Jacksonville Historic Preservation Commission

August 28, 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, August 28, 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, September 25, 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 July 24, 2024

B. Deferred Items

1. **COA-23-28339** (3664 Richmond Street)
2. **COA-23-29186** (2799 Selma Street)
3. **COA-24-31124** (3629 Richmond Street)
3. **REHAB-24-03** (157 8th Street, East)

C. Consent Agenda

1. COA-24-30741
District: Springfield - 1448 Pearl Street, North
Applicant: Marco Guerrero, Andesco Construction, Inc.
Owner: Josefina Gattei, Bellona Property, LLC
Request: Alterations - Porch Restoration
Staff Recommendation: Approve With Conditions

2. COA-24-30849
District: Riverside/Avondale - 1237 Lechlade Place
Applicant: Autumn Martinage, Alphazet Development, LLC
Owner: Gino Cogorno, Real Estate Pros of North Florida, LLC
Request: Alterations - Fence
Staff Recommendation: Approve With Conditions

3. COA-24-30895
District: Springfield – 2026/2030 Walnut Street
Applicant: Joseph Markusic, Glory Homes, Inc.
Owner: Felicia Luke, 4 Loco Investors LLC
Request: Alterations - Accessibility Ramp
Staff Recommendation: Approve With Conditions

4. COA-24-30936
District: Springfield - 1403 Walnut Street
Applicant: TerraWise Homes, Inc.
Owner: TerraWise Homes, Inc.
Request: New Construction
Staff Recommendation: Approve With Conditions

5. **COA-24-30958**
   District: Springfield -1344 Ionia Street
   Applicant: JWB Real Estate Capital, LLC
   Owner: Hoose A, LLC
   Request: New Construction
   Staff Recommendation: Approve With Conditions

6. **COA-24-30962**
   District: Riverside/Avondale - 3709 Hedrick Street
   Applicant: Taylor King
   Owner: Taylor King
   Request: New Construction - Accessory Structure
   Staff Recommendation: Approve With Conditions

7. **COA-24-31001**
   District: Riverside/Avondale - 1613 Van Wert Avenue
   Applicant: Raymond C. Roman
   Owner: Deborah L. Roman
   Request: Alterations - Roof
   Staff Recommendation: Approve With Conditions

8. **COA-24-31027**
   District: Riverside/Avondale - 1819 Montgomery Place
   Applicant: Jeffrey Broome, Showcase Properties, LLC
   Owner: Jeffrey Broome, Showcase Properties, LLC
   Request: Alterations - Masonry Painting
   Staff Recommendation: Approve With Conditions

9. **COA-24-31050**
   District: Riverside/Avondale - 2151 Dellwood Avenue
   Applicant: Kristin De Han
   Owner: Kristin De Han
   Request: Alterations - Fence
   Staff Recommendation: Approve With Conditions

10. **COA-24-31078**
    District: Springfield - 414 4th Street, East
    Applicant: TerraWise Homes, Inc.
    Owner: TerraWise Homes, Inc.
    Request: New Construction
    Staff Recommendation: Approve With Conditions

11. **COA-24-31081**
    District: Springfield - 2124 Laura Street, North
    Applicant: JWB Real Estate Capital, LLC
    Owner: JWB Real Estate Capital, LLC
    Request: New Construction
    Staff Recommendation: Approve With Conditions

12. **COA-24-31082**
District: Springfield - 1120 Ionia Street
Applicant: JWB Real Estate Capital, LLC
Owner: Hoose Homes and Investments, LLC
Request: New Construction
Staff Recommendation: Approve With Conditions

13. **COA-24-31092**
District: Riverside/Avondale - 3633 Richmond Street
Applicant: Daniel Greer, JBL Corporation, Inc.
Owner: Daniel Ricci
Request: Demolition / New Construction
Staff Recommendation: Approve With Conditions

14. **COA-24-31062**
District: Riverside/Avondale - 1449 Talbot Avenue
Applicant: Lauren Papalas
Owner: Lauren Papalas
Request: Alterations - Yard Feature
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

2. **LM-24-03**
District: 801 Jefferson Street, North
Applicant: Amon D. Whetstone
Owner: Amon D. Whetstone
Request: Landmark Designation

3. **LM-24-05**
District: 801 Jefferson Street, North
Applicant: Amon D. Whetstone
Owner: Amon D. Whetstone
Request: Landmark Designation

G. Certificates of Appropriateness

1. **COA-24-30766**
   District: Riverside/Avondale - 1464 Avondale Avenue
   Applicant: Sondra Fetner
   Owner: Sondra Fetner
   Request: Alterations - Window Replacement
   Staff Recommendation: Approve With Conditions

2. **COA-24-30820**
   District: Riverside/Avondale - 2142 College Street
   Applicant: Jennifer Botterbusch, 2142 College Street, LLC
   Owner: Jennifer Botterbusch, 2142 College Street, LLC
   Request: Alterations - Masonry Painting
   Staff Recommendation: Deny

3. **COA-24-31013**
   District: Riverside/Avondale -1238 Ingleside Avenue
   Applicant: Daniel DuFresne Covenant, Roofing and Construction, Inc.
   Owner: Kelly M. Summers
   Request: Alterations - Roof
   Staff Recommendation: Deny

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-24-01**
     District: Springfield - 101 1st Street, West
     Applicant: Joshua Pardue, Jacksonville Museum Space, LLC
     Owner: Joshua Pardue, Jacksonville Museum Space, LLC
     Request: Critical Endangerment Declaration
   - **REHAB-24-04**
     District: Local Landmark - 723 4th Street, West
     Applicant: El Bethel Divine Holiness Church
     Owner: El Bethel Divine Holiness Church
     Request: Critical Endangerment Declaration

- **REHAB-24-07**
  District: Local Landmark - 841 Franklin Street
  Applicant: Rev. Elizabeth E. Yates, Mt Olive AME Church
  Owner: Rev. Elizabeth E. Yates, Mt Olive AME Church
  Request: Critical Endangerment Declaration

2. Building Naming: Gary F. Keys, Sr Fire Rescue Headquarters (515 Julia Street)
3. Demolition Delay: 222 and 228 Duval Street, East

M. Information

1. Jacksonville Historic Preservation Commission (JHPC) Task Force
2. Pending Legislation
3. Public Works Improvement Projects

N. Old Business

O. Design Issues

1. 2024 Window Supplement

P. Addendum

Q. Adjournment

A.

Call to Order

1.

Submittal Of Speaker's Cards

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

2.

Reminder of Meeting Break Times

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

3.

Approval of the Minutes

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

CITY OF JACKSONVILLE

HISTORIC PRESERVATION

COMMISSION

Proceedings held on Wednesday, July 24, 2024, commencing at 3:01 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, Chair.
ETHAN GREGORY, Vice Chair.
WILLIAM HOFF, Secretary.
JULIA EPSTEIN, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.
SHANNON MacGILLIS, Office of General Counsel.

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P R O C E E D I N G S

July 24, 2024 3:01 p.m.

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THE CHAIRMAN: We'll call the meeting to order. Welcome, everyone.

This is the Jacksonville Historic Preservation Commission meeting, Wednesday, July 24th, 2024, at 3:01.

We'll get started. The first thing we'll do is have some introductions. I'll start over on the right.

COMMISSIONER HOFF: William Hoff, commissioner.

COMMISSIONER GREGORY: Ethan Gregory, commissioner.

COMMISSIONER EPSTEIN: Julia Epstein, commissioner.

THE CHAIRMAN: Michael Montoya, chairman.

MS. MacGILLIS: Shannon MacGillis, Office of General Counsel.

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

THE CHAIRMAN: We have a quorum. All commissioners are here.

Just a couple of things. If you intend to speak today, please make sure that you've

filled one of these speaker cards out, bring it forward, if you haven't already.

Let's see. And, also, one of the first things we do at these meetings is we go through the consent agenda. If you're on the consent agenda today and it's approved, you're welcome to remain for the meeting, but sometimes these meetings last a long time, so you're also welcome to (microphone failure).

You can't hear me? Okay. I'll lean in a little bit more, Diane.

But, yes, if you're on the consent agenda and it gets approved, you're welcome to leave if you'd like to and you're welcome to stay.

So with that, let's start with the agenda.

Oh, and, yes, if you have a cell phone with you, please silence them. And if we go past two hours, we'll take a ten-minute break. (Microphone failure) two hours. And, please, during the meeting, there should be no public displays of support or opposition. That's what the speaker cards are for.

All right. So we have the minutes from last month's meeting. Do I hear a motion for the minutes?

COMMISSIONER GREGORY: Motion to approve the minutes from the June 26, 2024, meeting.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: So the first thing we'll list are the items that have been deferred. We have COA-23-28339, 3664 Richmond Street; COA-23-29186, 2799 Selma Street; LM-24-03, 801 Jefferson Street North; and REHAB-24-01, 101 1st Street West. So those items have been deferred.

And now we'll go through the consent agenda. The consent agenda items are COA-24-30422, COA-24-30751, COA-24-30841, COA-24-30855, COA-24-30874, COA-24-30891, COA-24-30892, and COA-24-30955.

We'll open the public hearing. Is there anyone here that wishes to speak for any of the consent agenda items?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: If you do, please come forward.

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(Audience member approaches the podium.)
THE CHAIRMAN: Please state your name and address and she'll swear you in.
AUDIENCE MEMBER: Kim Pryor, 245 West 5th Street, Springfield.
THE REPORTER: If you would raise your right hand for me, please.
MS. PRYOR: (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. PRYOR: I do.
THE REPORTER: Thank you.
MS. PRYOR: I would like to request that items COA-24-30751, the window replacement, be pulled from consent, as well as 24-30855, a demolition request.
THE CHAIRMAN: All right. Thank you.
MS. PRYOR: Thank you.
THE CHAIRMAN: Is there anyone else who would like to speak on items on the consent agenda?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: So we'll close the public

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hearing.
I'll entertain a motion on the remaining items on the consent agenda.
COMMISSIONER EPSTEIN: Motion to approve the consent agenda without COA-24-30751 and COA-24-30855.
COMMISSIONER GREGORY: Second.
THE CHAIRMAN: All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: All those opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: So the remaining items are approved on the consent agenda. We'll move the other two to the COAs.
Thank you.
Now we'll move to Section F, Historic Designations.
Sir, your project was pulled from the consent agenda, so it's going to be heard during the COA portion; is that right? Are you ...
MR. WELLS: (Off microphone.)
AUDIENCE MEMBER: (Inaudible.)
THE CHAIRMAN: 1812 Bayard Place, yes, sir. It was requested for your project to be

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placed on the consent -- moved from the consent agenda and placed on the COA. We'll get to that. We'll get to that section.
So Section F, Historic Designations, we have LS-23-01. I'll open the public hearing and get a staff report.
MR. WELLS: To the Chair, before we begin, can we just confirm the applicant is here first?
THE CHAIRMAN: Yes.
Is the applicant for LS-23-01 here today?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: The Sons of Confederate Veterans, the Kirby-Smith Camp, is the applicant here today?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: It appears not, so we'll have to defer this one to next month.
Okay. So now we'll go on to the COA portion of the agenda, and why don't we start with the first two that were removed from the consent agenda? We'll start with COA-24-30751, 1812 Bayard Place. I will open the public hearing and hear a staff report.
Excuse me. Is there any ex parte?

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COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Okay. We'll have a staff report.
MR. WELLS: Thank you, Mr. Chair.
So this is application COA-24-30751 for the property located at 1812 Bayard Place. So the applicant is seeking to do wholesale window replacement on a contributing structure within the Riverside/Avondale Historic District. This property is located on an interior lot, and it consists of a two-story, Dutch Colonial Revival style single-family home as characterized by its front-facing cross gambrel roof, wraparound veranda, and windows with grids. The existing windows on the home are wood and metal with lite patterns that include 9-over-1, 6-over-1, a 12-grid casement, an 8-grid casement.
Once again, the applicant is seeking to request wholesale window replacement due to termite activity. And so we conducted a site visit on June 5th, and we noted that there were an abundance of windows that had either dirt buildup, aged caulking. And the applicant did note that prior attempts were made to repair the windows, and although we do not -- or we

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1 did not recognize any significant damage or
2 rot, the applicant did provide us with
3 additional pictures, as well, that demonstrated
4 termite damage as well as a report from a
5 certified window restoration company as well as
6 a wood destroying organisms inspection report,
7 which identified the presence of WDOs.
8 So with those additional competent,
9 substantial evidence, we are inclined to
10 recommend approval with conditions as noted in
11 the report.
12 THE CHAIRMAN: Thanks, Arimus.
13 Any questions for staff?
14 COMMISSIONER EPSTEIN: Through the Chair,
15 is the additional photos and information --
16 that's been inserted into our packet or just
17 the photos that you guys took?
18 MR. WELLS: Through the Chair to
19 Commissioner Epstein, those photos are included
20 in the package. They are just located on the
21 latter end of the book.
22 THE CHAIRMAN: Any other questions for
23 staff?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: Would the applicant please

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1 come forward?
2 (Audience member approaches the podium.)
3 THE CHAIRMAN: Sir, please state your name
4 and address and she'll swear you in.
5 AUDIENCE MEMBER: 1812 Bayard Place,
6 Richard Metzler, M-e-t-z-l-e-r.
7 THE REPORTER: If you would raise your
8 right hand for me, please.
9 MR. METZLER: (Complies.)
10 THE REPORTER: Do you affirm the testimony
11 you are about to give will be the truth, the
12 whole truth, and nothing but the truth?
13 MR. METZLER: I do.
14 THE REPORTER: Thank you.
15 THE CHAIRMAN: So, sir, would you like to
16 present your project?
17 MR. METZLER: Yes.
18 This was a -- we came from South Florida
19 and bought this 18- -- 1913. I'm sorry, a
20 1907 -- what do you call -- older house. We've
21 been living there for about six months and we
22 had termites. We had every conceivable thing.
23 The windows were falling apart.
24 We had nine different configurations, and
25 what was presented to me was a photograph

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1 taken, allegedly, in the '70s when it was a
2 duplex, and the windows appeared -- there are
3 three windows up over the porch, which had been
4 enclosed even during that picture, and they had
5 6-over-6 windows.
6 We went and we endeavored to hire a
7 company that would come in in a reasonable
8 amount of time and do 28 of the windows in what
9 we thought were an appropriate 6-over-1
10 configuration, which would give a harmonious
11 look to the building, would preserve its look
12 of the period, and was the largest number of
13 different window configurations that were in
14 the house.
15 So we went through an exhaustive
16 discussion. You know, this was three and a
17 half months ago that we actually submitted the
18 COA. I guess we did, through our
19 manufacture -- or supplier. And there were a
20 lot of questions. We met with the group. They
21 gave us guidance, said this is what you need.
22 Hire a window expert. We did. Hire a termite
23 person for the WDO, which we did.
24 We had exhaustive pictures of the --
25 pictures of the inside of the house, close-ups

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1 of the damage. I mean, there's gaps in the
2 windows the wind howls through, the insects
3 come in, leakage in the house, and it's -- it's
4 really bad. It was done by a flipper who had
5 no COAs whatsoever for window replacement,
6 which is surprising. So he'd come in -- some
7 of these are Plexiglass. Some of them are just
8 inconsistent with any kind of a workmanlike
9 application.
10 So having done all that, we then
11 petitioned to go ahead with the whole thing,
12 and we have a very granular presentation to --
13 all the stuff that we submitted to the group,
14 and I can't understand why there's such
15 pushback for three and a half months. You
16 know, I've been working on this for a long,
17 long time, and we submitted everything that was
18 requested of us and then some. I'm sure it was
19 an annoyance to the staff, but I kept
20 answering, you know, where is your basis for
21 this whole --
22 (Timer notification.)
23 MR. METZLER -- objection to what was there
24 and what really isn't. So I don't think it was
25 a good, consistent, historical record for what

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1 the actual configuration was since 1907.
2 So that's my story.
3 THE CHAIRMAN: Thank you, Mr. Metzler.
4 If we need to hear from you, we'll call
5 you back up.
6 Now we'll hear from any of the public that
7 wants to speak on this item.
8 (Ms. Pryor approaches the podium.)
9 MS. PRYOR: Kim Pryor, 245 West 5th
10 Street.
11 Am I still sworn from earlier?
12 THE CHAIRMAN: Yes.
13 MS. PRYOR: Okay. Thank you for pulling
14 this off the consent agenda. I appreciate it.
15 As you know, windows are an integral part
16 of the historic fabric of our historic
17 structures, and I will come and speak against
18 wholesale window replacement every opportunity
19 that I can, but in this particular instance,
20 the photographs that were submitted, they look
21 better than a lot of the other pictures -- a
22 lot of other windows that other people have
23 requested to replace. These actually look
24 really good on the pictures.
25 But where I have some issues here is in

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1 the staff report, Mr. Wells mentioned that they
2 saw dirt buildup and deteriorated caulking and
3 things of that nature. That is not a reason to
4 replace your windows. That's maintenance.
5 Dirt buildup needs to be cleaned off.
6 Deteriorated caulking -- which I imagine they
7 probably meant "glazing" instead of
8 "caulking" -- can be replaced.
9 Historic double-hung windows were created
10 to make it very easy for someone to repair
11 them. The sashes come out easily. They can be
12 repaired. Termites are everywhere. As soon as
13 they replace these windows, the termites may
14 come back. Have they tented? Because that's
15 the only way to get rid of drywood termites.
16 I spoke with Angel Corrales about this
17 particular house, and he was there a few years
18 ago and took a look at the windows at the
19 request of the then owner, and he repaired one,
20 which the owner wanted him to do, but he said
21 the rest of them were in really good shape.
22 Again, I have -- I have photographs here
23 of what Andersen replacement windows look like
24 from their website. These are not historically
25 accurate. I'm happy to give these to you if

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1 you would like to look at them. There's
2 also -- each window indicated that they were
3 also getting a header expander, and I've pulled
4 that information up.
5 And, also, speaking from Angel, he told me
6 that -- I believe it was Mr. Wells -- had a
7 problem with header expanders on a property on
8 Myra Street, and that particular owner was
9 required to pull those windows because they
10 were incorrect.
11 (Timer notification.)
12 MS. PRYOR: Okay. I have more, but that's
13 my time.
14 THE CHAIRMAN: Thank you.
15 Is there anyone else who would like to
16 speak in regards to this COA?
17 MR. METZLER: May I make another
18 supplemental comment, rebuttal?
19 THE CHAIRMAN: Yes, sir. Yes.
20 (Mr. Metzler approaches the podium.)
21 MR. METZLER: One of the reports -- one of
22 the people that she cited, Angel --
23 THE CHAIRMAN: Morales [sic]?
24 MR. METZLER: Yes, he -- I called him
25 after a recommendation to get a professional to

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1 come out. No response. Never replied. So
2 then I went to Lovejoy Construction, which is
3 another one on -- this is the COA list by
4 the -- what's it called? The local Riverside
5 Avondale group. This is their approved
6 construction -- recommended construction, so I
7 went and talked to Dandeneau Contracting, Mike,
8 who came out, looked at all the windows, and he
9 made a recommendation to replace them all,
10 which I sent to the group, to Arimus.
11 So what can I say? I mean, they are --
12 you know, they're leaking and they're -- and
13 they're cold -- it's cold. The house is cold.
14 The house is hot. You know, we've been going
15 around on this whole thing. I'm 81 years old.
16 You know, I'm a veteran on disability, so I
17 should have some consideration on this whole
18 thing, I would think. Okay?
19 THE CHAIRMAN: Thank you, sir. Thank you.
20 Anyone else? Is there anyone else here to
21 speak on this COA?
22 AUDIENCE MEMBERS: (No response.)
23 MR. METZLER: In fact, the windows are
24 single-hung, so I'm told.
25 THE CHAIRMAN: Okay. I'm going to close

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1 the public hearing.
2 I'll entertain a motion.
3 COMMISSIONER GREGORY: Motion to approve
4 COA-24-30841 at 15- -- excuse me. Wrong one.
5 Motion to approve COA-24-30751, 1812
6 Bayard Place.
7 COMMISSIONER EPSTEIN: Second.
8 THE CHAIRMAN: Discussion?
9 COMMISSIONER HOFF: Through the Chair, I
10 would like to hear from Mr. Wells and his
11 thought process on how he came to his
12 recommendation.
13 MR. WELLS: Through the Chair to
14 Commissioner Hoff, thank you.
15 So how the Department came to our
16 recommendation is in accordance with the
17 guide- -- in accordance with the design
18 guidelines as well as the Ordinance Code
19 itself.
20 And so we did our inspection of the
21 windows. We did note, again, through our
22 report, that there was not significant wood rot
23 or damage, and so that's when we worked with
24 the applicant. That's why it took three-or-so
25 months to come to some type of understanding as

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1 to why window replacement was warranted. And
2 so that's when the applicant provided
3 additional evidence through a window
4 restoration company as well as a termite
5 company. And, again, that last piece was the
6 wood destroying organisms report.
7 So all those three additional pieces of
8 evidence, if anything, has corroborated the
9 need for window replacement because of the
10 significant termite damage that's been caused
11 by the termite -- yeah, termite damage that's
12 been caused because of the windows.
13 COMMISSIONER GREGORY: Through the Chair,
14 I'll say that in the real estate business, I
15 see WDO reports almost daily, and there is --
16 there's a good bit of termite activity here. I
17 mean, you don't normally see this many termites
18 on window sills. These appear to be drywoods.
19 The full extent of the damage to each
20 window may be not ascertainable from every
21 photo here, but I will say that there is a good
22 amount of termite activity in that home around
23 these windows, and that's typically the point
24 where drywood termites come in. They tend to
25 go for the windows initially. So that's

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1 something to take into consideration.
2 COMMISSIONER EPSTEIN: Through the Chair,
3 I think the picture for me that stands out the
4 most is on 194, and I -- I think, looking at
5 these and my experience with historic, is that
6 this looks like an inspector took a screwdriver
7 to the window to check for WDO, and you can
8 tell it's falling apart.
9 And I would suspect even though these are
10 painted and everything, that if you were to do
11 that, that this would happen with a lot of the
12 windows. That's just from my own thoughts and
13 experience. It looks like they have been
14 freshly painted by somebody, but they are
15 falling apart.
16 THE CHAIRMAN: Just a question for staff.
17 In comparison to other reports and
18 analyses that have been done in this regard in
19 similar kinds of situations, how would you rank
20 the owner's -- the applicant/owner's due
21 diligence in this process in providing to you
22 and the staff with the information needed to
23 render a decision, get this on the consent
24 agenda for today's meeting?
25 MR. WELLS: To the Chair, the applicant,

20

1 we found to -- has made a concerted effort to
2 demonstrate that.
3 Normally, we just ask for one evidence --
4 piece of evidence from some type of a qualified
5 expert, but in this instance, they provided
6 three pieces, again.
7 THE CHAIRMAN: Any other discussion or
8 comments from commissioners?
9 COMMISSIONER HOFF: Through the Chair,
10 just going to kind of share what my thought
11 process is here now.
12 So, yeah, anytime there is a wholesale
13 window replacement request, you know, that's
14 the most severe step someone could make on the
15 renovation of the windows in their house.
16 So, you know, I also live in a historic
17 house. I've had to tent my house a couple of
18 times for the presence of drywood termites. So
19 I don't really find the presence alarming.
20 The staff did an in-person inspection. In
21 their opinion, they saw no significant visible
22 damage. And I do think that attempts at repair
23 should be made in this case. That's kind of
24 where my mind is at this time, so ...
25 THE CHAIRMAN: Is there any more comment

21

1 or discussion in regard to this COA
2 application?
3 COMMISSIONER EPSTEIN: Through the Chair,
4 if we ask them to attempt repair and then
5 windows just kind of disintegrated during
6 the -- pulling them out, that's my concern, is
7 that when you start taking these out, they're
8 just going to fall apart.
9 If that was to be the case, how would they
10 come back? What would be the process to come
11 back and -- would they have to do an entirely
12 new COA, or we would have denied them a window
13 that they have asked for, replacement that they
14 have asked for?
15 MR. WELLS: Through the Chair to
16 Commissioner Epstein, I'll have to think about
17 that because if they did -- if you approve them
18 for window repairs and the windows
19 disintegrated or fell apart or some sort --
20 yeah, I believe they would need to submit a new
21 COA for window replacement.
22 COMMISSIONER EPSTEIN: Could they ask for
23 a wholesale window replacement? Because this
24 is a wholesale window replacement that they
25 have asked for as a COA.

22

1 So I'm guessing we would be denying this
2 and saying they need to fix them, so how
3 would -- because usually once a COA is denied,
4 there's a time period before you can come back
5 and ask for it again.
6 MR. WELLS: That's correct.
7 So you would -- if you did deny it, then
8 they couldn't ask for a wholesale replacement
9 in the same fashion for another year from your
10 denial.
11 COMMISSIONER GREGORY: And through the
12 Chair, would they have to get a new COA for the
13 repair?
14 MR. WELLS: That's correct.
15 MR. METZLER: Can I just make one more
16 statement, please?
17 THE CHAIRMAN: Briefly, yes, sir.
18 (Mr. Metzler approaches the podium.)
19 MR. METZLER: Does anybody realize the
20 impact of doing this window by window by
21 window? There's a time component. We're
22 living in the house. We're trying to
23 redecorate. You know, it's our home.
24 I called these people, and they said --
25 the repair people that did respond, they can't

23

1 even get close to this. They are booked a year
2 out, and it's going to -- this will take
3 forever.
4 Can you imagine -- it would be nice to
5 live there with card -- with plywood on this
6 window and then the next window and the next
7 window. It would take how many years to do 28
8 windows? I mean, that's a factor there.
9 THE CHAIRMAN: I completely understand,
10 sir.
11 MR. METZLER: And the cost. We cannot
12 afford to have these windows redone window by
13 window. It would be extraordinary.
14 THE CHAIRMAN: Thank you.
15 Any other discussion?
16 COMMISSIONER HOFF: So -- through the
17 Chair to staff, so the applicant and yourself
18 were in discussion for a number of months about
19 this. Was there any discussion of replacing
20 the most severely damaged windows, or was the
21 discussion always about complete wholesale?
22 MR. WELLS: Through the Chair to
23 Commissioner Hoff, the duration of the
24 conversation really focused on wholesale window
25 replacement because if you look at the

24

1 condition of the windows, the majority of them,
2 if not all, appear to be in the same condition.
3 COMMISSIONER EPSTEIN: Through the Chair
4 to the staff, can you speak a little bit about
5 going out to the site and deeming the windows
6 fixable, and then now coming to the
7 understanding that they are not? What was your
8 process there?
9 MR. WELLS: Yeah. Through the Chair to
10 Commissioner Epstein, so on June 5th, when we
11 did our first -- our site visit, we took photos
12 of the windows, and we examined the windows in
13 terms of the condition, the sills, the headers,
14 et cetera, and we made an initial determination
15 that the windows should be repaired.
16 And so after that, we met with the
17 applicant the next few weeks to come up with a
18 reasonable determination in terms of how they
19 could move forward. And so what we needed from
20 them was just additional evidence, so that's
21 when they provided the additional evidence, so
22 the termite report -- wood destroying organisms
23 report, et cetera. So that's how we turned
24 our -- or changed our recommendation.
25 COMMISSIONER EPSTEIN: Through the Chair

25

to the staff, when you go out and you review the windows, how close are you able to get to them?

I'm looking at your pictures, and they are kind of from far away, and the pictures that they've provided are close up. Can you -- are you reviewing them as -- you know, obviously, if people aren't home and everything, you can't get in the house and up close to the house, but ...

MR. WELLS: Through the Chair to Commissioner Epstein, so we try -- we do our best to try to inspect them as closely as possible. Sometimes -- anytime we do a site visit, we request that the owner is there so we can go inside the building.

In this instance, yeah, I believe -- I'll have to go through the photos one more time, but I believe the photos did -- yeah, they were far apart or -- yeah. So that's the closest we could get just to get a good, holistic understanding of what the condition was, especially on the second floor windows.

COMMISSIONER EPSTEIN: I'm sorry. I keep asking questions.

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Did you go out to the house another time, or you're just looking at the photos that the owner provided?

MR. WELLS: We did -- no, so besides our first site visit, that's the only site visit we did.

COMMISSIONER EPSTEIN: And, I'm sorry, the Dandeneau Contracting, Mr. -- I'm sorry -- Metzler had mentioned, is that a -- this list of window replacements, is that something that you provide? Is that something that RAP provides?

MR. WELLS: My understanding, RAP is -- maintains a list of window restoration --

COMMISSIONER EPSTEIN: So those are people that RAP works with and would trust their opinions?

MR. WELLS: From my understanding, that's correct, but I'll defer to RAP on that.

COMMISSIONER HOFF: Through the Chair, I believe there's a representative of RAP here. Could we hear from RAP to talk about their confidence in their list that they provide to you?

THE CHAIRMAN: I don't see why not. They

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would need to fill out a speaker card, though.

(Audience member approaches the podium.)

THE REPORTER: Name and address, please.

AUDIENCE MEMBER: Shannon Blankinship, 2623 Herschel Street.

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

MS. BLANKINSHIP: (Complies.)

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

MS. BLANKINSHIP: I do.

THE REPORTER: Thank you.

MS. BLANKINSHIP: Just the historic contractor list?

THE CHAIRMAN: Yeah. What about these contractors?

MS. BLANKINSHIP: So we do maintain one.

You know, in truth, I'll have to support what the homeowner said. We really struggle with contractors for windows in the neighborhood. There are four contractors listed on our historic contractor list, all of which have experience doing this work all the

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time in the neighborhood.

You know, one of the companies come from Orlando. They really specialize in doing wholesale because it's so expensive to transport windows to them, and they are definitely the most expensive of the different contractors.

Dandeneau Contracting that he mentioned is another one that works in the neighborhood. He does one at a time, you know, takes them to shop and restores them.

Most of the people in the neighborhood will work with Mike and have windows one at a time, or Dave Doughman of Lovejoy Contracting [sic], another one on the list, they will do the windows one at a time. They are booked out for a long while.

And, you know, I typically recommend, when people call us, that if they have those main, you know, important feature windows in the home or the windows that are really priority to get done, to reach out to them and have those windows done so that they're not, you know, looking, you know, years down the line of not having any work done and in this really

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1 unfortunate situation of needing wholesale
2 window work, which is the most challenging
3 level of window restoration work to be done.
4 COMMISSIONER EPSTEIN: I guess just -- I
5 mean, this list you have put together, these
6 are people that work in the neighborhood. And
7 I would think because of that, you would
8 respect their opinion of, you know, what
9 they've put forward here?
10 MS. BLANKINSHIP: Yes. I mean, these are
11 the individual craftsmen in the neighborhood
12 that focus specifically on window restoration.
13 Obviously, our contractor list, we say
14 these folks are experienced in the rules in
15 obtaining a COA and understand the
16 Riverside/Avondale design guidelines, but we
17 always recommend that folks use, you know,
18 Angie's List and other sort of reputable
19 sources to vet contractors in terms of, you
20 know, other reasons that they may or may not
21 want to hire them, but, I mean, they understand
22 working in the historic district and window
23 restoration.
24 THE CHAIRMAN: Any other questions?
25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: Thank you for coming
2 forward and speaking.
3 MS. BLANKINSHIP: Thank you.
4 THE CHAIRMAN: So we have a -- we have an
5 applicant, and we have a report from staff.
6 This is --
7 I asked staff about the sort of due
8 diligence of the applicant, and it seems to be
9 more than normal, but we have a situation where
10 this request has been pulled from the agenda,
11 and you have heard some testimony from both the
12 applicant and the two other citizens in the
13 community. So I think we need to have maybe a
14 bit more discussion, but I think we need to
15 vote on this.
16 That was my reason for asking a question
17 of staff, that in comparison to other -- this
18 looked much more extensive than other
19 applicant -- applications I've seen that are
20 similar to this.
21 And Shannon's comment about the
22 contractors that RAP, not necessarily endorses,
23 but recognizes as, you know, very diligent
24 historic contractors in the neighborhood, it
25 certainly isn't in that contractor's interest

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1 to say remove these windows if that's his
2 business, to restore them, but I think --
3 Any other comments about this or ...
4 COMMISSIONER EPSTEIN: Through the Chair,
5 I would just say, obviously, we're all -- you
6 can tell we're taking this very seriously, a
7 wholesale window replacement in a historic
8 district with existing historic -- although it
9 seems like there's some nonhistoric windows as
10 well -- but existing historic wood windows is
11 always a hard one, but I would take the
12 information here that a craftsman who restores
13 these windows is saying, you know, that they
14 can't do it as very serious.
15 I know some of the windows -- some of the
16 overall windows, things don't look bad, but
17 when you see some of the details, you can tell,
18 if you start picking away at these windows, it
19 seems like -- to me, that they might start
20 falling apart. That's my concern.
21 So that's how I'm leaning for this -- is
22 that we've been given information by a
23 craftsperson who does this in the neighborhood
24 for a long time and more detailed photos that
25 are showing that things might not be as they

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1 seem from farther away. So I'm definitely
2 leaning towards the approval of this.
3 COMMISSIONER GREGORY: Through the Chair,
4 I would agree with Commissioner Epstein on this
5 one, that they have an opinion from a historic
6 window contractor in the neighborhood. We have
7 a WDO report saying there's active termites.
8 And looking at the photos, you can tell there's
9 a good amount of damage. And this damage
10 appears to be, like you said, Mr. Montoya, that
11 it's more than what we've seen on other
12 applications recently for a window replacement.
13 There's more damage here than others, and so
14 that's -- I would lean towards the approval as
15 well.
16 THE CHAIRMAN: Bill, any other final
17 comments (microphone failure)?
18 COMMISSIONER HOFF: No final comments.
19 THE CHAIRMAN: All right. There is a
20 motion on the floor, it has been seconded, and
21 it's up for a vote, and I have not heard any
22 request to change the motion on the floor. So
23 if I'm not going to hear any other comment, I
24 think we need to put it to a vote.
25 All those in favor?

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1 COMMISSIONER EPSTEIN: Aye.
2 COMMISSIONER GREGORY: Aye.
3 THE CHAIRMAN: Aye.
4 All those opposed?
5 COMMISSIONER HOFF: Nay.
6 THE CHAIRMAN: Let it be shown it was a
7 three-to-one vote. The item is approved.
8 MR. METZLER: Is it approved?
9 THE CHAIRMAN: You're approved, yes, sir.
10 So let's move on to the other item that
11 was taken off of the consent agenda. It is
12 Item COA-24-30855. We'll open the -- wait. Is
13 there any ex parte for this?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: I'll open the public
16 hearing and we'll hear a staff report.
17 MR. WELLS: Thank you, Mr. Chair.
18 This is COA-24-30855 for the property
19 located at 618 Stockton Street. So this is to
20 demolish a portion of a contributing structure
21 and construct a two-story nonresidential
22 addition. So this property is located on the
23 west side of Stockton Street, between Phyllis
24 Street and Rosselle Street.
25 And as you can see from the depicted site

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1 plan in the report, there's technically two
2 buildings on the property. However, the first
3 building, which, when you view it from the
4 exterior, is actually a collection of attached
5 buildings that have been individually
6 partitioned off in terms of interior, so the --
7 it's known as Buildings 1A, 1B and 2.
8 And so the second building, which is known
9 as the Jacksonville Fire and Rescue
10 Department's union hall, that's Building 3 on
11 the plans. That building is not included
12 within this scope of work.
13 So when the buildings were originally
14 constructed in 1926, and up until around 2004,
15 the buildings were owned and operated by
16 Woodlawn Baptist Church. But, nonetheless,
17 according to the applicant, the first building,
18 which is a contributing structure, it will be
19 redeveloped into a health and wellness center
20 for JFRD's uniformed personnel.
21 So, once again, the scope of work includes
22 the demolition of Building 1B, the construction
23 of a two-story addition to Building 1A, and
24 construction of a new vehicle use area or
25 parking lot to the west of the subject

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1 property.
2 As you look at the elevation plans and the
3 site plans, the proposed two-story addition
4 will be sited away from the street, recessed
5 from other historic structures, and designed
6 with a contemporary yet compatible finish in
7 order to maintain a consistency with the
8 Riverside Avondale Historic District.
9 So based on our findings -- the applicant
10 did provide an engineering report. That
11 engineering report found that Building 1B
12 exhibiting -- exhibited several structural
13 issues, some of which include water damage and
14 wood rot within the floor joists, ceiling
15 joists, as well as the porch roof,
16 vulnerabilities within the roof membrane,
17 (inaudible) corrosion in the concrete lintels
18 above the windows, cracks in the exterior
19 masonry wall, and cracks in the arch lintels
20 that separates Building 1B and 2.
21 So, furthermore, based upon our own visual
22 inspection of the subject property and
23 supporting documentation, such as architectural
24 assessment that's included in the book package,
25 staff found the integrity of the structure --

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1 so this only for 1 -- Building 1B -- reasonably
2 compromised that requires a significant amount
3 of rehabilitation in order to restore back to a
4 habitable use.
5 But in terms of the addition itself, we
6 found that it provides a compatible and
7 adaptive reuse of the subject property, and it
8 will contribute to the mixed-use treescape
9 along Stockton Street and Rosselle Street.
10 The design of the proposed structure
11 ensures a compatible relationship with other
12 properties in the historic district as well as
13 the proposed contemporary mid-rise building
14 style which will be compatible with the
15 remaining subject properties' buildings as well
16 as the architectural styles of the
17 neighborhood. We found that it will also be
18 compatible and subordinate in height.
19 And other than that, we found that it met
20 the Ordinance Code's criteria as well as was
21 found to be consistent with the design
22 guidelines, and we forward to you a
23 recommendation for approval with the conditions
24 noted in the report.
25 THE CHAIRMAN: Thank you, Arimus.

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1 Do we have any questions for staff?
2 COMMISSIONER GREGORY: Yes. Through the
3 Chair, so we're demolishing Building 1B here,
4 and we're adding this addition to 1A, and it's
5 the commercial structure with the glass and
6 metal panes along here. Is it your -- staff's
7 opinion that this addition to 1A is consistent
8 in design with the neighborhood for other
9 commercial structures?
10 MR. WELLS: Through the Chair to
11 Commissioner Gregory, it is compatible, we
12 would say, because of the fact that it's
13 recessed, it's sited appropriately from the
14 public right-of-way, but it also picks up
15 rhythms and themes that you will find on the
16 main buildings, so that's what we found it to
17 be, not necessarily consistent, but, more so,
18 compatible.
19 THE CHAIRMAN: Any other questions for
20 staff?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: Okay. We'll hear from the
23 applicant.
24 Is the applicant here?
25 (Ms. Trimmer approaches the podium.)

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1 THE CHAIRMAN: Please state your name and
2 address and she will swear you in.
3 MS. TRIMMER: Thank you so much.
4 Cyndy Trimmer, One Independent Drive,
5 Suite 1200, on behalf of the applicant.
6 I represent the Jacksonville Fire and
7 Rescue Department and also the Jacksonville
8 Association of Firefighters. They were lucky
9 enough to receive a State grant with a local
10 match that provided $5 million to create a
11 health and wellness center for our first
12 responders.
13 Looking through the properties that were
14 available, 618 Stockton, which was owned by the
15 Association of Firefighters, was determined to
16 be the most appropriate location to -- for this
17 purpose -- for the building.
18 Recognizing that we do have the existing
19 structures, we first did an analysis to look to
20 see whether it would be possible to rehab any
21 of the individual structures to be able to
22 house the services that need to be provided,
23 and the existing buildings weren't able to be
24 reused in their current state.
25 We have been working on this for several

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1 years. The first proposal, once we determined
2 that we couldn't reuse one of the structures in
3 the existing state, was to only preserve the
4 chapel and demolish the rest of the building so
5 that we could do a minimum one-story,
6 5,500-square-foot facility, which is the
7 minimum that was determined to be required.
8 Arimus, through a lot of time and effort
9 with the team, got to the point that we have
10 all determined that we can preserve that first
11 building if we can do an addition to it. So
12 that allows us to preserve the two anchor
13 structures that really create those corner
14 streetscapes and then open up between the
15 buildings to do an addition that is subordinate
16 to the historic structures.
17 We talked a lot with the design team. Do
18 we want to try to create something that looks
19 exactly like what's there? And that is always
20 kind of the debate when you're doing anything
21 with an existing historic structure.
22 And Brooke Robbins was one of our
23 consultants that talked through the pros and
24 cons of do we try to do something that blends
25 and kind of honors it, or do you do something

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1 that's truly distinct and compatible, but
2 subordinate, recessed, pulled back into the
3 property, and we all determined that that was
4 the best approach for these structures.
5 The main chapel on the front will be
6 enclosed along the back and preserved for
7 future restoration. It has had significant
8 water intrusion and issues with the windows.
9 They're just not at a place where that one can
10 be fixed right now. We can do the first
11 building on the corner with this addition at a
12 cost of $5 million. The buildings themselves
13 all together or not even assessed at 1 million.
14 They are actually around 900,000.
15 So we're prioritizing what we can to get
16 this facility, which is so essential, into
17 service. And then, hopefully, we'll some day
18 have the funding to come back for the church in
19 the front. But we do recognize the
20 significance of those buildings and the
21 importance of preserving them, and that's why
22 we have worked so hard to make this project
23 work, preserving the first two.
24 THE CHAIRMAN: Thank you.
25 Do we have any questions for the

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1 applicant?
2 COMMISSIONER EPSTEIN: Through the Chair,
3 can you speak if there is any remediation aside
4 from rebuilding the back wall of that chapel
5 building? Are you doing anything else to make
6 sure that it doesn't get in any worse
7 condition?
8 MS. TRIMMER: They're shoring it up and
9 making it watertight at this point, not full
10 mothballing, but at least making sure that
11 there's not further deterioration to that
12 structure.
13 COMMISSIONER EPSTEIN: What would that
14 entail, a new roof or ...
15 MS. TRIMMER: They don't have the funds to
16 fully do a new roof right now. Again, it's
17 going to be sealing up what can be sealed up,
18 hoping to get funds for that one down the road.
19 THE CHAIRMAN: Any other questions for the
20 applicant?
21 COMMISSIONER HOFF: Through the Chair to
22 the applicant, is there any site work in the
23 parking area that's being contemplated as part
24 of this as well, particularly along Rosselle?
25 MS. TRIMMER: Thank you for that question.

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1 Why, yes, there is. So the existing
2 hardscape on the site is in the condition that
3 they received it. It could use some love.
4 And, yes, the entire site is going to be redone
5 and actually landscaped so that we can create
6 some streetscape, some relief to the existing
7 condition, which is kind of devoid of trees,
8 around the site, and that is a priority.
9 And recognizing the existing condition, I
10 should note we did look at the opportunity of
11 building on that northeast corner of the site
12 to see if that would have been an opportunity,
13 and working with staff and the team, decided
14 that it was more important to preserve the
15 streetscape there, to not pave this site corner
16 to corner since so much of the site already is
17 paved, and, frankly, they don't have the budget
18 to do retention for a -- vaulted retention, if
19 they were to make more of this site impervious,
20 so that's why we're trying to keep the
21 development within the existing footprint of
22 what has been developed on the site and just
23 improve that rest of that hardscaped area.
24 COMMISSIONER HOFF: Through the Chair, so
25 are you contemplating improvements that will

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1 require another COA?
2 MS. TRIMMER: The hardscape improvements
3 for the surface parking are part of this
4 application.
5 COMMISSIONER HOFF: Okay.
6 COMMISSIONER GREGORY: And any landscaping
7 improvements for a future COA, or this is it
8 with these trees we're showing on the diagram
9 here?
10 Because, I mean, you say you're going to
11 landscape it around these entrances to the
12 parking here and maybe this grassy area at the
13 northeast corner.
14 (Ms. Epstein exits the proceedings.)
15 THE CHAIRMAN: Let's pause for just a
16 second.
17 MS. MacGILLIS: It's a question of quorum,
18 actually. Ms. Epstein stepped out.
19 MS. TRIMMER: They sure do make it hard
20 for you to see up there. It's also totally
21 really crazy down here. If you guys look at
22 each other and talk at all, your voices totally
23 cut out of the mics. Even if Arimus turns his
24 head ever so slightly, your voice totally cuts
25 out on sound.

