wall separating Building 1b from Building 2, are brick and clay tile masonry and the interior walls are wood framing. Both the floor and roof joists run North to South and are supported by intermediate beams or interior corridor walls. Corridor and beam locations for Building 1b are shown in the Survey Drawings. (See Appendix A)

Construction Drawings for Building 1b and Building 2, dated 1928, were provided for our review. Construction Drawings for Building 1a, an addition in 1940, were not available.

OBSERVATIONS

Summary of Visible Distress (See the Detailed Summary – Appendix A):

Building 1a

- There are signs of water intrusion in several areas of the building. This has contributed to water damage and wood rot in the floor, ceiling, and roof joists. (See Figures 2, 3, 4, and 5.)
- The second floor has a notable sag at the location of the corresponding corridor wall below. The floor joists have deflected over time due to creep of the wood framing. (See Figure 6.)

Building 1b

- There are extensive signs of water intrusion throughout the building that have contributed to the following:
    - Water damage and wood rot in both floor and ceiling joists. (See Figures 7 and 8.)
    - Water damage and wood rot to the exterior porch roof. (See Figure 9.)
    - Cracking through exterior masonry walls, including at the Northeast corner where the top corner is starting to separate from the main structure. (See Figures 10, 11, and 12.)
    - Corrosion to the reinforcing steel in the concrete lintels above the windows, causing the concrete lintels to crack and further corrode the steel. (See Figure 13)
- There are cracks in an arched lintel in the wall between Building 1b and Building 2. (See Figure 14.)

EVALUATION AND RECOMMENDATIONS

The 2023 Florida Building Code (FBC), Existing Building requires that renovations affecting more than fifty (50%) percent of the building area and/or renovations resulting in the change of use of the structure be verified or updated to meet the current code requirements.

Building 1a

Our calculations show the existing floor and roof joists in Building 1a are sufficiently designed for gravity bending and shear loads for an office use. Joist reinforcement will be needed where water and termite damage are present. Additional reinforcement will also be required to level the floor at the sagging area. The building will need to be evaluated and updated to meet the wind criteria outlined in the 2023 FBC. This may include adding additional reinforcement for the diaphragm and hold-downs from the roof to the foundation.

Building 1b

The extensive deterioration of Building 1b will be very costly to repair. Furthermore, the building will need to be meet the current codes as the cost of renovation will far exceed fifty (50%) of the value of the building. If Building 1b is demolished, the shared wall between Building 1b and Building 2 will need to be replaced to stabilize Building 2 and to maintain the exterior envelope of Building 2.

CONCLUSIONS

Overall, Building 1a is in FAIR condition and requires repairs to the wood framed floors and roof structures to restore to its original condition. Water intrusion is present throughout, which has led to an increased rate of deterioration to the structure. It is recommended the building envelope be repaired in the near future to prevent further moisture intrusion and continued deterioration of the structure.

Building 1b is in POOR condition and requires significant repairs to restore to its original condition. There are significant signs of water damage throughout the building due to the failed roof membrane and the poor condition of the masonry exterior walls. The most extreme case is located at the building's Northeast corner, where the wall has detached from the structure and is unstable. The level of structural and building envelope repairs for this building will be very expensive and likely cost prohibitive.

Please contact our office if there are any questions regarding this correspondence, or if you need any additional information.

Very truly yours,
ATLANTIC ENGINEERING SERVICES OF JACKSONVILLE
FLORIDA CERTIFICATE OF AUTHORIZATION #791

Katelyn L. Swinski, EI
Staff Engineer

Jude T. Kostage, PE
Principal

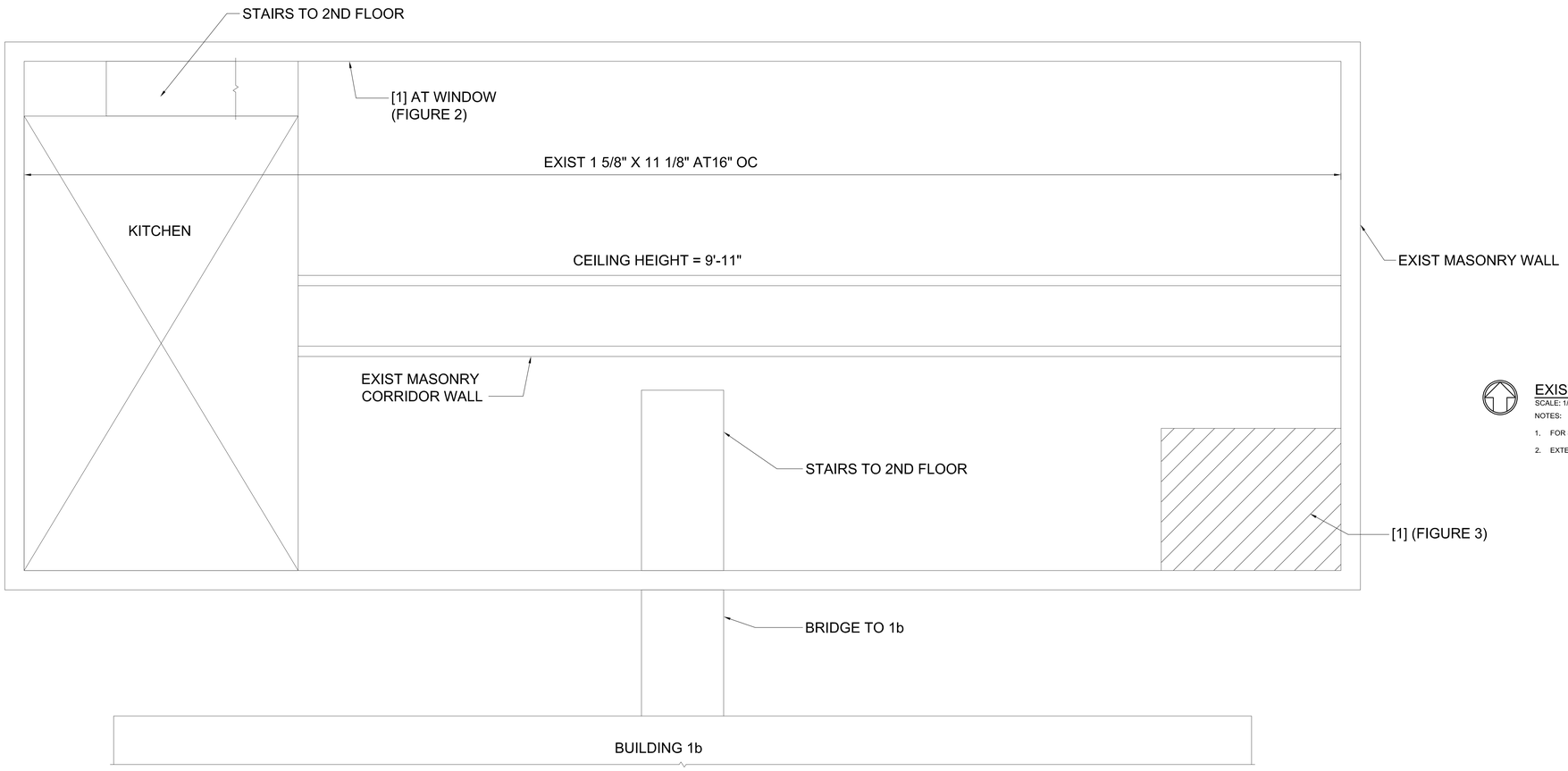
KLS/JTK/drg

JUDE T. KOSTAGE
LICENSE
NO. 53931
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Jude T. Kostage, PE on 05/01/24 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

APPENDIX A

SURVEY DRAWINGS



EXISTING BUILDING 1A LEVEL 1

SCALE: 1/4" = 1'-0"

NOTES:

1. FOR SURVEY NOTES, SEE SHEET S101.
2. EXTERIOR WALLS ARE 17" THICK MASONRY.

EXISTING BUILDING 1A LEVEL 2

SCALE: 1/4" = 1'-0"

NOTES:

1. FOR SURVEY NOTES, SEE SHEET S101.
2. EXTERIOR WALLS ARE 17" THICK MASONRY.

SURVEY NOTES	
1	SIGNS OF WATER INTRUSION / WATER DAMAGE
2	FLOOR RAISED WHERE BEARING WALL BELOW
3	WOOD ROT OBSERVED IN FLOOR JOISTS
4	WOOD ROT OBSERVED IN CEILING JOISTS
5	WOOD ROT OBSERVED IN WALL
6	WOOD ROT OBSERVED AT PORCH ROOF
7	CRACK THROUGH MASONRY WALL
8	TOP OF WALL CORNER SEPARATING FROM STRUCTURE
9	CRACK THROUGH ARCHED LINTEL
10	CORRODED STEEL REINFORCEMENT IN CONRETE LINTEL
11	HOLE IN CEILING

AES
ATLANTIC ENGINEERING
SERVICES

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www.aespj.com
FL COA #791

WOODLAWN BAPTIST CHURCH EVALUATION

JACKSONVILLE, FLORIDA

REPORT

SEAL: JUDE KOSTAGE PE 53931

REVISED / ISSUED FOR:

REV	DATE	DESCRIPTION

PROJECT NO.	324-005
DATE:	05.01.2024
DRAWN BY:	JEM
CHECKED BY:	JTK

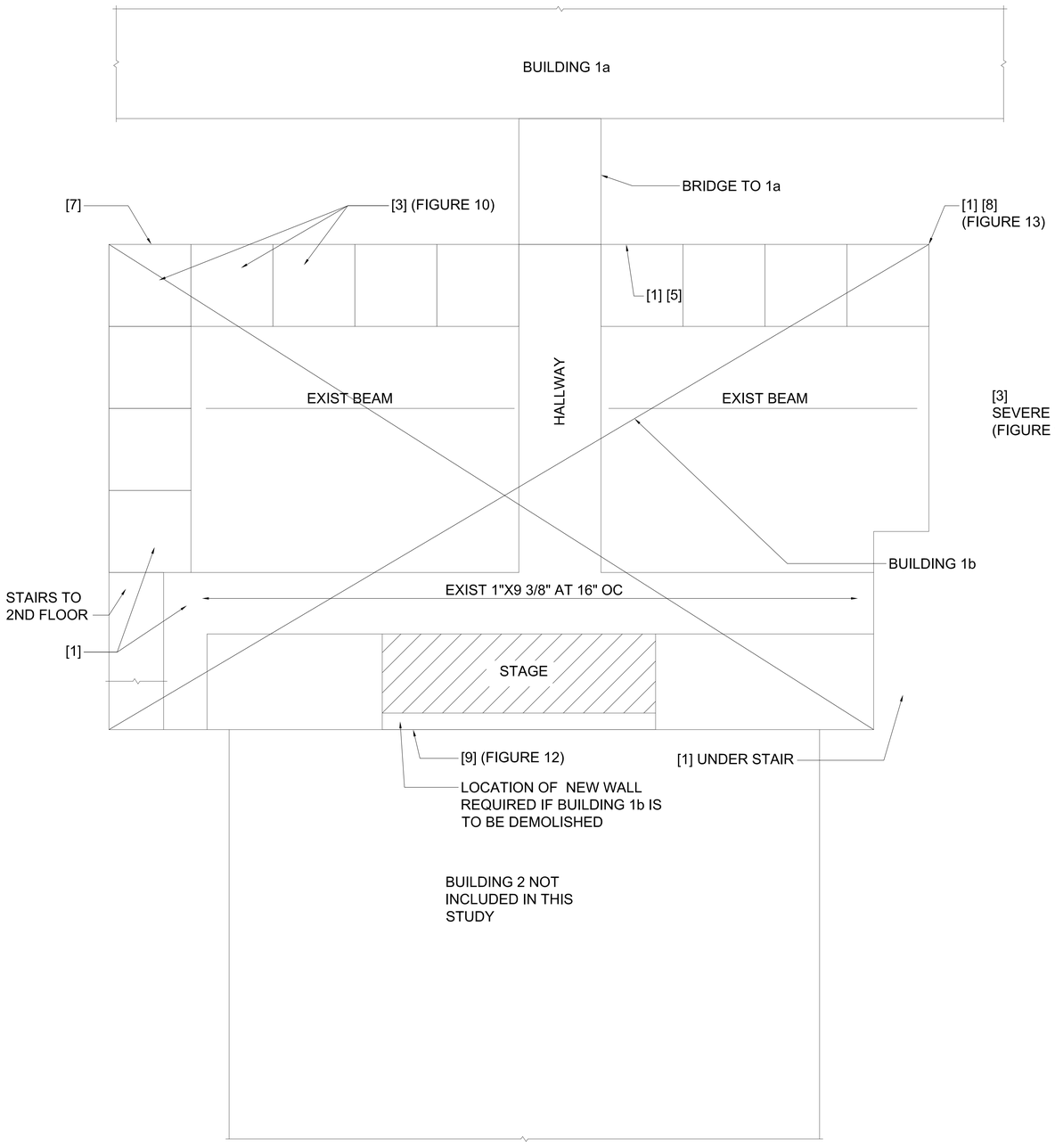
SHEET TITLE:

EXIST BUILDING 1A

SHEET NO.

S101

5/01/2024 4:31:32 PM

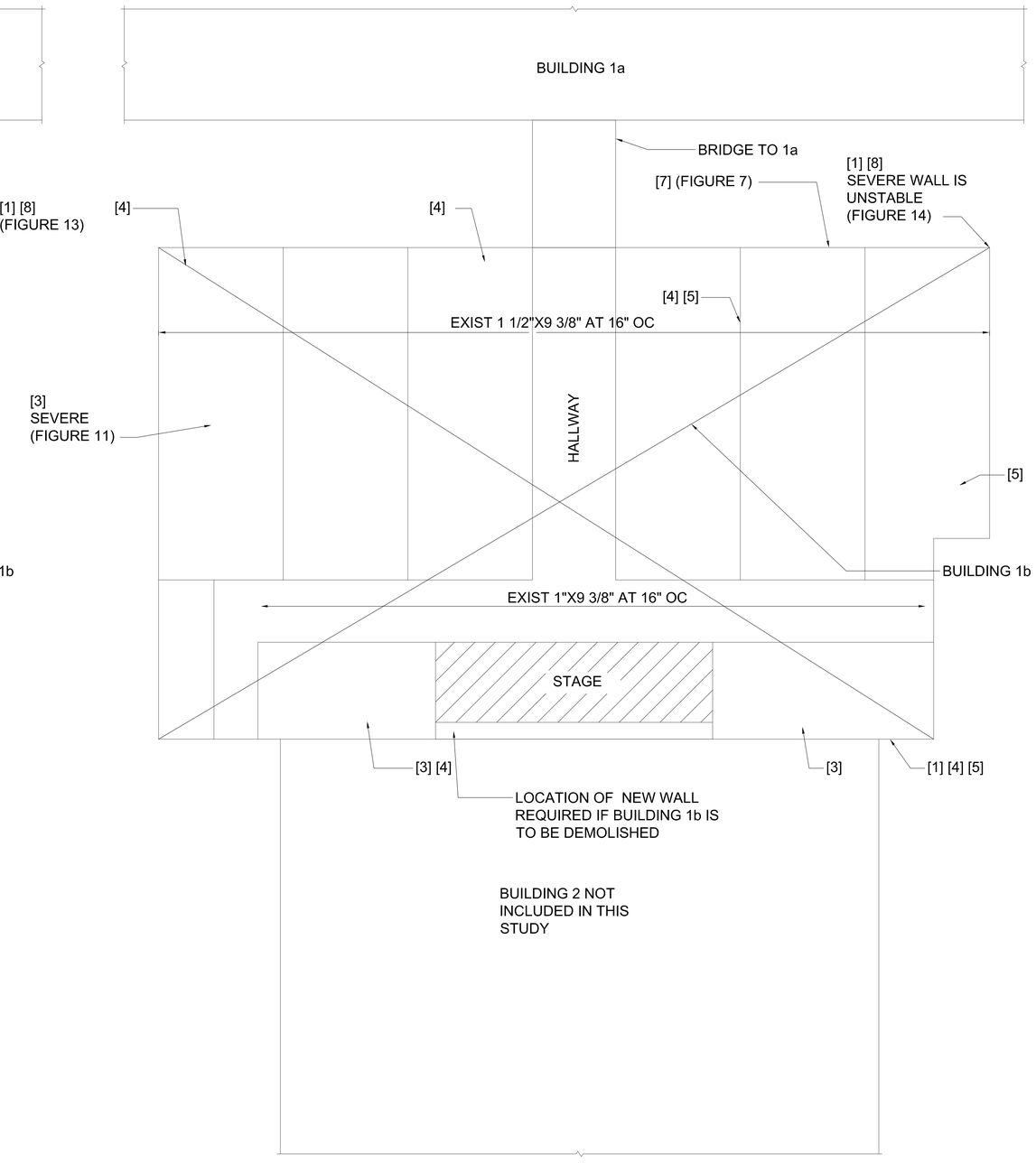


EXISTING BUILDING 1B AND 2 LEVEL 1

SCALE: 1/4" = 1'-0"

NOTES:

1. FOR SURVEY NOTES, SEE SHEET S101.



EXISTING BUILDING 1B AND 2 LEVEL 2

SCALE: 1/4" = 1'-0"

NOTES:

1. FOR SURVEY NOTES, SEE SHEET S101.

AES
ATLANTIC ENGINEERING
SERVICES

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WOODLAWN BAPTIST CHURCH EVALUATION

JACKSONVILLE, FLORIDA

REPORT

SEAL: JUDE KOSTAGE PE 53931

REVISED / ISSUED FOR:

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DRAWN BY:	JEM
CHECKED BY:	JTK

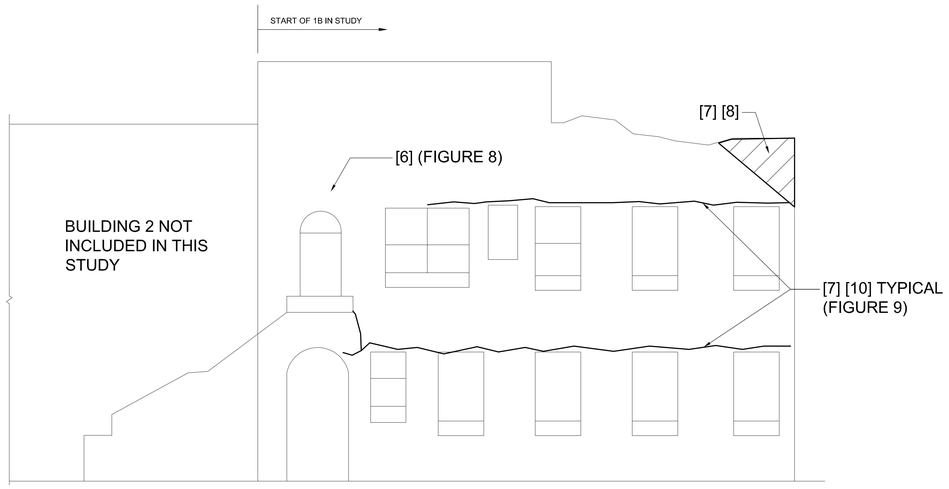
SHEET TITLE:

EXISTING BUILDING 1B

SHEET NO.

S102

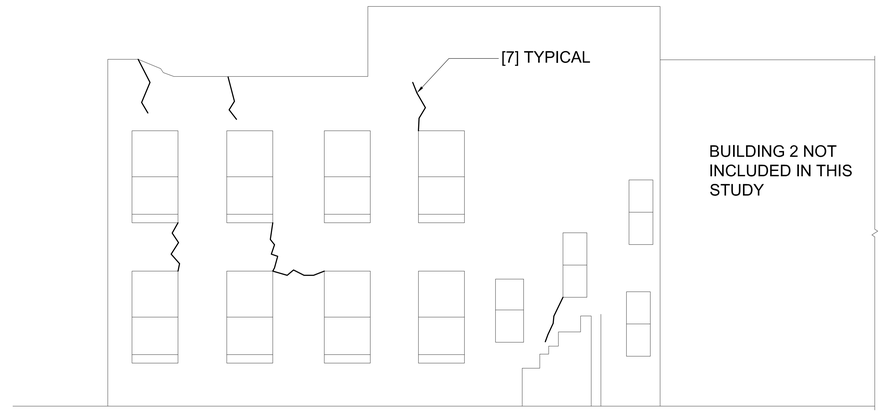
5/01/2024 4:39:58 PM



EAST ELEVATION

NOTES:

1. FOR SURVEY NOTES, SEE SHEET S101.



WEST ELEVATION

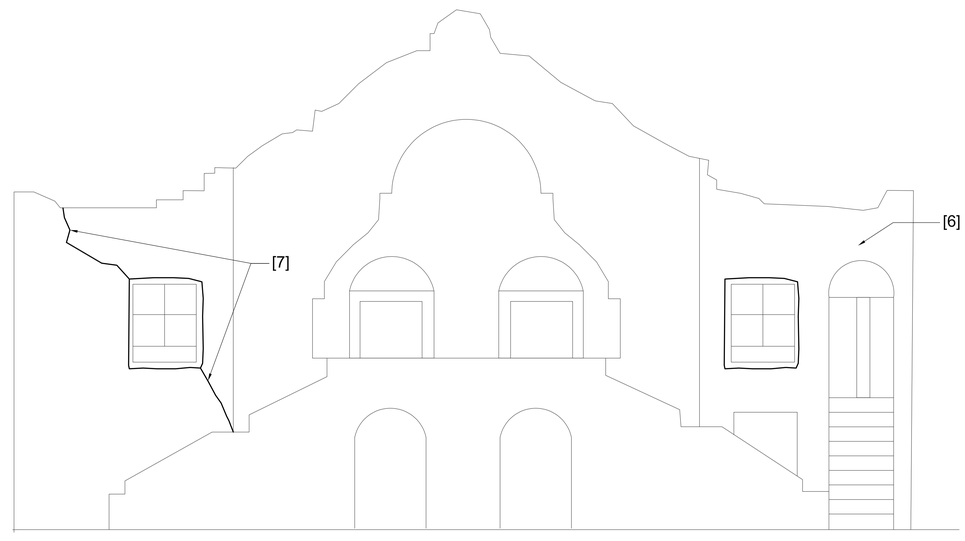
NOTES:

1. FOR SURVEY NOTES, SEE SHEET S101.

NORTH ELEVATION

NOTES:

1. FOR SURVEY NOTES, SEE SHEET S101.



SOUTH ELEVATION

NOTES:

1. FOR SURVEY NOTES, SEE SHEET S101.

AES ATLANTIC ENGINEERING SERVICES
4141 Southpoint Drive East
Suite C
Jacksonville, FL 32216
p 904.743.4633
f 904.725.9295
www.aespj.com
FL COA #791

WOODLAWN BAPTIST CHURCH EVALUATION

JACKSONVILLE, FLORIDA

REPORT

SEAL: JUDE KOSTAGE PE 53931

REVISED / ISSUED FOR:

REV	DATE	DESCRIPTION

PROJECT NO.	324-005
DATE:	05.01.2024
DRAWN BY:	JEM
CHECKED BY:	JTK

SHEET TITLE:

EXISTING ELVATIONS

SHEET NO.

S103

5/01/2024 4:31:16 PM

APPENDIX B

PHOTOGRAPHS OF BUILDINGS 1A

Figure 2. Signs of Water Intrusion at First Floor Window

Figure 3. Signs of Water Intrusion and Wood Rot in Floor Joists

Figure 4. Wood Rot in Ceiling Joists

Figure 5. Signs of Water Intrusion and Wood Rot in Ceiling Joists

Figure 6. Location of Floor Deflection Above Bearing Wall Below

APPENDIX C

PHOTOGRAPHS OF BUILDINGS 1B

Figure 7. Severe Wood Rot to Floor Joists

Figure 8. Severe Wood Rot to Roof Joists

Figure 9. Wood Rot at Porch Exterior

Figure 10. Crack in Exterior Wall

Figure 11. Significant Water Intrusion at Level 1. Wall Is Unstable

Figure 12. Significant Water Intrusion and Cracking at Level 2. Wall is Unstable

Figure 13. Corroded Steel Reinforcement in Concrete Lintel

Figure 14. Cracked Arched Lintel

APPENDIX D

EXISTING STRUCTURAL CONDITIONS EVALUATION CRITERIA

EXISTING STRUCTURAL CONDITIONS
EVALUATION CRITERIA

EXCELLENT

Meets or exceeds current structural code requirements.
Capable of safely carrying proposed occupancies.
No significant vibrations, cracking or deflections.
No structural reinforcement or repairs required.
Very minor, if any, maintenance required.

GOOD

Meets current structural code requirements.
Capable of safely carrying proposed occupancies.
Deflections, cracking, vibrations may be observable.
No structural reinforcement required.
Minor structural repairs required.
Some significant maintenance repairs required.

FAIR

Majority of structure meets structural code requirements.
Portions of structure are not capable of carrying proposed occupancies.
Deflections, cracking, vibrations, structural distress is observable.
Structural reinforcement required in limited portions of the structure.
Structural repairs required generally.
Many significant maintenance repairs required.

POOR

Majority of structure does not meet structural code requirements.
Much of the building is not capable of carrying proposed occupancies.
Deflections, cracking, vibrations, structural distress commonly observable throughout the structure.
Major reinforcement or reconstruction of the structure is required.
Major maintenance repairs are required.

EXTREMELY POOR

Collapse of structure is imminent.
Structure exhibits significant deflections, cracking, vibrations, structural distress.
Structure requires extensive reinforcement or reconstruction of impractical scope.

NOTE: Some parts of each definition may not apply.

Robbins Design Studio, P.A.
AA26003378
40 East Adams Street, Ste. LL50
Jacksonville, FL 32202
Ph: 904-662-9994

May 1, 2024

RE: 618 Stockton Street – Buildings 1a & 1b Architectural Assessment

The property located at 618 Stockton Street, Jacksonville, FL was formerly known as the Woodlawn Baptist Church. Buildings 1b & 2 were the Church Facilities and administrative offices, which were constructed in 1926. Based on the current conditions compared to the original drawings, building 1b had a roof modification at some point, date unknown to remove the chimney and rework the roof line. Building 1a was an education building, date of construction is unknown, but estimated to be around the 1940s. The current proposed use if for building 1a to be transformed in too a health and wellness center for the Jacksonville Fire and Rescue Department. Building 1b shall be removed due to its existing condition and to allow for an addition to building 1a. Building 2 shall remain, and renovation is not currently planned other than providing a new rear wall, where building 1b is removed. Assessment of Building 2 was not in scope. Per the Florida Master Site File, both the architect and builder are unknown.

Building 1a:

- Original Date of Construction – approx. 1940
- Stucco on cmu
- Original aluminum windows
- Summary of Issues – See attached Photographic Exhibit for further information.
    - Mold and mildew present – recommend testing / remediation

- Asbestos survey needs to be conducted – visual assessment is that there is potential for asbestos in existing flooring, flooring adhesive, and potential hvac mastic
- Water intrusion evident in certain locations
- All Ductwork should be removed and replaced due to presence of mold and mildew, potential for asbestos

Building 1B:

- Stucco on clay block/brick
- Summary of Issues – See attached Photographic Exhibit for further information.
    - Mold and mildew present
    - Termite damage
    - Asbestos survey needs to be conducted – visual assessment is that there is potential for asbestos in existing flooring, flooring adhesive, potential hvac mastic, potential drop ceiling tile
    - Water intrusion evident in certain locations
    - Deteriorated or missing windows

Building 2: not in scope of assessment

Additionally, see the attached Structural Assessment conducted by Atlantic Engineering Services.

Sincerely,
Robbins Design Studio, P.A.

Brooke A. Robbins, AIA
Principal Architect & Interior Designer
brooke.robbinsrobbinsdesignstudio.com

Exhibit A – Master Site File

Exhibit B – Architectural Assessment Photo Documentation

Exhibit A

RECORD NUMBER: 998
Page 1
X **original**
update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Site 8 DU 9092

SITE NAME: Woodlawn Baptist Church
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Duval **OWNERSHIP TYPE:** Religious organ
PROJECT NAME: Resurvey of Riverside: S+P **DHR NO.** 3060
LOCATION:
ADDRESS: 618 Stocton Street
CITY: Jacksonville
VICINITY OF/ROUTE TO: See Attached Maps

SUB: R.I. Coss Add. to Riverside **BLOCK** 9 **LOT** 1-5
PLAT OR OTHER MAP: Duval County Property Appraiser Map
TOWNSHIP: 2 S **RANGE:** 26 E **SECTION:** 22 **1/4:** **1/4-1/4:**
IRREGULAR SEC? **y** X **n** **LAND GRANT:** NONE
USGS 7.5 MAP: Jacksonville, 1964: PR 1982
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY
ARCHITECT: Unknown
BUILDER: Unknown
CONSTRUCTION DATE: 1926 **RESTORATION DATE(S):**
MODIFICATION DATE(S):
MOVE: DATE: ORIG. LOCATION:
ORIGINAL USE (S): Religious
PRESENT USE (S): Religious

DESCRIPTION
STYLE: Mediterranean Revival
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR: Unknown
NO. STORIES: 1 **OUTBLDGS:** 0 **PORCHES:** 0 **DORMERS:** 0
STRUCTURAL SYSTEM(S): Hollow clay tile
EXTERIOR FABRIC(S): Stucco
FOUNDATION: TYPE: Continuous
MATERIALS: Concrete block
INFILL:
PORCHES:
ROOF: TYPE: Gable
SURFACING: Composition shingle
SECONDARY STRUCS:
CHIMNEY: NO.: 0
MATERIALS:
LOCATIONS:
WINDOWS: Double-hung sash, Queen Anne/Queen Anne lights

EXTERIOR ORNAMENT:
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture/Religion

ELIGIBLE FOR NAT. REGISTER?	X y	n	likely, need info	insf info
SIGNIF. AS PART OF DISTRICT?	X y	n	likely, need info	insf info
SIGNIFICANT AT LOCAL LEVEL?	X y	n	likely, need info	insf info

SUMMARY OF SIGNIFICANCE
See Continuation Sheet

```
*  * *  * DHR USE ONLY  * *  * *  * *  * DHR USE ONLY  * *  * *  * *
*                DATE LISTED ON NR _________                          *
*    KEEPER DETERMINATION OF ELIG.(DATE):    _YES ____  _NO ____       *
*    SHPO EVALUATION OF ELIGIBILITY (DATE):  _YES ____  _NO ____       *
*    LOCAL DETERMINATION OF ELIG. (DATE):    _YES ____  _NO ____       *
*    OFFICE_____________________________________________               *
*                                                                      *
*  * *  * DHR USE ONLY  * *  * *  * *  * DHR USE ONLY  * *  * *  * *
```

RECORDER INFORMATION: NAME: Stephen Olausen
DATE: 09/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 29, #19

PHOTOGRAPH M A P

See Attachments

DL9092

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This one-story masonry religious building is located at 618 Stockton Street. Its Mediterranean Revival styling is expressed by a parapeted gable, curvilinear lines, a symmetrical facade, and a staircase which rises from each end of the building to the entrance. The entrance consists of two arched doors. Fenestration consists of double-hung sash windows with Queen Anne lights. The exterior wall fabric is stucco. With few alterations, this building has retained most of its architectural integrity.

Architectural Context: Mediterranean Revival is an eclectic style containing architectural elements with Spanish or Mid-eastern precedents. Found in those states that have a Spanish colonial heritage, Mediterranean Revival broadly defines the Mission, Moorish, Turkish, Byzantine, and Spanish Eclectic revival styles which became popular in the Southwest and Florida during the twentieth century. The influence of those Mediterranean styles found expression through a detailed study in 1915 of Latin American architecture made by Bertram Grovesnor Goodhue at the Panama-California Exposition in San Diego. The Goodhue exhibit prominently featured the rich Spanish architectural variety of South America. Encouraged by the publicity afforded the exposition, other architects began to look directly to Spain and elsewhere in the Mediterranean where they found still more interesting building traditions.

Mediterranean Revival buildings in Florida display considerable Spanish influence. A popular building style in Florida during the 1920s, construction continued following the collapse of the land boom and even into the 1930s. It was adapted for a variety of building types ranging from grandiose tourist hotels to two-room residences. The popularity of the style became widespread, and many commercial and residential buildings underwent renovation in the 1920s to reflect the Mediterranean influence. Identifying features of the style include flat (sometimes hip) roofs, usually with some form of parapet; ceramic tile roof surfacing; stuccoed facades; flat roof entrance porches, commonly with arched openings supported by square columns; casement and double-hung sash windows; and ceramic tile decorations.

Historical Narrative: Located in the Riverside Park Place subdivision, which was platted the Riverside Development Company in 1914, this building embodies many of the architectural characteristics of buildings constructed in Riverside during the Florida land boom of the 1920s. According to local sources, this building was constructed in 1926.

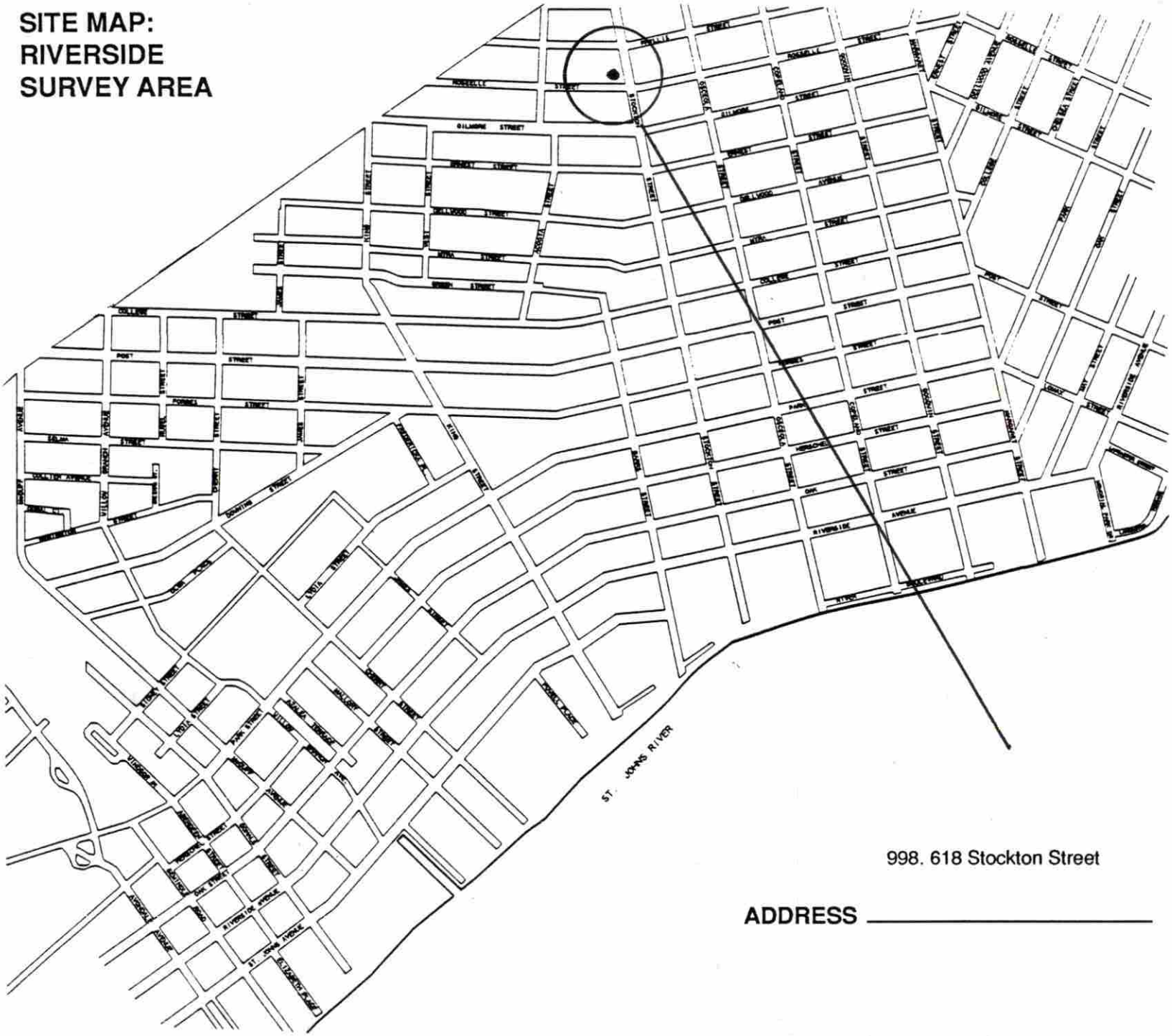
Historical Context: Located southwest of downtown Jacksonville, Riverside is one of the city's oldest and most historically significant residential neighborhoods. The area that became Riverside was originally part of two Spanish land grants issued in 1801 and 1815 to Philip Dell and Robert Hutcheson, respectively. Together, the two tracts totalled 950 acres, an area nearly twice the size of present-day Riverside. The land changed hands frequently until 1847, when it was deeded to James Winter who operated a large plantation there. In 1869, Edward M. Cheney, editor of *The Florida Union* newspaper, purchased 500 acres of an area known as Dell's Bluff for John Murray Forbes, a Boston millionaire. Forbes had the land surveyed and platted, and named the area Riverside for its location along the shore of the St. Johns River.

The Riverside tract remained largely undeveloped until 1887, when the eastern portion of the area to present-day King Street was incorporated into the city of Jacksonville. Shortly after annexation, a street car line was extended to connect the suburb with downtown. The extension of city services and the streetcar line sparked Riverside's first significant period of development. By 1895, Riverside was home to 2,500 of Jacksonville's upper middle class.

The architecture of Riverside reflects diverse stylistic trends popular during the late nineteenth and early twentieth centuries, when the community experienced most of its development. Following the Great Fire of 1901, many former residents of downtown neighborhoods built homes in Riverside. Riverside Avenue, the primary road to the area from downtown, became the showplace for homes of many prominent residents and was thus nicknamed "The Row." In the wake of the Great Fire, Jacksonville attracted a number of architects, many of who, in addition to rebuilding the downtown commercial core, competed for residential commissions in Riverside. The variety of styles employed by Riverside's architects give the area the distinction of having one of the most diverse collections of historic residential architecture in Florida.

Du9092

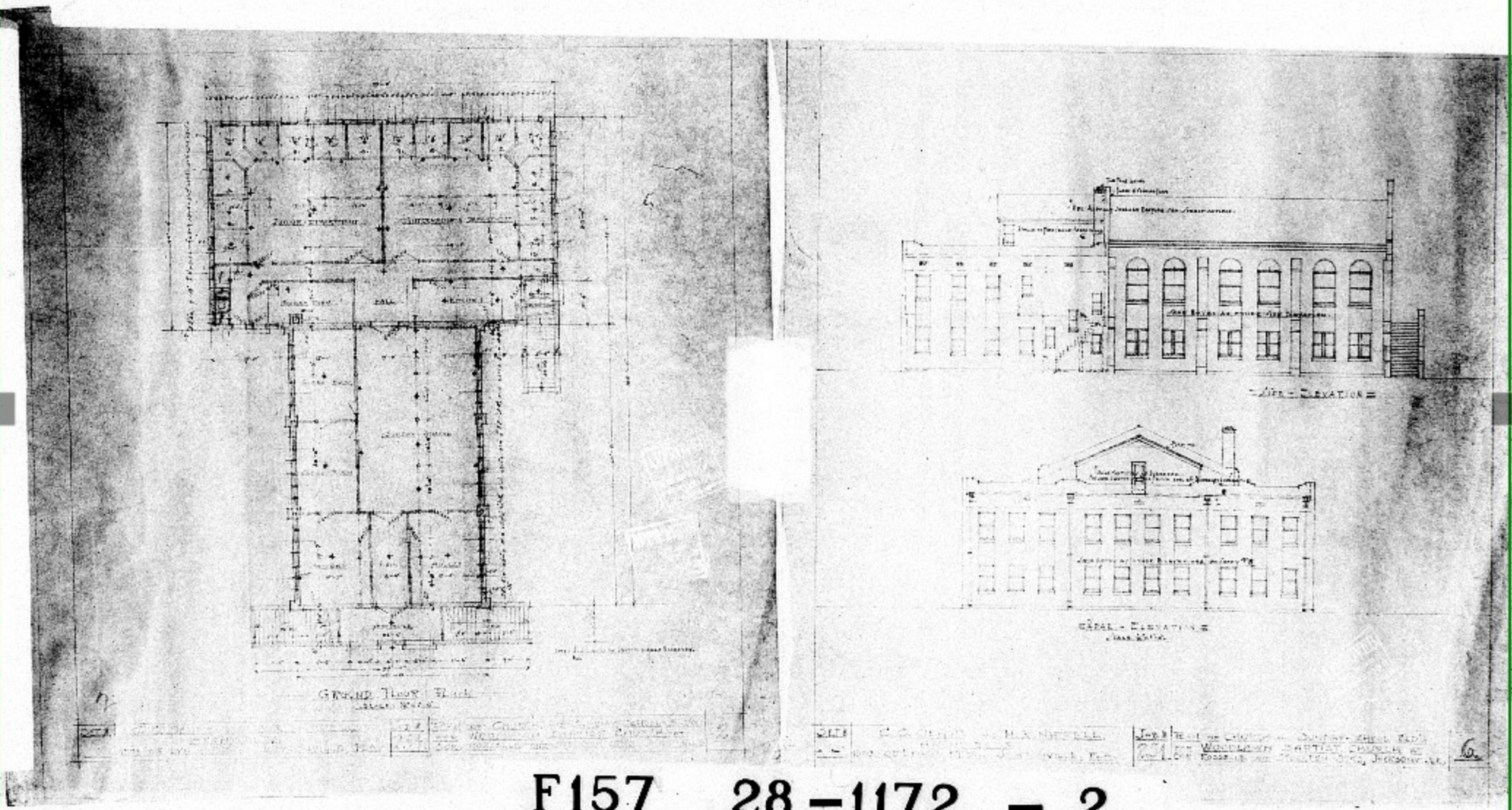
SITE MAP: RIVERSIDE SURVEY AREA



998. 618 Stockton Street

ADDRESS _____

998. 618 Stockton Street



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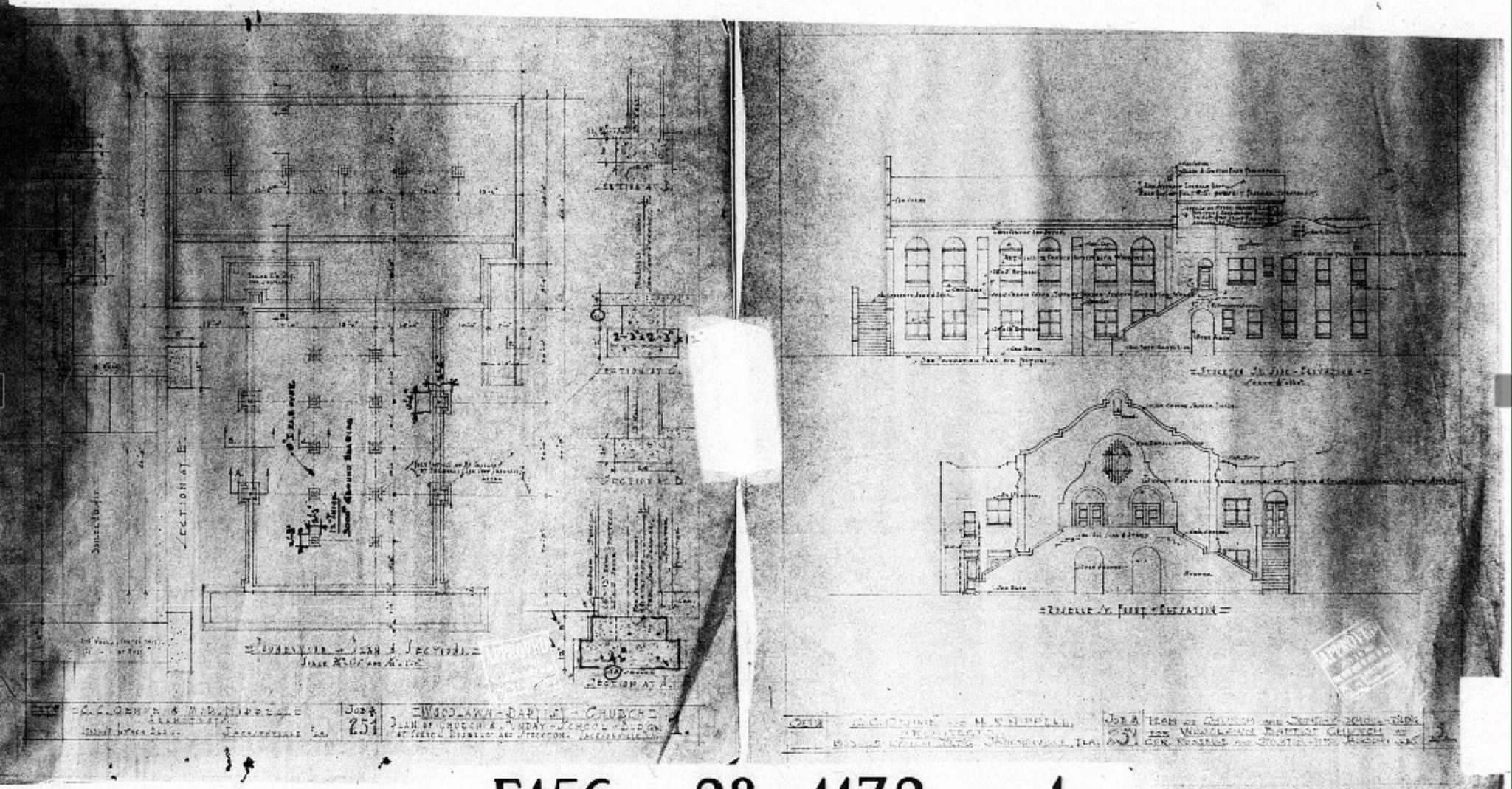

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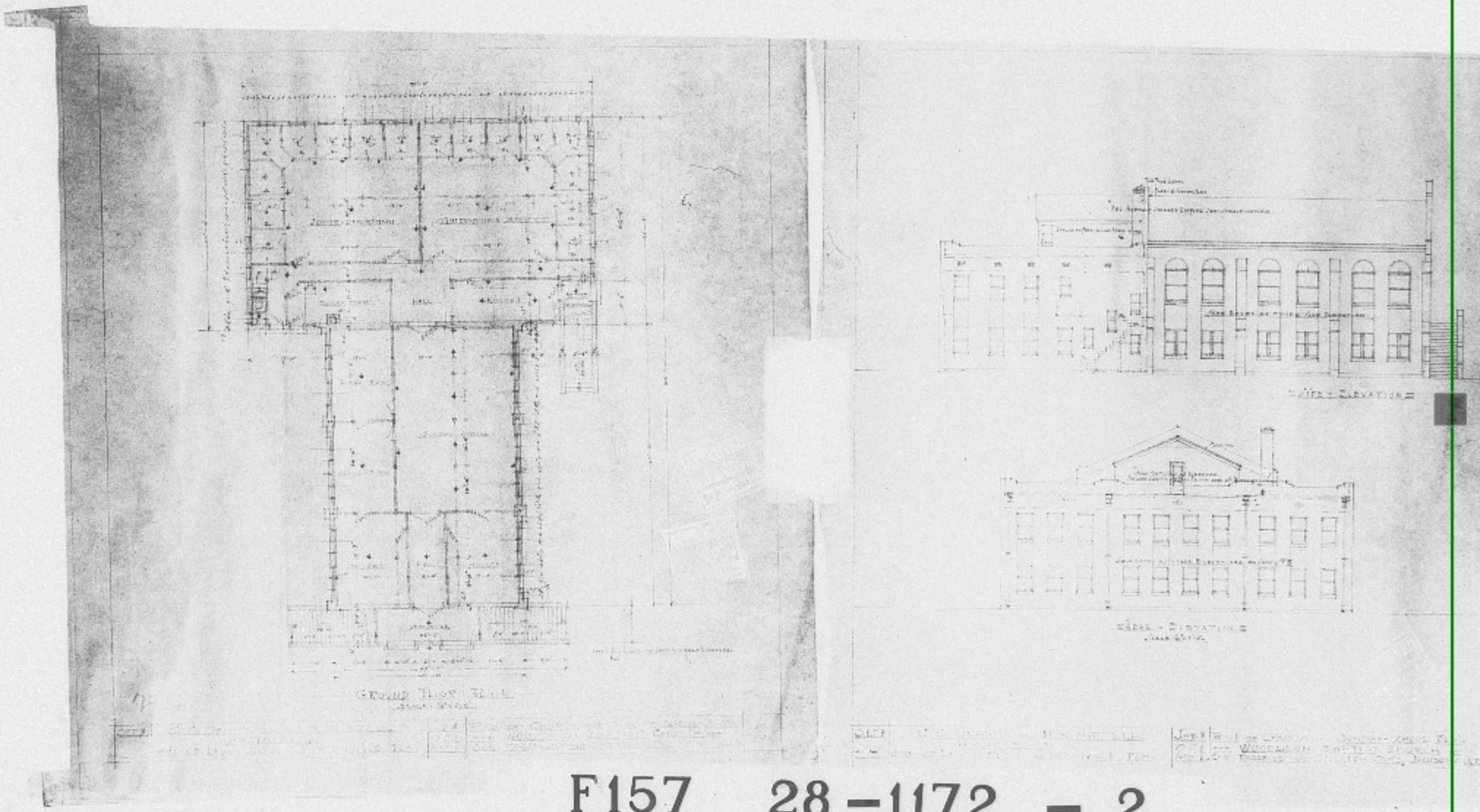

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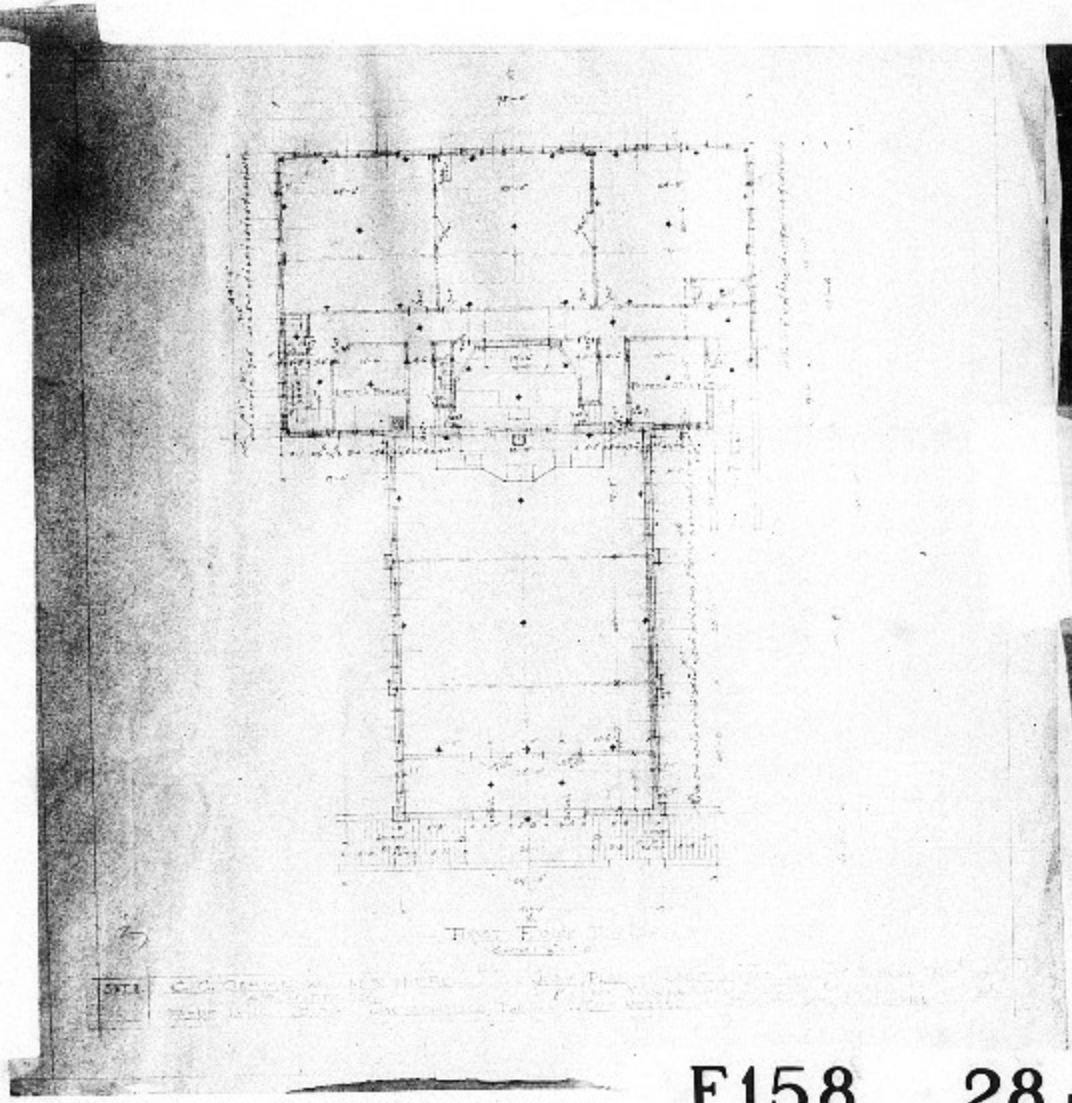
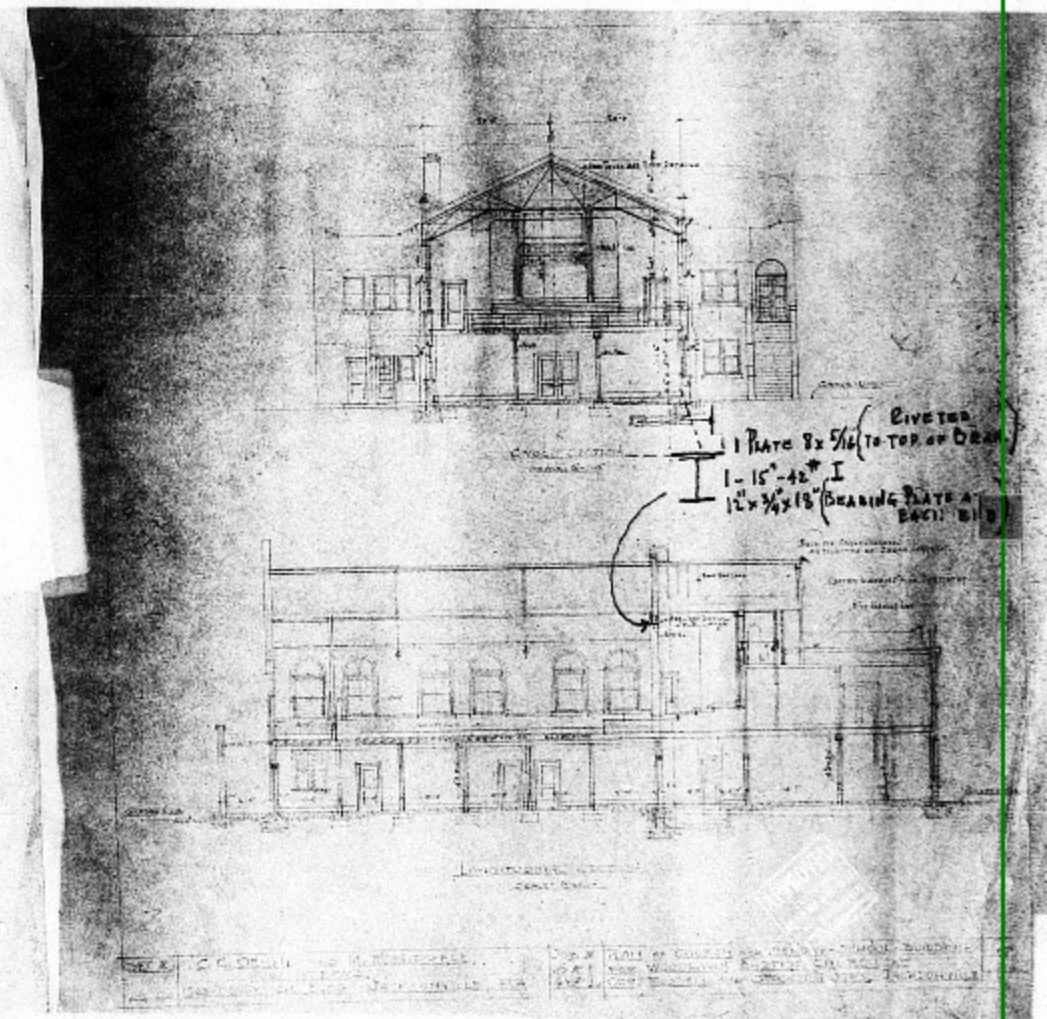