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1 (Brief pause in the proceedings.)
2 (Ms. Epstein reenters the proceedings.)
3 THE CHAIRMAN: Thanks for your patience,
4 everyone.
5 We can continue now.
6 MS. TRIMMER: It happens to the best of
7 us.
8 So you have a proposed site plan in there
9 that doesn't constitute a full landscape plan,
10 but the intent is to establish the appropriate
11 landscape islands within the vehicle use area
12 and the landscaping that would normally be
13 required by Code when you're doing a surface
14 lot.
15 And I apologize for not having the entire
16 team with me today. We told everybody they
17 could be excused when we were on the consent
18 agenda.
19 THE CHAIRMAN: Any other questions for the
20 applicant?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: I just have one question.
23 Is there -- the future (inaudible) of the
24 church proper and the chapel, is there -- are
25 there any ideas being entertained for what use

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that might have or what function that might have when funds are available to restore the structure?

MS. TRIMMER: Again, it's owned by the Jacksonville Association of Firefighters. There's a lot of sister organizations that go into serving our first responders, and it would be something that goes into service for that community. There isn't a specific program yet, but they are always looking for funding to make that viable.

THE CHAIRMAN: So some kind of community-minded function there?

MS. TRIMMER: Specifically, JFRD and JSO service.

THE CHAIRMAN: I'm just curious.

Any other questions for the applicant?

COMMISSION MEMBERS: (No response.)

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

MS. TRIMMER: Thank you.

THE CHAIRMAN: So now I'll open the floor to anyone who wants to speak to this COA.

MS. PRYOR: (Indicating.)

THE CHAIRMAN: Please come forward.

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(Ms. Pryor approaches the podium.)

MS. PRYOR: Kim Pryor.

So thank you for pulling this one off the consent agenda because I think it required a little more discussion. I have some concerns here because, according to the property appraiser's site, they have owned this property since 2004. That's 20 years. What did they do to secure the property and protect it from the water intrusion and other things that they're saying has caused this structure so much damage that it cannot now be restored?

I am -- there's nothing to say that the other building -- that they are not going to do anything with right now. If they don't do anything to that one, no maintenance, no type of work on that one now, then where are we going to be ten years down the road? Are we going to be in the same position that, oh, well, this one is now too bad to be restored?

You know, when you purchase a property, you have an obligation to protect it. I, myself, own some properties that are not yet restored, but I've made sure that the roofs are on it, that the roofs are good, they're not

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leaking, and those are the types of things that you have to do as a steward of a historic structure to prevent future damage.

I just think we need to take a look at this a little bit more, you know, ask what did they do had there -- what permits have been pulled on this building to secure it, to do some repairs that would prevent damage. There is an obligation here to do everything possible to protect historic structures and not to allow them to get in such disrepair through what we call "demolition by neglect."

I wonder what the condition of the property would be today if someone had taken the time to fix the roof. I didn't see any interior pictures in the slideshow that was presented, but, you know, it -- again, it doesn't really matter because you have an obligation to protect this historic structure, and I ask that you do not reward demolition by neglect by granting this -- the demolition request.

Thank you.

THE CHAIRMAN: Thank you.

Is there anyone else who would like to

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speak towards this COA application?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: No?

Would the applicant like to rebut the statements.

MS. TRIMMER: (Shakes head.)

THE CHAIRMAN: No? You decline.

So I'm going to close the public hearing and entertain a motion.

COMMISSIONER GREGORY: Motion to approve COA-24-30855 at 618 Stockton Street.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: Discussion?

COMMISSIONER HOFF: Through the Chair, so I certainly share the member of the public's frustration with the idea of demolition by neglect and hope to have a noticed hearing within this body about that issue sometime not too far from now.

In this particular case, because is it not a full demolition -- it's a partial demolition that would be a part of an adaptive reuse project that would give the entire project, including the two other contributing buildings, new life -- I'm going to be in support of this.

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1 COMMISSIONER EPSTEIN: Through the Chair,
2 I agree with Bill.
3 I mean, if this was a total request for
4 demolition, I think it would be a completely
5 different story, but the -- I'm sorry. The
6 chance here to take this area of town that's
7 just sat vacant and start to repair it and give
8 it new life in a wonderful new use that will
9 help the fire department community as well, I
10 think, is something I'm in support of.
11 COMMISSIONER GREGORY: Through the Chair,
12 I agree with both commissioners on this one.
13 The adaptive reuse is great. I think it serves
14 our community well.
15 I hate to lose a contributing structure,
16 but I think what both commissioners have said,
17 that keeping the other structures on the
18 property and properly maintaining them is a way
19 to make this okay, and have them be a glass,
20 metal panel entry being subordinate and
21 recessed is -- makes that commercial addition
22 to it an acceptable use.
23 Like Commissioner Epstein said, a vital
24 entry key to the community to have a nice
25 commercial building and structure there that

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1 represents our community, I think, is a good
2 use.
3 COMMISSIONER EPSTEIN: Through the Chair,
4 I will say just -- I do know Jude Kostage, who
5 is with AES as well, and he is a champion for
6 historic -- just restoration, repair. I've
7 worked on [sic] him with multiple jobs, and if
8 you can fix something, he sure will. And he
9 will crawl all over your building and figure
10 out what's going on and tell you exactly how to
11 fix it, so I think having his structural report
12 here is very telling to the current condition
13 of that structure.
14 THE CHAIRMAN: I agree with Commissioner
15 Epstein. I worked with Jude on a number of
16 projects, so -- multiple renovations and
17 restorations at Timuquana Country Club most
18 recently. He's a great structural engineer.
19 I think that -- from my input into this, I
20 would say that the public comment that was made
21 in regards to demolition by neglect, I, too, am
22 very aware of that. I think it brings
23 attention to the structure that's going to
24 continue to lie vacant. I agree that that
25 one -- I think that is my biggest concern, I

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1 think, from a --
2 This is opinion, but from an architectural
3 significance point of view, I think it is
4 probably the most significant piece of
5 architecture on the site, and so I think that a
6 comment towards that would be, buildings lie
7 vacant, many buildings lie vacant for a long
8 time. And so if people aren't concerned about
9 them, you need to stand up and speak up about
10 them and not let it go by, right, because it's
11 easy to let it go by.
12 So I think that that would be a charge to
13 the community, that -- to monitor this project
14 and make sure that the church that's going lie
15 vacant, the church (microphone failure) lie
16 vacant gets some of that love that's being
17 given to the rest of the buildings on the
18 property.
19 Is there any other -- are there any other
20 comments or discussion for this? We have a
21 motion on the floor.
22 Are you ready to vote?
23 COMMISSIONER EPSTEIN: Through the Chair,
24 I'm sorry, just the -- the architect in me
25 wants to talk about the new structure just to

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1 say I know working with, you know, a historic
2 building, a lot of times, it's very easy to
3 copy what's there, and I don't think that's
4 always the answer. And I think what they have
5 done here, it -- it's new, and it's modern, and
6 it's kind of -- all the fire stations tend to
7 be pretty fun and everything, so I think it's
8 kind of in keeping with that, but it is
9 submissive to the design that is there, and I
10 think it's very good in that respect, I'll just
11 say as my opinion.
12 THE CHAIRMAN: Commissioner Epstein, thank
13 you for that. I think that's a really great
14 point because, in fact, most language of design
15 guidelines for historic structures in regards
16 to additions suggest this thing not imitating
17 the historic structure because it denigrates
18 the impact of the historic structure itself, so
19 I agree with this move as well from an
20 architectural standpoint.
21 Thank you.
22 Any other comments or questions or
23 discussion?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: We have a motion on the

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1 floor. We'll put it to the vote.
2 All those in favor?
3 COMMISSION MEMBERS: Aye.
4 THE CHAIRMAN: All those opposed?
5 COMMISSION MEMBERS: (No response.)
6 THE CHAIRMAN: Let it be known that
7 COA-24-30855 is approved.
8 Thank you.
9 Okay. Thank you, everybody.
10 The COAs that are listed in Item G on the
11 agenda -- Item Number 1, COA-24-30688, has been
12 withdrawn. And Item -- COA -- Item Number 2,
13 COA-24-30766, has been deferred. So we'll
14 continue on with the agenda. We'll move down
15 to New Business.
16 Pardon me, everyone. We do -- for Number
17 1, it was requested to be withdrawn, but we do
18 actually have to vote on that.
19 Do we need to hear a report or anything
20 for that or can we just put it to the vote?
21 MS. MacGILLIS: (Off microphone.)
22 THE CHAIRMAN: I'll entertain a motion.
23 COMMISSIONER EPSTEIN: Motion to withdraw
24 COA-24-30688.
25 COMMISSIONER HOFF: I will second that.

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1 THE CHAIRMAN: All those in favor?
2 COMMISSION MEMBERS: Aye.
3 THE CHAIRMAN: The withdrawal is approved
4 for item COA-24-30688.
5 Now we move on to New Business. We have
6 some REHAB projects to speak to.
7 I'm jumping ahead. I was so excited as we
8 were moving along, but I skipped over public
9 comments, Item K. So we'll open the floor for
10 any public comments.
11 Is anyone here today to make a public
12 comment?
13 AUDIENCE MEMBER: (Indicating.)
14 THE CHAIRMAN: Please come forward.
15 (Audience member approaches the podium.)
16 AUDIENCE MEMBER: Mike Haskins, 417 West
17 7th Street, 32206.
18 I just wanted to thank this commission and
19 the staff in particular for their hard work
20 regarding the REHAB funding. As a resident of
21 Springfield and an employee at SPAR, I am very
22 much grateful and in support for additional
23 funding for rehabilitation of historic
24 structures. This is much needed.
25 I believe it is the first time the City of

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1 Jacksonville has made funds available outside
2 of downtown in some years, and thank you for
3 your hard work.
4 THE CHAIRMAN: Thank you. Thank you,
5 Michael.
6 So now we go to New Business. We have
7 some REHAB projects to speak to.
8 MR. WELLS: All right. Thank you,
9 Mr. Chair.
10 So the first item is for REHAB-24-02. So
11 just a little context here. Commission, if you
12 recall, back at our February 2024 meeting, the
13 Department announced the application release of
14 the Restore Endangered Historic Adaptable
15 Buildings Special Revenue Fund, which stands
16 for REHAB. So once again, this is a
17 reimbursement grant intended to provide an
18 additional incentive to the owners of historic
19 commercial buildings to rehabilitate and
20 restore them to productive use rather than
21 demolish them because of the cost of
22 rehabilitation.
23 So the program guidelines adopted by
24 Ordinance 2023-0316 limits the grant awards to
25 $100,000 for eligible costs. So in order to

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1 qualify for a grant the building must be at
2 least 50 years old, it must be
3 income-producing, mixed-use, or owned by a
4 nonprofit entity. It must be located outside
5 of the Jacksonville downtown boundaries. It
6 must be deemed as architecturally or
7 historically significant. And, lastly, it must
8 be designated as a local landmark or designated
9 as a contributing structure within a local
10 historic district.
11 Staff has reviewed this -- these
12 criterion, and we found that it did meet all of
13 the above as it is a designated contributing
14 structure within a local -- Springfield
15 Historic District. So we have forwarded it to
16 you for your review.
17 So in terms of this review, the Commission
18 now must evaluate the application and make a
19 recommendation as to declare this building
20 critically endangered. And if you do declare
21 it as critically endangered, the application
22 will proceed to the financial review stage.
23 If you decide to deny the application for
24 critical endangerment, the property is no
25 longer eligible for the current REHAB cycle. A

1 denial does not hinder the applicant from
2 applying for future REHAB grant cycles.
3 So as you can see in the body of the
4 report, there's five different criteria we have
5 to evaluate on. The fifth one is more so an
6 opportunity for you to throw out additional
7 insight or additional context.
8 But in this particular REHAB application,
9 it's for 25 East 1st Street, which is a
10 two-story, nonresidential building with
11 Colonial Revival style influences. This
12 building was actually built by William B.
13 Barnett, who is known for Florida's Barnett
14 Bank chain, which was constructed in 1901,
15 right after the Great Fire. In 1941, the
16 Barnett family sold the property to the Solomon
17 Lodge, which is one of the oldest Masonic
18 groups in Florida.
19 So the intent behind this REHAB
20 application is to demolish -- or partially
21 demolish and restore the structurally
22 compromised front porch.
23 We reviewed the companion COA and we have
24 deemed it eligible for administrative approval.
25 So in terms of the criterion, we found the

1 first one, which discusses evidence of physical
2 threat, loss, damage or neglect, we found that,
3 according to the applicant, the second story
4 front porch is exhibiting signs of distress and
5 it is detaching from the structure. This is
6 evidenced by the rotted beams and joists as
7 well as damaged column capitals, cornices, and
8 the railing system. The applicant has supplied
9 engineering drawings that corroborate those
10 claims and addressed those structural issues.
11 The building is currently being occupied
12 and is used for union hall activities. The
13 building does appear to be susceptible to
14 development pressures or even national
15 disasters due to the critically impaired
16 columns on the front porch and a leaking roof.
17 As such, this renders the building extremely
18 susceptible to damage during rain events or
19 storms.
20 The fourth criteria discusses whether or
21 not the building is suitable for preservation
22 or restoration. It is our standard practice
23 that we look to whether or not the building has
24 signs of exterior alterations that have
25 negatively impacted the character-defining

1 features of the building as well as if any
2 alterations have been deemed difficult or
3 costly or even impossible to reverse.
4 So based on our analysis and our archival
5 records, the structure does not show any
6 evidence of being significantly altered,
7 thereby retains its historical integrity and
8 fabric.
9 And once again, the fifth criterion is,
10 again, an opportunity for the Commission to
11 consider any additional relevant evidence or
12 testimony, if the applicant wills.
13 But other than that, we do have a letter
14 from SPAR that is in support of REHAB 24-02 for
15 critical endangerment.
16 And based on the criterion, staff forwards
17 to you a recommendation to approve this
18 building for critical endangerment.
19 THE CHAIRMAN: Thank you, Arimus.
20 I'll open it up for discussion. Or, I'm
21 sorry, I'll entertain a motion.
22 COMMISSIONER EPSTEIN: Motion to approve
23 the REHAB 24-02 request.
24 COMMISSIONER HOFF: I will second.
25 THE CHAIRMAN: Any discussion?

1 COMMISSIONER GREGORY: I'm just excited
2 this building is finally starting to get
3 restored in the front there. It's a critical
4 piece of Springfield architecture. I think
5 this is a great use of the funds that we have
6 here.
7 THE CHAIRMAN: I agree.
8 Any other comments?
9 COMMISSIONER HOFF: Through the Chair, so
10 I was actually on that second story front porch
11 about eight years ago and it was in great need
12 of repair at that time, so I also support this.
13 COMMISSIONER EPSTEIN: Through the Chair,
14 I think you can see from the deterioration and
15 the columns and a lot of the -- you know, not
16 just the decorative features, but looking at
17 the brick kind of pulling away, which can only
18 probably bring more -- more problems in the
19 future, I think this is definitely critically
20 endangered and in need of these funds.
21 THE CHAIRMAN: Agreed.
22 Any other comments for now?
23 COMMISSION MEMBERS: (No response.)
24 THE CHAIRMAN: Let's open up to the floor
25 for public comment for this.

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(Ms. Trimmer approaches the podium.)
MS. TRIMMER: Thank you so much.
Cyndy Trimmer, One Independent Drive, Suite 1200, on behalf of the owner.
I know we're here to talk about how bad the porch is, but I would be remiss if I didn't take a second to say, if you've never gotten to go tour this building, do yourself a favor and do it. It is such an incredible gem. From 1901 till now, it has had two owners, and they have lovingly preserved this building. I have never been inside a building before that had such a remarkably well-preserved interior. It feels like walking back in time.
Unlike some of the projects that we have, they truly have made best efforts to preserve this building in exactly the state that they received it in 1940. Unfortunately, they did have water intrusion that was causing issues with the porch and it got ahead of them before they realized how bad it was getting, so they are going to work on a capital campaign to do a lot of different work to preserve the character of this structure, but the important issue right now that is critical is making sure that

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we don't lose the porch from the front of it.
And it sounds like everybody has read all the materials we submitted, so I won't belabor the point. We just really appreciate your support. We are so grateful for the City establishing this program and for Arimus' work in creating a brand-new application and process. And we're all going to figure it out together and we are thrilled to be the guinea pig.
THE CHAIRMAN: Thank you.
Any other comments in regards to this project?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Any other discussion?
COMMISSION MEMBERS: We'll put it to the vote. There's a motion on the floor.
All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: All those opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: REHAB 24-02 is approved.
MS. MacGILLIS: For clarification, the -- REHAB 24-02, this body has declared this property to be critically endangered.

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THE CHAIRMAN: Yes. So we'll move on to REHAB 24-03 [sic].
MR. WELLS: Thank you, Mr. Chair.
So this is REHAB 24-06 for the property located at 213 6th Street East. So, once again, we did evaluate the application in accordance with the program criterion. We did find that it was sufficient as it's located within the locally designated Springfield Historic District as a contributing structure.
This building is a two-story, nonresidential structure with Collegiate Gothic style influences. It's characterized by its rectangular-shaped plan, cast stone pointed door entrances, decorative glass transoms, a parapet and gabled roof and brick veneer exterior.
So the intent behind applying for the REHAB grant is for the applicant to perform structural repairs to the roof, the tower, and miscellaneous means within the sanctuary building.
So we have reviewed their companion COA and we have deemed it eligible for administrative approval.

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And in terms of the criterion, we found that there was evidence of distress, and so -- in particular there was -- on the tower of the original church, it's leaning inwards and is in danger of collapse. Portions of the roof on the second floor have extensive deterioration from water infiltration. There's signs of water intrusion that have led to deterioration of the first floor framing, and the proscenium beam over the alter is also sagging.
The sanctuary building is currently vacant due to these structural issues. And because of the impaired roof system on the sanctuary and associated structural damage, we found that it -- it makes the building susceptible to damage during rain events or storms.
And, lastly, the structure has been well-maintained over the years. And according to archival records and permitting, the structure does not show any evidence of being significantly altered; thereby, we found that it retains its historical integrity and fabric.
And based on this criterion, we forward to you a recommendation to declare this building as critically endangered.

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THE CHAIRMAN: Thank you, Arimus.
Is there anyone here to speak in regards to this REHAB project?
AUDIENCE MEMBER: (Indicating.)
THE CHAIRMAN: Please come forward.
(Audience member approaches the podium.)
AUDIENCE MEMBER: Good afternoon, everyone.
Michael Gerard. I am the assist- -- well, I'm the pastor -- local pastor for the church.
And, first, I want to just say thank you for all of -- having this program. We've definitely been in need of some help with our building, and I think this program came along at the right time.
And I thank Arimus for entreating us and helping guide us through this process, and so I just want to say thank you first.
I do have some -- I did not -- I'm kind of new to this, so -- I do have an exhaustive picture profile that I can always forward to you, but I also have some pictures that I did print out, in addition to what you may already have, which shows the -- some of the other work that needs to be done within the building.

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And I also have a letter here from one of our neighbors who lives directly down the street, Michelle Gillam (phonetic). She is -- she's probably well known to some of you here. She's -- lives right across the street and she's seen us in numerous years, and she's been a blessing to us, and she just wanted to let you know what the building meant to her and what our organization as a whole meant to her, so --
I don't know if you have any questions for me.
THE CHAIRMAN: Thank you.
Any questions?
COMMISSIONER HOFF: Through the Chair, so just -- I don't think this necessarily has relevancy to declaring it endangered or not, but when a structure like the church has a significant amount of renovation work that's needed, this grant could potentially help with that. What's your plan to ensure all of the work gets done that needs --
MR. GERARD: So after this grant, once we get started -- this is really to just shore up, so it -- it buys us the time that we need.

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There is a more significant grant that's out there that we definitely qualify, or in my estimation qualify for. It's a historic -- the History of Equal Rights grant program. And that provides a lot more financing to help further the -- you know, the quest to restore the building.
So this is just an initial start to stop the bleeding, if you will. And so this is pretty much what we want. We want to just stop the bleeding, and we've -- you know, there's been a -- significant damage, so we need to do something to shore up the building to where we can get the funding and do the research.
And we've -- it's been many years. We finally got the right people around us. And I think you've already mentioned some of the people from -- Brooke Robbins is the architect on the project. And Jude is the structural engineer. So we -- I think we've gotten the right people to help us in our quest, and I think that's what we've been lacking all along, is just the right people.
We've done -- believe it or not, we've done a lot to try to ensure [sic] the building.

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We just haven't had the right people, and it -- all our best efforts have failed because we just didn't have those who knew what this building needed. It takes a special type of person -- architect, engineer -- that knows what this building needs, and I think -- I think we're on the right track with that, so ...
THE CHAIRMAN: Thank you.
Any other questions?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Thank you.
MR. GERARD: All right.
THE CHAIRMAN: Is there anyone else here to speak in regard to this project?
AUDIENCE MEMBERS: (No response.)
MR. WELLS: Through the Chair, if I may, I forgot to mention this in my report, but just for the record, SPAR has also provided a letter of support for the REHAB application. I did -- that's a handout for you.
THE CHAIRMAN: Some discussion?
And before we start, just to -- I should have done this on the first one, I guess, but our task is to declare -- what we're voting on,

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1 to declare this project as critically
2 endangered by JHPC. And Arimus has done a
3 really good job of laying out the criteria for
4 (microphone failure). Some of those items are
5 evidence of physical threat, loss of
6 (microphone failure) --
7 (Reporter clarification.)
8 THE CHAIRMAN: I'm so sorry, Diane.
9 Evidence of physical threat or loss,
10 damage, or neglect. If the building is vacant,
11 the building's susceptibility to development
12 pressures or natural disasters, the building's
13 suitability for preservation or rehabilitation.
14 And then as a last one, any other criteria that
15 they think was relevant to declaring it as
16 critically endangered.
17 And so that's what we're tasked with
18 voting on in regards to the reports that are
19 being given.
20 So some discussion on this?
21 COMMISSIONER GREGORY: I make a motion to
22 approve the critical endangerment declaration
23 for REHAB 24-06 at 213 6th Street East.
24 COMMISSIONER EPSTEIN: Second.
25 THE CHAIRMAN: Now discussion.

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1 COMMISSIONER EPSTEIN: Through the Chair,
2 I think this is a great example of a building
3 in need of this help.
4 And again, you know, Arimus, great job
5 with this.
6 I'm sure that -- you know, it seems like
7 we have an owner here who's -- they're doing
8 everything they can to maintain this, and this
9 is going to give them that extra help that they
10 need to bring the building up to a standard
11 that -- that it's not going to be having as
12 many defects that could lead to further and
13 further issues with the structure and issues
14 with, you know, some of these defining historic
15 characteristics.
16 THE CHAIRMAN: All right. Well, there's a
17 motion on the floor. Should we vote? Let's
18 vote.
19 All those in favor?
20 COMMISSION MEMBERS: Aye.
21 THE CHAIRMAN: All those opposed?
22 COMMISSION MEMBERS: (No response.)
23 THE CHAIRMAN: Motion passes.
24 COMMISSIONER GREGORY: Are we skipping
25 24-03?

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1 MR. WELLS: My apologies. 24-03 has been
2 deferred.
3 COMMISSIONER GREGORY: Okay.
4 THE CHAIRMAN: So we'll move on to REHAB
5 24-08, 1009 Jessie Street.
6 MR. WELLS: Thank you, Mr. Chair.
7 So this is REHAB application 24-08 for
8 1009 Jessie Street. So, once again, we've
9 reviewed the application in accordance with the
10 criterion. We found that it's sufficient as
11 it's -- it was recently designated a local
12 landmark. This is actually -- my apologies.
13 This was recently designated as a local
14 landmark a couple of months ago, actually, by
15 the Council.
16 So this is a two-story, mixed-use building
17 with masonry vernacular style influences. It
18 was originally constructed as a doctor's office
19 on the first floor and two residential
20 apartments on the second floor. The subject
21 property is associated with Dr. Charles
22 McIntosh, who is a well-known medical legend
23 who conducted a portion of his medical studies
24 at this particular building and he lived in the
25 abutting one-story single residence next door.

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1 So Dr. McIntosh made great strides during
2 his career, such as being the first black
3 pediatrician in Jacksonville to open a private
4 practice. He was also a founding member and
5 past president of Volunteers in Medicine. And
6 he was the first African-American to sit on the
7 Florida Board of Medical Examiners.
8 So the intent behind this application is
9 to perform wholesale window replacement and
10 make miscellaneous structural repairs to the
11 building.
12 We reviewed the companion COA in
13 accordance with our criterion and we deemed it
14 eligible for administrative approval.
15 So in terms of evidence of physical threat
16 of loss, damage, or neglect, we found that the
17 application noted the windows on the structure
18 as being functionally obsolete or damaged. The
19 plumbing system, the electrical system, as well
20 as the HVAC system are all damaged and in need
21 of upgrades. Because of this and the deferred
22 maintenance, the building is currently vacant.
23 And from an exterior standpoint, we found
24 that the building does not have any evidence of
25 susceptibility to potential damage from a

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1 natural disaster; however, this building is
2 located within the recently designated Eastside
3 Historic District.
4 This district has been vulnerable to
5 development pressures, such as the proposed
6 renovations to the football stadium, the
7 construction of a new soccer stadium, and the
8 new residential developments that are occurring
9 off of Union Street.
10 Because of its siting at the corner of
11 A. Philip Randolph Boulevard, which is a
12 commercial corridor that's seeing a renewed
13 interest in development, staff finds it
14 critical to protect the McIntosh building from
15 impending development pressures.
16 And the last criterion in terms of the
17 suitability for preservation or restoration, we
18 do not have any evidence of the building being
19 substantially altered, and it has been
20 well-maintained from -- exterior at least, over
21 the years.
22 According to archival records and
23 permitting, the structure does not have any
24 evidence of being significantly altered,
25 thereby it retains its historical integrity and

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1 fabric.
2 So based on our analysis, we forward to
3 you a recommendation to approve this
4 application for critical endangerment.
5 THE CHAIRMAN: Thank you, Arimus.
6 Any questions for staff?
7 COMMISSION MEMBERS: (No response.)
8 THE CHAIRMAN: I'll entertain a motion.
9 COMMISSIONER EPSTEIN: Motion to
10 approve -- I guess motion to approve REHAB
11 24-08.
12 MS. MacGILLIS: I'm sorry. Motion to
13 declare --
14 COMMISSIONER EPSTEIN: I'm sorry.
15 Motion to declare critically endangered
16 REHAB 24-08.
17 COMMISSIONER HOFF: I will second.
18 THE CHAIRMAN: And discussion?
19 COMMISSIONER GREGORY: Again, I think
20 another great use of this program and the funds
21 of a recently designated property and building
22 that is significant to the community on the
23 Eastside. I think this is another excellent
24 use of funds and resources.
25 THE CHAIRMAN: Any other comments?

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1 COMMISSIONER EPSTEIN: Through the Chair,
2 I think that historic Eastside that we -- the
3 Commission recently, within the past couple of
4 years, declared a historic district, so -- so
5 anything we can do within that area to make
6 sure that there are historic structures that
7 are getting remediated and helped and not
8 falling into further disrepair so that they
9 could become subject to being torn down I think
10 is great, so I love seeing this.
11 THE CHAIRMAN: Any other comments?
12 COMMISSION MEMBERS: (No response.)
13 THE CHAIRMAN: Is there anyone here who
14 would like to speak to this project?
15 AUDIENCE MEMBER: (Indicating.)
16 THE CHAIRMAN: Yes. Please come forward.
17 (Audience member approaches the podium.)
18 THE CHAIRMAN: Give Diane your card and
19 she'll --
20 AUDIENCE MEMBER: I didn't fill out a
21 card.
22 My name is Ricky Anderson. I'm a resident
23 of the Eastside. I live at 624 Blodgetts Lane.
24 I'm also the chair of the Historic Eastside
25 CDC.

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1 My first time speaking in, like -- in this
2 setting, but I do want to say thank you because
3 we need help over there with our buildings.
4 I'm familiar with this building. I pass
5 by there pretty much all the time. A lot of
6 our buildings, the -- the owners have not been
7 able to -- they don't have the resources or the
8 funds to fix them up, and they are -- they're
9 falling into disrepair, which you all have
10 noticed, but the spaces over there are all
11 special to us over there, and we just need --
12 we just need help.
13 I'll be back next month, and so whatever
14 you can do to bring light to the buildings that
15 we have over there -- we have a lot of churches
16 that are in repair -- that needs repair, that
17 are historic structures. One that comes to
18 mind is the Mount Olive AME Church. We have --
19 some of them are just sitting their vacant, so
20 I don't know if the -- we -- like, the owners
21 need to come forward or we need to reach out to
22 them.
23 And I've been making visits, going to
24 those churches and to those places because we
25 have a lot of churches within the community

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that -- that are in -- like, within the places of houses where I can go and talk to the churches. And a lot of the pastors don't know about the resources that are out there, so I'm doing my part. And I know our president, CEO Suzanne Pickett, is doing it as well.

So we appreciate your help and we look forward to working with you.

Thank you.

THE CHAIRMAN: Thank you.

Anyone else want to speak on this project?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Please come forward.

(Audience member approaches the podium.)

THE CHAIRMAN: Sir, do you have a speaker's card? Did you fill out a speaker's card?

AUDIENCE MEMBER: I'm sorry?

THE CHAIRMAN: Did you fill out a speaker's card?

AUDIENCE MEMBER: Oh no, I don't have one. I'm sorry. I'll complete one and I'll turn that in.

THE CHAIRMAN: Just make sure you do before you leave.

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AUDIENCE MEMBER: Okay.

I'm Noriko Floyd, 1015 Jessie Street. I'm a fourth generation resident on the Eastside. I'm the steward for the historic C.B. McIntosh building, and I'm honored to be here to present this historic restoration project for this REHAB program.

Thank you, Arimus, for creating this program.

This is amazing that this is what the City is doing to help us in our community on the Eastside and all the historic buildings that need restoration help.

Thank you for coming out and speaking on behalf of the building also. I've never met you, but I'm going to definitely meet you and introduce myself.

But I am the owner and the steward for the building. And if you guys don't know of Dr. McIntosh, he's such an historic gentleman in this city. I'm cousins [sic] of Dr. McIntosh. My father and he were the first boys of the Anderson sisters of Charlotte Scott Anderson that's an historic young lady that's -- opened up the first black hardware

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store on A. Philip Randolph Boulevard. And the building was given to Dr. McIntosh from Charlotte Scott Anderson, and we are honored to present this project and -- and the help that we need.

THE CHAIRMAN: Thank you.

COMMISSIONER GREGORY: Thank you for your support and dedication.

MR. FLOYD: Thank you.

I'm going to get that card and turn it in. This one here (indicating)?

THE CHAIRMAN: Yes.

Is there anyone else here who would like to speak to this project?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Any more discussion or any other comments?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No? Should we put it to a vote? There's a motion on the floor.

All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: All those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Let it be known that the

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motion has passed.

Next on the agenda, we do want to -- just want to call attention to some demolition delays. (Microphone failure) a report and --

MR. WELLS: Yes, we have a report.

All right. Thank you, Mr. Chair.

So to the Commission, you haven't seen these in a few months, actually, but just to provide some context here, this is a demolition delay process. This is in accordance with Section 320.407 of our Ordinance Code.

So this is not necessarily a request to evaluate whether the building has structural integrity or whatnot, but it's more so to determine if the building is eligible for landmarking. So we evaluate the demolition delay in accordance with our landmarking criterion, and so --

This building is triggering the 320.407 review because it's located within the Eastside National Register Historic District and it's listed as a contributing structure. So this property is located at 759 Van Buren Street. It consists of a two-story residential building with frame vernacular styled influences. It

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1 was originally constructed as a one-story
2 dwelling, but it, nonetheless, is characterized
3 by its rectangular-shaped plan, its gabled
4 roof, stone and wood siding, and enclosed front
5 porch. The fenestration consists of 2-over-2
6 aluminum sash windows, 1-over-1 vinyl windows,
7 and fixed-pane windows.
8 Based on our analysis, we found that the
9 application would only meet two of the seven
10 landmarking criterion. And as you are familiar
11 with the landmarking piece, in order to
12 designate this property as a landmark it needs
13 to meet four of the seven criteria. So we do
14 find that it meets -- it falls short of that
15 because the owner is, of course, in objection
16 to landmarking the property.
17 But nonetheless, the first criterion is in
18 regard to being a significant reminder of the
19 cultural, historical, architectural or
20 archaeological heritage of the city, state or
21 nation. This is because it's located within
22 the historically black Oakland community of the
23 Eastside Historic District.
24 And then the second criteria relates to
25 its suitability for preservation or

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1 restoration. Although it's currently vacant,
2 the structure appears to be in decent condition
3 from the exterior. We don't have any evidence
4 of significant deterioration; however, we do
5 find, once again, that the property has been
6 severely altered, of course, because this
7 building was originally built as a one-story
8 dwelling and at some point in time a second
9 story addition was placed on the building, as
10 well as a rear addition, and the first floor
11 front porch was enclosed.
12 So based on that, we found that it only
13 met, again, two of the seven criteria for local
14 landmark designation.
15 So your job as a commission is to
16 recommend to release the demolition permit for
17 approval or to find additional criteria that
18 would make it suitable for landmarking.
19 THE CHAIRMAN: Thank you, Arimus.
20 Questions for staff?
21 COMMISSIONER HOFF: Through the Chair to
22 Mr. Wells, if the applicant was not -- did not
23 initiate the landmark review, was that the City
24 or was that another entity?
25 MR. WELLS: Through the Chair to

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1 Commissioner Hoff, good question.
2 So in this instance, as you are -- any
3 time they're doing a landmarking report or
4 designation, that's when they have the ability
5 to initiate it. But if they're requesting to
6 demolish a contributing structure within a
7 National Register District, they have to be the
8 ones to initiate that process. We're just
9 using the landmarking criteria to evaluate
10 whether or not it should be demolished.
11 COMMISSIONER GREGORY: Just getting
12 clarification on this. It's in the Eastside
13 Historic District, but it's not landmarked as a
14 contributing structure; is that correct?
15 MR. WELLS: Through the Chair to
16 Commissioner Gregory, that is correct.
17 COMMISSIONER GREGORY: Okay. Thanks.
18 THE CHAIRMAN: Any other questions for
19 staff?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: Is there anyone here who
22 would like to speak to this project?
23 MS. PRYOR: (Indicating.)
24 THE CHAIRMAN: I will officially open the
25 public hearing.

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1 (Ms. Pryor approaches the podium.)
2 MS. PRYOR: Kim Pryor, 245 West 5th
3 Street.
4 I know that the newly recognized National
5 Historic District of the Eastside doesn't have
6 any protections from the City of Jacksonville.
7 This demolition delay is minimal. None of
8 these structures are subject to Chapter 307 of
9 our Ordinance Code, and that's sad.
10 I caution anyone that is wanting to
11 demolish a contributing structure to rethink.
12 You know, once this house is gone, it's gone.
13 It is contributing. It was deemed important
14 enough to be included in the historic district.
15 But if we can --
16 If we allow the destruction of these
17 contributing structures to continue, then we're
18 going to be in another -- another situation
19 where, you know, we're just demolishing right
20 and left, like -- and we're going to have to
21 start fighting and chaining ourselves to houses
22 like we were threatening to do when the City
23 wouldn't stop tearing down houses in
24 Springfield.
25 Every house is important. The National

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1 Park Service deemed that this particular
2 structure was significant. I think that we, as
3 a body, need to also take a look at this and
4 also recognize that it is significant. And
5 don't just --
6 You know, we're going to have more and
7 more and more of these because now people are
8 going to want to come to the Eastside, and it's
9 a -- it's a concern for me. We can't set a
10 precedence that it's -- that it's easy to tear
11 a house down, and I implore this body to take a
12 really good look here and try to protect this
13 structure.
14 Appreciate your time.
15 THE CHAIRMAN: Thank you.
16 Is there anyone else who would like to
17 speak to this project, this demolition delay?
18 AUDIENCE MEMBERS: (No response.)
19 THE CHAIRMAN: All right. I'll entertain
20 a motion.
21 COMMISSIONER GREGORY: Motion to remove
22 the demo delay for 759 Van Buren Street.
23 Am I saying that correctly?
24 MS. MacGILLIS: May I suggest a motion to
25 approve the demolition permit?

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1 COMMISSIONER GREGORY: Motion to approve
2 the demolition permit for 759 Van Buren Street.
3 COMMISSIONER EPSTEIN: Second.
4 THE CHAIRMAN: Discussion?
5 COMMISSIONER GREGORY: I think -- sorry,
6 go ahead.
7 THE CHAIRMAN: Just for the record, I'm
8 looking at the report. It says that this is
9 not a -- this neighborhood was (microphone
10 failure) the City of Jacksonville in 1887.
11 This is the property description in the staff's
12 report. According to archival records, the
13 residential structure was constructed in 1904
14 as a one-story residential lot.
15 So it is -- it is clearly a building of
16 considerable age. (Microphone failure) our
17 consideration for this as some public comments
18 were made.
19 So some discussion.
20 COMMISSIONER HOFF: Through the Chair to
21 staff, so because this is a nationally
22 recognized historic district only and not a
23 locally recognized historic district, that --
24 it's my understanding that that limits our
25 role. And so a delay allows the staff time to

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1 see if it's landmark eligible and it allows the
2 owner time to explore other avenues.
3 Could you speak to a scenario where we
4 would not -- where it does not meet landmark
5 criteria and we do not release it for
6 demolition? Could that even happen or --
7 MR. WELLS: Through the Chair to
8 Commissioner Hoff, unfortunately not, because
9 that's what you're evaluating the report on, is
10 that set of seven criterion. So if you -- you
11 would have to have it meet -- or find that it
12 meets four or more.
13 COMMISSIONER GREGORY: Through the
14 staff -- excuse me, through the Chair to staff,
15 my understanding is that it's a historic
16 neighborhood, but it has to be a contributing
17 structure and [sic] landmark status, and we
18 would have to find those two criteria today to
19 do that, to be able to not approve the
20 demolition permit. And from your report here,
21 I don't see how there's enough there,
22 especially with Mr. Montoya's comments about
23 the addition of a -- possibly a second story at
24 some point to this thing.
25 MS. MacGILLIS: Through the Chair, in

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1 order to find a criterion that the staff report
2 does not, on its face, support, you would have
3 to take evidence, and it would have to be
4 competent, substantial evidence.
5 THE CHAIRMAN: So just to clarify that
6 with legal, I understand that the staff looks
7 at the criterion, and they have -- in this
8 particular case, it determined that it meets
9 two of the criteria, and that is not enough to
10 make it eligible for landmark status
11 (microphone failure), right?
12 MS. MacGILLIS: (Inaudible.)
13 THE CHAIRMAN: We are still in a position
14 where we can vote in terms of the demolition,
15 but it sounds like that is easily -- as a
16 scenario, if we do not approve this to continue
17 on, demolition, it would seem that the owner
18 would have a path of recourse, and that
19 (microphone failure) because there isn't enough
20 evidence in the criteria to suggest that it is
21 worthy of being saved under this particular set
22 of guidelines and rules?
23 MS. MacGILLIS: Hypothetically, if you
24 were to take a vote right now and vote that it
25 does meet the -- you vote to recommend the

1 historic designation and thereby stop the
2 demolition, it would be subject to appeal
3 because there is not, as you sit in this
4 minute -- if ten people walked through the door
5 and presented competent, substantial evidence
6 (microphone failure), but in this moment, on
7 the face of the report, there is no evidence,
8 competent and substantial, to bring into play
9 an additional criteria.
10 So, at this point, you have not enough
11 criteria to make that designation. That's not
12 my opinion; it is hypothetical.
13 So based on Section 324.07, the Historic
14 Preservation Commission is to determine
15 whether, based upon the evidence, the property
16 does or does not meet the criteria for
17 designation. If it does not meet the criteria
18 for designation, it lifts the demolition hold.
19 If this body finds it does meet the criteria
20 for designation, based on competent and
21 substantial evidence, then the demolition
22 permit would then be lifted.
23 COMMISSIONER GREGORY: Through the Chair,
24 I think I am ready to vote on this one, but I
25 do think the public comments were appropriate.

1 If there is an interest from people in the
2 public that want to preserve these properties
3 in this neighborhood, it takes a little more
4 proactive action from the people in the
5 neighborhood to preserve these because we don't
6 have -- it does not have the same protections
7 afforded by the City to other historic
8 districts. So if there are people in the
9 community on the Eastside that want to preserve
10 these homes, they need to step forward and get
11 with the homeowners about doing that. It's
12 going to fall a little bit more on the
13 community, it seems like, in this case.
14 THE CHAIRMAN: Yeah. It's a question --
15 and I'm opining here. I'm going to use your
16 word. I'm opining a bit here. But it seems
17 like without this being declared a historic
18 district in the city, we have to evaluate each
19 property based on landmark status. So we're in
20 a similar situation to LaVilla, where it is now
21 such a neighborhood that's completely
22 decimated, that there's not enough left for it
23 to be a historic district anymore. The only
24 thing they have left are landmark status
25 buildings. So that's the situation we're in

1 right now. And it sounds like --
2 We have to vote on this today. We have to
3 vote on this today, and there's another one
4 coming up, but I think this points to a real
5 concern that maybe we talk about at the end in
6 terms of not just the demolition by neglect
7 conversation, but also what we can do in this
8 regard to keep this from continuing, but I
9 think we have to vote on this.
10 MS. MacGILLIS: From a procedural issue,
11 the person who made the motion, perhaps to
12 restate the motion specifically to -- that you
13 move to find that this property does not meet
14 the criteria for the historic designation,
15 which would, in effect, do what your motion
16 said, which is to lift the demolition hold.
17 I'm sorry, I forgot, who made the motion?
18 COMMISSIONER GREGORY: I'll revise my
19 motion to -- excuse me. I make a motion to
20 find that the property at 759 Van Buren Street
21 does not meet the requisite criteria for
22 historic designation.
23 COMMISSIONER EPSTEIN: Second.
24 THE CHAIRMAN: All those in favor?
25 COMMISSION MEMBERS: Aye.