F158 28-1172 - 3

618 Stockton Street
Architectural Assessment
Buildings 1a & 1b

Exhibit B

ROBBINS
DESIGN
STUDIO

Building 1a
Exterior

Building 1A - North

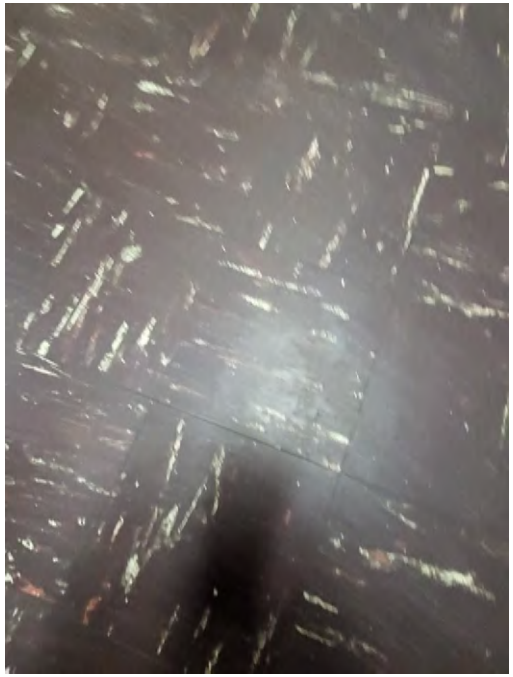
Building 2 – East
Not in Scope

Building 1B - East

Building 1A - East

Building 1a
Level 1
Interior

Level 1 West side



Potential Asbestos tile

Damaged Flooring

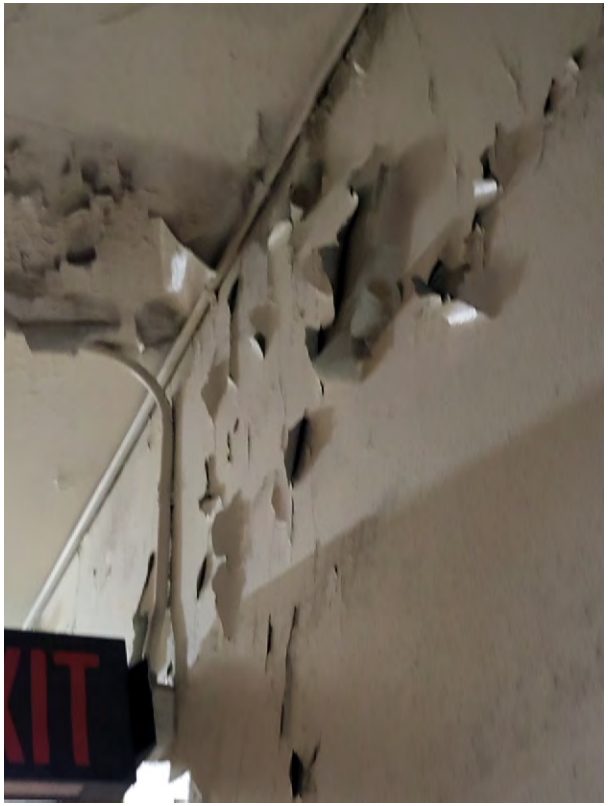
Building 1a

- Evidence of Water Intrusion
- Exterior walls and ceiling Plaster Damage
- Lintel Damage
- Presence of mold/mildew

Level 1 North – Classroom Space

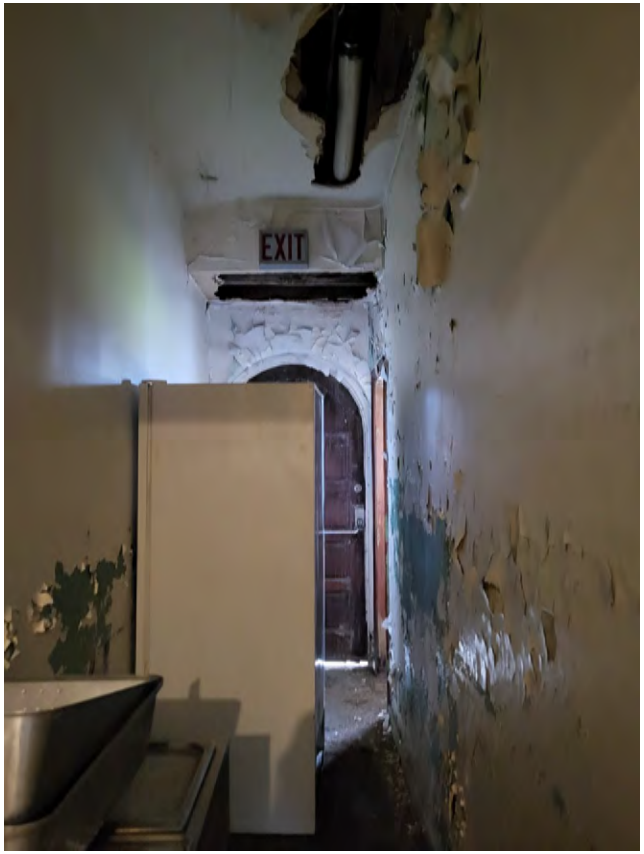
- Evidence of Water Intrusion
- Exterior wall plaster damage
- Lintel Damage
- Ceiling plaster cracks
- All diffusers have mildew/mold present – air quality issue

Level 1 North – Classroom Space



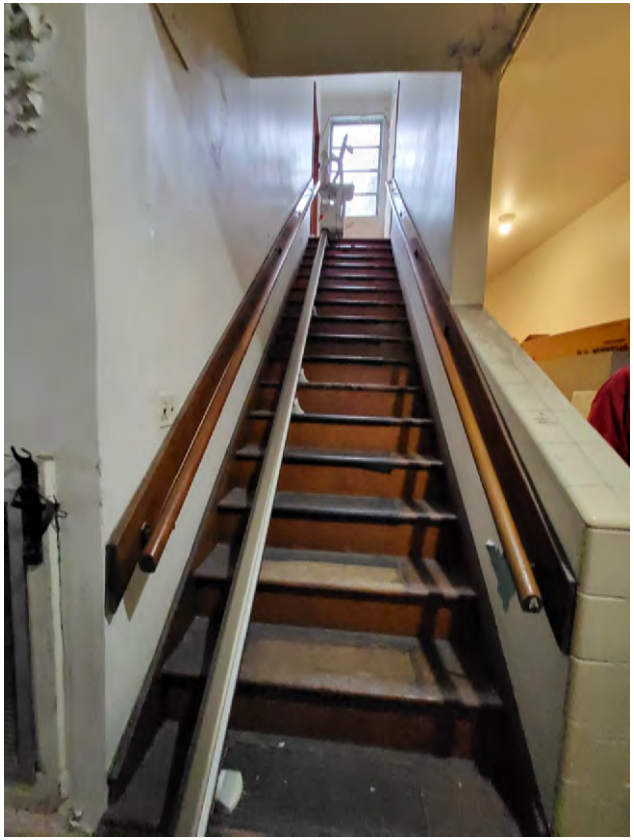
- Exterior and Interior wall plaster damage
- Peeling paint – test for lead paint
- All diffusers/ductwork have mildew/mold present – air quality issue

Level 1 Central East/West Corridor facing East



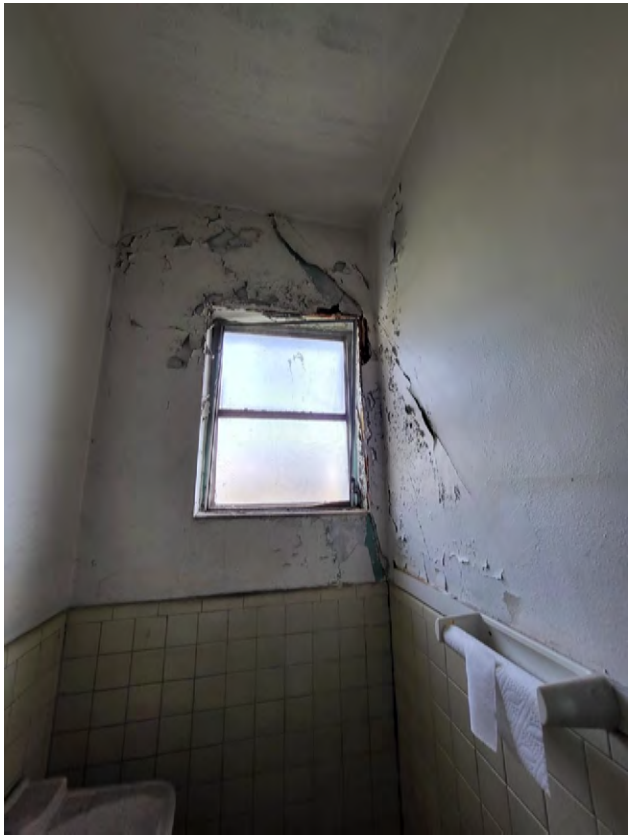
- Exterior and Interior wall plaster damage
- Ceiling plaster damage
- Peeling paint – test for lead paint
- All diffusers/ductwork have mildew/mold present – air quality issue

Level 1 Central East/West Corridor facing East



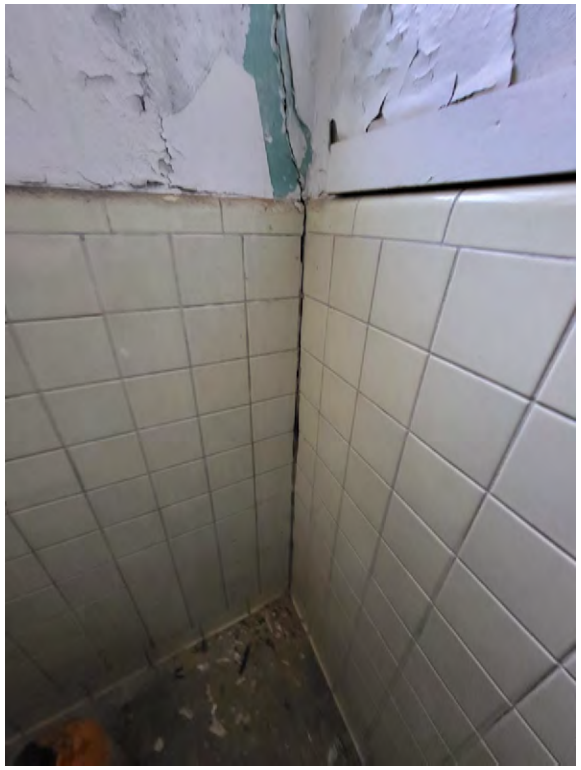
- Stair and rails, not compliant with current code for Handrails, rise/run
- Existing lift operation unknown

Level 1 Central Stairs to Level 2



- Evidence of Water Intrusion
- Window damage
- Restrooms do not meet current ada clearance requirements

Level 1 Restroom



- Exterior and Interior wall plaster damage
- Ceiling plaster damage
- Peeling paint – test for lead paint
- Exterior Window Damage and wall support surround

Level 1 Restrooms

- Exterior and Interior wall plaster damage
- Ceiling plaster damage
- Peeling paint – test for lead paint
- Chalkboard should be tested for asbestos
- Floor tile – potential asbestos
- All diffusers/ductwork have mildew/mold present – air quality issue

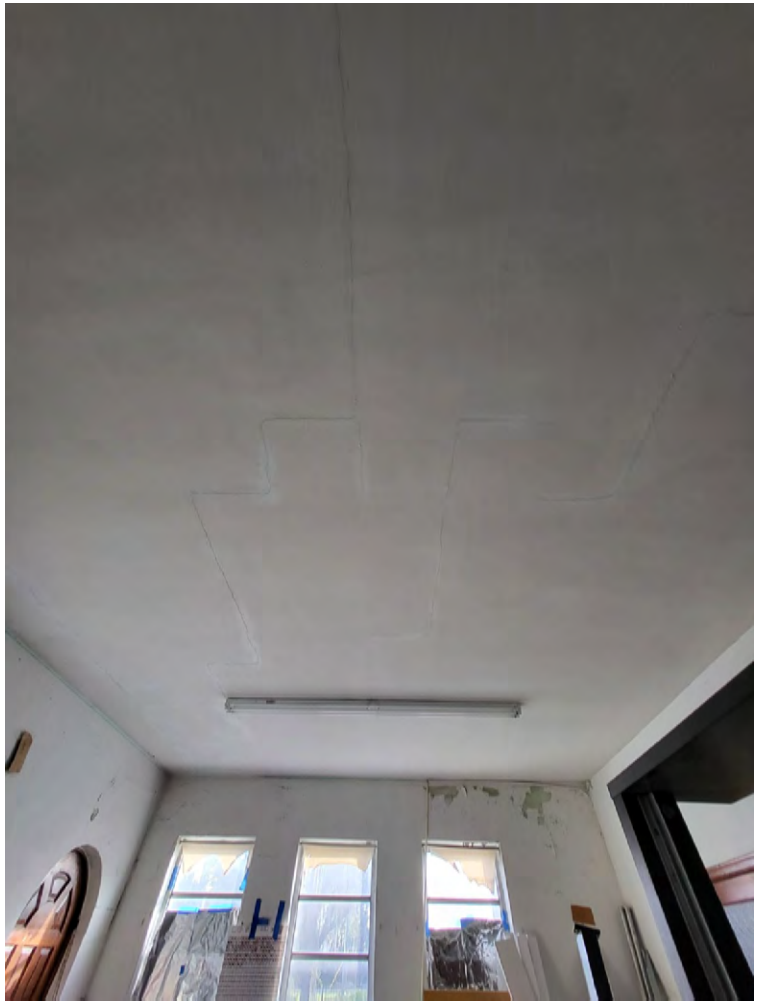
Level 1 Classroom – North/East

- Exterior and Interior wall plaster damage
- Evidence of water intrusion
- Ceiling plaster damage
- Peeling paint – test for lead pain

Level 1 Classroom – North/East

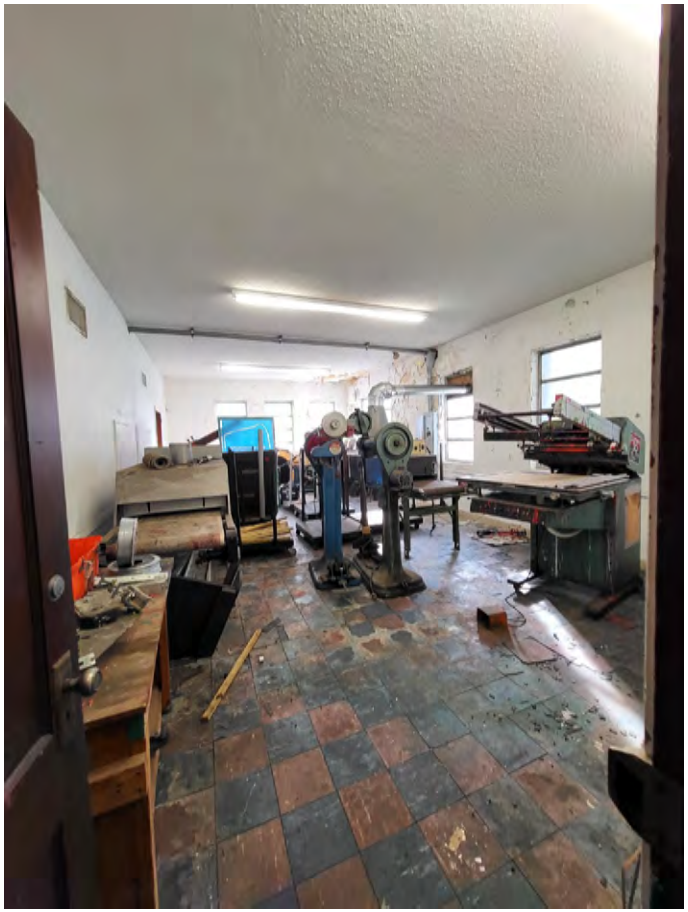
- All diffusers/ductwork have mildew/mold present – air quality issue

Level 1 Classroom – North/East



- Exterior and Interior wall plaster damage
- Ceiling plaster damage
- Peeling paint – test for lead paint
- Chalkboard should be tested for asbestos
- Floor tile – potential asbestos
- All diffusers/ductwork have mildew/mold present – air quality issue

Level 1 Classroom – North/East



- Exterior and Interior wall plaster damage
- Evidence of water intrusion, SE corner
- Ceiling plaster damage
- Peeling paint – test for lead paint
- Chalkboard should be tested for asbestos
- Floor tile – potential asbestos
- All diffusers/ductwork have mildew/mold present – air quality issue

Level 1 Classroom – South East Room

- Exterior and Interior wall plaster damage
- Evidence of water intrusion, SE corner
- Ceiling plaster damage
- Peeling paint – test for lead paint
- Potential Lintel damage
- Window framing damage

Level 1 Classroom – South East Room

- Exterior and Interior wall plaster damage
- Evidence of water intrusion, SE corner
- Ceiling plaster damage
- Peeling paint – test for lead paint
- Potential Lintel damage
- Window framing damage

Level 1 Classroom – South East Room

Level South
Exterior wall

- Exterior Plaster cracks,
- Paint Peeling
- Evidence of water intrusion

Level 1 – Corridor leading to building 1b

- Interior wall plaster damage
- Potential Asbestos Tile

Level 1Central Corridor – Facing West

- Exterior and Interior wall plaster damage
- Peeling paint – test for lead paint
- Floor tile – potential asbestos
- All diffusers/ductwork have mildew/mold present – air quality issue

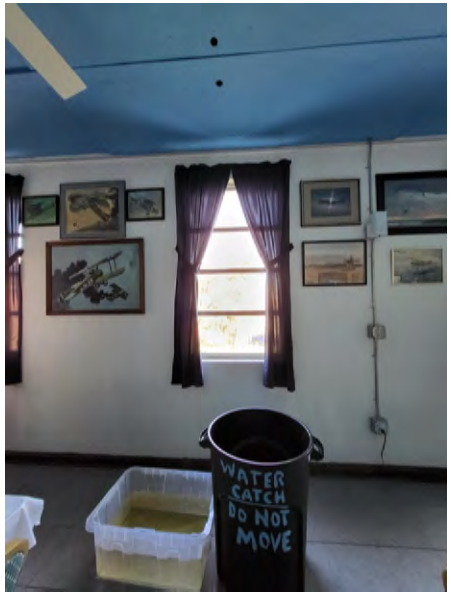
- Exterior and Interior wall plaster damage
- All diffusers/ductwork have mildew/mold present – air quality issue
- Evidence of mold/mildew on ceiling

Level 1 South Conference Room

- Cracked ceiling plaster
- Exterior and Interior wall plaster damage
- All diffusers/ductwork have mildew/mold present – air quality issue
- Evidence of mold/mildew on ceiling

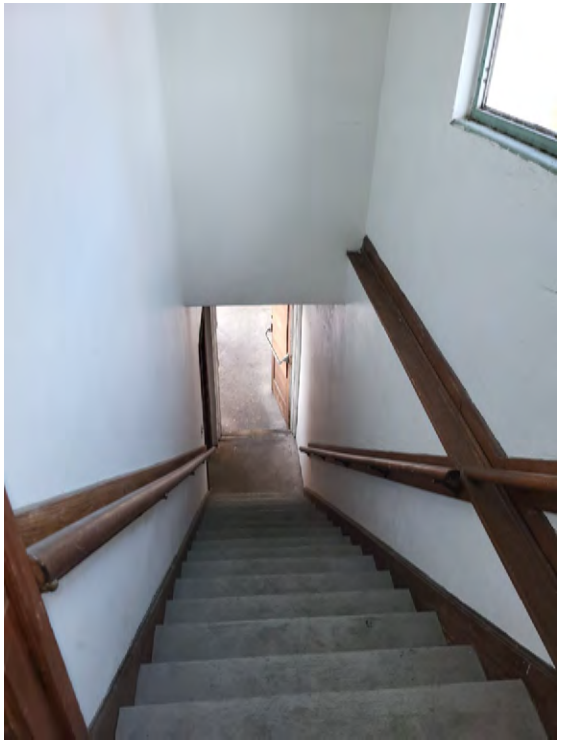
Level 1 South Conference Room

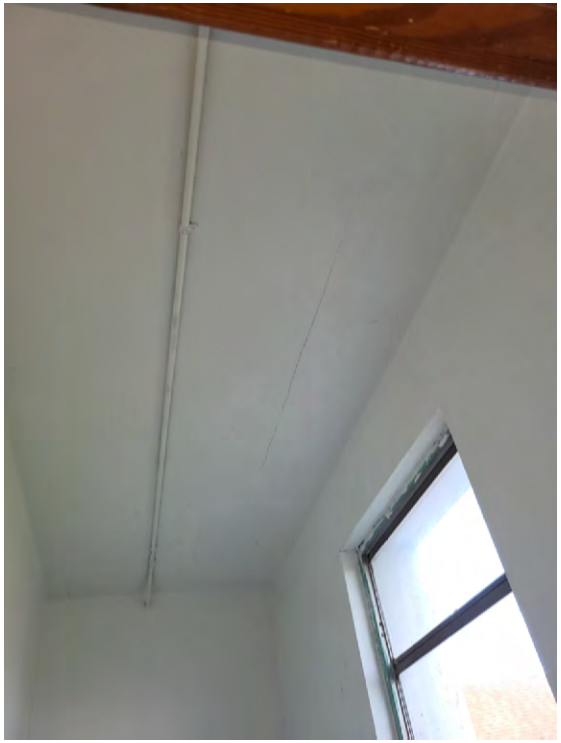
Building 1a
Level 2
Interior



- All diffusers/ductwork have mildew/mold present – air quality issue
- Evidence of water intrusion from roof

Level 2 – North West meeting area





- Handrails non code compliant
- Conduit inside stairwell
- Plaster ceiling cracking

Level 2 – NW Corner stairs up from level 1

- Evidence of water intrusion – wall/ceiling
- Damaged interior/exterior plaster
- Potential asbestos floor tile

Level 2 – West Storage Room

Level 2 – South West Storage Room

- Evidence of water intrusion – wall/ceiling
- Damaged interior/exterior plaster – walls and ceiling
- Potential asbestos floor tile
- Potential water intrusion at windows

Level 2 – South Library

Level 2 – Restroom – Central/North

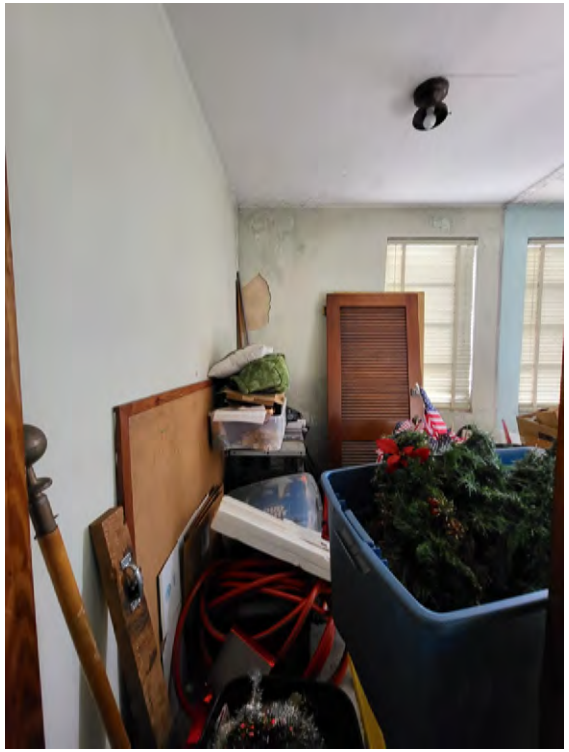
- Non code compliant

Level 2 – North/East Gathering Room

- Ceiling plaster damage
- All diffusers/ductwork have mildew/mold present – air quality issue

Level 2 – South Gathering Room

- Ceiling and wall plaster damage
- All diffusers/ductwork have mildew/mold present – air quality issue



Level 2 – South East Storage Room

- Ceiling and wall plaster damage
- Evidence of Water Intrusion
- Potential lintel damage from water intrusion

Level 2 – South East Corner

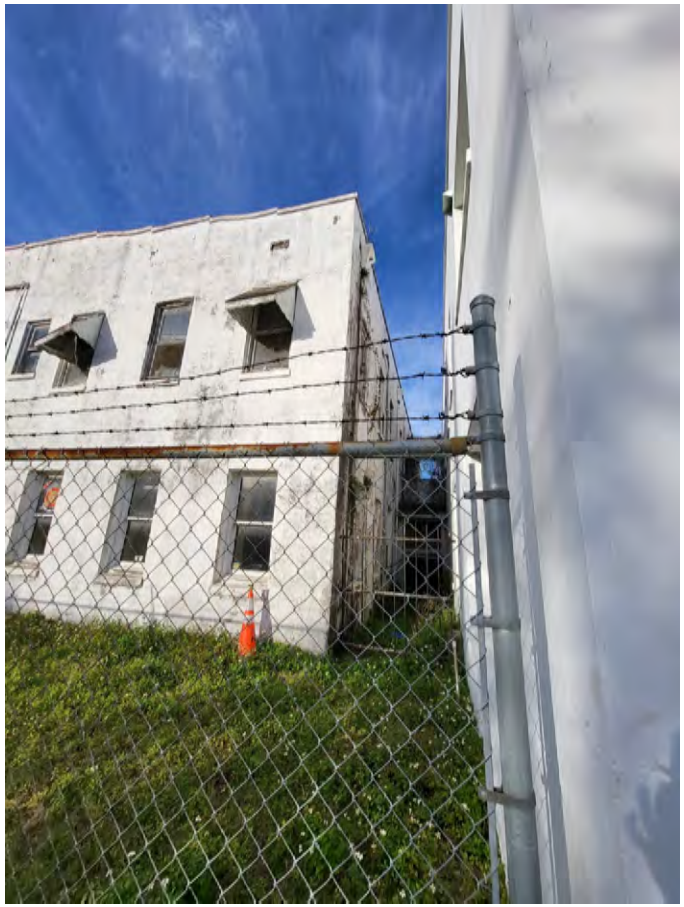
- Ceiling and wall plaster damage
- Potential Roof Damage / Leak
- Lintel damage
- Window surround Damage
- Mold/Mildew present – air quality issue

Building 1b
Exterior

Building 2 – East
Not in Scope

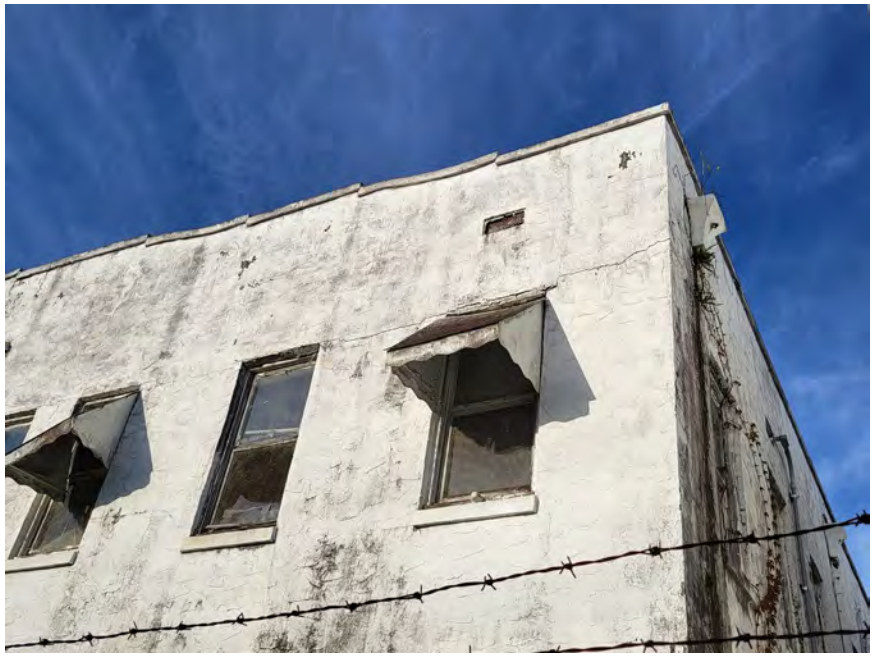
Building 1B - East

Building 1A - East



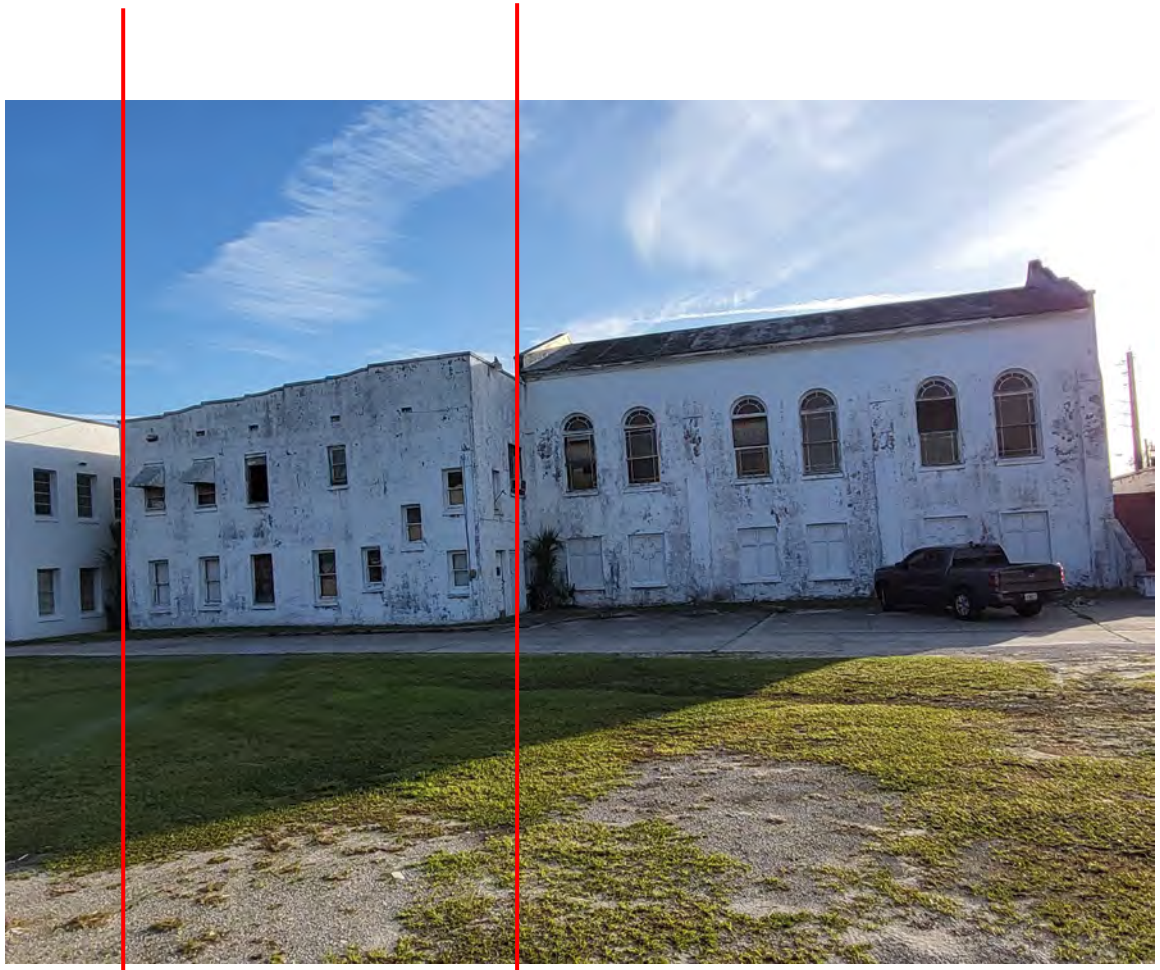
Building 1b – East Facade

- Evidence of stairs settlement
- Water intrusion
- Significant cracks/settlement – NE corner
- Windows Damage/Missing



Building 1b – East Facade

- Evidence of stairs settlement
- Water intrusion
- Significant cracks/settlement – NE corner
- Windows Damage/Missing
- Downspouts disconnected – water intrusion



Building 1A - East

Building 1B - East

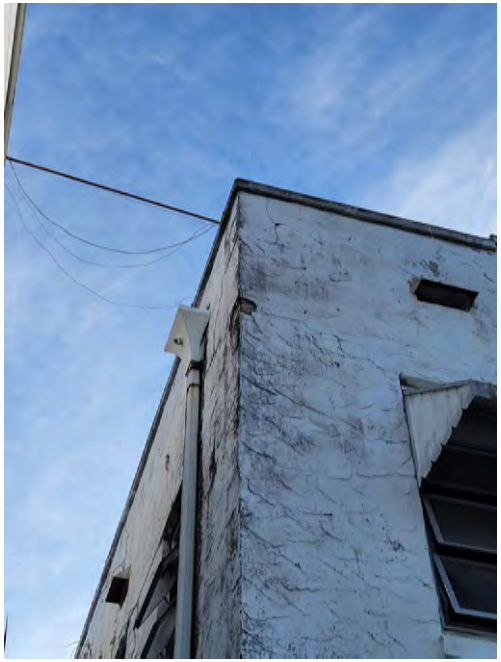
Building 2 – East
Not in Scope

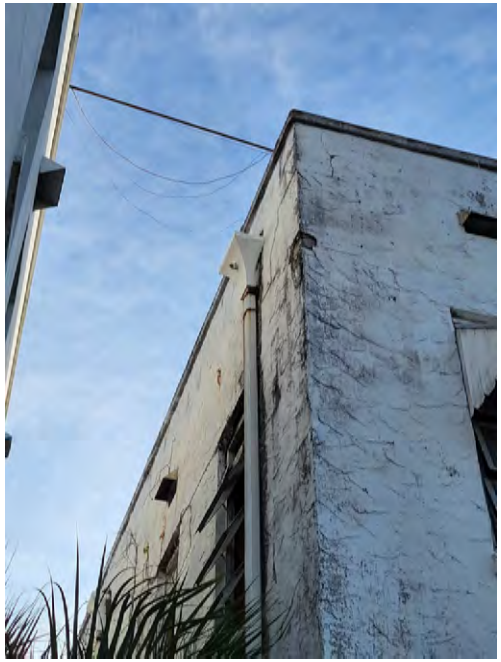
Building 1B - West

- Evidence of stairs settlement
- Water intrusion
- Significant cracks/settlement – NE corner
- Windows Damage/Missing

Building 1B - West

- Evidence of settlement/cracks
- Lintel Damage
- Significant cracks/settlement – NE corner
- Windows Damage/Missing





Building 1B - North

- Evidence of settlement/cracks
- Downspouts disconnected – improper roof drainage
- Lintel Damage
- Significant cracks/settlement – NE corner
- Windows Damage / Rotten Wood

- Evidence of settlement/cracks
- Downspouts disconnected/missing – improper roof drainage
- Lintel Damage
- Significant cracks/settlement – NE corner
- Windows Damage – Rotten Wood

Building 1B - North

- Evidence of settlement/cracks
- Lintel Damage
- Significant cracks/settlement – NE corner
- Windows Damage – Rotten Wood
- Stone Cap Cracked /Missing Grout

Building 1B - North

Building 1b
Interior
Level 1

- Evidence of Water Intrusion
- Potential for Asbestos tile – Recommend Testing
- Wall and Ceiling Plaster Damage
- Evidence of Mold/Mildew – Recommend Testing

Building 1B – Level 1 – North E Offices

- Evidence of Water Intrusion
- Wall and Ceiling Plaster Damage – Settlement Cracks

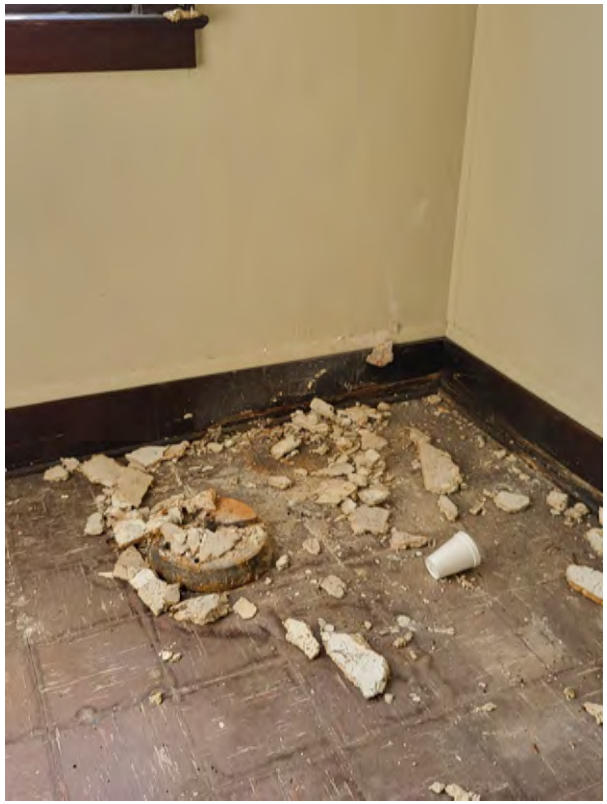
Building 1B – Level 1 – North E Offices

- Evidence of Water Intrusion
- Potential for Asbestos tile – Recommend Testing
- Wall and Ceiling Plaster Damage
- Evidence of Mold/Mildew – Recommend Testing

Building 1B – Level 1 – North E Offices

- Significant Evidence of Water Intrusion
- Wall and Ceiling Plaster Damage
- Settlement Cracks in Exterior Clay Block
- Evidence of Mold/Mildew – Recommend Testing
- Wood Window Damage - Rotten

Building 1B – Level 1 – North East Corner Office



- Significant Evidence of Water Intrusion
- Wall and Ceiling Plaster Damage/Cracks
- Potential for Asbestos Floor Tile and Chalkboard
- Evidence of Mold/Mildew – Recommend Testing

Building 1B – Level 1 – East Offices

- Wall and Ceiling Plaster Damage
- Evidence of prior repairs to interior wall plaster cracks

- Evidence of Water Intrusion
- Wall and Ceiling Plaster Damage – Exterior and Interior walls
- Evidence of Mold/Mildew – Recommend Testing
- Potential for Asbestos Tile – Recommend Testing

- Evidence of Water Intrusion
- Settlement Cracks in Clay Block
- Evidence of Mold/Mildew – Recommend Testing

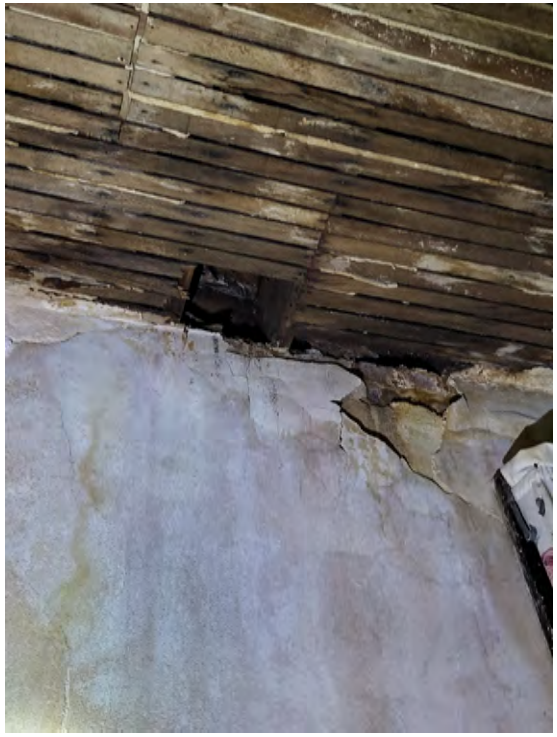
Building 1B – Level 1 – Area Under South Stairs

- Significant Evidence of Water Intrusion
- Wall and Ceiling Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Evidence of Mold/Mildew at Ductwork Diffusers

Building 1B – Level 1 – South Kitchen Area

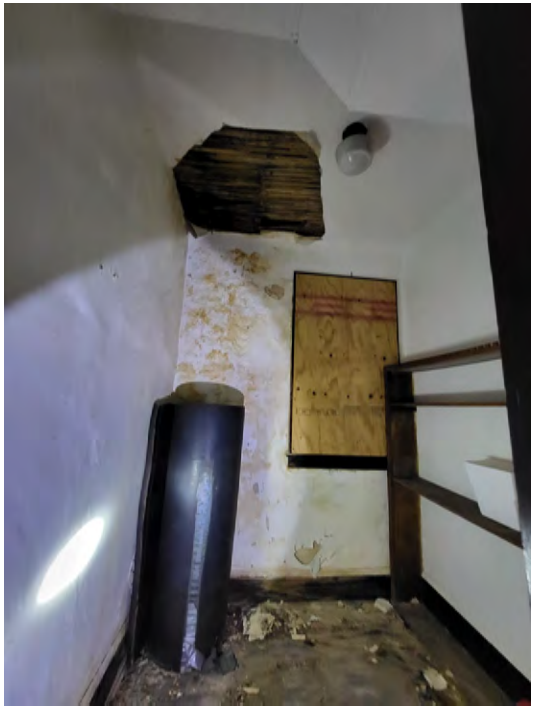
- Wall and Ceiling Plaster Damage
- Interior Wall substrate damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing

Building 1B – Level 1 – South Kitchen Area



- Significant Evidence of Water Intrusion
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing

Building 1B – Level 1 – South Office Area

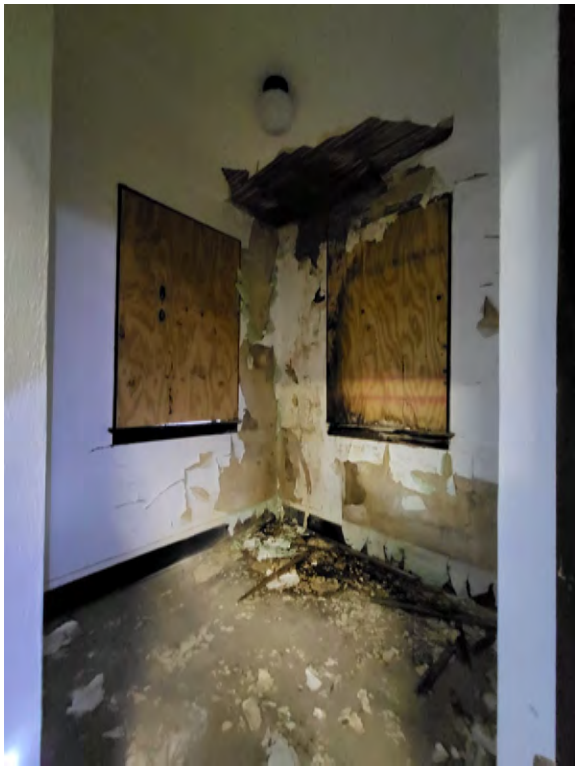


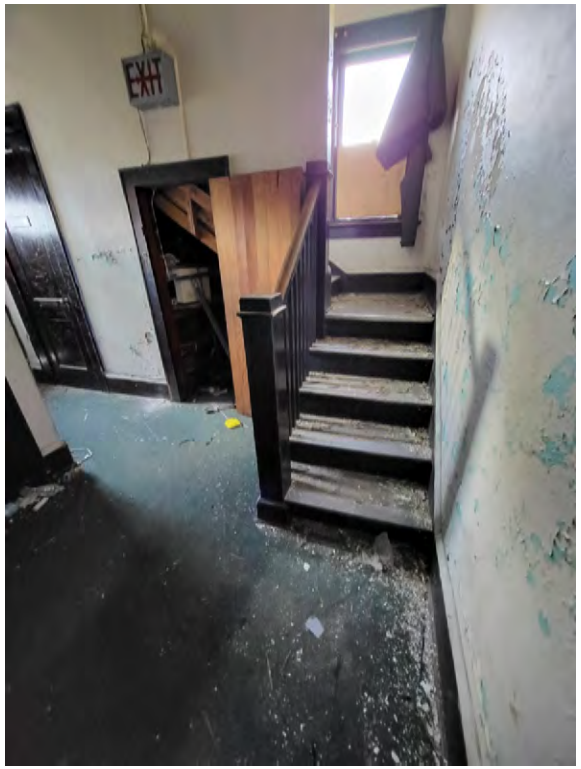
- Significant Evidence of Water Intrusion
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Window Damaged/Missing

Building 1B – Level 1 – South Storage

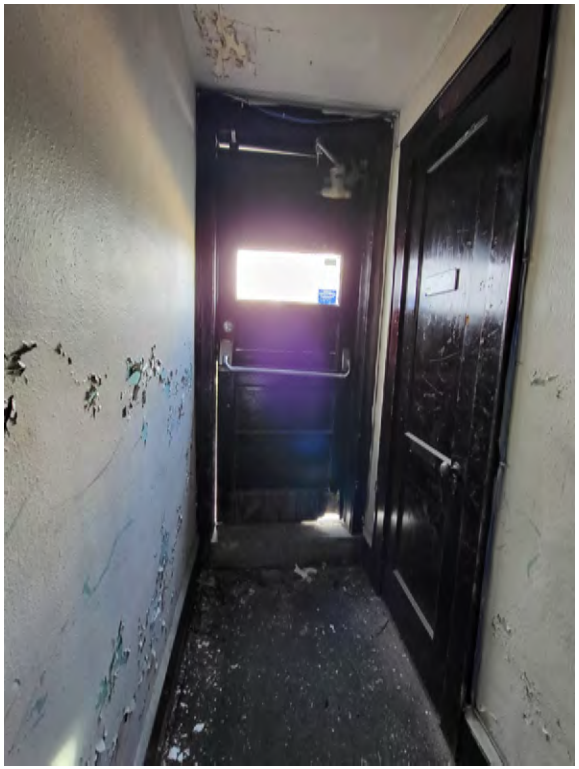
- Significant Evidence of Water Intrusion
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Window Damaged/Missing – Rotten Wood

Building 1B – Level 1 – South West Corner





Stairs up to Lev 2
- 29” clear width – Non Code Compliant
- Storage under stairs – Non Code Compliant

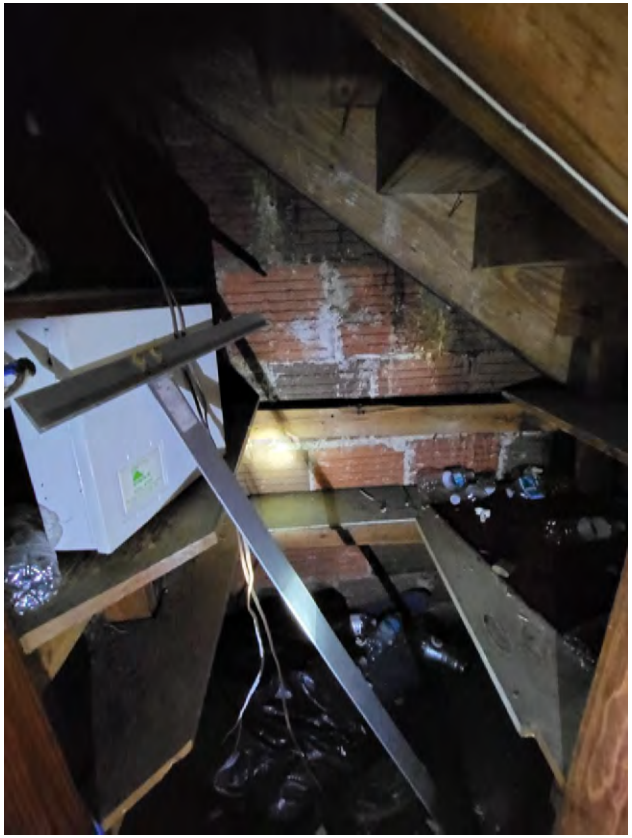


SW Exit Door
- Significant Damage
- Water and Rodent Intrusion Point

- Significant Evidence of Water Intrusion
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Window Damaged/Missing – Rotten Wood

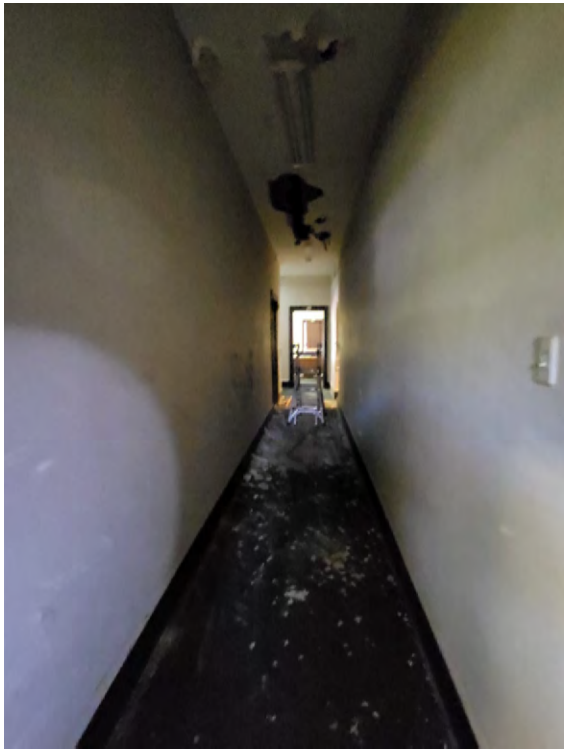
Building 1B – Level 1 – South West Corner

Bathroom
- Not code compliant



Storage Under Stairs
- Not code compliant
- Evidence of Water Intrusion

Building 1b
Interior
Level 2



Corridor Facing East

Stair Landing Area
- Damaged/Missing Windows
- Peeling Paint
- Evidence of water intrusion

- Evidence of Water Intrusion from Roof
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing

Building 1B – Level 2 – South West Corner

- Potential for Asbestos Floor Tile
- Significant Evidence of Water Intrusion
- Roof/Exterior Wall/Corner Damage
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Wood Paneling Damaged – Evidence of Moisture
- Evidence of Mold/Mildew – Recommend Testing

Building 1B – Level 2 – North West Corner

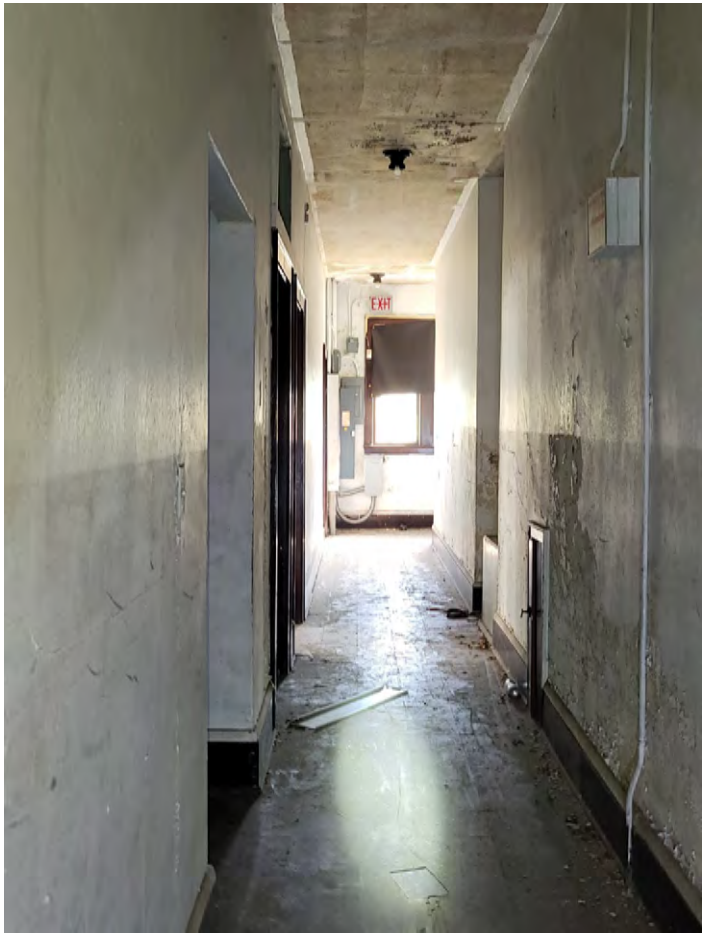
- Significant Evidence of Water Intrusion
- Roof/Exterior Wall/Corner Damage
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Wood Paneling Damaged – Evidence of Moisture
- Evidence of cracks/Water intrusion in Clay Block
- Evidence of Mold/Mildew – Recommend Testing

Building 1B – Level 2 – North West Corner

- Significant Evidence of Water Intrusion
- Roof/Exterior Wall/Corner Damage
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Wood Paneling Damaged – Evidence of Moisture
- Evidence of Mold/Mildew – Recommend Testing

- Evidence of Water Intrusion
- Wall and Ceiling Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Evidence of Mold at Ductwork

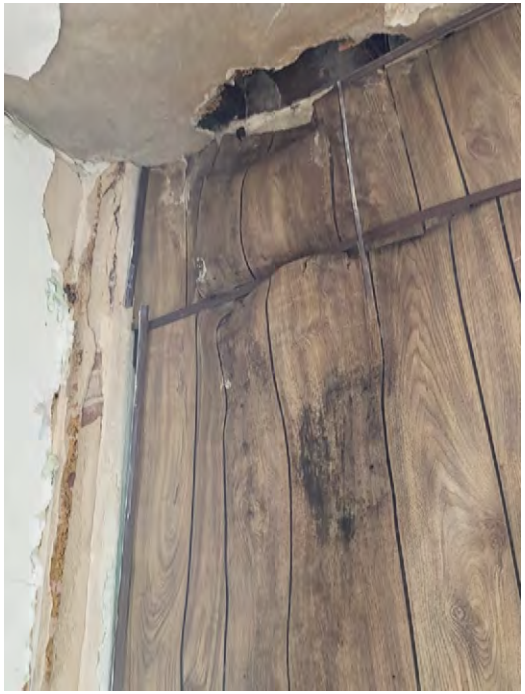
Building 1B – Level 2 – North Office Area



Building 1B – Level 2 – Central Corridor Facing East

- Evidence of Water Intrusion
- Wall and Ceiling Plaster Damage
- Peeling Paint – Test for Lead Paint
- Wood Paneling Damaged – Evidence of Moisture
- Evidence of Mold/Mildew – Recommend Testing
- Potential for Asbestos Floor Tile

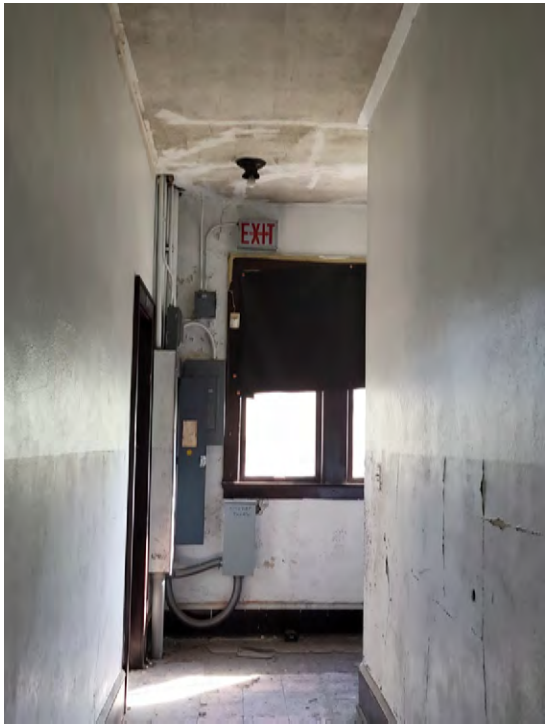
Building 1B – Level 2 – North Office Area



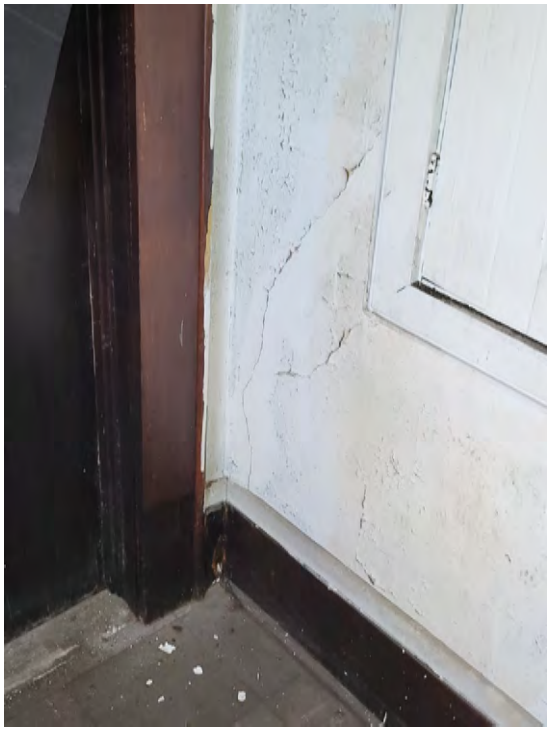
- Significant Evidence of Water Intrusion
- Roof/Exterior Wall Damage
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Wood Paneling Damaged – Evidence of Moisture
- Evidence of Mold/Mildew – Recommend Testing