1 THE CHAIRMAN: Motion passes.
2 We'll move on to the next one, demolition
3 delay at 4160 Oxford Avenue.
4 MR. WELLS: Thank you.
5 So this is a demolition request for -- of
6 a two-story building at 4160 Oxford Avenue. It
7 has a historic address of 4168 Oxford Avenue.
8 This property is listed as a contributing
9 structure within the Old Ortega National
10 Register Historic District.
11 So same scenario as the previous memo,
12 but -- this one is, again, requesting
13 demolition. This building is a two-story, wood
14 frame, residential building with Colonial
15 Revival styled influences. It was originally
16 constructed as a single-family dwelling;
17 however, it has been converted to office space
18 and other uses over the years. It's
19 characterized by a square shaped plan, hipped
20 roof, weatherboard cladded exterior, exposed
21 rafter ends, an exterior staircase that leads
22 to a second story entrance. Fenestration
23 consists of paired 1-over-1, double-hung, sash
24 windows. And the building was built in 1919.
25 So based on our analysis, we found that it

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1 only met two of the seven criterion. So, once
2 again, in order to make it eligible for local
3 landmark designation, it would need to meet
4 four of the seven. But nonetheless, the two
5 that we found it met is it being significant in
6 terms of its cultural, historical,
7 architectural, or archaeological heritage of
8 the city, state, or nation.
9 This one pertains to it being located
10 within the National Historic District for
11 Ortega. This is based on its -- being a
12 collection of homes, mainly 57 -- 58 residences
13 that are attributed to reflect the Colonial
14 Revival style.
15 The second criterion relates to its
16 suitability for preservation or restoration.
17 Although it's currently vacant, the structure
18 appears to be in great condition. We don't
19 have any evidence of significant exterior
20 deterioration. And we found that it, again,
21 had been well-maintained over the years.
22 According to archival records and
23 permitting, the structure does not show any
24 evidence of being significantly altered,
25 thereby we found that it met -- it's retained,

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1 I should say, its historical integrity and
2 fabric.
3 So, once again, we found that it only met
4 two of the seven local landmarking criteria,
5 and -- end of report.
6 THE CHAIRMAN: Thank you, Arimus.
7 I do (microphone failure), but I'll go
8 ahead and do this. I feel like this is
9 (microphone failure) hearing.
10 Does anyone want to speak to this demo
11 delay?
12 (Audience member approaches the podium.)
13 AUDIENCE MEMBER: Thank you.
14 My name is Tim Sleeth. I represent
15 St. Mark's Episcopal Church Foundation, the
16 owner of the property.
17 The property was acquired about 20 years
18 ago with the intent to eventually demolish the
19 building and expand the campus. It's
20 surrounded by commercial buildings, including
21 our youth center. It's about a half a block
22 away from a significant day school.
23 So we -- our plan is to demolish the
24 building and improve that neighborhood to
25 continue the growth of the church and the --

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1 and the services that are provided by the
2 church in the neighborhood.
3 We looked at a variety of alternatives for
4 the use of the building. It was -- frankly, it
5 was just not feasible to convert the building
6 into something that the church could actually
7 use, so --
8 I would bring to your attention a letter
9 that we submitted for the record from
10 Dr. Richard Hardin, who was the founder and the
11 last president of the Ortega Preservation
12 Society. He's familiar with the building. He
13 wrote a letter, at our request, and said he
14 didn't have any objection to the demolition of
15 the building and he didn't believe that the
16 building qualified for landmark status, so
17 we're -- we're planning to proceed on that
18 basis, assuming you all approve the -- the
19 report from the staff.
20 THE CHAIRMAN: Any questions?
21 MR. WELLS: Through the Chair to the
22 Commission, I did pass out a hard copy of that
23 letter that was referenced. And this is from
24 Mr. Rick Hardin, so you should have -- you do
25 have a paper copy of that.

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1 THE CHAIRMAN: Anyone else here to speak
2 on this demo delay?
3 AUDIENCE MEMBERS: (No response.)
4 THE CHAIRMAN: I will close the public
5 hearing and entertain a motion.
6 COMMISSIONER GREGORY: Motion to find that
7 the property at 4160 Oxford Avenue does not
8 meet the requisite criteria for historic
9 designation.
10 COMMISSIONER EPSTEIN: Second.
11 THE CHAIRMAN: Discussion? Any comments
12 or discussion on this?
13 COMMISSIONER EPSTEIN: Through the Chair,
14 again, I mean, I think this is, you know,
15 unfortunate. It seems like a nice, lovely
16 historic home here, but I don't know what we
17 can do about it, so that ...
18 COMMISSIONER GREGORY: I feel the same way
19 about this one as I did the -- the previous
20 demolition delay. It's incumbent upon the
21 community to, you know, provide [sic] these
22 properties that are in historic districts that
23 don't have City protection, and we're -- I
24 mean, it looks -- again, as Ms. Epstein said,
25 it looks like a beautiful home that has

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1 potential for preservation, but it doesn't
2 really fall -- meet the criteria.
3 THE CHAIRMAN: I forgot to ask this
4 question of the previous speaker and the
5 applicant, but was there any consideration for
6 selling the home and moving it, allowing
7 someone to move the house to another location?
8 Because it does appear to be on a pier
9 foundation, and this has been done before.
10 There's precedent for --
11 MR. SLEETH: We discussed that possibility
12 and we haven't found anyone who's interested.
13 You know, we're not in any great hurry.
14 So if there's -- if there are groups available
15 that might want to consider that possibility,
16 we'd -- we would entertain it, but we don't
17 know of anyone who wants to move that building.
18 There are other houses in the area, in the
19 neighborhood, that are very, very similar to
20 this house, so it's -- it's not unique, and it
21 doesn't really have that kind of historic value
22 other than its age.
23 And, by the way, you know, we know what
24 the staff said about the condition of the
25 building. We hired a local contractor to take

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1 a look at it, and he said it wouldn't even be
2 worth his time to prepare a detailed bid or a
3 detailed proposal. It needs air conditioning,
4 it needs plumbing, wiring, heating, roof,
5 siding. So it's a -- it would be a
6 considerable expense, one that we really
7 wouldn't want to incur because we don't have
8 any use for the building in its -- you know, in
9 that condition and in that situation.
10 THE CHAIRMAN: And when the consideration
11 of maybe sell- -- potentially selling the
12 building, having someone move it off site, when
13 that was being considered or thought of, what
14 was the -- was there any process for that or
15 just sort of asking around?
16 MR. SLEETH: We asked, and we asked
17 Dr. Hardin if he knew of anybody. We asked the
18 contractor who looked at the building, who
19 actually has a brother who lives in a house
20 that's nearly identical to that house in -- in
21 the Ortega area, and he didn't know of anyone
22 who would incur that kind of expense for a
23 building that wasn't really unique.
24 THE CHAIRMAN: If the demolition for
25 this -- sorry to riddle you with questions

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1 here, but if the -- potentially, if this
2 demolition is approved, what would be the -- is
3 there a time frame for that demolition?
4 MR. SLEETH: We don't currently have a
5 time frame. We're in the capital campaign
6 process right now. There's another building
7 immediately behind it that we're -- we'll also
8 demolish. It's a much more recently
9 constructed building.
10 So we're trying to spread -- you know,
11 create some space where we can add some
12 functional buildings for the ministry.
13 THE CHAIRMAN: So would the --
14 potentially, could there be a consideration for
15 a real -- like, a concerted effort to publicize
16 the building for sale and see if someone --
17 beyond just asking around -- I don't mean to
18 diminish your activity in that regard, but a
19 real -- like, a formal -- a formal kind of
20 marketing campaign as part of your capital
21 campaign to try to sell a historic home that --
22 And I understand in our historic
23 neighborhoods there are many homes that are
24 repeated by design because they're built by
25 builders of that era, but I feel that every

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1 historic home has a kind of footprint and
2 identity to it, even though it may have a
3 fraternal twin two blocks away.
4 So would that be something that might be
5 considered by St. Mark's for --
6 MR. SLEETH: I can take that back to the
7 board and see if the board has a willingness to
8 do that. We don't have an immediate plan to
9 start demolition, you know, tomorrow, so we --
10 we have a little time because we still have to
11 raise some money to proceed with it, with the
12 project.
13 THE CHAIRMAN: Okay.
14 MR. SLEETH: So I'll take it back to the
15 board for their consideration.
16 COMMISSIONER EPSTEIN: Through the Chair,
17 there are a few websites and, you know,
18 Facebook accounts and -- that are -- where
19 people post about houses to be moved or houses
20 to save, as long as somebody wants to move it.
21 And it might be worth, if you decide doing
22 that, to -- like, you know, Mr. Montoya was
23 saying here, to just get the word out there a
24 little bit more.
25 MR. SLEETH: We would be happy to discuss

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that.
THE CHAIRMAN: Thank you.
MR. SLEETH: Thank you.
THE CHAIRMAN: So, you know, I'll put that to the Commission to consider this, that maybe this project is a bit different than the first one in that regard because the home -- obviously, like many historic homes, you can pretty much assume it needs a lot of work, but it's on pier foundations, and this has been done before. Maybe delaying this for -- I just -- I want to put that forward for consideration.
MS. MacGILLIS: Per ordinance -- actually statute, you have -- it's only a 60-day period and you're 30 days in.
Point of information is that a demolition permit has its own period of time to be executed. The fact that this property owner may likely find someone to come and move this home does not change the criterion for landmarking designation.
COMMISSIONER GREGORY: The only thing I'll add to your proposal regarding moving the building is it may actually benefit the

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applicants in that they can have someone move their house for free and save them a cost and expense that would come from demoing the house to begin with. So potentially it's even a better option financially.
THE CHAIRMAN: I agree. I agree, Ethan, but it sounds like what we're tasked with voting on today is not of that concern.
I would say to the applicant to please consider this, no matter the vote today, because I think it is a viable option.
Any other discussion?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Then we must vote.
All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: All those opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Motion passes.
(Discussion held off the record.)
THE CHAIRMAN: We'll take a 10-minute break. We're in recess.
(Whereupon, a brief recess was taken.)
THE CHAIRMAN: All right. A few more items on the agenda. We're at the -- Item M,

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Information. So we have four things to speak about.
Arimus.
MR. WELLS: To the Commission, the first item is the bylaws. So this is something -- just more of notification for you all. This is something we discussed, that -- because they have not been updated since -- I want to say 2002, so just a heads-up that staff, as well as General Counsel, will be evaluating that, and we'll have some more recommendations to -- in the next successive months.
That's it on that.
The next item, this is just a -- more of an informational standpoint. This is something that Riverside Avondale Preservation will be doing. So these are mainly just right-of-way improvements within the Five Points region. So there's two different projects going on. So the first one is just painted crosswalks. So they're doing three crosswalk paintings, and this will be on Lomax Street, between Park Street and Oak Street.
And then the second project that they're looking to do is just installation of some new

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trash cans. So this will be in various locations. I believe a total of 14 trash cans will be installed.
I will defer to Ms. Blankinship if she has other details to add, and I'll just pull up the renderings here on the screen.
COMMISSIONER EPSTEIN: Through the Chair to staff, when are these trash cans going to be installed?
I work in Five Points and I go to Five Points in the mornings over the weekend and it's like a trash disaster because of the current trash can situation.
And I talked to Councilperson Peluso about it and he told me these were coming, and I'm just interested because it's a disaster, yeah.
THE CHAIRMAN: Do you want to --
MR. WELLS: I'll defer to Ms. Blankinship for that.
(Ms. Blankinship approaches the podium.)
THE CHAIRMAN: Commissioner Epstein has some trash she wants to take care of.
MS. BLANKINSHIP: So this project has been a long time in the making. We all share your concern with just the litter problem in -- in

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1 Five Points.
2 And so the new trash cans should be double
3 capacity. The opening is wide enough to fit a
4 pizza box, which is a concern in the
5 Five Points area. And there's an inability to
6 reach in and grab trash out.
7 And so these three factors were primarily
8 what pushed the Merchants Association forward
9 with this particular design. Because they
10 really lacked the historic character that we
11 wanted for Five Points, we added the artistic
12 wrap at extra expense in order to try to brand
13 them to the district a little bit better so
14 that they wouldn't stand out.
15 The timeline for production, delivery, and
16 installation is 12 weeks, and we are probably
17 three weeks into that. The artwork was
18 probably the first two. And so once they're
19 delivered, the 14 trash cans, as well as an
20 additional, I think, 14 for the Council member
21 in other parts of Jacksonville, they should be
22 able to be installed immediately.
23 COMMISSIONER EPSTEIN: Thank you.
24 THE CHAIRMAN: Is that satisfactory?
25 COMMISSIONER EPSTEIN: It is.

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1 I will talk to you separately about my
2 concerns about the landscaping in Five Points.
3 MS. BLANKINSHIP: That's also underway,
4 but, yes --
5 THE CHAIRMAN: I think these are great.
6 These are the similar -- these are the
7 same trash cans we use at the University of
8 Florida. And I believe these are the -- I
9 believe these are the trash cans in Savannah's
10 historic district too.
11 COMMISSIONER EPSTEIN: These are the same
12 that are in San Marco now also?
13 MS. BLANKINSHIP: They were just installed
14 in San Marco, yes.
15 THE CHAIRMAN: So that's great. I think
16 this is great.
17 COMMISSIONER EPSTEIN: Yeah.
18 MR. WELLS: End of report for that.
19 THE CHAIRMAN: That's the end of the
20 report. Okay.
21 So there's no Old Business -- I'm sorry,
22 pending legislation.
23 MR. WELLS: So the last item under
24 New Business is Pending Legislation. Let's
25 see. Since last month, Ordinance 2024- -- this

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1 is -0420. This was for a local landmark
2 designation of a nonresidential building at
3 2259 West 26th Street. This was actually -- it
4 actually went to the Land Use and Zoning
5 Committee last week, and last night it was
6 approved for final action by City Council. So
7 it is officially a landmark designation.
8 In terms of the pending legislation --
9 legislative items, we have 2023-0876. That's
10 just stalled right now.
11 We have Resolution 2024- -- this is -0420.
12 So this is an appeal that's been filed by the
13 approval -- for the approval of a demolition at
14 125 3rd Street East. Just please note that
15 this property, unfortunately, has already been
16 demolished, so a withdrawal and a refund will
17 be issued to the appellant. So we will be
18 discussing process improvements at our LUZ --
19 at the LUZ -- or Land Use and Zoning Committee
20 meeting on August 6th.
21 And then the last item is just a
22 resolution that has not been assigned an
23 ordinance number -- or a resolution number just
24 yet, but it's also for an appeal for the denial
25 of window replacement at 1920 Montgomery Place.

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1 And then Public Works projects, there's
2 nothing to report there, so end of report.
3 THE CHAIRMAN: Is that it for you, Arimus?
4 MR. WELLS: Yes.
5 THE CHAIRMAN: So there's nothing else on
6 the agenda for today, but there are a couple of
7 things that I'd like to discuss, if we could,
8 and perhaps vote on or make a decision on.
9 The first one is demolition by neglect.
10 I'd like to have a conversation about that. I
11 know that this is something that --
12 COMMISSIONER HOFF: Yeah, so I reached out
13 to Mr. Wells and Carla Lopera about holding a
14 noticed HPC meeting about this because it's
15 such a large issue that we come across just
16 about every month and that has been a problem
17 for a long time.
18 So I inquired about how to start that
19 process. Mr. Wells has suggested coming up
20 with some dates and a rough agenda. I provided
21 those to him via email, and he inquired about
22 who may be asked to be there. So any relevant
23 City staff, including, of course, himself,
24 Ms. Lopera or other OGC, possibly Municipal
25 Code, and whomever else the staff thought to be

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1 relevant.
2 And I know that there's interest among
3 several community groups, probably more than
4 I'm aware of, and also multiple City Council
5 members to discuss this, and I'll try to find
6 some type of a (inaudible) for this issue.
7 THE CHAIRMAN: That's great, Bill.
8 I would like to propose to the
9 Commission -- the commissioners that are here,
10 entertaining, establishing a subcommittee, and
11 it seems -- I would like to nominate Bill to be
12 the head of that subcommittee, to start sort of
13 a formal process in that regard, if -- if
14 you're interested, Commissioner Hoff, because I
15 think this is something that we've been
16 facing -- we faced it today, we faced it last
17 month, the month before. We're going to face
18 it again, and we -- I think we've got to --
19 I think that we, as a body of
20 commissioners for Historic Preservation -- I
21 know this is a volunteer role, but I think we
22 can do more than vote on -- it's very important
23 what we do, but I think we have -- there's a
24 potential for us to do more and have a greater
25 impact in the community in regards to issues

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1 like this that we can --
2 I know it bothers all of you as much as it
3 does me, these things that we have to vote on,
4 so I think this is important, and I'd like to
5 propose that we form a subcommittee.
6 COMMISSIONER EPSTEIN: Second.
7 MS. MacGILLIS: Point of information.
8 It may be just a semantics thing. I know
9 Ms. Lopera and I had looked into -- primarily
10 Ms. Lopera looked into your bylaws about what
11 is -- what you can do on this type of property.
12 You could do a subcommittee or you could also
13 do what's called a "task force."
14 A task force, you can hear by the tone of
15 my voice, is probably where I'm aiming. A task
16 force would be declared by the Chair, and -- I
17 do also recommend -- because I'm doing this for
18 another commission. It's actually what's
19 called a "charging memo," and it states for the
20 public record what is the purpose -- it's
21 usually a limited scope, what you're looking
22 into -- a list of tasks, an end date with a
23 report.
24 And I had briefly discussed it with
25 Ms. Lopera. I cannot say that she said, "Oh,

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1 yes, do that," but absolutely that -- she did
2 look and see that that is an option for you.
3 THE CHAIRMAN: What I like about that is
4 it's very pointed in its scope and it has a
5 time frame associated with it.
6 As a point of process or as a method or
7 something -- or a task force, those goals, or
8 the tasks of the task force, that doesn't have
9 to be -- that does not have to be determined
10 necessarily today, does it? We can come
11 back -- is there a process for us to vet what
12 the task should be for this group?
13 MS. MacGILLIS: It is actually a
14 declaration of the Chair. It can be done --
15 you can sit at your desk and write it out, or
16 at our desks and approve it.
17 What we did -- what I have had happen in a
18 different commission was that, in general, a --
19 the task list was written out, and then at the
20 next meeting it was discussed, do we agree that
21 this is the task, do we agree that this is
22 within the scope, is this -- and so you could
23 have that as a discussion. You would not be
24 able to write the memo and then circulate it.
25 THE CHAIRMAN: As the Chair -- as Chair,

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1 am I able to -- you know, am I able to discuss
2 this with the other commissioners as I
3 establish the goals of the task force?
4 MS. MacGILLIS: The discussion would need
5 to be noticed, but open.
6 THE CHAIRMAN: So the best time to do that
7 would be at the next meeting?
8 MS. MacGILLIS: Perhaps Ms. Lopera and/or
9 I and yourself can do a draft so you have an
10 outline, something to discuss --
11 THE CHAIRMAN: Perfect.
12 MS. MacGILLIS: -- and then bring it at
13 the next meeting, and then it can be amended
14 from there in an open meeting/discussion.
15 THE CHAIRMAN: So let's -- does this sound
16 reasonable?
17 COMMISSIONER GREGORY: Absolutely. I'm
18 pro having a task force.
19 Would be it prudent to -- before we
20 outline the task force here that Commissioner
21 Hoff has decided to volunteer for, is it
22 prudent to wait to get public feedback from
23 this proposed meeting that we have -- that
24 Commissioner Hoff proposed as well, before we
25 have an outline of what this task force is?

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1 THE CHAIRMAN: I would think that we -- it
2 would be prudent for us to establish tasks and
3 then vet those tasks through public comment and
4 interaction, and then -- but I think it's best
5 for us to have a direction initially, and then
6 let's see what we can do about it.
7 MS. MacGILLIS: Perhaps have it as an
8 agenda item at the next meeting that will be
9 noticed and perhaps a rough outline could be
10 part of the noticed packet so that the public
11 would be prepared to comment on it.
12 THE CHAIRMAN: And so in preparation of
13 that, I would say, is there -- I'll try not to
14 (microphone failure) and keep everyone here
15 longer than necessary.
16 Is there anything in particular that comes
17 to mind that you'd like to state in this forum
18 and in this meeting right now (microphone
19 failure) public record -- public meeting
20 minutes that we could use in developing that
21 draft or (microphone failure)?
22 COMMISSIONER HOFF: So, if I may, this is
23 the draft meeting description that I sent to
24 Mr. Wells.
25 Demolition by neglect refers to the

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1 practice of allowing a structure to deteriorate
2 to the point that demolition becomes necessary
3 or restoration becomes unreasonable. The
4 practice is especially problematic when it
5 impacts historic landmarks and contributing
6 structures within historic districts which have
7 been found worthy of preserving for future
8 generations.
9 This meeting -- which you could change to
10 "task force" -- will review the status quo of
11 the issue and discuss steps to remedy. And the
12 draft agenda was just -- introduction, the
13 purpose of the meeting defined, and discuss
14 demolition by neglect, possible solutions and
15 next steps.
16 THE CHAIRMAN: Thank you, Bill.
17 Do we agree on this? Yes? Is this
18 something that Robert's Rules of Order -- we
19 should vote on?
20 MS. MacGILLIS: You do not need to vote on
21 it.
22 THE CHAIRMAN: I wanted to make sure,
23 cross all my Ts.
24 Okay. And then the last thing, the
25 discussions -- the projects that have come up

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1 today -- and there's been some others recently
2 that -- the Eastside and their status, right?
3 We -- today, we've seen some very -- a very
4 specific thing in terms of demolition. Is
5 there -- what can we do -- the Eastside -- this
6 Eastside district, it's not -- is it in the
7 situation of LaVilla?
8 There are structures that can be saved
9 there, but they're not -- most of them are not
10 going to meet landmark status designation like
11 (microphone failure). It's going to be
12 difficult -- (microphone failure) like the
13 (microphone failure) we saw today.
14 What other steps -- can we task -- take a
15 deep breath, right? Can we task the staff with
16 pursuing a historic district on the Eastside
17 beyond the landmark designation? Because we --
18 I feel like we don't have any teeth here.
19 MR. WELLS: Through the Chair to the
20 Commission, the -- that's something that we do
21 offer to not just the Eastside Historic
22 District but to other districts as well, so --
23 Ortega. We've offered it in the past to
24 South Shores and some other boundary -- or
25 neighborhoods.

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1 The only issue with that is -- this is
2 really -- we're really succumbing to public
3 sentiment, and a lot of the community does not
4 want to go through the owner's process of
5 Chapter 307, which requires a COA, where it
6 tells you -- it dictates what type of windows
7 you can have, et cetera, so --
8 Especially on the Eastside, we're working
9 with a more -- much more of a vulnerable,
10 under-resourced community. They specifically
11 did not want to go though the local historic
12 designation process.
13 Right now, I'm on a committee working to
14 get a historic zoning overlay in place to allow
15 for -- what they refer to as -- well, to
16 discourage gentrification, but -- and
17 displacement, but they're looking through
18 different avenues to maintain the historic
19 fabric, so --
20 Unfortunately, the National Register
21 District does not give you the teeth, and so
22 that is something that we're seeing a trend --
23 and we do have two more districts that are
24 potentially coming on line. We have the North
25 Riverside one that you all recommended to do a

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1 letter for, as well as the Durkeeville -- and
2 the Phoenix neighborhood. So they all are not
3 interested in doing the 307 piece.
4 So as staff, we can look into maybe some
5 alternatives, maybe we can amend Chapter 307,
6 which goes into the whole demolition delay
7 piece. Maybe it could expand to
8 noncontributing structures, but that is
9 something that we'll have to do some research
10 and evaluate whether or not there's an appetite
11 for that.
12 COMMISSIONER GREGORY: I suppose in the
13 meantime, if there is a structure in these
14 neighborhoods that you felt was worthy of
15 designation, us, as commissioners, can propose
16 that to be designated and get a staff report on
17 it if we feel it is worthy.
18 Obviously, there's a -- potential issues
19 with that with the current owners, whether they
20 want it or not, but that is an option if it --
21 we felt a structure was that important.
22 MR. WELLS: Through the --
23 COMMISSIONER EPSTEIN: That's one of our
24 items we're charged with here is finding
25 historic structures that are suitable for

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1 landmarking.
2 THE CHAIRMAN: You know, I understand the
3 situation, and I think that there's probably
4 due diligence that needs to occur on multiple
5 fronts, but I also feel like -- not to be --
6 you know, Martin Luther King once said, there's
7 the best thing to do and there's the right
8 thing to do. And sometimes, as a homeowner --
9 and we see it in here. They don't want to do
10 the right thing with the historic home; they
11 want to do the best thing.
12 I think we need to be looking for other
13 avenues that go beyond just necessarily
14 ownership of something, right? It's a historic
15 district, it's got landmark -- national status.
16 There has to be -- we need to search for
17 avenues, so -- I don't know what the avenues
18 are. I think that (microphone failure).
19 Okay. So --
20 COMMISSIONER HOFF: Sorry. Just real
21 quick, I'll pitch a couple of things. This is
22 kind of just general information.
23 A couple a weeks ago, the Florida Trust
24 for Historic Preservation held its annual
25 conference in Tallahassee. Next year it's

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1 going to be in Fernandina Beach.
2 And next week there is a national
3 conference for entities like this. It's called
4 the NAPC Forum. It's the only national
5 conference focused on the issues facing local
6 preservation boards and commissions. It's held
7 next week down in Palm Beach, so -- just
8 putting that out there if anyone has the
9 notion.
10 THE CHAIRMAN: Thanks, Bill.
11 And that reminds me. We need to
12 congratulate you for being honored and
13 receiving the Volunteer of the Year award, the
14 2024 Florida Preservation Awards. Thank you
15 for your service.
16 (Applause.)
17 COMMISSIONER EPSTEIN: I have one more
18 thing. I will just say that I met with
19 Councilperson Peluso about the contributing
20 structures, noncontributing structures for
21 Riverside, Avondale, and the SPAR district, and
22 he did tell me that RAP and SPAR are both
23 looking at updating their overlays. So that
24 might be something to get in touch with them
25 about, reevaluating things that were marked as

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1 noncontributing structures back in 1994 or '-5,
2 however long ago it was, because there are
3 quite a few buildings now that I believe should
4 be considered contributing and added to that
5 list.
6 So I'm going to be just kind of looking at
7 it with him on that, but he did have a question
8 that -- I didn't know the answer to it. If RAP
9 or SPAR updates their overlay, is that
10 something that we get to comment on or look at
11 before it's approved?
12 MR. WELLS: Yes. I think you could
13 comment on it. I just don't know if you would
14 have a binding recommendation in terms of
15 whether or not something could be approved or
16 denied because I believe the -- the overlays
17 right now, they're housed within a different
18 chapter that we don't have authority over,
19 so -- that's Chapter 656. We oversee
20 Chapter 307.
21 But there is definitely an opportunity to
22 comment and give your opinion.
23 COMMISSIONER EPSTEIN: I think -- as long
24 as, you know, RAP and SPAR would be willing, I
25 think it would be something to -- you know, to

at least give us the eyes to look at, would be -- I would appreciate that. I don't know if I'm overstepping my bounds, but I just think it would be nice.

MR. WELLS: I would also agree.

I mean, I think the -- Chapter 307 -- it's 656 -- I'm sorry, 656 needs to mirror a little bit better in terms of the criterion, so -- because it does require both (microphone failure) reviews.

THE CHAIRMAN: Is there anything else?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: No?

Meeting adjourned.

(The foregoing proceedings were adjourned at 5:35 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 2nd day of August 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-24-30741

1448 Pearl Street North

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30741

Address: 1448 Pearl Street North, RE# 071121-0000

Location: West side of North Pearl Street, between West 4th Street and West 5th Street

Owner: Josefina Gattei
Bellona Property LLC
800 S.E. 4th Avenue
Hallandale, Florida 33009

Applicant: Marco Guerrero
Andesco Construction, Inc.
7643 Gate Parkway, Suite 104-192
Jacksonville, Florida 32256

Year Built: *c.* 1905 (*Florida Master Site File*)

Designation: Springfield, Contributing

Request: Alterations

Summary Scope of Work:
1. Reopen front porch and balcony
2. Window replacement of four (4), non-historic aluminum windows (*Administrative*)
3. Window opening alterations of two (2) windows (*Administrative*)

Recommendation: **Approve with Conditions**

Conditions:
Reopen Front Porch and Balcony
1. The design and location shall be substantially consistent with the submitted plans dated June 12, 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. The new siding shall match the historic siding in design, reveal, dimension, and exposure.
8. The new siding shall be feathered into the remaining siding to reduce the visibility of the repairs (no straight vertical seams).
9. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

Window Replacement and Opening Alterations (*Administrative*)

10. 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.
11. 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).
12. The light pattern shall be one-over-one sash style.
13. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
14. All new windows shall be wood, wood clad, wood blend, vinyl or cellular PVC.
15. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
16. The two (2) new window openings, on the right side shall be aligned with existing windows along the top.
17. Any new siding, corner posts, and window trim repairs shall match the historic materials in design, reveal, dimension, and exposure.
18. 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.

PROJECT DESCRIPTION

COA-24-30741 seeks to reopen a two-story front porch and balcony on 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 shingled hip roof and wood drop lap siding. The applicant proposes to reopen the front porch and balcony by removing the addition infill and installing new tapered columns with brick bases, a wood railing system on the balcony, and wood deck boards.

Under **COA-23-29489**, the property owner was approved for partial siding replacement, window trim replacement, fascia replacement, front door replacement, front concrete step repairs, and window replacement of fourteen (14) non-historic windows.

Pursuant to the authority granted to Staff via the 2024 COA Matrix, window replacement of metal or non-original windows with a compatible design, placement, and arrangement and, window opening alterations that are reasonably compatible with the structure can be approved administratively. As such, this report will focus on reopening a two-story front porch and balcony.

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

- According to the Jacksonville 1913-1951 Sanborn Map, the subject property originally contained a two-story single-family dwelling with a two-story open porch and balcony on the front elevation. The structure was altered at some point by infilling the balcony and half of the porch.
- The height of the proposed porch and balcony, as conditioned, is compatible with the existing height of the primary structure. The roof form will remain unchanged. 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 and balcony wood ceilings, tapered columns with wraps, brick bases with caps, and wood railing and flooring, as conditioned, will match the existing structure in materials, height, and shape. The design of the porch and balcony, as conditioned, 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, as conditioned, does not require any changes to significant historic fabric. If removed in the future, the removal of the porch and balcony would not cause any damage to or detract from the historic primary structure. As such, the proposed scope of work, as conditioned, 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 height, openness, column design, and wood materials of the porch and balcony are more compatible with the house and the Springfield Historic District. As such, the proposed work, as conditioned, 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 porch and balcony, as conditioned, will restore the front porch and balcony element on the structure, and the design and materials will differentiate the work from the old.

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 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, "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

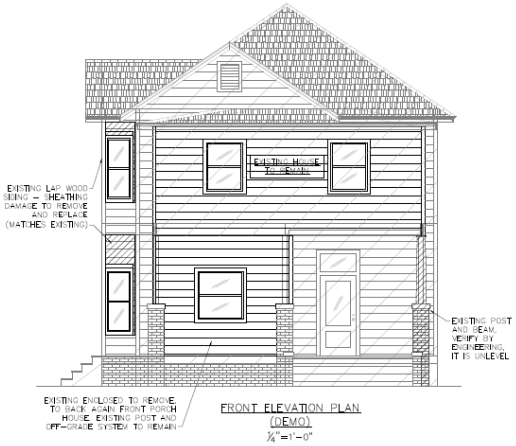
PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

SITE VISIT PICTURES OF SUBJECT PROPERTY ON AUGUST 22, 2024

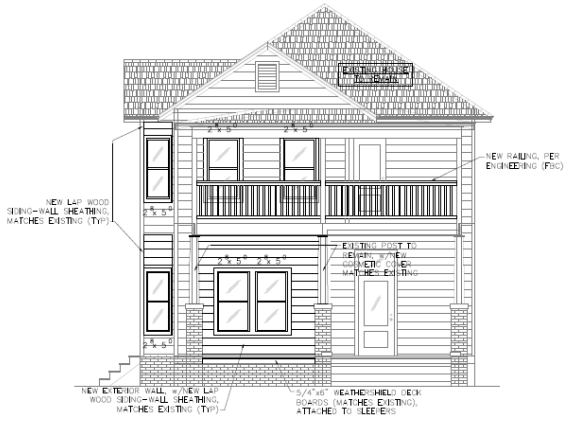
JACKSONVILLE 1913-1951 SANBORN MAP

(*Sanborn Map Jacksonville 1913-May 1951 Volume 1, Sheet 31*)

ELEVATION PLANS DATED JUNE 12, 2024



FRONT ELEVATION PLAN (DEMO)
¼"=1'-0"



FRONT ELEVATION PLAN (RENOVATION)
¼"=1'-0"

RIGHT ELEVATION PLAN (DEMO)
¼"=1'-0"

RIGHT ELEVATION PLAN (RENOVATION)
¼"=1'-0"

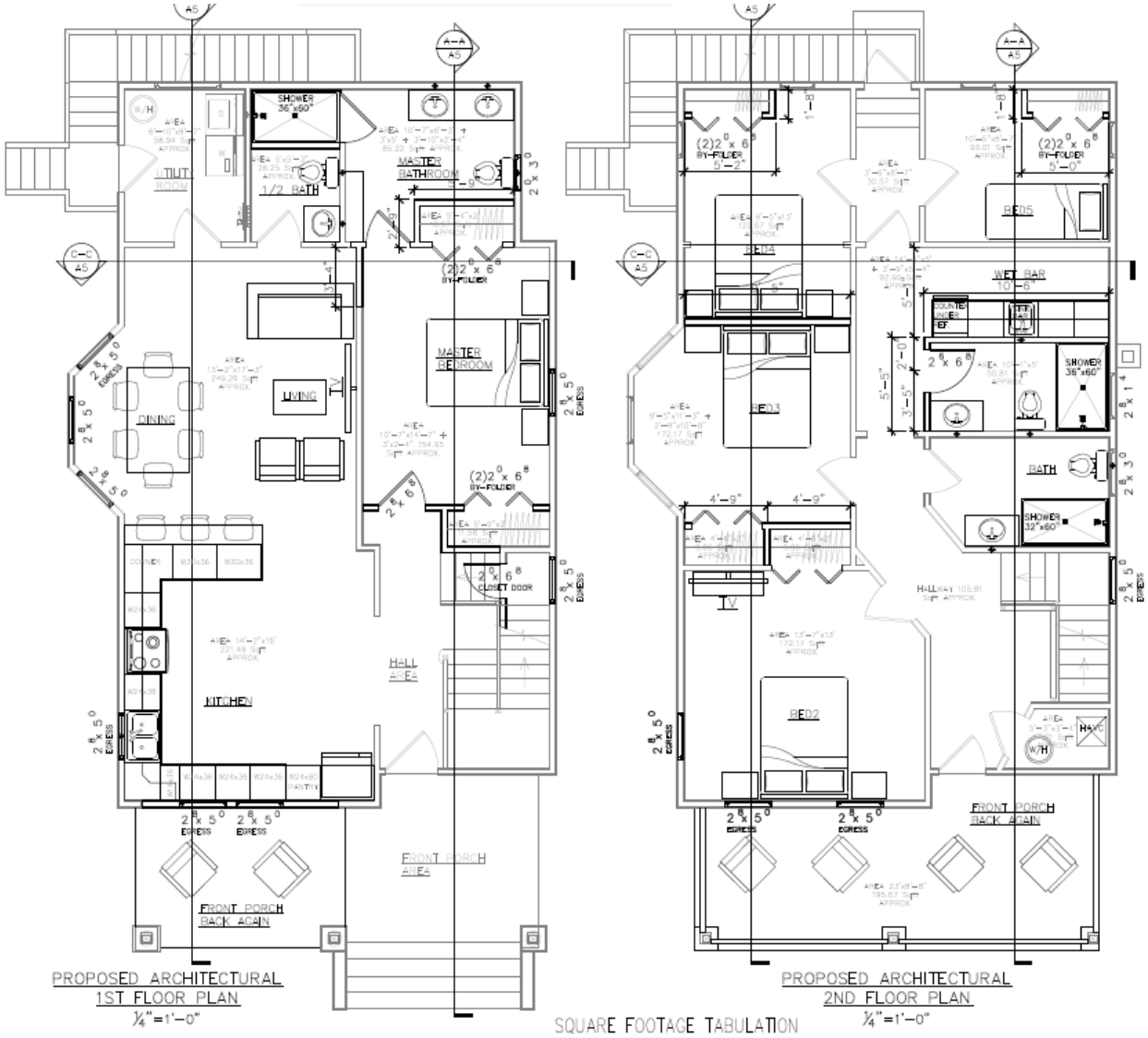
REAR ELEVATION PLAN
(DEMO)
¼"=1'-0"

REAR ELEVATION PLAN
(RENOVATION)
¼"=1'-0"

LEFT ELEVATION PLAN
(DEMO)
¼"=1'-0"

LEFT ELEVATION PLAN
(RENOVATION)
¼"=1'-0"

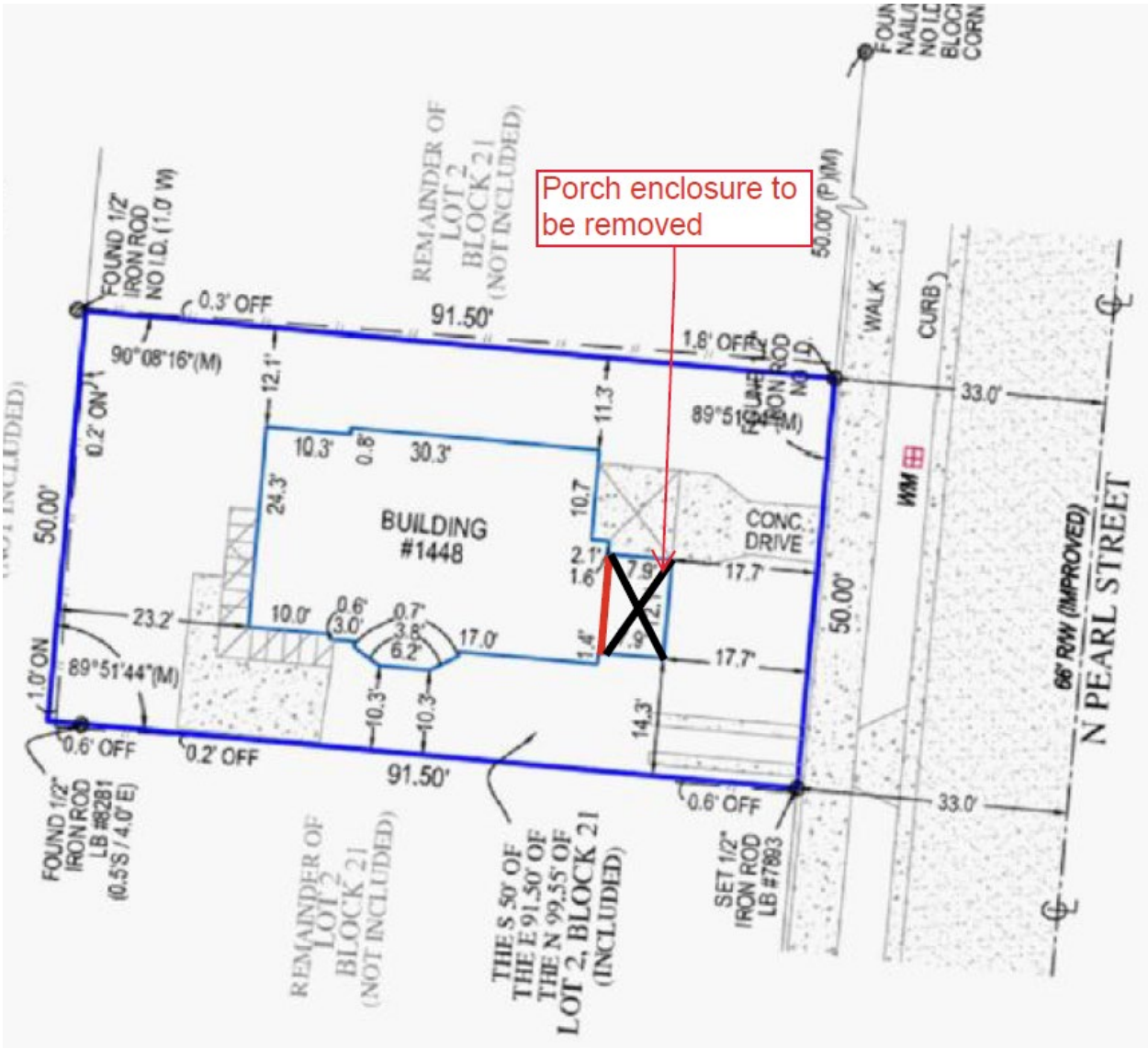
FLOOR PLANS DATED JUNE 12, 2024



SQUARE FOOTAGE TABULATION

EXISTING HOUSE	2,480.00 SF
TOTAL	2,480.00 SF

SITE PLAN DATED JUNE 12, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30741	**Application Status**	FOUND SUFFICIENT
Date Started	05/08/2024	**Date Submitted**	05/08/2024

Planning and Development Department Info

COA #	COA-24-30741
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/30/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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: GUERRERO
First Name: MARCO
Middle Name: ANTONIO
Company Name: ANDESCO CONSTRUCTION INC.
Mailing Address: 7643 GATE PARKWAY SUITE 104 192
City: JACKSONVILLE
State: FL
Zip Code: 32256
Phone: 904 629 8583
Fax: 904
Email: MARCO@ANDESCOCONSTRUCTION.COM

General Information On Owner(s)

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

Last Name: GATTEI
First Name: JOSEFINA
Middle Name:
Company/Trust Name: BELLONA PROPERTY LLC
Mailing Address: 800 SE 4TH AVE
City: HILLANDALE
State: FL
Zip Code: 33009
Phone: 1141874107
Fax:
Email: BELLONA.PROP@GMAIL.COM

Description Of Property

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

Map	RE#
	071121 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1448	PEARL ST N	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [x] **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
REMOVE WALLS FROM FRONT PORCH (1ST AND 2ND FLOOR) TO RECOVER AND EXPOSE THE ORIGINAL LOOK OF THE PORCH

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

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.

Additional Documents Provided

	Description
[x]	PICTURE FRONT ELEVATION
[x]	DRAWING FRONT ELEVATION
[x]	COLUMN INFO
[x]	WINDOW NUMBER LOCATIONS
[x]	WINDOW PRODUCT
[x]	WINDOW SURVEY FORM

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.