- Significant Evidence of Water Intrusion
- Roof/Exterior Wall Damage - Settlement
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Damaged Windows – Rotten Wood

Building 1B – Level 2 – North East Corner Office



- Evidence of Water Intrusion
- Exterior & Interior Wall Damage
- Wall and Ceiling and Substrate Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Damaged Windows – Rotten Wood



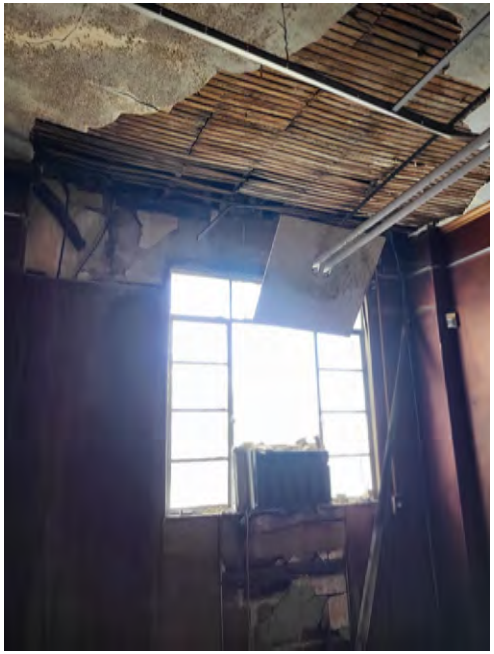
- Evidence of Water Intrusion
- Exterior & Interior Wall Damage
- Wall and Ceiling Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Damaged Windows – Rotten Wood

- Evidence of Water Intrusion – Roof & Wall
- Exterior & Interior Wall Damage
- Wall and Ceiling Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Damaged Windows – Rotten Wood

Building 1B – Level 2 –South

- Evidence of Water Intrusion
- Exterior & Interior Wall Damage
- Wall and Ceiling Plaster Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Damaged Windows – Rotten Wood

Building 1B – Level 2 – South



- Evidence of Water Intrusion
- Exterior & Interior Wall Damage
- Wall and Ceiling Plaster and Substrate Damage
- Peeling Paint – Test for Lead Paint
- Evidence of Mold/Mildew – Recommend Testing
- Damaged Windows – Rotten Wood

Building 1B – Level 2 – South

- Drop Ceiling Tile – Potential for Asbestos – Recommend Testing

Building 1B – Level 2 – South

EXISTING BUILDING 1A

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

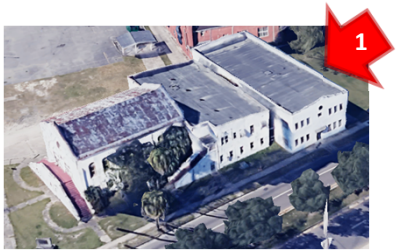
EXISTING BUILDING 1A TO BE RESTORED, REMODELED AND RENOVATED

1. EAST ELEVATION OF EXISTING BUILDING 1A

2. WEST ELEVATION OF EXISTING BUILDING 1A

EXISTING BUILDING 1A

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER



EXISTING BUILDING 1A TO BE RESTORED, REMODELED AND RENOVATED

1. NORTH ELEVATION OF EXISTING BUILDING 1A

EXISTING BUILDING 1B

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

EXISTING BUILDING 1B TO BE DEMOLISHED – EAST SIDE FACING STOCKTON STREET

1. EAST ELEVATION OF EXISTING BUILDING 1B

2. EAST/SOUTHEAST ELEVATION OF EXISTING BUILDING 1B

EXISTING BUILDING 1B

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

EXISTING BUILDING 1B TO BE DEMOLISHED – WEST SIDE FACING EXISTING PARKING

1. WEST ELEVATION OF EXISTING BUILDING 1B

2. SOUTH ELEVATION (WEST SIDE) OF EXISTING BUILDING 1B

EXISTING BUILDING 2

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

EXISTING BUILDING 2 NOT IN SCOPE OF WORK – FUTURE PROJECT

1. SOUTH ELEVATION OF EXISTING BUILDING 2

2. WEST ELEVATION OF EXISTING BUILDING 2 – EAST ELEVATION SIMILAR

EXISTING BUILDING 2

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

EXISTING BUILDING 2 NOT IN SCOPE OF WORK – FUTURE PROJECT

1. SOUTH ELEVATION OF EXISTING BUILDING 2

2. WEST ELEVATION OF EXISTING BUILDING 2 – EAST ELEVATION SIMILAR

EXISTING CONTEXT PHOTOS WITH KEY AERIAL SITE DIAGRAM

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

1. VIEW TO SE TO BP GAS STATION – SE CORNER OF STOCKTON ST. & ROSSELLE ST.

2. VIEW TO SOUTH TO GATE STORE STATION – SW CORNER OF STOCKTON ST. & ROSSELLE ST.

3. VIEW TO SW TO ELEMENTARY SCHOOL – SOUTH SIDE OF ROSSELLE ST.

EXISTING CONTEXT PHOTOS WITH KEY AERIAL SITE DIAGRAM

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER

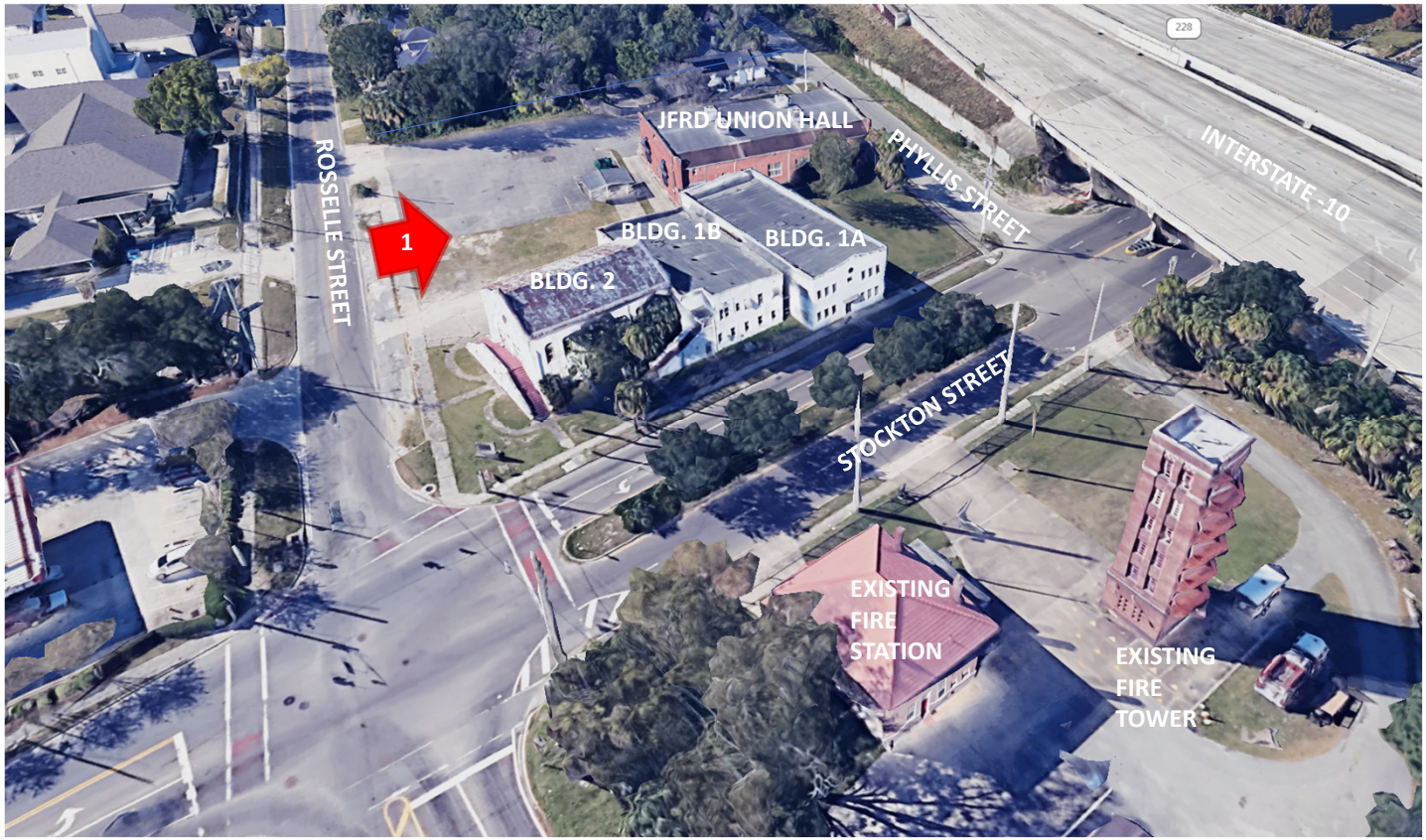
1. VIEW TO FIRE STATION AND TOWER – EAST SIDE OF STOCKTON ST.

2. VIEW TO SE OF BLDG 1A AND FIRE TOWER – NE CORNER OF STOCKTON ST. & PHYLLIS ST.

3. VIEW TO NE TO I-10 OVERPASS – NORTH SIDE OF PHYLLIS ST.

EXISTING CONTEXT PHOTOS WITH KEY AERIAL SITE DIAGRAM

JACKSONVILLE ASSOCIATION OF FIREFIGHTERS HEALTH AND WELLNESS CENTER



1. VIEW TO JFRD UNION HALL (BRICK BLDG ON LEFT) & BUILDINGS 1A, 1B AND 2 (RIGHT)

Building Permit and Title Research

Planning District:
Census Tract:
TAZ:
Real Estate #:
Panel:
FMSF #:

Woodlawn Baptist church

NAME: 618 Stockton St / 2514 ~~Russello~~ Phyllis St
STREET ADDRESS: 2505 Russello St
LOCATION:

HISTORIC DISTRICT:
LEGAL DESCRIPTION:
DEMOLISHED/DATE:
BUILDING PERMIT #: ~~388~~ 62 / 1172
DATE ISSUED: ~~154~~ 1928 / 1928
VALUE:
ARCHITECT:
BUILDER:
ORIGINAL OWNER:
SPECIFICATION FILE:
NOTES: 2 sty. Brick church

1946 - # 388
2 sty Brick - Ed Bldg.

W/41/629 - Secondary Dwelling + Garage

* W/49/253 - 1 sty jumbo Brick Church

W/55/593 - 1 sty Brick Add.

Prepared By: Date:

3107/m/58 remove sign

8224/e/69 signs-3 ballsts.

8972/e/69 Signs-reconn.

7063/e/70 repair public general

5450/b/70 instl non-brng part.

1562/p/71 disconn water & sewer

2185/b/77 reroofing

4795/b/77 re-roof

2785/E/81 tle booth

9096/e/83 church, rep

~~3107/m/58 remove sign~~

610 STOCKTON ST.

389-W/46 2 STY BRK ED BLD FOR CHURCH

COA-24-30874

334 11th St

West

July 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30874

Address: 334 11th Street West RE# 073141-0000

Location: Near the center of the block on 11th Steet West between Perry Street and Pearl Street North

Owner: Adam Eisman
JWB Real Estate Capital LLC
7563 Philips Highway Suite 109
Jacksonville, Florida 32256

Applicant: Mitchell Askelson
JWB Real Estate Capital LLC
7563 Philips Highway Suite 109
Jacksonville, Florida 32256

Year Built: N/A

Designation: Springfield

Request: New Construction (two-story single-family home)

Summary Scope of Work:
1. New construction of a single-family home

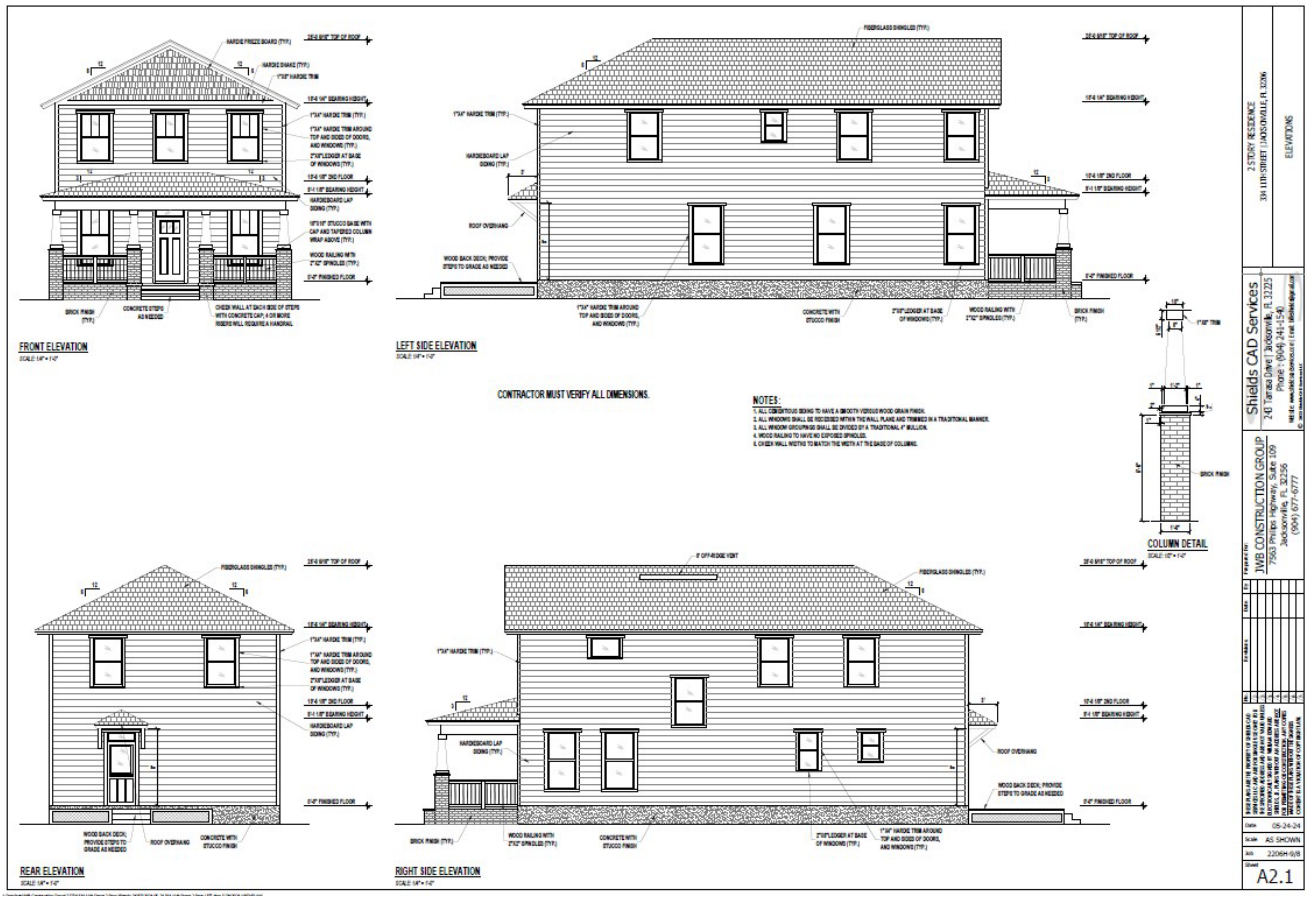
Recommendation: **Approve with conditions**

Conditions:

New construction of a single-family home

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated May 5, 2024, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated February 2, 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.
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.
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 secondary walkway shall be no wider than three (3) feet.
10. The front door shall have clear glass without any decorative etching or frosted glass.
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.



PROJECT DESCRIPTION

COA-24-30874 seeks to construct a new, single-family home in the Springfield Historic District. The subject site is a vacant lot on 11th Street West near the center of the block between Perry Street and Pearl Steet. The lot is approximately 100 feet in length and 39 feet wide. The home is

a frame vernacular design and utilizes materials commonly found in the district such as hardie lap siding, architectural shingles, a concrete front walkway, and wood railings on the porch along with brick columns topped with tapered wood columns.

The home will consist of a front facing gable roof and hip roof along the other elevations, a full width porch, and street visible three over one windows with matching door. The nearby one- and two-story homes are of similar designs.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Springfield Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(m).

- The construction of a two-story single-family home on a vacant lot in the Springfield Historic District provides for a compatible use of the land and contributes to the residential streetscape. The proposed design is compatible with other homes in the nearby area as well as the district at large with the Frame Vernacular design being a commonly seen design. As such, the prosed two-story, single-family home 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 height and massing of the proposed structure is similar to the abutting homes.
- The proposed elevation drawings shows vertically oriented windows and of a traditional size, with the street visible windows being of a three-over-one style. The front door utilizes a three-grid design window to match the street-visible windows. The non-street visible windows are a one-over-one design. These features are consistent with Section 307.106(m)(2)
- The street facing gable and hip roof is not a particularly common design but has been approved for a previous project (COA-24-30388) and this, in conjunction with the fact that only the gable portion is street visible, is consistent with Section 307.106(m)(4)
- 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:
    - A porch with tapered columns and corresponding caps/brick bases
    - Vertically oriented windows of consistent style (per side)
    - Hardie plank lap siding, which is used to replicate wood lap siding and is common among new construction in the district.
- 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 taking place upon an empty lot. The proposed construction is consistent in design with the surrounding homes and is generally compatible in massing and scale to the surrounding homes.

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 Preservation Guidelines for the Springfield Historic District, "New Construction"

<u>CODE CRITERIA AND DESIGN GUIDELINES</u>

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.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within a historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in a 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.

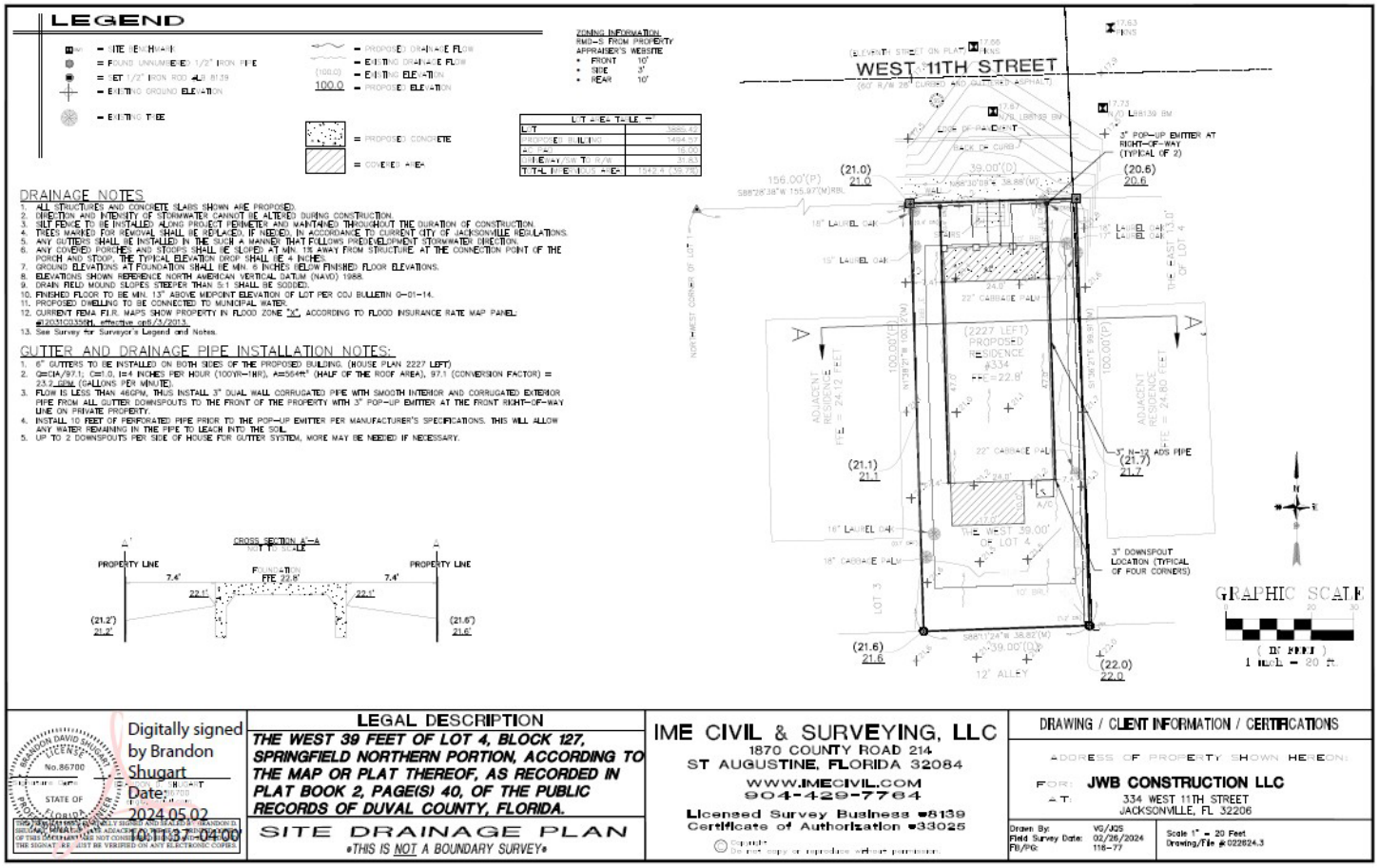
Design Guidelines, "New Construction"

- 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.

LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

SITE PLAN DATED FEBUARY 2, 2024



Digitally signed by Brandon Shugart
Date: 2024.05.02 10:11:37 -04:00

LEGAL DESCRIPTION

THE WEST 39 FEET OF LOT 4, BLOCK 127, SPRINGFIELD NORTHERN PORTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 40, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SITE DRAINAGE PLAN

THIS IS NOT A BOUNDARY SURVEY

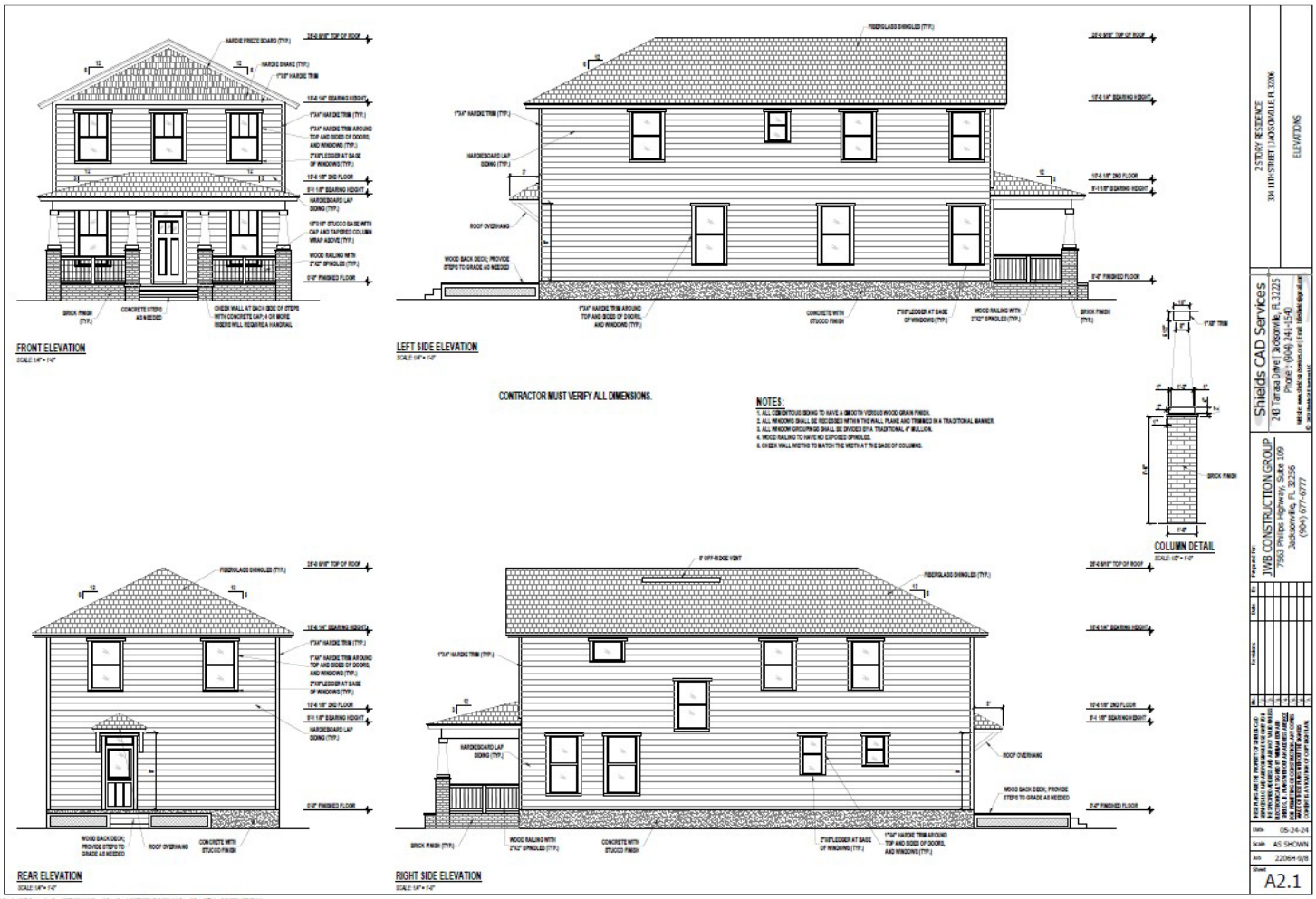
IME CIVIL & SURVEYING, LLC
1870 COUNTY ROAD 214
ST AUGUSTINE, FLORIDA 32084
WWW.IMECIVIL.COM
904-429-7764
Licensed Survey Business #8139
Certificate of Authorization #33025

DRAWING / CLIENT INFORMATION / CERTIFICATIONS

ADDRESS OF PROPERTY SHOWN HEREON:
FOR: JWB CONSTRUCTION LLC
AT: 334 WEST 11TH STREET
JACKSONVILLE, FL 32206

Drawn By: VG/JQS
Field Survey Date: 02/26/2024
FB/PG: 118-77
Scale 1" = 20 Feet
Drawing/File # 022624.3

ELEVATION DRAWINGS DATED MAY 5, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30874	**Application Status**	FOUND SUFFICIENT
Date Started	06/03/2024	**Date Submitted**	06/03/2024

Planning and Development Department Info

COA #	COA-24-30874
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/18/2024
Forwarded to JHPC	☑
JHPC Meeting Date	7/24/2024
Staff Recommendation	APPROVED WITH CONDITION
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details
N/A

JHPC Details
N/A

General Information On Applicant

Last Name ASKELSON
First Name MITCHELL
Middle Name BRIAN

Company Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE
State FL
Zip Code 32256

Phone 904 677 6777
Fax 904
Email

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name EISEMAN
First Name ADAM
Middle Name

Company/Trust Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE
State FL
Zip Code 32256

Phone 9046776777
Fax 904
Email MITCH@JWBCOMPANIES.COM

Description Of Property

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

Map	RE#
	073141 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
334	11TH ST W	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **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
BUILD 1 NEW CONSTRUCTION HOME, 2206SQFT, 3 BED/2.5 BATH.

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

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan.
(To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- [x] **Materials** - Materials identified and product info.
- [x] **Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
[x]	SITE PLAN

Application Certification

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

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

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with

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

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

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

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

City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 7/3/24

COA#: 24-30874

Address: 334 11th St W
Jacksonville, FL 32206

Owner: JWB Real Estate Capital

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 24-30874 **were posted on the property/site located at:**

073141-0000
Real Estate Number(s)

~~073141-0000~~ 334 11th St W
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Mitchell Askelson

Signature

Dated this 3 day of July, 20 24

2-40 12-2S-26E .090
SPRINGFIELD NORTHERN PORTION
W 39FT LOT 4 BLK 127

JWB REAL ESTATE CAPITAL LLC
7563 PHILIPS HWY SUITE 208
JACKSONVILLE, FL 32256

2023

R-073141-0000

PRINTED 07/28/2023
BY: pao

Map Id: 6412 101200.23 1.25 1.00 1.00 NW SPRINGFIELD

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office Tax Dist USD1

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ	ADJ
TOTAL ADJUSTED POINTS	0

DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
	0			0	0	$0

ACREAGE 0.09 PRICE/SF 0.00

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	32,974
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	32,974
ASSESSED VALUE	23,054
CAP BASE YEAR	0
TAXABLE VALUE	23,054
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	0
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
61250	WRKG			5,639	11/12/2002

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 AKA:
SITE ADDRESS: 334 W 11TH ST, JACKSONVILLE 32206

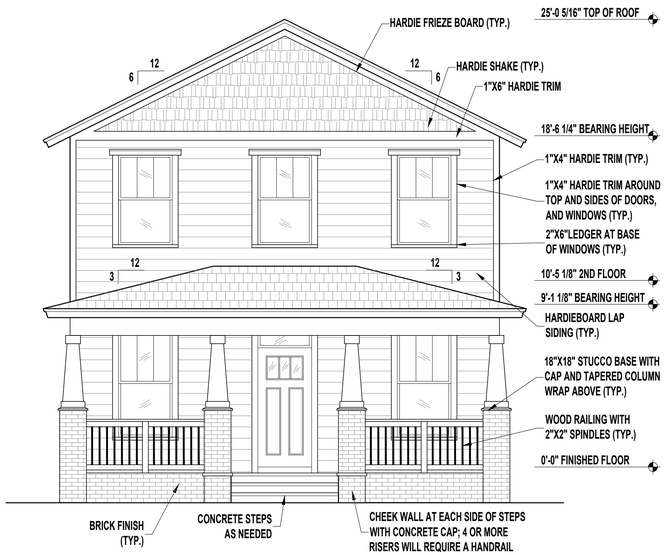
L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	17465	01712	01/20/2016	WD	U	V	30	31000	0	N	0	BELLACOOP FUND LLC	JWB REAL ESTATE CAPITAL	20160224
2	16449	00465	07/11/2013	WD	U	V	05	440000	0	N	0	J PROPERTIES III LLC	BELLACOOP FUND LLC	20130717; 39
3	15606	01418	05/11/2011	WD	U	V	11	100	0	N	0	J PROPERTIES II LLC	J PROPERTIES III LLC	20110520
4	15114	00910	12/19/2009	WD	U	V	03	20000	0	N	0	SRG HOMES &	J PROPERTIES II LLC	20100129

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/15/1988	PTC
VALUE REVIEW	03/23/2023	EMP
TRIENNIAL	05/14/2010	TWH
INCOME		

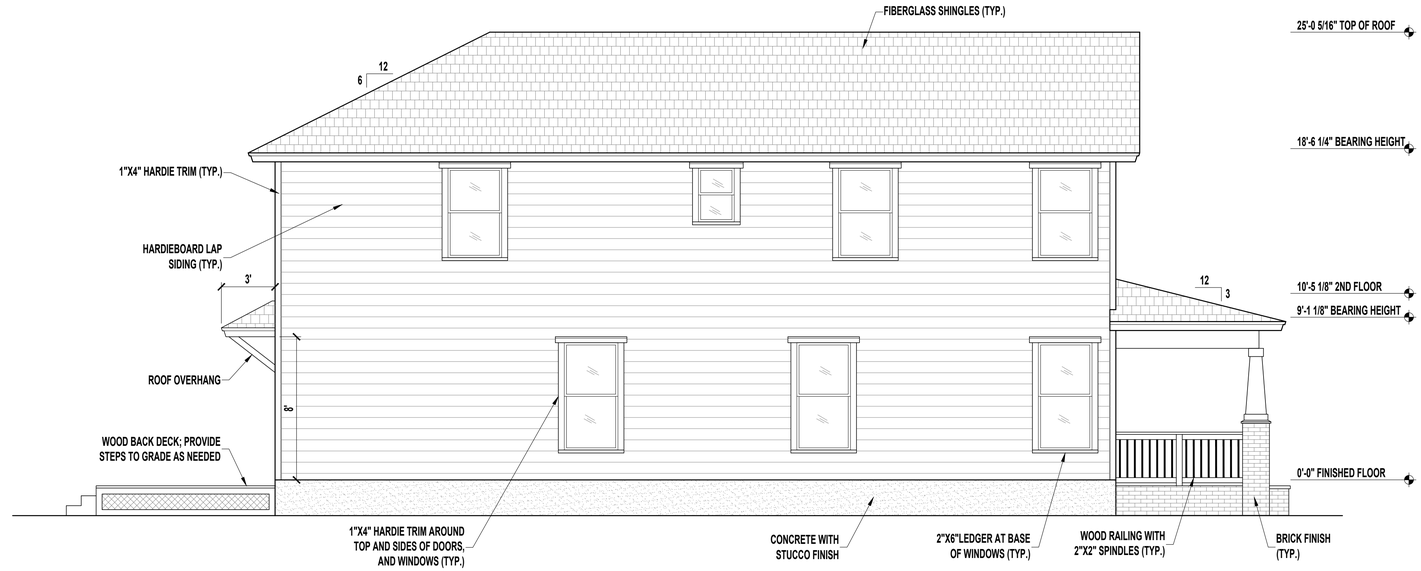
L T	L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0101	RES MD 8-19 UNITS PER AC	0.00	100.00		RMD-S	39.00	100.00	100.00	39.00	F	1	0.89	1.00	950.00	845.50	32,974

L N	DATE	BLD	USER ID	CD	PARCEL NOTES



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



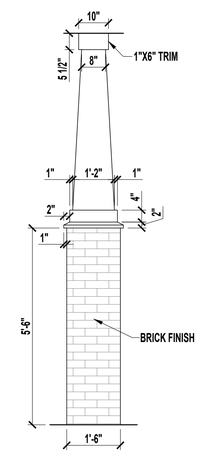
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

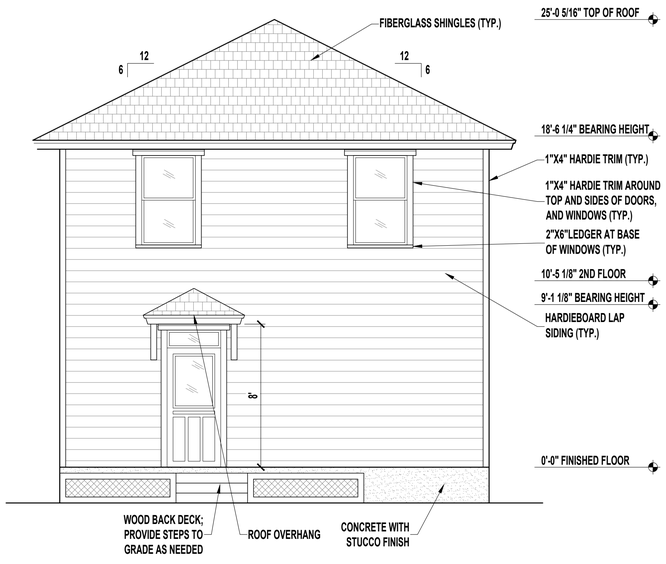
NOTES:

1. ALL CEMENTIOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. CHEEK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.



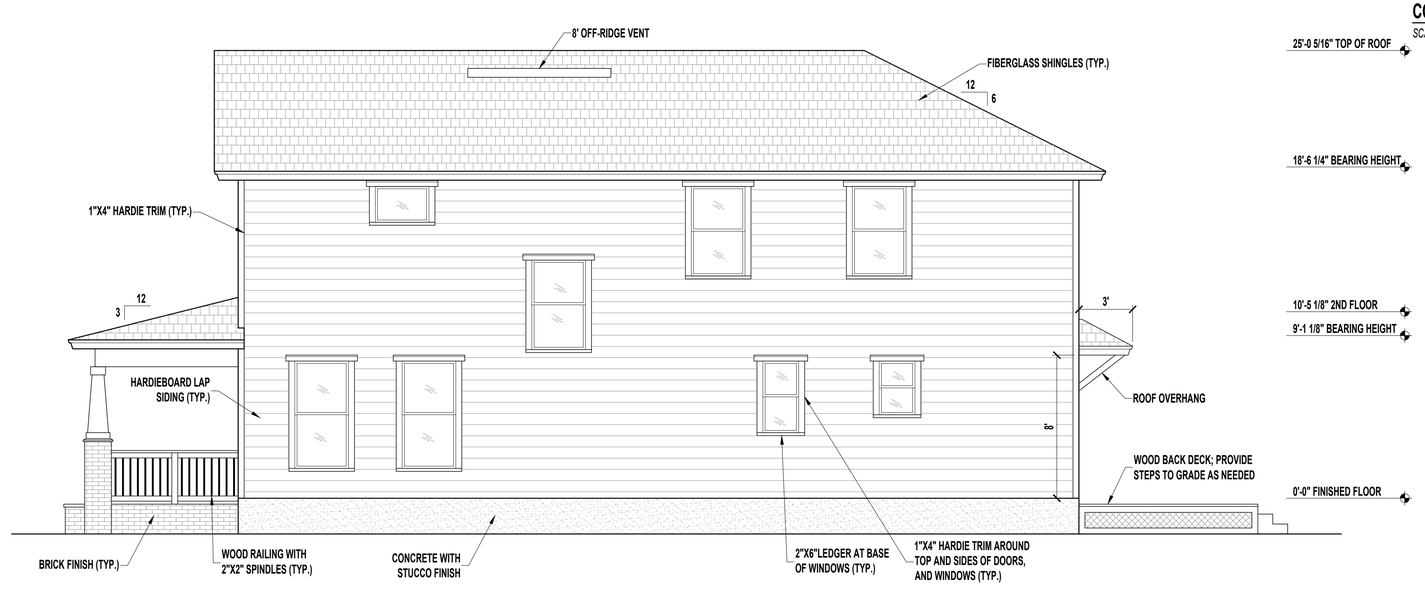
COLUMN DETAIL

SCALE: 1/2" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

2 STORY RESIDENCE
334 11TH STREET | JACKSONVILLE, FL 32206

ELEVATIONS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billtshields@gmail.com
© 2023 Shields CAD Services LLC

Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED BY WILLIAM EDWARD SHIELDS, JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date 05-24-24
Scale AS SHOWN
Job 2206H-9/8
Sheet A2.1

LEGEND

- BM1 = SITE BENCHMARK
- = FOUND UNNUMBERED 1/2" IRON PIPE
- = SET 1/2" IRON ROD #LB 8139
- = EXISTING GROUND ELEVATION
- = EXISTING TREE
- = PROPOSED DRAINAGE FLOW
- = EXISTING DRAINAGE FLOW
- (100.0) = EXISTING ELEVATION
- 100.0 = PROPOSED ELEVATION
- = PROPOSED CONCRETE
- = COVERED AREA

ZONING INFORMATION
RMD-S FROM PROPERTY APPRAISER'S WEBSITE
- FRONT 10'
- SIDE 3'
- REAR 10'

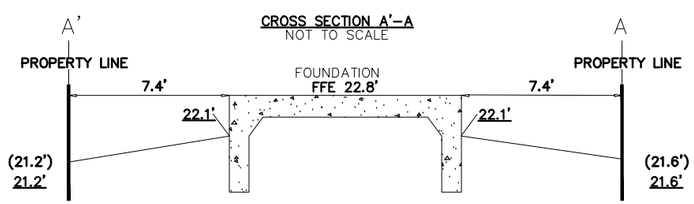
LOT AREA TABLE, ft²	
LOT	3885.42
PROPOSED BUILDING	1494.57
AC PAD	16.00
DRIVEWAY/SW TO R/W	31.83
TOTAL IMPERVIOUS AREA:	1542.4 (39.7%)

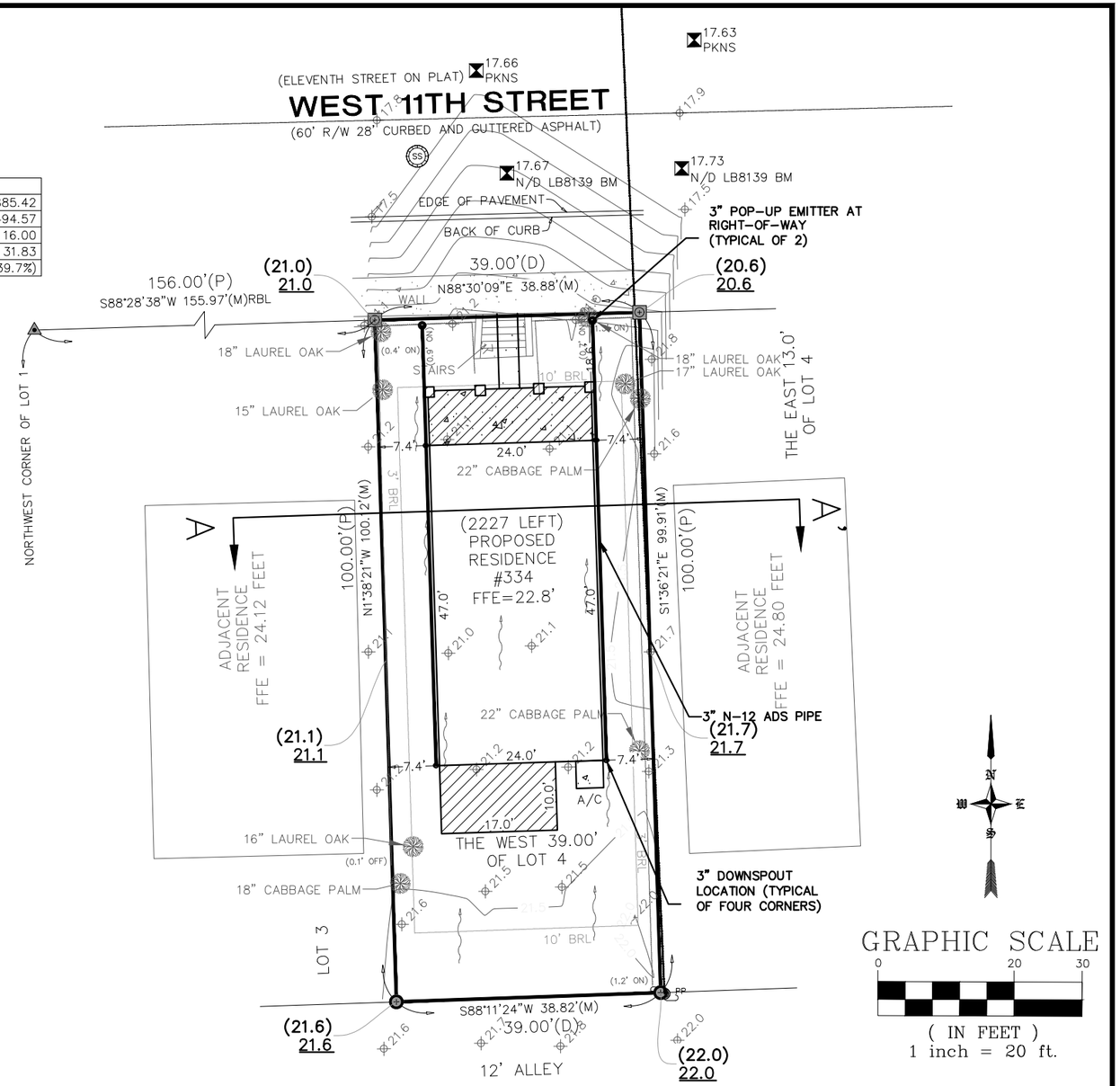
DRAINAGE NOTES

1. ALL STRUCTURES AND CONCRETE SLABS SHOWN ARE PROPOSED.
2. DIRECTION AND INTENSITY OF STORMWATER CANNOT BE ALTERED DURING CONSTRUCTION.
3. SILT FENCE TO BE INSTALLED ALONG PROJECT PERIMETER AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. TREES MARKED FOR REMOVAL SHALL BE REPLACED, IF NEEDED, IN ACCORDANCE TO CURRENT CITY OF JACKSONVILLE REGULATIONS.
5. ANY GUTTERS SHALL BE INSTALLED IN THE SUCH A MANNER THAT FOLLOWS PREDEVELOPMENT STORMWATER DIRECTION.
6. 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.
7. GROUND ELEVATIONS AT FOUNDATION SHALL BE MIN. 6 INCHES BELOW FINISHED FLOOR ELEVATIONS.
8. ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
9. 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: #12031C0356H, effective on6/3/2013.
13. See Survey for Surveyor's Legend and Notes.

GUTTER AND DRAINAGE PIPE INSTALLATION NOTES:

1. 6" GUTTERS TO BE INSTALLED ON BOTH SIDES OF THE PROPOSED BUILDING. (HOUSE PLAN 2227 LEFT)
2. Q=CIA/97.1; C=1.0, I=4 INCHES PER HOUR (100YR-1HR), A=564ft² (HALF OF THE ROOF AREA), 97.1 (CONVERSION FACTOR) = 23.2 GPM (GALLONS PER MINUTE).
3. 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.





Signature Date

BRANDON D. SHUGART
P.E. 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.

LEGAL DESCRIPTION

THE WEST 39 FEET OF LOT 4, BLOCK 127, SPRINGFIELD NORTHERN PORTION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 40, 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

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Do not copy or reproduce without permission.

DRAWING / CLIENT INFORMATION / CERTIFICATIONS

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **JWB CONSTRUCTION LLC**
AT: 334 WEST 11TH STREET
JACKSONVILLE, FL 32206

Drawn By:	VG/JQS	Scale 1" = 20 Feet
Field Survey Date:	02/26/2024	Drawing/File #: 022624.3
FB/PG:	116-77	

COA-24-30891

1916 Walnut St

July 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30891

Address: 1916 Walnut Street RE# 072151-0000

Location: Interior lot on the west side of Walnut Steet, Walnut Street and 9th Street East

Owner: Adam Eisman
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 home)

Summary Scope of Work:
1. New construction of a single-family home

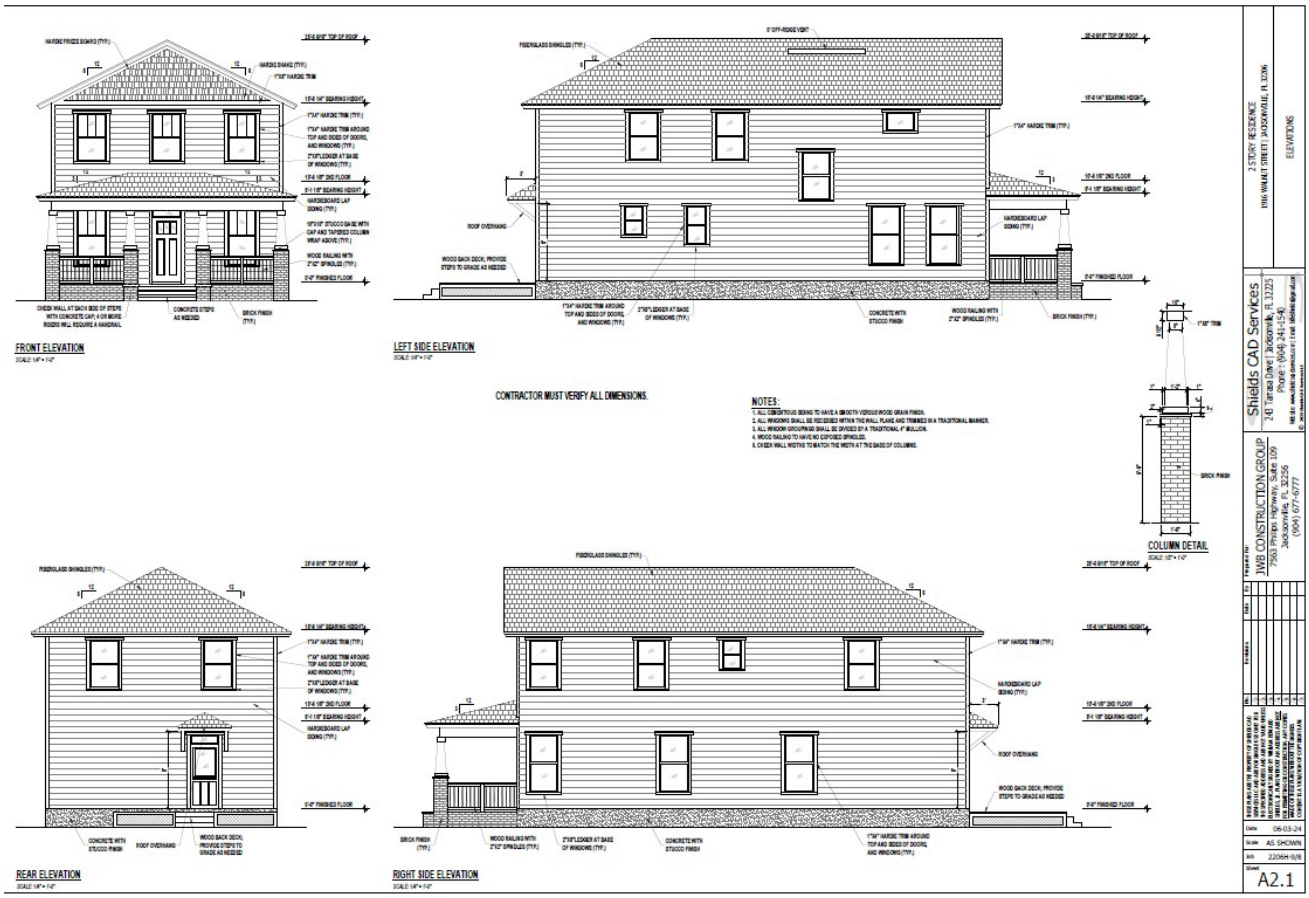
Recommendation: **Approve with conditions**

Conditions:

New construction of a single-family home

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated June 3, 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 23, 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.
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.
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 secondary walkway shall be no wider than three (3) feet.
10. The front door shall have clear glass without any decorative etching or frosted glass.
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.



PROJECT DESCRIPTION

COA-24-30891 seeks to construct a new, single-family home in the Springfield Historic District. The subject site is a vacant lot on the west side of Walnut St, north of the intersection with 9th St W. The lot is approximately 125' feet in length and 34' feet wide. The home is a frame vernacular design and utilizes materials commonly found in the district such as hardie lap siding,

architectural shingles, a concrete front walk, and wood railings on the porch along with brick columns topped with tapered wood columns.

The home will consist of a street visible gable roof and nonstreet visible hip section, a full width porch, and street visible 3/1 windows with matching door. The nearby one- and two-story homes are of similar designs. The design of the home is nearly identical to COA-24-30874.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Springfield Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(m).

- The construction of a two-story single-family home on a vacant lot in the Springfield Historic District provides for a compatible use of the lab and contributes to the residential streetscape. The proposed design is compatible with other homes in the nearby area as well as the district at large with the Frame Vernacular design being a commonly seen design. As such, the prosed two-story, single-family home 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 height and massing of the proposed structure is similar to that of the abutting homes. 307.106(m)(3).
- The proposed elevation drawings shows vertically oriented windows and of a traditional size, with the street visible windows being of a three-over-one style. The front door utilizes a three-grid design window to match the street visible windows. The non-street visible windows are a one over one design. These features are consistent with Section 307.106(m)(2).
- The mixed gable and hip roof is not a particularly common design but has been approved for previous project (COA-24-30388), in conjunction with the fact that only the gable portion is street visible, is consistent with Section 307.106(m)(4).
- 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:
    - A porch with tapered columns and corresponding caps/brick bases
    - Vertically oriented windows of consistent style (per side)
    - Hardie plank lap siding, which is used to replicate wood lap siding and is common among new construction in the district.
- 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 taking place upon an empty lot. The proposed construction is consistent in design with the surrounding homes and is generally compatible in massing and scale to the surrounding homes.

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 Preservation Guidelines for the Springfield Historic District, "New Construction"

<u>CODE CRITERIA AND DESIGN GUIDELINES</u>

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.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within a historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in a 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.

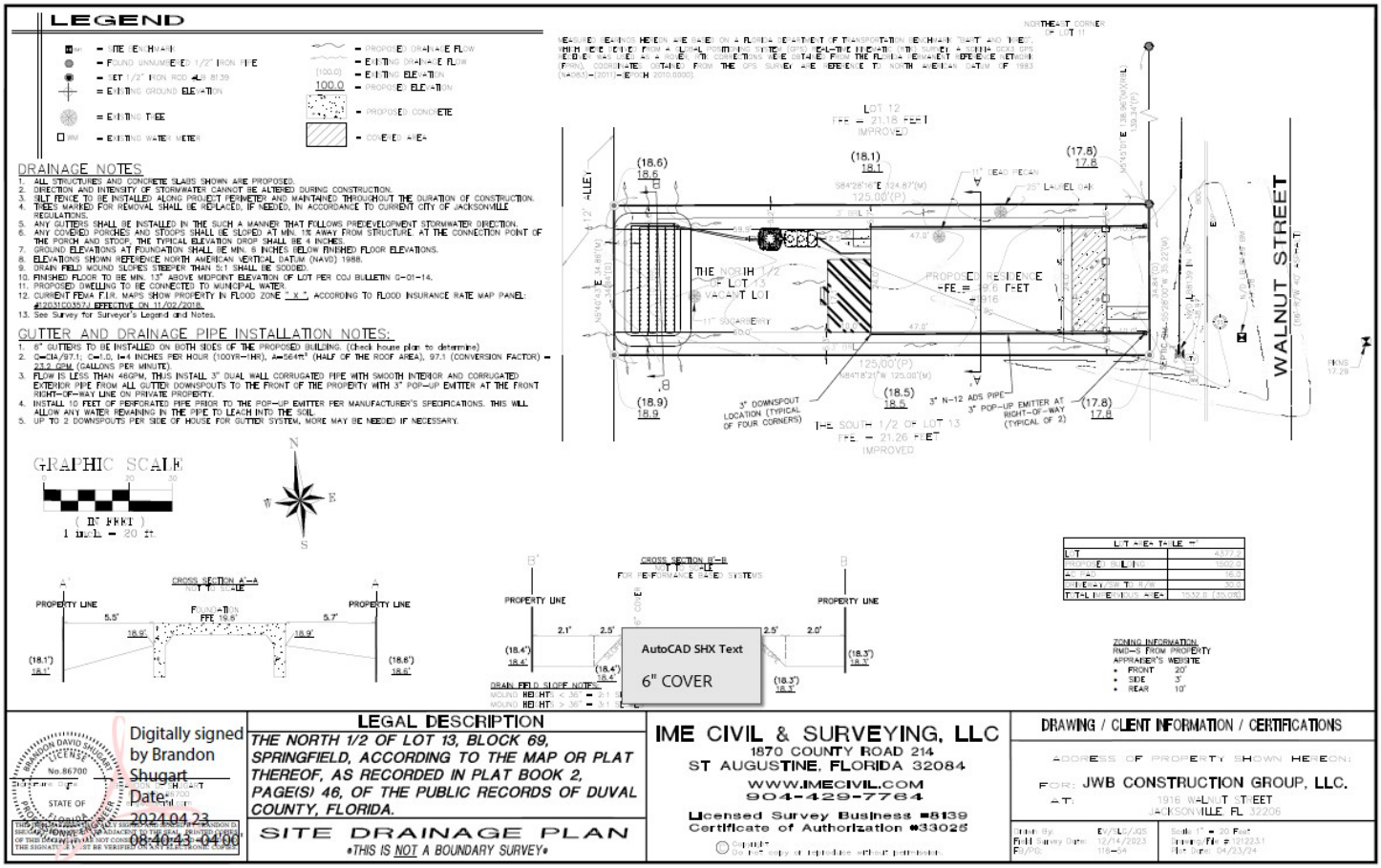
Design Guidelines, "New Construction"

- 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.

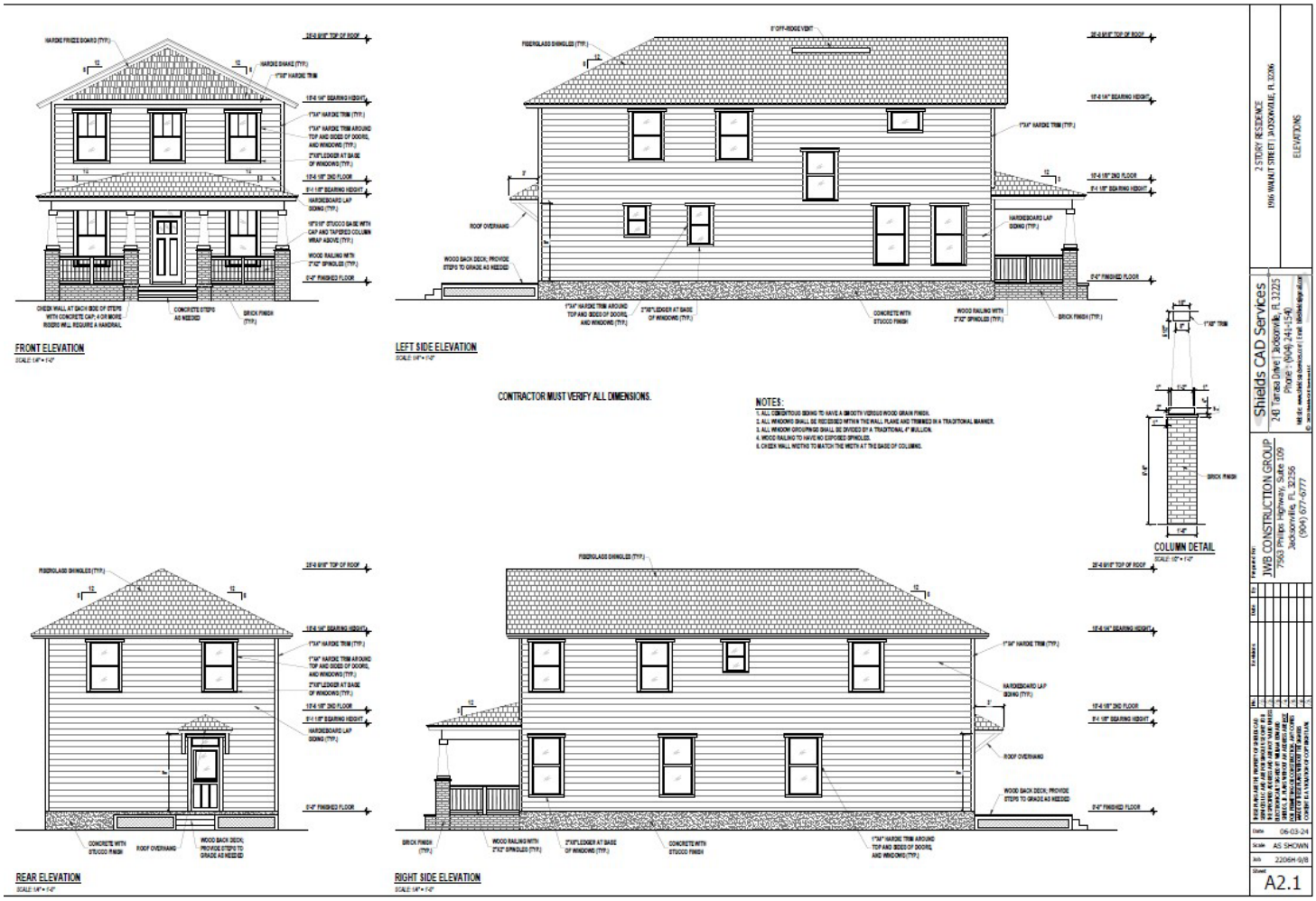
LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

SITE PLAN DATED April 23 2024



ELEVATION DRAWINGS DATED June 3 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30891	**Application Status**	FOUND SUFFICIENT
Date Started	06/06/2024	**Date Submitted**	06/06/2024

Planning and Development Department Info

COA #	COA-24-30891
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	6/27/2024
Forwarded to JHPC	☑
JHPC Meeting Date	7/24/2024
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 ASKELSON
First Name MITCHELL
Middle Name BRIAN

Company Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE
State FL
Zip Code 32256

Phone 904 677 6777
Fax 904
Email

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name EISEMAN
First Name ADAM
Middle Name

Company/Trust Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE
State FL
Zip Code 32256

Phone 9046776777
Fax 904
Email MITCH@JWBCOMPANIES.COM

Description Of Property

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

Map	RE#
	072151 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1916	WALNUT ST	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **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
BUILD 1 NEW CONSTRUCTION HOME, TWO STORY, 2206SQFT, 3 BED/2.5 BATH

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

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan.
(To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- [x] **Materials** - Materials identified and product info.
- [x] **Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
[x]	SITE PLAN

Application Certification

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

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

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with

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

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

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

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

City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 7/3/24

COA#: 24-30891

Address: 1914 Walnut St
Jacksonville, FL 32206

Owner: Horse Homes + Investments

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 24-30891 **were posted on the property/site located at:**

072151-0000
Real Estate Number(s)

1914 Walnut St
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Mitchell Askelson

Signature

Dated this 3 day of July, 2024.

2-46 37-2S-26E
SPRINGFIELD
N1/2 LOT 13 BLK 69

HOOSE HOMES AND INVESTMENTS LLC
7563 PHILIPS HWY SUITE 208
JACKSONVILLE, FL 32256

2023

R-072151-0000

PRINTED 07/28/2023
BY: pao

Map Id: 6412 101200.22 1.23 1.00 1.00 NE SPRINGFIELD

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office Tax Dist USD1

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ	ADJ
TOTAL ADJUSTED POINTS	0
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
	0			0	0	$0

ACREAGE 0.00 PRICE/SF 0.00

VALUE SUMMARY	
PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	33,780
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	33,780
ASSESSED VALUE	19,408
CAP BASE YEAR	0
TAXABLE VALUE	19,408
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	0
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 AKA:
SITE ADDRESS: WALNUT ST, JACKSONVILLE 32206

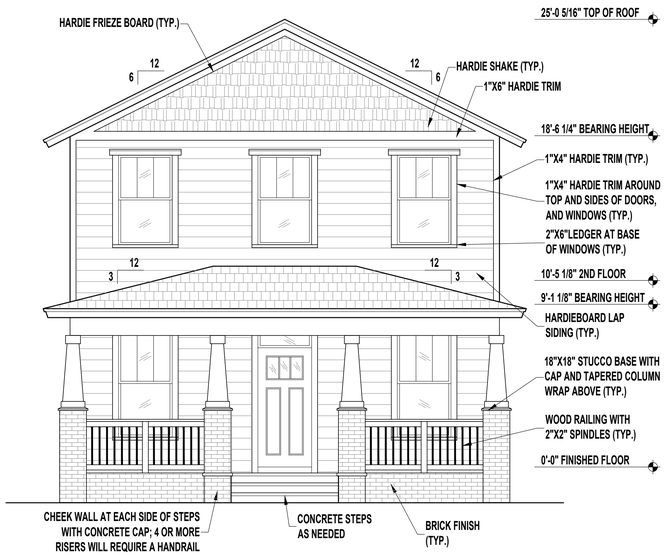
LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	17605	00077	06/08/2016	WD	U	V	37	7300	0	N	0	MIKULSKI ANDRZEJ KRIS	HOOSE HOMES AND	20160621
2	17209	01455	06/15/2015	WD	U	V	37	6800	0	N	0	DESIR ALIX	MIKULSKI ANDRZEJ K	20150630
3	06196	02275	01/23/1986	QC	U	V	11	30000	0	N	0			
4	05742	01060	12/27/1983	WD	U	V	11	25000	0	N	0			

LN	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING		
LAND LINES	03/05/1992	KP
VALUE REVIEW	03/21/2023	EMP
TRIENNIAL	05/28/2010	MJS
INCOME		

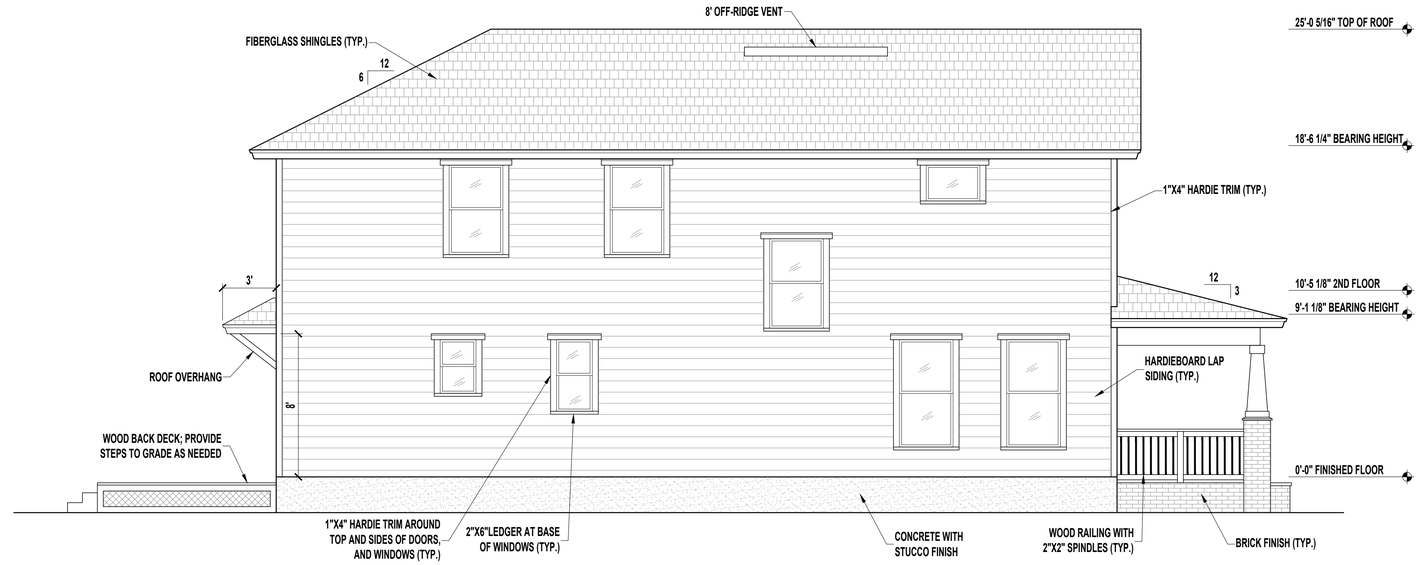
LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0101	RES MD 8-19 UNITS PER AC	0.00	100.00		RMD-S	35.00	125.00	100.00	35.00	F	1	0.97	1.00	995.00	965.15	33,780

LN	DATE	BLD	USER ID	CD	PARCEL NOTES



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



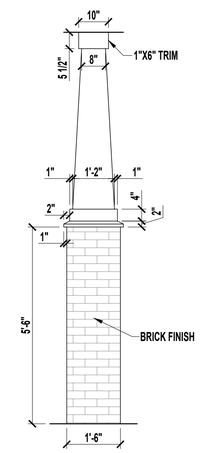
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

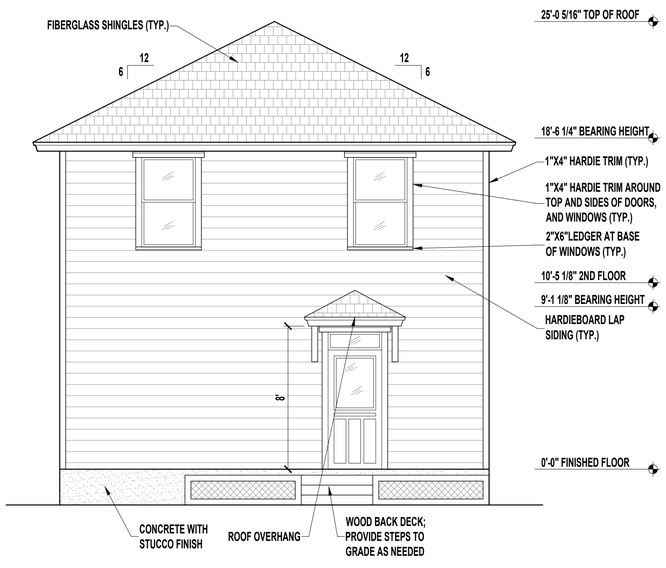
NOTES:

1. ALL CEMENTIOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. CHEEK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.



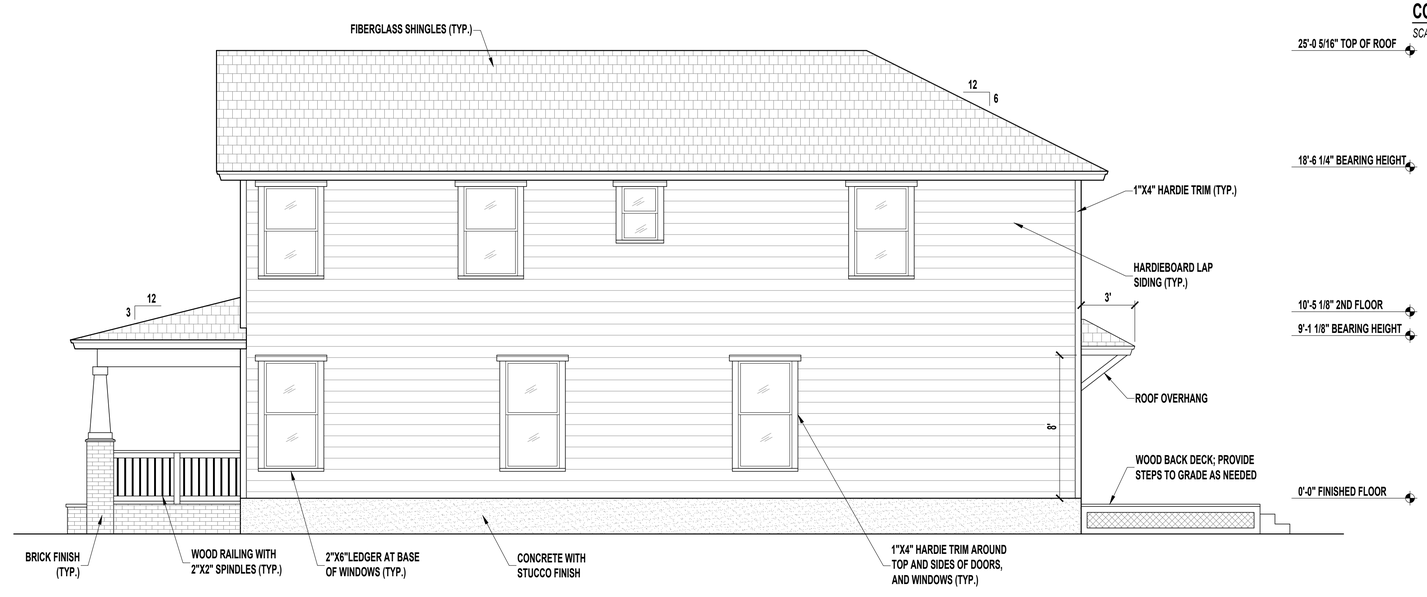
COLUMN DETAIL

SCALE: 1/2" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

2 STORY RESIDENCE
1916 WALNUT STREET | JACKSONVILLE, FL 32206

ELEVATIONS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billtshields@gmail.com
© 2023 Shields CAD Services LLC

Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			
7			
8			

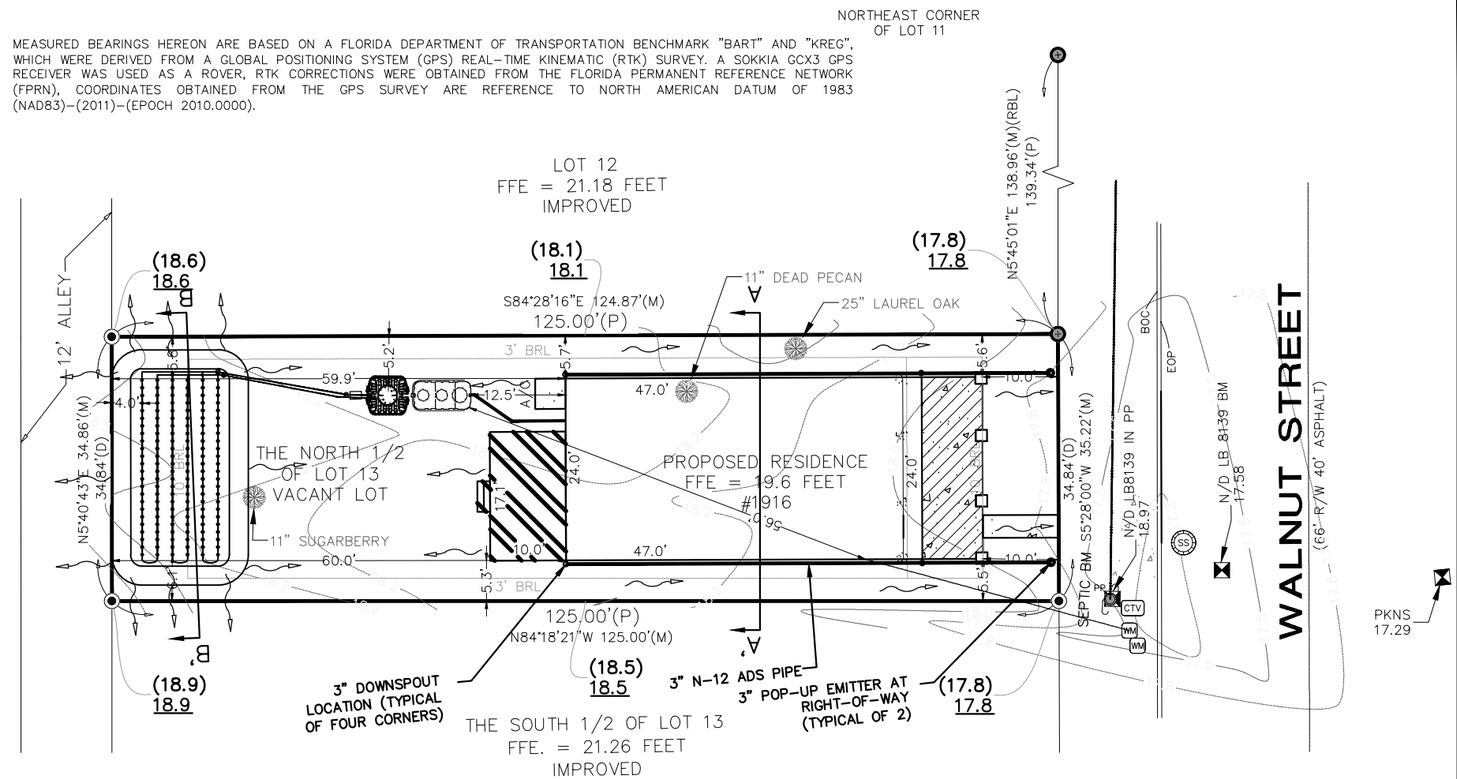
THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC AND ARE FOR SINGLE USE ONLY FOR THE SPECIFIED ADDRESS AND ARE NOT VALID UNLESS ELECTRONICALLY SIGNED BY WILLIAM EDWARD SHIELDS, JR. PLANS WITHOUT AN ADDRESS ARE NOT FOR PERMITTING OR CONSTRUCTION. ANY COPIES MADE OF THESE PLANS WITHOUT THE SIGNERS CONSENT IS A VIOLATION OF COPYRIGHT LAW.

Date	06-03-24
Scale	AS SHOWN
Job	2206H-9/8
Sheet	A2.1

LEGEND

- BM1 = SITE BENCHMARK
- = FOUND UNNUMBERED 1/2" IRON PIPE
- = SET 1/2" IRON ROD #LB 8139
- = EXISTING GROUND ELEVATION
- = EXISTING TREE
- WM = EXISTING WATER METER
- = PROPOSED DRAINAGE FLOW
- = EXISTING DRAINAGE FLOW
- (100.0) = EXISTING ELEVATION
- 100.0 = PROPOSED ELEVATION
- = PROPOSED CONCRETE
- = COVERED AREA

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).



DRAINAGE NOTES

1. ALL STRUCTURES AND CONCRETE SLABS SHOWN ARE PROPOSED.
2. DIRECTION AND INTENSITY OF STORMWATER CANNOT BE ALTERED DURING CONSTRUCTION.
3. SILT FENCE TO BE INSTALLED ALONG PROJECT PERIMETER AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. TREES MARKED FOR REMOVAL SHALL BE REPLACED, IF NEEDED, IN ACCORDANCE TO CURRENT CITY OF JACKSONVILLE REGULATIONS.
5. ANY GUTTERS SHALL BE INSTALLED IN THE SUCH A MANNER THAT FOLLOWS PREDEVELOPMENT STORMWATER DIRECTION.
6. 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.
7. GROUND ELEVATIONS AT FOUNDATION SHALL BE MIN. 6 INCHES BELOW FINISHED FLOOR ELEVATIONS.
8. ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
9. 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: #12031C0357J EFFECTIVE ON 11/02/2018.
13. See Survey for Surveyor's Legend and Notes.

GUTTER AND DRAINAGE PIPE INSTALLATION NOTES:

1. 6" GUTTERS TO BE INSTALLED ON BOTH SIDES OF THE PROPOSED BUILDING. (Check house plan to determine)
2. Q=CIA/97.1; C=1.0, I=4 INCHES PER HOUR (100YR-1HR), A=564ft² (HALF OF THE ROOF AREA), 97.1 (CONVERSION FACTOR) = 23.2 GPM (GALLONS PER MINUTE).
3. 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.

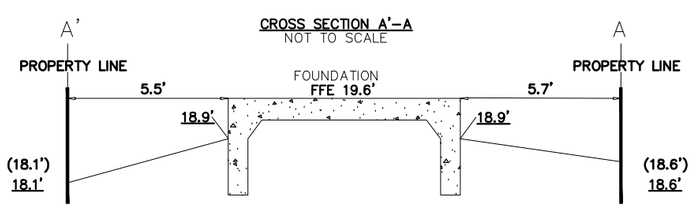
GRAPHIC SCALE

0 20 30

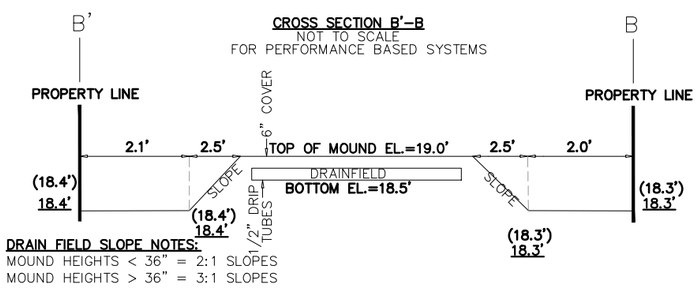
(IN FEET)
1 inch = 20 ft.

N W E S

CROSS SECTION A'-A
NOT TO SCALE



CROSS SECTION B'-B
NOT TO SCALE
FOR PERFORMANCE BASED SYSTEMS



DRAIN FIELD SLOPE NOTES:
MOUND HEIGHTS < 36" = 2:1 SLOPES
MOUND HEIGHTS > 36" = 3:1 SLOPES

LOT AREA TABLE, ft²	
LOT	4377.2
PROPOSED BUILDING	1502.0
AC PAD	16.0
DRIVEWAY/SW TO R/W	30.0
TOTAL IMPERVIOUS AREA:	1532.0 (35.0%)

ZONING INFORMATION
RMD-S FROM PROPERTY APPRAISER'S WEBSITE
- FRONT 20'
- SIDE 3'
- REAR 10'

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 13, BLOCK 69, SPRINGFIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 46, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SITE DRAINAGE PLAN

THIS IS NOT A BOUNDARY SURVEY

Signature Date

BRANDON D. SHUGART
P.E. 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.

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

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DRAWING / CLIENT INFORMATION / CERTIFICATIONS

ADDRESS OF PROPERTY SHOWN HEREON:

FOR: **JWB CONSTRUCTION GROUP, LLC.**

AT: 1916 WALNUT STREET
JACKSONVILLE, FL 32206

Drawn By:	EV/SLG/JQS	Scale 1" = 20 Feet	
Field Survey Date:	12/14/2023	Drawing/File #: 121223.1	
FB/PG:	116-54	Plot Date: 04/23/24	

COA-24-30892

1711 Ionia St

July 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30892

Address: 1711 Ionia Street RE# 072213-0000

Location: East side of Ionia Street, between 7th and 8th Street East

Owner: Adam Eisman
JWB Real Estate Capital, LLC
7563 Phillips Highway Suite 109
Jacksonville, Florida 32256

Applicant: Mitchell Askelson
JWB Real Estate Companies, LLC
7563 Phillips Highway Suite 109
Jacksonville, Florida 32256

Year Built: N/A

Designation: Springfield

Request: New construction (One-story single-family home)

Summary Scope of Work:
1. New construction of a single-family home

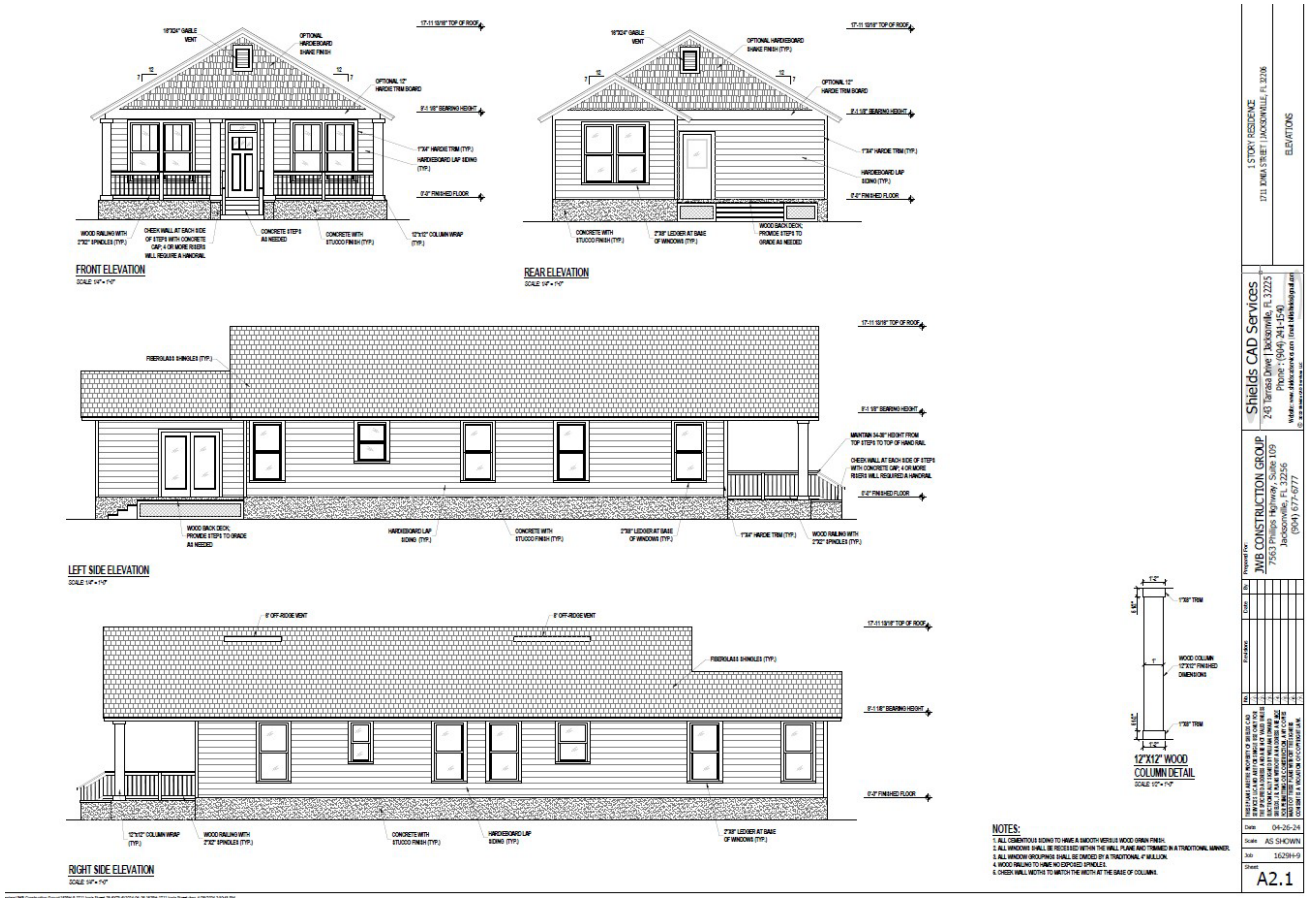
Recommendation: **Approve with conditions**

Conditions:

New construction of a single-family home

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated April 26, 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 3, 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.
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.
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 secondary walkway shall be no wider than three (3) feet.
10. The front door shall have clear glass without any decorative etching or frosted glass.
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.



PROJECT DESCRIPTION

COA-24-30892 seeks to construct a new, single-family home in the Springfield Historic District. The subject site is a vacant lot on east side of Ionia St, north of the intersection with 7th St E. The lot is approximately 105' feet in length and 38' feet wide. The home is of a bungalow style, has a gable roof and a porch that spans the full front width of the home. Three over one windows match the quarter light three grid door.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Springfield Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(m).

- The construction of a single story, bungalow style, single-family home on a vacant lot in the Springfield Historic District provides for compatible use of the lab and contributes to the residential streetscape particularly so in this case as many of the lots along the subject block are vacant. As such, the proposed single-family home 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 height and massing of the proposed structure is similar to that of the nearby homes. 307.106(m)(3)
- The proposed elevation drawings shows vertically oriented windows and of a traditional size, with the street visible windows being of a three over one style. The front door utilizes a three-grid design window to match the street visible windows. The non-street visible windows are a one over one design. These features are consistent with Section 307.106(m)(2)
- The roof is a gabled design and would utilize fiberglass shingles. Gabel roofs are a common architectural feature in the area and fiberglass shingles are used throughout the district. This is consistent with Section 307.106(m)(4)
- 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:
    - A porch with columns and corresponding concrete/stucco base
    - Vertically oriented windows of consistent style (per side)
    - Hardie plank lap siding, which is used to replicate wood lap siding and is common among new construction in the district.
- 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 taking place upon an empty lot. The proposed construction is consistent in design with the surrounding homes and is generally compatible in massing and scale to the surrounding homes.

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 Preservation Guidelines for the Springfield Historic District, "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.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within a historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in 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.

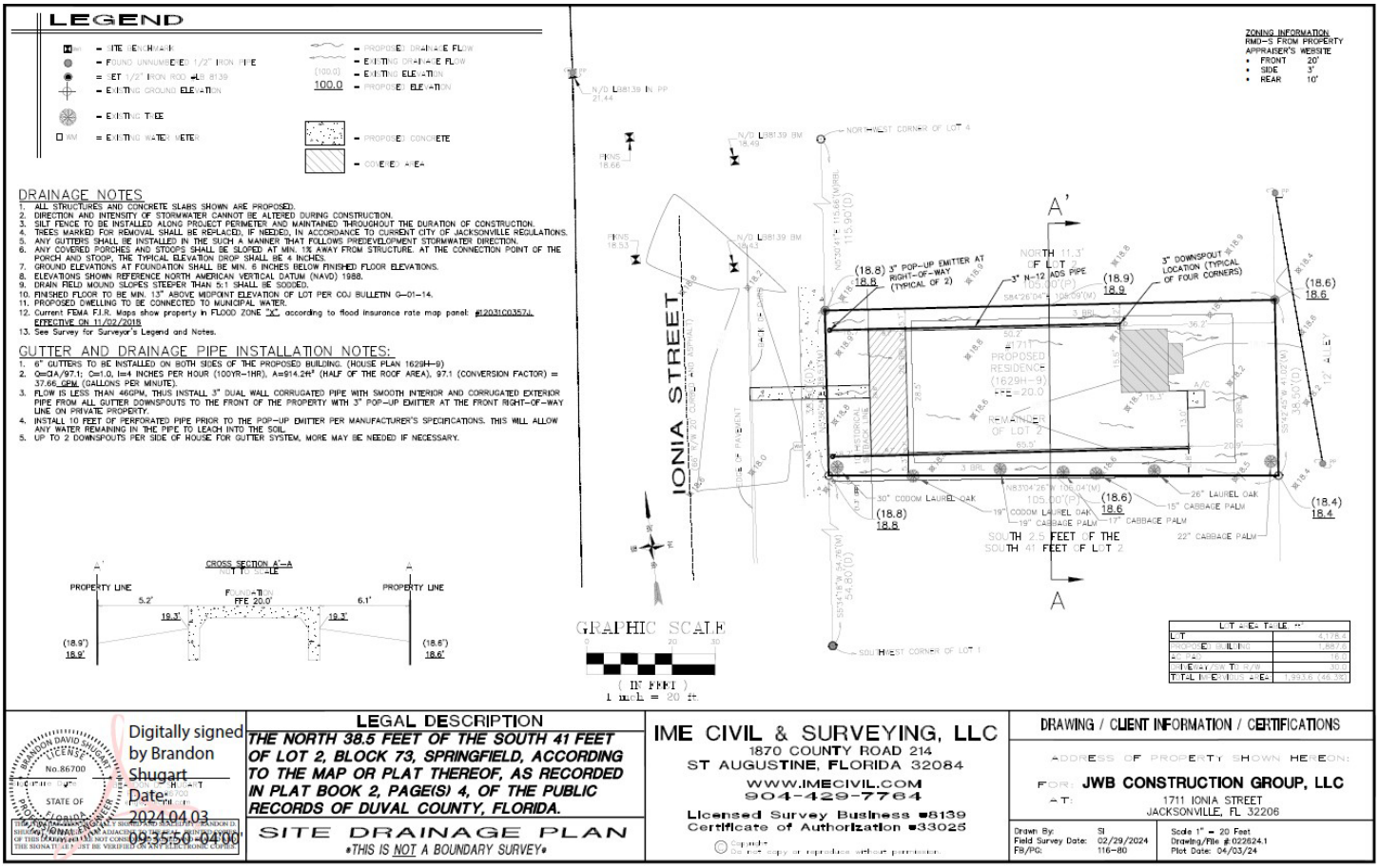
Design Guidelines, "New Construction"

- 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.

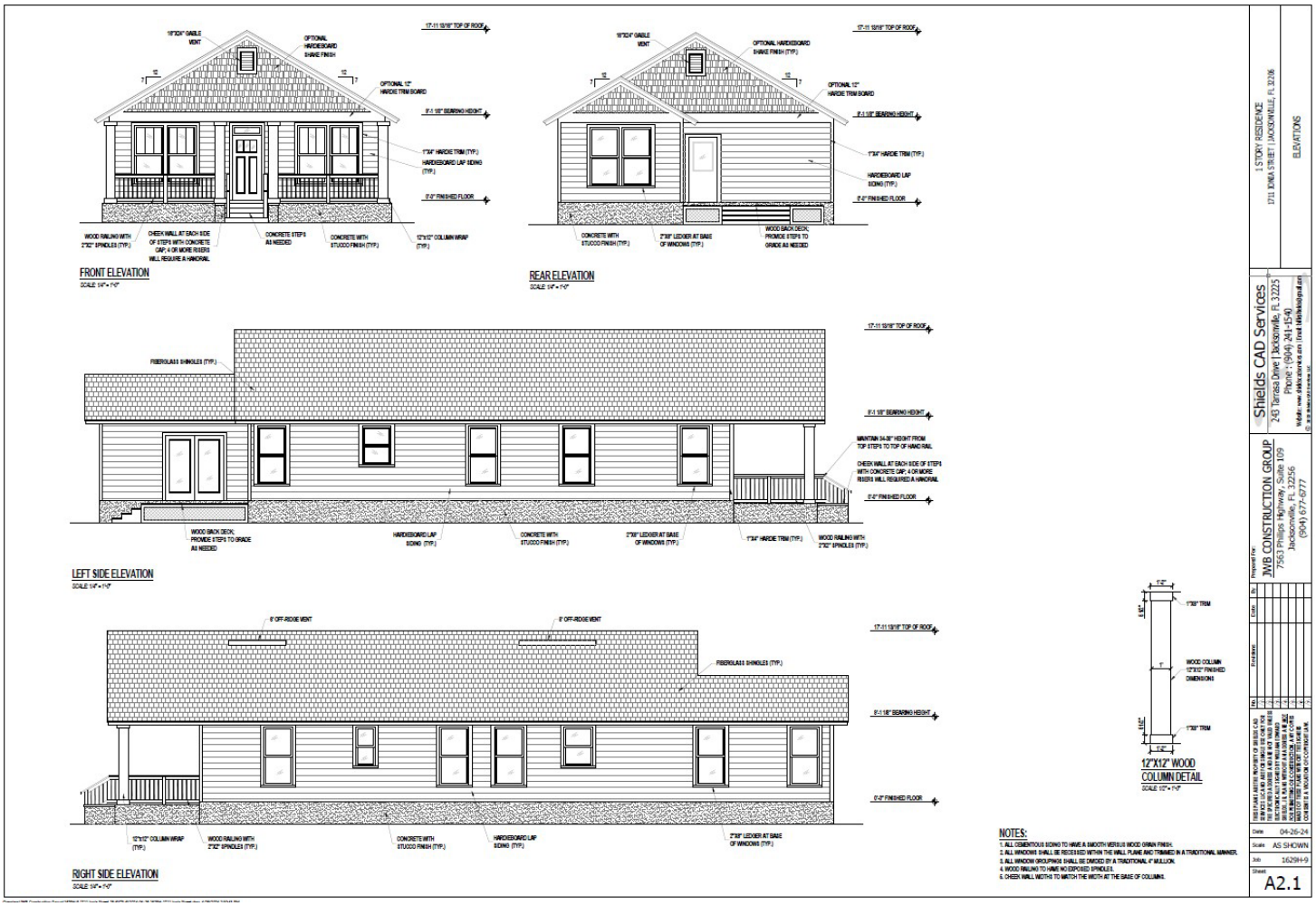
LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

SITE PLAN DATED April 3, 2024



ELEVATION DRAWINGS DATED April 26, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30892	**Application Status**	FOUND SUFFICIENT
Date Started	06/06/2024	**Date Submitted**	06/06/2024

Planning and Development Department Info

COA #	COA-24-30892
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	6/27/2024
Forwarded to JHPC	☑
JHPC Meeting Date	7/24/2024
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 ASKELSON
First Name MITCHELL
Middle Name BRIAN

Company Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE
State FL
Zip Code 32256

Phone 904 677 6777
Fax 904
Email

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name EISEMAN
First Name ADAM
Middle Name

Company/Trust Name JWB REAL ESTATE

Mailing Address 7563 PHILIPS HWY SUITE 109

City JACKSONVILLE
State FL
Zip Code 32256

Phone 9046776777
Fax 904
Email MITCH@JWBCOMPANIES.COM

Description Of Property

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

Map	RE#
	072213 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1711	IONIA ST	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **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
BUILD 1 NEW CONSTRUCTION HOME, 1629SQFT, 3 BED/2 BATH

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

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan.
(To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- [x] **Materials** - Materials identified and product info.
- [x] **Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
[x]	SITE PLAN

Application Certification

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

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

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with

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

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

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

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

City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 7/3/24

COA#: 24-30892

Address: 1711 Ionia St
Jacksonville, FL 32204

Owner: JWB Real Estate

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 24-30892 **were posted on the property/site located at:**

07223-0000
Real Estate Number(s)

1711 Ionia St
Street Address

Jacksonville, FL 32204
City, State Zip Code

Printed Name Mitchell Astelsen

Signature

Dated this 3 day of July, 2024

2-4 37-2S-26E .094
SPRINGFIELD
N 38 1/2FT OF S 41FT LOT 2 BLK 73

JWB REAL ESTATE CAPITAL LLC
7563 PHILIPS HWY SUITE 208
JACKSONVILLE, FL 32256

2023

R-072213-0000

PRINTED 07/28/2023
BY: pao

Map Id: 6412 101200.22 1.23 1.00 1.00 NE SPRINGFIELD

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office — Tax Dist USD1

VALUE SUMMARY	
PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	34,924
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	34,924
ASSESSED VALUE	20,065
CAP BASE YEAR	0
TAXABLE VALUE	20,065
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	0
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
000007267	BLDG			735	09/07/1979

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ	ADJ
TOTAL ADJUSTED POINTS	0

DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
	0			0	0	$0

ACREAGE 0.09 PRICE/SF 0.00

BUILDING: 0 AKA:
SITE ADDRESS: 1711 IONIA ST, JACKSONVILLE 32206

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	17459	00285	01/21/2016	WD	U	V	30	31000	0	N	0	BELLACOOP FUND LLC	JWB REAL ESTATE CAPITAL	20160217
2	16449	00465	07/11/2013	WD	U	V	05	440000	0	N	0	J PROPERTIES III LLC	BELLACOOP FUND LLC	20130717; 30
3	15855	02215	02/21/2012	WD	U	V	05	22500	0	N	0	SRG HOLDING GROUP LLC	J PROPERTIES III LLC	20120227
4	11696	02223	03/17/2004	WD	U	V	05	788500	0	N	0	SPRINGFIELD RESTORATION		20041109 ALSO PSTDE

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING		
LAND LINES	01/31/2005	DRM
VALUE REVIEW	03/21/2023	EMP
TRIENNIAL	05/20/2010	TWH
INCOME		

L T	L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0101	RES MD 8-19 UNITS PER AC	0.00	100.00		RMD-S	39.00	105.00	100.00	39.00	F	1	0.90	1.00	995.00	895.50	34,924

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

LEGEND

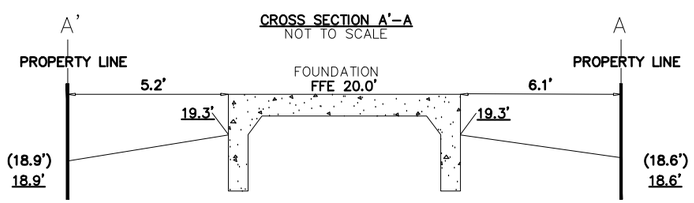
- BM1 = SITE BENCHMARK
- = FOUND UNNUMBERED 1/2" IRON PIPE
- = SET 1/2" IRON ROD #LB 8139
- = EXISTING GROUND ELEVATION
- = EXISTING TREE
- WM = EXISTING WATER METER
- = PROPOSED DRAINAGE FLOW
- = EXISTING DRAINAGE FLOW
- (100.0) = EXISTING ELEVATION
- 100.0 = PROPOSED ELEVATION
- = PROPOSED CONCRETE
- = COVERED AREA

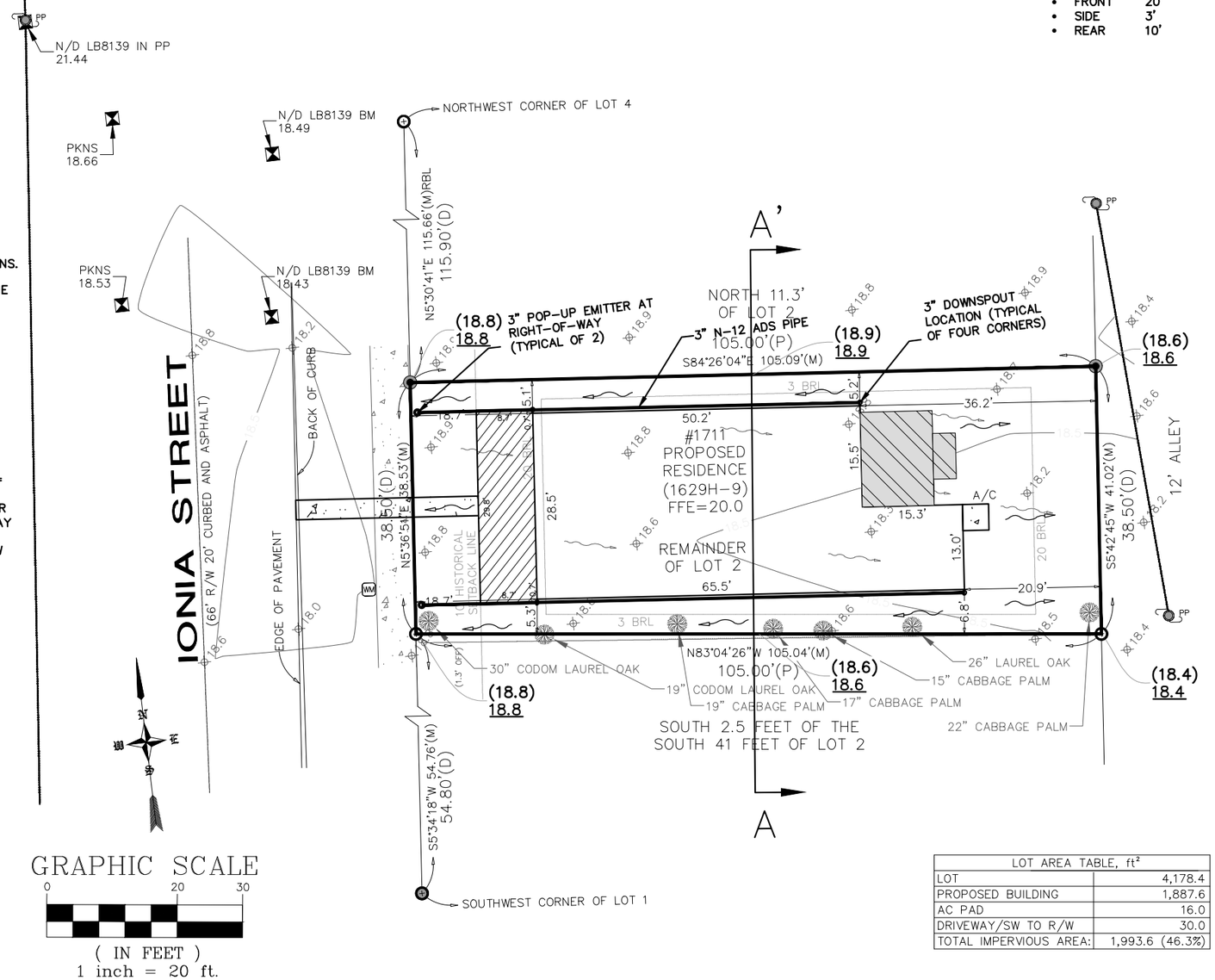
DRAINAGE NOTES

1. ALL STRUCTURES AND CONCRETE SLABS SHOWN ARE PROPOSED.
2. DIRECTION AND INTENSITY OF STORMWATER CANNOT BE ALTERED DURING CONSTRUCTION.
3. SILT FENCE TO BE INSTALLED ALONG PROJECT PERIMETER AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. TREES MARKED FOR REMOVAL SHALL BE REPLACED, IF NEEDED, IN ACCORDANCE TO CURRENT CITY OF JACKSONVILLE REGULATIONS.
5. ANY GUTTERS SHALL BE INSTALLED IN THE SUCH A MANNER THAT FOLLOWS PREDEVELOPMENT STORMWATER DIRECTION.
6. 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.
7. GROUND ELEVATIONS AT FOUNDATION SHALL BE MIN. 6 INCHES BELOW FINISHED FLOOR ELEVATIONS.
8. ELEVATIONS SHOWN REFERENCE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
9. 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: #12031C0357J, EFFECTIVE ON 11/02/2018
13. See Survey for Surveyor's Legend and Notes.

GUTTER AND DRAINAGE PIPE INSTALLATION NOTES:

1. 6" GUTTERS TO BE INSTALLED ON BOTH SIDES OF THE PROPOSED BUILDING. (HOUSE PLAN 1629H-9)
2. Q=CIA/97.1; C=1.0, I=4 INCHES PER HOUR (100YR-1HR), A=914.2ft² (HALF OF THE ROOF AREA), 97.1 (CONVERSION FACTOR) = 37.66 GPM (GALLONS PER MINUTE).
3. 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 TABLE, ft²	
LOT	4,178.4
PROPOSED BUILDING	1,887.6
AC PAD	16.0
DRIVEWAY/SW TO R/W	30.0
TOTAL IMPERVIOUS AREA:	1,993.6 (46.3%)

Signature Date

BRANDON D. SHUGART
P.E. 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.

LEGAL DESCRIPTION

THE NORTH 38.5 FEET OF THE SOUTH 41 FEET OF LOT 2, BLOCK 73, SPRINGFIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 4, 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

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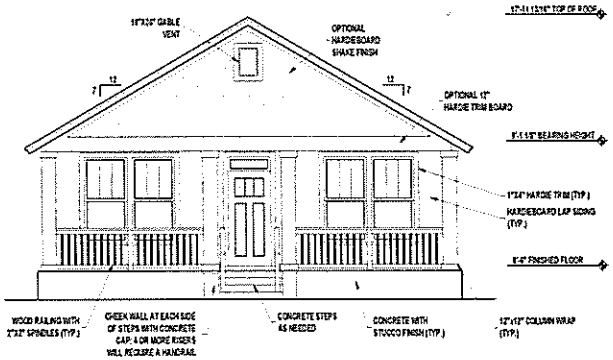
DRAWING / CLIENT INFORMATION / CERTIFICATIONS

ADDRESS OF PROPERTY SHOWN HEREON:

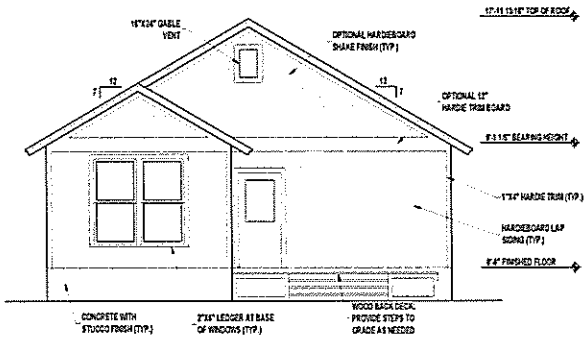
FOR: **JWB CONSTRUCTION GROUP, LLC**

AT: 1711 IONIA STREET
JACKSONVILLE, FL 32206

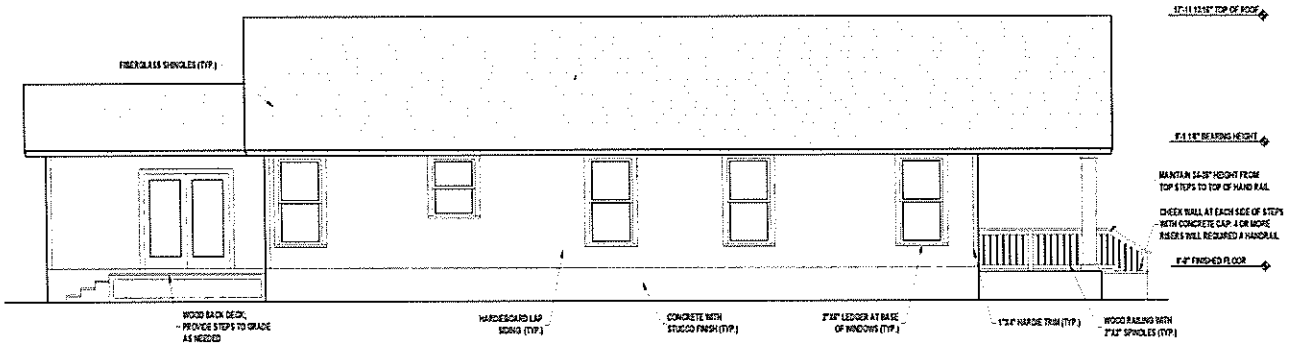
Drawn By:	SI	Scale 1" = 20 Feet
Field Survey Date:	02/29/2024	Drawing/File #: 022624.1
FB/PG:	116-80	Plot Date: 04/03/24



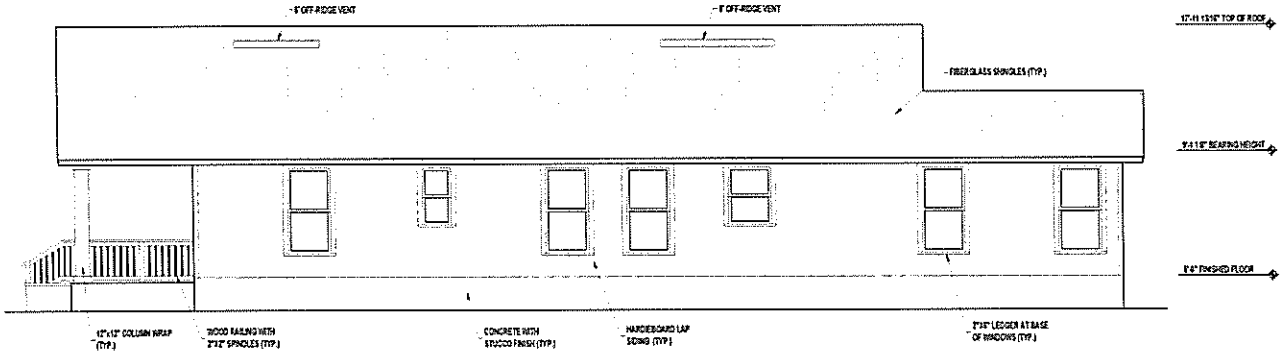
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



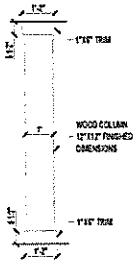
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



12"X12" WOOD COLUMN DETAIL
SCALE: 1/2" = 1'-0"

NOTES:

1. ALL CEMENTIOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW OR SLIDINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.
5. CHEEK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.

1 STORY RESIDENCE
1211 SONIA STREET | JACKSONVILLE, FL 32206

ELEVATIONS

Shields CAD Services
243 Terrace Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: jshields@gmail.com

© 2018 Shields CAD Services LLC

Prepared for:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
-1-			
-2-			
-3-			
-4-			

THESE PLANS ARE THE PROPERTY OF SHIELDS CAD SERVICES LLC. ANY REPRODUCTION OR USE OF THE RECORD ARCHITECT AND ARE NOT TO BE USED FOR OTHER THAN THE PROJECT SPECIFIED WITHOUT THE WRITTEN CONSENT OF THE RECORD ARCHITECT.

Date: 04-26-24
Scale: AS SHOWN
Job: 1629H-9
Sheet: A2.1

COA-24-30955

1337 Walnut St

July 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30955

Address: 1337 Walnut St RE# 072521-0040

Location: Right side of Walnut St, between 3rd Street East and 4th Street East

Owner: Jacob Shacter
TerraWise Homes
1334 Walnut Steet
Jacksonville, Florida 32206

Applicant: Jacob Shacter
TerraWise Homes
1334 Walnut Steet
Jacksonville, Florida 32206

Year Built: N/A

Designation: Springfield

Request: New construction (two-story single-family home and two-story Accessory Structure)

Summary Scope of Work:

1. New construction of a two-story single-family home and accessory structure

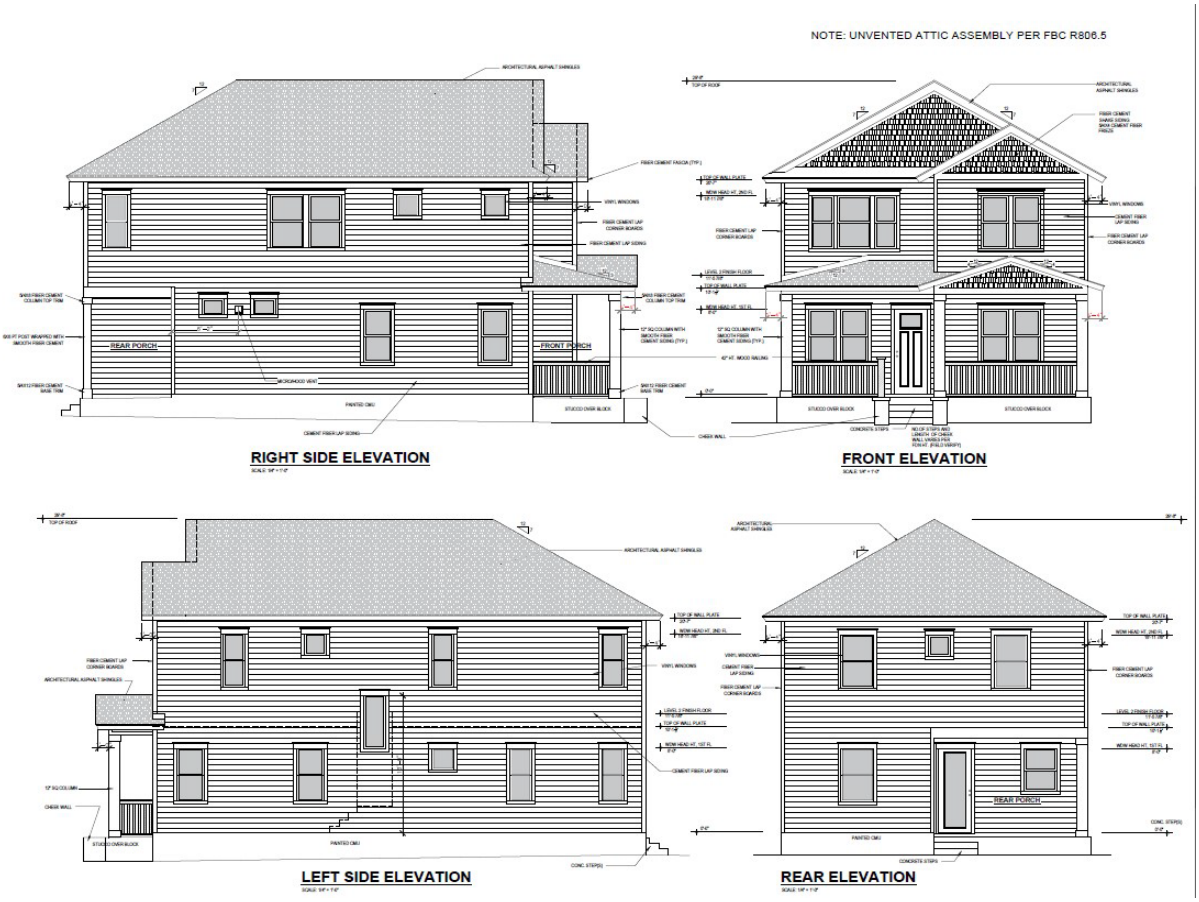
Recommendation: **Approve with conditions**

Conditions:

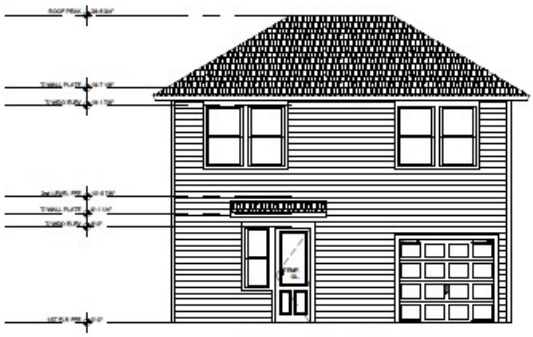
New construction of a single-family home

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated June 10 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 9, 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.
4. Columns shall have caps and bases.