BELLONA PROPERTY LLC
800 SE 4TH AVE STE 704
HILLANDALE, FL 33009

Primary Site Address
1448 N PEARL ST
Jacksonville FL 32206-

Official Record Book/Page
20730-00060

Tile #
6412

1448 N PEARL ST

Property Detail

RE #	071121-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4490
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	$149,155.00	$115,186.00
Extra Feature Value	$897.00	$1,056.00
Land Value (Market)	$74,550.00	$81,690.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$224,602.00	$197,932.00
Assessed Value	$162,314.00	$197,932.00
Cap Diff/Portability Amt	$62,288.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$162,314.00	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
20730-00060	6/28/2023	$248,000.00	WD - Warranty Deed	Qualified	Improved
20641-00584	4/5/2023	$185,000.00	WD - Warranty Deed	Unqualified	Improved
20641-00582	4/3/2023	$100.00	QC - Quit Claim	Unqualified	Improved
14287-00213	9/24/2007	$100.00	WD - Warranty Deed	Unqualified	Improved
09813-00221	11/27/1996	$100.00	QC - Quit Claim	Unqualified	Improved
06343-00777	5/28/1987	$8,000.00	WD - Warranty Deed	Unqualified	Improved
06175-02044	7/11/1986	$100.00	WD - Warranty Deed	Unqualified	Improved
05759-01587	2/2/1984	$1,000.00	CT - Certificate of Title	Unqualified	Improved
05195-00211	9/23/1980	$28,000.00	WD - Warranty Deed	Unqualified	Improved
05190-00585	9/2/1980	$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

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

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-S	50.00	93.00	Common	50.00	Front Footage	$81,690.00

Legal

LN	Legal Description
1	2-5 12-2S-26E .106
2	SPRINGFIELD
3	S 50FT OF E 91 1/2FT OF N 99.55
4	LOT 2 BLK 21

Buildings

Building 1
Building 1 Site Address
1448 N PEARL ST Unit

Element	Code	Detail

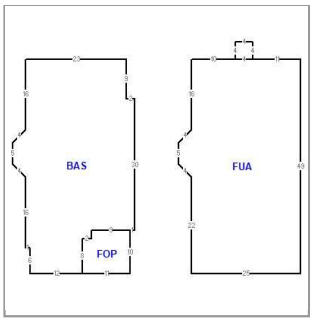
Jacksonville FL 32206-

Building Type	0102 - SFR 2 STORY
Year Built	1912
Building Value	$115,186.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1109	1109	1109
Finished Open Porch	106	0	32
Finished upper story 1	1249	1249	1187
Finished Open Porch	16	0	5
Total	2480	2358	2333

Exterior Wall	4	4 Single Siding
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	4	4 Electric
Heating Type	2	2 Convection
Air Cond	2	2 Wall Unit

Element	Code	Detail
Stories	2.000	
Bedrooms	6.000	
Baths	2.000	
Rooms / Units	1.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$197,932.00	$0.00	$197,932.00	$1,836.89	$2,239.98	$2,169.33
Urban Service Dist1	$197,932.00	$0.00	$197,932.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$197,932.00	$0.00	$197,932.00	$714.91	$612.01	$623.29
By Local Board	$197,932.00	$0.00	$197,932.00	$504.91	$444.95	$438.10
FL Inland Navigation Dist.	$197,932.00	$0.00	$197,932.00	$4.67	$5.70	$5.26
Water Mgmt Dist. SJRWMD	$197,932.00	$0.00	$197,932.00	$29.10	$35.49	$33.37
School Board Voted	$197,932.00	$0.00	$197,932.00	$224.60	$197.93	$197.93
Urb Ser Dist1 Voted	$197,932.00	$0.00	$197,932.00	$0.00	$0.00	$0.00
			Totals	$3,315.08	$3,536.06	$3,467.28

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$224,602.00	$162,314.00	$0.00	$162,314.00
Current Year	$197,932.00	$197,932.00	$0.00	$197,932.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

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: 08/13/2024

COA#: -24-30741

Address: 1448 N PEARL ST JACKSONVILLE FL 32206

Owner: BELLONA PROPERTY LLC

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

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

provided to me for application COA2430741 **were posted on the property/site located at:**

071121 – 0000

Real Estate Number(s)

1448 N PEARL ST

Street Address

JACKSONVILLE FL 32206

City, State Zip Code

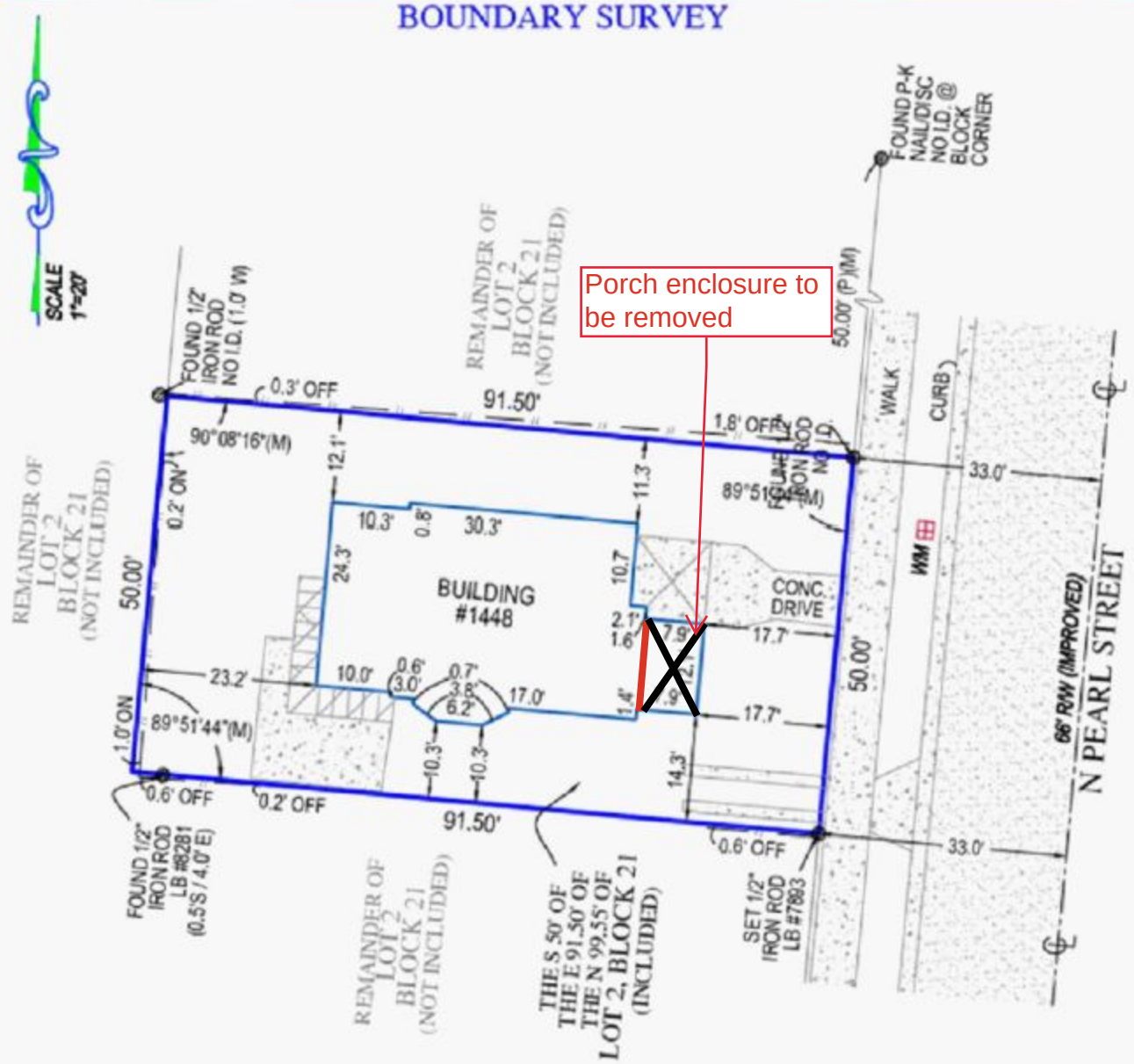
Printed Name MARCO GUERRERO

Signature

Dated this 13 day of AUGUST, 2024

Remove

BOUNDARY SURVEY



SURVEY NOTES
CONCRETE DRIVE CROSSES THE PROPERTY LINE ON AND INTO R/W EASTERLY SIDE OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)
SURVEY NUMBER:
[illegible]

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 22[illegible]
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

1448 N PEARL ST, JACKSONVILLE FL
DUVAL County, Florida

GENERAL NOTES

1. It is the intent of the Designer that all be in accordance with all requirements of the building authorties having jurisdiction over this type of construction and occupancy.
2. The Contractor shall verify all conditions and dimensions at the job site prior to commencing work. The Contractor shall report all discrepancies between the drawings and existing conditions to the Designer prior to commencing work.
3. The Contractor shall supply, locate, and build into the work all inserts, anchors, angles, plates, openings, sleeves, hangers, bracing, slab depressions, and and pitches as may be required to attach and accomodate other work.
4. All details and sections shown on the drawings are intended to be typical and shall be construed to apply to any similar situation elsewhere in the work, except where a different detail is shown. (Any details provided by the Engineer and/or Contractor to supercede those provided by the Designer).
5. Roof ventilation to be provided per FBC sections R806.

DESIGN SPECIFICATIONS

Design Code: The 2023 Florida Building Code (FBC) – Residential
Occupancy: Residential Group R–3 (One and Two Family Dwellings)
Construction: Type V, Unprotected
Note: Any design Specifications provided by the Engineer and/or Contractor supercede those provided by the Designer.

AUTOMATIC FIRE DETECTION

1. Smoke Detectors/Carbin Monoxide detectors to be located per FBC section R314 & R315.

EGRESS OPENING COMPLIANCE

1. See Floor Plan for egress window and door locations "this sheet".
2. All window and door openings labled "egress" to comply with FBC section R310 & R311.

ALL APPLICABLE BUILDING CODES APPLY

(Including but not limited to);

FBC–R302.5.1: This door min. 3/8" thick solid wood, or min. 1 Honeycomb core steel, or 20 minute fire–rated. Requires doors connecting a garage to the house have some type of closure.

FBC–R302.5.2: Ducts in garage shall be min. 26ga. sheet metal, or Owens corning min. 1" thick Endura gold duct board.

FBC–R302.1: Structures set back 5' or less from the property line may be required to have fire rated overhangs and no projections closer than two feet from the property line. Please review complete code section.

FBC–R302.6: Garge wall shall be separated from residence and it's attic with min. 1/2" gyp. bd. applied to garage side. Garagees beneath habitable rooms shall be seperated from rooms above with min. 5/8" type "X" gyp. bd. where the seperation is a floor–ceiling assembly, any structure supporting the assembly shall be protected with min. 1/2" gyo. bd.

FBC–R1601.4.7: Min. 4" clerance required around all sides ormech. equipment and componets, including ducts.

FBC–R, M1307.2: Ground–mounted mech. units shall be anchored in accordance with this section.

FBC–R303: Revises glazing requirements around wet surfaces.

FBC–R402.4.1.2: Florida Building Code – Energy Conservation requires blower door testing to confirm air leakage not greater than 5 air changes per hour. Testing must be done by an approved third party and a report is to be provided to the building official.

FBC–R303.4: Requires a whole house ventilation system meeting M1507.3 requirements when the air infiltration rate is less than 5 air changes per hour. (Which is what R402.4.1.2 above requires, thus all houses must have a whole house ventilation system).

FBC–R312: Changes requirements for guards and window fall protection.

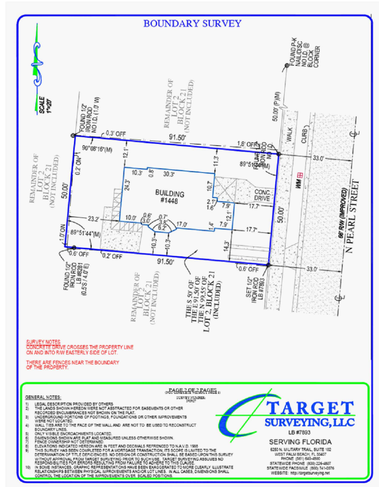
FBC–R806: Changes attic ventilation requirements.

FBC–R905: Changes installation and type of roofing underlayment (similar to present re–roofing requirements).

FBC–R703.6.3: Where stucco is applied to lathe over wood frame construction, a bond – breaker is required between the water –resistive barrier and the stucco per one of the following methods" 2 layers of approved water– resistive barrier material, or 1 layer of approved water–resistive barrier over an approved plastic house wrap, or other approved method in accordance with the manufactures installation instructions.

FBC–703.6.5: While previous codes have referenced that the exterior plaster shall comply with ASTM C926 and ASTM C1063, this section specifically states minimum curing time between coats.

FBC–M1506: Has added minimum clearance distances between air exhaust (bathroom, kitchen, etc.) and building openings.



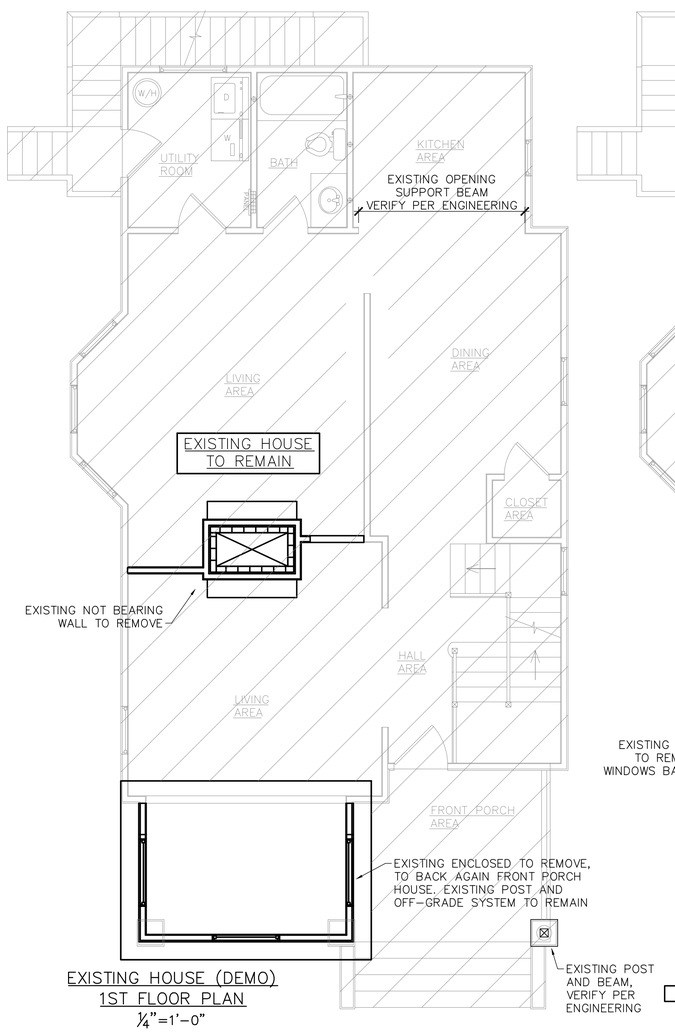
SHEET INDEX:

ARCHITECTURAL:

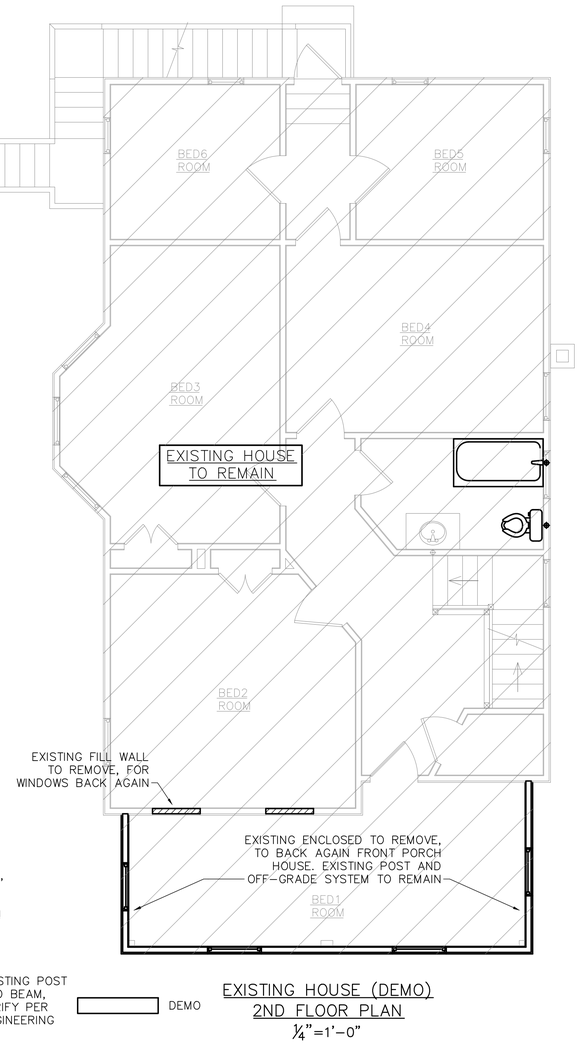
A1–6 .... COVER SHEET, EXISTING HOUSE (DEMO), PROPOSED ARCHITECTURAL RENOVATION FLOOR AND SURVEY (ONLY INFORMATION) PLAN
A2–6 .... ELECTRICAL AND EXISTING ROOF (TO REMAIN) PLAN
A3–6 .... ELEVATIONS FRONT AND RIGHT (DEMO AND RENOVATION) PLAN
A4–6 .... ELEVATIONS LEFTS AND REAR (DEMO AND RENOVATION) PLAN
A5–6 .... SECTIONS PLAN
A6–6 .... DETAILS AND WALL SECTION PLAN

IMPORTANT WINDOWS AND DOORS NOTES:

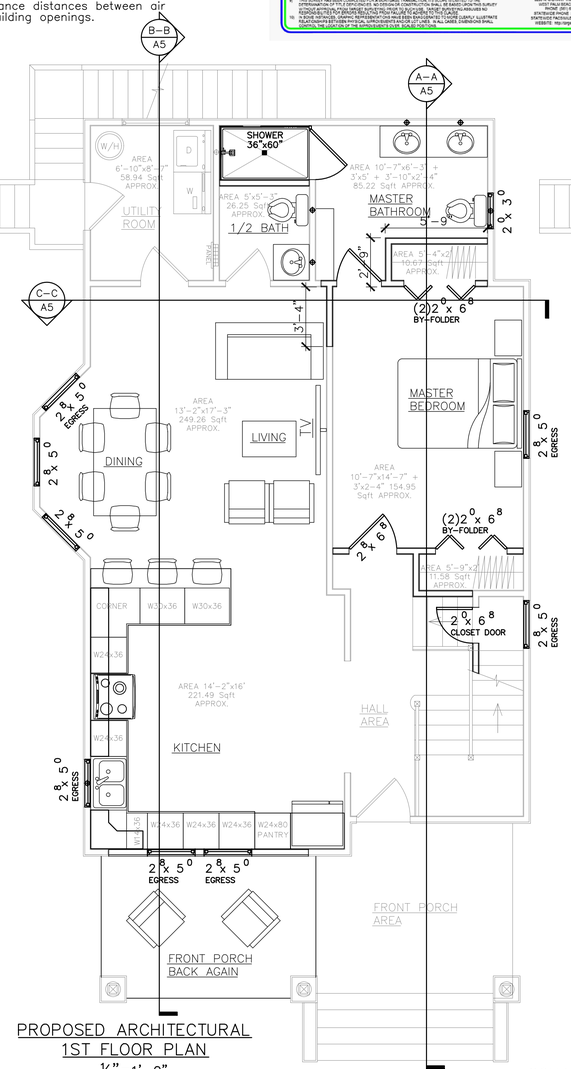
1. VERIFY IN FIELD PER BUILDER THE EXISTING WINDOWS EGRESS TO REMAIN.
2. THE WINDOWS AND DOORS MUST BE REPLACED WITH NEW WINDOWS OF THE SAME SIZES AS THE EXISTING, OR IF THEY CHANGE DIMENSIONS THEY SHOULD BE APPROVED BY THE HISTORIC DISTRICT, SEE ARCHITECTURAL PLAN FOR NEW WINDOWS AND DOORS.



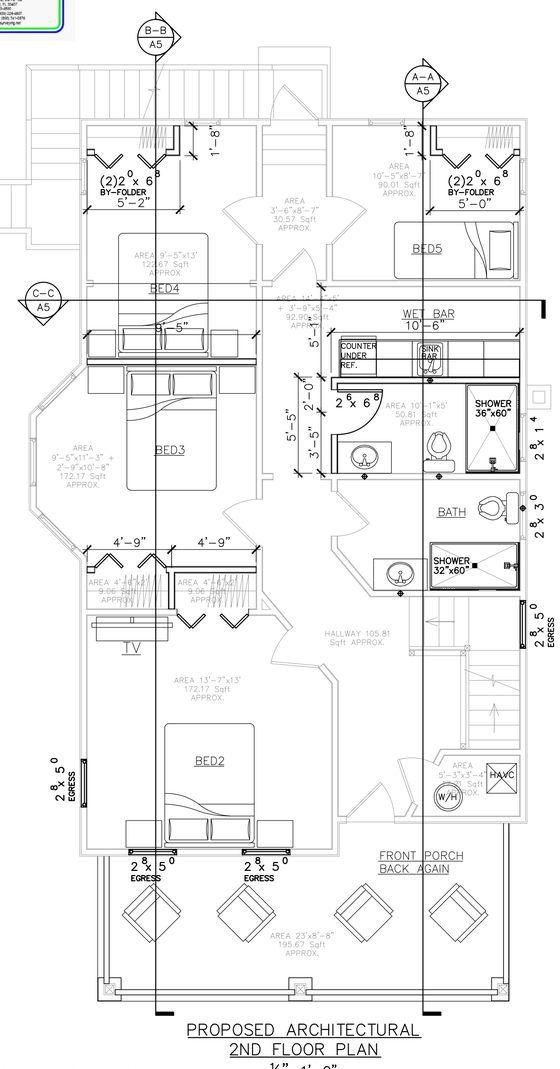
EXISTING HOUSE (DEMO)
1ST FLOOR PLAN
¼"=1'–0"



EXISTING HOUSE (DEMO)
2ND FLOOR PLAN
¼"=1'–0"



PROPOSED ARCHITECTURAL
1ST FLOOR PLAN
¼"=1'–0"



PROPOSED ARCHITECTURAL
2ND FLOOR PLAN
¼"=1'–0"

SQUARE FOOTAGE TABULATION

EXISTING HOUSE	2,480.00 SF
TOTAL	2,480.00 SF

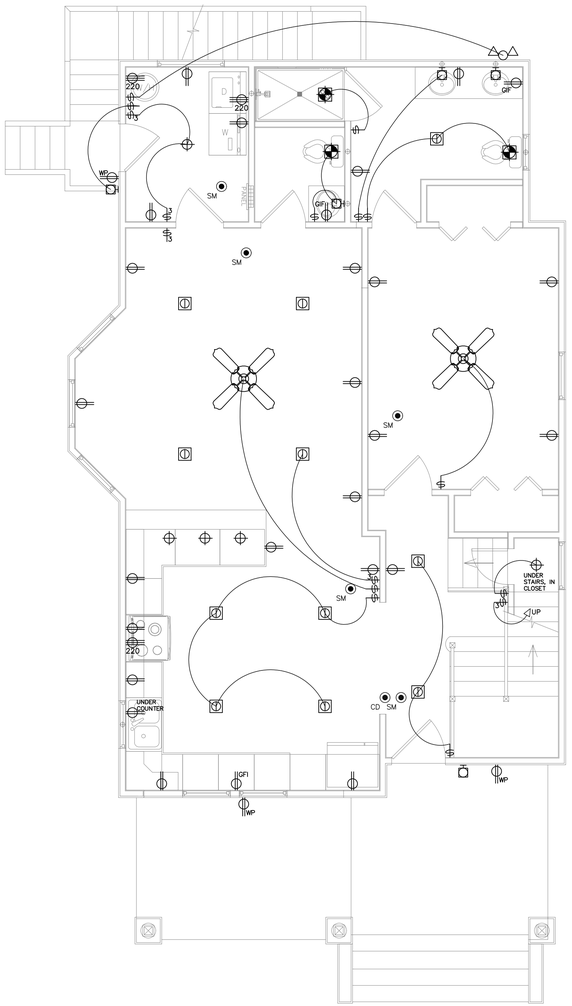
REV. #	DESCRIPTION	DWG.	DATE
1			
2			
3			
4			
5			

COVER SHEET, EXISTING HOUSE (1ST AND 2ND FLOOR) DEMO, SURVEY (ONLY INFORMATION) PLAN

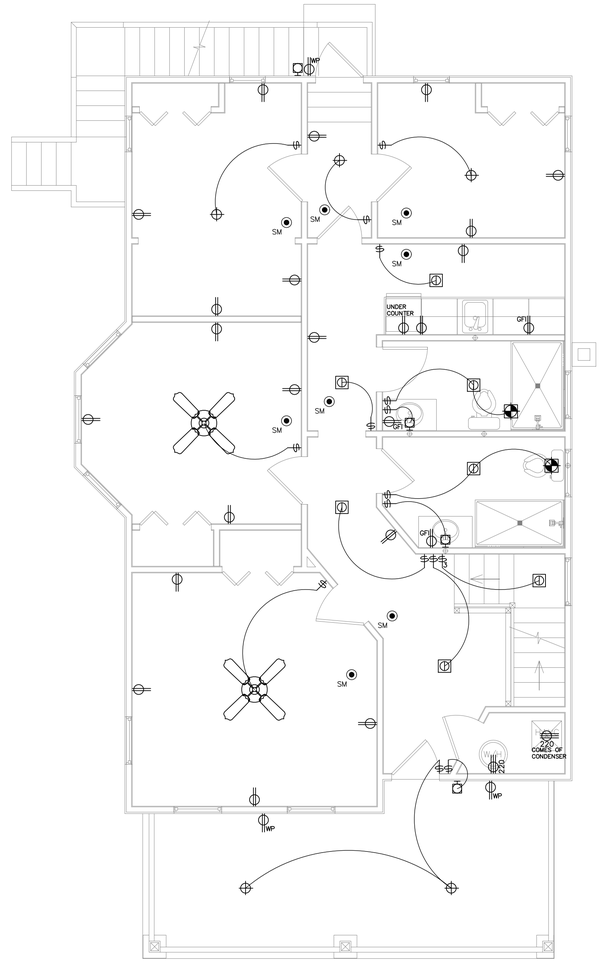
ANDESCO CONSTRUCTION

RENOVATION HOUSE
1448 N PEARL ST
JACKSONVILLE, FLORIDA

DRAWN BY: FRG
DATE: 06/12/2024
SCALE: AS NOTED
DESIGNED BY: DVL
JOB NO.: ARQ\20230400
SHEET No.: A1 OF 6



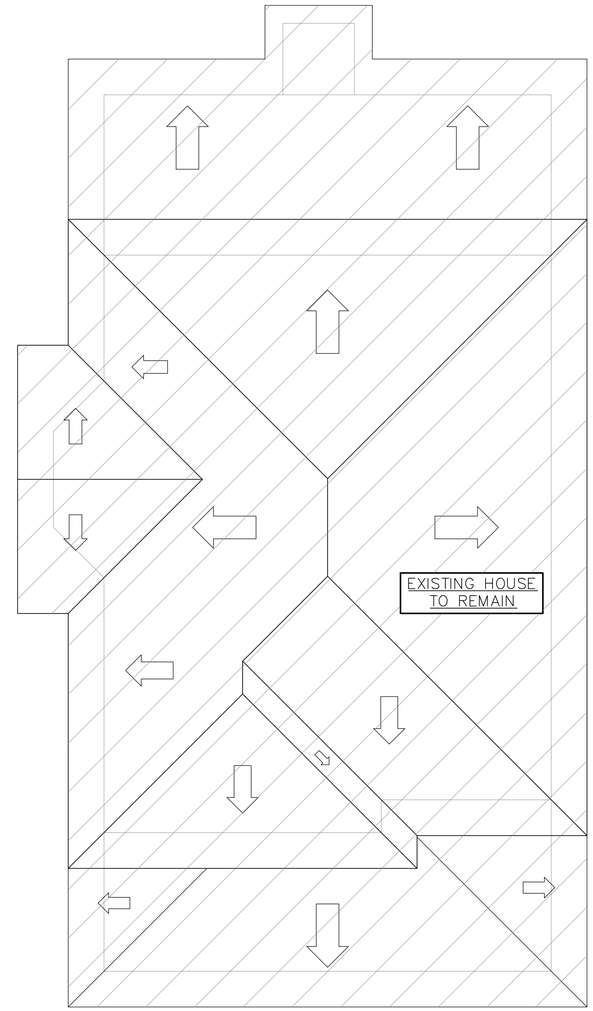
ELECTRICAL
1ST FLOOR PLAN
¼"=1'-0"



ELECTRICAL
2ND FLOOR PLAN
¼"=1'-0"

ALL ELECTRICAL WIRING TO BE IN ACCORDANCE WITH CURRENT NEC. PROVIDE ARC-FAULT CIRCUIT INTERRUPTORS IN ALL BEDROOMS PER ARTICLE 210-12

ELECTRICAL SCHEDULE
SINGLE-POLE SWITCH
3-WAY SWITCH
DUPLEX OUTLET/CHILDPROOF
GFI GRND FAULT OUTLET
GFI/WP WEATHERPROOF OUTLET
SWITCHED OUTLET
SPECIAL 220v. OUTLET
220 220v OUTLET
T THERMOSTAT
TV T.V. OUTLET
TELEPHONE OUTLET
DBL FLOODLIGHT
EXHAUST FAN
EXHAUST FAN w/ LIGHT
SURFACE MOUNTED LIGHT
RECESSED LIGHT
WALL MOUNTED LIGHT
L W FLUORESCENT FIXTURE
L JUNCTION BOX
Fan CLG FAN PREWIRE
Fan/Light CLG FAN w/LIGHT PREWIRE
SM SMOKE DET.
CD CARBON DIOX. DET.
ELECTRICAL METER
PANEL ELECTRIC PANEL
UNDER CABINET LIGHTING



EXISTING ROOF PLAN
(TO REMAIN)
¼"=1'-0"

ELECTRICAL NOTES:

1.) WIRE ALL APPLIANCES. HVAC UNITS AND OTHER EQUIPMENT PER MANUFACTURE SPECIFICATIONS.

2.) CONSULT THE OWNER FOR THE NUMBER OF SEPARATE TELEPHONE LINES TO BE INSTALLED AND LOCATIONS.

3.) ALL INSTALLATIONS SHALL BE PER NATIONAL ELECTRIC CODE.

4.) ALL SMOKE DETECTORS SHALL BE 120V W/ BATTERY BACKUP OF THE PHOTOELECTRIC TYPE AND SHALL BE INTERLOCKED TOGETHER. INSTALL INSIDE AND NEAR ALL BEDROOMS.

5.) TELEPHONE, TELEVISION AND OTHER LOW VOLTAGE DEVICES OR OUTLETS SHALL BE INTERLOCKED TOGETHER INSIDE AND NEAR ALL BEDROOMS.

6.) ELECTRIC CONTRACTORS SHALL BE RESPONSIBLE FOR THE DESIGN AND SIZING OF ELECTRICAL SERVICE AND CIRCUITS.

7.) ENTRY OF SERVICE (UNDERGROUND OR OVERHEAD) TO BE DETERMINED BY POWER COMPANY

8.) 100% COMPLIANCE WITH HIGH-EFFICANCY LIGHTING

* THE REQUIRE GFCI OUTLETS (DWELLING UNITS) BATHROOMS, KITCHEN COUNTERTOPS, OUTLETS WITHIN 6FT. OF LAUNDRY, UTILITY WET BAR SINKS, ACCORDING TO NEC 210

* FOR ATTICS, PROVIDE AT LEAST ONE LIGHTING OUTLET CONTAINING A SWITCH OR CONTROLLED BY A WALL SWITCH SHALL BE INSTALLED. AT LEAST ONE POINT OF CONTROL SHALL BE AT THE USUAL POINT OF ENTRY TO THESE SPACES NEC 210.70 (A) (3)

* AFCI PROTECTION – 210.12 (B) DWELLING INITS. ALL 120 VOLT, SINGLE PHASE, 15 & 20 AMP BRANCH CIRCUITS SUPPLING OUTLETS INSTALLED IN DWELLING UNITS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSTES, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED AFCI, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CITCUIT FBC R E3902.16.

* ALL OUTLETS ARE TAMPER RESISTANT

* R314.S – SMOKE ALARMS INSTALL IN THE FOLLOWING LOCATIONS

- EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VACINITY OF THE BEDROOMS

* INSTALLED NOT LESS THAN 3FT. HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT PER SECTION R314.3.

REV. #	DESCRIPTION	DWG.	DATE
1			
2			
3			
4			
5			

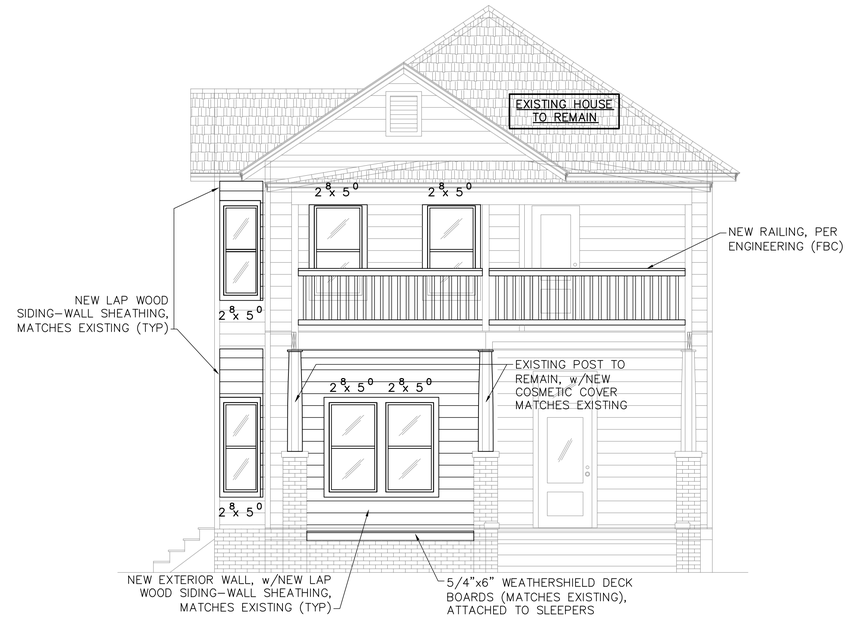
ELECTRICAL AND EXISTING ROOF PLAN

ANDESCO CONSTRUCTION

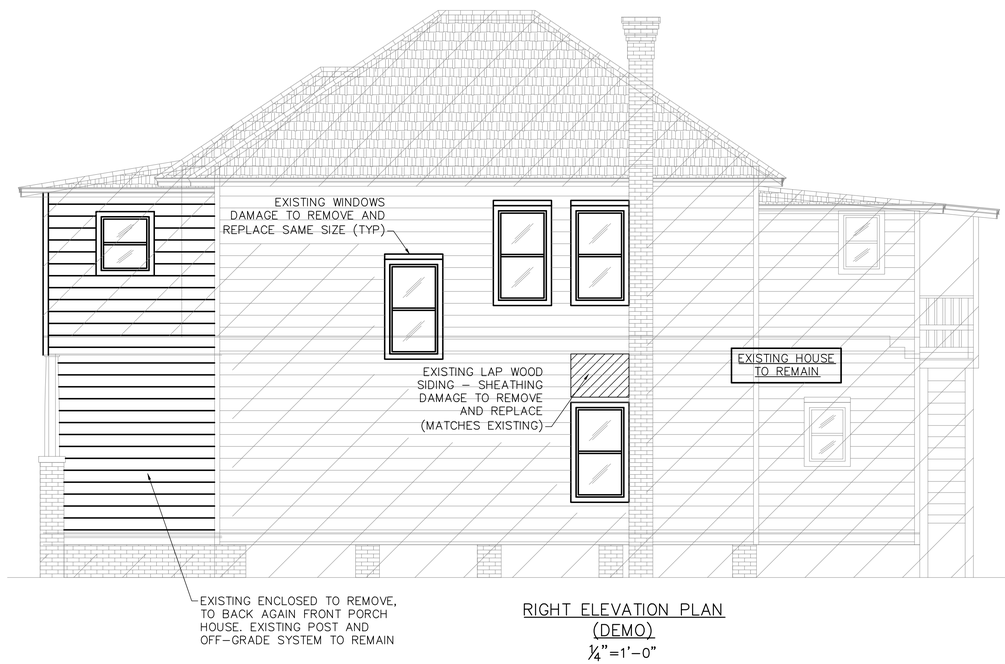
RENOVATION HOUSE
1448 N PEARL ST
JACKSONVILLE, FLORIDA

DRAWN BY: FRG
DATE: 06/12/2024
SCALE: AS NOTED
DESIGNED BY: DVL
JOB NO.: ARQ\20230400
SHEET No.: A2 OF 6

FRONT ELEVATION PLAN
(DEMO)
¼"=1'-0"



FRONT ELEVATION PLAN
(RENOVATION)
¼"=1'-0"



RIGHT ELEVATION PLAN
(DEMO)
¼"=1'-0"

RIGHT ELEVATION PLAN
(RENOVATION)
¼"=1'-0"

REV. #	DESCRIPTION	DWG.	DATE
1			
2			
3			
4			
5			

FRONT AND RIGHT ELEVATIONS PLAN

ANDESCO CONSTRUCTION

RENOVATION HOUSE
1448 N PEARL ST
JACKSONVILLE, FLORIDA

DRAWN BY: FRG
DATE: 06/12/2024
SCALE: AS NOTED
DESIGNED BY: DVL
JOB NO.: ARQ\20230400
SHEET No.: A3 OF 6

LEFT ELEVATION PLAN
(DEMO)
¼"=1'–0"

LEFT ELEVATION PLAN
(RENOVATION)
¼"=1'–0"

REAR ELEVATION PLAN
(DEMO)
¼"=1'–0"

REAR ELEVATION PLAN
(RENOVATION)
¼"=1'–0"

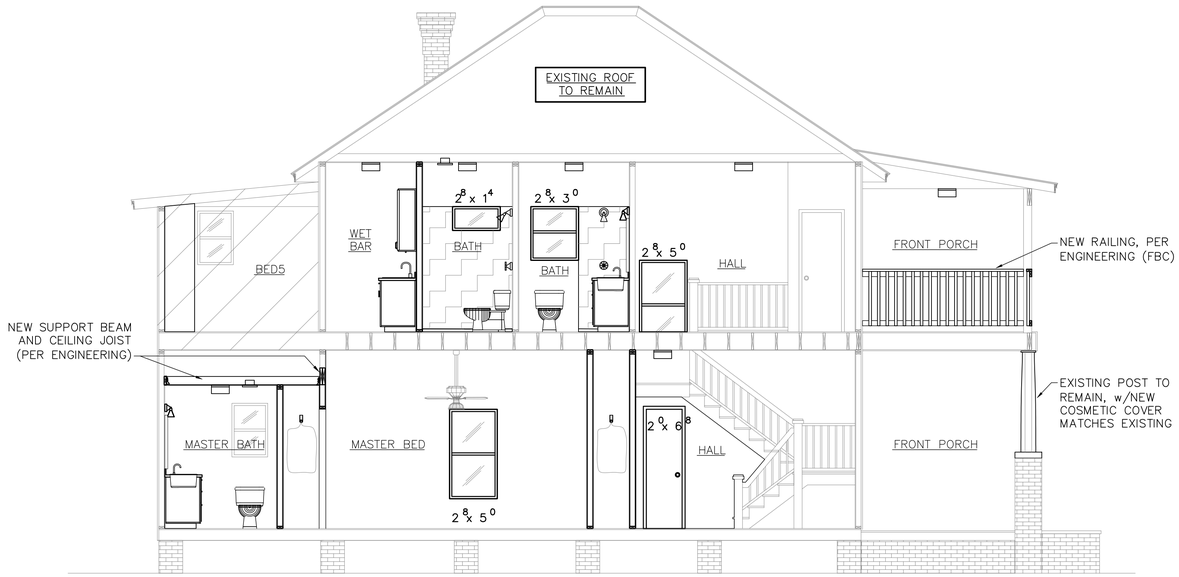
REV. #	DESCRIPTION	DWG.	DATE
1			
2			
3			
4			
5			

LEFT AND REAR ELEVATIONS PLAN

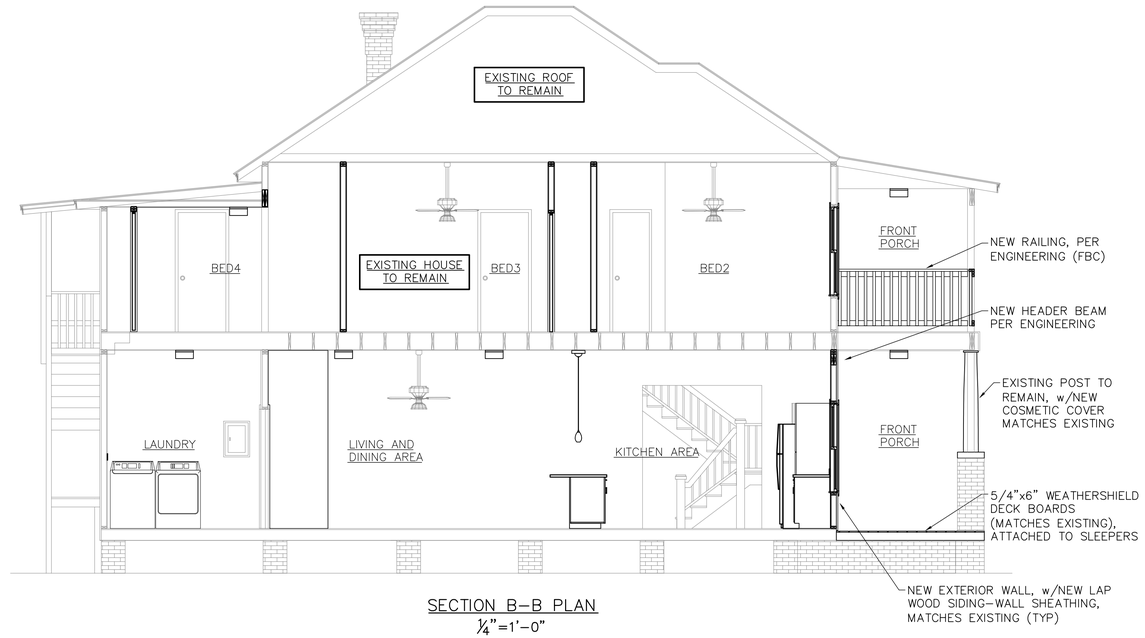
ANDESCO CONSTRUCTION

RENOVATION HOUSE
1448 N PEARL ST
JACKSONVILLE, FLORIDA

DRAWN BY: FRG
DATE: 06/12/2024
SCALE: AS NOTED
DESIGNED BY: DVL
JOB NO.: ARQ\20230400
SHEET No.: A4 OF 6



SECTION A–A PLAN
¼"=1'–0"



SECTION B–B PLAN
¼"=1'–0"

SECTION C–C PLAN
¼"=1'–0"

REV. #	DESCRIPTION	DWG.	DATE
1			
2			
3			
4			
5			

SECTIONS PLAN

ANDESCO CONSTRUCTION

RENOVATION HOUSE
1448 N PEARL ST
JACKSONVILLE, FLORIDA

DRAWN BY FRG

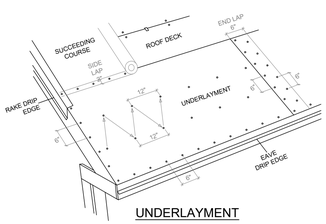
DATE 06/12/2024

SCALE AS NOTED

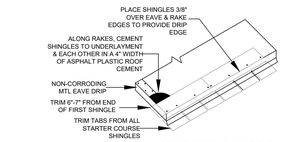
DESIGNED BY DVL

JOB NO. ARQ\20230400

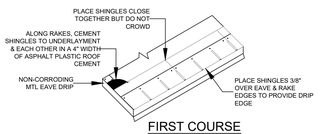
SHEET No. A5 OF 6



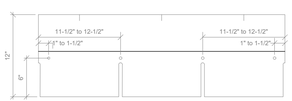
UNDERLAYMENT



STARTER COURSE



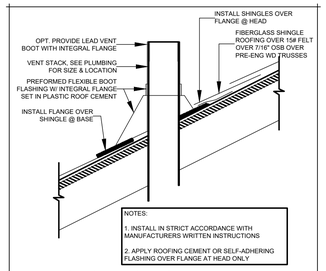
FIRST COURSE



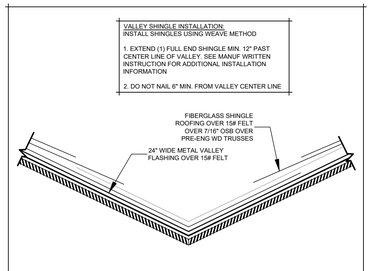
SHINGLE NAILING

ROOFING DETAILS
N.T.S.