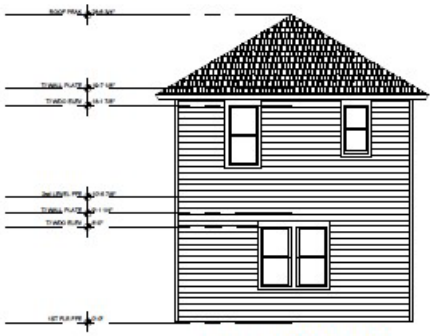
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The siding shall be installed with the smooth side facing outward.
7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
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 secondary walkway shall be no wider than three (3) feet.
10. The front door shall have clear glass without any decorative etching or frosted glass.
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.



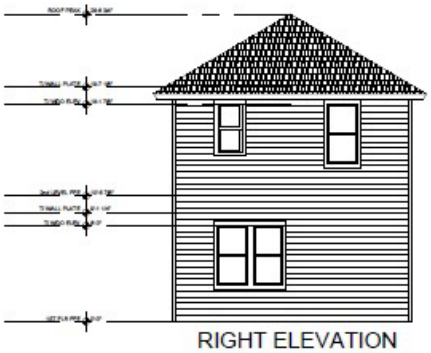
ACCESSORY STRUCTURE ELEVATION DRAWINGS



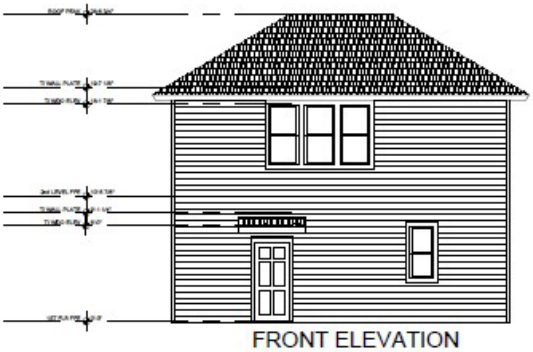
REAR ELEVATION
(FACING ALLEY)



LEFT ELEVATION
(FACING NORTH



RIGHT ELEVATION
(FACING SOUTH)



FRONT ELEVATION
(FACING HOME)

PROJECT DESCRIPTION

COA-24-30955 seeks to construct a new, two-story single-family home and two-story accessory structure in the Springfield Historic District. The subject site is a vacant lot on east side of Walnut Street, south of the intersection with 4th Street East. The lot is approximately 125 feet in length and 34 feet wide. The home is of a frame vernacular style, has a nested gable and hip roof, and full-width porch. The accompanying two-story accessory structure is of the same frame vernacular style and two stories in height with one-over-one windows, a garage, and a hip roof.

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Springfield Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(m).

- The construction of a single story, frame vernacular style, single-family home and accompanying accessory structure of the same style on a vacant lot in the Springfield Historic District provides for compatible use of the lab and contributes to the residential

streetscape particularly so in this case as many of the lots along the subject block are vacant. As such, the proposed single-family home 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 height and massing of the proposed structure is similar to that of other homes in the district. Similarly, the rear accessory structure does not supersede the main home in height or mass. Section 307.106(m)(3)
- The proposed elevation drawings shows vertically oriented windows and of a traditional size, with the street visible windows being of a one-over-one style. The front door utilizes a single quarter light design to match the street visible windows. The non-street visible windows are a one over one design. The rear accessory structure also utilizes one-over-one windows. These features are consistent with Section 307.106(m)(2)
- The roof is a partial gabled design with the street visible portion being gabled and the non-street visible portion being hip. This style of roof, although not particularly common in the district, does appear throughout the district. The accessory structure utilizes a hip design roof. This is consistent with Section 307.106(m)(4)
- Consistent with Section 307.106(m)(8), the proposed design of the structures contains many architectural features that found throughout the Springfield Historic District. Such details include:
    - A full-width porch with columns and corresponding concrete/stucco base
    - Vertically oriented windows of consistent style
    - Hardie plank lap siding, which is used to replicate wood lap siding and is common among new construction in the district.
    - A rear, two story accessory structure
- 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 taking place upon an empty lot. The proposed construction is consistent in design with the surrounding homes and is generally compatible in massing and scale to the surrounding homes.

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 Preservation Guidelines for the Springfield Historic District, "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.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within a historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in 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.

Design Guidelines, "New Construction"

- Secretary of the Interior's Standards for Rehabilitation (2):

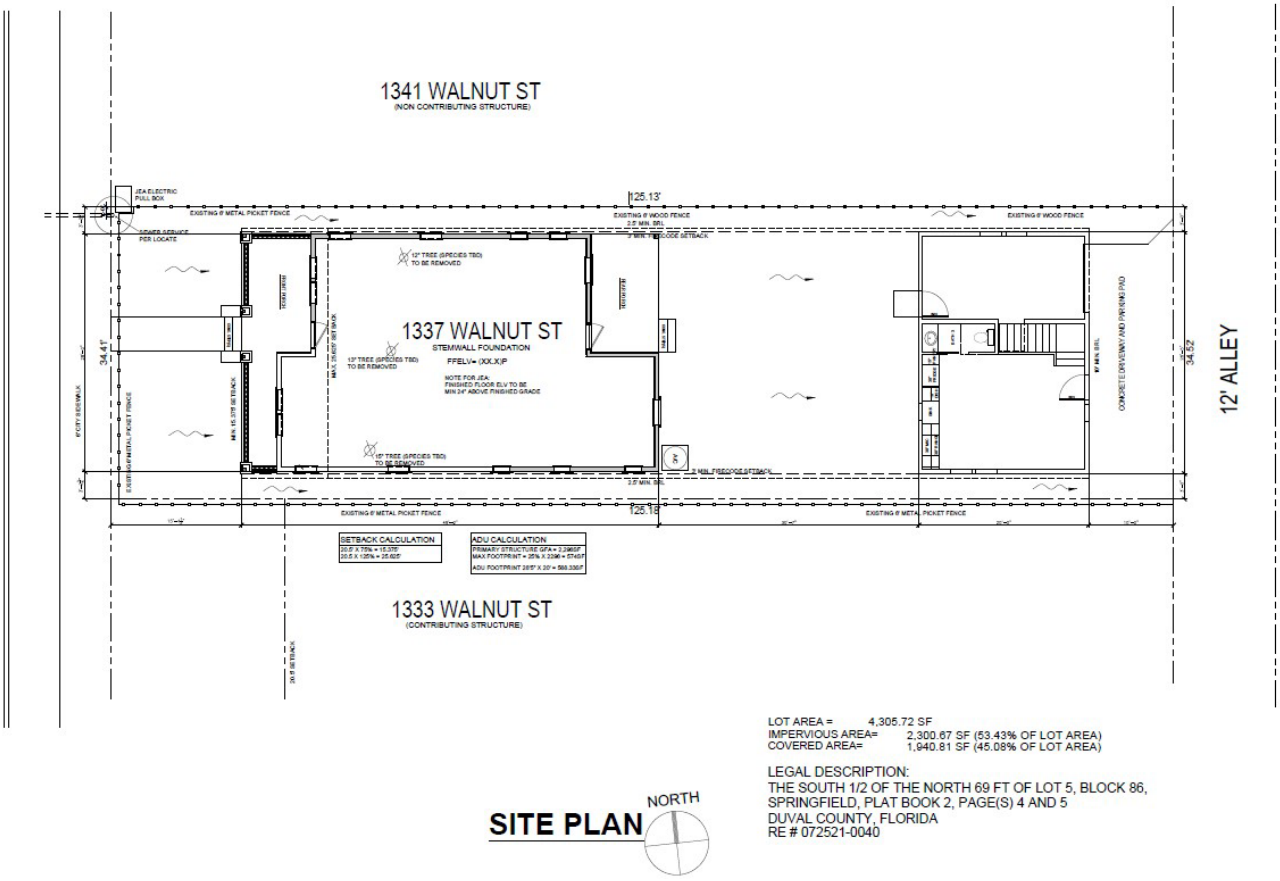
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- 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.

LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

SITE PLAN DATED APRIL 9 2024



LOT AREA = 4,305.72 SF
IMPERVIOUS AREA= 2,300.67 SF (53.43% OF LOT AREA)
COVERED AREA= 1,940.81 SF (45.08% OF LOT AREA)

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF THE NORTH 69 FT OF LOT 5, BLOCK 86, SPRINGFIELD, PLAT BOOK 2, PAGE(S) 4 AND 5
DUVAL COUNTY, FLORIDA
RE # 072521-0040

SITE PLAN NORTH

ELEVATION DRAWINGS DATED JUNE 10, 2024

NOTE: UNVENTED ATTIC ASSEMBLY PER FBC R806.5
RIGHT SIDE ELEVATION
FRONT ELEVATION
LEFT SIDE ELEVATION
REAR ELEVATION
REAR PORCH
FRONT PORCH
"SAN SEBASTIAN"
EXTERIOR ELEVATIONS
1337WALNUT STREET JAX FL 32206
1334 WALNUT ST JAX, FL 32206
(904) 800-TER (9473)
CBC057118
TERRAWISE HOMES
Sheet 3 of 8

Application For Certificate Of Appropriateness

Application Info

Tracking #	30955	**Application Status**	FOUND SUFFICIENT
Date Started	06/19/2024	**Date Submitted**	06/19/2024

Planning and Development Department Info

COA #	COA-24-30955
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	6/28/2024
Forwarded to JHPC	☑
JHPC Meeting Date	7/24/2024
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 SHACTER
First Name JACOB
Middle Name JAMES

Company Name TERRAWISE HOMES INC.

Mailing Address 1334 WALNUT ST.

City JACKSONVILLE
State FL
Zip Code 32206

Phone 904 423 1920
Fax 904
Email JSHACTER@TERRAWISEHOMES.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name SHACTER
First Name JACOB
Middle Name JAMES

Company/Trust Name TERRAWISE HOMES INC.

Mailing Address 1334 WALNUT ST.

City JACKSONVILLE
State FL
Zip Code 32206

Phone 9044231920
Fax 904
Email JSHACTER@TERRAWISEHOMES.COM

Description Of Property

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

Map	RE#
	072521 0040

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1337	WALNUT ST	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **New Construction**
- [x] **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
NEW SINGLE FAMILY HOME AND CARRIAGE HOUSE

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

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan.
(To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- [x] **Materials** - Materials identified and product info.
- [x] **Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
[x]	CARRIAGE HOUSE PLANS

Application Certification

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

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

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with

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

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

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

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

City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 07/09/2024

COA#: COA-24-30955

Address: 1337 Walnut St
Jacksonville, FL
32206

Owner: Terra Wise Homes

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 COA-24-30955 **were posted on the property/site located at:**

072521 0040

Real Estate Number(s)

1337 Walnut St

Street Address

Jacksonville, FL, 32206

City, State Zip Code

Printed Name Shuh Chuang Tan Chuang

Signature Shuh Chuang Tan Chuang

Dated this 9th day of July, 20 24.

2-4 37-2S-26E 0.1
SPRINGFIELD
S 1/2 OF N 69FT OF
LOT 5 BLK 86

YOCUM PITTMAN JAMEE
1333 WALNUT ST
JACKSONVILLE, FL 32206

2023

R-072521-0040

PRINTED 07/28/2023
BY: pao

Map Id: 6412 101100.22 1.15 1.00 1.00 SE SPRINGFIELD

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office Tax Dist USD1

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS

CATEGORY	UNITS	ADJ

BASE RATE ADJ	ADJ
TOTAL ADJUSTED POINTS	0

DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
0		0		0.00	0.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
	0			0	0	$0

ACREAGE 0.10 PRICE/SF 0.00

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	0
EXTRA FEATURE VALUE	0
TOTAL MARKET LAND VALUE	48,379
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	48,379
ASSESSED VALUE	48,379
CAP BASE YEAR	0
TAXABLE VALUE	48,379
EXEMPTIONS	None
TOTAL EXEMPTIONS VALUE	0
SENIOR EXEMPTION VALUE	0
SR/HISTORIC TAXABLE VALUE	N/A

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS

BUILDING NOTES

BUILDING: 0 AKA:
SITE ADDRESS: WALNUT ST, JACKSONVILLE 32206

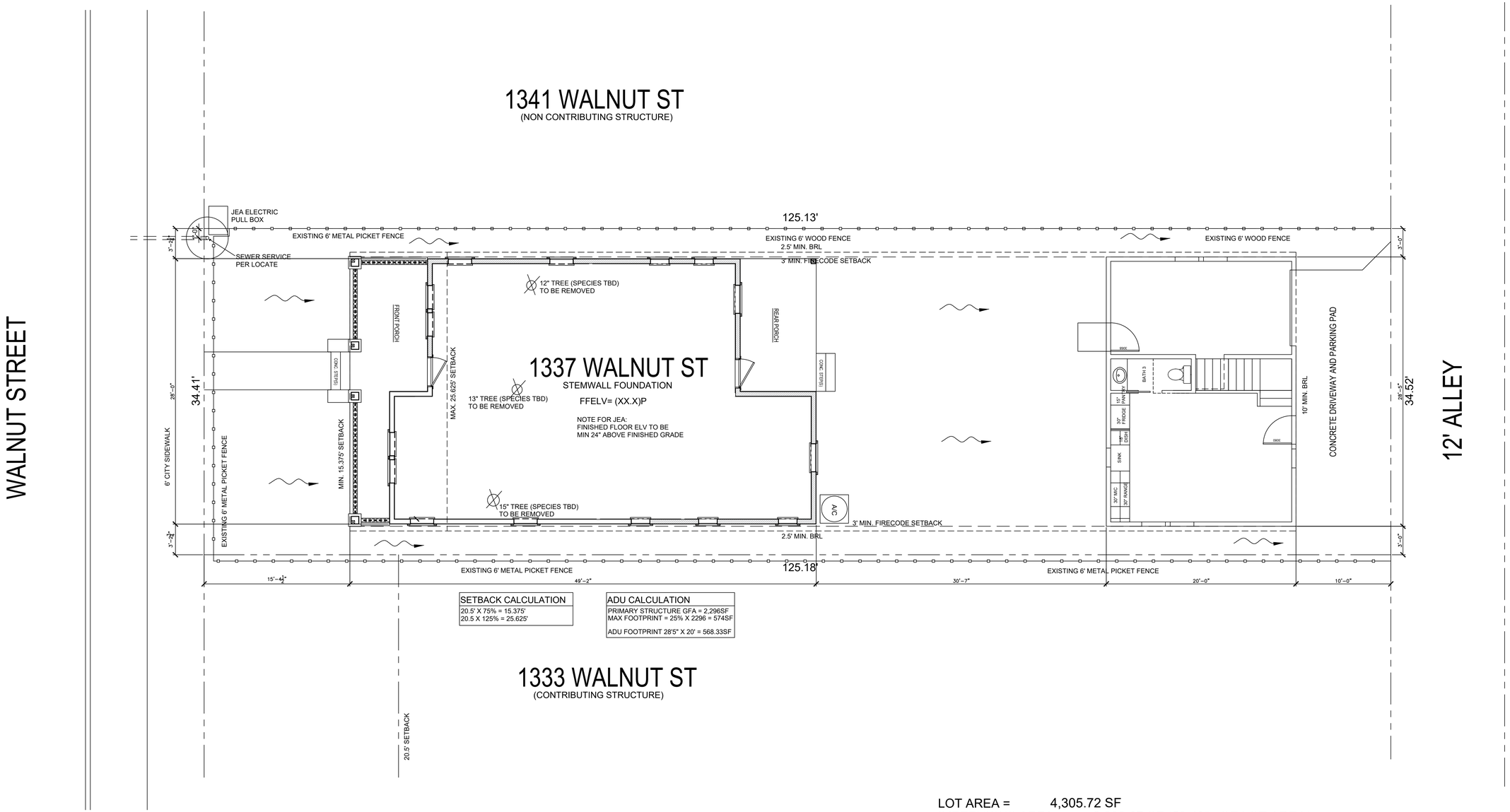
LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	19605	01351	02/26/2021	WD	U	V	11	100	0	N	0	BOWER AMANDA BROOKE	YOCUM PITTMAN JAMEE	20210430
2	15303	02037	07/09/2010	WD	U	V	37	25000	0	N	0	SRG HOLDING GROUP LLC	BOWER AMANDA BROOKE	20100715
3	13299	01665	06/01/2006	QC	U	V	11	100	0	N	0	PARKERSON PRESTON S	SRG HOLDING GROUP LLC	20070329 WF 7359
4	13265	01005	05/11/2006	MS	U	I	11	100	0	N	0	PARKERSON PRESTON S	PARKERSON PRESTON S	20060907 PARKERSON

LN	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING		
LAND LINES	03/01/2022	EMP
VALUE REVIEW	03/20/2023	EMP
TRIENNIAL	05/13/2010	EAG
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0101	RES MD 8-19 UNITS PER AC	0.00	100.00		RMD-S	35.00	125.00	100.00	35.00	F	1	0.97	1.00	1,425.00	1,382.25	48,379

LN	DATE	BLD	USER ID	CD	PARCEL NOTES



SETBACK CALCULATION
20.5' X 75% = 15.375'
20.5 X 125% = 25.625'

ADU CALCULATION
PRIMARY STRUCTURE GFA = 2,296SF
MAX FOOTPRINT = 25% X 2296 = 574SF
ADU FOOTPRINT 28'5" X 20' = 568.33SF

LOT AREA = 4,305.72 SF
IMPERVIOUS AREA= 2,300.67 SF (53.43% OF LOT AREA)
COVERED AREA= 1,940.81 SF (45.08% OF LOT AREA)

LEGAL DESCRIPTION:
THE SOUTH 1/2 OF THE NORTH 69 FT OF LOT 5, BLOCK 86,
SPRINGFIELD, PLAT BOOK 2, PAGE(S) 4 AND 5
DUVAL COUNTY, FLORIDA
RE # 072521-0040

SITE PLAN

NORTH

1337 WALNUT ST
NEW BRUNSWICK
SITE PLAN

DRAWN BY: JJS
DATE: 4/9/2024
Checked by:
Scale: 3/16" = 1'
Job No.
Rev:
Rev:

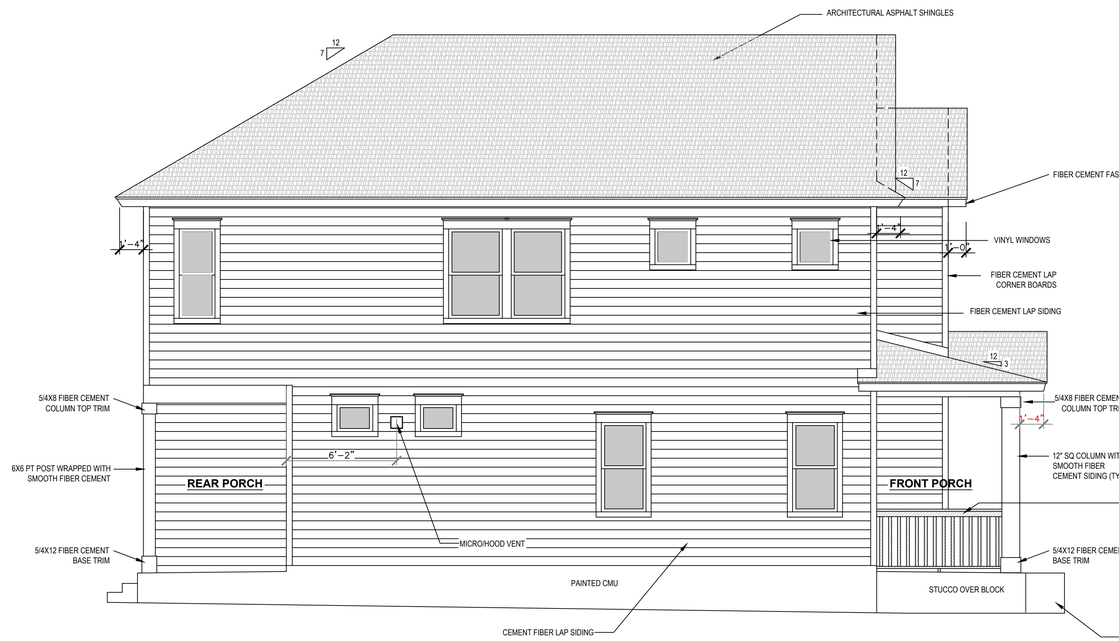
Reviewed By:
Date:

1337 WALNUT STREET
JACKSONVILLE FL, 32206
CBC057118
1334 WALNUT STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473)

TERRAWISE HOMES

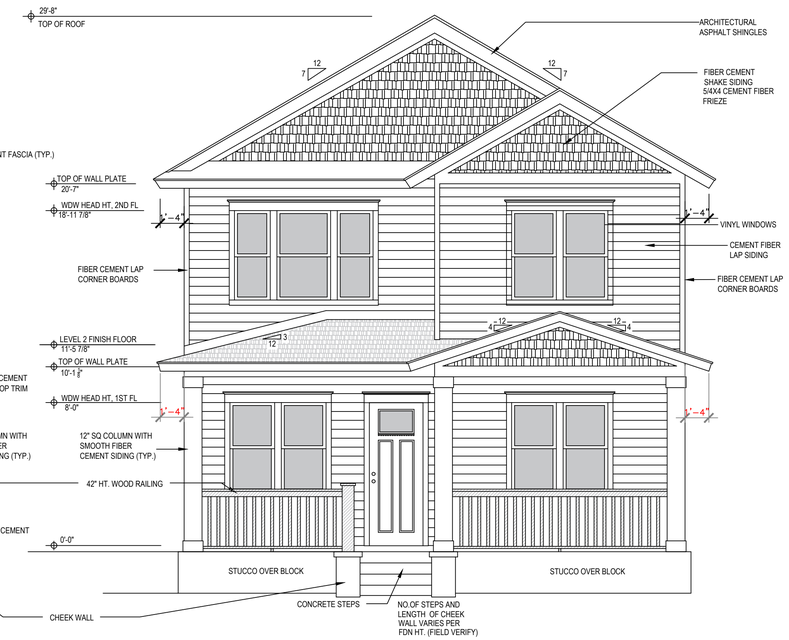
Sheet 1
of 1

NOTE: UNVENTED ATTIC ASSEMBLY PER FBC R806.5



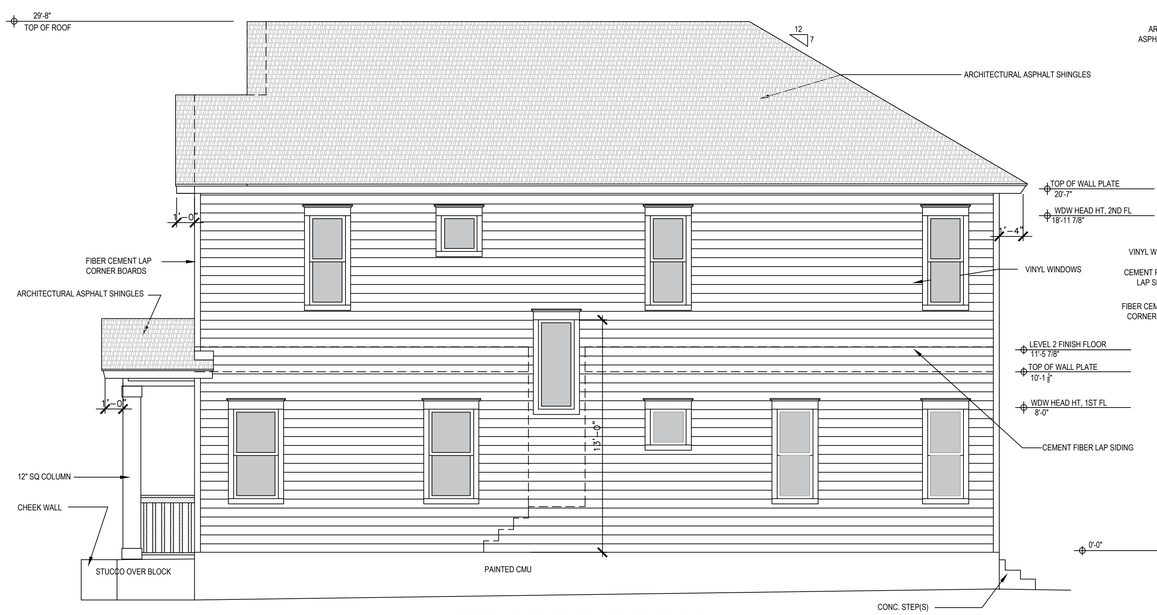
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



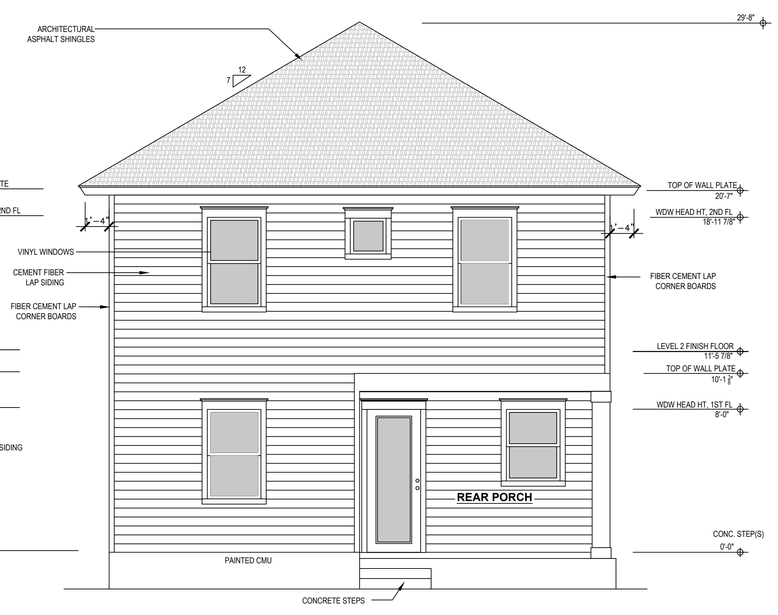
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

"SAN SEBASTIAN"
EXTERIOR ELEVATIONS

DRAWN BY: DAS	
12/29/2023 DAS	
Checked by:	
Scale: 1/4" = 1'	
Job No.	
Rev. 06/10/2024 DAS	
Rev:	

1337WALNUT STREET JAX FL 32206
1334 WALNUT ST. JAX, FL 32206
(904) 800-WISE (9473)
CBC057118

TERRAWISE HOMES

Sheet 3 of 8

D.

Previously Deferred Items to be Heard

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

E.

Condemned Properties

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

F.

Historic Designations

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

LS-23-01

538 Ellis Rd S

City of Jacksonville
Revised Landmark Designation Report

Camp Mooney Cemetery
at
538 South Ellis Road

LS-23-01
January 26, 2024
July 24, 2024 (Revised)

Application Prepared By:
Sons of the Confederate Veterans, Kirby Smith Camp 1209, Inc.
4884 Victoria Chase Court
Jacksonville, Florida, 32257

Property Owner:
Sons of the Confederate Veterans, Kirby Smith Camp 1209, Inc.
4884 Victoria Chase Court
Jacksonville, Florida, 32257

I. Planning and Development Department – Findings, Conclusions, and Recommendation

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

July 24, 2024

LS-23-01

GENERAL LOCATION: West side of Ellis Road (538 Ellis Road South) between Cassidy Road and West Beaver Street (U.S. Highway 90) in west Jacksonville

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its "Findings, Conclusions and Recommendations" on the Landmark Designation, **LS-23-1**, sponsored by the property owner Sons of the Confederate Veterans, Kirby Smith Camp 1209, Inc., 4884 Victoria Chase Court, Jacksonville, Florida 32257.

FINDINGS AND CONCLUSIONS

(A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the designation application for 538 Ellis Road South, Camp Mooney Cemetery, as a Landmark Site was complete.

(B) As required, the Planning and Development Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of the public hearing on the designation of the property at 538 South Ellis Road, Camp Mooney Cemetery, as a Landmark Site was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.

(C) Once designated, any major activities affecting the proposed landmark site at 538 Ellis Road, Camp Mooney Cemetery, will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Most routine work, such as ground maintenance, landscaping, cleaning, and repair of monuments, will not require a COA application or review by the Historic Preservation Section (HPS) of the Jacksonville Planning and Development Department. Certain activities like new fencing, new roads and pathways or major changes to them, as well as new construction, will require a COA. Any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to the property at 538 South Ellis Road, Camp Mooney Cemetery, but not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features, and materials of this significant site, as well as, to ensure any future development is compatible with and sensitive to this primary historic resource. Any burial or disinterment at the Camp Mooney Cemetery will not require an approved Certificate of Appropriateness (COA). However, it is recommended that the Planning and Development Department be notified of new burials or disinterment for documentation purposes.

(D) In preparing the application, the Planning and Development Department has found the application to meet **two of the seven criteria**. The two criteria include the following.

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 538 South Ellis Road, the Camp Mooney Cemetery, does meet this landmark criterion.

With state vital statistic records including birth and death records were not complete until after 1917, historic cemeteries such as the Camp Mooney Cemetery have long been recognized for possessing valuable genealogical information, particularly before 1917. However, in more recent years, cemeteries are being recognized and protected as significant historic resources that contribute to understanding our cultural past. [1] In addition to the burials of Confederate veterans, Camp Mooney Cemetery also is significant for its association with the site of a Confederate encampment with the same name. Although the actual physical location of Camp Mooney has never been determined, it is commonly believed to be at or near the site of the cemetery

The cemetery is named after George Mooney, reportedly the pre-Civil War owner of the property containing the cemetery.[2] In addition to a joint ownership of a sawmill (Byrne and Mooney Company), George Mooney also operated the Mooney Machine and Engine Manufacturing Company to provide products for mills, as well as Mooney & Gookin Shipyard. Mooney was contracted with the Confederate government to construct a 600-ton gunboat to be launched before the Federal blockade was in effect. The nearly completed vessel was destroyed during the first occupation of Jacksonville in March of 1862 as well as other buildings and facilities that would have had strategic importance to the Union.

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[1] Sharyn Thompson, *Florida's Historic Cemeteries, A Preservation Handbook*. (Tallahassee, Florida: Historic Tallahassee Preservation Board, 1989), pp. 3 – 5.

[2] According to an email from the Mirian Spalding, Florida Division of Historical Resources to Don Hillman, June 17, 2003, according to tax roles (Series S28) for Duval County, George Mooney was owning 160 acres but location not determined. In 1872 & 1873, Ellen Mooney had 160 acres at Section 18, Township 2 South, Range 26 East. The cemetery is in the northwest ¼ of Section 19 to the north of Section 18. Camp Mooney Cemetery vertical file – Historic Preservation Archives, Jacksonville Planning and Development Department.

The date and origin of Camp Mooney Cemetery is not known, but could be as early as 1864 according to the landmark site application (2022). It is the opinion of Lucy Ames Edwards, author of *Grave Markers of Duval County*, p. 102, that it started out as the Wamsley family cemetery, but eventually evolved into a community cemetery. A recent inventory listed the earliest marked grave as being that of Emma A. Wamsley who died in 1877. An 1875 newspaper article reported that a church school had been established at Camp Mooney indicating the presence of a community by the same name.[3] The number of graves recorded in the cemetery vary greatly from 16 in 1955 by Lucy Ames Edwards to 126 according to the current landmark site application. Other estimates included 89 marked graves identified by Jon Ferguson and Mike Lawon in March of 2021; 61 recorded by the Jacksonville Genealogical Society in 1997; and 43 graves by the Jacksonville Genealogical Society in 1977.[4] Some of the discrepancies may vary according to how visible the markers were at the time of the survey and whether counting only markers vs markers and suspected grave sites (depressions in the ground).

A chain of titles for the property has not been found. The cemetery was incorporated within the boundaries of the 40-acre Mooney Subdivision, Addition to Buenos Aries (Plat Book 12, Page 55, 1926), platted by N. E. Roberts. The Buenos Aries Subdivision was platted in 1925 by Lola E. Mason (Plat Book 10, Page 6). The cemetery was also depicted on Rumph's Replat of the Mooney Subdivision (Plat Book 22, Page 28, 1950).

Under three separate property conveyances in the 1970s, Camp Mooney Cemetery came under the ownership of the Dr. Thomas M. Palmer Chapter No. 2261 of the United Daughters of the Confederacy.[5] It was under the Daughters of the Confederacy that the cemetery was re-interpreted as being predominately associated with the Confederacy due to the placement of an historically inaccurate stone marker and memorial plaques to Confederate veterans buried elsewhere. In January of 2021, Camp Mooney Cemetery was conveyed through a quit claim deed (OR Book, 19592, Page 868) by the Florida Division United Daughters of the Confederacy to the Sons of the Confederate Veterans, Kirby-Smith Camp, 1209. The Kirby-Smith Camp replaced the existing stone marker with one that is historically accurate, as well as removed the memorial plaques to avoid the confusion of these individuals as being interred in Camp Mooney Cemetery. Since taking ownership of the Camp Mooney Cemetery in 2021, the Kirby-Smith Camp 1209 has installed fencing, a flagpole, updated signage, as well as the clearing of debris and removing of dead trees. An on-going maintenance plan has also been established.

The Camp Mooney Cemetery also may have significance for its association with the Camp Mooney encampment established by Confederate forces as part of a chain of encampments and fortifications paralleling the Florida Atlantic & Gulf Railroad. Although the presence of Camp Mooney has been established by historic documents as

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[3] *The New South*, March 27, 1875.
According to the article, the church school had over 70 enrolled with an average attendance of 55.

[4] David Coles, Compiler, Biographical *Rosters of Florida's Confederate and Union Soldiers, 1861- 1865, Volume I.* (Wilmington, North Carolina: Broadfoot Publishing Company, 1995).

[5] Duval County Clerk of the Circuit, Official Records (OR) 3737-532, 3751-1188 and 4772-519. E-Mail, H. Eugene Cowger, P.E. to Joel McEachin, February 27, 1998. Vertical File – Camp Mooney Cemetery, Historic Preservation Archives, Jacksonville Planning and Development Department.

serving as an outpost and camping grounds for both Confederate and Federal troops during the Civil War, the actual physical location has never been determined, but is commonly believed to be at or near the site of the cemetery. In historic documents the encampment has been called Camp Mooney, Mooney's Place, Three-mile point and Three-mile run.[6]

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 538 South Ellis Road, the Camp Mooney Cemetery, does not meet this landmark criterion.

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 538 South Ellis Road, the Camp Mooney Cemetery, does not meet this landmark criterion.

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 538 South Ellis Road, the Camp Mooney Cemetery, does not meet this landmark criterion.

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 538 South Ellis Road, the Camp Mooney Cemetery, does not meet this landmark criterion.

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

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[6] Schmidt, Lewis G. *The Battle of Olustee, The Civil War in Florida, A Military History, Volume II* (Allentown, Pennsylvania, 1989), pp.19, 22 & 26.
Blakely, Arch Frederick, Ann Smith Lainhart and Winston Bryant Stephens, Jr., Editors, *Rose Cottage Chronicles, Civil War Letters of Bryant – Stephens Families of North Florida.* (Gainesville, Florida: University Press of Florida, 1998), pp. 214 & 216.
The War of the Rebellion, A Compilation of the Official Records of the Union and Confederate Armies. Series F., Volume XXXV. (Washington, D.C.: Government Printing Office, 1891), p. 366.
Schmidt, Lewis G. *Florida's East Coast, The Civil War in Florida, A Military History, Volume I* (Allentown, Pennsylvania, 1991), p. 802.

It is the determination of the Jacksonville Planning and Development Department that the subject property at 538 South Ellis Road, the Camp Mooney Cemetery, does not meet this landmark criterion.

G. Its suitability for preservation or restoration.

Historic cemeteries such as the Camp Mooney Cemetery have long been recognized for possessing valuable genealogical information, particularly when state vital statistic records including birth and death records were not routinely completed until after 1917. However, in more recent years, cemeteries are being recognized and protected as significant historic resources that contribute to understanding our cultural past. In addition to reflecting burial traditions and folk art, historic cemeteries can also provide information on settlement patterns, early trade and transportation routes, demographics, as well as epidemiology, or the study of the cause, distribution, and control of illnesses. Cemeteries, when properly maintained, can contribute valuable open and green spaces in our growing urban and suburban environments.[7]

The process of designating cemeteries as local landmark sites greatly contributes to the recommendations of the report of the Blue-Ribbon Commission on Abandoned and Neglected Cemeteries (December 2007), particularly in the areas of identifying, mapping, and recording, increased public awareness, protection from development as well as determining and assigning responsibilities. Currently fifteen cemeteries have been designated as local Landmark Sites in Jacksonville. Preparing landmark applications and reports requires a significant amount of research documenting the history of the specific cemetery, within the general historic context of the area. Properly archived and assimilated this body of information can raise public awareness and a degree of protection and preservation through local and state laws. Since taking ownership of the Camp Mooney Cemetery in 2021, the Kirby-Smith Camp 1209 has installed fencing, a flagpole, updated signage, as well as the clearing of debris and removing of dead trees. An on-going maintenance plan has also been established.

RECOMMENDATION

According to Chapter 307.104 Jacksonville Ordinance Code, properties nominated for landmark designation must meet two criteria. Since the property owners for the Camp Mooney Cemetery, 538 South Ellis Road, sponsored the landmark site designation, at least two of the seven criteria must be met. In reviewing the application, the Planning and Development Department has found the application to meet two criteria. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission approve the designation of the Camp Mooney Cemetery, 538 South Ellis Avenue, **LS-23-01,** as a City of Jacksonville Landmark Site.

[7] Sharyn Thompson, Florida's *Historic Cemeteries, A Preservation Handbook*. (Tallahassee, Florida: Historic Tallahassee Preservation Board, 1989), pp. 4-5.

Wells, Arimus - PDCM

To: calvinhart@bellsouth.net
Subject: RE: LS-23-01 Staff Report / Public Hearing Reminder

Calvin,

Please see the findings below:

1. The informational marker at the entrance of the cemetery has been redone to be more historically accurate
2. The historic marker for Captain Jessie Mooney has been removed.
3. The memorial plans and markers for Holmes Steele, John Nathan Spearing, Isaac Silcox, Conner Roberts, John Sauls, John H. Chase, Samuel A. Cook, William James Gillen, Jr., and William H. Poor have been removed.
4. Any markers identified as unknown Confederate soldiers are based on previous cement markers that had sufficiently eroded to make individual identification impossible.
5. There is a grouping of markers for five of the Confederate soldiers killed at the Skirmish at McGirts Creek (March 1, 1864). However, at least two of the five, Joseph Henry Tanner and William Constantine Thomas, have been identified as being buried elsewhere.
6. An unidentified party placed a handmade concrete marker commemorating the five soldiers that died at the skirmish
7. In conclusion, according to the representative of the property owner, all markers and plaques remaining are directly associated with individuals buried at Camp Mooney Cemetery.

Best Regards,

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

II. Designation Application

Camp Mooney Cemetery

Jacksonville, Florida

Historic Landmark Application

REQUEST FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE

City of Jacksonville Historic Preservation

1. PROPERTY INFORMATION

Historic Name: Camp Mooney Cemetery

Other Names:

FMSF Number:
(if known)

Designation: (check all applicable)

- ☐ Residential
- ☐ Commercial
- ☐ Institutional
- ☐ Public
- ☐ Industrial
- ☐ Archaeologic
- ☑ Cemetery
- ☐ Other:

2. LOCATION

Street name & number: 538 Ellis Rd S,

City or town: Jacksonville Zip Code: 322554

State: FL County: Duval

Real estate number(s): 12-55 19-2S-26E MOONEYS S/D CEMETERY PT CL STS REC D O/R 4772-519

3. HISTORICAL INFORMATION

Date of construction and additions:
Cemetery started in 1864

Significant historical associations:
Veterans Cemetery / Civil War Outpost

Original use:
Cemetery started in 1864

Present use:
Cemetery

Physical description (basic design, construction and conditions):
Established in 1864, Camp Mooney Cemetery is a .79-acre property with over 126 marked gravesites

4. STATEMENT OF SIGNIFICANCE

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

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

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

It is the final resting place of some most Jacksonville' s prominent citizens from the 1800's. During the Civil War it served a burial ground and outpost.

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

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

It is the burial ground of American Veterans including soldiers from Civil War, Spanlosh American War, World War I and World War II. SEE ATTACHMENTS AT BACK

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

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

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

☐ Its suitability for preservation of restoration

5. REQUIRED ATTACHMENTS

- [x] A minimum of five (5) labeled (with location and description) photographs of the site
- [x] Area map showing property location
- [x] Any available historic and or existing drawings such as elevations, floor plans, diagrams, etc.
- [x] Legal Description

6. SPONSORSHIP STATEMENT

I am aware of the proposal for designation of the subject property or properties listed above as a City of Jacksonville landmark or landmark site and am aware of the procedures for review of the proposal by the Jacksonville Historic Preservation Commission and the Jacksonville City Council. I understand that I will be notified of the date and place of any public meetings at which the proposal will be considered by the Jacksonville Historic Preservation Commission and the City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I am aware that I must wait one year to re-apply.

Signature of property owner: _____ Date: 12/ /202:

Printed name: Calvin Hart Phone number: (904) 226-1837

Email: calvinhart@bellsouth.net

Address: 4884 Victoria Chase Ct City: Jacksonville Zip: 32257

Signature of applicant (if different from property owner): _____ Date: _____

(representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.)

Printed name: Calvin Hart Phone number: (904 226-1837

Email: calvinhart@bellsouth.net

Address: 4884 Victorioa Chase Ct City: Jacksonville Zip: Fl

Sponsorship other than the owner

Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation as a City of Jacksonville landmark or landmark site is being sponsored by: _____

Signature of sponsor: _____ Title: _____ Date: _____

Printed name: _____ Phone number: (___)_____ Email: _____

POSITION AFFIDAVIT
FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE

City of Jacksonville Historic Preservation

PROPERTY INFORMATION

Historic Name: Camp Mooney Cemetery Other Names: _____

Street Name and Number: 538 Ellis Rd S,

Zip Code: Duval City: Jacksonville State: Fl

Real Estate Number(s): 12-55 19-25-26E MOONEYS S/D CEMETERY PT CL STS RECD 0/12 4772-519

DECLARATION OF SUPPORT OR OPPOSITION

In accordance with Section 307.104(j)(1-7), Ordinance Code, the Commission shall determine whether, based upon the evidence, the nominated landmark, or landmark site, does or does not meet the criteria for designation. In the event the owner of the property expresses an objection regarding local landmark status, at least four of the seven criteria must be met. If the owner of the subject property does not express such objection, only two of the seven criteria must be met.

[X] I do not oppose my property being nominated for local landmark status.

[ ] I hereby object to my property being nominated for local landmark status.

Signature of Property Owner: _____

Printed Name of Property Owner: Calvin Hart

Date: 12/13/2023

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of [X] physical presence or [_] online notarization, this 13th day of December 2023, by Calvin Hart, who is personally known to me or who has produced _____ as identification and who took an oath.

SAMANTHA ALLEN
MY COMMISSION # HH 235425
EXPIRES: July 1, 2026

(Signature of NOTARY PUBLIC)

Samantha Allen
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: July 1, 2026

REQUEST FOR DESIGNATION OF LANDMARK OR LANDMARK SITE

1. Name of Proposed Landmark: --- Camp Mooney Cemetery

2. Address or General Location --- 538 Ellis Rd S, Jacksonville, FL 32254
   of Proposed Landmark:

3. Name and Address of Owner: Kirby Smith Camp 1209
   4884 Victoria Chase Ct
   Jacksonville, FL 32257

4. Name and Address of Applicant (including phone and email):
   Calvin Hart
   4884 Victoria Chase Ct
   Jacksonville, FL 32257
   904- 226-1837
   calvinhart@bellsouth.net

5. Type of Property: Cemetery

   a. Type of property – Cemetery

6. Year of Construction of Building: ---Cemetery started in 1864

7. Original Use: Civil War Outpost – Union/ Confederate – Civil War Training post

8. Present Use: Cemetery

9. Physical Description (Basic design, construction and condition): .79 acres with 126 marked graves including Civil War, Spanish America War, WWI and WWII Veterans

10. What is the Historical, Architectural, or Archaeological Significance:
Please use a continuation sheet if necessary.

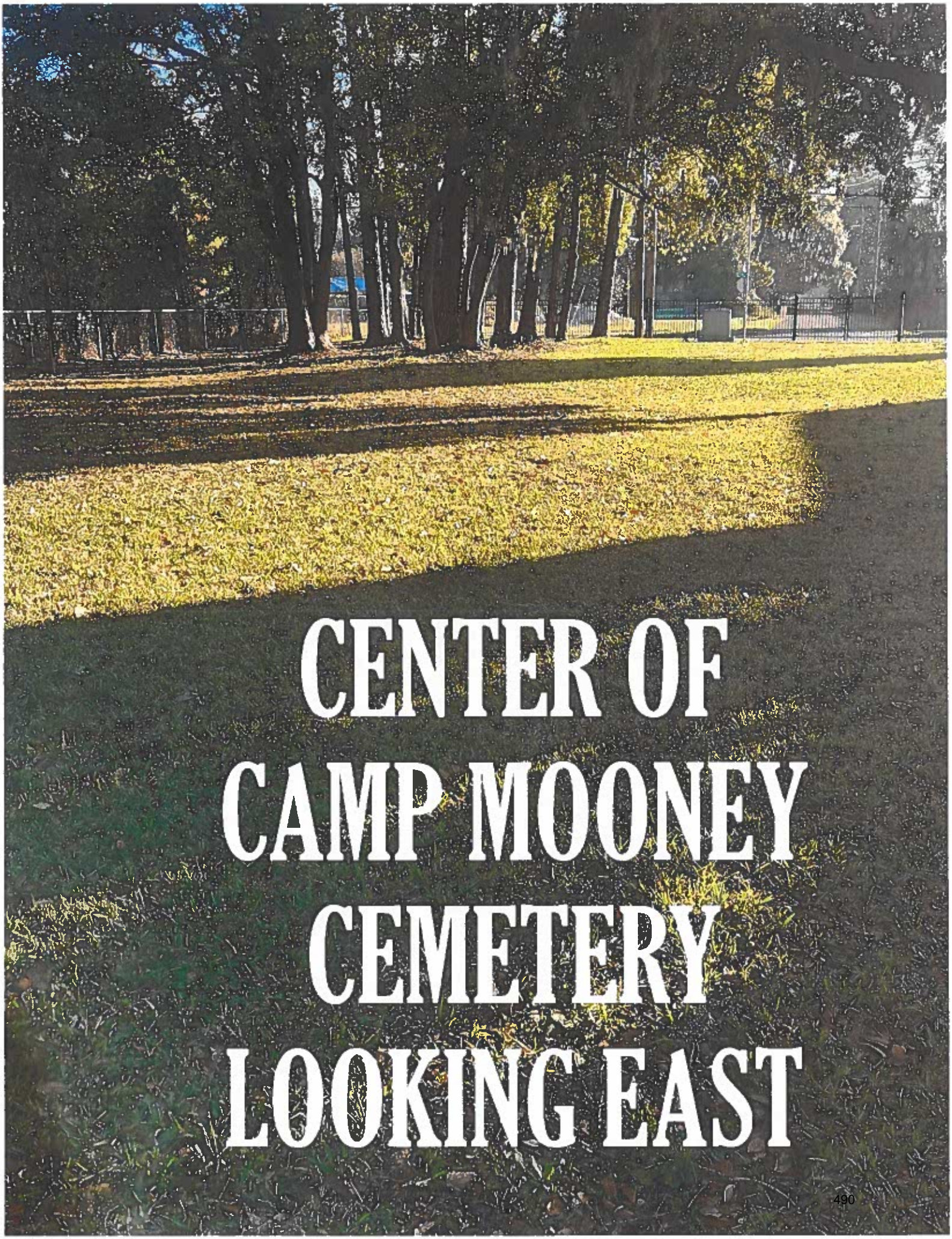
Established in 1864, Camp Mooney Cemetery is a .79-acre property with over 126 marked gravesites. The cemetery is located just a few blocks north of I-10, at 538 Ellis Road South. The cemetery was named for George Mooney whose property it was located within. He was born in Ireland 1822. George and wife Ella appear on the 1860 and 1870 Federal Census and are buried in the Catholic Cemetery near Old City Cemetery. George M. Mooney built the Confederate Gun Boat which was burned before the occupation of Jacksonville by Union forces. The cemetery was larger but city growth and construction in the area since 1927 has resulted in many graves being destroyed or covered over by surrounding buildings.
It is the final resting place of some most Jacksonville's prominent citizens from the 1800's.
During the Civil War, the site served as a Confederate and Union outpost where hundreds of soldiers camped and trained. In addition to serving as the burial ground for Confederate soldiers killed at the Skirmish at Cedar Creek (the largest Civil War battle within Jacksonville city limits), Camp Mooney is also the final resting place for soldiers from Spanish American War, as well as soldiers from World War I and World War II.
In 1875, a Christian school was located at Camp Mooney cemetery, with 55 students.
In 1927, three sisters and a friend, drowned on nearby Clearwater Lake. The girls were boating, and someone started rocking the boat in fun. All were thrown into the water but only two could swim. They gave their lives trying to save the others. All four girls are buried at Camp Mooney cemetery. The attending crowd as estimated at 4000.

In 1958, with the pending construction of Interstate-10 (eastern end at present-day I10 & I95) Maggie Silcox Lee learned the path of I-10 would pass over and eliminate the Camp Mooney cemetery. She contacted Joe Hammond, a former Duval County commissioner, who petitioned Tallahassee to change route. Their success resulted in the curve in the highway and preserved the cemetery.
Since acquiring cemetery in 2021, Kirby-Smith Camp 1209 has cleared debris, removed dead trees, installed fencing, a flagpole as well as updated signage and historical marker. Veterans who rested in unmarked graves have had headstones installed. The cemetery is maintained by monthly mowing, raking and debris removal as needed.

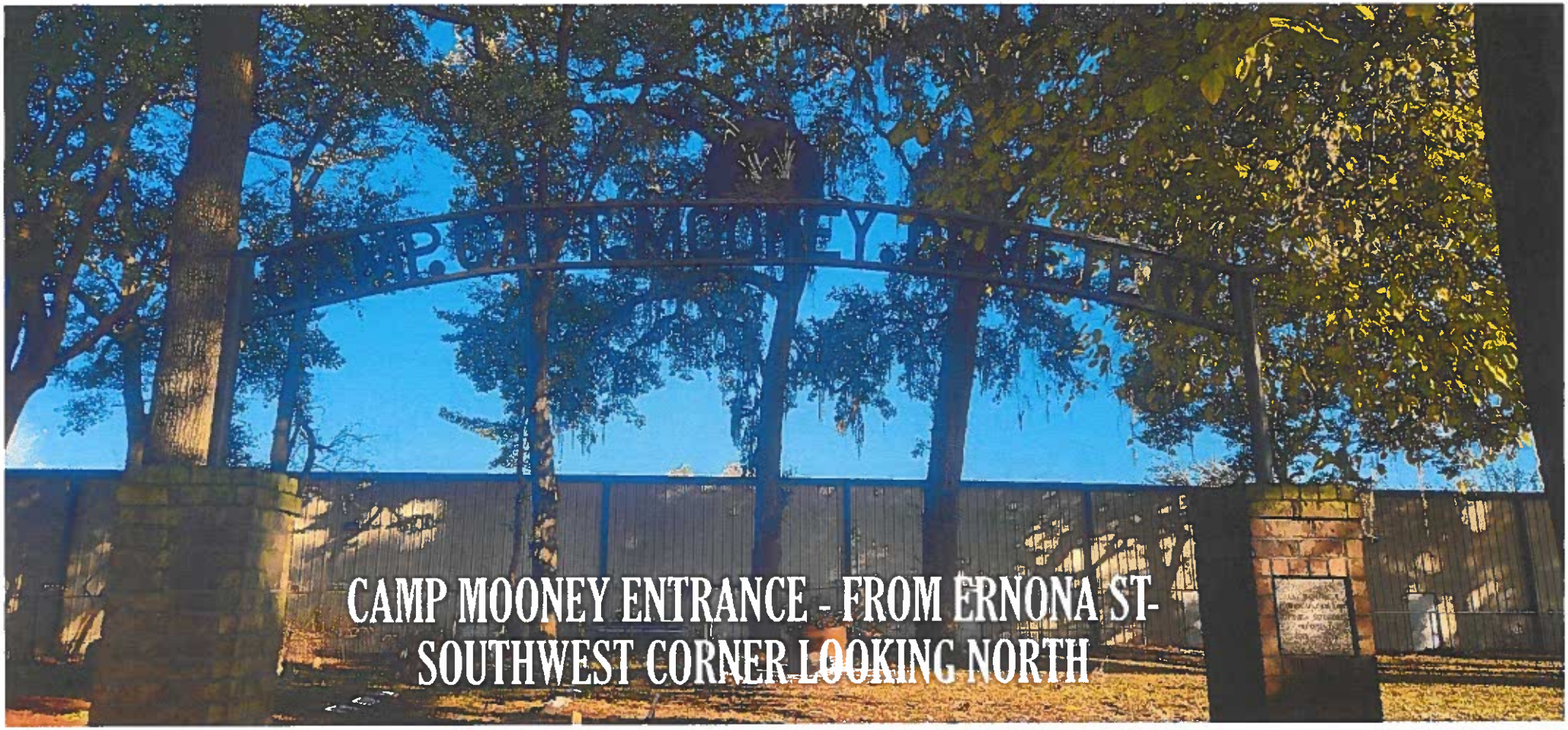
Camp Mooney Cemetery Timeline
During the Civil War, Camp Mooney was occupied by Union and Confederacy forces
03/15/1862 Curbo, John (B1815) enlisted at Camp Mooney. Transferred to Co B, Milton Artillery, 03/15/1863 (Biographical Rosters of Florida's Confederate and Union Soldiers 1861-1865. Hartman & Coles, compliers) (Attachment 1)
08/16/1863 Winston Stephens letter to Octivia Stephens: "in camp at Mooney's place 5 miles out from Jacksonville" (attachment 2 The Rose Cottage Chronicles)
03/17/1863 Octivia Stephen's diary entry ": ….arrived at camps three miles from Jacksonville in the afternoon. Winston and Swep met me at the (train) cars and came here to Mrs. Mooney's place with me, had been here about half an hour when Winston had to go back to Jacksonville…."
03/21/1863 Masters, Bartolo enlisted at Camp Mooney 2nd Florida. Battery, Co A. (Biographical Rosters of Florida's Confederate and Union Soldiers 1861-1865. Hartman & Coles, compliers) (attachment 1)

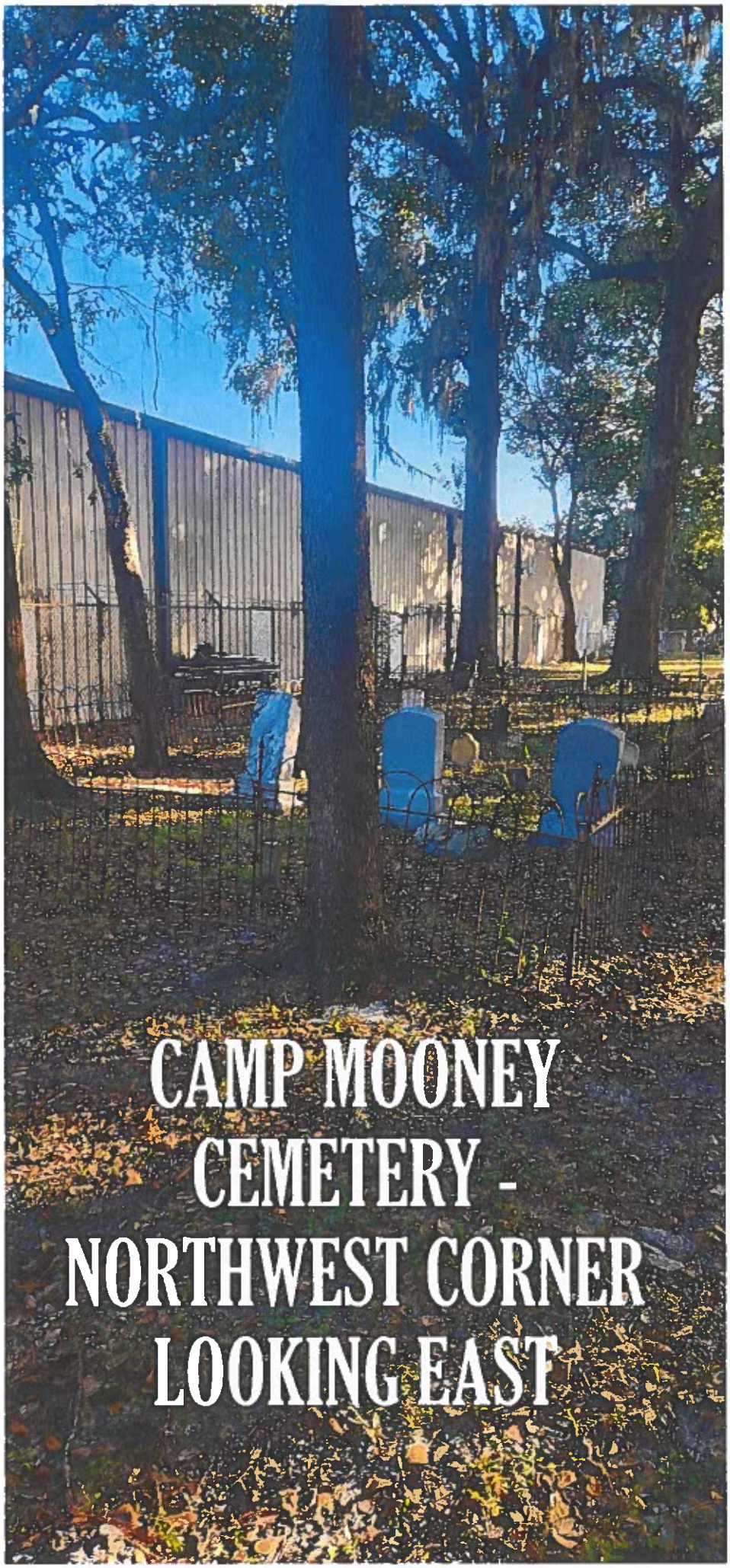
03/01/1864 Skirmish at McGirts & Cedar Creeks, near Camp Mooney
03/22/1864 report of Union Major Atheron H Stevens Jr
03/26/1864 report of Union Col Guy V Henry see (attachment 3) War of the Rebellion: a compilation of the Union and Confederate Armies. Series I, Volume XXXV. 1891. pages 364-367
03/1864 diary entry of Joseph Wescoat see (attachment 4) The Civil War in Florida: A Military History. Volume 1,Florida's East Coast Part 2. Lewis G Schmidt, 1991 page 802
George Mooney was a Jacksonville machinist and owned property in the vicinity of current day Camp Mooney cemetery. He was born in Ireland 1822. George and wife Ella appear on the 1860 & 1870 Federal census.
03/27/1875 article in The New South (Jacksonville newspaper regarding a Christian school at Camp Mooney, near property of J. H. Gardner, ESQ. As George Mooney passed away between the 1870 & 1880 Federal censuses, assume ownership of G Mooney's property was passed/sold to Mr. Gardner. (Attachment 5)
06/26/1927 Three sisters, Mary 14; Dora 12; Emma 10 Silcox & their friend, Frances Norton 18, drowned on nearby Clearwater Lake. The girls were boating, and someone started rocking the boat in fun. All were thrown into the water but only 2 could swim. They gave their lives trying to save the others.