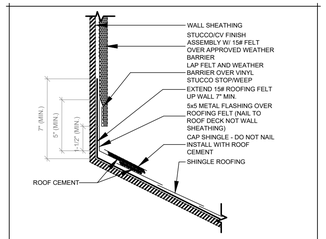
NOTE: DETAILS ARE FOR SLOPES OF 4:12 OR GREATER, FOR SLOPES BELOW 4:12, ALL ROOFING UNDERLAYMENT SHALL BE SELF ADHERING SHEET MEMBRANE APPROVED BY THE SHINGLE MANUFACTURER FOR USE ON LOW SLOPE ROOFING PROJECTS



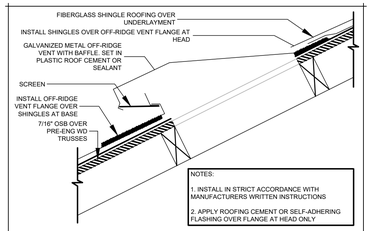
VENT STACK FLASHING DETAIL
N.T.S.



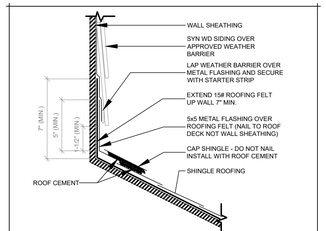
VALLEY FLASHING DETAIL
N.T.S.



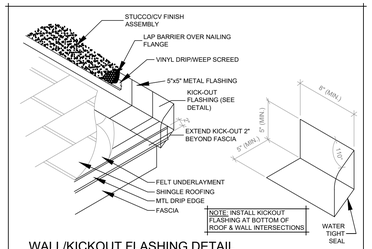
WALL FLASHING DETAIL - STUCCO
N.T.S.



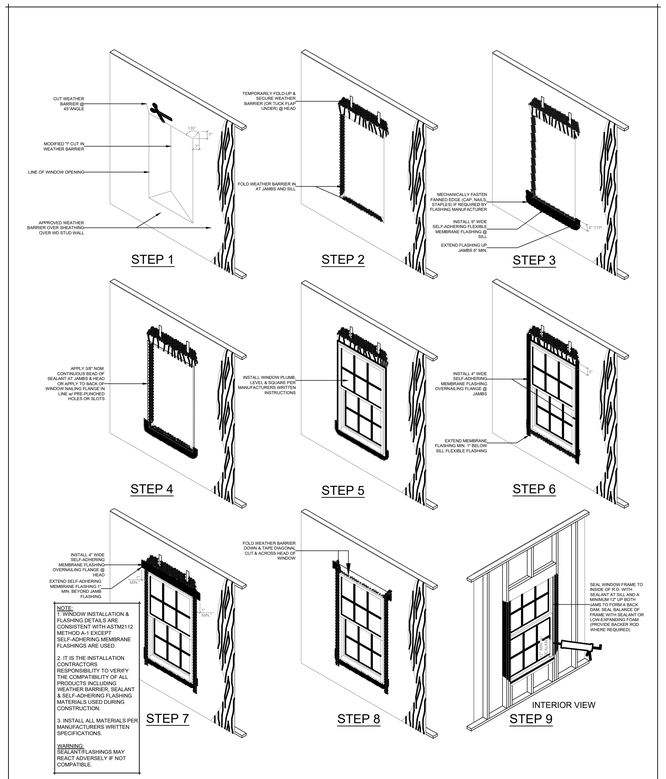
OFF-RIDGE VENT FLASHING DETAIL
N.T.S.



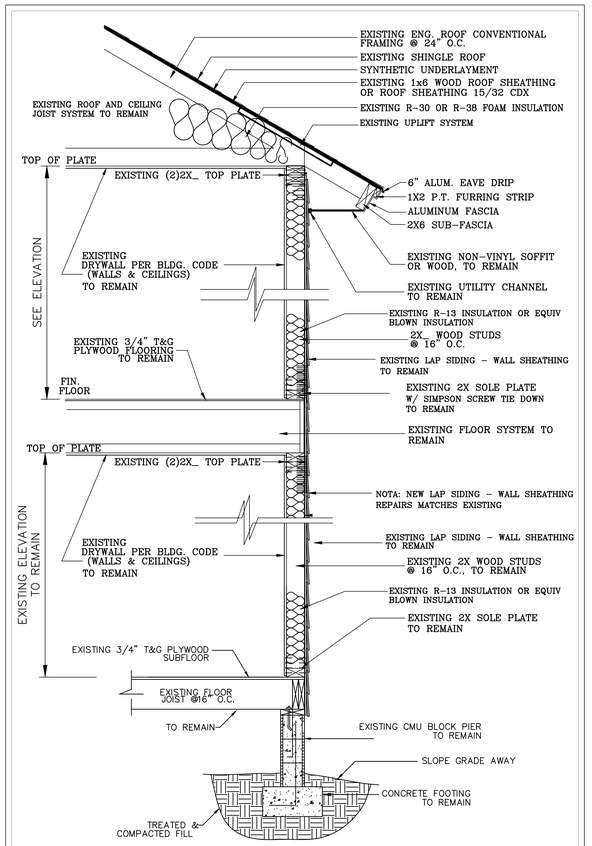
WALL FLASHING DETAIL - LAP SIDING
N.T.S.



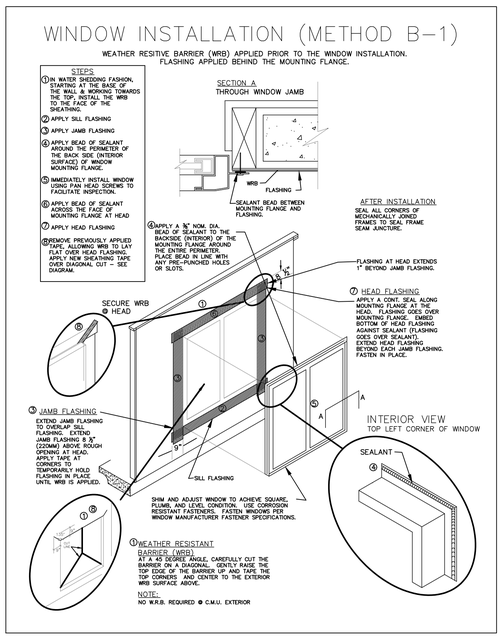
WALL/KICKOUT FLASHING DETAIL
N.T.S.

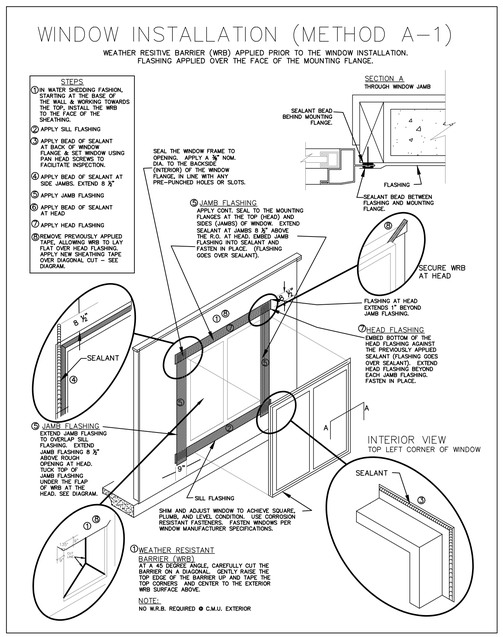


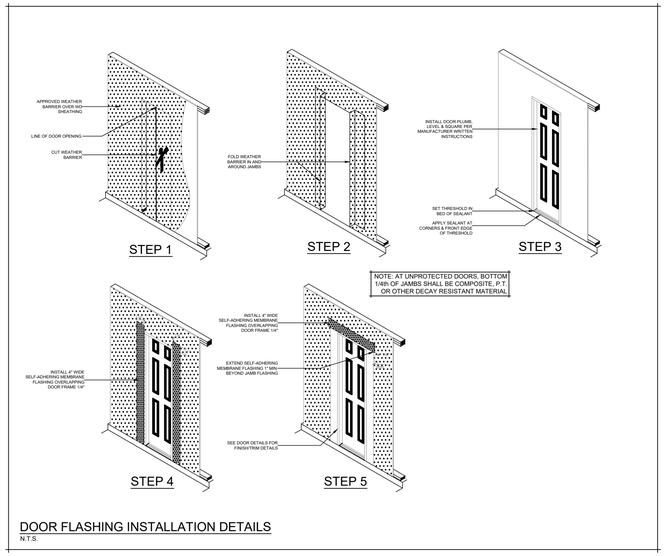
WINDOW FLASHING INSTALLATION DETAILS
N.T.S.



TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"







DOOR FLASHING INSTALLATION DETAILS
N.T.S.

REV. #	DESCRIPTION	DWG.	DATE
1			
2			
3			
4			
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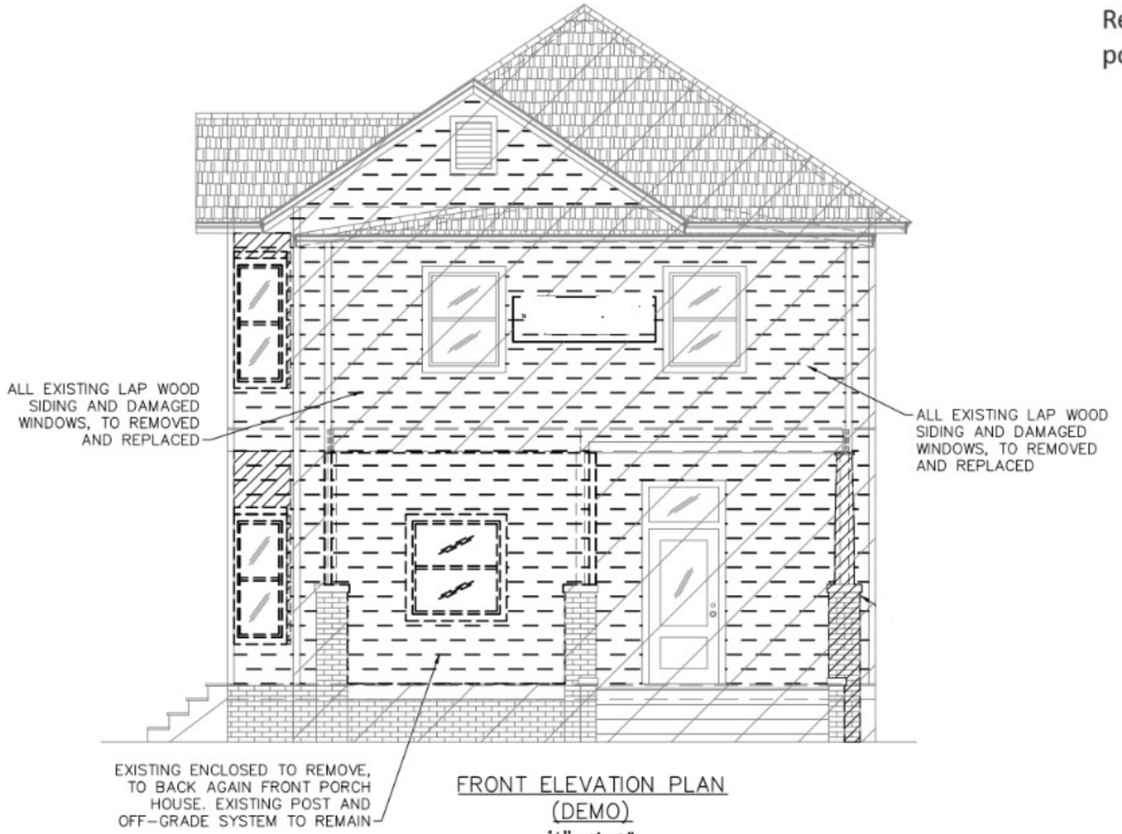
DETAILS AND TYPICAL WALL SECTION PLAN
ANDESCO CONSTRUCTION

RENOVATION HOUSE
1448 N PEARL ST
JACKSONVILLE, FLORIDA

DRAWN BY: FRG
DATE: 06/12/2024
SCALE: AS NOTED
DESIGNED BY: DVL
JOB NO.: ARQ\20230400
SHEET No.: A6 OF 6

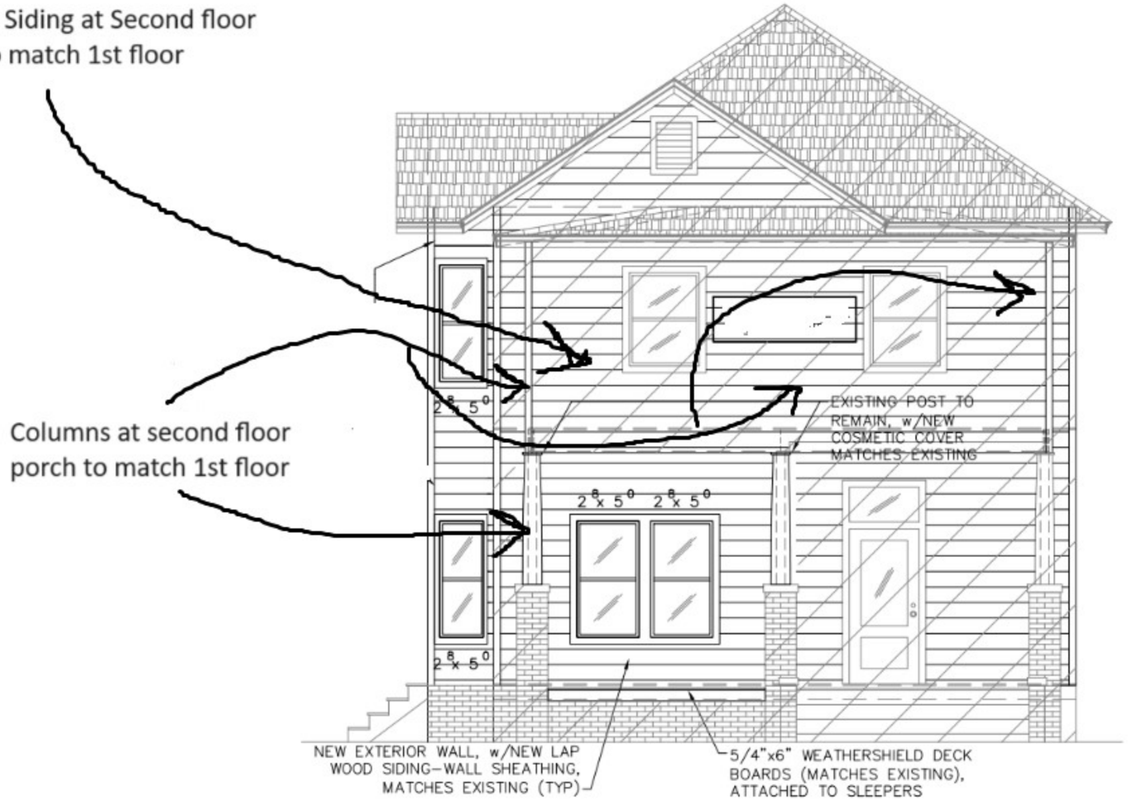


FRONT ELEVATION PLAN
(DEMO)
¼"=1'-0"

Same at the second Floor

Remove Siding at Second floor porch to match 1st floor

Columns at second floor porch to match 1st floor



FRONT ELEVATION PLAN
(RENOVATION)
¼"=1'-0"

IMPORTANT FIBERCEMENT LAP SIDING AND TRIM NOTES:

1. ALL EXISTING LAP SIDING WOOD TO REMOVE AND REPLACE BY FIBERCEMENT LAP SIDING 8" APPROX. AND REQUIRED WALL SHEATHING (PER ENGINEERING).
2. NEW FIBERCEMENT HARDIE TRIM 1"x4" SIZES.
3. INSTALLATION FIBERCEMENT LAP SIDING AND HARDIE TRIM PER MANUFACTURER RECOMMENDATION AND FLORIDA BUILDING CODE.

Page 3 / 6

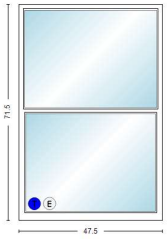
Quote Date: 11/18/2020

Customer Name:
Address:

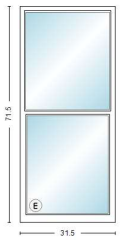
Phone:
Fax:
Customer Information:

Project Name: 246 W. 6th St. Jax, FL 32206
Quote Name: Marco Guerrero
Quote Number: 3466035
Order Date: Quote Not Ordered
PO Number:
Comments:

RO size for Flange is for standard 1x buck with precast sill. Please contact your supplier for other Flange opening RO's.

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 100-1 Quantity: 1 RO Size: 48" X 72" Unit Size: 47.5" X 71.5" Location: None Assigned	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 47.5W x 71.5H *** DIMENSIONS *** 47.5W x 71.5H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Bottom Only, Glass Strength - DSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.44 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::R-PG35, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23	 Unit Price: $392.00 Extended Price: $392.00

3540 Single Hung - Vent - 4060EQ

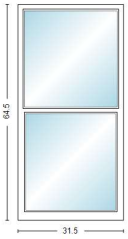
ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE
Line Item: 200-1 Quantity: 7 RO Size: 32" X 72" Unit Size: 31.5" X 71.5" Location: None Assigned	*** PRODUCT *** Row 1 3540 Single Hung - Vent - 1 Units - 31.5W x 71.5H *** DIMENSIONS *** 31.5W x 71.5H *** FRAME *** South, Vinyl, Frame Type - Fin, Exterior Color - White *** GLASS *** Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB *** SCREEN *** Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes *** HARDWARE *** Factory Applied WOCD *** WRAPPING *** Extension Jambs - None, J-Channel - None *** NFRC *** Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.45 *** Performance *** Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23	 Unit Price: $234.00 Extended Price: $1,638.00

3540 Single Hung - Vent - 2860EQ

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 300-1
Quantity: 2
RO Size: 32" X 65"
Unit Size: 31.5" X 64.5"
Location: None Assigned

*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 31.5W x 64.5H
*** DIMENSIONS ***
31.5W x 64.5H
*** FRAME ***
South, Vinyl, Frame Type - Fin, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** HARDWARE ***
Factory Applied WOCD
*** WRAPPING ***
Extension Jambs - None, J-Channel - None
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.45
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23



Unit Price: $224.00

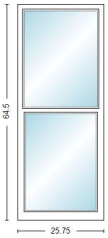
Extended Price: $448.00

3540 Single Hung - Vent - 28Custom

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 400-1
Quantity: 1
RO Size: 26.25" X 65"
Unit Size: 25.75" X 64.5"
Location: None Assigned

*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 25.75W x 64.5H
*** DIMENSIONS ***
25.75W x 64.5H
*** FRAME ***
South, Vinyl, Frame Type - Fin, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, HP Low-E and Obscure, Obscure Placement - Full, Argon Gas, Glass Strength - DSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** WRAPPING ***
Extension Jambs - None, J-Channel - None
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.44
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23



Unit Price: $236.00

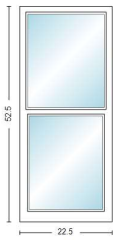
Extended Price: $236.00

3540 Single Hung - Vent - CustomCustom

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 500-1
Quantity: 1
RO Size: 23" X 53"
Unit Size: 22.5" X 52.5"
Location: None Assigned

*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 22.5W x 52.5H
*** DIMENSIONS ***
22.5W x 52.5H
*** FRAME ***
South, Vinyl, Frame Type - Fin, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** WRAPPING ***
Extension Jambs - None, J-Channel - None
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.45
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23



Unit Price: $214.00

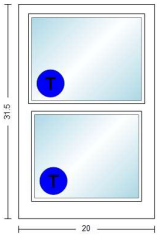
Extended Price: $214.00

3540 Single Hung - Vent - CustomCustom

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 600-1
Quantity: 1
RO Size: 20.5" X 32"
Unit Size: 20" X 31.5"
Location: None Assigned

*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 20W x 31.5H
*** DIMENSIONS ***
20W x 31.5H
*** FRAME ***
South, Vinyl, Frame Type - Fin, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** WRAPPING ***
Extension Jambs - None, J-Channel - None
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.44
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23



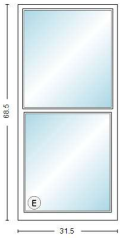
Unit Price: $342.00
Extended Price: $342.00

3540 Single Hung - Vent - CustomCustom

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 700-1
Quantity: 12
RO Size: 32" X 69"
Unit Size: 31.5" X 68.5"
Location: None Assigned

*** PRODUCT ***
Row 1 3540 Single Hung - Vent - 1 Units - 31.5W x 68.5H
*** DIMENSIONS ***
31.5W x 68.5H
*** FRAME ***
South, Vinyl, Frame Type - Fin, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, HP Low-E, Argon Gas, Glass Strength - SSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - Yes
*** HARDWARE ***
Factory Applied WOCD
*** WRAPPING ***
Extension Jambs - None, J-Channel - None
*** NFRC ***
Series 3540::SingleHung, U-Factor::0.3, SHGC::0.23, VT::0.45
*** Performance ***
Series 3540::SingleHung, Calculated Positive DP Rating::50.13, Calculated Negative DP Rating::50.13, DP Rule ID::3540 SH, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::17676, STC Rating::27, OITC Data::23



Unit Price: $224.00
Extended Price: $2,688.00

3540 Single Hung - Vent - 28Custom

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 800-1
Quantity: 1
RO Size:
Unit Size:
Location: None Assigned

OPTIONAL LABOR/INSTALLATION CHARGE. REQUIRES WINDOWSILLS TO BE TAPED BY OTHERS. PERMIT TO BE HANDLED BY OTHERS.

Unit Price: $1,200.00
Extended Price: $1,200.00

ITEM & SIZES	PRODUCT DESCRIPTION	UNIT PRICE / EXTENDED PRICE

Line Item: 900-1
Quantity: 1
RO Size:
Unit Size:
Location: None Assigned

** PERMIT TO BE HANDLED BY OTHERS.
** HOMERITE DOES NOT PAINT OR STAIN.
** DOES NOT INCLUDE WINDOWSILL TAPING.

Unit Price: $0.00
Extended Price: $0.00

Total Unit Count:	27
Sub Total:	$7,158.00
Freight:	$0.00
Labor:	$0.00
Sales Tax:	$0.00
Total Order Price:	$7,158.00

Submitted By: Please Print Name
Signature:
Date:

Accepted By: Please Print Name
Signature:
Date:

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

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

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

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

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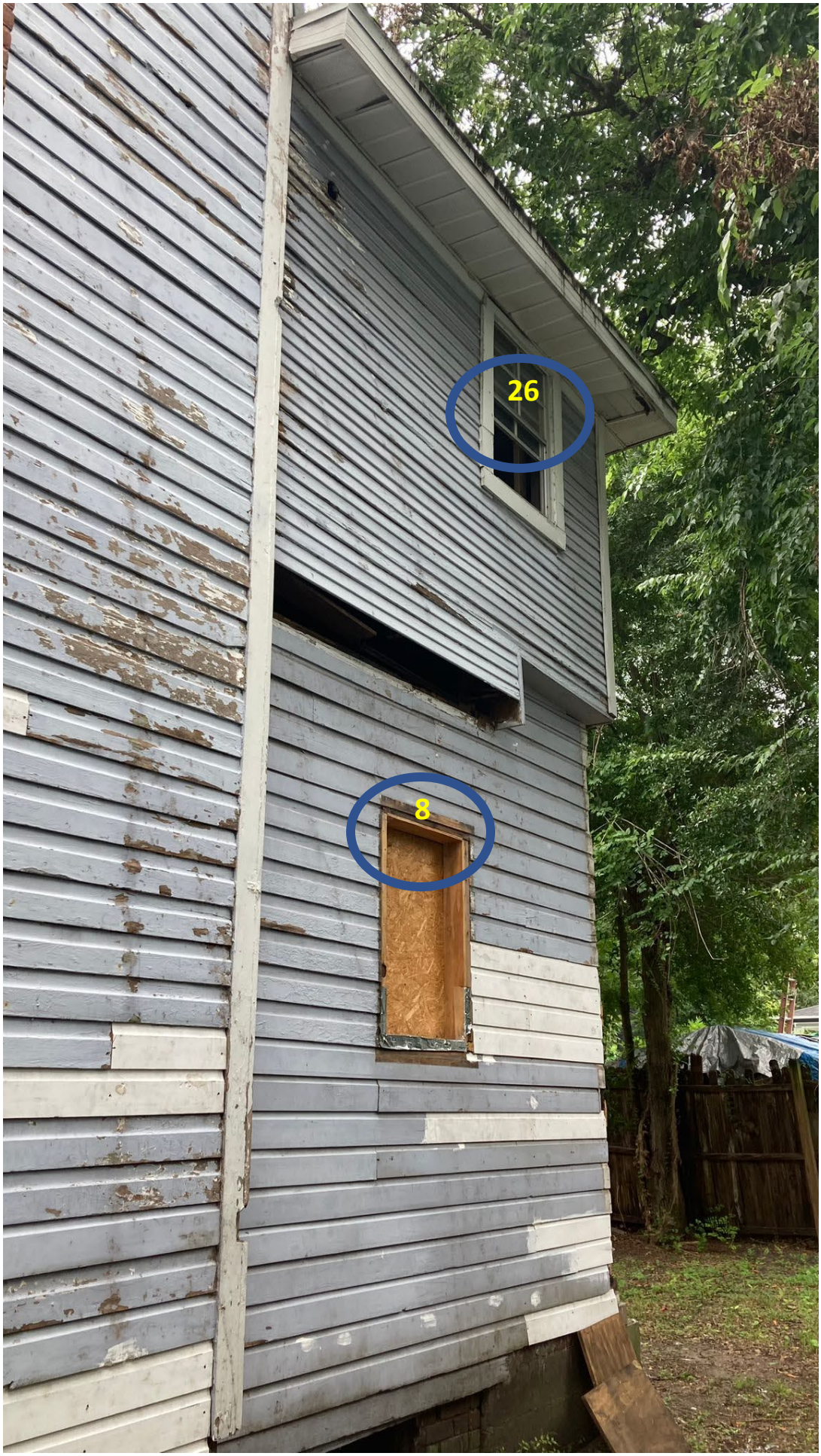
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COA-24-30849

1237 Lechlade Place

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30849

Address: 1237 Lechlade Street, RE# 079269-0004

Location: Northeast side of Lechlade Street, between Randall Street and Remington Street

Owner: Gino Cogorno
Real Estate Pros of North Florida, LLC
8802 Runnymeade Road
Jacksonville, Florida 32204

Applicant: Autumn L. Martinage
Alphazet Development, LLC
9838 Old Baymeadows Road, #105
Jacksonville, Florida 32256

Year Built: *c.* 2024 (*Property Appraiser*)

Designation: Riverside Avondale, Unlisted

Request: Alteration - Fencing

Summary Scope of Work:
1. Install an 8-foot-tall fence and a 6-foot-tall gate

Recommendation: **Approve with conditions**

Conditions:
1. The location of the fencing and gate shall be substantially consistent with the site plan dated August 14, 2024.
2. The fence shall not exceed 8-feet-tall and shall be a wood dog ear design.
3. The gate shall not exceed 6-feet-tall and shall be a wood or aluminum, vertically oriented, and simple design.

(*Google, 2023*)

PROJECT DESCRIPTION

COA-24-30849 seeks to install an eight (8) foot tall, wood dog ear privacy fence and a six (6) foot tall, wood or aluminum gate on an unlisted property located in the Riverside Avondale Historic District. Located on an interior lot, the subject property currently consists of a one-story, single-family home and detached garage, which are under construction per previously approved **COA-21-26714**. The eight (8) foot tall fence will surround both the home and detached garage. Additionally, the fence will continue along the sides of a concrete ribbon driveway, end at the neighbor's fence line (1243 Lechlade St; RE: 079269-0002), and finally connect to the six (6) foot tall gate. According to the applicant, the property owner requests these fence and gate heights for privacy from and into the surrounding properties.

STAFF SUMMARY AND ANALYSIS

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

- The installation of an eight (8) foot tall, wood dog ear fence and a 6 foot tall gate, as conditioned, does not change the relationship of the subject structures or site to the surrounding area and does not negatively impact the subject structures. The fence will be located along the subject property lines, which are along the rear yards of the surrounding properties. Additionally, the new fence and gate, as conditioned, does not block any significant architectural features. The unique "flag lot" shape of the subject property conceals the home and detached garage from the street. As such, the

proposed work, as conditioned, is consistent with Sections 307.106(k)(1 and 2) and 307.106(l)(1).

- Staff internally coordinated with the Current Planning Division and the requested eight (8) foot tall fence and six (6) foot tall gate adhere to the Zoning Code. The six (6) foot tall gate height and design, as conditioned, is consistent with Historic District Design Guidelines, Section on "Setting" that limits privacy fencing to 6 feet tall.

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

- Section 307.106(k) General Standards: 1 and 2
- Section 307.106(l) Guidelines on "Alterations": 1
- 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;

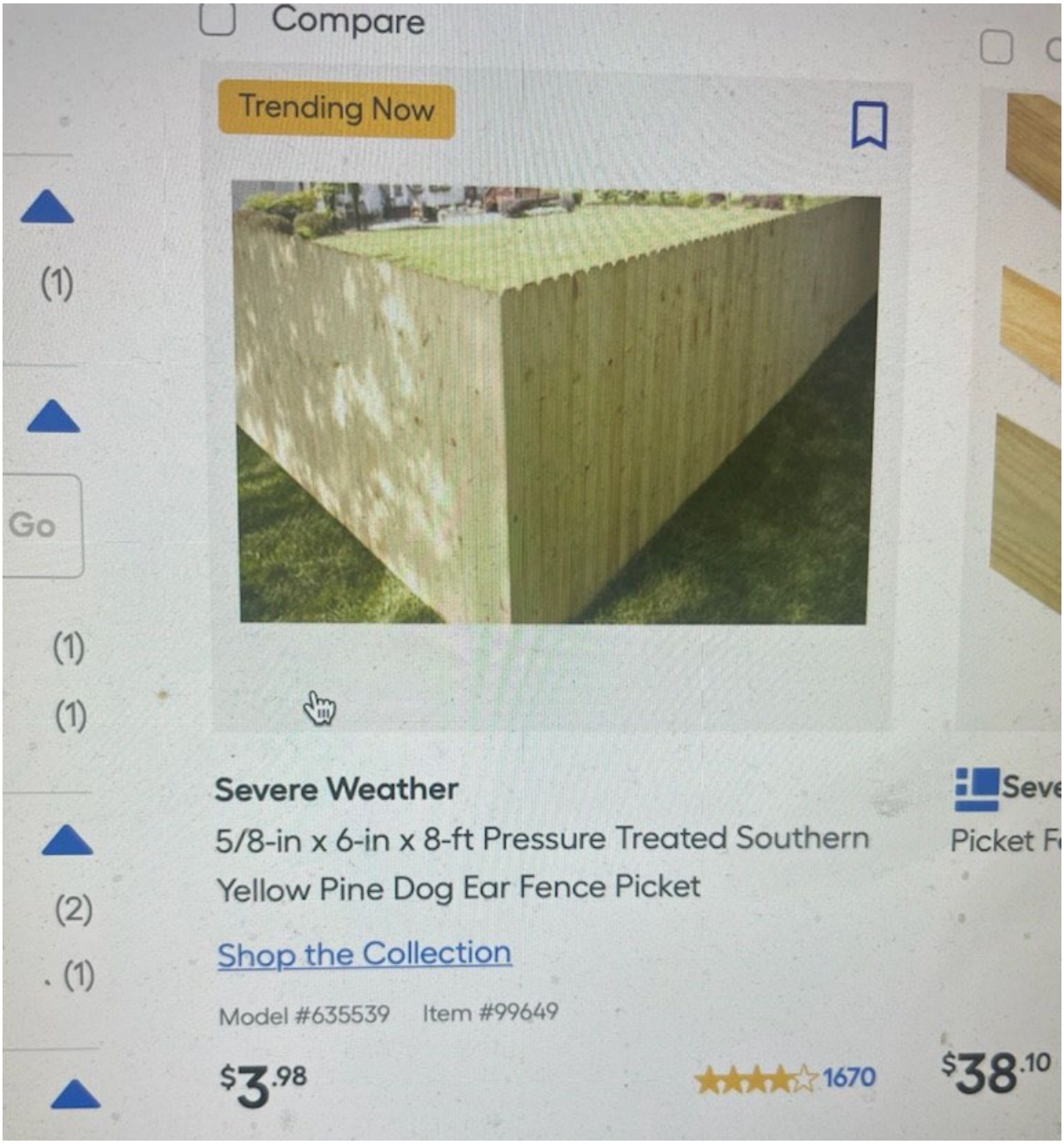
Alterations

- 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.

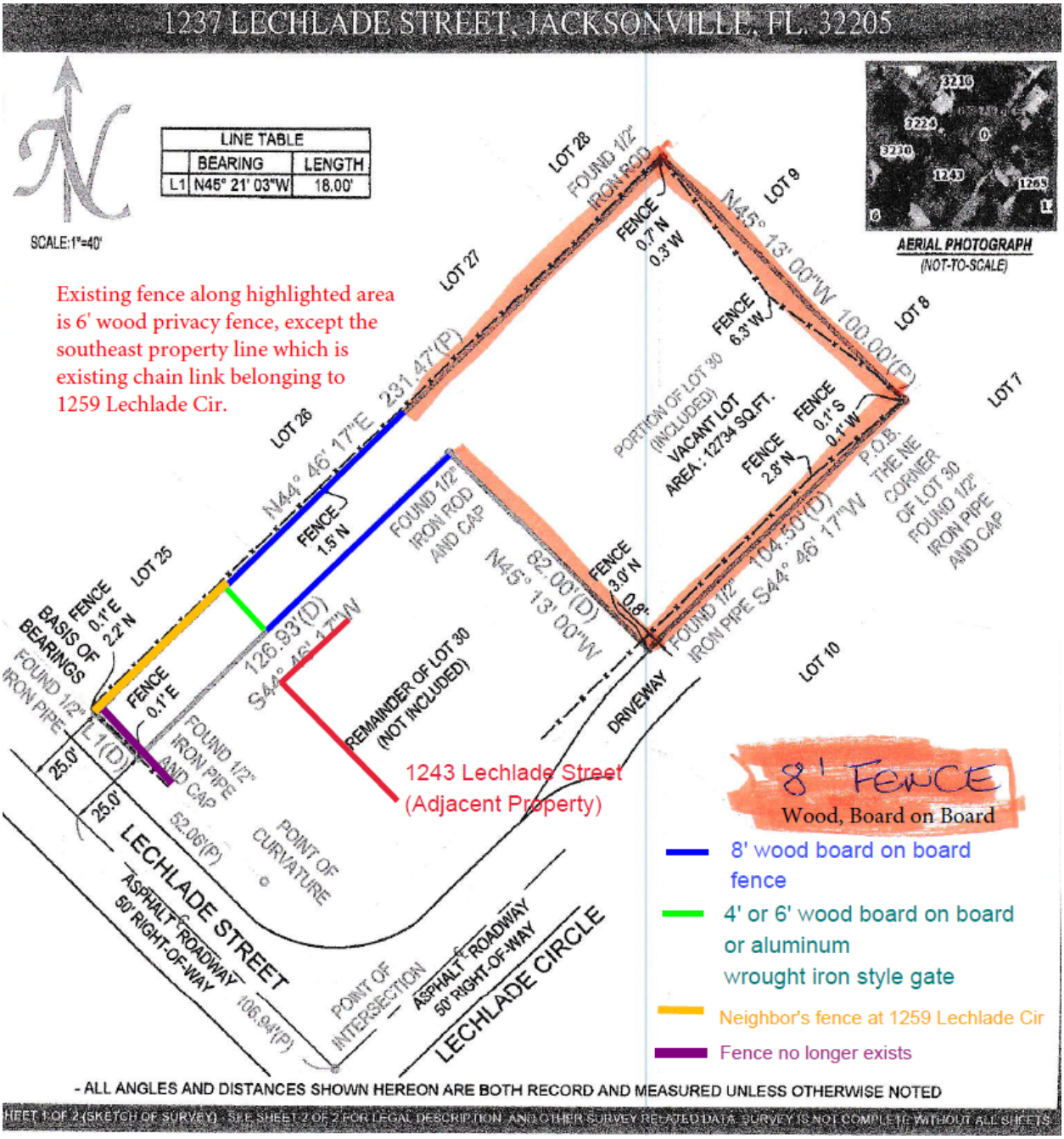
LOCATION MAP

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

PROPOSED FENCE DESIGN



SITE PLAN DATED AUGUST 14, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30849	**Application Status**	FOUND SUFFICIENT
Date Started	05/29/2024	**Date Submitted**	05/31/2024

Planning and Development Department Info

COA #	COA-24-30849
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/1/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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 MARTINAGE
First Name AUTUMN
Middle Name L

Company Name
ALPHAZET DEVELOPMENT

Mailing Address
9838 OLD BAYMEADOWS RD, #105

City JACKSONVILLE
State FL
Zip Code 32256

Phone 904 477 2675
Fax 904
Email ALTUCK@GMAIL.COM

General Information On Owner(s)

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

Last Name COGORNO
First Name GINO
Middle Name

Company/Trust Name
REAL ESTATE PROS OF NORTH FLORIDA, LLC

Mailing Address
8802 RUNNYMEADE RD

City JACKSONVILLE
State FL
Zip Code 32257

Phone 9047072680
Fax
Email REALESTATEPROS20@GMAIL.COM

Description Of Property

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

Map	RE#
	079269 0004

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1237	LECHLADE ST	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [x] **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
CONSTRUCTION OF AN 8 WOOD FENCE AROUND THE PERIMETER OF THE PROPERTY.

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

Fencing - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan/survey with fence placement.
- [x] **Fence Height, Design, And Materials -** Please provide an example of the style of fence you would like to install. You may add the height and fence material to the description area in Step 2 under "Proposed Work".
- [x] **Photos Of Property**

Additional Documents Provided

	Description
[x]	PROPERTY PIC
[x]	PROPERTY PIC
[x]	PROPERTY PIC
[x]	PROPERTY PIC
[x]	AERIAL VIEW

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.

REAL ESTATE PROS OF NORTH FLORIDA LLC
8613 OLD KINGS RD S STE 100
JACKSONVILLE, FL 32217
TAYLOR ROSE LLC

Primary Site Address
0 LECHLADE ST
Jacksonville FL 32205-

Official Record Book/Page
19269-02237

Tile #
6421

0 LECHLADE ST

Property Detail

RE #	079269-0004
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01368 RIVERSIDE TERRACE
Total Area	13142

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	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$76,510.00	$99,460.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$76,510.00	$99,460.00
Assessed Value	$76,510.00	$84,161.00
Cap Diff/Portability Amt	$0.00 / $0.00	$15,299.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$76,510.00	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
19269-02237	6/25/2020	$90,000.00	WD - Warranty Deed	Qualified	Vacant
18756-00720	3/31/2019	$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

No data found for this section

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	100.00	104.00	Common	100.00	Front Footage	$99,450.00
2	9400	RIGHT-OF-WAY & STS	RLD-60	0.00	0.00	Common	0.01	Acreage	$10.00

Legal

LN	Legal Description
1	19-65 21-2S-26E .29
2	RIVERSIDE TERRACE R/P
3	PT LOT 30 RECD O/R 19269-2237

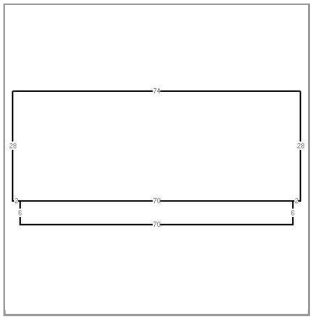
Buildings

Building 1
Building 1 Site Address
0 LECHLADE ST Unit
Jacksonville FL 32205-

Building Type	0101 - SFR 1 STORY
Year Built	2024
Building Value	$0.00

Type	Gross Area	Heated Area	Effective Area
Base Area	2072	2072	2072
Finished Open Porch	420	0	126

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	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Total	2492	2072	2198

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

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$84,161.00	$0.00	$84,161.00	$865.86	$952.44	$922.40
Urban Service Dist1	$84,161.00	$0.00	$84,161.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$99,460.00	$0.00	$99,460.00	$243.53	$307.53	$313.20
By Local Board	$99,460.00	$0.00	$99,460.00	$171.99	$223.59	$220.14
FL Inland Navigation Dist.	$84,161.00	$0.00	$84,161.00	$2.20	$2.42	$2.24
Water Mgmt Dist. SJRWMD	$84,161.00	$0.00	$84,161.00	$13.72	$15.09	$14.19
School Board Voted	$99,460.00	$0.00	$99,460.00	$76.51	$99.46	$99.46
Urb Ser Dist1 Voted	$84,161.00	$0.00	$84,161.00	$0.00	$0.00	$0.00
			Totals	$1,373.81	$1,600.53	$1,571.63

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$76,510.00	$76,510.00	$0.00	$76,510.00
Current Year	$99,460.00	$84,161.00	$0.00	$84,161.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2023

2022

2021

2020

2019

• 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: 08/09/24

COA#: 24-30849

Address: 1237 lechlade st JAX FL 32205

Owner: REAL ESTATE PROS OF NORTH FL LLC

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

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application COA-24-30849 **were posted on the property/site located at:**

1237

Real Estate Number(s)

LECHLADE ST

Street Address

JACKSONVILLE FL 32205

City, State Zip Code

Printed Name GINO COGORNO

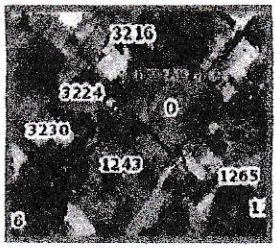
Signature

Dated this 9 day of August, 2024

1237 LECHLADE STREET, JACKSONVILLE, FL. 32205

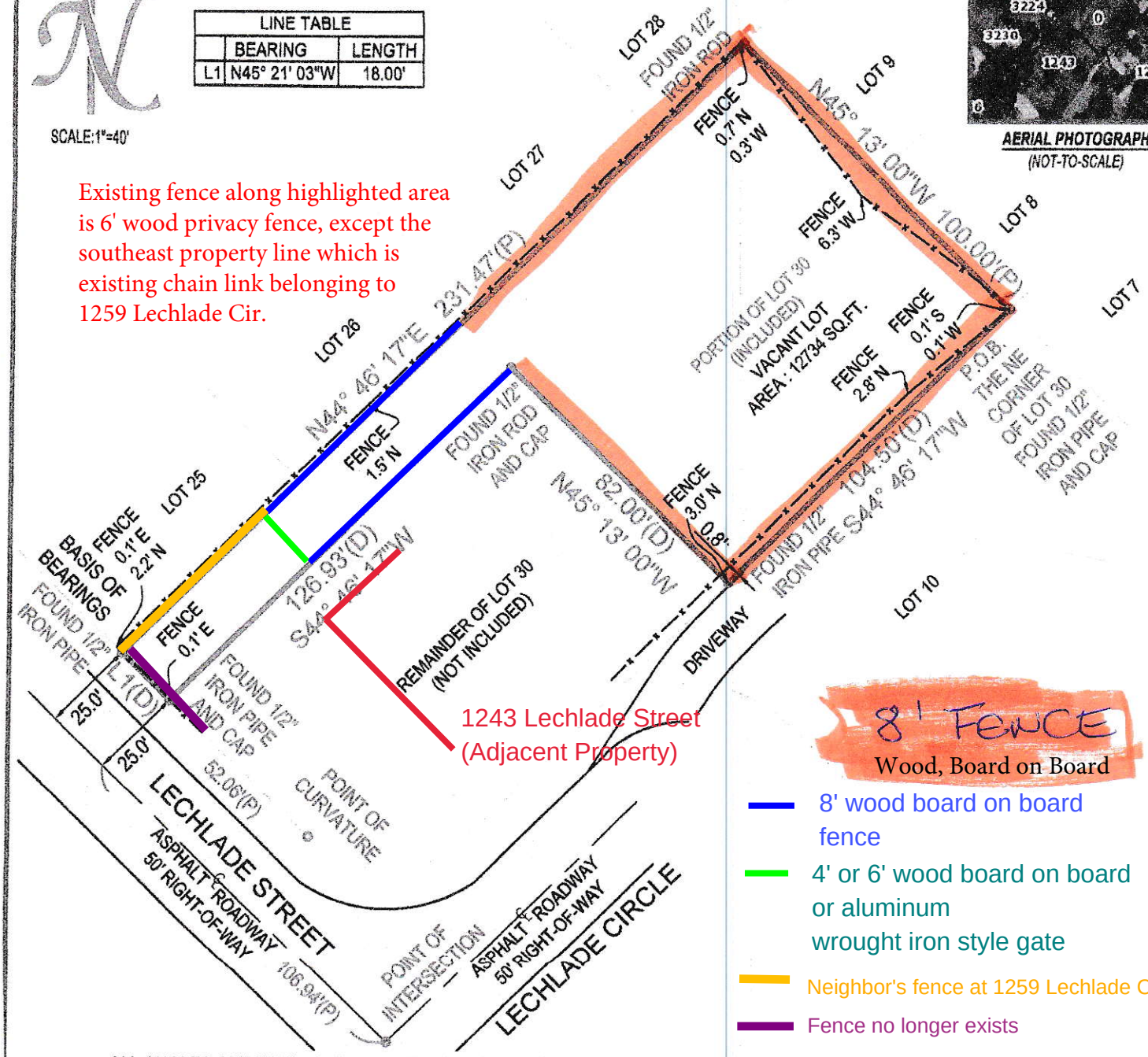
SCALE:1"=40'

LINE TABLE		
	BEARING	LENGTH
L1	N45° 21' 03"W	18.00'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

Existing fence along highlighted area is 6' wood privacy fence, except the southeast property line which is existing chain link belonging to 1259 Lechlade Cir.



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

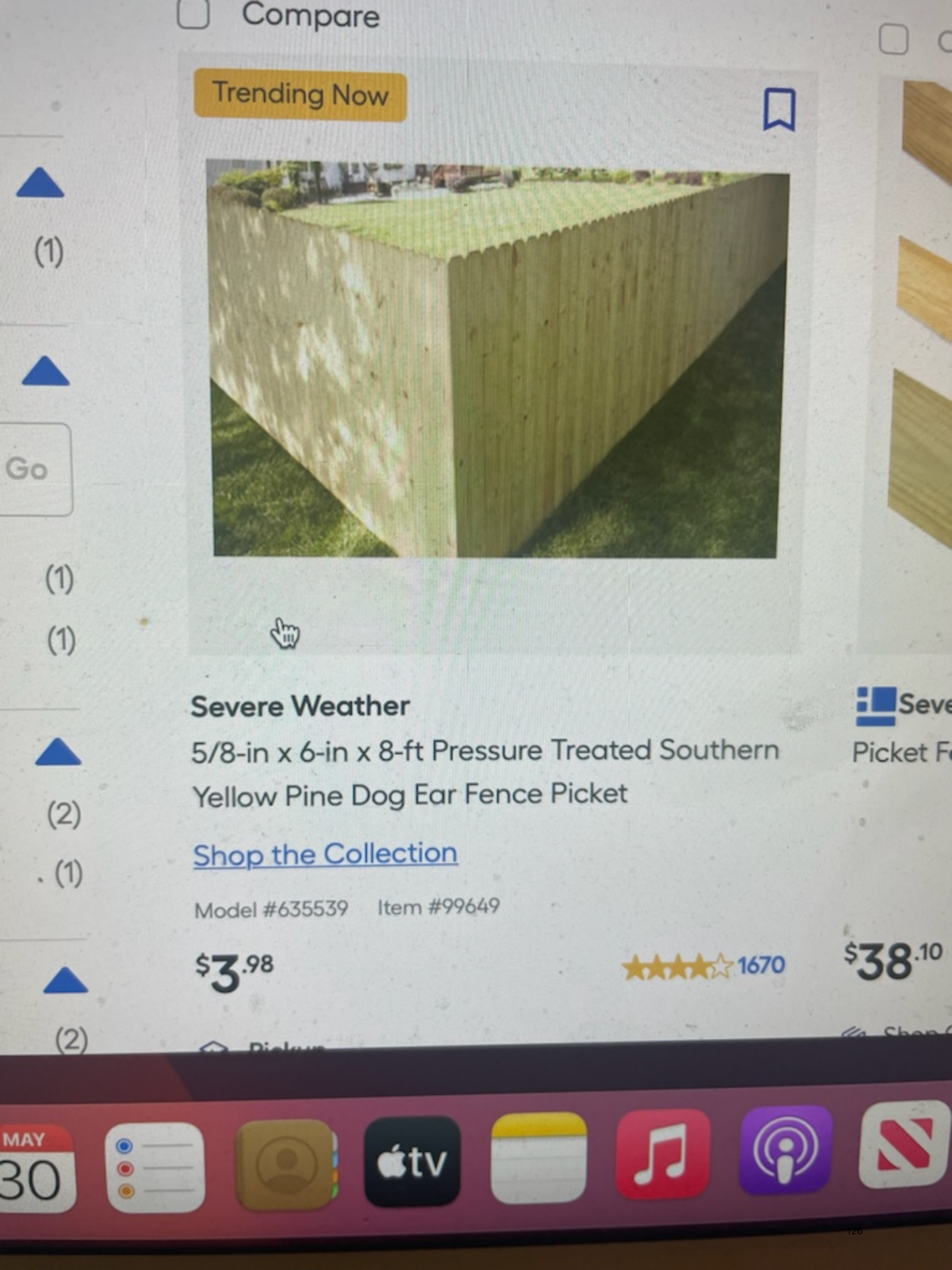
The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 07-20-2020
Drawn By: Oleg
Order #: 96098
Last Revision Date: 07-20-2020
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
5601 Corporate Way, Suite #103
West Palm Beach, FL 33407
561-508-6272

NEXGEN SURVEYING, LLC.

THIS SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CLYDE O. MCNEAL PSM 2863 ON 07-21-2020

ELT EXPY
RANDALL ST
LECHLADE ST
0
3233
3216
3224
3230
1140
1144
1150
1154
079269 0004
0
1259
1243
1265
1230
1271
1236


Compare
Trending Now
(1)
Go
(1)
(1)
Severe Weather
5/8-in x 6-in x 8-ft Pressure Treated Southern Yellow Pine Dog Ear Fence Picket
(2)
Shop the Collection
(1)
Model #635539 Item #99649
$3.98
1670
$38.10
(2)
MAY
30
tv

COA-24-30895

2026 / 2030

Walnut Street

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30895

Addresses: 2026 Walnut Street, RE# 072113-0000; and
2030 Walnut Street, RE# 072112-0000

Location: West side of Walnut Street; between East 10th Street and Carmen Street

Owner: Felicia D. Luke
4 Loco Investors LLC
140 West 9th Street
Jacksonville, Florida 32206

Applicant: Joseph J. Markusic
Glory Homes, Inc.
7027 Alpine Street
Jacksonville, Florida 32208

Years Built: 2026 Walnut Street, c. 1952 (*Property Appraiser*)
2030 Walnut Street, *c.* 1909 (*Property Appraiser*)

Designations: 2026 Walnut Street, Springfield, Non-contributing
2030 Walnut Street, Springfield, Contributing

Request: Alterations – Accessibility Ramp and Hardscaping

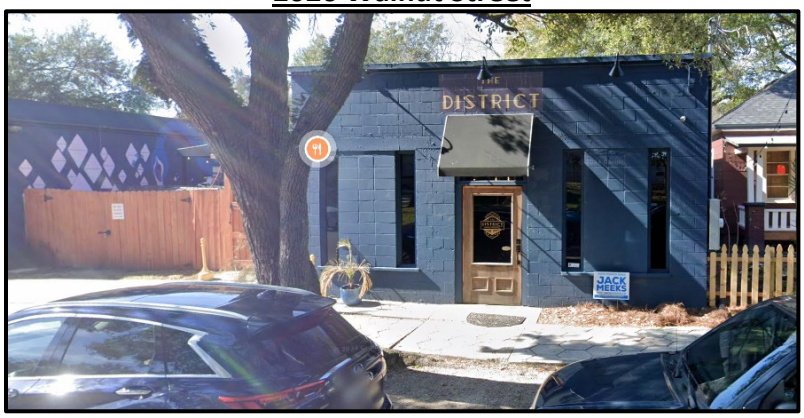
Summary Scope of Work:
1. New accessibility ramp on 2026 Walnut Street
2. Repave secondary walkway on 2030 Walnut Street

Recommendation: **Approve with Conditions**

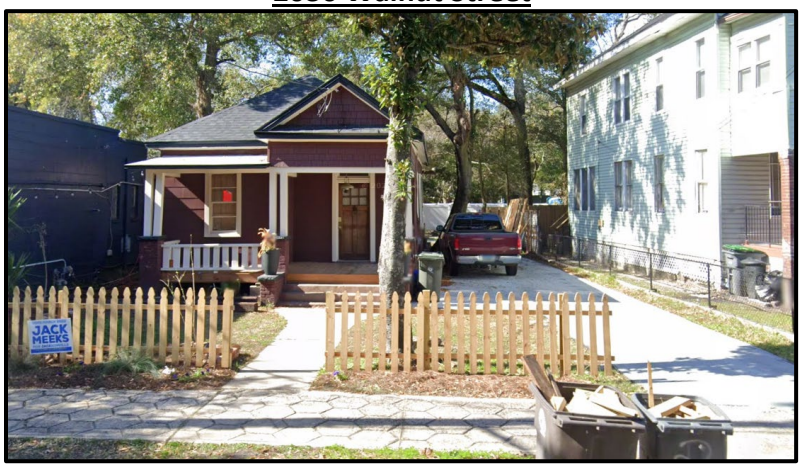
Conditions:
1. The location and design shall be substantially consistent with the elevation plan and site plan dated July 29, 2024.
2. The ramp shall be a non-permanent feature and shall not obscure significant architectural details.
3. The railing system shall be made of wood or wood composite materials and the spindles shall be centered between an upper and lower rail with no exposed ends (no vinyl or PVC).
4. The wood ramp shall be painted or stained.

5. The secondary walkway shall be poured concrete
6. Any existing sidewalk shall not be altered or disturbed in any way.

2026 Walnut Street



2030 Walnut Street



(*Google, 2023*)

PROJECT DESCRIPTION

COA-24-30895 seeks to install a new accessibility ramp along the rear (west) elevation of a one-story, non-contributing, Masonry Vernacular style structure located at 2026 Walnut Street (RE: 072113-0000). Additionally, the applicant seeks to repave a secondary walkway along the right (north) and rear (west) elevations of a one-story, contributing, Frame Vernacular style structure located at 2030 Walnut Street (RE: 072112-0000). Both properties are interior lots.

As designed, the proposed ramp at 2026 Walnut Street will be constructed of wood decking, handrails, and vertical posts. It measures approximately four (4) feet tall, thirty-four (34) feet and five (5) inches long, and five (5) feet wide. The one-story, Masonry Vernacular style structure is currently used as a bar, and the new ramp will connect to and land on property 2030 Walnut Street at the left (south) side, towards the rear. Regarding the proposed secondary walkway

repaving at 2030 Walnut Street, the design includes removing the existing poured concrete walkway and repaving it with new poured concrete in the same dimensions. It measures forty-two (42) inches wide with a flare of forty-eight (48) inches wide at the existing driveway, and the walkway connects to the rear right property line of property 2026 Walnut Street. The one-story Frame Vernacular style structure at 2030 Walnut Street was originally constructed as a single-family home, and it will be used as a restaurant.

Pursuant to the authorities granted in the 2024 COA Matrix, accessibility ramps on non-residential structures and secondary walkways that are wider than three (3) feet must be reviewed and approved by the Jacksonville Historic Preservation Commission.

STAFF SUMMARY AND ANALYSIS

Staff considered the Secretary of the Interior's Standards for Rehabilitation and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(l). The following is Staff's analysis:

- Consistent with Section 307.106(k)(3) and Sections 307.106(l)(1 and 3), the applicant's scope of work requires minimal change to the defining characteristics of both the contributing and non-contributing structures. The accessibility ramp is an effort to have the structure become code-compliant for the proposed use, while the secondary walkway is another pedestrian thoroughfare for patrons. As designed, the wood ramp along the rear and the poured concrete walkway allows for the historic structure at 2030 Walnut Street to be viewed as distinct and original to the site.
- As designed, the ramp will be constructed of wood with vertical handrails and the secondary walkway will be poured concrete. Installation of the ramp and walkway will cause minimal, if any, damage to the historic structures and character of the properties. As such, this scope of work is consistent with Section 307.106(l)(1 and 2).
- The Springfield District Design Guidelines acknowledge that throughout time, the needs of the users of historic structures in the district change. The "Doors and Entrances" section of the Design Guidelines notes, "Sometimes new entrances are required for practical reasons or to satisfy code requirements." The alteration of the entrances of the building and sites will allow the structures to be accessed in a variety of ways, allow for improved ingress and egress, and further the commercial uses of the structures. The proposed alterations will be similar to other accessibility ramps on structures, and other secondary walkways on sites, within the historic district in both material and design. As such, the proposed work is consistent with the Design Guidelines and Section 307.106(k)(1).
- As demonstrated by the site plan and elevations dated July 29, 2024, the design of the accessibility ramp and secondary walkway is differentiated from the old in terms of material, design, and location, but are compatible alterations of the historic structures and character of the properties. This retains the architectural integrity of both the contributing and non-contributing structures. As such, the scope of work is found to be consistent with Standards 2 and 9 of the *Secretary of the Interior's Standards for Rehabilitation* and Section 307.106(k)(2).

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

1. Section 307.106(k) General Standards: 1, 2, 3
2. Section 307.106(l) Guidelines on "Alterations": 1, 2, 3
3. Secretary of the Interior's Standards for Rehabilitation: 2 and 9

CODE CRITERIA AND DESIGN REGULATIONS

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;

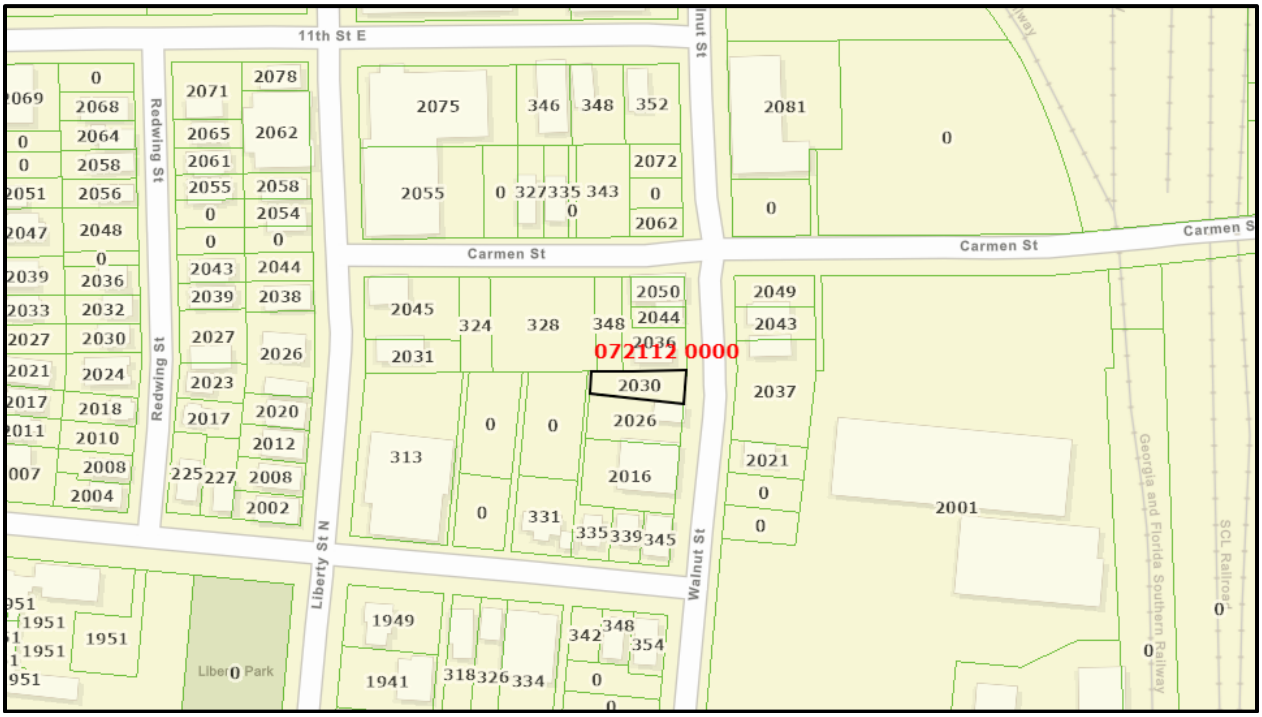
Alterations

- 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)(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.

Design Guidelines, "Doors and Entrances"

- (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.
- (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.

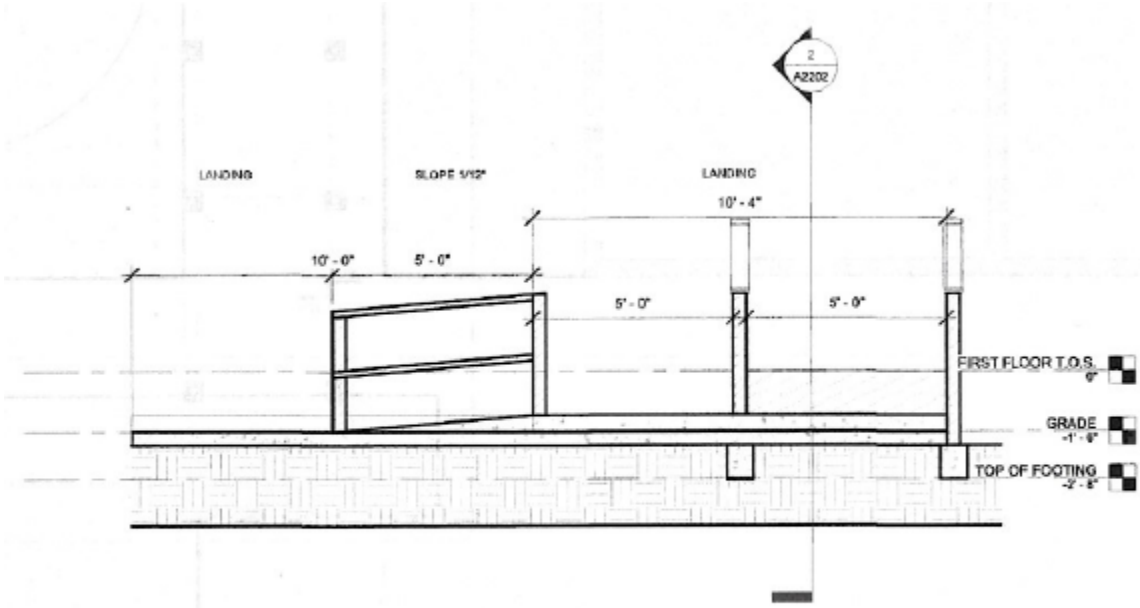
LOCATION MAP



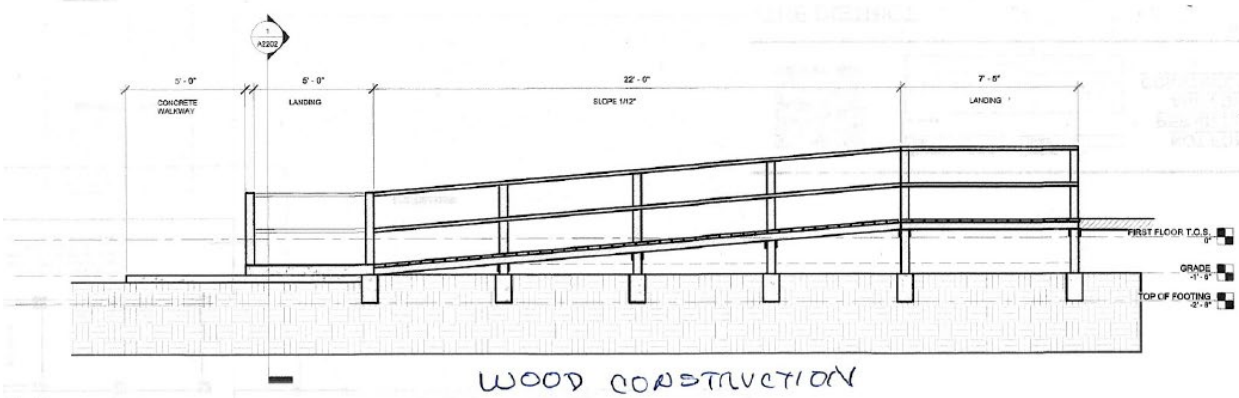
PICTURE OF PROPERTY WITH POSTED SIGN

SITE PLAN DATED JULY 29, 2024

ELEVATIONS DATED JULY 29, 2024



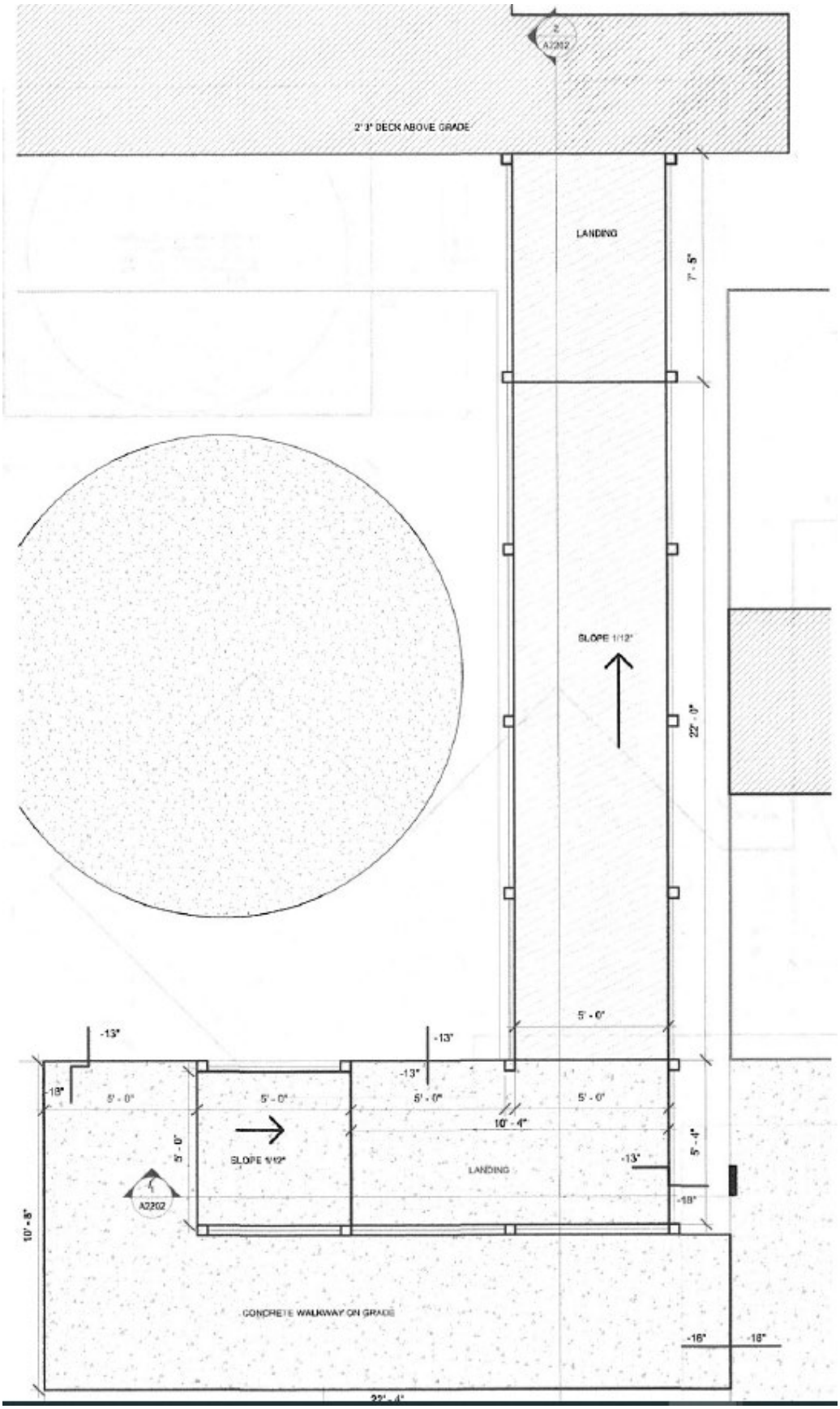
1 A2202 RAMP - SECTION 01
3/8" = 1'-0"



WOOD CONSTRUCTION

2 A2202 RAMP - SECTION 02
3/8" = 1'-0"

Note: Ramp is on 2026 DOT lands on deck attached to 2030.


2' 3" DECK ABOVE GRADE
LANDING
7' - 5"
SLOPE 1/12"
22' - 0"
5' - 0"
-13"
-13"
-13"
-18"
5' - 0"
5' - 0"
5' - 0"
5' - 0"
10' - 4"
5' - 0"
SLOPE 1/12"
LANDING
-13"
5' - 4"
-18"
A2202
10' - 8"
CONCRETE WALKWAY ON GRADE
-16"
-18"
23' - 4"

Application For Certificate Of Appropriateness

Application Info

Tracking #	30895	**Application Status**	FOUND SUFFICIENT
Date Started	06/06/2024	**Date Submitted**	06/06/2024

Planning and Development Department Info

COA #	COA-24-30895
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/30/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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 MARKUSIC
First Name JOSEPH
Middle Name J

Company Name GLORY HOMES INC

Mailing Address 7027 ALPINE ST

City JACKSONVILLE
State FL
Zip Code 32208

Phone 904 838 0057
Fax 904
Email GLORYHOMESINC2000@GMAIL.COM

General Information On Owner(s)

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

Last Name LUKE
First Name FELICIA
Middle Name D

Company/Trust Name 4 LOCO INVESTORS LLC

Mailing Address 140 W 9TH ST

City JACKSONVILLE
State FL
Zip Code 32206

Phone 2068028531
Fax
Email THEDISTRICT2026@GMAIL.COM

Description Of Property

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

Map	RE#
	072112 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
2030	WALNUT ST	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **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
THIS COA IS LOCATED AT BOTH 2026 WALNUT ST AND 2030 WALNUT STREET. FOR EXTERIOR LANDSCAPE AND WALKWAY IMPROVEMENTS FOR A CHANGE OF USE PERMIT. THIS PROPERTY IS ZONED LIGHT INDUSTRIAL AND IS BEING CONVERTED TO BE PART OF A RESTAURANT COMPLEX ENCOMPASSING THIS PROPERTY AND 2026 NEXT DOOR.

Addition Information

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

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

Additional Documents Provided

	Description
[x]	COMPLETE PLAN SET
[x]	RAMP SPECS
[x]	SITE PLAN
[x]	UPDATED SITE PLAN 07.29.2024
[x]	UPDATED RAMP SPECS 07.29.2024
[x]	THE DISTRICT PLANS DATED 07.29.2024

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.

4 LOCO INVESTORS LLC
140 W 9TH ST
JACKSONVILLE, FL 32206

Primary Site Address
2026 WALNUT ST
Jacksonville FL 32206-

Official Record Book/Page
19086-01338

Tile #
6412

2026 WALNUT ST

Property Detail

RE #	072113-0000
Tax District	USD1
Property Use	2192 Restaurant Class 2
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01190 SPRINGFIELD BLK 054-088
Total Area	6928
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	Income	Income
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$8,168.00	$65,340.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$59,652.00	$232,500.00
Assessed Value	$59,652.00	$65,617.00
Cap Diff/Portability Amt	$0.00 / $0.00	$166,883.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$59,652.00	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
19086-01338	1/29/2020	$165,000.00	WD - Warranty Deed	Unqualified	Improved
12280-02093	2/7/2005	$40,000.00	WD - Warranty Deed	Qualified	Improved
11943-00576	7/12/2004	$30,000.00	WD - Warranty Deed	Unqualified	Improved
08440-00564	9/13/1996	$24,000.00	WD - Warranty Deed	Unqualified	Improved
07163-01500	8/6/1991	$100.00	QC - Quit Claim	Unqualified	Improved
06302-00575	2/27/1987	$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	12	6	72.00	$133.00
2	FCBC1	Fence Chain Barbed	1	0	0	202.00	$1,149.00
3	FWDC1	Fence Wood	1	0	0	24.00	$275.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	0.00	0.00	Common	6,534.00	Square Footage	$65,340.00

Legal

LN	Legal Description
1	2-46 37-2S-26E .150
2	SPRINGFIELD
3	N 52FT 3IN LOT 12 BLK 64

Buildings

Building 1
Building 1 Site Address
2026 WALNUT ST Unit
Jacksonville FL 32206-

Building Type	2102 - RESTAURANT CLASS II

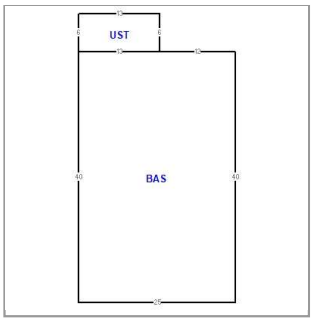
Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G

Year Built	1952
Building Value	$83,011.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1000	1000	1000
Unfinished Storage	78	0	31
Total	1078	1000	1031

Interior Wall	3	3 Plastered
Int Flooring	3	3 Concrete Fin
Heating Fuel	3	3 Gas
Heating Type	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit
Ceiling Wall Finish	4	4 NS Ceil Min Wall
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	1.000	
Restrooms	2.000	
Baths	6.000	
Rooms / Units	1.000	
Avg Story Height	10.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$65,617.00	$0.00	$65,617.00	$675.08	$742.58	$719.16
Urban Service Dist1	$65,617.00	$0.00	$65,617.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$232,500.00	$0.00	$232,500.00	$189.87	$718.89	$732.14
By Local Board	$232,500.00	$0.00	$232,500.00	$134.10	$522.66	$514.62
FL Inland Navigation Dist.	$65,617.00	$0.00	$65,617.00	$1.72	$1.89	$1.75
Water Mgmt Dist. SJRWMD	$65,617.00	$0.00	$65,617.00	$10.70	$11.77	$11.06
School Board Voted	$232,500.00	$0.00	$232,500.00	$59.65	$232.50	$232.50
Urb Ser Dist1 Voted	$65,617.00	$0.00	$65,617.00	$0.00	$0.00	$0.00
			Totals	$1,071.12	$2,230.29	$2,211.23

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$59,652.00	$59,652.00	$0.00	$59,652.00
Current Year	$232,500.00	$65,617.00	$0.00	$65,617.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

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

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.

4 LOCO INVESTORS LLC
140 W 9TH ST
JACKSONVILLE, FL 32206

Primary Site Address
2030 WALNUT ST
Jacksonville FL 32206-

Official Record Book/Page
20449-01685

Tile #
6412

2030 WALNUT ST

Property Detail

RE #	072112-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01190 SPRINGFIELD BLK 054-088
Total Area	4477
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	$73,430.00	$69,895.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$39,645.00	$44,050.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$113,075.00	$113,945.00
Assessed Value	$113,075.00	$113,945.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$113,075.00	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
20449-01685	9/26/2022	$130,000.00	WD - Warranty Deed	Qualified	Improved
08579-00489	3/11/1997	$16,000.00	WD - Warranty Deed	Qualified	Improved
06951-01856	8/2/1990	$800.00	MS - Miscellaneous	Unqualified	Improved
06369-00299	7/17/1987	$22,900.00	WD - Warranty Deed	Unqualified	Improved
06310-00970	4/7/1987	$100.00	WD - Warranty Deed	Unqualified	Improved
06029-01975	9/24/1985	$12,500.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	4000	LIGHT INDUSTRIAL	IL	43.00	125.00	Common	4,405.00	Square Footage	$44,050.00

Legal

LN	Legal Description
1	2-46 37-2S-26E
2	SPRINGFIELD
3	FRACL LOT 11 BLK 64

Buildings

Building 1
Building 1 Site Address
2030 WALNUT ST Unit
Jacksonville FL 32206-

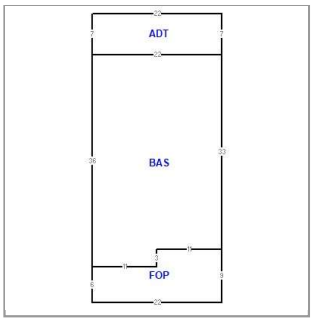
Building Type	0101 - SFR 1 STORY
Year Built	1909
Building Value	$69,895.00

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	4	4 Electric

Type	Gross Area	Heated Area	Effective Area
Base Area	759	759	759
Finished Open Porch	165	0	50
Addition	154	154	139
Total	1078	913	948

Heating Type	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit

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



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$113,945.00	$0.00	$113,945.00	$1,279.66	$1,289.50	$1,248.84
Urban Service Dist1	$113,945.00	$0.00	$113,945.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$113,945.00	$0.00	$113,945.00	$359.92	$352.32	$358.81
By Local Board	$113,945.00	$0.00	$113,945.00	$254.19	$256.15	$252.21
FL Inland Navigation Dist.	$113,945.00	$0.00	$113,945.00	$3.26	$3.28	$3.03
Water Mgmt Dist. SJRWMD	$113,945.00	$0.00	$113,945.00	$20.27	$20.43	$19.21
School Board Voted	$113,945.00	$0.00	$113,945.00	$113.08	$113.95	$113.95
Urb Ser Dist1 Voted	$113,945.00	$0.00	$113,945.00	$0.00	$0.00	$0.00
			Totals	$2,030.38	$2,035.63	$1,996.05

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$113,075.00	$113,075.00	$0.00	$113,075.00
Current Year	$113,945.00	$113,945.00	$0.00	$113,945.00

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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: 8/1/24

COA#: 24-30895

Address: 2030 Walnut St Jacksonville FL 32206

Owner: 4 Coco Investors LLC

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

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

provided to me for application 24-30895 **were posted on the property/site located at:**

072112-0000

Real Estate Number(s)

2030 Walnut St

Street Address

Jacksonville FL 32206

City, State Zip Code

Printed Name Joseph J Malacusic

Signature

Dated this 1 day of August, 20 24

BUILDING CODE SUMMARY

PROJECT DATA	PROJECT:	THE DISTRICT PATIO
	LOCATION:	JACKSONVILLE, FLORIDA
	BUILDING CODE:	FLORIDA BUILDING CODE 7TH EDITION (2020) FLORIDA FIRE PREVENTION CODE 7TH EDITION, 2020 EDITION
	BUILDING AREA:	
	BUILDING HEIGHT:	EXISTING
SCOPE OF WORK	NEW CONCRETE FOUNDATIONS AND RAMPS	

FLORIDA BUILDING CODE: BUILDING 7TH EDITION (2020)

CHAPTER 3
USE AND OCCUPANCY

304.1: ASSEMBLY A-2 OCCUPANCY

CHAPTER 6
TYPES OF CONSTRUCTION

TABLE 601: BUILDING - IIB

BUILDING ELEMENT	RATING
STRUCTURE FRAME	0 HOURS
BEARING WALLS	
EXTERIOR	0 HOURS
INTERIOR	0 HOURS
NON BEARING WALLS	
EXTERIOR	0 HOURS
INTERIOR	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

CHAPTER 8
INTERIOR FINISHES

TABLE 803.11: INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN:

NONSPRINKLERED			
	VERT. EXITS & EXIT PASSAGEWAYS	EXIT ACCESS CORR./ OTHER EXITS	ROOMS & ENCLOSED SPACES
GROUP A-2	A	A[d]	B[e]

a. Class C interior finish materials shall be permitted for wainscotting or paneling of not more than 1,000 square feet of applied surface area in the grade lobby where applied directly to a noncombustible base or over furring strips applied to a noncombustible base and fireblocked as required by Section 803.13.1.

b. In other than Group I-3 occupancies in buildings less than three stories above grade plane, Class B interior finish for nonsprinklered buildings and Class C interior finish for sprinklered buildings shall be permitted in interior exit stairways and ramps.

c. Requirements for rooms and enclosed spaces shall be based upon spaces enclosed by partitions. Where a fire-resistance rating is required for structural elements, the enclosing partitions shall extend from the floor to the ceiling. Partitions that do not comply with this shall be considered enclosing spaces and the rooms or spaces on both sides shall be considered one. In determining the applicable requirements for rooms and enclosed spaces, the specific occupancy thereof shall be the governing factor regardless of the group classification of the building or structure.

d. Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.

e. Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.

TEST CRITERIA

803.1.2 ROOM CORNER TEST FOR INTERIOR WALL OR CEILING FINISH MATERIALS.
INTERIOR WALL OR CEILING FINISH MATERIALS SHALL BE PERMITTED TO BE TESTED IN ACCORDANCE WITH NFPA 286. INTERIOR WALL OR CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 SHALL COMPLY WITH SECTION 803.1.2.1.

803.1.2.1 ACCEPTANCE CRITERIA FOR NFPA 286.
THE INTERIOR FINISH SHALL COMPLY WITH THE FOLLOWING:

1. DURING THE 40 KW EXPOSURE, FLAMES SHALL NOT SPREAD TO THE CEILING.
2. THE FLAME SHALL NOT SPREAD TO THE OUTER EXTREMITY OF THE SAMPLE ON ANY WALL OR CEILING.
3. FLASHOVER, AS DEFINED IN NFPA 286, SHALL NOT OCCUR.
4. THE PEAK HEAT RELEASE RATE THROUGHOUT THE TEST SHALL NOT EXCEED 800 KW.
5. THE TOTAL SMOKE RELEASED THROUGHOUT THE TEST SHALL NOT EXCEED 1,000 M2.

803.1.3 ROOM CORNER TEST FOR TEXTILE WALL COVERINGS AND EXPANDED VINYL WALL COVERINGS.
TEXTILE WALL COVERINGS AND EXPANDED VINYL WALL COVERINGS SHALL MEET THE CRITERIA OF SECTION 803.1.3.1 WHEN TESTED IN THE MANNER INTENDED FOR USE IN ACCORDANCE WITH THE METHOD B PROTOCOL OF NFPA 265 USING THE PRODUCT-MOUNTING SYSTEM, INCLUDING ADHESIVE.

803.1.3.1 ACCEPTANCE CRITERIA FOR NFPA 265.
THE INTERIOR FINISH SHALL COMPLY WITH THE FOLLOWING:

1. DURING THE 40 KW EXPOSURE, FLAMES SHALL NOT SPREAD TO THE CEILING.
2. THE FLAME SHALL NOT SPREAD TO THE OUTER EXTREMITIES OF THE SAMPLES ON THE 8-FOOT BY 12-FOOT (203 BY 305 MM) WALLS.
3. FLASHOVER, AS DEFINED IN NFPA 265, SHALL NOT OCCUR.
4. THE TOTAL SMOKE RELEASED THROUGHOUT THE TEST SHALL NOT EXCEED 1,000 M2.

803.1.4 ACCEPTANCE CRITERIA FOR TEXTILE AND EXPANDED VINYL WALL OR CEILING COVERINGS TESTED TO ASTM E84 OR UL 723.
TEXTILE WALL AND CEILING COVERINGS AND EXPANDED VINYL WALL AND CEILING COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E84 OR UL 723 AND BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2. TEST SPECIMEN PREPARATION AND MOUNTING SHALL BE IN ACCORDANCE WITH ASTM E2404.

TENT FABRIC

803.5 TEXTILE WALL COVERINGS.
WHERE USED AS INTERIOR WALL FINISH MATERIALS, TEXTILE WALL COVERINGS, INCLUDING MATERIALS HAVING WOVEN OR NONWOVEN, NAPPED, TUFTED, LOOPED OR SIMILAR SURFACE AND CARPET AND SIMILAR TEXTILE MATERIALS, SHALL BE TESTED IN THE MANNER INTENDED FOR USE, USING THE PRODUCT MOUNTING SYSTEM, INCLUDING ADHESIVE, AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.1.2, 803.1.3 OR 803.1.4.

803.6 TEXTILE CEILING COVERINGS.
WHERE USED AS INTERIOR CEILING FINISH MATERIALS, TEXTILE CEILING COVERINGS, INCLUDING MATERIALS HAVING WOVEN OR NONWOVEN, NAPPED, TUFTED, LOOPED OR SIMILAR SURFACE AND CARPET AND SIMILAR TEXTILE MATERIALS, SHALL BE TESTED IN THE MANNER INTENDED FOR USE, USING THE PRODUCT MOUNTING SYSTEM, INCLUDING ADHESIVE, AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 803.1.2 OR 803.1.4

PLASTIC

803.9 HIGH-DENSITY POLYETHYLENE (HDPE) AND POLYPROPYLENE (PP).
WHERE HIGH-DENSITY POLYETHYLENE OR POLYPROPYLENE IS USED AS AN INTERIOR FINISH IT SHALL COMPLY WITH SECTION 803.1.2.

1 SITE PLAN
A1100 1/8" = 1'-0"

for C.O.A.

CHAPTER 9
FIRE PROTECTION SYSTEM

FIRE SPRINKLER SYSTEM - NO

CHAPTER 10
MEANS OF EGRESS

MAXIMUM FLOOR AREA ALLAOWANCE PER OCCUPANT
OUTDOOR SEATING (2059 SF) (15 SF/OCCUPANT) 137 OCCUPANTS
TOTAL OCCUPANTS - OCCUPANTS

TABLE 1004.5: EGRESS WIDTH PER OCCUPANT SERVED x 0.2 = INCHES
INCHES PROVIDED AT DOORS

1005.3.2 MINIMUM EXIT ACCESS TRAVEL DISTANCE - 200'
ACTUAL TRAVEL DISTANCE -

TABLE 1006.2.1 MINIMUM NUMBER OF EXITS REQUIRED - 1
EXITS PROVIDED - 1

TABLE 1006.3.1 A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

1006.3.3 2. ROOMS, AREAS AND SPACES COMPLYING WITH SECTION 1006.2.1 WITH EXITS THAT DISCHARGE DIRECTLY TO THE EXTERIOR AT THE LEVEL OF EXIT DISCHARGE, ARE PERMITTED TO HAVE ONE EXIT OR ACCESS TO A SINGLE EXIT.

MIN. CLEAR OPENING FOR EXIT DOORS REQUIRED -36"
MIN. CLEAR OPENING FOR EXISTING DOORS - 36"

1010.1.1:

CHAPTER 11
ACCESSIBLE ELEMENT AND SPACES

ADA COMPLIANT: YES

303.4 RAMPS:
CHANGES IN LEVEL GREATER THAN 1/2 INCH (13 MM) HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH 405 OR 406.

403.1 GENERAL:
WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH 403.

403.4 CHANGES IN LEVEL:
CHANGES IN LEVEL SHALL COMPLY WITH 303.

405.2 SLOPE:
RAMP RUNS SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:12

03.5.3 PASSING SPACES:
PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525 MM) MINIMUM;...

405.7 LANDINGS:
RAMPS SHALL HAVE LANDINGS AT THE TOP AND THE BOTTOM OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH 405.7.