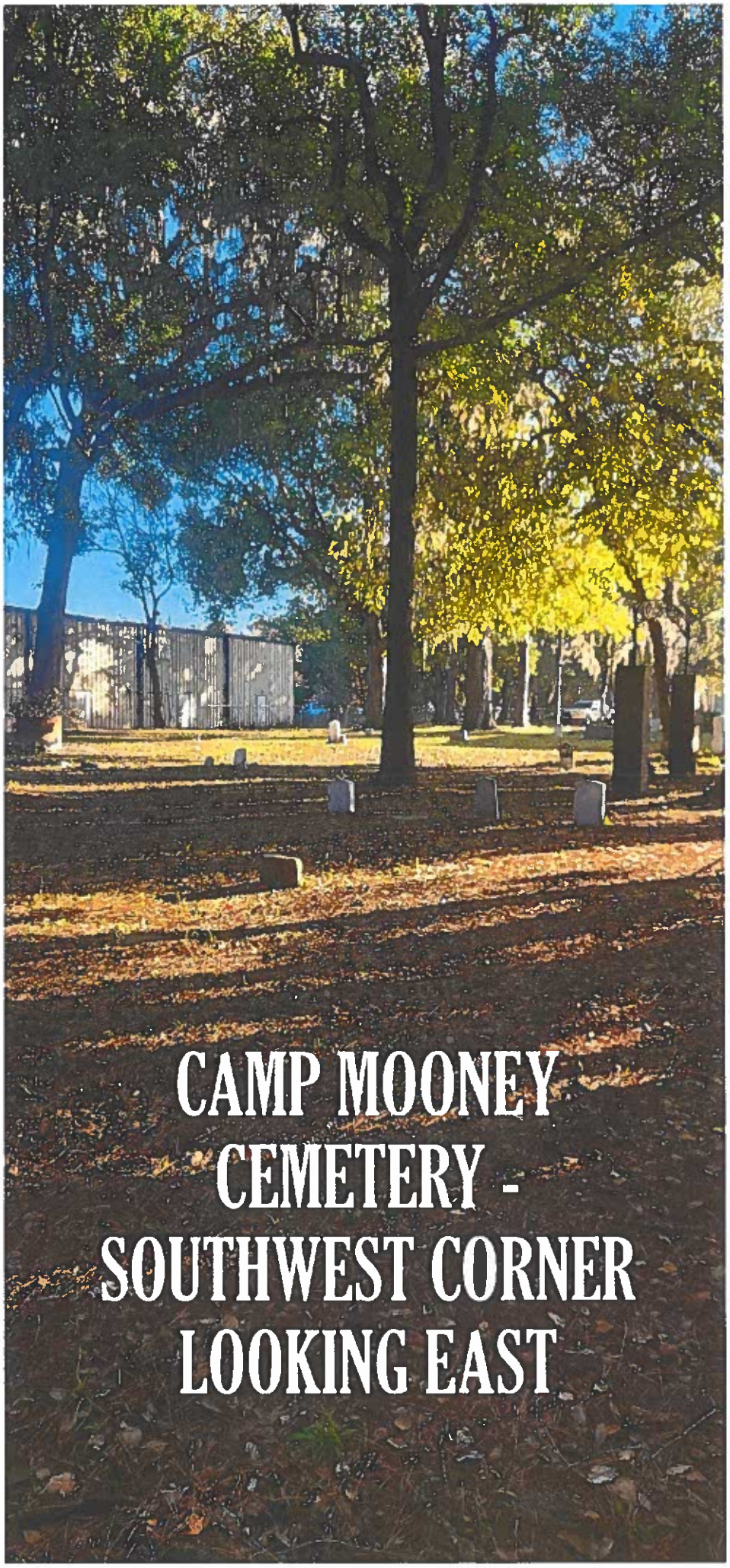
06/27/1927 All four girls are buried at Camp Mooney cemetery. The attending crowd as estimated at 4000. The cemetery grounds. were much larger then. Growth and construction in the area since 1927 has resulted in many graves being destroyed or covered over by surrounding buildings.
07/10/1926 The Mooney subdivision was certified as an addition to the Buenes Aries area. (Attachment 6)
Named streets in this subdivision all have been renamed or no longer exist due to construction in the area. The one exception is Gay Ave is present-day Ellis Road S.
The legal description for Camp Mooney can be found 12-55 19-25-26E Mooneys S/D Cemetery, PT CL STS RECD O/R 4772-519. COJ Property
Appraiser Office. RE# 060209-0100
1958-1961 with the pending construction of Interstate-10 (eastern end at present-day I10 & I95) Maggie Silcox Lee learned the path of I10 would pass over/eliminate the Camp Mooney cemetery. She contacted Joe Hammon, a former Duval County commissioner, who petitioned Tallahassee to change route. Their success resulted in curve in the highway and preserved the cemetery. (Attachment 7)
02/27/1998 see fax documents (attachment 8) from Gene Cowger, PE to Joel McEachin COJ detailing quit-claim documents from various individuals/companies to Maggie Lee, Trustee for the Dr. Thomas M.
Palmer Chapter 2261 United Daughters of the Confederacy (UDC). Those quit claims were executed in 1974 09/18/1998 warranty deed (attachment 9) ownership passed from Maggie Lee/Dr Thomas M. Palmer UDC Chapter #2261 to the Florida Division United Daughters of the Confederacy. 06/28/2001 Historical Cemetery Form (attachment 10)
01/23/2021 quit claim deed (attachment 11) from Florida Division UDC to Sons of Confederate Veterans (SCV) Kirby-Smith Camp 1209….. Since acquiring cemetery, Kirby-Smith Camp 31209 has cleared debris, removed dead trees, installed a flagpole as well as updated signage. Headstones have been installed. The cemetery is maintained by mowing, raking & debris removal as needed.

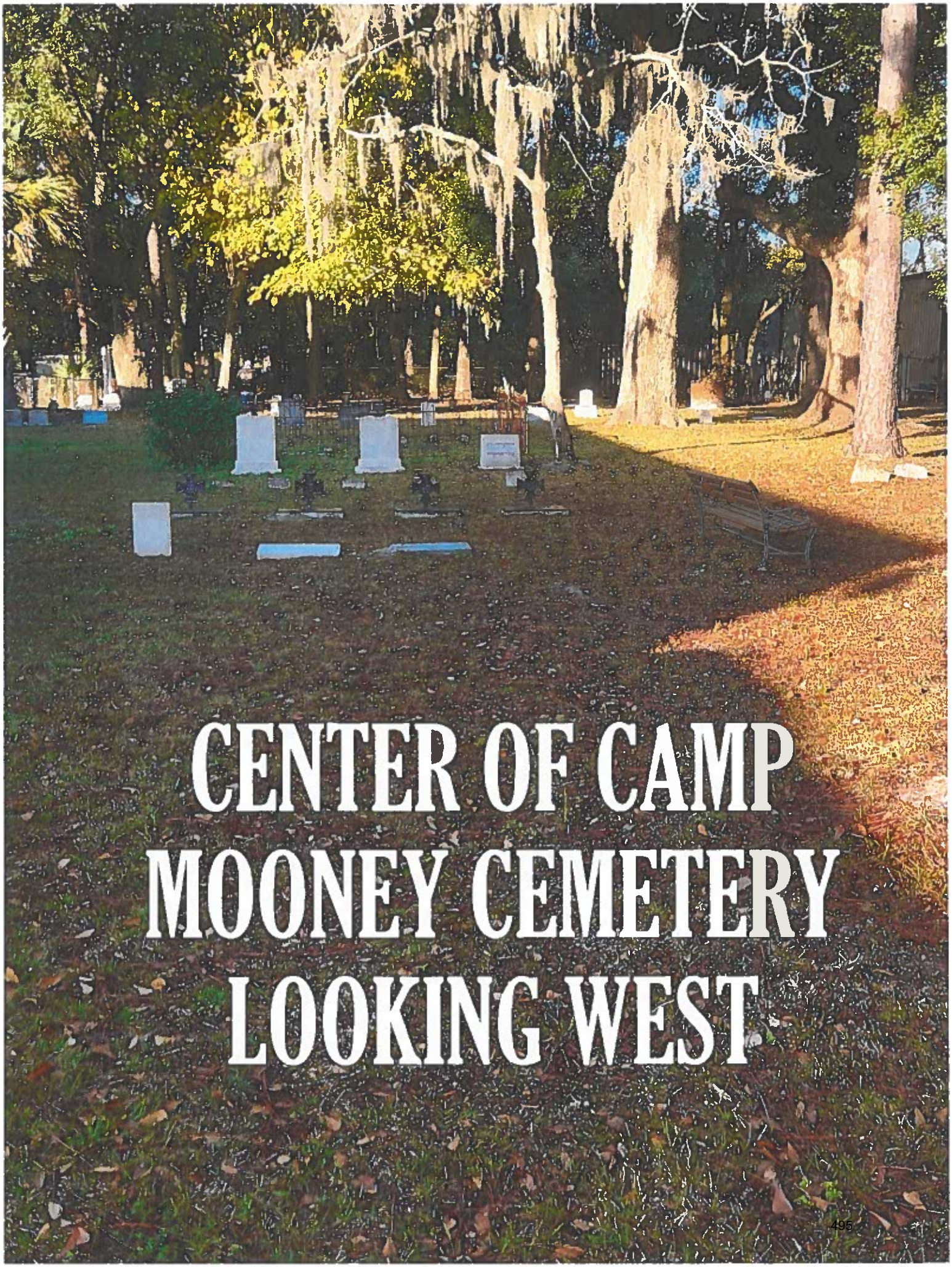

CENTER OF
CAMP MOONEY
CEMETERY
LOOKING EAST

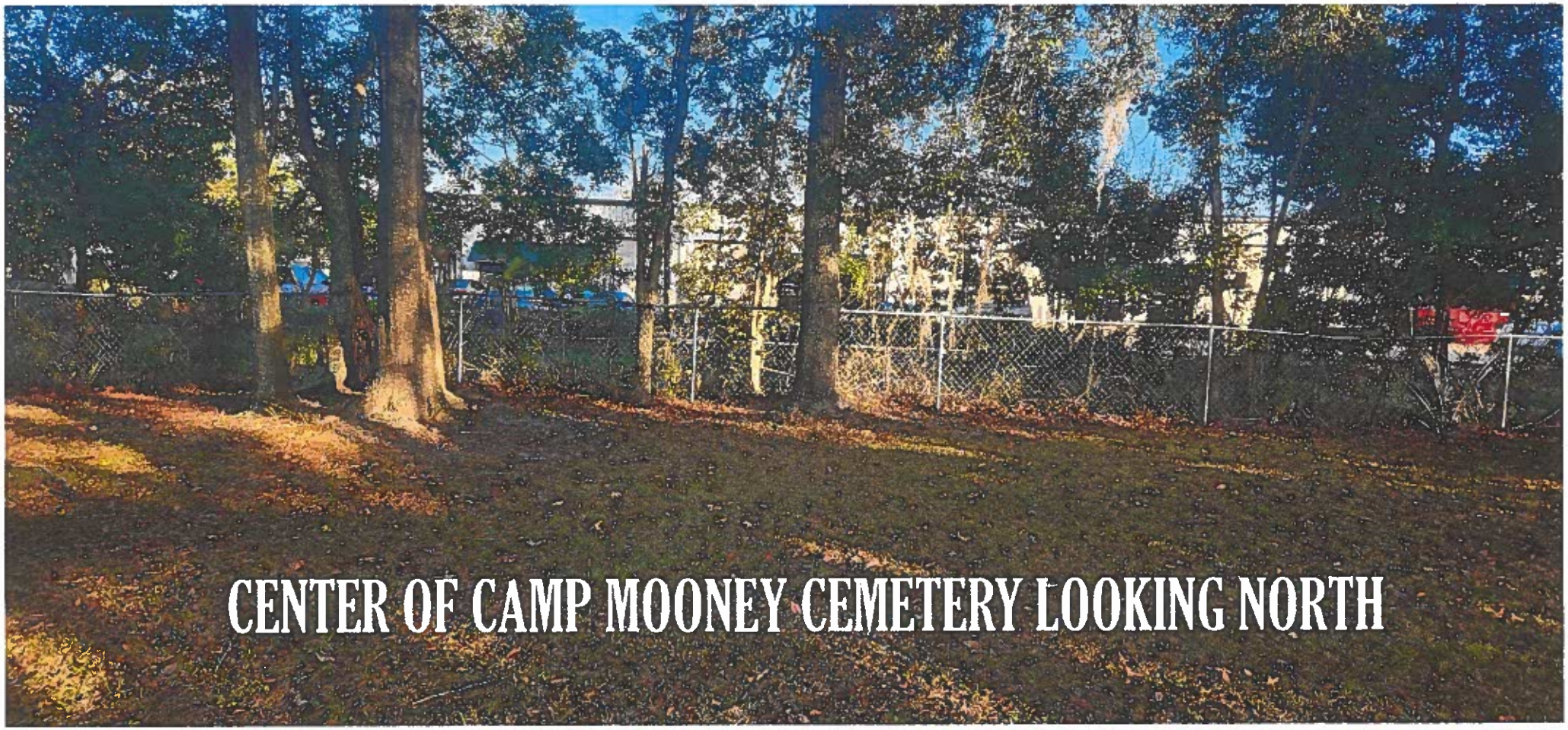
ELLIS RD (MAIN ENTRANCE)
LOOKING WEST


CAMP MOONEY ENTRANCE - FROM ERNONA ST-
SOUTHWEST CORNER LOOKING NORTH


CAMP MOONEY
CEMETERY -
NORTHWEST CORNER
LOOKING EAST


CAMP MOONEY
CEMETERY -
SOUTHWEST CORNER
LOOKING EAST


CENTER OF CAMP
MOONEY CEMETERY
LOOKING WEST


CENTER OF CAMP MOONEY CEMETERY LOOKING NORTH

III. Legal Description and Location Map

Legal Description

12-55 19-2S-26E

MOONEYS S/D

CEMETERY,PT CL STS RECD O/R 4772-519

(EX R/W)

RE # 060209-0100

Duval Map

January 19, 2024

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

IV. Proof of Public Notice

JACKSONVILLE
Daily Record
JaxDailyRecord.com

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing on Application to Designate a City of Jacksonville Historic Landmark

in the matter of LM-23-01 538 Ellis Road South

in the Court, was published in said newspaper by print in the issues of 1/4/24.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Nichol Y. Stringer

Nichol Stringer

Sworn to and subscribed before me this 4th day of January, 2024 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 08/16/2024
Commission No. HH43588

Seal Notary Public, State of Florida

PROOF OF PUBLICATION
DUVAL COUNTY

NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE CAMP MOONEY CEMETERY 538 ELLIS ROAD SOUTH LS-23-01 AS A CITY OF JACKSONVILLE HISTORIC LANDMARK

NOTICE IS HEREBY GIVEN that on January 24, 2024 at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of the Camp Mooney Cemetery, 538 Ellis Road South as a City of Jacksonville Historic Landmark Site, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be in the Conference Room #851, 8th floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida..

Exhibit A

Legal Description
12-55 19-25-26E
MOONEYS S/D
CEMETERY,PT CL
STS RECD O/R 4772-519
(EX R/W)
RE # 060209-0100

This application (LS-23-01) is being sponsored by the property owner, Sons of Confederate Veterans, Kirby-Smith Camp 1209, Inc. A copy of the application may be examined in the Office of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

Please contact the Historic Preservation Section at historicpreservation@coj.net or by phone at (904) 255-7800.

DATED this 4th day of January, 2024.

Jack C. Demetree, III
Chairman
Jacksonville Historic Preservation Commission
City of Jacksonville

Jan. 4 00 (24-00008D)

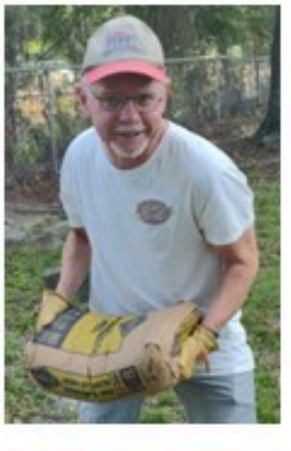
V. List of Property Owners Located within 350 Feet of the Proposed Landmark

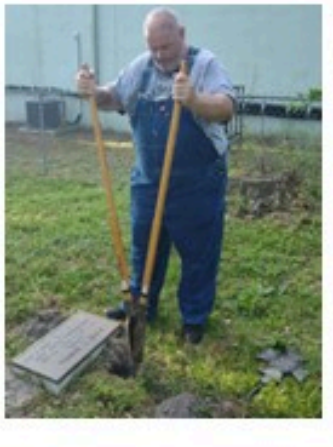
RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR	MAIL_CITY	MAIL_STAT	MAIL_ZIP
059606 0000	2020 ELLIS LLC		546 ELLIS RD S			JACKSONVILLE	FL	32216
060211 0010	AAA COOPER TRANSPORTATION		P O BOX 6827	ATTN TAX DEPT		DOTHAN	AL	36302
060404 0000	ALTO ASSET COMPANY 1 LLC		5001 PLAZA ON THE LAKE	STE 200		AUSTIN	TX	78746
059605 0500	BABAJI SHIVRAM USA HOLDINGS INC		570 ELLIS RD S			JACKSONVILLE	FL	32254
060208 0000	BARTON CHRIS		450 CYNTHIA ST			JACKSONVILLE	FL	32254-3510
059411 0050	BCEL 10C LLC		7563 PHILIPS HWY STE 208			JACKSONVILLE	FL	32256
060397 0000	CARLSON JEFFREY D		3806 COLEBROOKE DR			JACKSONVILLE	FL	32210-5183
060210 0000	CF REALTY CAPITAL LLP		5209 SAN JOSE BLVD SUITE 101			JACKSONVILLE	FL	32207
060206 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
059402 0000	COBB MAXWELL S LIFE ESTATE		6721 ARQUES RD			JACKSONVILLE	FL	32205
059607 0000	DOODLEBUG PROPERTIES LLC		261 JEFFERSON AVE			ORANGE PARK	FL	32065
059605 0150	ENERGY PROPERTIES LLC		7685 103RD ST STE 5			JACKSONVILLE	FL	32210
060209 0000	FCLMC LLC		284 EDGEWOOD AVE S			JACKSONVILLE	FL	32254
060408 0010	GREGORY STEVEN R		512 ERNONA ST			JACKSONVILLE	FL	32254
060400 0000	HAMILTON JAMES DEREK		503 CYNTHIA ST			JACKSONVILLE	FL	32254
060208 0120	JACKSON MILLARD OWEN ET AL		468 CYNTHIA ST			JACKSONVILLE	FL	32254
059403 0000	JAMA DIVERSIFIED CORPORATION ET AL		6721 ARQUES RD			JACKSONVILLE	FL	32205
060192 0000	JAMC HOLDINGS LLC		8652 CATHEDRAL OAKS PL W			JACKSONVILLE	FL	32257
060407 0000	LUCRIFEROUS HOLDING LLC		PO BOX 147			HUNTINGTON BEACH	CA	92648
	NORTHWEST	RHONDA BOYD	9381 ARBOR OAK LN			JACKSONVILLE	FL	32208
060406 0000	POSTON KATHERINE		528 ERNONA ST			JACKSONVILLE	FL	32254-3511
059414 0000	PRUNTY LLC		PO BOX 6517			JACKSONVILLE	FL	32236-6517
060398 0000	ROWE ANTHONY B		521 CYNTHIA ST			JACKSONVILLE	FL	32254
060396 0000	SMART BRITTANY		541 CYNTHIA ST			JACKSONVILLE	FL	32254
060209 0100	SONS OF THE CONFEDERATE VETERANS KIRBY SMITH CAMP		4884 VICTORIA CHASE CT			JACKSONVILLE	FL	32257
060395 0000	WARREN SHADEYSHA D		551 CYNTHIA ST			JACKSONVILLE	FL	32254
060405 0000	WARREN WILLIAM III		1284 MATENGO CIR			SAINT JOHNS	FL	32259
060399 0000	WHITEHEAD CHRIS		869 B ENGLAND ST			JACKSONVILLE	FL	32227

VI. Photographs and Images

WORK DAY

Camp Mooney, August 26, Erecting Crosses of Honor





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&D
Sat 8AM-6PM
REUNION
2020

STAND
FOR THE
TRUTH
CONFEDERATE HERITAGE

SEPT. 26 1844
DEC. 3 1922

G.

Certificates of Appropriateness

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-30688

3557 Pine St

June 26, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30688

Address: 3557 Pine Street, RE# 078602-0000

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

Owner: Richard W. Stein, Jr.
3557 Pine Street
Jacksonville, Florida 32205

Applicant: Same as Owner

Year Built: *c.* 1927 *(Florida Master Site File)*

Designation: Riverside Avondale; Contributing

Request: Alteration – Hardscaping

Summary Scope of Work:
1. Expand existing brick driveway apron to 23-feet-wide

Recommendation: **Deny**

PROJECT DESCRIPTION

COA-24-30688 seeks to expand an existing brick driveway apron on a contributing property within the Riverside Avondale Historic District. The existing driveway apron flare measures thirteen feet and ten inches wide at the street and is made of red brick pavers. The applicant proposes to expand the driveway apron with a flare measuring twenty-three feet wide at the street and will consist of red brick pavers.

STAFF SUMMARY AND ANALYSIS

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

- The applicant's submitted COA application includes an email correspondence with the City's Traffic Engineering Division, which states that a request to widen the driveway and remove on-street parking per a survey was approved. The applicant's submitted COA application also includes a list of properties and several corresponding pictures where they have found properties with single and double driveways and aprons with larger widths. After review, Staff noted that some of these examples are for multi-family structures, may have been installed prior to the local designation of the Riverside Avondale Historic District in 1998, or may have been installed without obtaining a COA.
- Staff conducted a site visit on June 18, 2024, to inspect the proposed work area and to note the streetscape characteristics of the block. The properties along the block contain single-family homes. All driveways, except for one, are narrow, single car driveways with minimal apron and flare widths. The only double driveway on the block is in between 3584 Pine Street (RE: 078508-0000) and 3590 Pine Street (RE: 078509-0000), and it appears that both property residents utilize this driveway for parking and access to the rear detached accessory structures located on both properties. No properties on this block have driveway aprons with a pronounced flare width, nor parking pads. Staff also notes delineated on-street parking spaces are available in front of the subject property and along the north side of the block. The applicant's request to expand the width of the driveway apron in order to allow for additional parking is inconsistent with the Historic District Design Guidelines Section on "Setting" which recommends limiting "parking to the rear of side of the building."
- The Historic District Design Guidelines Section on "Setting" iterates that, "streetscape features are highly significant components of Avondale and Riverside" and "New curb cuts, driveways, and parking on the street side of residences should be avoided unless such features were associated historically with the block or surrounding buildings." The proposed work of widening a driveway apron and flare beyond the standard ten to twelve feet is not only out of character with the streetscape of the block, but also creates a parking pad, which are inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)(1).
- The Design Guidelines reference Standard Two of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the historic character of a property being

retained and preserved amid the alteration of features and spaces characterizing a property. Additionally, the Design Guidelines Section on "Setting" lists Avoid Four, which refers to avoiding changes to a building site's appearance before evaluating the importance of site. The proposed work would change the historic character of the property and the overall streetscape of the block, therefore, inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)1,2, and 5).

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

- Section 307.106(k) General Standards: 1-3
- Section 307.106(l) Guidelines on "Alterations": 1-2 and 5
- Historic District Design Guidelines, Section on "Setting"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done.
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district.
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected.

Alterations

- 307.106(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(l)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Historic District Design Guidelines, Section on "Setting"

- Parking and Driveways, Recommend #2: "Limit parking to the rear or side of buildings."

- Parking and Driveways, Avoid #1: “Curb cuts and driveways in blocks where they historically did not exist”
- Parking and Driveways, Avoid #2: “Parking on the front side of buildings.”

LOCATION MAP

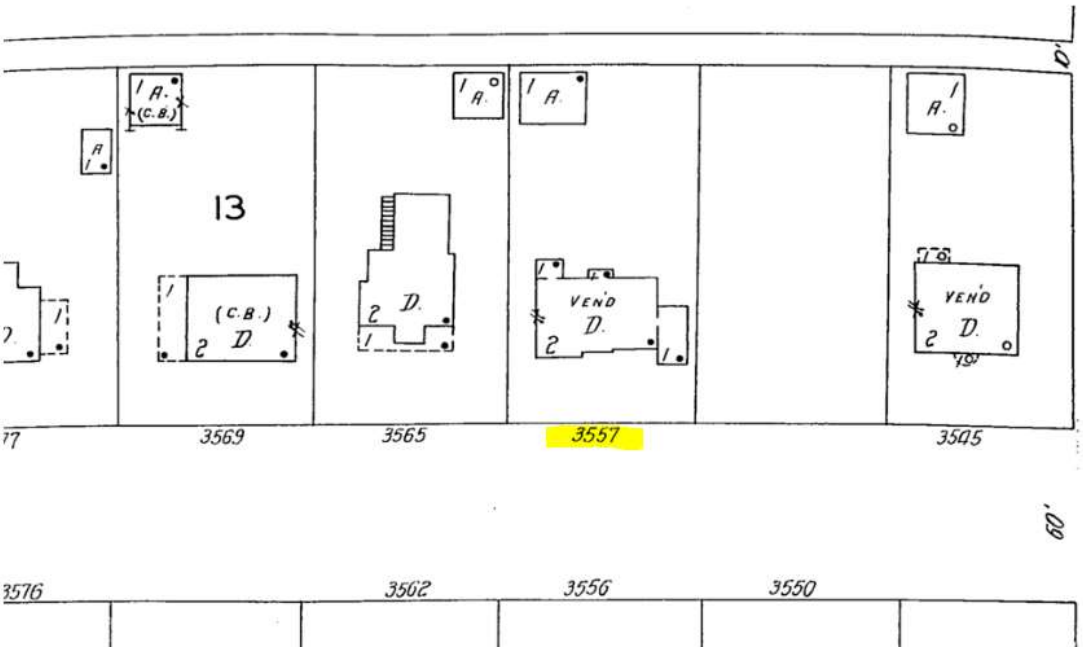
PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

Jacksonville 1913-May 1951 vol. 3, 1924-May 1951, Sheet 357

Back to Browse Maps

State: Florida City: Jacksonville Date: 1913-May 1951 * Volume: vol. 3, 1924-May 1951

Previous



Application For Certificate Of Appropriateness

Application Info

Tracking #	30688	**Application Status**	FOUND SUFFICIENT
Date Started	04/25/2024	**Date Submitted**	04/25/2024

Planning and Development Department Info

COA #	COA-24-30688
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	5/28/2024
Forwarded to JHPC	☑
JHPC Meeting Date	7/24/2024
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 BEHRENS
First Name JOHN
Middle Name WILLIAM

Company Name JBL CORPORATION, INC.

Mailing Address 1949 JERSEY STREET

City JACKSONVILLE
State FL
Zip Code 32210

Phone 904 381 0074
Fax 904 265 3788
Email JB@JBLCORP.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name STEIN, JR.
First Name RICHARD
Middle Name

Company/Trust Name

Mailing Address 3557 PINE STREET

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9045210006
Fax
Email RSJ@WELLHOUSECOMPANY.COM

Description Of Property

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

Map	RE#
	078602 0000

521

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
3557	PINE ST	32205

Type Of Improvement

- [ ] **Addition**
- [x] **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
WIDEN THE APRON OF THE DRIVEWAY AS IT INTERSECTS PINE STREET.

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

Driveway - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan/survey showing placement of new driveway.
- [x] **Proposed Materials For Driveway**
- [x] **Photos Of Property -** Photos of property with affected area/photo of existing curb-cut.

Additional Documents Provided

	Description
[x]	TRAFFIC ENGINEERING APPROVAL
[x]	UPDATED SITE PLAN 5.6.2024
[x]	DRIVEWAYS IN NEIGHBORHOOD SET 1
[x]	DRIVEWAYS IN NEIGHBORHOOD SET 2
[x]	DRIVEWAYS IN NEIGHBORHOOD SET 3
[x]	DRIVEWAYS IN NEIGHBORHOOD SET 4
[x]	DRIVEWAYS IN NEIGHBORHOOD SET 5
[x]	DRIVEWAYS IN NEIGHBORHOOD SET 6
[x]	DRIVEWAYS IN NEIGHBORHOOD SET 7
[x]	DRIVEWAYS IN NEIGHBORHOOD SET 8
[x]	DRIVEWAYS IN NEIGHBORHOOD SET 9

☑ DRIVEWAYS IN NEIGHBORHOOD SET 9

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.

STEIN RICHARD W JR ET AL
3557 PINE ST
JACKSONVILLE, FL 32205
WEISMAN LAUREN R/S

Primary Site Address
3557 PINE ST
Jacksonville FL 32205-

Official Record Book/Page
20810-01752

Tile #
6428

3557 PINE ST

Property Detail

RE #	078602-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01339 DITERICHS R/P LOT 1 BLK 8
Total Area	7365
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

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$406,187.00	$411,724.00
Extra Feature Value	$17,155.00	$16,324.00
Land Value (Market)	$213,885.00	$213,885.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$637,227.00	$641,933.00
Assessed Value	$417,898.00	$641,933.00
Cap Diff/Portability Amt	$219,329.00 / $0.00	$0.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$367,898.00	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
20810-01752	8/24/2023	$100.00	MS - Miscellaneous	Unqualified	Improved
20798-01075	8/24/2023	$890,000.00	MS - Miscellaneous	Qualified	Improved
18347-02005	3/20/2018	$100.00	WD - Warranty Deed	Unqualified	Improved
13053-01695	2/6/2006	$100.00	WD - Warranty Deed	Unqualified	Improved
12434-00046	4/6/2005	$570,000.00	WD - Warranty Deed	Qualified	Improved
10431-00558	4/1/2002	$365,000.00	WD - Warranty Deed	Qualified	Improved
08958-01269	5/26/1998	$219,500.00	WD - Warranty Deed	Qualified	Improved
07317-00972	4/18/1992	$152,000.00	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	$1,540.00
2	POLR3	Pool	1	0	0	1.00	$11,900.00
3	GRWR2	Garage/Util Bdg Wood	1	19	20	380.00	$2,884.00

Land & Legal

Land

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	63.00	125.00	Common	63.00	Front Footage	$213,885.00

Legal

LN	Legal Description
1	2-86
2	DITERICHS R/P LOT 1 BLK 8 EDGEWOOD
3	LOT 6

Buildings

Building 1
Building 1 Site Address

3557 PINE ST Unit
Jacksonville FL 32205-

Building Type	0108 - SFR CLASS 2
Year Built	1963
Building Value	$411,724.00

Type	Gross Area	Heated Area	Effective Area
Base Area	242	242	242
Base Area	1083	1083	1083
Finished upper story 1	1083	1083	1029
Patio	109	0	5
Base Area	33	33	33
Base Area	48	48	48
Total	2598	2489	2440

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	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	$417,898.00	$50,000.00	$367,898.00	$4,025.73	$4,163.46	$3,806.09
Urban Service Dist1	$417,898.00	$50,000.00	$367,898.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$417,898.00	$25,000.00	$392,898.00	$1,232.03	$1,250.59	$1,152.84
By Local Board	$417,898.00	$25,000.00	$392,898.00	$855.87	$883.23	$800.88
FL Inland Navigation Dist.	$417,898.00	$50,000.00	$367,898.00	$11.38	$10.60	$10.60
Water Mgmt Dist. SJRWMD	$417,898.00	$50,000.00	$367,898.00	$70.22	$65.96	$65.96
School Board Voted	$417,898.00	$25,000.00	$392,898.00	$0.00	$392.90	$0.00
Urb Ser Dist1 Voted	$417,898.00	$50,000.00	$367,898.00	$0.00	$0.00	$0.00
			Totals	$6,195.23	$6,766.74	$5,836.37

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$525,306.00	$405,727.00	$50,000.00	$355,727.00
Current Year	$637,227.00	$417,898.00	$50,000.00	$367,898.00

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: 6/11/24

COA#: 30688

Address: 3557 Pine St
Jacksonville, FL 32205

Owner: Richard Stein

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-30688 **were posted on the property/site located at:**

078602-0000
Real Estate Number(s)

3557 Pine St
Street Address

Jacksonville, FL 32205
City, State Zip Code

Printed Name Richard Stein Jr

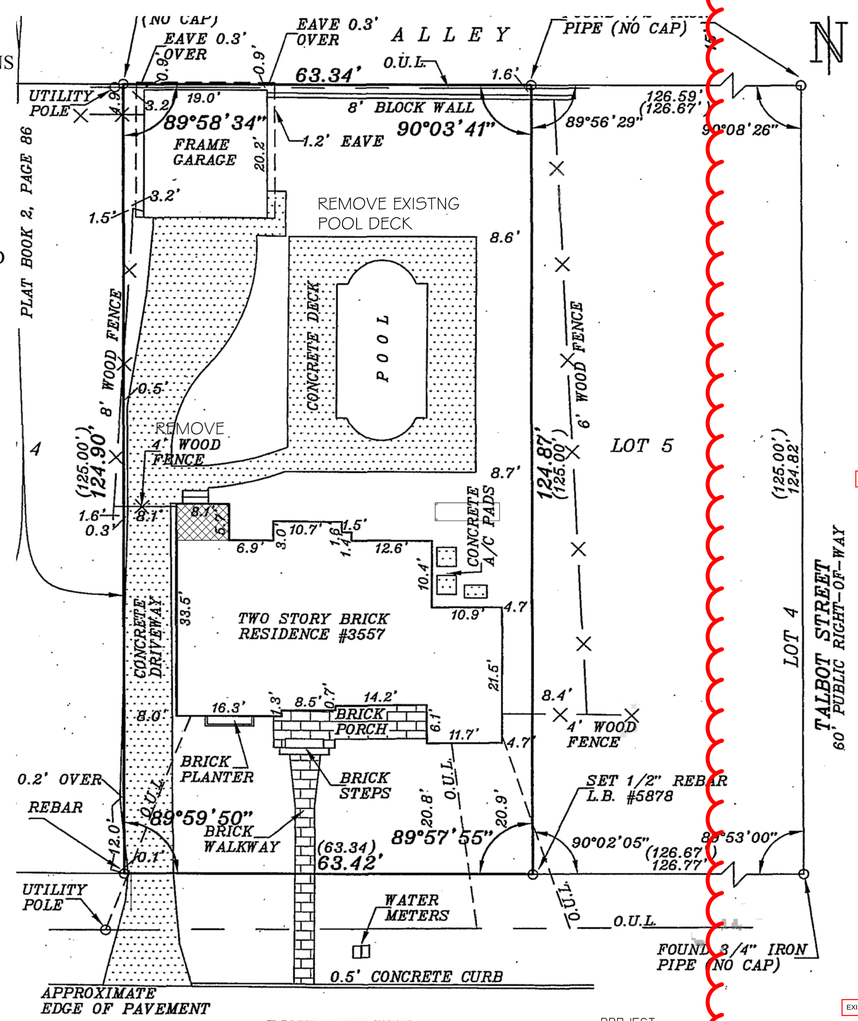
Signature

Dated this 11 day of June, 2024

STEIN RESIDENCE

GENERAL NOTE: PROJECT IS LOCATED IN A HISTORIC DISTRICT, REFER TO FINAL ORDER CERTIFICATE OF APPROPRIATENESS COA-23-29749

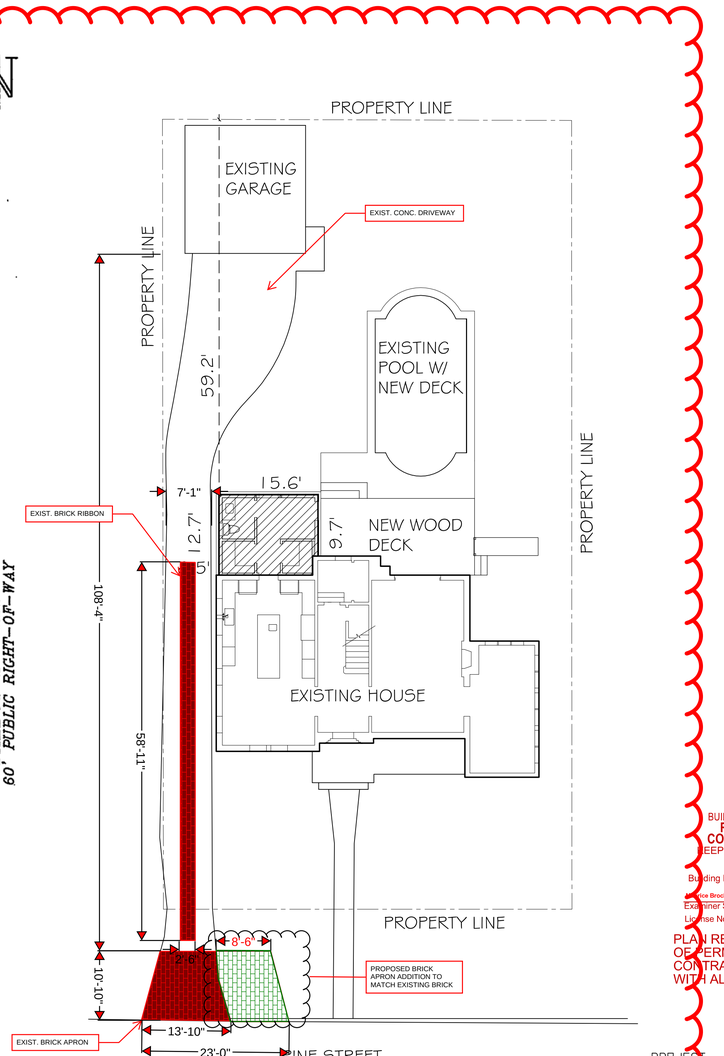
A-0	TITLE SHEET & SITE PLAN
A-1	EXISTIING/DEMO. PLAN
A-1.1	PROPOSED FND & 1ST FL. PLANS
A-1.2	PROPOSED ROOF PLANS
A-2	EXTERIOR ELEVATIONS
A-3	ROOF PLAN, BUILDING SECTIONS & DTLS.
A-3.1	WALL SECTION & DTLS.
A-4	WINDOW/DOOR SCHEDULE
E-1	ELECTRICAL PLAN
S-1	STRUCTURAL TO BE PROVIDED
S-2	
S-3	



1 / A-0 EXISTING SITE PLAN
3/32" = 1'-0"

LOT	8,018.48 SQ.'
BUILDING FOOTPRINT	1,391.29 SQ.'
DETACHED GARAGE	383.82 SQ.'
LOT COVERAGE (APPROX.)	22%

HATCHED AREA INDICATES ONE STORY SECTION TO BE REMOVED- APPROX. 43.45 HEATED SQ.'



2 / A-0 PROPOSED SITE PLAN
3/32" = 1'-0"

LOT	8,018.48 SQ.'
BUILDING FOOTPRINT	1,538.82 SQ.'
DETACHED GARAGE	383.82 SQ.'
LOT COVERAGE (APPROX.)	24%

HATCHED AREA INDICATES ADDITION
-APPROX. 194.84 HEATED SQ.' ADDED

*NOTE: -ADDITION DIMENSION ARE TO FOUNDATION BLOCK
-GROUND IMMEDIATELY ADJACENT TO THE NEW FOUNDATION SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. WATER SHALL NOT DRAIN INTO OR ADVERSELY AFFECT ADJACENT LOTS.
-PROVIDE POOL PROTECTION AS REQUIRED BY CODE

BUILDING PLANS EXAMINER
REVIEWED FOR CODE COMPLIANCE
KEEP THIS PLAN ON JOB
Building Inspection Division - Jax., FL.
Alice Brock - December 20, 2023
Examiner Signature
License No.
PLAN REVIEW AND ISSUING OF PERMIT DOES NOT RELIEVE CONTRACTOR OF COMPLYING WITH ALL CODES.

GENERAL NOTES:
-DO NOT MEASURE DRAWINGS
-NOTIFY DESIGNER OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION
-INTENT: THE DRAWINGS AND SPECIFICATIONS ON THE DRAWINGS INDICATE ARRANGEMENTS AND RESULTS TO BE ACCOMPLISHED AND MAY BE DIAGRAMMATIC. THE CONTRACTOR SHALL FURNISH ALL ACCESSORIES AND FITTINGS OR ANYTHING REASONABLY IMPLIED FOR A COMPLETE JOB.
-CONTRACTOR RESPONSIBLE FOR MEANS AND METHODS

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Consultants:

STRUCTURAL ENGINEER:
BEHRENS ENGINEERING, LLC.
1949 Jersey Street, Suite C,
Jacksonville FL 32210
904 626 6598
Andrew@Behrens-Engineering.com

-STEIN-
Renovation/Addition
3557 Pine Street
Jacksonville, FL.
32205

Scale: AS NOTED

Sheet name: TITLE SHEET/ SITE PLAN

Sheet Number: A-0

Issue Dates: 11/14/23 PERMIT SET

Revisions:

B-23-696614.000
RCV: 12/1/2023 2:58 PM

Tue 4/2/2024 12:11 PM

DL

Durban, Lee <LDurban@coj.net>

RE: 3557 Pine St - Widening driveway and removing public parking

To TrafficEng

Cc Hayden Phillips

Follow up. Start by Tuesday, April 2, 2024. Due by Tuesday, April 2, 2024.
You forwarded this message on 4/2/2024 12:32 PM.

Traffic Engineering approves your request to widen your driveway and remove on-street parking as shown in the survey in your email dated 3/5/2024.

You must remove the existing pavement markings and install new markings. The new on-street parking area must start 10ft away from the new driveway.

Let me know if you have any questions.

Lee Durban - Traffic Studies Engineer - City of Jacksonville
ldurban@coj.net - (904) 255-7547

From: Christmas, Mary <MaryC@coj.net> **On Behalf Of** TrafficEng
Sent: Monday, April 1, 2024 2:57 PM
To: Durban, Lee <LDurban@coj.net>
Cc: TrafficEng <TrafficEng@coj.net>; HPhillips@RTLAW.com
Subject: FW: 3557 Pine St - Widening driveway and removing public parking

Lee, please follow up with this request.

From: Hayden Phillips <HPhillips@RTLAW.com>
Sent: Monday, April 1, 2024 12:42 PM
To: TrafficEng <TrafficEng@coj.net>
Subject: RE: 3557 Pine St - Widening driveway and removing public parking

PORCELAIN
TEMPLEHURST
BLUESTONE
ROMA
PLANK
TUSCANY
STONEHURST
STONEHURST ANTIQUED
MEGA OLDE TOWNE
MEGA OLDE TOWNE ANTIQUED
OLDE TOWNE
OLDE TOWNE ANTIQUED
4X8 BRICK
4X8 BRICK ANTIQUED
SHELLSTONE
BULLNOSE COPING
ARISTONE

4X8 BRICK PAVERS

Tremron's 4x8 Brick Pavers offer durable quality that stand the test of time. The tried and true shape of our brick pavers combines simplicity with sophistication and versatility. Offered in a variety of colors these pavers will look great whether you install them in running bond, basket weave, or herringbone patterns.

PRODUCT SPECS | COLORS | PATTERNS | DATA SHEETS

4X8 BRICK PAVERS

PRODUCT CODE: PV21040

THICKNESS: 2-⅜" (60MM)

DIMENSIONS: 4"X8"

SF PER CUBE: 120

CUBE WEIGHT: 3120 LBS

FINISH: STANDARD

SURFACE TEXTURE: FLAT TOP

* Sold in full cubes and in bands of 20 square feet

Brittany and Arimus,

Hope you both enjoyed the weekend. Thanks for the time last Thursday. Sorry for the delay in getting these addresses and photos over to you. Due to the volume of photos, I've provided a link at which you can view the photos rather than adding them directly to this email.

I understand and share your concerns about maintaining the historic nature of our neighborhood. I grew up in Avondale and have lived here for most of my life. Now, my wife and I are excited to start our family a few blocks from my childhood home. We absolutely love our new home. We jumped at the opportunity to carry out a historic renovation and revitalize a contributing structure of the community we love. Doing so runs in the family. My parents have both renovated and built homes that contribute to the history of the community. Like them, we want to do things the right way, which is why we selected a contractor who is known for quality historic renovations.

Just as the neighborhood has adjusted for modern living by providing public street parking and sidewalks, we want to ensure our home is fit for modern living by providing homeowners adequate parking. When this home was built on-street parking outside off the main drag was uncommon and there were certainly no painted parking strips. Now there are cars in nearly every spot from breakfast until after dinner. We understand that this is part of living right off the shops, but also think the new reality should be taken into consideration in this zoning matter. The functional difference between our proposed plan and the current layout is simply a car other than ours parked horizontally along the street. The original viewshed of the home didn't consider any cars out front, but they are now a constant reality.

We are flexible in terms of the material, design, and placement of additional parking, and believe our proposal to be within the current reality of the neighborhood as illustrated by the photos provided. We demonstrated similar flexibility by reusing old windows in our small addition. The city has already indicated it is amenable to removing a car-length of parking in front of our home to accommodate the widened apron/additional homeowner space we are proposing. With the city parking issue being resolved and additional homeowner parking being a common feature of many homes in the neighborhood, we believe our proposed plan should be approved. Along with new landscaping plans that complement the Tudor design of the home, we believe that our entire project will enhance the historic character of the neighborhood.

Richard and Lauren

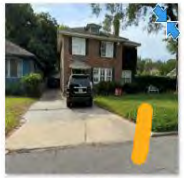
Photos: https://share.icloud.com/photos/0d3VzDLyHi5JWKHQenmR74zLA

Examples:

1. 3626 Pine
2. 1815 Van Wert *Multi*
3. 3733 Pine St
4. 1867 Shadowlawn (on Hedrick)
5. 1867 Shadowlawn
6. 3626 Hedrick (pictured last, has front cut out)
7. 3625 Hedrick multi
8. 1863 Ingleside/3600 Hedrick (on Hedrick and Ingleside) *multi*
9. 3582 Hedrick *multi*
10. 3576 Hedrick
11. 3570 Hedrick
12. 3557 Hedrick
13. 3558 Hedrick
14. 1869 Ribault (on Hedrick)
15. 3500 Hedrick

16. 1860 Edgewood (on Hedrick)
17. 1888 Edgewood
18. 1900 Edgewood
19. 1894 Edgewood
20. 1867 Edgewood
21. 1853 Edgewood
22. 1815 Edgewood
23. 3545 Pine (on Talbot)
24. 3540 Pine (on Talbot
25. 1852 Talbot
26. 1860 Edgewood Ave
27. 1872 Ribault (on Talbot)
28. 1880 Ribault (on Talbot)
29. 3572 Richmond
30. 3577 Richmond
31. 3603 Richmond (2 on Ingleside)
32. 3611 Richmond (on Ingleside
33. 1855 Ingleside (2)
34. 1837 Ingleside
35. 3611 Pine (on Ingleside)
36. 3603 Pine (on Ingleside)
37. 3710 Richmond
38. 3730 Richmond
39. 3812 Richmond
40. 1835 Van Wert
41. 3697 Hedrick (on Van Vert)

Picture Key for Numbered List



IMG_2487

IMG_2488

IMG_2489

IMG_2490

IMG_2491

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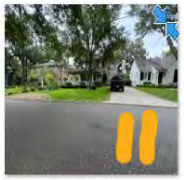


IMG_2497

IMG_2498

IMG_2499

IMG_2500

IMG_2501

IMG_2504

IMG_2505

IMG_2506

IMG_2522

IMG_2523

IMG_2524

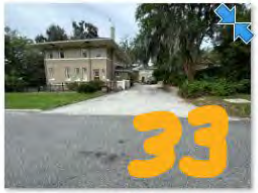
IMG_2525

IMG_2526

IMG_2527

IMG_2528

IMG_2529



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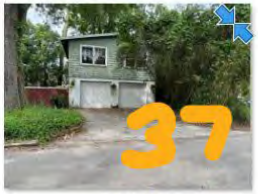
IMG_2532

IMG_2533



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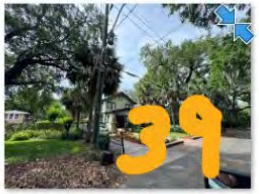

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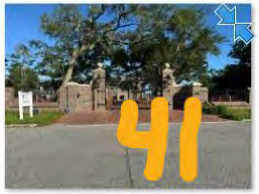
IMG_2646



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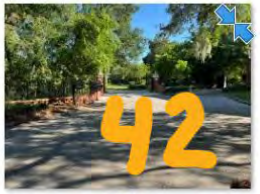


IMG_2648

IMG_2650

IMG_2651

3626
DLR-1910
A NEW EAGLE LIVES HERE!

3582

3576
ADT

3537

3516 A

PC BUILDS

4x4

SHAPELLS.COM
(3)786-5503
2464
2464

NO PARKING
ANY
TIME

NO PARKING
HERE
TO
CORNER

RANGE ROVER

ACURA

12AXY
CAMBRIDGE

3603
3603
Richmond Street

BRONCO
EXPEDITION

1818

UT20 356
NO PARKING
SCS

3618

ATLANTIC

(904) 381-0074
ADT
3730

3812
RICHMOND STREET
3812

THULE
THULE

COA-24-30766

1464 Avondale Ave

July 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30766

Address: 1464 Avondale Avenue, RE# 079600-0000

Location: Southwest side of Avondale Avenue, between Knight Street and Park Street

Owner: Sondra Fetner
1464 Avondale Avenue
Jacksonville, Florida 32205

Applicant: Same as Owner

Year Built: *c*. 1922 (*Florida Master Site File*)

Designation: Riverside Avondale, Contributing

Request: Alteration – Window Replacement

Summary Scope of Work:
1. Replacement of thirty-four (34) wood windows with a Marvin wood replacement product
2. Awning Installation (*Administrative*)

Recommendation: **Approve with Conditions**

Conditions:
Window Replacement
1. The light pattern of the twenty (20) first-floor windows shall be 12-over-1, 9-over-1, and 6-over-1 to match the patterns of the second-floor windows, and shall have exterior raised profiled muntins (true or simulated divided lights).
2. The fourteen (14) second-floor windows shall be repaired.
3. 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.
4. The first-floor windows shall fit the original openings both horizontally and vertically and be recessed 3-inches within the opening (not flush with the wall or have permanent nailing fins).
5. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
6. The first-floor windows shall be wood, wood clad, or wood blend.

7. The removal of windows shall be done with care to ensure the least amount of damage and all openings where windows are removed shall be secured in a manner that does not damage the historic casing and trim.
8. Repairs shall involve the least degree of intervention possible such as patching, piercing-in, splicing, consolidating, and reinforcing in accordance with preservation methods, with limited replacement of components with matching materials.
9. All preparation for painting shall utilize gentle means such as hand scraping/sanding, heat guns, and strippers. No abrasive cleaning methods such as rotary sanding, sandblasting, extreme high-pressure washing, or torches shall be used.
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.

Awning Installation

12. The awnings shall be either cloth or canvas (not metal or vinyl).
13. The awnings shall not obscure significant architectural features.
14. The awnings shall be attached in a manner that would minimize damage to the wall surface.
15. The shape of the awnings shall follow the lines of the window opening.
16. The width of the awnings shall not exceed the window opening (inclusive of trim).
17. For brick surfaces, the awning shall be installed into the mortar joints rather than the brick.

PROJECT DESCRIPTION

COA-24-30766 is for window replacement of thirty-four (34) windows on a contributing two-story structure within the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a two-story Prairie style single-family home that is characterized by its split-level stucco and red brick exterior, shingled hip roof, full-width porch, and wood windows. The existing wood window designs include 12-over-1, 9-over-1, 6-over-6, and 6-over-1. As proposed, the applicant is seeking to replace thirty-four (34) wood windows with a Marvin wood product with a 6-over-1 design. Under expired **COA-03-553**, a previous property owner was approved for window replacement of the first-floor windows.

Pursuant to the authority granted to Staff via the 2024 COA Matrix, replacement of window awnings on the sunroom addition with new cloth or canvas awnings that have a consistent shape of the window can be approved administratively. As such, this report will focus on the wholesale window replacement.

STAFF SUMMARY AND ANALYSIS

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

- Previously approved **COA-03-553** is the only window replacement COA application previously on file for the main home, which was for after-the-fact window replacement of five (5) first-floor windows and window replacement of an additional twelve (12) first-floor windows. At the time of the report, Staff found the first-floor windows were non-historic and the fourteen (14) second-floor windows were suitable for repair.
- Staff conducted a site visit on June 12, 2024, and noted a total of thirty-four (34) windows on the primary structure. The second-floor windows did not appear to show signs of severe deterioration or irreparability. Staff noted a few missing and broken pulleys, some paint peeling, and some exterior mullion rot on the sunroom. The property owner stated that their repair attempts included caulking and repainting the windows, and that the previous owner repaired all the windows.
- The Florida Master Site File recorded in 1985 shows that the home was built in 1922 and had 12-over-1 and 6-over-6 wood windows and 6-light wood casement windows at the time of recording. Additionally, the Site File includes a picture of the structure showing the front elevation with 12-over-1 and 6-over-6 wood windows on the home, and 6-over-1 windows on the one-story sunroom addition. By comparing the recorded 1985 Site File picture to Staff's 2024 site visit picture, it appears that the two (2) first-floor windows on the front have been replaced due to the longer window opening size and 12-over-1 light pattern. Additionally, the 2003 Staff site visit pictures included in **COA-03-553** also show a longer window opening size and 12-over-1 light pattern for the two (2) first-floor front windows.
- By installing 6-over-1 sash windows on the subject contributing structure, a significant portion of the character of the structure is removed and replaced with a historically inappropriate product. If the applicant were to retain the second-floor windows and install new first-floor windows with a compatible 12-over-1, 9-over-1, and 6-over-1 sash

window product, as conditioned, this would allow the distinguishing original qualities of the structure to remain and to be consistent with the Historic Preservation Guidelines for the Riverside Avondale Historic District and with Section 307.106(l)(2).