405.7.3 LENGTH:
THE LANDING CLEAR LENGTH SHALL BE 60 INCHES (1525 MM) LONG MINIMUM.

405.7.4 CHANGE IN DIRECTION:
RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS SHALL HAVE A CLEAR LANDING 60 INCHES (1525 MM) MINIMUM BY 60 INCHES (1525 MM) MINIMUM.

405.8 HANDRAILS:
RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH 505

CHAPTER 31
SPECIAL CONSTRUCTION

3102.1 GENERAL.
THE PROVISIONS OF SECTIONS 3102.1 THROUGH 3102.8 SHALL APPLY TO AIR-SUPPORTED, AIR-INFLATED, MEMBRANE-COVERED CABLE, MEMBRANE-COVERED FRAME AND TENSILE MEMBRANE STRUCTURES, COLLECTIVELY KNOWN AS MEMBRANE STRUCTURES, ERECTED FOR A PERIOD OF 180 DAYS OR LONGER. THOSE ERECTED FOR A SHORTER PERIOD OF TIME SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE. MEMBRANE STRUCTURES COVERING WATER STORAGE FACILITIES, WATER CLARIFIERS, WATER TREATMENT PLANTS, SEWAGE TREATMENT PLANTS, GREENHOUSES AND SIMILAR FACILITIES NOT USED FOR HUMAN OCCUPANCY ARE REQUIRED TO MEET ONLY THE REQUIREMENTS OF SECTIONS 3102.3.1 AND 3102.7. MEMBRANE STRUCTURES ERECTED ON A BUILDING, BALCONY, DECK OR OTHER STRUCTURE FOR ANY PERIOD OF TIME SHALL COMPLY WITH THIS SECTION.

3102.1.1 TENSILE MEMBRANE STRUCTURES.
TENSILE MEMBRANE STRUCTURES, INCLUDING PERMANENT AND TEMPORARY STRUCTURES, SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE 55. THE PROVISIONS IN SECTIONS 3102.3 THROUGH 3102.6 SHALL APPLY.

3102.2 DEFINITIONS.
THE FOLLOWING TERMS ARE DEFINED IN CHAPTER 2:

MEMBRANE-COVERED FRAME STRUCTURE: A NONPRESSURIZED BUILDING WHEREIN THE STRUCTURE IS COMPOSED OF A RIGID FRAMEWORK TO SUPPORT A TENSIONED MEMBRANE WHICH PROVIDES THE WEATHER BARRIER.

3102.3 TYPE OF CONSTRUCTION.
OTHER MEMBRANE STRUCTURES (MEMBRANE-COVERED FRAME STRUCTURES) SHALL BE CLASSIFIED AS TYPE V CONSTRUCTION.

3102.3.1 MEMBRANE AND INTERIOR LINER MATERIAL.
MEMBRANES AND INTERIOR LINERS SHALL BE EITHER NONCOMBUSTIBLE AS SET FORTH IN SECTION 703.5 OR MEET THE FIRE PROPAGATION PERFORMANCE CRITERIA OF TEST METHOD 1 OR TEST METHOD 2, AS APPROPRIATE, OF NFPA 701 AND THE MANUFACTURER'S TEST PROTOCOL.

3102.4 ALLOWABLE FLOOR AREAS.
THE AREA OF A MEMBRANE STRUCTURE SHALL NOT EXCEED THE LIMITATIONS SPECIFIED IN SECTION 506.

3102.5 MAXIMUM HEIGHT.
MEMBRANE STRUCTURES SHALL NOT EXCEED ONE STORY NOR SHALL SUCH STRUCTURES EXCEED THE HEIGHT LIMITATIONS IN FEET SPECIFIED IN SECTION 504.3.

3102.6 MIXED CONSTRUCTION.
MEMBRANE STRUCTURES SHALL BE PERMITTED TO BE UTILIZED AS SPECIFIED IN THIS SECTION AS A PORTION OF BUILDINGS OF OTHER TYPES OF CONSTRUCTION, HEIGHT AND AREA LIMITS SHALL BE AS SPECIFIED FOR THE TYPE OF CONSTRUCTION AND OCCUPANCY OF THE BUILDING.

3102.6.1 MEMBRANE.
A MEMBRANE MEETING THE FIRE PROPAGATION PERFORMANCE CRITERIA OF TEST METHOD 1 OR TEST METHOD 2, AS APPROPRIATE, OF NFPA 701 SHALL BE PERMITTED TO BE USED AS THE ROOF OR AS A SKYLIGHT ON BUILDINGS OF TYPE IIB, III, IV AND V CONSTRUCTION, PROVIDED THE MEMBRANE IS NOT LESS THAN 20 FEET (6096 MM) ABOVE ANY FLOOR, BALCONY OR GALLERY.

3102.7 ENGINEERING DESIGN.
THE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN DEAD LOADS, LOADS DUE TO TENSION OR INFLATION, LIVE LOADS INCLUDING WIND AND FLOOD LOADS AND IN ACCORDANCE WITH CHAPTER 16.

3102.7.1 LATERAL RESTRAINT.
FOR MEMBRANE-COVERED FRAME STRUCTURES, THE MEMBRANE SHALL NOT BE CONSIDERED TO PROVIDE LATERAL RESTRAINT IN THE CALCULATION OF THE CAPACITIES OF THE FRAME MEMBERS.

PLAN LEGEND

- EGRESS ROUTE/TRAVEL DISTANCE
- FENCE
- PROPERTY LINE

dig ARCHITECTURE

SCHEMTIC : 23.10.15
BID : -
PERMIT : -
BUILD : -

REVISIONS

NOT FOR PERMITTING AND / OR CONSTRUCTION

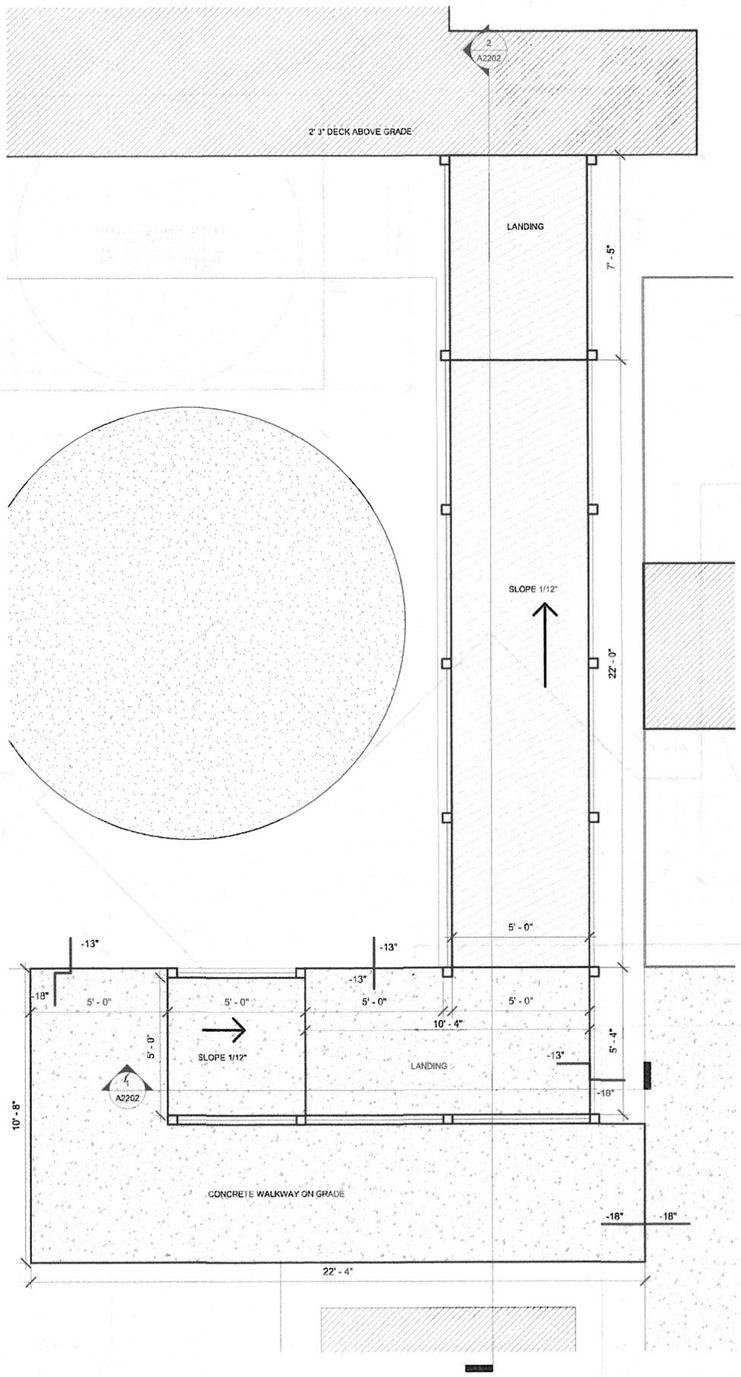
THE DISTRICT
2026 WALNUT ST
JACKSONVILLE, FL 32206

23.01.37

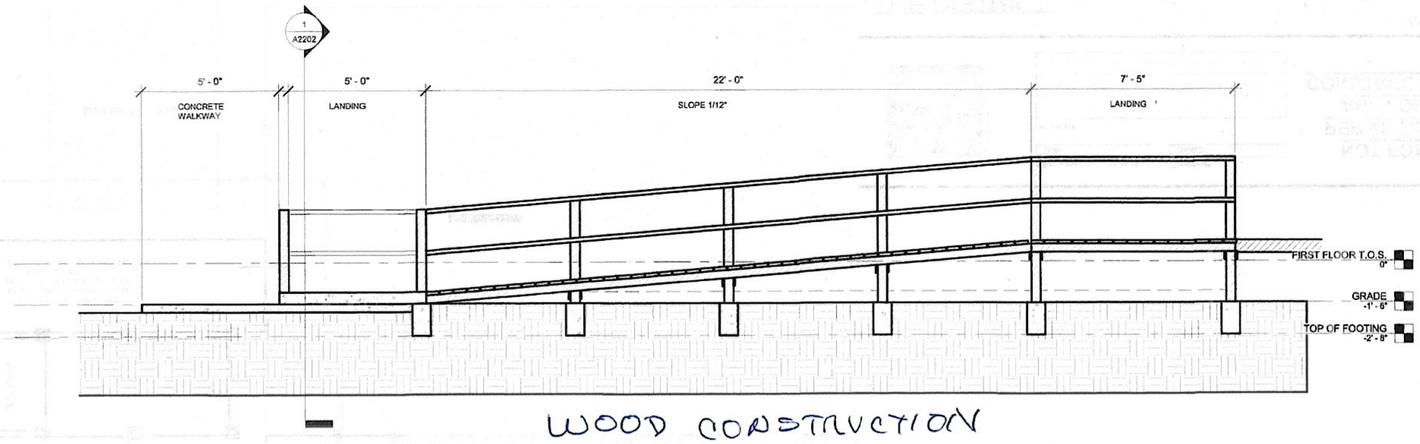
A1100

SITE PLAN UTILITIES

11/1/2023 11:53:03 AM



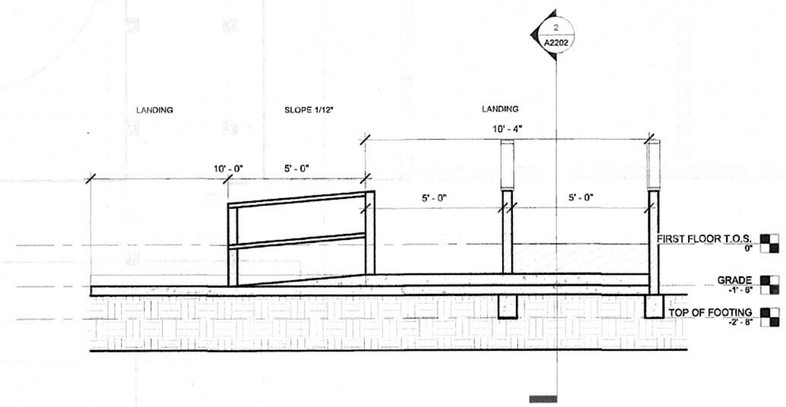
3 | A2202 | ENLARGED FLOOR PLAN - RAMP
3/8" = 1'-0"



WOOD CONSTRUCTION

2 | A2202 | RAMP - SECTION 02
3/8" = 1'-0"

Note: Ramp is on 2026 but lands on deck attached to 2030.



1 | A2202 | RAMP - SECTION 01
3/8" = 1'-0"

2030 & 2026 WALNUT

for C.O.A.

dig ARCHITECTURE

SCHEMTIC : 23.10.15
BID : -
PERMIT : -
BUILD : -

REVISIONS

NOT FOR PERMITTING AND / OR CONSTRUCTION

23.01.37

THE DISTRICT
2026 WALNUT ST
JACKSONVILLE, FL 32206

A2202

DETAILS

11/1/2023 11:53:09 AM

COA-24-30936

1403 Walnut Street

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30936

Address: 1403 Walnut Street, RE# 072456-0000

Location: Northeast corner of Walnut street and 4th street intersection

Owner: Jacob Shacter
Terrawise Homes, Inc.
1334 Walnut Street
Jacksonville, Florida 32206

Applicant: Same as owner

Year Built: N/A

Designation: Springfield

Request: New Construction (Two-Story Single-Family Residence)

Summary Scope of Work:
1. New Construction (Two-Story Single-Family Residence)

Recommendation: Approve with Conditions

Conditions:
1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **December 29, 2023**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **June 14, 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-24-30936 seeks to construct a two-story, single-family home in the Springfield Historic District. The subject site currently hosts an abandoned shed near the rear of the property and some fencing. The property is approximately one hundred and twenty-five (125) feet long and thirty-four (34) feet wide. There is a mix of both contributing and noncontributing structures along this block, the majority of which are two-story, single-family homes. The proposed home is of a frame vernacular design which contains a hip and gabled roof, as well as a full width front porch; a feature found commonly along the block. Materials of the structure include architectural shingles for the roof, one-over-one windows, cement lap siding, wood railing with two-by-two spindles, concrete block with stucco finish for the foundation wall, and columns along the front porch.

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 development of a two-story, single-family home on a vacant lot amid other two-story residential homes provides for compatible use of an empty lot in the Springfield Historic District and contributes to the residential streetscape. 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. Section 307.106(m)(3)
- The submitted elevation drawings shows vertically oriented, one-over-one windows of a traditional size and location. Similarly, the front door utilizes a single quarter light design. These features are consistent with Section 307.106(m)(2)
- The roof contains both hip and gabled sections. Nested gables are present on the front of the home, a feature found commonly throughout the district and on several homes on the block. 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 front with vertical wood railing
    - Vertically oriented windows of consistent style
    - Cement fiber siding, which is used to replicate wood lap siding and is common among new construction in the district.

- Shake siding under the gabled roof sections

- 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.

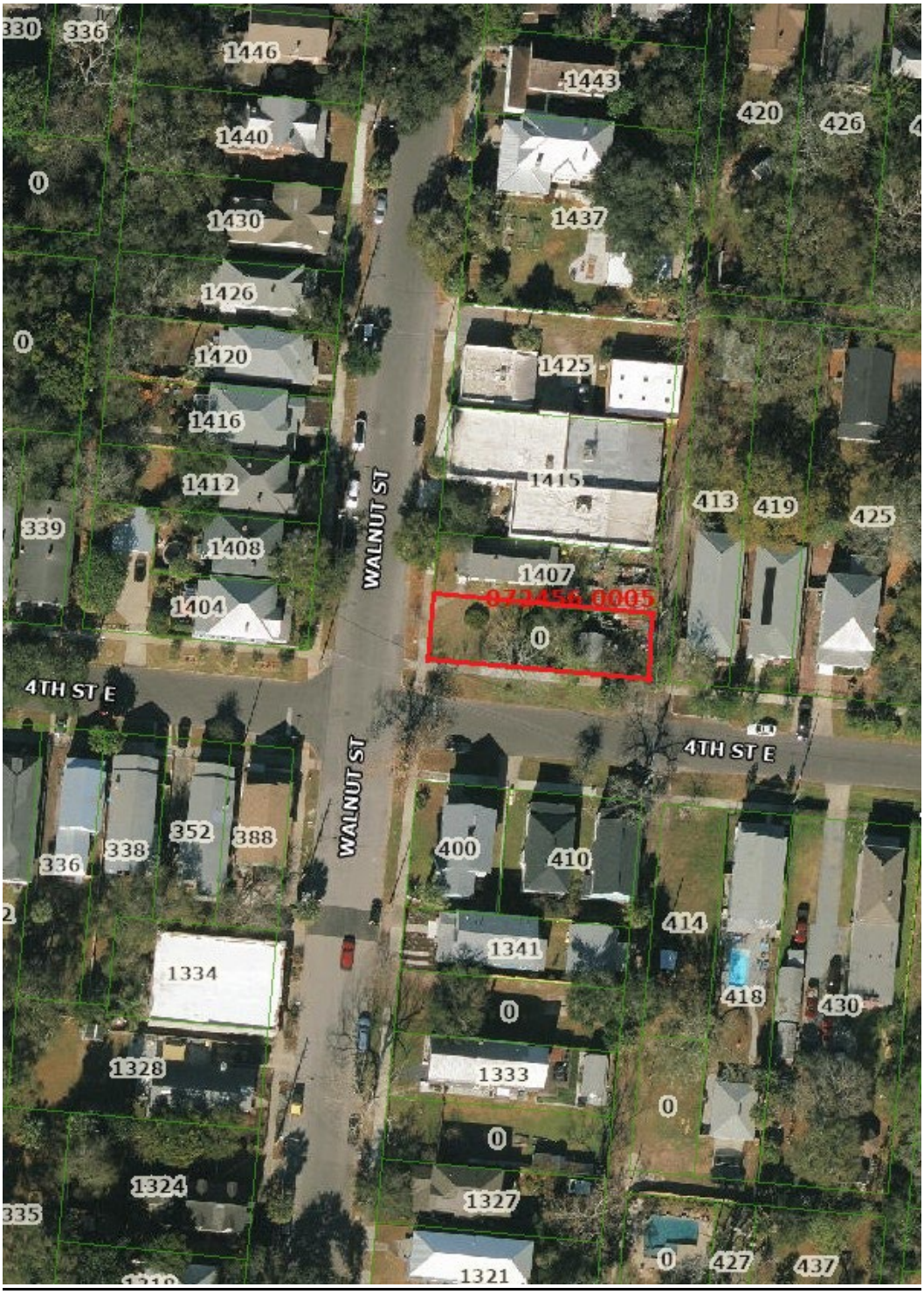
- 307.106(m)(6) - Scale. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in a historic district.

- 307.106(m)(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

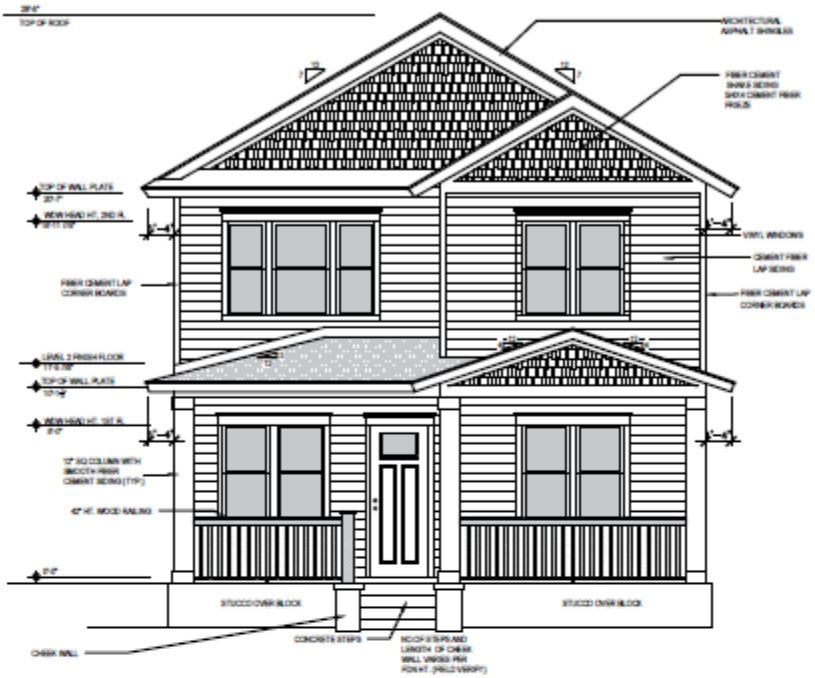
LOCATION MAP



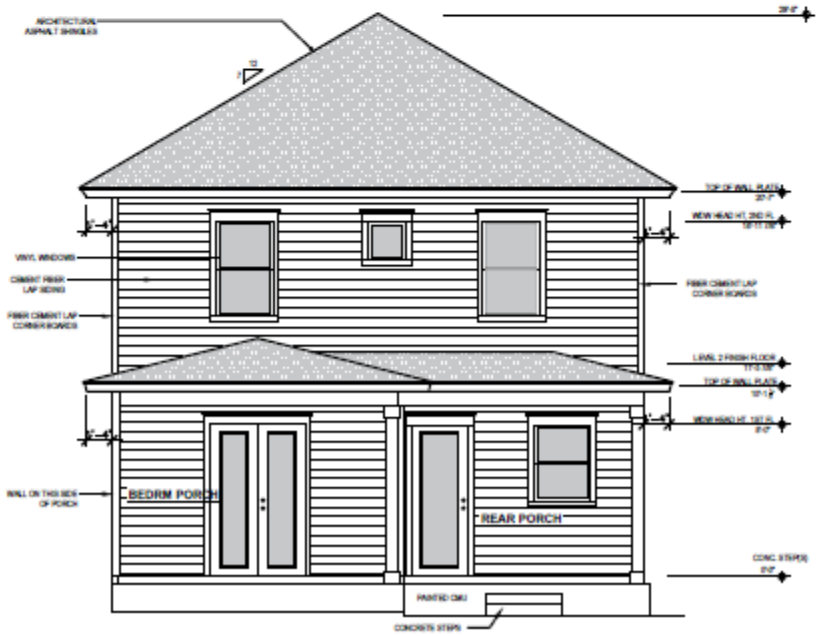
POSTED SIGN PHOTOGRAPH

ELEVATION DRAWINGS DATED DECEMBER 29, 2023

NOTE: UNVENTED ATTIC ASSEMBLY PER FBC R806.5



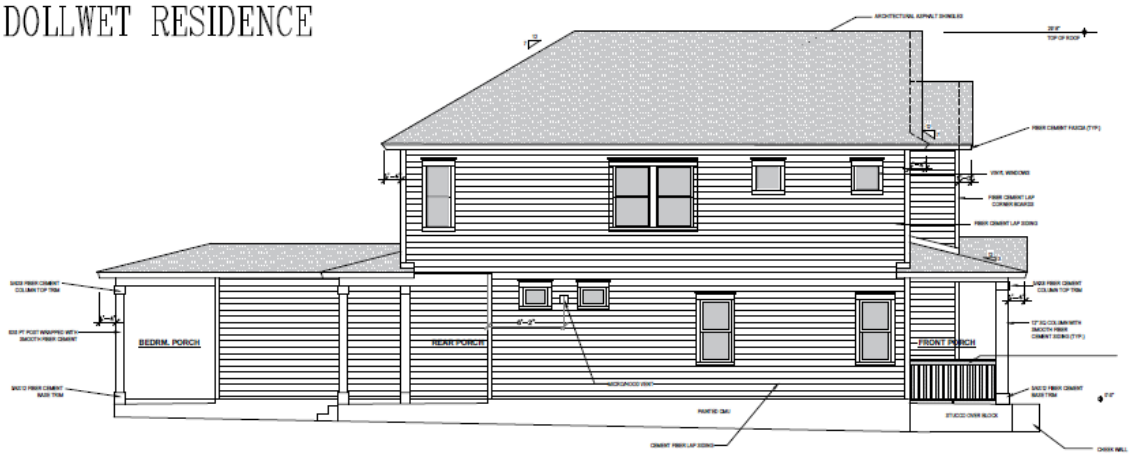
FRONT ELEVATION



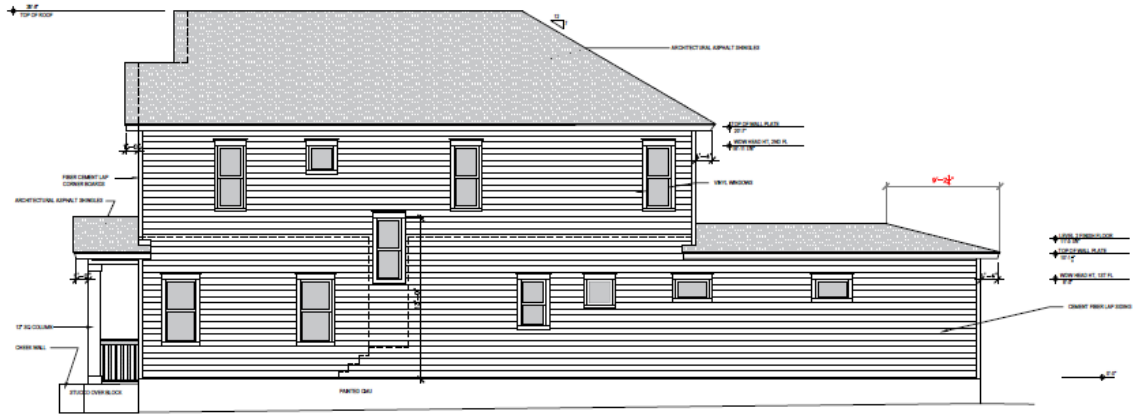
REAR ELEVATION

NOTE: UNVENTED ATTIC ASSEMBLY PER FBC R806.5

DOLLWET RESIDENCE

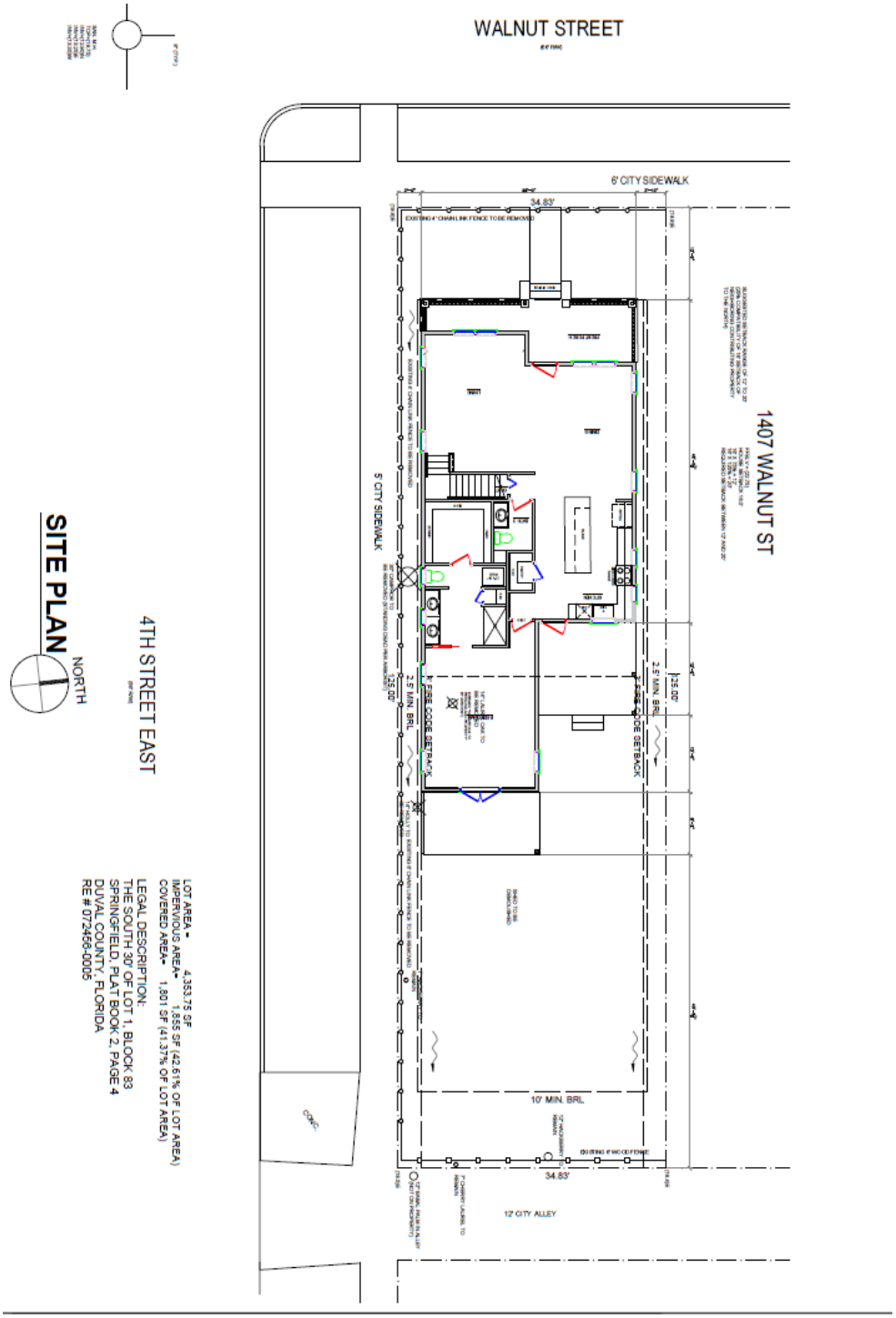


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

SITE PLAN DATED JUNE 14, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30936	**Application Status**	FOUND SUFFICIENT
Date Started	06/17/2024	**Date Submitted**	06/17/2024

Planning and Development Department Info

COA #	COA-24-30936
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	7/29/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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#

	072456 0005

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1403	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
NEW SINGLE FAMILY HOME CONSTRUCTION

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

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.

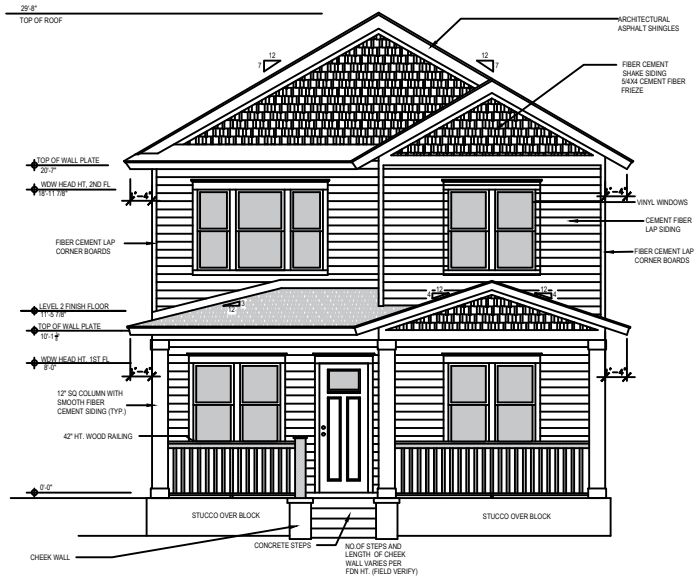
Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. 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.

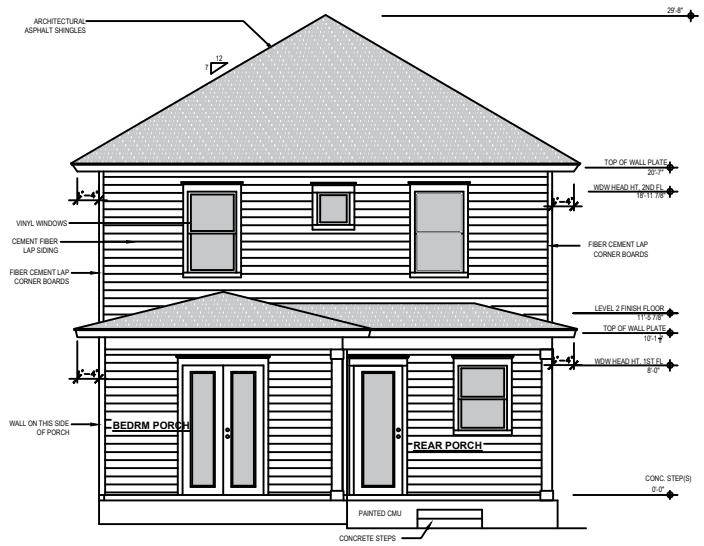
DOLLWET RESIDENCE

NOTE: UNVENTED ATTIC ASSEMBLY PER FBC R806.5



FRONT ELEVATION

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



REAR ELEVATION

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

DOLLWET RESIDENCE
SAN SEBASTIAN 2549 "CUSTOM"
FLOOR PLANS
1403 Walnut St

DRAWN BY: DAS
10/30/2023 DAS
Checked by:
Scale: 1/4" = 1'
Job No.
Rev 07/05/2024 DAS
Rev:

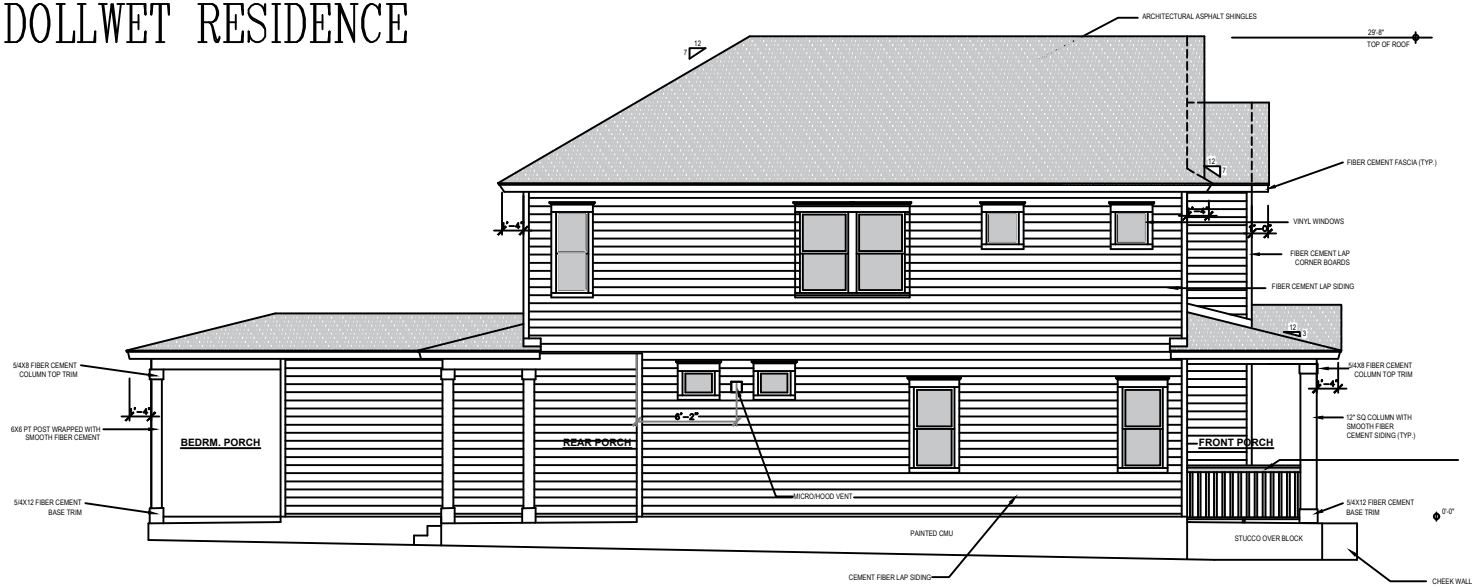
SAN SEBASTIAN
1334 WALNUT ST. JAX, FL 32206
(904) 800-WISE (9473)
CBC057118

TERRAWISE HOMES

Sheet 3 of 8

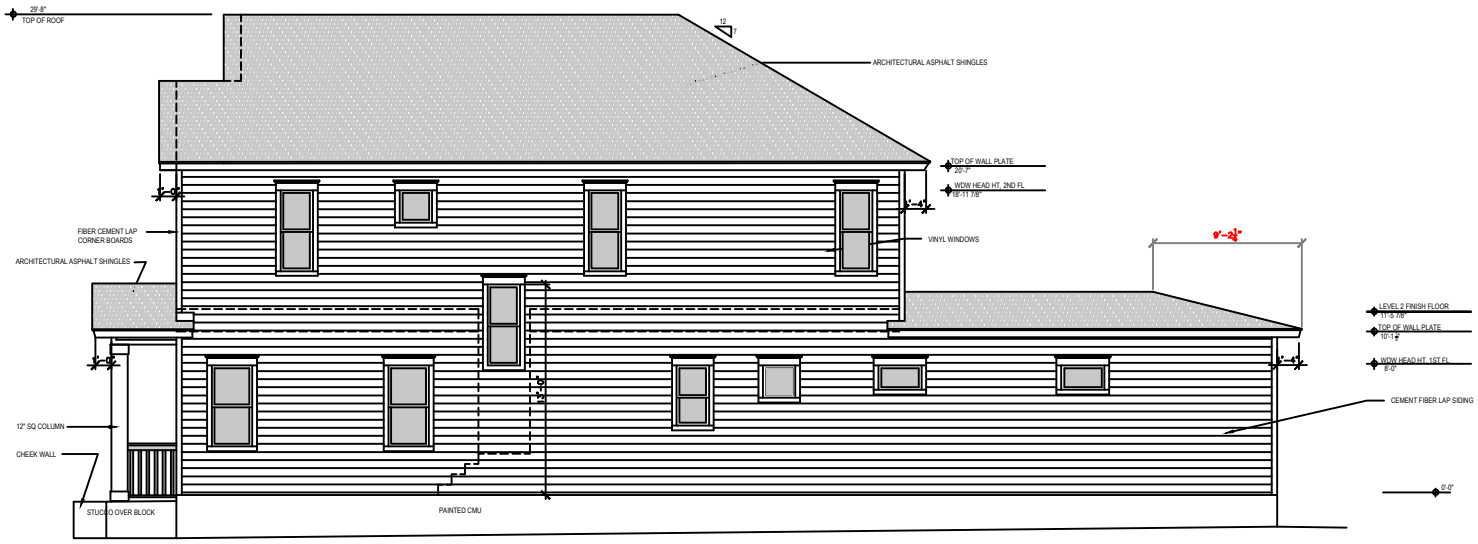
DOLLWET RESIDENCE

NOTE: UNVENTED ATTIC ASSEMBLY PER FBC R806.5



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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

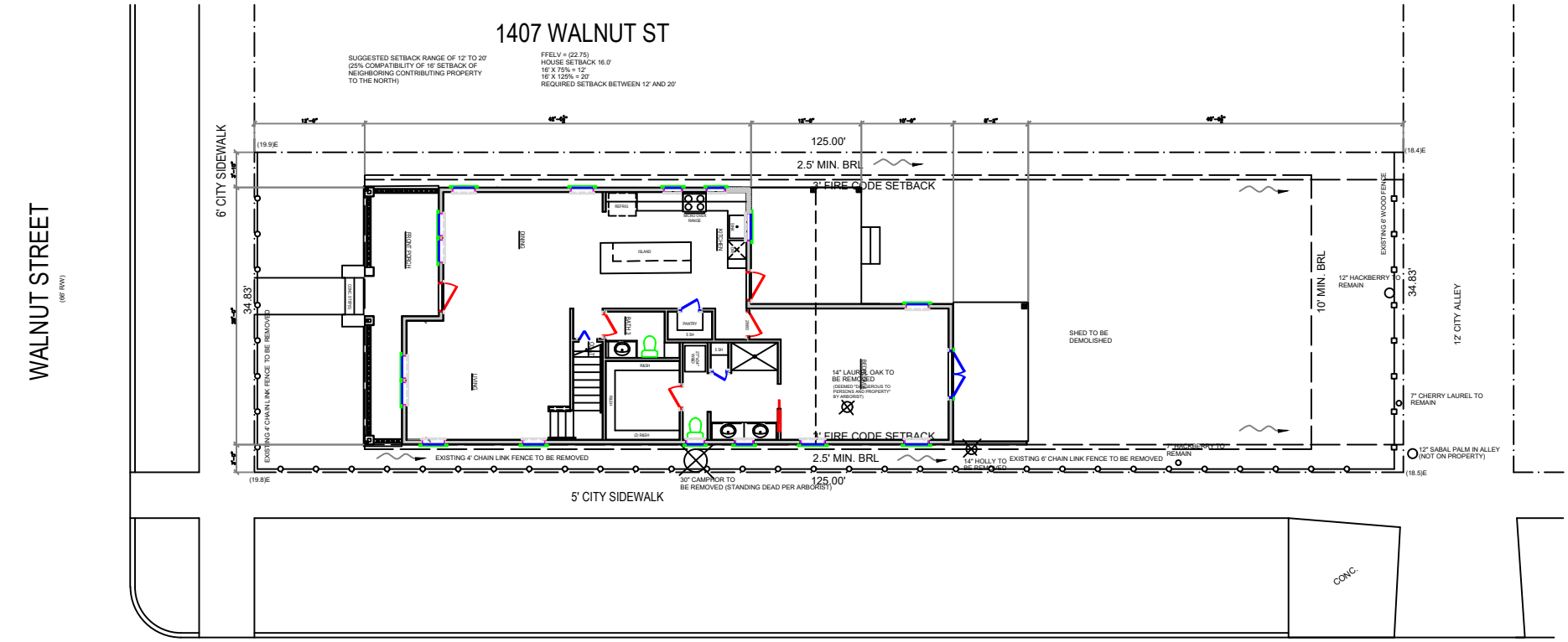
DOLLWET RESIDENCE
SAN SEBASTIAN 2549 "CUSTOM"
FLOOR PLANS
1403 Walnut St

DRAWN BY: DAS
10/29/2019 DAS
Checked by:
Scale: 1/4" = 1'
Job No.
Rev: 07/05/2024 DAS
Rev:

SAN SEBASTIAN
1334 WALNUT ST. JAX, FL 32206
(904) 800-WISE (9473)
CBC057118

TERRAWISE HOMES

Sheet 3 of 8



LOT AREA = 4,353.75 SF
IMPERVIOUS AREA= 1,855 SF (42.61% OF LOT AREA)
COVERED AREA= 1,801 SF (41.37% OF LOT AREA)

LEGAL DESCRIPTION:
THE SOUTH 30' OF LOT 1, BLOCK 83
SPRINGFIELD, PLAT BOOK 2, PAGE 4
DUVAL COUNTY, FLORIDA
RE # 072456-0005

SITE PLAN

1403 WALNUT ST
San Sebastian 2296
SITE PLAN

DRAWN BY: JJS
DATE: 6/14/2024
Checked by:
Scale: 3/16" = 1'
Job No. SP00000035
Rev: DAS 8/22/2024
Rev:

Reviewed By:
Date:

1403 WALNUT ST
JACKSONVILLE FL, 32206
CBC057118
1334 WALNUT STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473)

TERRAWISE HOMES

Sheet 1 of 1

COA-24-30958

1344 Ionia Street

August 24, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30958

Address: 1344 Ionia Street RE# 072530-0000

Location: West side of Ionia Street, between 4th and 3rd 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 (Two-story single-family home)

Summary Scope of Work:
1. New construction of a single-family home
2. Installation of a 4-foot tall and 6-foot tall fence

Recommendation: **Approve with conditions**

Conditions:

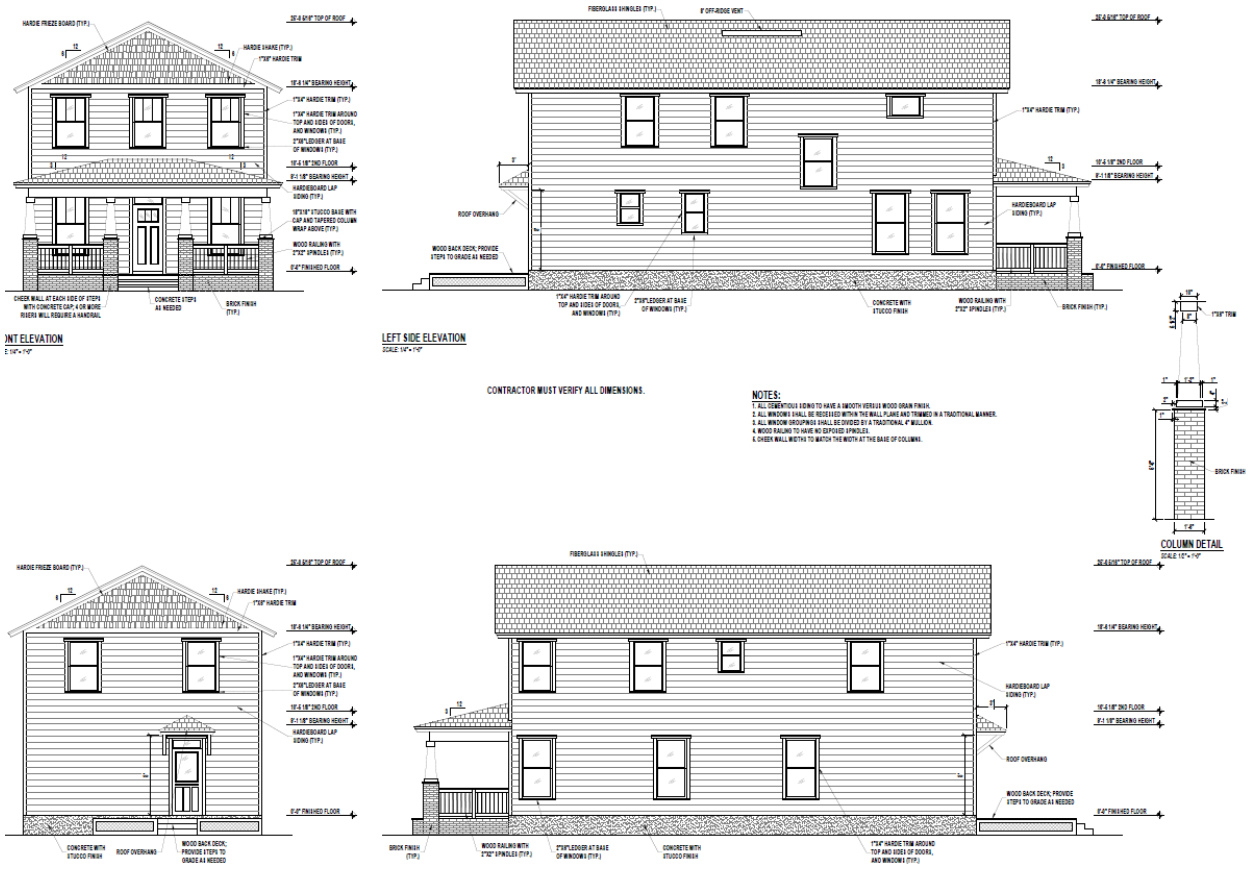
New construction of a single-family home

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated June 12, 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 18, 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.