- Section 307.106(l)(6) states, "Deteriorated architectural features shall be repaired rather than replaced whenever possible." By retaining and repairing the second-floor historic windows and replacing only the first-floor windows, as conditioned, the historic architectural features of the home would be restored and therefore, consistent with Section 307.106(l)(6) and the Design Guidelines.
- Windows with gridded lights and exterior raised profiled muntins 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 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 are a character-defining feature; the replacement of the first-floor windows with an appropriate design and product and the repair of the second-floor windows, as conditioned, is consistent with Section 307.106(k)(1 and 3).
- The Design Guidelines references "Windows" and lists Avoid #4 as "Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building." The 12-over-1, 9-over-1, and 6-over-1 sash windows with exterior raised profiled muntins on the first-floor windows, and retaining and repairing the second-floor windows, as conditioned, will retain the integrity of the historic design of this structure.
- The relationship between this property and other properties in the area would not be negatively impacted, as the existing 12-over-1, 9-over-1, and 6-over-1 sash windows on the first-floor would be replaced with new wood windows with a matching grid pattern and exterior profiled muntins of the second-floor historic windows, as conditioned, which follow a compatible design and size of the historic windows. Additionally, the effect of the proposed work, as conditioned, on the property does not detract from the structure's architectural design. For these reasons, the alteration is consistent with Sections 307.106(k)(2-4).
- The proposed window replacement, as conditioned, would require minimal alteration of the building, does not destroy the distinguishing original qualities or character of the building, and does not mimic an earlier appearance. This is consistent with Section 307.103(l)(1-3).

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

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

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

Alterations

- 307.106(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(l)(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)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Historic District Design Guidelines, “Windows, Awnings, and Shutters”

- Windows, Recommendation #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, Recommendation #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.”

LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

Application For Certificate Of Appropriateness

Application Info

Tracking #	30766	**Application Status**	FOUND SUFFICIENT
Date Started	05/13/2024	**Date Submitted**	05/17/2024

Planning and Development Department Info

COA #	COA-24-30766
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/1/2024
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 Applicant

Last Name FETNER
First Name SONDRA
Middle Name

Company Name

Mailing Address 1464 AVONDALE AVE

City JACKSONVILLE
State FL
Zip Code 32205

Phone 561 289 5531
Fax
Email SRFETNER@GMAIL.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name FETNER
First Name SONDRA
Middle Name

Company/Trust Name

Mailing Address 1464 AVONDALE AVE

City JACKSONVILLE
State FL
Zip Code 32205

Phone 5612895531
Fax
Email SRFETNER@GMAIL.COM

Description Of Property

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

Map	RE#
	079600 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1464	AVONDALE AVE	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [x] **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
FULL WINDOW REPLACEMENT WITH SAME WINDOW SIZE AND REVEAL WITH A CHANGE FROM A VARIETY OF DIFFERENT DIVIDED LIGHTS (6/1, 9/1, 12/1) TO A CONSISTENT 6 OVER 1 DESIGN, IN KEEPING WITH THE ACCURATE HISTORIC CHARACTER OF THE HOME. BASED ON OPINION BY A PRIVATE HISTORIC PLANNER AND A FORMER OWNER OF THE HOME WHO ALSO GREW UP NEXT TO THE HOUSE, THE HO EXISTING WINDOWS ARE NOT ORIGINAL OR HISTORIC, BUT ARE REPLICATIONS OF HISTORIC WOOD WINDOWS.

Addition Information

Is this a violation? Check the box if it is. [ ]

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

Window Replacement - Required Attachments For Complete Application

- [x] **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.
- [x] **Window Design -** Proposed window design, light pattern and materials.
- [x] **Window Product -** Brochure/sample of window product.

Additional Documents Provided

	Description
[x]	PRODUCT PAMPHLET
[x]	WINDOW SURVEY
[x]	WINDOW DIAGRAMS
[x]	WINDOW SURVEY FORM
[x]	WINDOW TO BE SCREWED DUE TO LOOSE SASH
[x]	MUD DAUBER NEST FRONT WINDOW SECOND FLOOR
[x]	WINDOW CONDENSATION AND METAL TRACK FRONT FIRST FLOOR - 1

☑ WINDOW CONDENSATION AND METAL TRACK FRONT FIRST FLOOR - 2

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.

FETNER SONDRA R
1464 AVONDALE AVE
JACKSONVILLE, FL 32205-7823
FETNER MICHAEL J

Primary Site Address
1464 AVONDALE AVE
Jacksonville FL 32205-

Official Record Book/Page
16737-00442

Tile #
6428

1464 AVONDALE AVE

Property Detail

RE #	079600-0000
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	11902
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

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	$306,250.00	$311,178.00
Extra Feature Value	$1,123.00	$1,101.00
Land Value (Market)	$188,100.00	$188,100.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$495,473.00	$500,379.00
Assessed Value	$374,490.00	$360,741.00
Cap Diff/Portability Amt	$120,983.00 / $0.00	$139,638.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$324,490.00	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	$360,741.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$310,741.00**

SJRWMD/FIND Taxable Value

Assessed Value	$360,741.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$310,741.00**

School Taxable Value

Assessed Value	$360,741.00
Homestead (HX)	- $25,000.00
Taxable Value	**$335,741.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16737-00442	3/28/2014	$410,000.00	WD - Warranty Deed	Qualified	Improved
10534-02410	5/31/2002	$280,000.00	WD - Warranty Deed	Qualified	Improved
07158-00064	7/1/1991	$119,000.00	WD - Warranty Deed	Qualified	Improved
05821-00617	6/28/1984	$75,000.00	WD - Warranty Deed	Unqualified	Improved
03643-00039	12/20/1973	$42,000.00	WD - Warranty Deed	Unqualified	Improved
03319-00304	2/21/1972	$100.00	QC - Quit Claim	Unqualified	Improved
03095-00714	3/25/1970	$16,000.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	$1,101.00

Land & Legal

Land

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	60.00	205.00	Common	60.00	Front Footage	$188,100.00

Legal

LN	Legal Description
1	7-31 43-2S-26E .282
2	AVONDALE
3	LOT 446,
4	2-37 EDGEWOOD
5	PT LOT 2 RECD O/R 16737-442
6	BLK 17

Buildings

Building 1

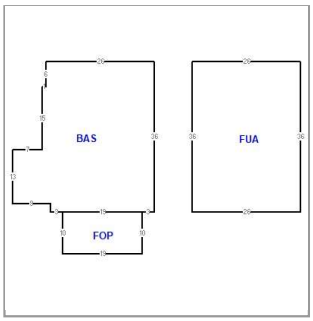
Building 1 Site Address
1464 AVONDALE AVE Unit
Jacksonville FL 32205-

Building Type	0108 - SFR CLASS 2
Year Built	1924
Building Value	$311,178.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1053	1053	1053
Finished Open Porch	190	0	57
Finished upper story 1	936	936	889
Total	2179	1989	1999

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
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	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	$374,490.00	$50,000.00	$324,490.00	$3,548.79	$3,672.22	$3,357.01
Urban Service Dist1	$374,490.00	$50,000.00	$324,490.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$374,490.00	$25,000.00	$349,490.00	$1,095.65	$1,112.43	$1,025.47
By Local Board	$374,490.00	$25,000.00	$349,490.00	$761.13	$785.65	$712.40
FL Inland Navigation Dist.	$374,490.00	$50,000.00	$324,490.00	$10.03	$9.35	$9.35
Water Mgmt Dist. SJRWMD	$374,490.00	$50,000.00	$324,490.00	$61.90	$58.18	$58.18
School Board Voted	$374,490.00	$25,000.00	$349,490.00	$0.00	$349.49	$0.00
Urb Ser Dist1 Voted	$374,490.00	$50,000.00	$324,490.00	$0.00	$0.00	$0.00
			Totals	$5,477.50	$5,987.32	$5,162.41

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$455,696.00	$363,583.00	$50,000.00	$313,583.00
Current Year	$495,473.00	$374,490.00	$50,000.00	$324,490.00

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

City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 7/9/24

COA#: 24-30766

Address: 1464 Avondale Ave. Jacksonville, FL 32205

Owner: Sondra & Michael Fetner

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 COA-24-30766 **were posted on the property/site located at:**

079600 0000

Real Estate Number(s)

1464 Avondale Ave

Street Address

Jacksonville, FL 32205

City, State Zip Code

Printed Name Sondra Fetner

Signature Sondra Fetner

Dated this 10 day of July, 2024.

Tracking # _____

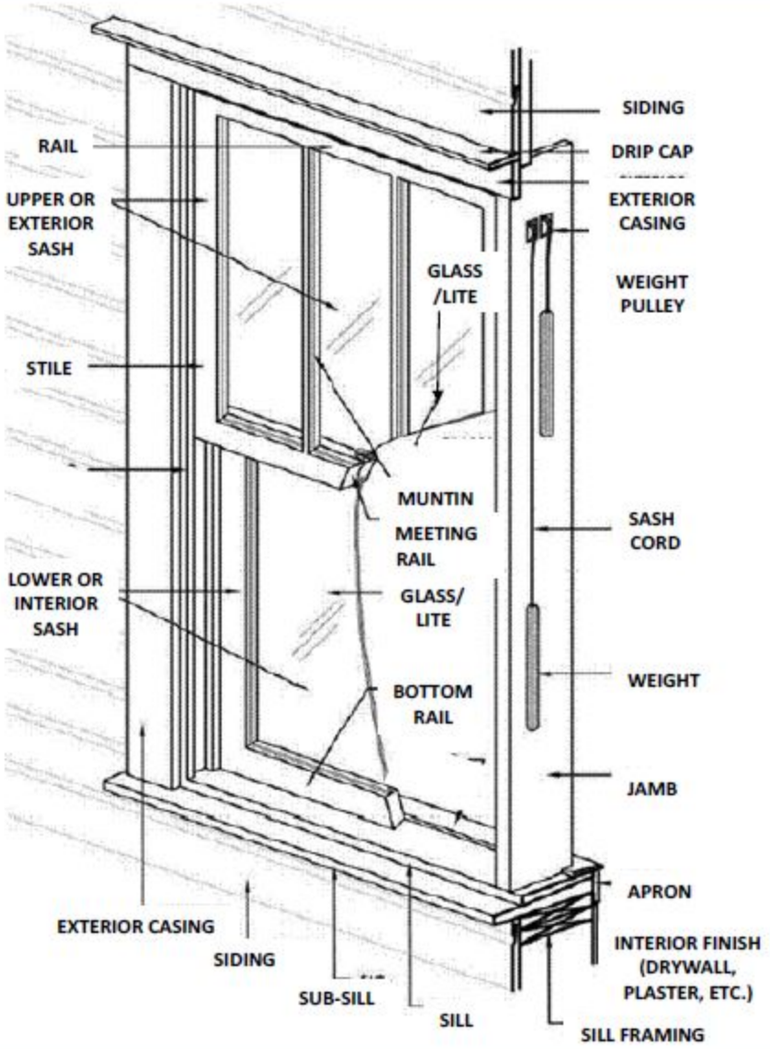
COJ Window Survey Form – Cover Page

Date Completed _____

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)

** 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

35	Total number of window openings
34	Number of windows that will be replaced
0	Number of historic/original windows
35	Number of non-historic windows
4.5	Exterior window sill depth in inches (Window Recession)

Definitions

- **Historic Windows:** Windows that have been on the structure for 50 or more years.
- **Non-Historic Windows:** Replacement windows that have been on the structure for less than 50 years
- **Original:** Windows that were installed when the structure was originally constructed.
- **Sill Depth:** How deep into the wall plane a window is recessed

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

Print name: Sondra Fetner

Signature: Sondra Fetner

Applicant or Agent *(if different than owner)*

Print name: _____

Signature: _____

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing (Example)					Proposed (Example)			
0	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	30 x 62	4 / 4	Bad	Termites	Replace Window	Wood	30 x 62	4 / 4
Additional Info:	Based on the attached photos and termite report, this window is extremely rotted and cannot be repaired.								

Window #	Existing					Proposed			
1	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	40 x 61.5	12/1	Good	None	Replace Window	Wood	40x61.5	6/1
Additional Info:	(front facade 1st floor)Non-historic replacement from prior owner in 2003								

Window #	Existing					Proposed			
2	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31 x 61.5	12/1	Good	None	Replace Window	Wood	31x61.5	6/1
Additional Info:	(front facade 1st floor)Non-historic replacement from prior owner in 2003								

Window #	Existing					Proposed			
3	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31 x 61.5	9/1	Bad	Rot	Replace Window	Wood	31x61.5	6/1
Additional Info:	West side 1st floor; not historic or original								

Window #	Existing					Proposed			
4	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31 x 61.5	9/1	Bad	Rot	Replace Window	Wood	31x61.5	6/1
Additional Info:	West side 1st floor; wood rot; not historic or original								

Window #	Existing					Proposed			
5	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31.75x37.5	6/1	Fair	None	Replace Window	Wood	31.75x37.5	6/1
Additional Info:	(stair landing); not historic or original								

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
6	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x 61.5	9/1	Fair	None	Replace Window	Wood	same	6/1
Additional Info:	(in kitchen); not historic or original								

Window #	Existing					Proposed			
7	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31.75x37.5	6/1	N/A	None	Replace Window	Wood	same	6/1
Additional Info:	(kitchen sink); flies enter; not historic or original (Condition- rot)								

Window #	Existing					Proposed			
8	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31.75x37.5	6/1	Bad	Rot	Replace Window	Wood	same	6/1
Additional Info:	(kitchen sink); flies enter; not historic or original								

Window #	Existing					Proposed			
9	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31.75x37.5	6/1	Bad	Broken	Replace Window	Wood	same	6/1
Additional Info:	(rear kitchen), weights had to be removed for addition; not historic or original								

Window #	Existing					Proposed			
10	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x 61.5	9/1	Bad	Broken	Replace Window	Wood	same	6/1
Additional Info:	(sunroom, not historic, window replaced per COA 03-553), doesn't close in casing;								

Window #	Existing					Proposed			
11	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x 61.5	9/1	Bad	Broken	Replace Window	Wood	same	6/1
Additional Info:	(sunroom, not historic, window replaced per COA 03-553),								

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
12	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Bad	Broken	Replace Window	Wood	same	6/1
Additional Info:	(sunroom, not historic, window replaced per COA 03-553);subsill detached; doesn't close								
Window #	Existing					Proposed			
13	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	N/A	Broken	Replace Window	Wood	same	6/1
Additional Info:	(sunroom, not historic, window replaced per COA 03-553);subsill detached; doesn't close								
Window #	Existing					Proposed			
14	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Bad	Broken	Replace Window	Wood	same	6/1
Additional Info:	(sunroom, not historic, window replaced per COA 03-553) subsill detached								
Window #	Existing					Proposed			
15	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Bad	Broken	Replace Window	Wood	same	6/1
Additional Info:	(sunroom, not historic, window replaced per COA 03-553) subsill detached								
Window #	Existing					Proposed			
16	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Bad	Rot	Replace Window	Wood	same	6/1
Additional Info:	(sunroom, not historic, window replaced per COA 03-553); wood rot								
Window #	Existing					Proposed			
17	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Bad	Rot	Replace Window	Wood	same	6/1
Additional Info:	(sunroom, not historic, window replaced per COA 03-553); wood rot								

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
18	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Bad	Broken	Replace Window	Wood	same	6/1
Additional Info:	(east side dining)not historic or original; continues to let moisture in after servpro remediated the wall								

Window #	Existing					Proposed			
19	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	N/A	None	N/A	N/A	same	6/1
Additional Info:	(east side dining)not historic or original; continues to let moisture in after servpro remediated the wall								

Window #	Existing					Proposed			
20	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	N/A	None	N/A	N/A	same	6/1
Additional Info:	(east side dining)not historic or original; continues to let moisture in after servpro remediated the wall								

Window #	Existing					Proposed			
21	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	40x60.5	12/1	Bad	Broken	Replace Window	Wood	same	6/1
Additional Info:	(front 2nd floor); doesn't close all the way, broken rope; not historic or original								

Window #	Existing					Proposed			
22	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	40x60.5	12/1	Fair	None	Replace Window	Wood	same	6/1
Additional Info:	(front 2nd floor) not historic or original								

Window #	Existing					Proposed			
23	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Fair	None	Replace Window	Wood	same	6/1
Additional Info:	(west side 2nd floor) not historic or original								

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
24	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Fair	None	Replace Window	Wood	same	6/1
Additional Info:	(west side 2nd floor) not historic or original								

Window #	Existing					Proposed			
25	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	N/A	Broken	Replace Window	Wood	same	6/1
Additional Info:	(west side 2nd floor); no ropes; not historic or original								

Window #	Existing					Proposed			
26	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Bad	Broken	Replace Window	Wood	same	6/1
Additional Info:	(west side 2nd floor); no ropes; not historic or original								

Window #	Existing					Proposed			
27	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Bad	None	Replace Window	Wood	same	6/1
Additional Info:	(rear side 2nd floor); needs to be rebuilt because damaged from construction and no more weights; not historic or original								

Window #	Existing					Proposed			
28	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Fair	None	Replace Window	Wood	same	6/1
Additional Info:	(east side 2nd floor) not historic or original								

Window #	Existing					Proposed			
29	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31x61.5	9/1	Fair	None	Replace Window	Wood	same	6/1
Additional Info:	(east side 2nd floor) not historic or original								

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
30	N/A	31x40.5	6/1	Fair	None	Replace Window	Wood	same	6/1
Additional Info:	(east side 2nd floor, bath) not historic or original								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
31	N/A	31x61.5	9/1	N/A	None	Replace Window	Wood	same	6/1
Additional Info:	(east side 2nd floor) not historic or original								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
32	N/A	31x61.5	9/1	Fair	None	Replace Window	Wood	same	6/1
Additional Info:	(east side 2nd floor) not historic or original								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
33	N/A	24x23	3/3	Fair	None	Replace Window	Wood	same	3/3
Additional Info:	small casement on front								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
34	N/A	24x23	3/3	Fair	None	Replace Window	Wood	same	3/3
Additional Info:	small casement on front								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
35	Other	n/a	block glas	Good	None	Keep Window	N/A		
Additional Info:	block glass								

All windows are not historic or original
1 &2: replaced in the 1990s, per prior owner
9: cannot open because weights were moved for construction
10 & 11: not historic, windows replaced per COA 03-553, doesn't close in casing
21: does not close, ropes broken
27: needs a rebuild from construction and removal of other window
33 & 34: drafty

All windows are not historic or original
3 &4: wood rot
7& 8: does not close- bugs get in; wood rot
25: broken, no ropes
26: broken no ropes

All windows not historic or original
12-15: window replaced per COA 03-553);subsill detached; doesn't close
18-20: have wood rot from constant water intrusion; repaired through mold remediation in 2021and moisture returned

Up close of sunroom windows- These all have a variety of issues, bugs and water get in, air gets out. Do not close fully; wood rot, etc.

Exterior window sill depth

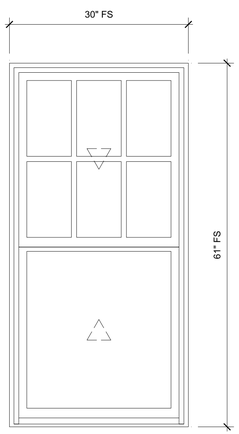
#3- wood rot

#4- wood rot

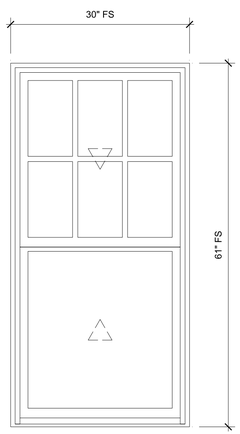
16 & 17- woot rot, space between sashes and frame causes water and bug intrusion; not historic

#7- wood rot

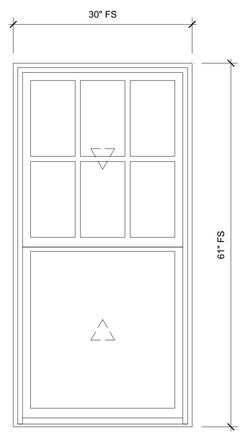
#8- wood rot



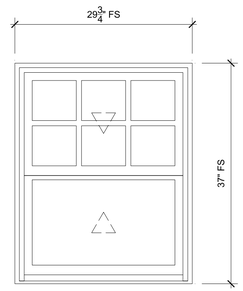
DOUBLE LARGE, 1ST & 2ND FL.
SCALE: 1" = 1'-0"



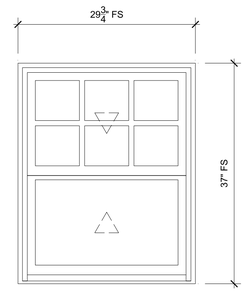
QUAD LARGE
SCALE: 1" = 1'-0"



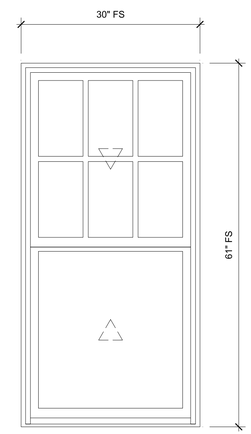
SINGLE LARGE
SCALE: 1" = 1'-0"



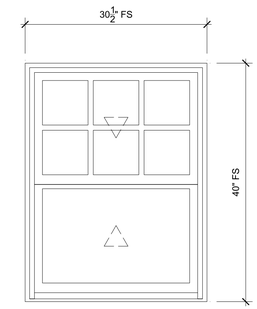
SINGLE SMALL
SCALE: 1" = 1'-0"



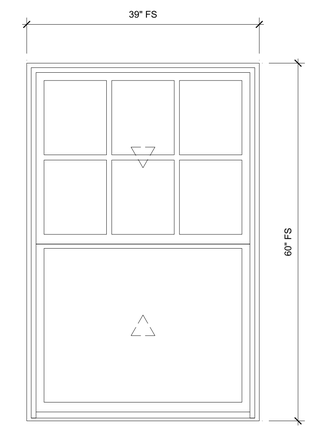
KITCHEN SINK
SCALE: 1" = 1'-0"



TRIPLE LARGE
SCALE: 1" = 1'-0"



SINGLE SMALL, 2ND FL.
SCALE: 1" = 1'-0"



SINGLE LARGE, 2ND FL.
SCALE: 1" = 1'-0"

MARVIN®

ORDERING PRODUCTS WITH REFERENCE TO SHOP DRAWINGS: Before ordering the Marvin Window and Door products illustrated within these shop drawings, a copy of these drawings accompanied by an approved signature of the purchaser must be returned to the Architectural Division at Marvin Windows & Doors, P.O. Box 100, Warroad, Minnesota 56763. If the Marvin products included herein are ordered without reference to the approved shop drawings, Marvin Windows and Doors assumes no responsibility in guaranteeing product coordination with the drawings.

REVISION:

CREATED: 05/13/2024

PK VERSION: 0004.08.01

PROJ/JOB: FETNER/KK / FETNER/KK

DIST/DEALER: COASTAL SASH & DOOR INC

DRAWN: KOLBE KENNEDY

QUOTE#: VK45322

SHEET 1 OF 1

FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

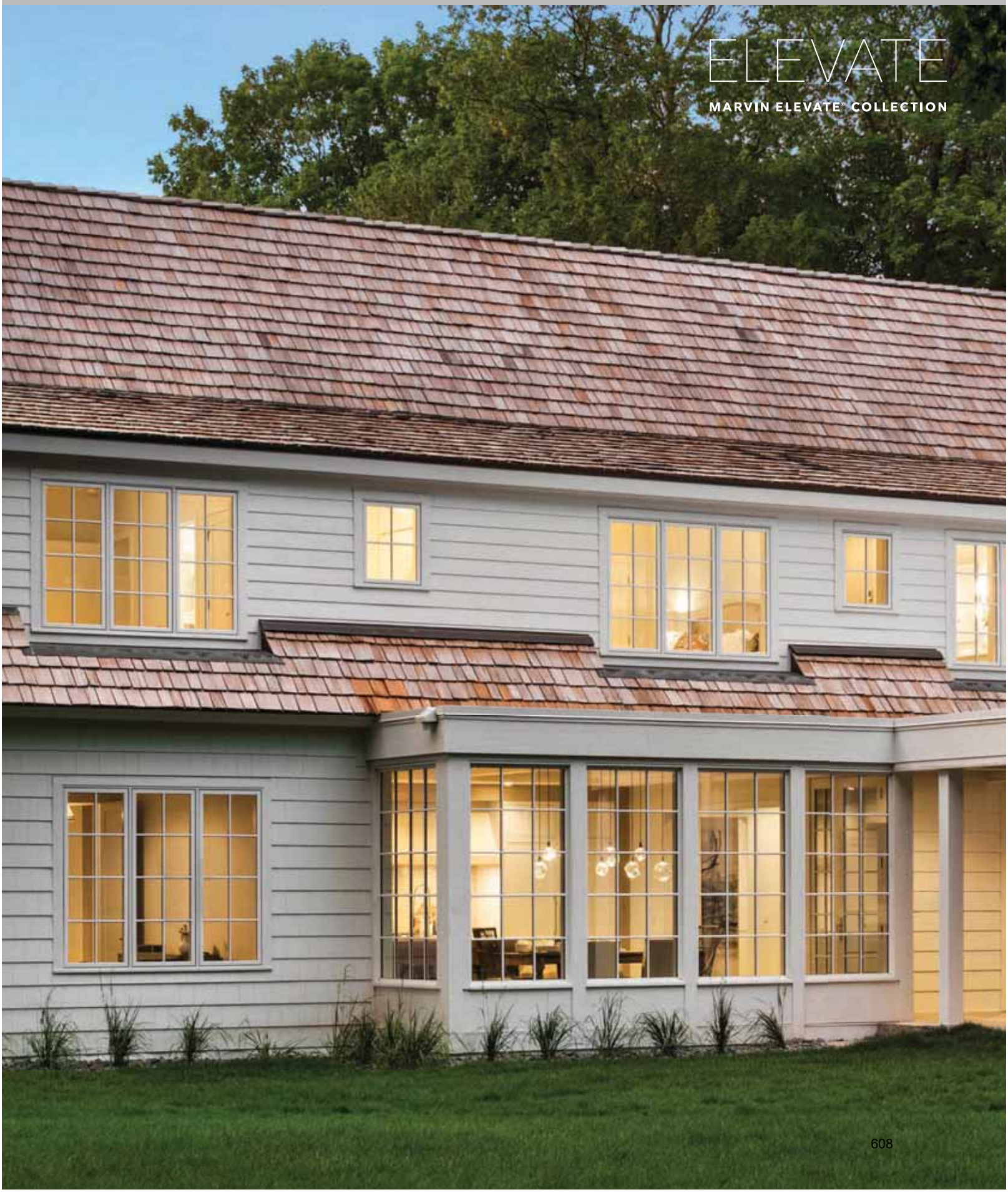
607

MARVIN

CATALOG

ELEVATE

MARVIN ELEVATE™ COLLECTION



FLORIDA MASTER SITE FILE
SITE INVENTORY FORM

Site No. 8Du 4593

Site Name 1454 Avondale Avenue — Survey Date 8685
Address of Site 1454 Avondale Avenue — Jacksonville, Fl
Instructions for locating

Location Avondale — 445
Subdivision name — block no. — lot no.

County Duval
District name if applicable
Owner of Site: Name
Address

Type of ownership private — Recording date
Recorder: Name & Title Werndli, Phillip R.
Address Florida Preservation Services
PO Box 13692 Tallahassee, Fl 32317

Condition of Site:
Check One
[ ]Excellent
[x]Good
[ ]Fair
[ ]Deteriorated

Integrity of Site:
Check One or More
[x]Altered
[ ]Unaltered
[x]Original Use
[ ]Restored/Date
[ ]Moved/Date

Original Use private residence
Present Use private residence
Dates +1922
Cutural/Phase American
Period

NR Classification Category Building — Date Listed on NR

Threats to Site:
Check one or more
[ ]Zoning
[ ]Development
[ ]Deterioration
[ ]Borrowing
[ ]Other(See Remarks Below)
[ ]Transportation
[ ]Fill
[ ]Dredge

Areas of Significance: Architecture

Significance:

This two story house is indicative of the Prairie School influence in Jacksonville. It is characterized by the use of different materials on the first and second floor. A belt-course between the first and second floors which helps define the horizontality of the building. Most of these houses feature single windows on either side of a small central one and a hip roof with wide, boxed eaves. This house was built by H. F. McAdam for E. V. Richeson in 1922 as a spec house.

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

DU4593

Architect

Builder McAdam, H. F.

Style and/or Period Prairie School

Plan Type central block with one wing

Exterior Fabric brick:running#stucco

Structural System(s) masonry:brick

Porches NE/3 bay verandah with square brick pillars

Orientation NE

Foundation continuous

Roof Type hip

Secondary Roof Structure(s) hip on porches

Roof Surfacing composition shingles

Window Type DHS,12/1,6/6,wood,paired with shutters#casement,6 light,wood

Ornament Exterior wood

Chimney brick

Chimney Location SE:end,interior,lateral slope

No. of Chimneys 1

No. of Stories 2

No. of Dormers

Outbuildings 1

Surroundings Urban, Residential

Map Reference (inc. scale & date) USGS Jacksonville, Fla 7.5 min 1964 (PR 1982)

Latitude and Longitude:

° ' " ° ' "

Site Size (Approx. Acreage of Property) LT 1

Location Sketch or Map

N

Township	Range	Section
2 S	26 E	43

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number

Please attach Photographic Print

D04593

332
330
331
326
FITCH
KNIGHT
EDGEWOOD
AV.
CHALLEN
AV.
AVONDALE
AV.
BELVEDERE
AV.
TALBOT
AV.
PARK
VALENCIA RD.
BOONE PARK AV.
ROBINSON
HERSCHEL
S. EDGEWOOD CIRCLE
EDGEWOOD CIRCLE
S e e d o l u m
SCALE OF FEET

12-72

Legal Description Lot 446 Avondale

Street Address W side of Avondale Avenue bet. O.P. Rd + Knigh

Permit # 858 Date Issued 12-6-22 Value $8,500

Architect Builder A.F. McAdam

Owner E.V. Richeson

Notes 2 story brick

H.

Certificates of Appropriateness

Work Initiated or Completed without a COA

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

I.

Appeal of Administratively Approved COA's

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

J.

Minor Modifications

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

K.

Public Comments

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

L.

New Business

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

REHAB-24-02

25 1st Street East

REHAB-24-03

157 8th Street East

REHAB-24-06

213 6th Street East

REHAB-24-08

1009 Jessie Street

<u>Demo Delay</u>

759 Van Buren St

Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus Wells, City Planner Supervisor
Community Planning Division / Historic Preservation Section

RE: Request for Demolition, Section 320.407 Review – Demolition of a Contributing Structure at 759 Van Buren Street

DATE: July 24, 2024

The property owner is seeking a building permit to demolish a nonresidential (converted residence) structure located on subject parcel, RE: 122534-0000. The stated scope of work includes **the demolition of a two-story building located at 759 Van Buren Street.** The structure is listed as contributing in the Eastside National Register Historic District.

Because the structure is contributing to the National Register district, any demolition activities require a review by the Jacksonville Historic Preservation Commission (JHPC) pursuant to §320.407, Jacksonville Ordinance Code. The JHPC must review and take action on such requests for demolition within 60 calendar days after the complete demolition application is received by the Historic Preservation Section of the Jacksonville Planning and Development Department. If the Commission fails to act within the 60-day period, the demolition request is considered to have been granted. If the Commission approves the permit application, the demolition may proceed. If the Commission denies the application, the property owner can appeal the decision to the City Council. The appeal must be filed within 14 calendar days from the date of the Commission meeting. The case file, including the demolition application and the Commission's recommendation regarding the property's potential for landmark status, will be forwarded to the City Council, which will vote to approve the demolition request or to proceed with landmark designation.

Since the property owner is seeking demolition and is not in support of a landmark designation for the structure at 759 Van Buren Street, the Commission must find that the property meets at least four (4) of the seven (7) criteria outlined in the designation procedures for landmarks codified in §307.104, Jacksonville Ordinance Code, before forwarding any landmark recommendation to City Council.

PROPERTY DESCRIPTIONS:

As stated in the Florida Master Site File (FMSF), 759 Van Buren Street consists of a two-story residential building with Frame Vernacular-style influences. Originally constructed as a one-story single-family dwelling, the structure can be characterized by its rectangular-shaped plan, gable roof, stone and wood siding, and enclosed front porch. Fenestration consists of two-over-two aluminum sash windows, one-over-one vinyl windows, and fixed pane windows.

The subject property is located within the original Oakland subdivision of the neighborhood, platted in 1869 and incorporated into the City of Jacksonville in 1887. According to archival records, the residential structure was constructed in 1904 as a one-story residential dwelling.

STAFF ANALYSIS:

In the 2021 Florida Master Site File survey, the reviewer's initial determination of the structure's significance was that the structure would not be considered eligible for local designation. While this earlier evaluation is only a cursory assessment of significance, Staff does not have any additional documentation that would meet the necessary additional criteria needed to overcome the owner's objection to local landmark designation. Staff also reviewed the demolition permit, associated pictures, and researched the property to evaluate and document the property. **Based on our evaluation, it is the opinion of the Planning and Development Department that the residence at 759 Van Buren Street would only meet the following two (2) criteria for local landmark designation:**

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

It is the determination of the Planning and Development Department that 759 Van Buren Street does meet criterion (A) for landmark designation based on the following analysis:

> The subject structure is significant by being located within the historically black Oakland community of the Eastside National Historic District. According to the National Register of Historic Places nomination, the Oakland community is significant for its association with the early residential suburban development in Jacksonville. Located to the north of East Jacksonville, the Oakland community was originally part of the property purchased by steamboat captain Charles Willey in 1842. This 278-acre tract was acquired by Captain Willey as the result of an execution sale based on a judgment against the owner, John Warren. In 1852, Captain Willey and his wife, Francis, deeded four acres to the City of Jacksonville for the purpose of a public cemetery. The cemetery, now known as the Old City Cemetery, was expanded by three acres, with one acre conveyed to the Roman Catholic Bishop of Florida. By 1869, the remaining portions of Captain Willey's properties had come under the ownership of Jesse D. Cole. That same year, Cole filed a plat for the town of Oakland.
>
> The 1869 plat map of Oakland was divided into two major sections. The first section was composed of forty-three tracts divided into individual lots. This section also included the Old City Cemetery, as well as numerous individual lots to the west and south of the cemetery along Hogans Creek. The second section, north of Jessie Street, was composed of twenty-eight tracts not divided into individual lots. Historically, Hogans Creek bound Oakland on the west and south, Grant and East Union Streets on the south, Haines Street on the east, and East First Street on the north.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 759 Van Buren Street does not meet this criterion.

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

No information was found on the structure's early residents. Based on the currently available information on file, it is the determination of the Planning and Development Department that 759 Van Buren Street does not meet this criterion.

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

The original builder, designer or architect is unknown; therefore, it is the determination of the Planning and Development Department that 759 Van Buren Street does not meet this criterion.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 759 Van Buren Street does not meet this criterion.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 759 Van Buren Street does not meet this criterion.

G. Its suitability for preservation or restoration

It is the determination of the Planning and Development Department that 759 Van Buren Street does notr meet criterion (G) for landmark designation based on the following analysis:

> Although currently vacant, the structure appears to be in fair condition. Not having any evidence of significant exterior deterioration, the structure has been reasonably maintained over the years. According to archival records and permitting, several alterations were made to the property including the replacement of the original wood windows, enclosure of the first-floor front porch, a rear addition, and a second-story addition.

Based on these findings, the Planning and Development Department found the subject building located at 759 Van Buren Street to meet only two (2) of the seven (7) criteria for local landmark designation.

View of the Subject Property

Official Use Only
Submittal Date: March 27, 2024
HPS Sufficiency Date: June 27, 2024

Official Use Only
Application Number:
Public Hearing: July 24, 2024

Application for Demolition Review Permit

City of Jacksonville, Florida
Historic Preservation Section
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7800.

Official Use Only		
National Register of Historic Places (check all that apply) ☐ Individually Listed ☐ "Deemed Eligible" for Listing ☑ Historic District ● Contributing ○ Non-Contributing		
BID Sufficiency Review Date:	HPS Sufficiency Review Date: June 27, 2024	60-Day Review Deadline: August 26, 2024
Date Applicant was Noticed Regarding Potential Alternatives to Demolition and Tax Incentives: March 7, 2024		
Notice of Violation(s): 2023-906 2898	FMSF: DU23153	HPS Staff Initials: ATW

Property Information	
1. Historic Name (If Applicable):	2. Other Names (If Applicable)
3. Property Address(es): # 759 VAN BUREN STREET	4. Real Estate Number(s):
5. Property Located Between Streets:	6. Date(s) of Construction:
7. Original Property Use: SINGLE HOME	8. Current Property Use: NO USE

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 www.jacksonville.gov

Owner's Information (Please list all owners if more than one)	
9. Name(s): Marie Andree Vincent	10. Emails(s): Miea2728@gmail.com
11. Address(es) (including city, state, zip) 2302 NW 161ST TER PEMBROKE PINES, FL 33028-1247	12. Preferred Telephone: 954/812.5052

Applicant's Information (If different from owner)	
13. Name: Robert Anglade	14. Email: anglade70@hotmail.com
15. Address (including city, state, zip) 1625 SE 10Th Avenue Apt,801, Fort Lauderdale Fl33316	16. Preferred Telephone: 242/810.4050

Procedural Timeline

Within 60 calendar days, the Historic Preservation Commission shall issue a final decision on the subject of demolition. If the Commission votes to deny the demolition permit application, at the next meeting after it considered the demolition request, so long as the next meeting is no less than 21 days following, (unless the Applicant has requested a continuance or deferral), it shall also issue an advisory recommendation to the City Council on the structure's landmark status utilizing the criteria and procedures in Section 307.104. The Historic Preservation Commission shall call a special meeting to meet the 60-calendar day deadline, if necessary. If the Historic Preservation Commission fails to meet this deadline, the demolition permit application shall be considered granted. If the Historic Preservation Commission elects to grant the demolition permit application, such decision shall constitute the final action by the City, and the Commission shall not consider landmarking status for the structure.

Criteria

Section 320.407(c), Ordinance Code, provides that, with respect to action upon Applications for Demolition Permits, the Historic Preservation Commission shall determine whether, based upon the evidence, the property does or does not meet the criteria for designation. Such a determination shall be made by advisory recommendation of the Commission and shall be accompanied by a report stating the findings of the Commission concerning the relationship between the property and the National Register of Historic Places criteria for potential designation set forth below. Filing of this application implies an assumption of objection to potential local landmark designation. As such, **the Commission must find that the property meets at least four of the following seven criteria**:

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

(2) Its location is the site of a significant local, state or national event.

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

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

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

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

(7) Its suitability for preservation or restoration.

Statement of Significance	
17. Given the aforementioned criteria by which the demolition request will be reviewed, please describe how the property **does or does not** meet the criteria for designation. Provide as much information as you can. You may also attach a separate sheet, if necessary.	
(1) Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.	THIS PARTICULAR PROPERTY DOES NOT MEET ANY OF THE MENTIONED DESIGNATION WETHER ARCHITECTURAL ARCHAEOLOGICAL NOR HERITAGE OF THE CITY.
(2) Its location is the site of a significant local, state or national event.	ITS LOCATION IS NOT THE SITE OF A SIGNIFICANT LOCAL / STATE OR NATIONAL EVENT.
(3) It is identified with a person or persons who significantly contributed to the development of the City, state or nation.	IT IS NOT IDENTIFIED WITH ANYONE THAT SIGNIFICANTLY CONTRIBUTED TO ANY DEVELOPMENT.
(4) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.	IT IS NOT IDENTIFIED AS THE MASTER WORK OF ANYONE THAT HAS INFLUENCED THE DEVELOPMENT OF THE CITY / STATE OR NATION.
(5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.	IT IS NOT RECOGNIZED FOR THE QUALITY OF ITS ARCHITECTURE. IT IS A WOODEN STRUCTURE TOTALLY ROTTEN.
(6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.	IT DOES NOT HAVE CHARACTERISTICS FOR THE STUDY OF A PERIOD. THE ROOF COLLAPSED AGES AGO AND THE BUILDING CAN NOT BE RESTORED.
(7) Its suitability for preservation or restoration.	THE STRUCTURE IS CONDEMNED AND AND POSES A THREAT TO HEALTH & SAFETY.

Required Attachments

The following attachments must be included with submittal of the application.

- [ ] Copy of Building Permit for Demolition (for each property) – **If Applicable**
- [ ] Property Appraiser Record Card (for each property) – https://paopropertysearch.coj.net/Basic/Search.aspx
- [ ] Documentation of any effort to save the structure(s)
- [x] Any supporting documentation – **Optional** DEMOLITION ESTIMATE

Authorization and Acknowledgment

Please review your application. No application will be deemed sufficient until all of the requested information has been supplied. The acceptance of an application as being sufficient does not guarantee its approval by the Jacksonville Historic Preservation Commission (JHPC). The owner and/or authorized agent should be present at the public hearing; otherwise, the application will be deferred.

I understand that I will be notified of the date and place of any public meetings at which the demolition review will be considered by the Jacksonville Historic Preservation Commission. If the demolition permit is approved, I understand that my permit will be released.

If the Commission decides to deny my demolition permit and pursue local landmark designation, I understand Staff will issue the required public notice sign(s), which must be posted on the property within five (5) working days after the Commission's decision. It will be my responsibility to post and maintain the sign(s) until a determination has been made by City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I understand that my permit will be released.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)	**Applicant or Agent (if different than owner)**
Print name: MARIE ANDREE P. VINCENT	Print name: ROBERT ANGLADE
Signature: Marie Andree P. Vincent	Signature: Robert Anglade
Print name: _____	**The attached agent authorization letter is required if the application is made by any person other than the property owner.*
Signature: _____	

AGENT AUTHORIZATION FORM
City of Jacksonville, Florida
Historic Preservation Section
Planning and Development Department

Property Address(es): # 759 VAN BUREN STREET

Real Estate#(s): _____

To Whom it May Concern:

You are hereby advised that MARIE ANDRÉE VINCENT LEAD INVESTMENT GROUP, as
(Printed name of PROPERTY OWNER)

PRESIDENT of LEAD INVESTMENT GROUP
(Title of PROPERTY OWNER) (Printed of COMPANY)

hereby certify that said undersigned is the Owner of the referenced property. Said owner hereby authorizes and empowers ROBERT ANGLADE to act as agent to file
(Printed name of AGENT or Printed name of AGENCY)

application(s) for DEMOLITION REVIEW PERMIT for the above
(i.e., Demolition Review Permit, Local Landmark Designation)

referenced address(es) and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

Marie Andrée P. Vincent
(Signature of PROPERTY OWNER)

Date: MARCH 27 2024

STATE OF FLORIDA St.
COUNTY OF DUVAL BROWARD

Sworn to and subscribed and acknowledged before me by means of [X] physical presence or [ ] online notarization, this 27th day of MARCH 2024, by MARIE ANDREE PRICE VINCENT, who is personally known to me or who has produced FLDL # P621-541-71-847-0 as identification and who took an oath.

Sandra B Lugo
Comm.:HH 183846
Expires: Oct. 24, 2025
Notary Public - State of Florida

(Signature of NOTARY PUBLIC)

SANDRA B. LUGO
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 10/24/2025

LEAD INVESTMENT GROUP LLC
2302 NW 161ST TER
PEMBROKE PINES, FL 33028

Primary Site Address
759 VAN BUREN ST
Jacksonville FL 32202-

Official Record Book/Page
20102-00757

Tile #
7418

759 VAN BUREN ST

Property Detail

RE #	122534-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02142 OAKLAND
Total Area	2310

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	$22,980.00	$22,980.00
Extra Feature Value	$1,415.00	$1,415.00
Land Value (Market)	$8,589.00	$8,589.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$32,984.00	$32,984.00
Assessed Value	$32,984.00	$32,984.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$32,984.00	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
20102-00757	1/7/2022	$40,000.00	WD - Warranty Deed	Qualified	Improved
20102-00755	1/7/2022	$32,700.00	WD - Warranty Deed	Unqualified	Improved
06036-01077	10/30/1985	$100.00	QC - Quit Claim	Unqualified	Improved
04803-00617	1/24/1979	$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	$807.00
2	DKWR2	Deck Wooden	1	12	8	96.00	$608.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-A	44.00	52.00	Common	44.00	Front Footage	$8,589.00

Legal

LN	Legal Description
1	Q-443
2	OAKLAND
3	S 44FT OF W1/2 LOT 181 BLK 27
4	O/R BK 6036-1077

Buildings

Building 1
Building 1 Site Address
759 VAN BUREN ST Unit
Jacksonville FL 32202-

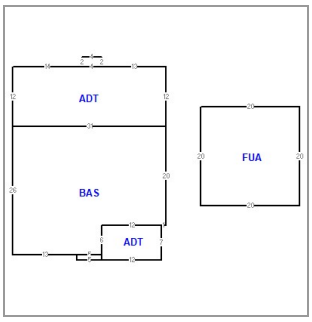
Building Type	0103 - SFR SPLIT-LEVEL
Year Built	1904
Building Value	$22,980.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	400	400	380
Addition	372	372	335
Base Area	728	728	728
Addition	84	84	76
Finished Open Porch	8	0	2
Finished Open Porch	5	0	2

640

Total	1597	1584	1523

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Exterior Wall	12	12 Cedar/Redwood
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	7	7 Cork/Vnyl Tile
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	2.000	
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	$32,984.00	$0.00	$32,984.00	$404.48	$373.28	$341.24
Urban Service Dist1	$32,984.00	$0.00	$32,984.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$32,984.00	$0.00	$32,984.00	$151.40	$104.99	$96.78
By Local Board	$32,984.00	$0.00	$32,984.00	$105.17	$74.15	$67.23
FL Inland Navigation Dist.	$32,984.00	$0.00	$32,984.00	$1.14	$0.95	$0.95
Water Mgmt Dist. SJRWMD	$32,984.00	$0.00	$32,984.00	$7.06	$5.91	$5.91
School Board Voted	$32,984.00	$0.00	$32,984.00	$0.00	$32.98	$0.00
Urb Ser Dist1 Voted	$32,984.00	$0.00	$32,984.00	$0.00	$0.00	$0.00
			Totals	$669.25	$592.26	$512.11

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$46,786.00	$35,741.00	$0.00	$35,741.00
Current Year	$32,984.00	$32,984.00	$0.00	$32,984.00

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

From: ROBERT ANGLADE anglade70@hotmail.com
Subject: Re: Demolition Quote for 759 Van Buren Street -- Quote #5458
Date: August 14, 2023 at 2:24 PM
To: Adam Mitchell adam@elev8jax.com
Cc: Marie Vincent Miea2728@gmail.com

RA

Dear Adam,

Following our conversation of today's date August 14, 2023 ,
We are accepting your quote #5458 dated August 8, 2023 for the demolition and disposal of the structure located on759 Van Buren Street.
Attached, please find the document duly signed by Mrs. Mie Andree P. Vincent owner of the above captioned property.

We would also be grateful if you could forward copies of the various permits for our records.

Sincerely Yours,

Robert D. Anglade
(For Mie Andree P. Vincent)

From: Adam Mitchell <adam@elev8jax.com>
Sent: Monday, August 7, 2023 5:09 PM
To: anglade70@hotmail.com <anglade70@hotmail.com>
Subject: Demolition Quote for 759 Van Buren Street -- Quote #5458

Hi Robert,

I hope you're doing well today. Please see the attached demolition quote. Our team noted this is on Jacksonville's code enforcement list. As one of the demolition contractors for the city we're very good at dealing with them from our past experiences. So as soon as your team is ready for us to move forward let us know. We'd be able to stop code enforcement fines or warnings almost immediately. Don't hesitate to give me a call if you have any questions.

Warm Regards,
--
Adam Mitchell
Project Manager

ELEV8 DEMOLITION
4627 Heckscher Drive | Jacksonville, FL 32226
(C) 904.906.2961 | (O) 904.441.8745
ELEV8Jax.com

ELEV8 Demolition
4627 Heckscher Dr
Jacksonville, FL 32226
(904) 441-8745
www.elev8jax.com

ELEV8 DEMOLITION

RECIPIENT:

Lead Investments Group LLC
2302 NW 161 street terrace
pembrook pine, Florida 33028

Quote #5458	
Sent on	08/07/2023
Total	$13,100.00

SERVICE ADDRESS:

759 Van Buren Street
Jacksonville, Florida 32202

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Demolition	Complete demolition and disposal of: - House and foundation - Driveway and back patio Includes: - Permitting with City Jacksonville Excludes: - Utility Service Disconnects - $450 - City of Jacksonville Demolition Permit Fees - $800	$13,100.00*
Safe Work Zone Requirements	***Due to the dangerous nature of demolition, safety and insurance regulations require that the property is vacated throughout the demolition process and no persons other than ELEV8 employees are permitted on site after work has commenced. By signing below you agree to abide by these regulations and requirements.***	
Notes	- ELEV8 utilizes heavy equipment and trucks to complete the demolition and is not responsible for incidental damage that occurs to driveways during demolition. - By signing below, the undersigned acknowledges that ELEV8 is not responsible for damage to sidewalks or driveways.	

ELEV8 Demolition
4627 Heckscher Dr
Jacksonville, FL 32226
(904) 441-8745
www.elev8jax.com

ELEV8 DEMOLITION

PRODUCT / SERVICE	DESCRIPTION	TOTAL
Terms & Conditions	- The undersigned represents and warrants to ELEV8 Demolition as follows: (i) that the undersigned is the record owner (or authorized agent of the record owner) of the real property identified by the address set forth above and of all structures located thereon (the "Property"), (ii) that the undersigned has the legal right, power, and authority to execute this estimate and contract for the demolition of the Property. The undersigned hereby agrees to indemnify and hold harmless ELEV8 Demolition, its members, employees and agents (the "Indemnified Parties") and will pay to the Indemnified Parties the amount of any damages and reasonable attorney's fees and costs arising from the undersigned's breach of any of the foregoing representations and warranties. Further, the undersigned hereby authorizes ELEV8 Demolition to apply for and sign (on behalf of the owner of the Property) any and all permit applications and other documents that may be required to obtain a permit for the demolition of the Property. - The parties agree that the electronic signature of a party to this estimate shall be as valid as an original signature of such party and shall be effective to bind such party to this quote. - By signing below, the undersigned authorizes ELEV8 Demolition to proceed with demolition of the Property on the terms and conditions set forth in this quote. - No deposit required. Payment will be due in full upon completion. Payment can be made by credit or debit card, electronic transfer/ACH, check, or cash.	

Total **$13,100.00**

* Non-taxable

State License CGC1528313

Acceptance of Proposal:
The prices and conditions listed above are hereby accepted.

Signature: Mie Andrie P. Vincent **Date:** August 14th, 2023

759 Van Buren Street demolition permit ...

Download Save to OneDrive Hide email

759 Van Buren Street demolition permit B23-673552

Some content in this message has been blocked because the sender isn't in your Safe senders list. Show blocked content

SL Sheppard, Lisa <Sheppard@coj.net>

To: ben@elev8jax.com

Cc: Wells, Arimus

Good Afternoon-

The property at 759 Van Buren Street is listed as a contributing property in the Eastside National Register Historic District. Below is a clip from the National Register paperwork showing the address. The Jacksonville Ordinance Code requires a demolition delay for contributing structures within a National Register Historic District during which the Historic Preservation Commission conducts a review of the structure. This delay provides time so that both the owner and City have an opportunity to review the structure's architectural, historic or cultural value; discuss historic preservation incentives that could be used for improving the structure; and explore any alternatives to demolition before the historic resource is potentially destroyed.

This delay process is initiated by submitting a demolition permit and it being deemed sufficient by the Building Inspection Division. For the review, the applicant needs to provide documentation of the owner's reason for demolition, any efforts to save the structure and the most recent Property Appraiser card to the Historic Preservation Section. Any additional items may be provided by the applicant to supplement an application.
As part of the review, a site visit will need to be scheduled so that the Historic Preservation Section (HPS) can inspect the property and take photos. The Commission review and approval is required before the permit can be approved and released.

For more information on this demolition delay process, contact historicpreservation@coj.net or 904-255-7800.

Table Description automatically generated

Sincerely,

Lisa Sheppard, AICP, LEED® AP
Planner III

RE: 759

WA

75
Out

HP
257

2 atta

Down

Mr. Angl

Thanks f
previous
2023 reg
please se

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MUNICIPAL CODE COMPLIANCE DIVISION

Jacksonville
Where Florida Begins.

Section	Unit	Location	Violation
518.111, .301		Main Structure	Structure is in violation of the Property Safety and Maintenance Code, Chapter 518, PART 3.
518.111, .301		Main Structure	Structure has parts in danger of falling or of being dislodged by the elements.
518.111, .301		Main Structure	Structure is damaged or deteriorated to the extent it is dangerous to the health and safety of occupants or the public.
518.111, .301, .419[i]		Main Structure	Structural members are overloaded/too weak for purpose used. Structure poses a threat to health/safety of occupants/public.
518.111, .301		Main Structure	Remains of fallen, collapsed, or demolished structure.
518.111, .301		Main Structure	Structure is unfit for human habitation and poses a threat to the health and safety of the occupants.
518.111, 301		Main Structure	Structure constitutes a fire/windstorm hazard due to deterioration/damage & the health/safety of occupants or the public.
518.111, .301		Main Structure	Structure is damaged/deteriorated to the extent it is in danger of collapse & poses an immediate threat to health and safety.

rther Entries:

(By) Patrick Higdon

NEIGHBORHOODS DEPARTMENT
214 N. Hogan Street, 7th Floor Jacksonville, FL 32202 Phone: 904.255.7000 Fax: 904.588.0510 www.coj.net

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 DU23153
Field Date 11/3/2021
Form Date 12/1/2021
Recorder #

Shaded Fields represent the minimum acceptable level of documentation.
Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 759 Van Buren Street — Multiple Listing (DHR only)
Survey Project Name Eastside Historic Resources Survey — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	759		Van Buren	Street	

Cross Streets (nearest / between)
USGS 7.5 Map Name JACKSONVILLE — USGS Date 1983 — Plat or Other Map
City / Town (within 3 miles) Jacksonville — In City Limits? ☒yes ☐no ☐unknown — County Duval
Township 2S — Range 27E — Section 18 — ¼ section: ☐NW ☐SW ☐SE ☐NE — Irregular-name:
Tax Parcel # 1225340000R — Landgrant
Subdivision Name — Block — Lot
UTM Coordinates: Zone ☐16 ☒17 Easting 438407 Northing 3367660
Other Coordinates: X: -81.64089524 Y: 30.33099148 — Coordinate System & Datum NAD 1983
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1904 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Ca — From (year): 1904 — To (year): 2021
Current Use Private Residence (House/Cottage/Ca — From (year): — To (year):
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown Date: — Original address
Alterations: ☒yes ☐no ☐unknown Date: — Nature
Additions: ☒yes ☐no ☐unknown Date: — Nature rear addition and enclosed entry porch.
Architect (last name first): unknown — Builder (last name first): unknown
Ownership History (especially original owner, dates, profession, etc.)

Property Appraiser records do not include any previous sales deeds for grantors, grantees or purchase dates.

Is the Resource Affected by a Local Preservation Ordinance? ☐yes ☒no ☐unknown Describe

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Stone 2. Wood siding 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Asphalt shingles 2. 3.
Roof secondary strucs. (dormers etc.) 1. Gable extension 2.
Windows (types, materials, etc.)

2/2 aluminum sash, 1/1 vinyl, and fixed pane windows.

Distinguishing Architectural Features (exterior or interior ornaments)

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ☐Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date — Init. KEEPER – Determined eligible: ☐yes ☐no — Date NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)	

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8 DU23153

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. _____ 2. _____ 3. _____
Foundation Type(s): 1. Unknown 2. _____
Foundation Material(s): 1. Obscured 2. _____
Main Entrance (stylistic details)

Single entry door with exterior door flanked to left by 2/2 window and right by 2/2, fixed pane, and 2/2 window grouping

Porch Descriptions (types, locations, roof types, etc.)

Enclosed entry porch.

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

DU23153 is a 2 story Private Residence (House/Cottage/Cabin) Building with Frame Vernacular style, constructed in 1904 with a rectangular-shaped plan.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys) ☐ library research ☐ building permits ☐ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☐ historic photos ☐ interior inspection ☐ HABS/HAER record search
☐ other methods (describe) _____

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information
Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (**required**, whether significant or not; use separate sheet if needed)

Retains sufficient integrity to contribute to the proposed Eastside Historic District

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. _____ 3. _____ 5. _____
2. _____ 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type All materials at one location Maintaining organization PaleoWest Archaeology
Document description Field Notes File or accession #'s Proj # 21-0666

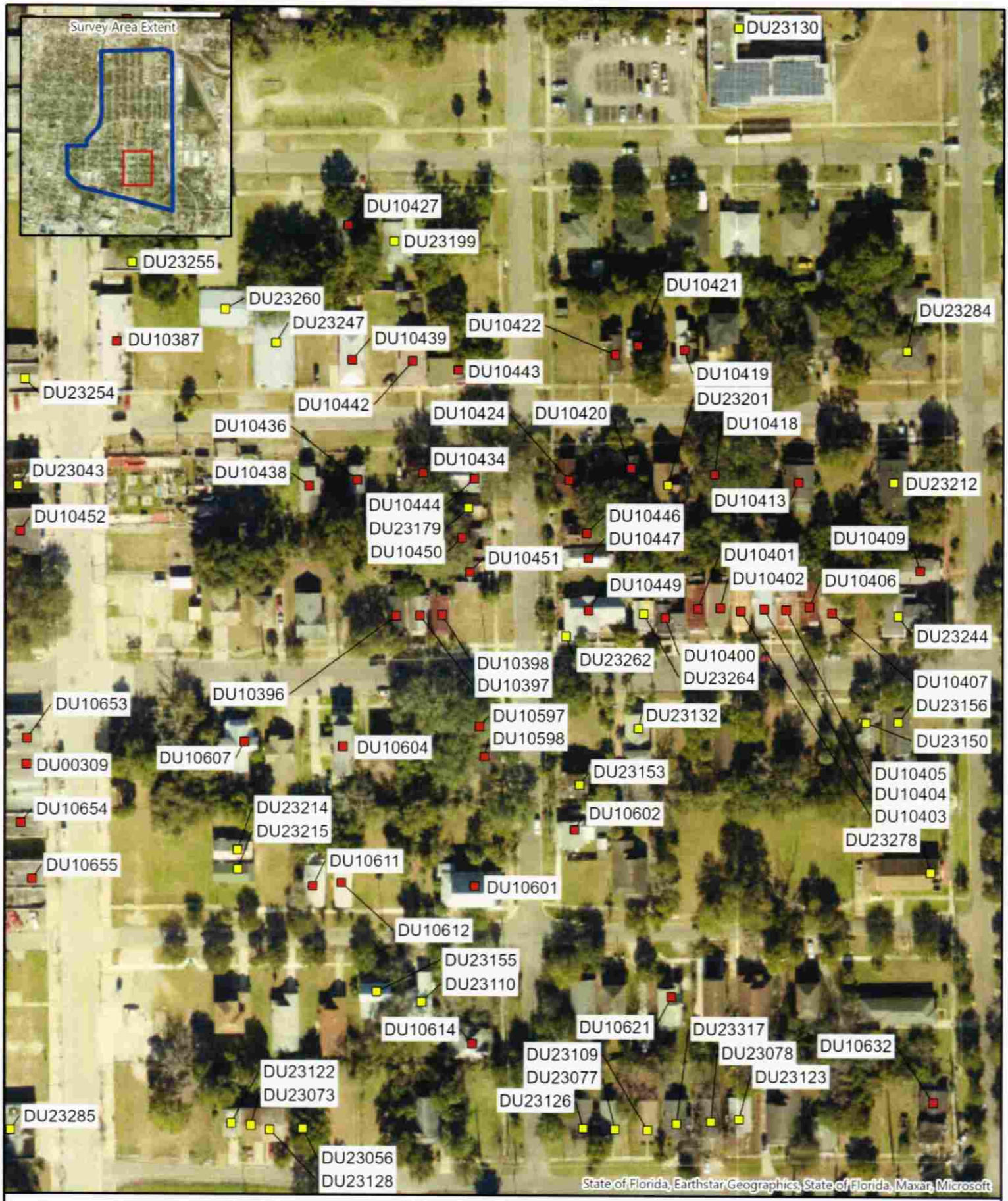
2) Document type _____ Maintaining organization _____
Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Emma Keethler Affiliation PaleoWest Archaeology
Recorder Contact Information 916 E Park Ave, Tallahassee | 850-296-3669
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**
❷ **LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**
When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



PALEO WEST

0 200 feet

0 50 meters

1:2,000

Eastside Historical Resources Survey
Update and NRHP Nomination
USGS 7.5' Quadrangle:
Jacksonville, FL (1983)
T2S R26E Sec 13
T2S R27E Sec 7 & 18
Land Grant G L37, G L45, G L50
UTM NAD 83 Zone 16

Survey Area
Newly Recorded Historical Structure
Previously Recorded Historical Structure

For Official Use Only. Public Disclosure of Archaeological Site Locations is Prohibited (54 USC 307103)

179
E. UNION
OAKLEY
21
27
Pleasant Grove Primitive Baptist Church
Heat: Stoves, Lights: Elec.
181
FLORIDA AV.
VAN BUREN
FRANKLIN
183
28
GRANT 6
GRANT
Not Named 5
4
GEORGIA
ALBERT
170
171
Scale of Feet.

<u>Demo Delay</u>

4160 Oxford Ave

Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus Wells, City Planner Supervisor
Community Planning Division / Historic Preservation Section

RE: Request for Demolition, Section 320.407 Review – Demolition of a Contributing Structure at 4160 Oxford Avenue

DATE: July 24, 2024

The property owner is seeking a building permit to demolish a nonresidential (converted residence) structure located on subject parcel, RE: 101561-0010. The stated scope of work includes **the demolition of a two-story building located at 4160 Oxford Avenue (formerly addressed as 4168 Oxford Avenue).** The structure is listed as contributing in the Old Ortega National Register Historic District.

Because the structure is contributing to the National Register district, any demolition activities require a review by the Jacksonville Historic Preservation Commission (JHPC) pursuant to §320.407, Jacksonville Ordinance Code. The JHPC must review and take action on such requests for demolition within 60 calendar days after the complete demolition application is received by the Historic Preservation Section of the Jacksonville Planning and Development Department. If the Commission fails to act within the 60-day period, the demolition request is considered to have been granted. If the Commission approves the permit application, the demolition may proceed. If the Commission denies the application, the property owner can appeal the decision to the City Council. The appeal must be filed within 14 calendar days from the date of the Commission meeting. The case file, including the demolition application and the Commission's recommendation regarding the property's potential for landmark status, will be forwarded to the City Council, which will vote to approve the demolition request or to proceed with landmark designation.

Since the property owner is seeking demolition and is not in support of a landmark designation for the structure at 4160 Oxford Avenue, the Commission must find that the property meets at least four (4) of the seven (7) criteria outlined in the designation procedures for landmarks codified in §307.104, Jacksonville Ordinance Code, before forwarding any landmark recommendation to City Council.

PROPERTY DESCRIPTIONS:

According to the Florida Master Site File (FMSF), 4160 Oxford Street consists of a two-story, wood frame residential building with Colonial Revival-style influences. Originally constructed as a single-family dwelling, the structure can be characterized by its square-shaped plan, hip roof, weatherboard-cladded exterior, exposed rafter ends, and an exterior staircase that leads to a second-floor entrance. Fenestration consists of paired, one-over-one, double-hung sash windows.

The subject property is located within the original Ortega subdivision of the neighborhood, platted in 1909 and incorporated into the City of Jacksonville in 1929. According to archival records, the residential structure was constructed in 1919.

STAFF ANALYSIS:

In the 1999 Florida Master Site File survey, the reviewer's initial determination of the structure's significance was that the structure would not be considered eligible for local designation. While this earlier evaluation is only a cursory assessment of significance, Staff does not have any additional documentation that would meet the necessary additional criteria needed to overcome the owner's objection to local landmark designation. Staff also reviewed the demolition permit, associated pictures, and researched the property to evaluate and document the property. **Based on our evaluation, it is the opinion of the Planning and**

Development Department that the residence at 4160 Oxford Avenue would only meet the following two (2) criteria for local landmark designation:

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

It is the determination of the Planning and Development Department that 4160 Oxford Avenue does meet criterion (A) for landmark designation based on the following analysis:

According to the National Register of Historic Places nomination for the Old Ortega National Register District, the Ortega district is significant for its association with the early residential suburban development in Jacksonville. It developed as one of the earliest upper- and middle-class suburbs outside the city's central downtown core, consisting of primarily of one- and two-story residential buildings built between 1909 and 1953, from large elaborate river front estates to more modest homes such as the subject structure. The Old Ortega Historic District reflects the architectural development of Jacksonville from the period just after the Great Fire of 1901 that destroyed much of the city's downtown to the post-World War II era.

The National Register nomination for the Old Ortega Historic District was based on the 1999 Historic Building Survey conducted by Historic Property Associates. This survey documented 633 buildings, 58 residences of which were attributed to reflect the Colonial Revival style. The Florida Master Site File (FMSF) that documented 4160 Oxford Avenue in 1999 as part of this Ortega survey, classified the residence as having Colonial Revival influences and identified its significance as being in the area of architecture. According to archival records the primary structure was built in 1919, which places it within the period of significance for the district. This structure's significance is based on its contribution to a district setting rather than its individual merits. Its age, two-story design, and Colonial Revival style is representative of the early middle class suburban development where it is located and as such has value as a reminder of the cultural, historical, and architectural heritage in Jacksonville.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 4160 Oxford Avenue does not meet this criterion.

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

No information was found on the structure's early residents. Based on the currently available information on file, it is the determination of the Planning and Development Department that 4160 Oxford Avenue does not meet this criterion.

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

The original builder, designer or architect is unknown; therefore, it is the determination of the Planning and Development Department that 4160 Oxford Avenue does not meet this criterion.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 4160 Oxford Avenue does not meet this criterion.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 4160 Oxford Avenue does not meet this criterion.

G. Its suitability for preservation or restoration

It is the determination of the Planning and Development Department that 4160 Oxford Avenue does meet criterion (G) for landmark designation based on the following analysis:

> Although currently vacant, the structures appear to be in great condition. Not having any evidence of significant exterior deterioration, the structures have been well maintained over the years. According to archival records and permitting, the structures do not show any evidence of being significantly altered, thereby retaining their historical integrity and fabric.

Based on these findings, the Planning and Development Department found the subject building located at 4160 Oxford Avenue to meet only two (2) of the seven (7) criteria for local landmark designation.

View of the Subject Property

Official Use Only
Submittal Date: 6/24/24
HPS Sufficiency Date: 6/28/24

Official Use Only
Application Number: —
Public Hearing: 7/24/24

Application for Demolition Review Permit

City of Jacksonville, Florida
Historic Preservation Section
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7800.

Official Use Only		
National Register of Historic Places (check all that apply) ☐ Individually Listed ☐ "Deemed Eligible" for Listing ☑ Historic District ● Contributing ○ Non-Contributing		
BID Sufficiency Review Date: —	HPS Sufficiency Review Date: June 28, 2024	60-Day Review Deadline: August 27, 2024
Date Applicant was Noticed Regarding Potential Alternatives to Demolition and Tax Incentives: April 16, 2024		
Notice of Violation(s): N/A	FMSF: DU13553	HPS Staff Initials: ATL

Property Information	
1. Historic Name (If Applicable):	2. Other Names (If Applicable)
3. Property Address(es): 4160 OXFORD AVENUE JACKSONVILLE, FL 32210	4. Real Estate Number(s): 101561-0010
5. Property Located Between Streets: CORRINTHIAN & IONIC	6. Date(s) of Construction: 1924
7. Original Property Use: RESIDENCE	8. Current Property Use: COMMERCIAL/VACANT

PLANNING AND DEVELOPMENT DEPARTMENT
214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 www.jacksonville.gov

Owner's Information (Please list all owners if more than one)	
9. Name(s): ST. MARKS EPISCOPAL CHURCH FOUNDATION	10. Emails(s): c/o TIM.SLEETH@GMAIL.COM
11. Address(es) (including city, state, zip) 4129 OXFORD AVE. JACKSONVILLE, FL 32210	12. Preferred Telephone: 904-707-5142

Applicant's Information (If different from owner)	
13. Name:	14. Email:
15. Address (including city, state, zip)	16. Preferred Telephone:

Procedural Timeline

Within 60 calendar days, the Historic Preservation Commission shall issue a final decision on the subject of demolition. If the Commission votes to deny the demolition permit application, at the next meeting after it considered the demolition request, so long as the next meeting is no less than 21 days following, (unless the Applicant has requested a continuance or deferral), it shall also issue an advisory recommendation to the City Council on the structure's landmark status utilizing the criteria and procedures in Section 307.104. The Historic Preservation Commission shall call a special meeting to meet the 60-calendar day deadline, if necessary. If the Historic Preservation Commission fails to meet this deadline, the demolition permit application shall be considered granted. If the Historic Preservation Commission elects to grant the demolition permit application, such decision shall constitute the final action by the City, and the Commission shall not consider landmarking status for the structure.

Criteria

Section 320.407(c), Ordinance Code, provides that, with respect to action upon Applications for Demolition Permits, the Historic Preservation Commission shall determine whether, based upon the evidence, the property does or does not meet the criteria for designation. Such a determination shall be made by advisory recommendation of the Commission and shall be accompanied by a report stating the findings of the Commission concerning the relationship between the property and the National Register of Historic Places criteria for potential designation set forth below. Filing of this application implies an assumption of objection to potential local landmark designation. As such, **the Commission must find that the property meets at least four of the following seven criteria**:

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

(2) Its location is the site of a significant local, state or national event.

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

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

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

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

(7) Its suitability for preservation or restoration.

Statement of Significance	
17. Given the aforementioned criteria by which the demolition request will be reviewed, please describe how the property **does or does not** meet the criteria for designation. Provide as much information as you can. You may also attach a separate sheet, if necessary.	
(1) Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the City, state or nation.	THE BUILDING WAS CONSTRUCTED AS RESIDENTIAL BUT WAS DIVIDED INTO TWO UNITS AND USED AS COMMERCIAL FOR MANY YEARS. NOW VACANT & IN DISREPAIR.
(2) Its location is the site of a significant local, state or national event.	NONE
(3) It is identified with a person or persons who significantly contributed to the development of the City, state or nation.	NONE
(4) It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state or nation.	NONE
(5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.	NONE
(6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.	NONE
(7) Its suitability for preservation or restoration.	NONE, SEE ATTACHED LETTER FROM LICENSED GENERAL CONTRACTOR

Required Attachments

The following attachments must be included with submittal of the application.

- [x] Copy of Building Permit for Demolition (for each property) – **If Applicable**
- [x] Property Appraiser Record Card (for each property) – https://paopropertysearch.coj.net/Basic/Search.aspx
- [ ] Documentation of any effort to save the structure(s)
- [x] Any supporting documentation – **Optional**

Authorization and Acknowledgment

Please review your application. No application will be deemed sufficient until all of the requested information has been supplied. The acceptance of an application as being sufficient does not guarantee its approval by the Jacksonville Historic Preservation Commission (JHPC). The owner and/or authorized agent should be present at the public hearing; otherwise, the application will be deferred.

I understand that I will be notified of the date and place of any public meetings at which the demolition review will be considered by the Jacksonville Historic Preservation Commission. If the demolition permit is approved, I understand that my permit will be released.

If the Commission decides to deny my demolition permit and pursue local landmark designation, I understand Staff will issue the required public notice sign(s), which must be posted on the property within five (5) working days after the Commission's decision. It will be my responsibility to post and maintain the sign(s) until a determination has been made by City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I understand that my permit will be released.

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s)	**Applicant or Agent (if different than owner)**
Print name: ST. MARKS EPISCOPAL CHURCH FOUNDATION	Print name:
Signature: Tim E. Sleeth	Signature:
Print name: TIM E. SLEETH FOUNDATION BOARD MEMBER	**The attached agent authorization letter is required if the application is made by any person other than the property owner.*
Signature:	

City of Jacksonville

Planning and Development - Building Inspection Division

Permission By Owner to Obtain Permits

Submittal
This application must be typed or printed in ink and submitted along with the required attachments. Digital applications can be submitted via email using: HistoricPreservation@coj.net Paper applications can be submitted via mail using: Historic Preservation Section Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, Florida 32202 (904) 255-7859

City of Jacksonville

Planning and Development - Building Inspection Division

Permission By Owner to Obtain Permits

Owner Information

Owner Name St. Marks Episcopal Church Foundation, Inc.

Mailing Address 4129 Oxford Ave.

Jacksonville, FL 32210-4425

City/State/Zip

Phone (_____) _____ Cell Phone (904) 707-5142

Email address c/o tim.sleeth@gmail.com

Project and Contractor Information

Project Address 4160 Oxford Avenue

Company Name Lockwood Quality Demolition, Inc.

Contractor License Number SCC131152137

Description of Work (attach separate page if necessary) Demolition of building

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

Please note: Once submitted by the contractor, all information related to this permit is available online at jaxepics.coj.net, including plan review and inspection information. For more information please call, 904-255-8500.

I, Tim E. Sleeth (property owner/agent), give permission to the company listed above to obtain the necessary permit(s) to complete the scope of work as described above.

I attest this information is true and accurate to the best of my knowledge.

Owner/Agent Signature (Agent signature will require a separate Letter of Agency)

Tim E. Sleeth
Print Name

6/18/24
Date

NOTARY AS TO OWNER

CHRISTINE A. IOMMAZZO
Commission # HH 522472
Expires April 30, 2028

Before me this 18th day of June, 2024

Personally appeared Tim Sleeth

Who executed the foregoing instrument, and acknowledged before me the same was executed for the purposes therein expressed.

Type of ID produced: FL Drivers License

Notary (Signature): Christine A. Iommazzo

Printed Name: Christine A. Iommazzo

My Commission Expires: April 30, 2028

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.

ST MARKS EPISCOPAL CHURCH FOUNDATION INC
4129 OXFORD AVE
JACKSONVILLE, FL 32210-4425

Primary Site Address
4160 OXFORD AVE
Jacksonville FL 32210-

Official Record Book/Page
10490-01580

Tile #
6504

4160 OXFORD AVE

Property Detail

RE #	101561-0010
Tax District	USD1
Property Use	1700 Office 1-2 Story
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01758 ORTEGA
Total Area	4315

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	$102,780.00	$98,133.00
Extra Feature Value	$108.00	$108.00
Land Value (Market)	$53,361.00	$58,697.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$156,249.00	$156,938.00
Assessed Value	$140,791.00	$154,870.00
Cap Diff/Portability Amt	$15,458.00 / $0.00	$2,068.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$140,791.00	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	$154,870.00
Church (503)	- $154,870.00
Taxable Value	**$0.00**

SJRWMD/FIND Taxable Value

Assessed Value	$154,870.00
Church (503)	- $154,870.00
Taxable Value	**$0.00**

School Taxable Value

Assessed Value	$156,938.00
Church (503)	- $156,938.00
Taxable Value	**$0.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
10490-01580	5/1/2002	$350,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FWDC1	Fence Wood	1	0	0	22.00	$108.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	PUD	0.00	0.00	Common	4,268.88	Square Footage	$58,697.00

Legal

LN	Legal Description
1	3-40 42-3S-26E .098
2	ORTEGA
3	N 150FT OF S 50FT LOT 1,
4	E 21FT OF N 50FT LOT 3 BLK 28,
5	PT CL ST LYING SE THEREOF

Buildings

Building 1
Building 1 Site Address
4160 OXFORD AVE Unit
Jacksonville FL 32210-

Building Type	1201 - CONVERTED RESIDENCE

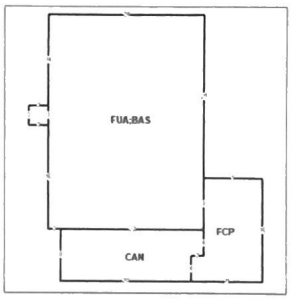
Element	Code	Detail
Exterior Wall	4	4 Single Siding
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng

Year Built	1924
Building Value	$98,133.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	792	792	792
Base Area	792	792	792
Finished Carport	152	0	46
Canopy	9	0	2
Canopy	168	0	42
Total	1913	1584	1674

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
Comm Htg & AC	1	1 Not Zoned
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Baths	8.000	
Avg Story Height	9.000	
Rooms / Units	2.000	



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	$140,791.00	$0.00	$140,791.00	$1,447.36	$1,593.32	$1,456.55
Urban Service Dist1	$140,791.00	$0.00	$140,791.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$156,249.00	$0.00	$156,249.00	$480.26	$497.34	$458.47
By Local Board	$156,249.00	$0.00	$156,249.00	$333.63	$351.25	$318.50
FL Inland Navigation Dist.	$140,791.00	$0.00	$140,791.00	$4.09	$4.05	$4.05
Water Mgmt Dist. SJRWMD	$140,791.00	$0.00	$140,791.00	$25.25	$25.24	$25.24
School Board Voted	$156,249.00	$0.00	$156,249.00	$0.00	$156.25	$0.00
Urb Ser Dist1 Voted	$140,791.00	$0.00	$140,791.00	$0.00	$0.00	$0.00
			Totals	$2,290.59	$2,627.45	$2,262.81

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$148,412.00	$127,894.00	$0.00	$127,894.00
Current Year	$156,249.00	$140,791.00	$0.00	$140,791.00

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

AUSLYN
CONSTRUCTION
COMPANY, INC.

PROPOSAL

June 10, 2024

JOB: 4160 Oxford Ave
Jacksonville, Florida 32210

This proposal is for the renovations to the above mentioned property. All work will be performed in a timely and workmanlike manner.

To Whom It May Concern

As requested, I completed a site visit to 4160 Oxford Ave in order to determine the viability of renovations to the property. Unfortunately, it is my professional opinion that the cost would be too great to bring this property up to code.

At a minimum, the structure would need a new roof, new electrical throughout, New HVAC system, most of the plumbing, not to mention structural issues too numerous to mention.

Please let me know if there is anything else I can do for you, or if you would like to discuss it further.

Thank you for the opportunity to work with you on your project.

Sincerely

Paul Barton
Auslyn Construction Co., Inc.
CBC060074

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 3.0 11/96
Consult "Guide to Historical Structure Forms" for detailed instructions

Site # DU13553.
Recorder # 282
Field Date 2/15/99
Form Date 4/16/99

Site Name(s) (address if none) 4168 Oxford Avenue
Multiple Listing (DHR only)
Survey Survey of Ortega, Jacksonville, S+P
Survey #
National Register Category Building

LOCATION AND IDENTIFICATION

Address (Include N,S,E,W; #; Ste, Ave, etc.) 4168 Oxford Ave
Cross Streets (nearest/between) Oxford Place & Baltic Ave.
City /Town (within 3 miles Jacksonville In Current City Limit ☒ yes ☐ no ☐ unknown
County Duval Tax Parcel #(s)
Subdivision name Ortega Co. Block 28 Lot 3
Ownership individual
Name of Public Tract (e.g. park)
Route To (especially if no street address)

MAPPING

USGS 7.5' Map Name and Date Jacksonville Map Date 1984
Township 3S Range 26E Section 4 1/4 section Irregular section
Landgrant John H. McIntosh UTM: Zone Easting Northing
Plat or other map (map's name, location) Property Appraiser's map

DESCRIPTION

Style Colonial Revival Exterior Plan square Number of Stories 2
Structural System(s) wood frame
Foundation: Type(s) piers Material(s) brick
Exterior Fabric(s) 1) beaded weatherboard 2) 3)
Roof: Type(s) hip Material(s) asphalt shingles
Roof secondary strucs (dormers, etc.) 1) 2) 3)
Chimney: No 0 Material(s) Location(s)
Windows (types, materials, etc.) 1/1 double-hung sash
Main Entrance (stylistic details)
Porches: #open 1 #closed 0 #incised 0 Location(s) south
Porch roof type(s) hip
Exterior Ornament
Interior Plan unknown
Condition fair
Surroundings (N=None, S=Some, M=Most, A=All) N commercial A residential N institutional N undeveloped
Ancillary Features (No. type of outbuildings; major landscape features. Use continuation sheet for descriptions of interior, landscaping

Archaeological Remains none observed ☐ Check if Arch. Form Completed

DHR USE ONLY******OFICIAL EVALUATIONS*******DHR USE ONLY**

NR DATE	*KEEPER-NR ELIGIBILITY*	☐ yes ☐ no	*Date*
	SHPO-NR ELIGIBILITY	☐ yes ☐ no ☐ pot. elig ☐ insuf. info	*Date*
DELIST DATE	*LOCAL DESIGNATION*		*Date*
	Local office		

National Register Criteria for Evaluation ☐ *a* ☐ *b* ☐ *c* ☐ *d* *(See National Register Bulletin 15, p. 2)*

HISTORICAL STRUCTURE FORM

Site #8 DU13553.

Consult "Guide to Historical Structure Forms" for detailed instructions.

HISTORY

Construction date: 1914

Architect (last name first) Unknown Builder (last name first) Unknown

Alterations

	Change Status	Year	Date Noted	Nature of Chnge
1)				
2)				
3)				

Uses:

1)	Residence-private	Date From	Date To
2)	Apartment	Date From	Date To
3)		Date From	Date To

Other Uses

Ownership History (especially original owner, dates, profession, etc.)

see continuation sheet

RESEARCH METHODS

1) Sanborn maps
2) building permits
3) local library research
4) plat map
5) newspaper files
6) informal inspection

Other Methods (specify)

SURVEYOR'S EVALUATION OF SITE

Potentially eligible for local register? No:not eligible Name of local Register

Individually eligible for National Register? No:not eligible

Potential contributor to Nat. Reg. district? Yes: eligible for NR

Area(s) of Historical Significance (see *National Register Bulletin 15,* p. 8 for categories: e.g. architecture, ethnic heritage, etc.)

1) Architecture
2)
3)
4)
5)
6)

Explanation of Evaluation (required whether positive or not; limit to three lines; attach longer statement, if needed, on separate sheet)

see continuation sheet

DOCUMENTATION (Photographs, Plans, etc.)

Bibliographic References (use Continuation Sheet, give FMSF # if relevant)

Photographs (required) B+W prints(s) at least 3x5, at least one main facade)

Location of Negative Historic Property Assoc. Negative Nos. r 12, fr 22

RECORDER

Name (last name first) William R. Adams Affiliatio Historic Property Assoc.

Address and Phone No. Box 1002 St Augustine FL 32085-1002 (904) 824-5178

Remember: Use a Supplement for Site Forms or other continuation sheet for descriptions that do not fit in the space above

REQUIRED: (1) USGS 7.5' MAP WITH STRUCTURE PINPOINTED IN RED
(2) LARGE SCALE STREET OR PLAT MAP

Suplementary Info Attached? YES

GENERAL COMMENTS AND SUPPLEMENT INFORMATION

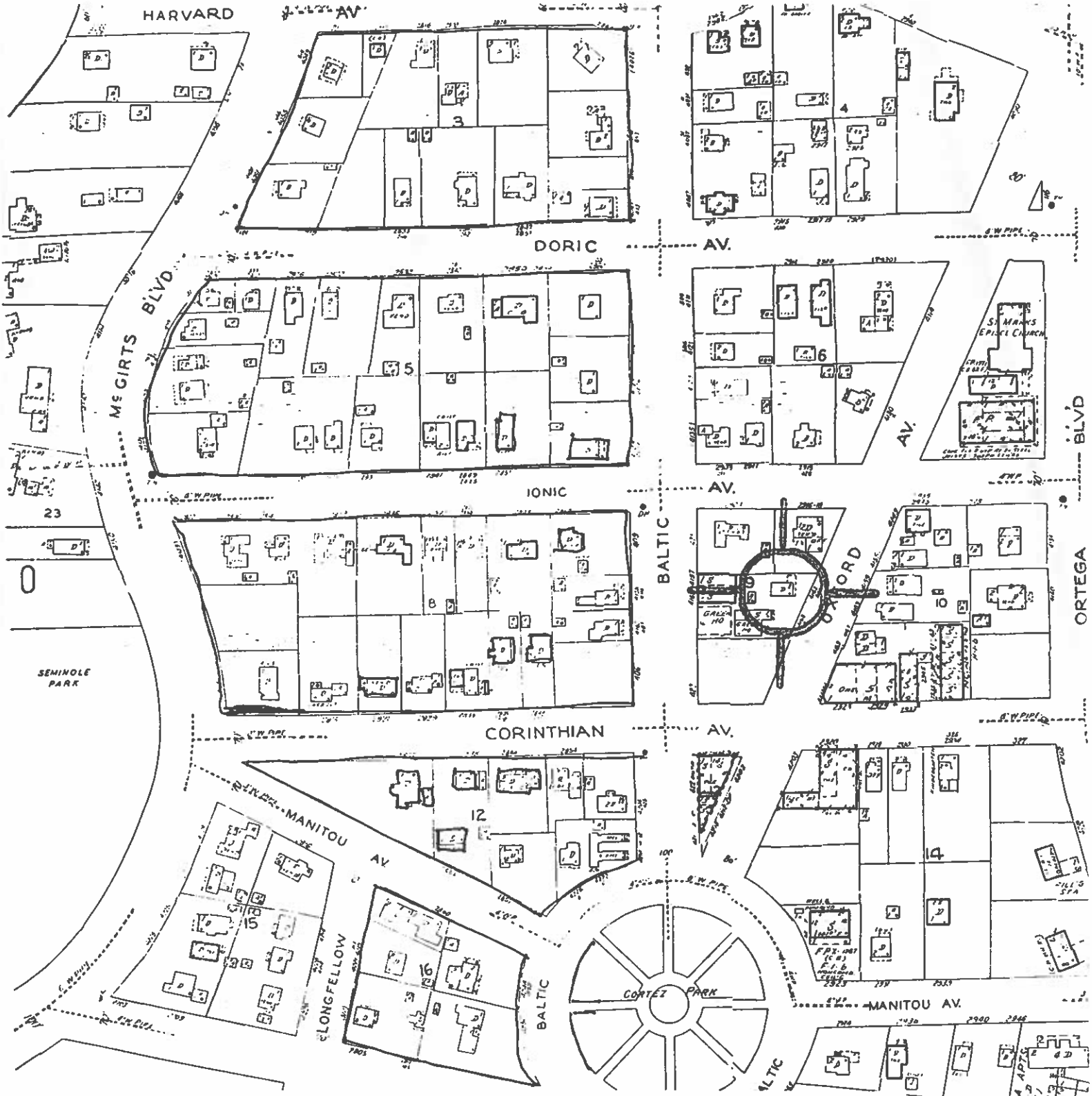
This two-story, wood frame, Colonial Revival-style, residential building is located at 4160 Oxford Avenue. The building has a square plan and a hip roof. The exterior walls are clad with weatherboard and the building rests on a brick pier foundation. The building's primary entrance is housed within a one-story, hip roof porch with square posts set on brick piers. The building features exposed rafter ends below the eaves and an exterior staircase leading to a second floor entrance. Fenestration consists of paired, 1/1 double-hung sash windows.

The term "Colonial Revival" refers to a rebirth of interest in the early English and Dutch colonial houses of the Atlantic Seaboard. The 1876 centennial celebration stimulated a pride in early American buildings that architects and pattern books seized upon. By the century's turn the Colonial Revival style dominated residential design and it remained popular for nearly a half century, though its Colonial focus migrated between styles. All Colonial Revival residences offer a symmetrical facade. Common early expressions contained a hip roof pierced by dormers atop a square or slightly rectangular footprint and just as often featured a large porch that occupied the whole lower portion of a two-story building. Colonial Revival residences of the 1930s, however, referred back to Federal or Georgian precedents. Those are the most common variants of the style found in Ortega, especially along Arapahoe, Apache and Algonquin avenues south of Verona. Two-story in height, they are built on a rectangular plan with a side-gabled roof. Their other distinguishing features include an accentuated door, often with a classical surround; double-hung sash windows, usually with multi-pane glazing in each sash; and windows that are frequently set in pairs and often shuttered.

This building is located in the original Ortega Subdivision of the neighborhood, platted in 1909 and incorporated into the City of Jacksonville in 1929. The building was constructed in 1914, according to Property Appraiser records.(1) The 1929 Jacksonville City Directory names Earl Ward as residing at that address; The 1935 edition names Earl Ward; 1941 names John Grun; 1947 names G.T. Lewis; 1953 names M.R. Chancey.(2)

(1) City of Jacksonville, Florida. Property Appraiser Records.

(2) R.L. Polk, Company, Jacksonville City Directory (Richmond and Jacksonville, 1929-1952).



Ortega Neighborhood Survey: Site Location Map
Jacksonville (Duval County) Florida
(Source: 1962 Sanborn Map)

Survey Number &Address: 282. 4160 Oxford Ave.

North Arrow

M.

Information

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Jacksonville Historic Preservation Commission (JHPC) Bylaws

Jacksonville Historic Preservation Commission
Rule 1, Administrative Procedures

Contents

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Purpose

1.1-100 Purpose and authority; repeal of bylaws

Part 2
Officers

1.2-100 Officers, generally
1.2-101 Chairman, duties
1.2-102 Vice Chairman, duties
1.2-103 Secretary, duties
1.2-104 Senior Member, duties

Part 3
Committees

1.3-100 Appointment of Committees
1.3-101 Quorum
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1.5-100 Schedule of Regular Meetings
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Part 8
Ethics

1.7-100 Ethics

Part 1, Purpose

1.1-100 Purpose and authority. The purpose of this Rule 1 of the Jacksonville Historic Preservation Commission is to establish procedures for conducting Commission business and in the internal administration of the Commission. This rule implements Chapters 76 and 307, Jacksonville Ordinance Code. This rule is adopted pursuant to §100.201, Jacksonville Ordinance Code, and repeals all previously adopted Commission bylaws.

Part 2, Officers

1.2-100 Officers, generally. The officers of the Commission shall consist of a Chairman, a Vice Chairman, and the Secretary. The officers shall be elected by the members of the Commission at the last scheduled meeting in May, and shall assume their respective offices at the first regular meeting in June. The term of each office shall be one year. If an officer resigns from the Commission or is removed from office, the Commissioners, at the earliest opportunity, shall elect a member to complete the term of the officer who resigns or is removed.

1.2-101 Chairman. The Chairman shall have the authority and responsibilities established for presiding officers in §§100.208 and 100.209, Jacksonville Ordinance Code, and shall:

(1) Preside at Commission meetings;

(2) Appoint standing and ad hoc committees as may be necessary. The Chairman shall be an ex-officio member of all committees. He may attend any committee to make a quorum, but his attendance shall not increase the quorum requirement. He may vote on any question pending before the committee, but his participation shall not increase the minimum number of affirmative votes required to report any matter to the Commission;

(3) Prescribe the duties of committees;

(4) Sign orders, recommendations, certificates, reports, vouchers, correspondence, etc., requiring the signature of an official of the Commission. Orders of the Commission are effective on the date the order is signed by the Chairman.

1.2-102 Vice Chairman. The Vice Chairman shall:

(1) Perform the duties of the Chairman at the Chairman's direction, absence, disqualification or disability; and,

(2) Serve as the Commission's parliamentarian.

1.2-103 Secretary. The Secretary shall perform the duties of the Chairman in the absence of both the Chairman and the Vice Chairman.

1.2-104 Senior member. In the absence of the Chairman, Vice Chairman and Secretary, the Commissioner with the most longevity on the Commission shall preside at any Commission meeting.

Part 3, Committees

1.3-100 Appointment of Committees. At his discretion the Chairman may appoint committees as may from time to time be necessary to carry out the duties of the Commission.

1.3-101 Quorum. The quorum of a committee is the number of the majority of the committee membership. The Chairman as an ex-officio member may attend any committee to make quorum, but his attendance shall not increase the quorum requirement.

1.3-102 Functions. Committees shall perform the tasks assigned by the Chairman including, but not limited to, investigating, reporting, and recommending action on matters within the scope of the committee's duties. The committee chairman may appoint subcommittees.

1.3-103 Reports. The committee chairman shall report to the Commission on the tasks assigned to the committee.

Part 4, Staff Support

1.4-100 Planning and Development Department, generally. The Director, Planning and Development Department furnishes financial and administrative support to the Commission.

1.4-200 Commission Planning Staff. Planning and Development Department members assigned to the Commission provide administrative support, including but not limited to:

(1) arranging meeting place for regular and special meetings;

(2) notifying the Commissioners, City Council members and the public of the meetings;

(3) preparing agendas, transcripts and/or minutes of meetings and hearings and distributing copies thereof to the Commissioners and others;

(4) providing the Office of General Counsel information to prepare ordinances, resolutions, advisory opinions, and final orders;

(5) preparing reports supporting proposed findings, conclusions and recommendations concerning landmark, landmark signs and sites, and historic district designations, and certificates of appropriateness;

(6) maintaining the Commissions records, correspondence, responses and equipment;

(7) administering the Historic Preservation Property Tax Exemption Program; and,

(8) conducting an orientation program for newly appointed commissioners.

1.4-300 Office of General Counsel. The Office of General Counsel assigns an attorney to the Commission who serves as the Commission's legal advisor on federal, state and local historic preservation law. The legal advisor prepares legal documents including but not limited to:

(1) advisory opinions;

(2) ordinances reflecting the Commission's recommendations on the designation, amendment or rescission of landmark, landmark signs and sites, and historic districts;

(3) final orders on certificates of appropriateness; and,

(4) tax exemption resolutions.

1.4-400 Orientation of New Commissioners. Preferably before attending their first meeting, newly appointed Commissioners shall receive an orientation from the Planning and Development Department staff. The orientation shall include a review of the staff's duties and the processes employed by the Department and the Commission in administering Jacksonville's historic preservation program. Staff will discuss the requirements of Chapters 76 and 307, Jacksonville Ordinance Code.

Part 5, Meetings

1.5-100 Schedule of Regular Meetings. Regular meetings shall be held at least once each month. Commission meetings are open to the public

1.5-200 Location. All meetings of the Commission shall be at a location that complies with §122.105(b), Jacksonville Ordinance Code.

1.5-300 Procedure.

(1) Unless otherwise required, the Commission shall conduct business according to Roberts' Rules of Order.

(2) A quorum consists of a majority of the Commission membership.

(3) Favorable action by the Commission requires that a majority of the Commissioners present and voting concur; provided, however,

(a) when a property owner objects in writing or verbally at the meeting to an application designating the owner's property as a landmark or landmark site, a recommendation of approval by the Commission requires the concurrence of a majority plus one of the members present and voting; and,

(b) if there is no quorum to take action on the item, action on the item shall be deferred until the next regularly scheduled Commission meeting, or a date certain established by the Chairman or presiding officer, as the case may be.

(4) Motions involving quasi-judicial matters shall include succinct recitation of the findings of fact and rationale underlying the motion, which shall be entered in the minutes and/or transcript of the meeting.

(5) Voting shall be by voice vote or a show of hands. No proxy votes are permitted. As a Commissioner, the Chairman may vote with the other members. The Chairman shall announce the results of the vote and the names of the members casting minority votes.

(6) A member who wishes to change his vote after the Chairman has announced the results shall inform the Chairman of his desire, who shall announce the matter to the Commission. The Chairman shall allow the Commissioner to state his reasons for changing his vote. Following debate, and with the consent of a majority of the Commissioners, the member may change his vote, and the Chairman shall announce the results of the revised vote.

(7) Any provision of this rule may be temporarily suspended, unless such suspension would conflict with the laws of Florida or ordinances of the City of Jacksonville by a vote of two-thirds of all the Commissioners. A provision of this rule shall not be suspended to amend any provision or part hereof.

1.5-400 Order of business. The Chairman may adjust the order of business. Ordinarily, however, the business of the Commission shall be conducted in this order:

(1) Call to order;

(2) Verification of quorum;

(3) Approval of the minutes of the previous meeting, or, if minutes were not prepared, approval of the transcript certified by the court reporter;

(4) Consent agenda;

(5) Regular Agenda

(a) Review of pending demolitions of contributing structures within an historic district that is listed on the National Register of Historic Places (as required under 320.409(b),(c);

(b) Review of unsafe or condemned structures;

(c) Public hearings on applications

1. Landmark, Landmark site, Landmark sign and Historic District designations

2. Certificates of appropriateness

3. Nominations to the National Register;

(6) New business:

(a) Discussion items;

(b) Opinions of Appropriateness;

(c) Information items;

(7) Old business;

(8) Adjournment.

1.5-500 Announcements. The Chairman or presiding officer may make announcements at the beginning of a meeting. Among the announcements that may be made are the following:

(1) "No demonstrations are permitted either supporting or opposing any item under consideration by the Commission."

(2) "Anyone speaking to the Commission must first give his name and address for the record."

(3) "The Commissioners have received the reports and recommendations of the Planning and Development Department concerning the applications on the agenda."

(4) "The applicant on agenda item ____ concerning (name of owner and/or agent, property location, action requested) has withdrawn the application because (reason(s) for withdrawal), and the item has been stricken from the agenda, as requested."

(5) "The Commission has not received a report from the Planning and Development Department on agenda item ____ concerning (name of owner and/or agent, property location, action requested). Pending receipt of the report, the item is deferred to

(the next meeting of the Commission)(date). However, I will open the public hearing on the item if there is anyone here who wants to talk about the item and who will not be at the meeting when the Commission will take up the item for action."

(6) "All information and evidence presented to the Commission about an item during a public hearing becomes a part of the official record about the item and is maintained in the Planning and Development Department."

1.5-600 Public Comments. At public hearings required by law or fixed by the Commission, the Chairman shall extend the privilege to address the Commissioners to a reasonable number of opponents and supporters of the matter under consideration. Unduly repetitious speakers may be denied the opportunity to comment. Each person addressing the Commission shall:

(1) Sign a "speaker's card" and give it to the Commission staff;

(2) Go to the podium and clearly state his name and address for the record;

(3) Limit his comments to three (3) minutes, unless the Chairman has set a different time limit;

No person, other than a Commissioner or the person having the privilege of speaking, is permitted to enter into any discussion, either directly or through a member of the Commission, without the Chairman's permission. All questions to Commissioners shall be addressed through the Chairman.

1.5-700 Presentation of Applications.

(1) Consent agenda.

(a) There shall be a consent agenda, which shall include:

1. Certificate of appropriateness applications recommended for approval,

2. Certificate of appropriateness applications recommended for approval with conditions in which the applicant has agreed to the conditions,

3. Other matters determined by staff as being non-controversial

(b) At the appropriate time during the meeting, the Chairman shall announce the taking up of the consent agenda and identify agenda items on which telephone calls, letters or other communications have been received. After announcing the consent agenda, the Chairman shall open a public hearing on all items on the consent agenda. After closing the public hearing, the agenda shall be read. As each item on the

consent agenda is read, any Commissioner may request that the item be removed for further debate, and, any Commissioner wishing to record his vote as a "nay" vote shall so state. At the conclusion of the reading of the consent agenda, but before debate on any removed item(s), the Chairman shall call for one vote on the entire consent agenda, which vote shall be applicable to each item on the consent agenda (except removed items) except where a Commissioner has stated that he desires his vote to recorded as a "nay" vote on a particular item. Any item removed from the consent agenda for further debate shall be debated and considered immediately following the vote on the consent agenda.

(2) Regular agenda items. Except for consent agenda items, the following procedure will be used during presentations of new applications for designations, amendments or rescissions of landmarks, landmark signs and sites, historic districts, certificates of appropriateness, and applications for nomination to the National Register of Historic Places:

(a) Chairman opens public hearing, if required, and states the application before Commission;

(b) Unless otherwise directed, Staff shall presents its report and recommendations;

(c) Presentation by the applicant (or agent);

(d) Comments by the public supporting or opposing the application;

(e) Applicant's rebuttal, if any;

(f) Comments and questions by Commissioners

(g) Chairman closes public hearing and the Commissioners discuss the application and vote, imposing any conditions that seem appropriate.

Part 6, Deferral and Modification

1.6-100 Deferral. An item may be deferred to the next meeting of the Commission at the discretion of the Chairman. The following items shall be deferred:

(1) No Planning and Development Department report. Applications for certificates of appropriateness, and landmark, landmark signs and sites, and historic district designation, amendments and rescissions shall be deferred from meeting to meeting until the staff's advisory report is received.

(2) Inadequate notice. Where a required public notice is inadequate, e.g., in the case of certificates of appropriateness, the failure to post signs in the vicinity of the property within the required period, etc., the application shall be deferred until the deficiency is corrected.

(3) Applicant absence. Applications in which the applicant or representative does not attend the public hearing and has not given a written or verbal statement for the application to be heard in their absence.

(4) Tie vote. In the event of a tie vote on an application for designation, amendment or rescission of a landmark, landmark sign or site, or historic district, an application for a certificate of appropriateness, or for nomination to the National Register of Historic Places, the item shall be deferred until the next meeting. At the following meeting, the item shall be taken up again and revoted for the second time. If a tie vote occurs on the second ballot as well, the item fails.

1.6-200 Modification of applications; consideration.

(1) Inaccurate legal description. An application with an inaccurate legal description of the property shall not be considered. If it appears to staff that an inaccurate legal description has been submitted, staff shall inform the applicant to resubmit a complete, correct legal description, and that the application will not be considered by the Commission until the deficiency has been corrected.

(2) Conditions. The Commission may impose conditions on its approval of any application.

Part 7, Appeals

1.7.100 Appeals from Decisions of the Commission. Appeals from decisions of the Commission shall be as provided in Chapter 307.201, *et seq.*, Ordinance Code.

1.7-200 Appeals from on Staff Decisions. The Commission may, from time to time, delegate to Staff the responsibility for approving or denying (with or without conditions) certificates of appropriateness on matters which the Commission determines are commonly non-controversial listed under 307.107(a) or otherwise outlined under designation reports and guidelines. Staff decisions may be appealed to the Commission in the same manner that decisions of the Commission may be appealed to the City Council; provided, however, that no the appeal is filed in writing to the Commission within thirty (30) days of the appellant became aware of the staff action on the application, or the work begins. The Commission's legal advisor shall determine whether the appeal is timely, and, acting for the Commission, shall deny untimely appeals, and inform the Chairman of such action.

Part 8, Ethics

1.8-100 Ethics. Commissioners shall, at all times, comply with Chapter 112, Florida Statutes, and relevant opinions of the Florida Commission on Ethics and the City of Jacksonville Ethics Commission. Furthermore,

(1) Commissioners shall not vote on a measure which inures to his special private gain or shall knowingly vote upon any measure which inures to the

special gain of any principal, other than an agency, as defined in §112.312(2), Fla. Stat., by whom he is retained.

(2) Any Commissioner abstaining from voting due to a real or perceived conflict of interest shall publicly state the nature of his interest before the vote is taken on an item before the Commission. He must then abstain from voting. If the Chairman is the Commissioner who must abstain from voting, he shall relinquish the chair to the Vice Chairman once the item has been called from the agenda for action. When the Commission has taken action on the item, the Chairman shall resume the duties of the office of Chairman.

(3) Commissioners abstaining from voting because of conflicts of interest shall file the appropriate conflict report form with the Secretary within fifteen (15) days after the meeting at which the conflict was disclosed. The report form shall be appended to the minutes of the meeting.

ADOPTED AND APPROVED this 27th day of March, 2002

_____ _____

Secretary Chairman

Form approved:

_____

Assistant General Counsel

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Riverside Avondale Preservation (RAP) Right-of-Way Improvements

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

M E M O R A N D U M

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

THRU: Shannon Blankinship
Riverside Avondale Preservation

FROM: Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section

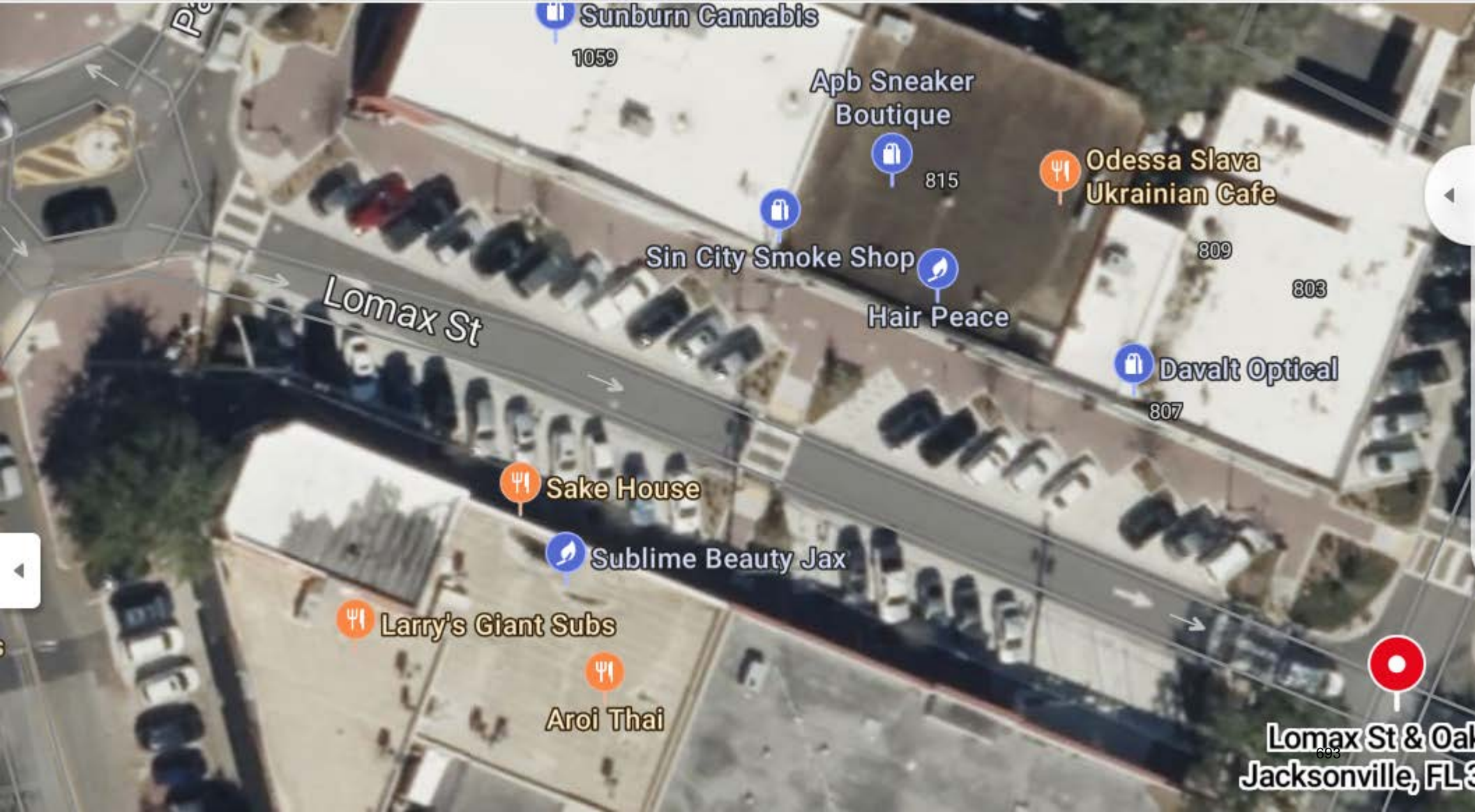
SUBJECT: Right-of-Way Improvements in Five Points

DATE: July 24, 2024

Please note the following right-of-way improvements that are scheduled to occur by Riverside Avondale Preservation:

- **Painted Crosswalks –** Painted crosswalks will be installed on Lomax Street in Five Points. A total of three (3) crosswalks will be installed between Park Street and Oak Street.

- **Trash Cans –** Trash cans will be installed at various locations in the Five Points area. A total of 14 trash cans will be installed


Sunburn Cannabis
1059
Apb Sneaker Boutique
815
Odessa Slava Ukrainian Cafe
809
803
Sin City Smoke Shop
Hair Peace
Lomax St
Davalt Optical
807
Sake House
Sublime Beauty Jax
Larry's Giant Subs
Aroi Thai
Lomax St & Oak
Jacksonville, FL 3

Crosswalk by 5 points #2

Crosswalk on Lomax
Middle #1

Crosswalk Lomax
& Oak #2

7-14

Park St
Margaret St
Lomax St
Sunburn Cannabis
Sin City Smoke shop
Tobacco shop
Odessa Slava
Ukrainian Cafe
Temporarily closed
Taqueria Cinco
Tacos · $$
Davalt Optical
Optician
Capsule
Sake House
Japanese · $$
Kathy's Table
824
Sublime Beauty Jax
822
SENYAI Thai Street
Food & Noodle Bar
Thai · $$
Wendy's
Wendy's -
We Got You®
Larry's Giant Subs
7
10
11
12
13
14

1-6

New Leaf Vapor Co
Vaporizer store
1012
Post St
729
Hawkers Asian Street Food
Asian • $$
Dasher Hurst Architects, PA
Park St
1023
BARK on PARK
Pet groomer
Sun-Ray Cinema
1016
Oak St
Hoptinger Bier Garden & Sausage House
Beer Garden • $$
Sola Salon Studios
Homespun Kitchen
Health Food • $
Luna Shears Salon
1051
1044
Immediate Bail Bonds
Google
Riverside Pres
Apartments
698

Brady

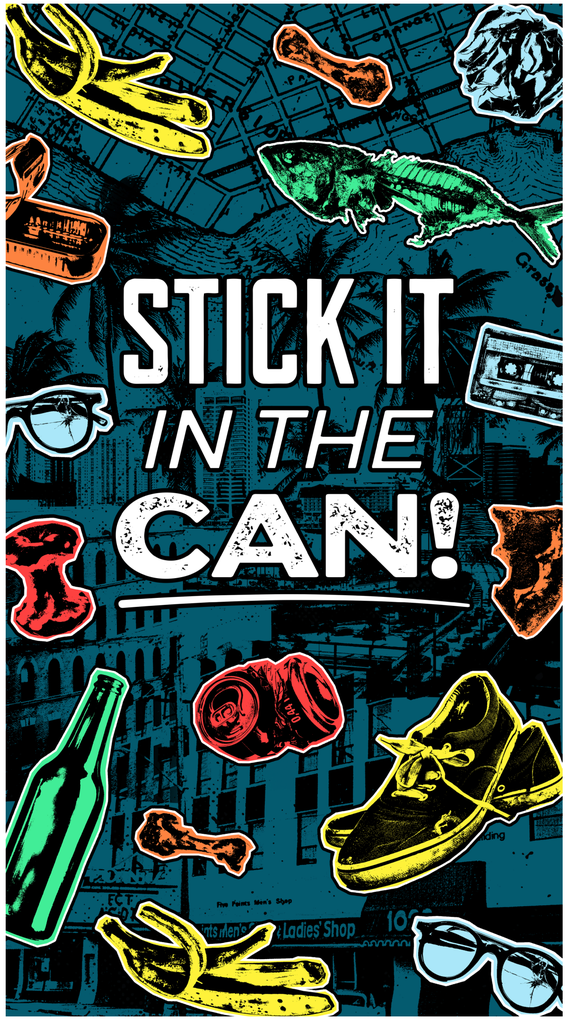
WINGARD
Marketing + Communications

BIG BELLY TRASH CAN WRAP

Presented to: 5 Points Merchant Association

▷▷ 06.19.2024

Big Belly Trash Can Wrap



THANK YOU

1022 Park Street, Suite 401
Jacksonville, FL 32204

(904) 387-2570
info@wearewingard.com

wearewingard.com

WINGARD
Marketing + Communications

Pending Legislation

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

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214 North Hogan Street
Jacksonville, FL 32202
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www.jacksonville.gov

M E M O R A N D U M

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: July 24, 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 2024-0420** – The bill designates a nonresidential building at 2259 West 26th Street as a local landmark. (**LUZ: 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.

- **Resolution 2024-0420** – An appeal has been filed for the approval of demolition (COA-24-30120) at 125 3rd St East. However, the property owner has already demolished the structure. As such, a withdrawal and refund will be issued to the appellant (LUZ: 8/6 PH)

- **Resolution Pending** – An appeal has been filed for the denial of window replacement (COA-24-30140) at 1920 Montgomery Pl. (LUZ: TBD PH)

Public Works Improvement Projects

N.

Old Business

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

O.

Design Issues

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

P.

Addendum

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Q.

Adjournment