New construction of a fence

1. The location of the fencing and gate(s) shall be substantially consistent with the submitted site plan.
2. Fencing installation shall be consistent with the Fencing and Wall Guidelines.



PROJECT DESCRIPTION

COA-24-30958 seeks to construct a new, two story, single-family home in the Springfield Historic District. The subject site is a vacant lot on the west side of Ionia Street, between 4th and 3rd Street East. The lot is approximately 125 feet in length and 34 feet wide. The home is of a frame vernacular 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. There was originally a two-story home located on the property that was demolished in 2010 due to irreparable structural damage. A fence will also be installed. A four-foot dog-eared fence will extend from the midsection of the home towards the property line on each side of the home. A six-foot dog-eared fence will then run along the side and rear property lines.

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, frame vernacular style, single-family home on a vacant lot in the Springfield Historic District provides for compatible use of the lot and contributes to the residential streetscape 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 of a traditional size and location, 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 a brick 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.
    - A wood, dog eared fence enclosing the side and backyard.
- 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)(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.

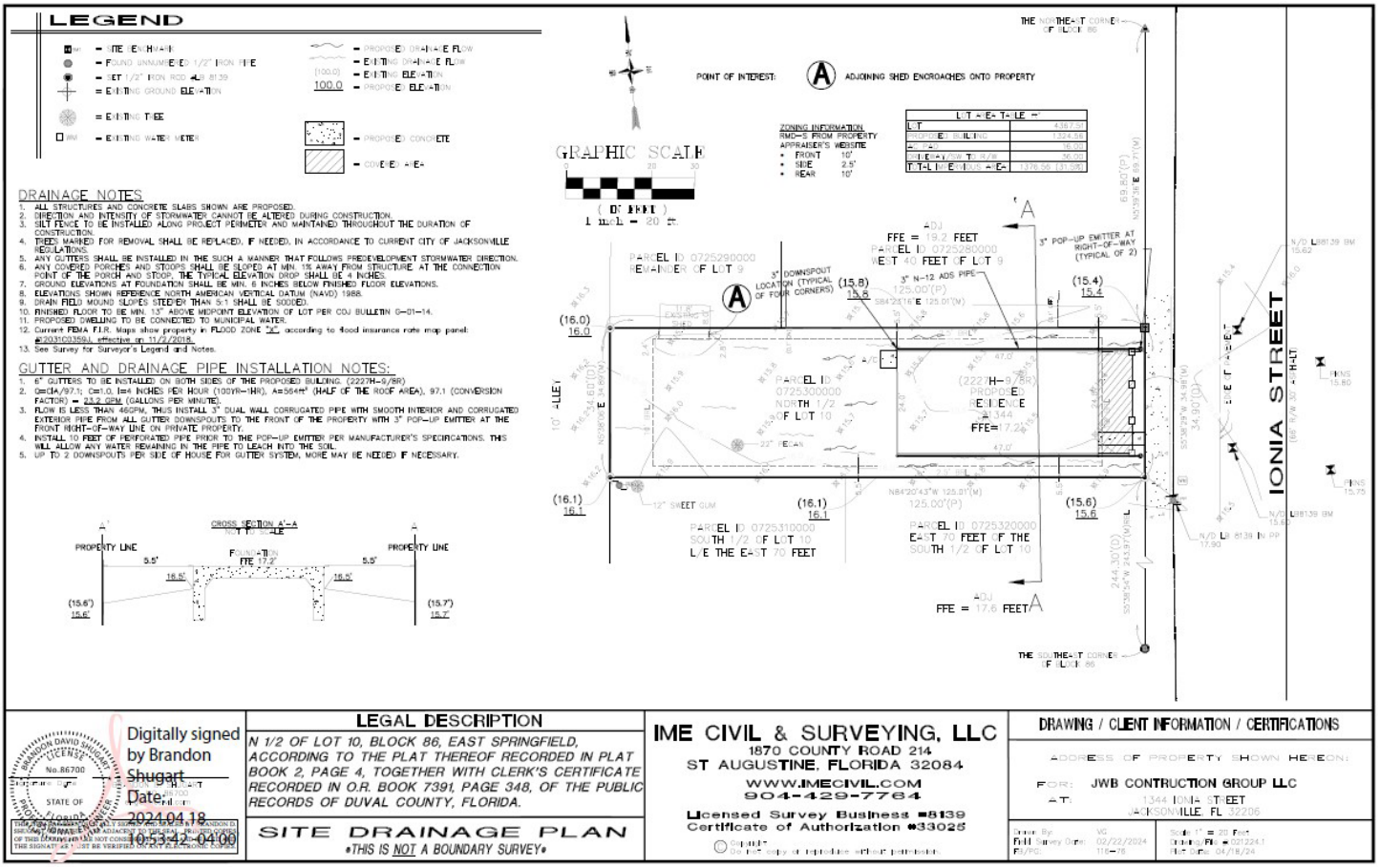
Design Guidelines, "New Construction"

- 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.

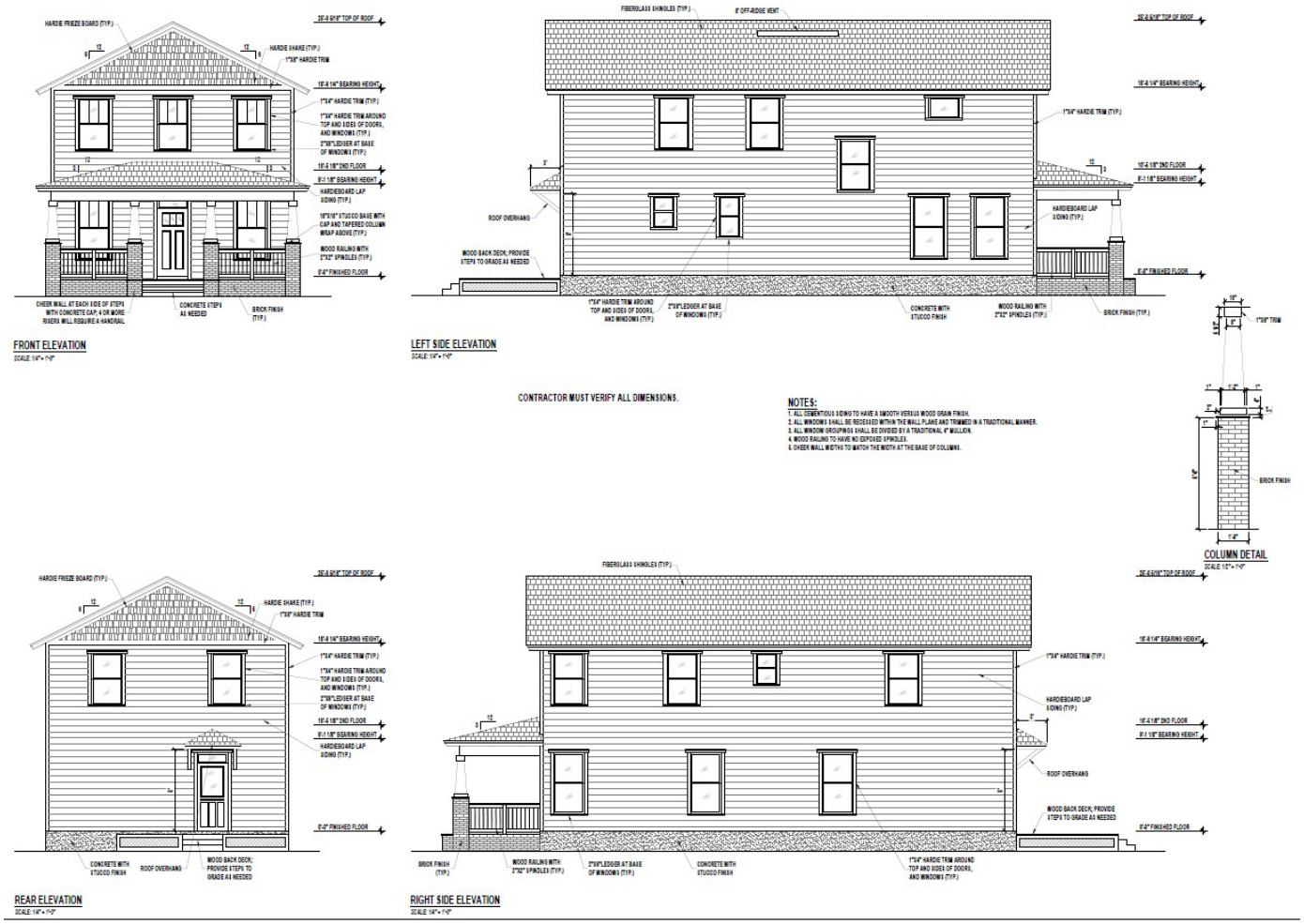
LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

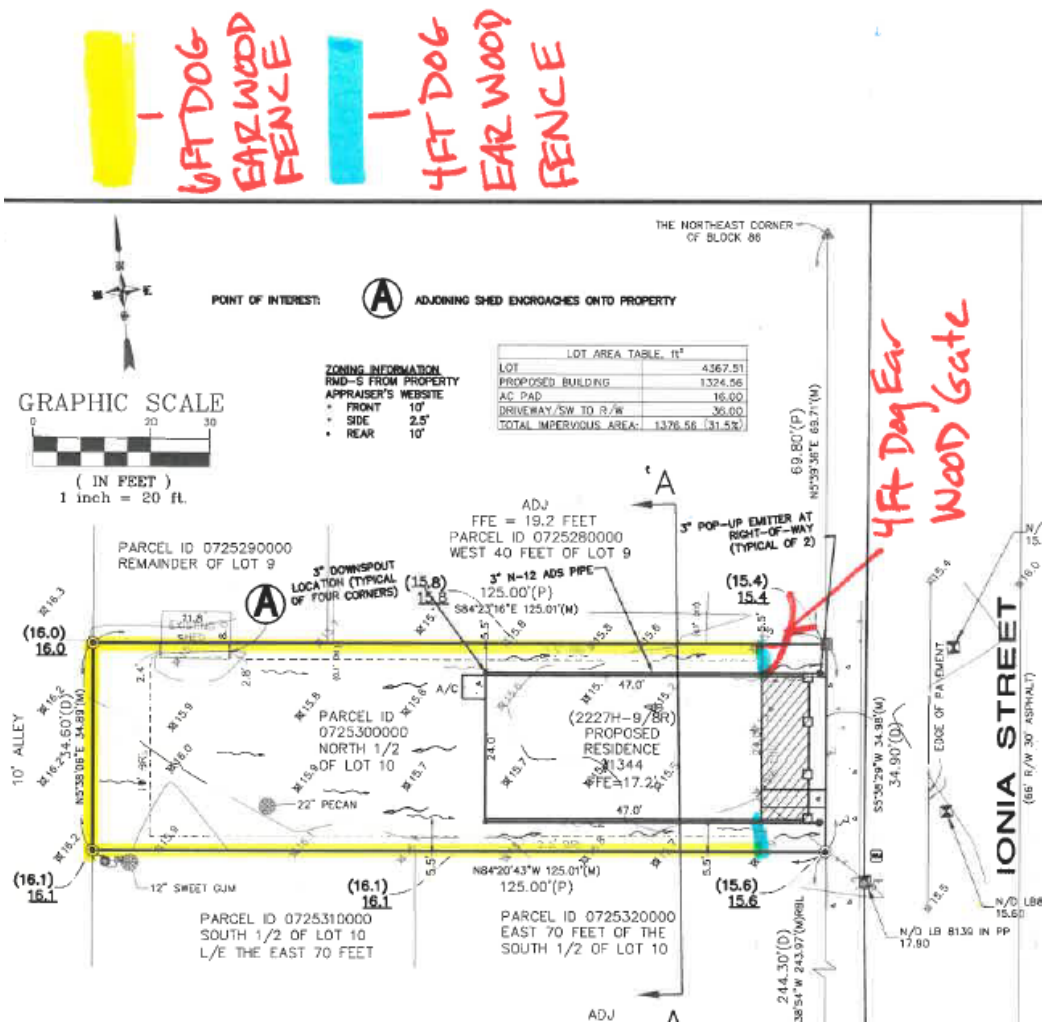
SITE PLAN DATED APRIL 18, 2024



ELEVATION DRAWINGS DATED JUNE 12 2024



FENCE PLAN SUBMITTED 6/20/2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30958	**Application Status**	FOUND SUFFICIENT
Date Started	06/20/2024	**Date Submitted**	06/20/2024

Planning and Development Department Info

COA #	COA-24-30958
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	7/29/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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#
	072530 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1344	IONIA ST	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [x] **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 SINGLE FAMILY HOME, TWO STORY, 3 BED, 2.5 BATH, ALSO INCLUDING FENCE PLAN FOR POSSIBLE INSTALLATION.

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

Fencing - Required Attachments For Complete Application

- [x] **Site Plan** - Site plan/survey with fence placement.
- [x] **Fence Height, Design, And Materials** - Please provide an example of the style of fence you would like to install. You may add the height and fence material to the description area in Step 2 under "Proposed Work".
- [x] **Photos Of Property**

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
☑	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.

LEGEND

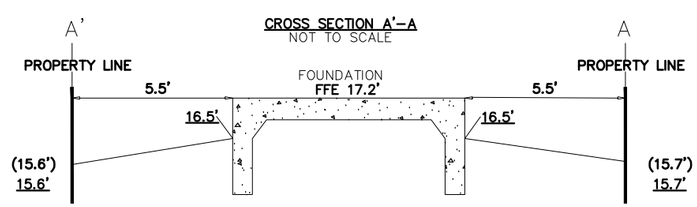
- BM1 = SITE BENCHMARK
- = FOUND UNNUMBERED 1/2" IRON PIPE
- = SET 1/2" IRON ROD #LB 8139
- = EXISTING GROUND ELEVATION
- = EXISTING TREE
- WM = EXISTING WATER METER
- = PROPOSED DRAINAGE FLOW
- = EXISTING DRAINAGE FLOW
- (100.0) = EXISTING ELEVATION
- 100.0 = PROPOSED ELEVATION
- = PROPOSED CONCRETE
- = COVERED AREA

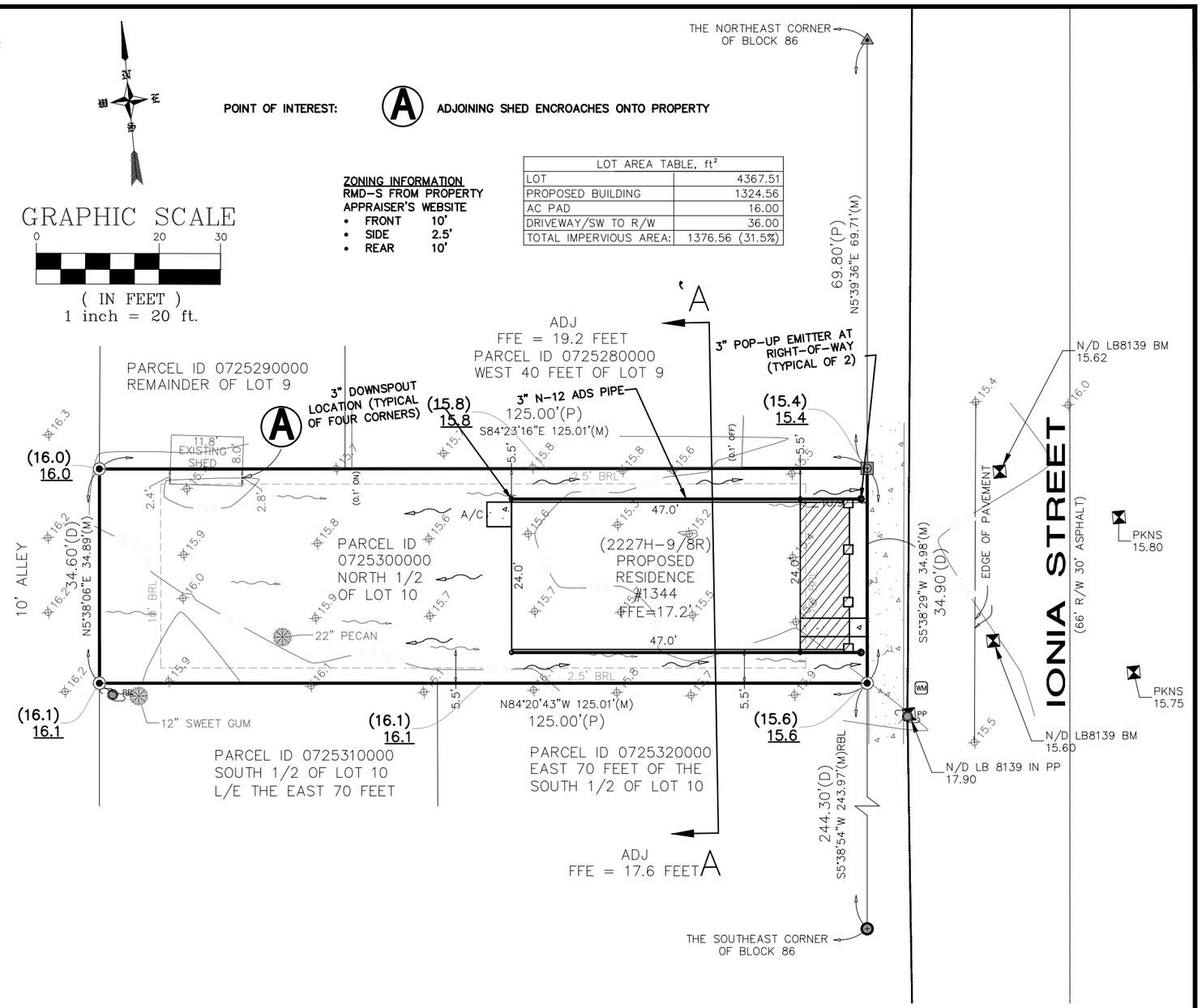
DRAINAGE NOTES

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: #12031C0359J, effective on 11/2/2018.
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. (2227H-9/8R)
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

N 1/2 OF LOT 10, BLOCK 86, EAST SPRINGFIELD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 4, TOGETHER WITH CLERK'S CERTIFICATE RECORDED IN O.R. BOOK 7391, PAGE 348, 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 CONTRUCTION GROUP LLC

AT: 1344 IONIA STREET
JACKSONVILLE, FL 32206

Drawn By:	VG	Scale 1" = 20 Feet	
Field Survey Date:	02/22/2024	Drawing/File #: 021224.1	
FB/PG:	116-76	Plot Date: 04/18/24	

1 - 6FT DOG EAR WOOD FENCE

1 - 4FT DOG EAR WOOD FENCE

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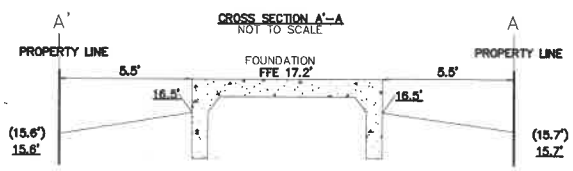

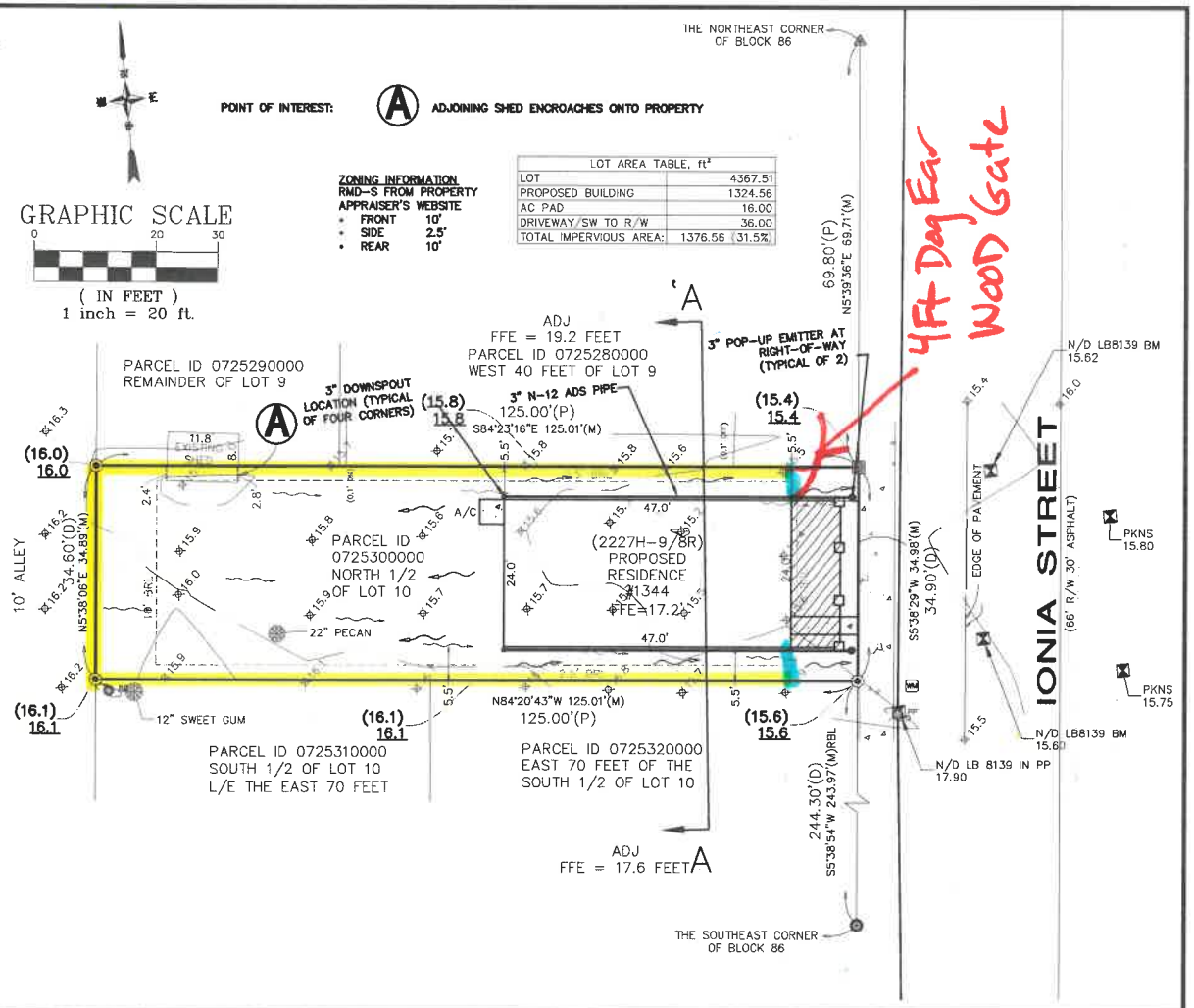

BRANDON DAVID SHUGART LICENSE No.86700 STATE OF FLORIDA PROFESSIONAL ENGINEER

Signature Date

Digitally signed by Brandon Shugart
Date: 2024.04.18 12:00:00 -04'00'

BRANDON D. SHUGART
No. 86700
engr@imecivil.com

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRANDON D. SHUGART, P.E. USE 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.

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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

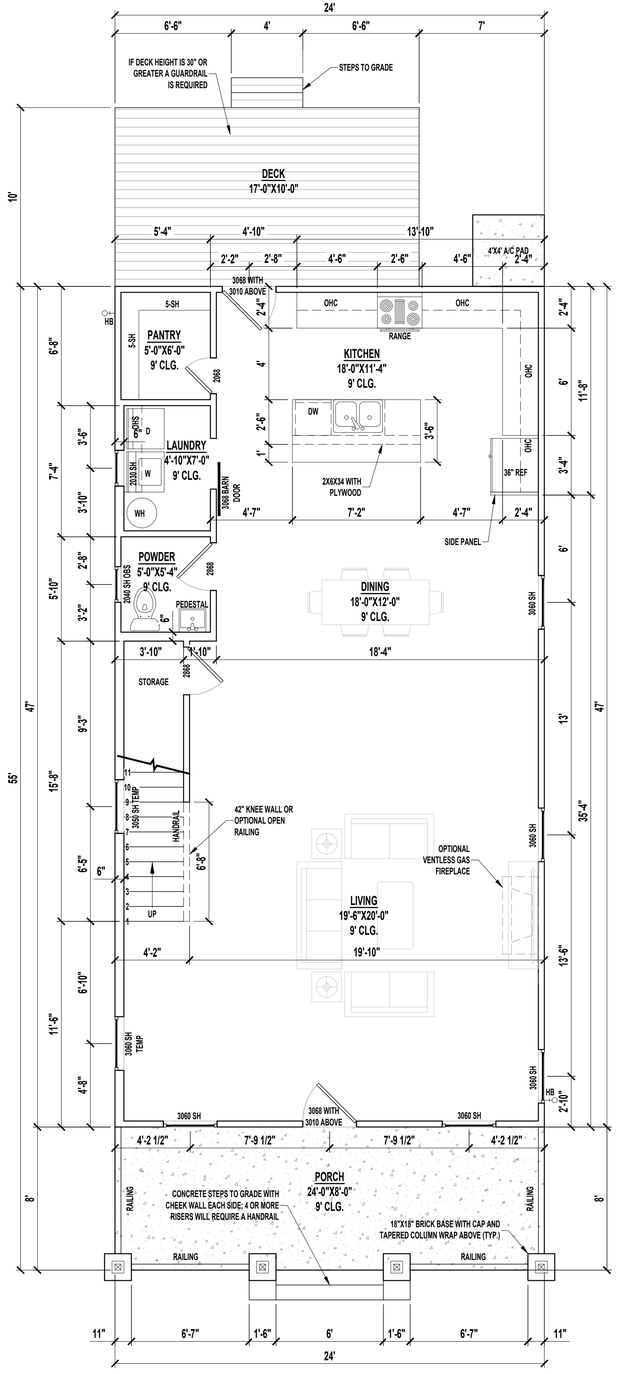
ADDRESS OF PROPERTY SHOWN HEREON:

FOR: JWB CONTRUCTION GROUP LLC
AT: 1344 IONIA STREET
JACKSONVILLE, FL 32206

Drawn By: VG		Scale 1" = 20 Feet
Field Survey Date: 02/22/2024		Drawing/File #: 021224.1
FB/PG: 116-76		Plot Date: 04/18/24

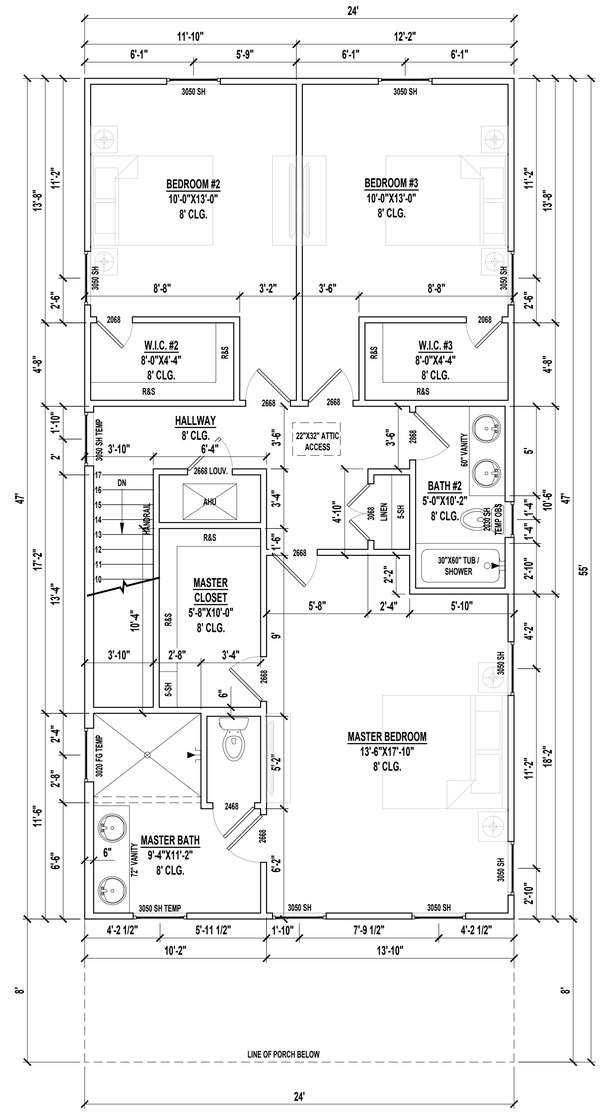
Materials List:

- Siding – Hardie planks, smooth finish; not wood-grain look
- Railings – wood
- Roof – architectural shingle
- Front Walk – concrete
- Porch – Wood with Beaded Porch Panel in the overhang
- Rear Deck – Wood
- Front Door – Craftsman 2-panel
- Rear Door – Craftsman Half Lite



1ST LEVEL FLOOR PLAN

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



2ND LEVEL FLOOR PLAN

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

BUILDING AREAS

1ST FLOOR HEATED AREA:	1,128 SF
2ND FLOOR HEATED AREA:	1,078 SF
TOTAL HEATED AREA	2,206 SF
PORCH:	192 SF
TOTAL UNDER ROOF:	2,398 SF
DECK:	170 SF

CONDITIONED SPACE = 18,776 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED PER FBC R308.
3. TERMITE PROTECTION TO BE PROVIDED PER FBC R318.
4. CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A0.1	SITE PLAN
A1.1	FLOOR PLANS
A1.2	FOUNDATION AND ROOF PLANS
A1.3	ELECTRIC PLANS
A2.1	ELEVATIONS
A3.1	DETAIL SHEET

CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION
2023 FLORIDA BUILDING CODE PLUMBING
2023 FLORIDA BUILDING CODE MECHANICAL
2020 NEC

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASS: R-3

2 STORY RESIDENCE
1344 IONIA STREET | JACKSONVILLE, FL 32206

FLOOR PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billeshields@gmail.com

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Prepared For:
JWB CONSTRUCTION GROUP
7563 Philips Highway, Suite 109
Jacksonville, FL 32256
(904) 677-6777

No.	Revisions	Date	By
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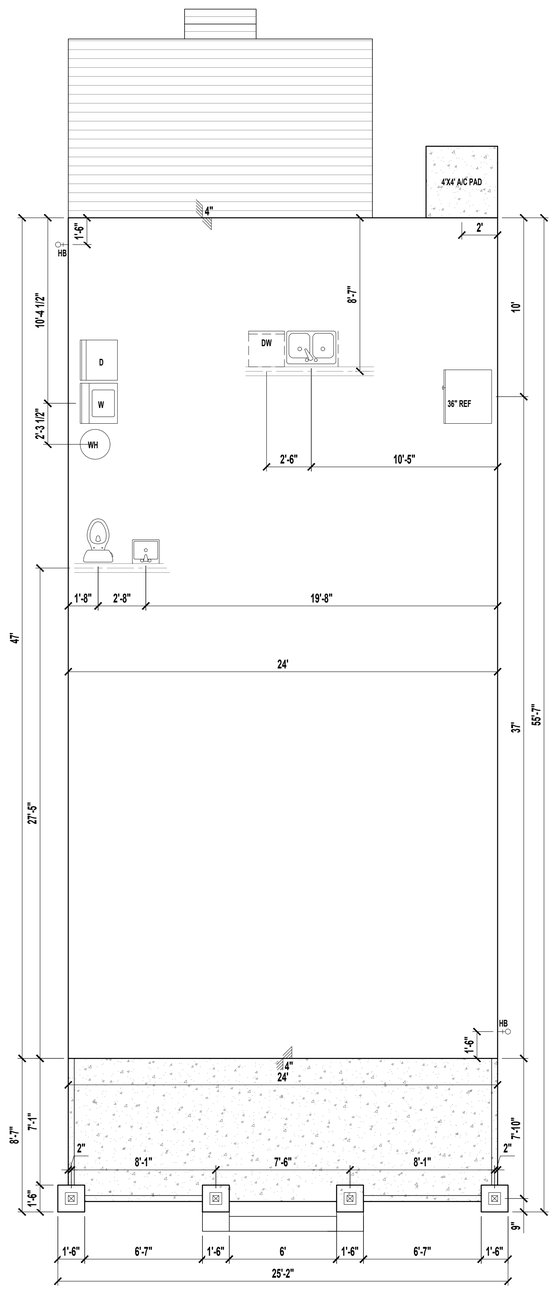
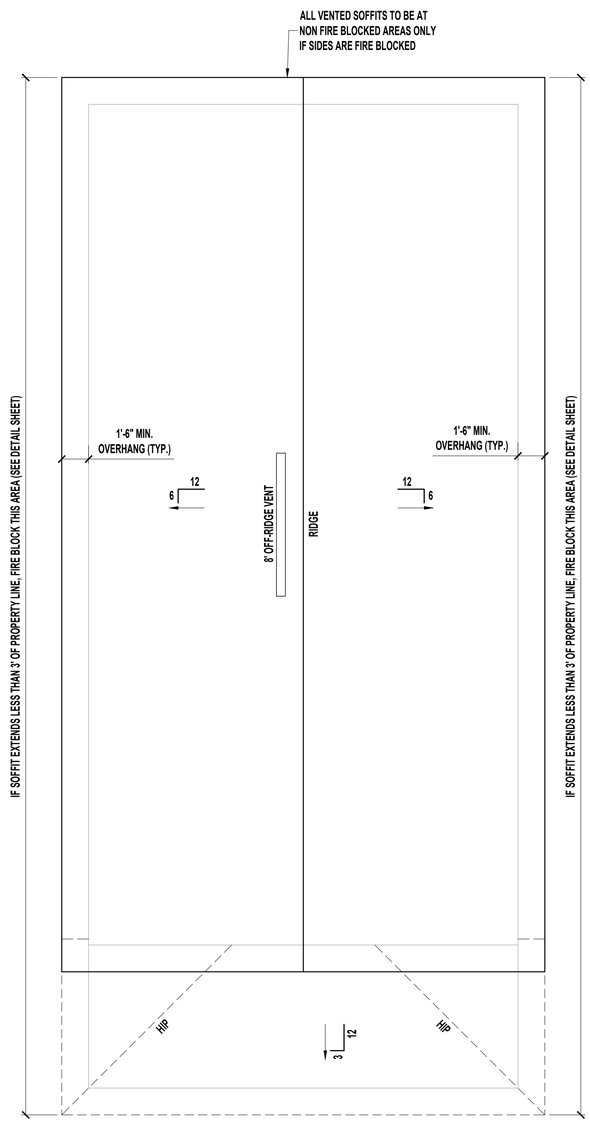
Date 06-12-24
Scale AS SHOWN
Job 2206H-9/8
Sheet A1.1



FOUNDATION LAYOUT

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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



ROOF PLAN

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

VENT CALCULATIONS

SOFFIT VENTS
VENTILATED ATTIC AREA: 1,128 SQ. FT.
1,128 / 300 = 3.76 SQ. FT.
3.76 SQ. FT. X 144 = 542 SQ. IN. TOTAL NET FREE VENT AREA
542 X 50% = 271 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
271 / 6.55 = 41 LF VENTED SOFFIT REQUIRED
OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 1,128 SQ. FT.
1,128 / 300 = 3.76 SQ. FT.
3.76 SQ. FT. X 144 = 542 SQ. IN. TOTAL NET FREE VENT AREA
542 X 50% = 271 SQ. IN. NET FREE
(1) 8' OFF-RIDGE VENT REQUIRED
(4' = 144 SQ. IN. EACH; 6' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

2 STORY RESIDENCE
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FOUNDATION AND ROOF PLANS

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Date	06-12-24
Scale	AS SHOWN
Job	2206H-9/8
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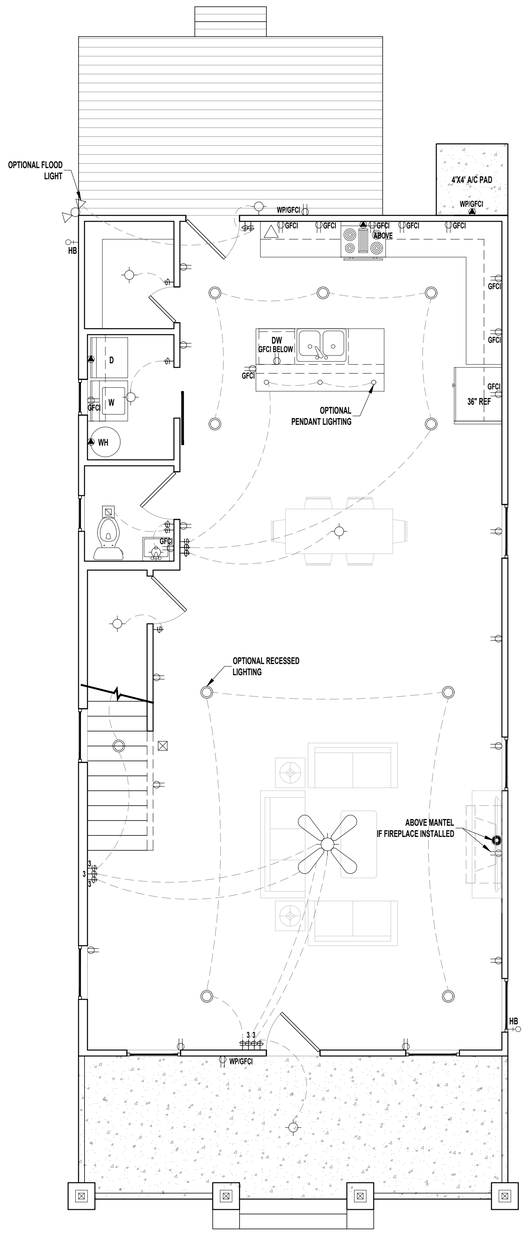
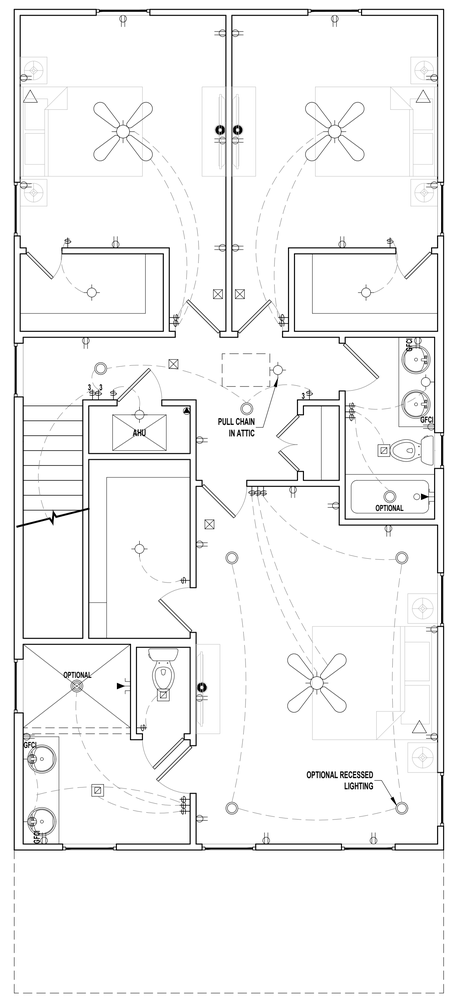


1ST LEVEL ELECTRIC PLAN

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



2ND LEVEL ELECTRIC PLAN

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

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP/GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:

1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

2 STORY RESIDENCE
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ELECTRIC PLANS

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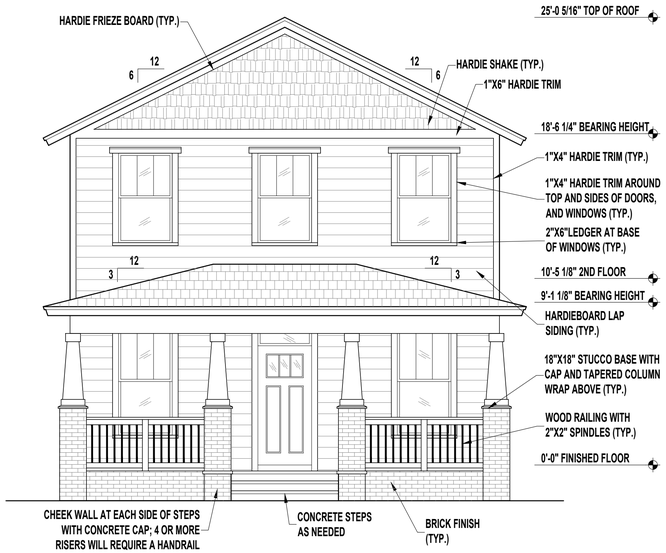
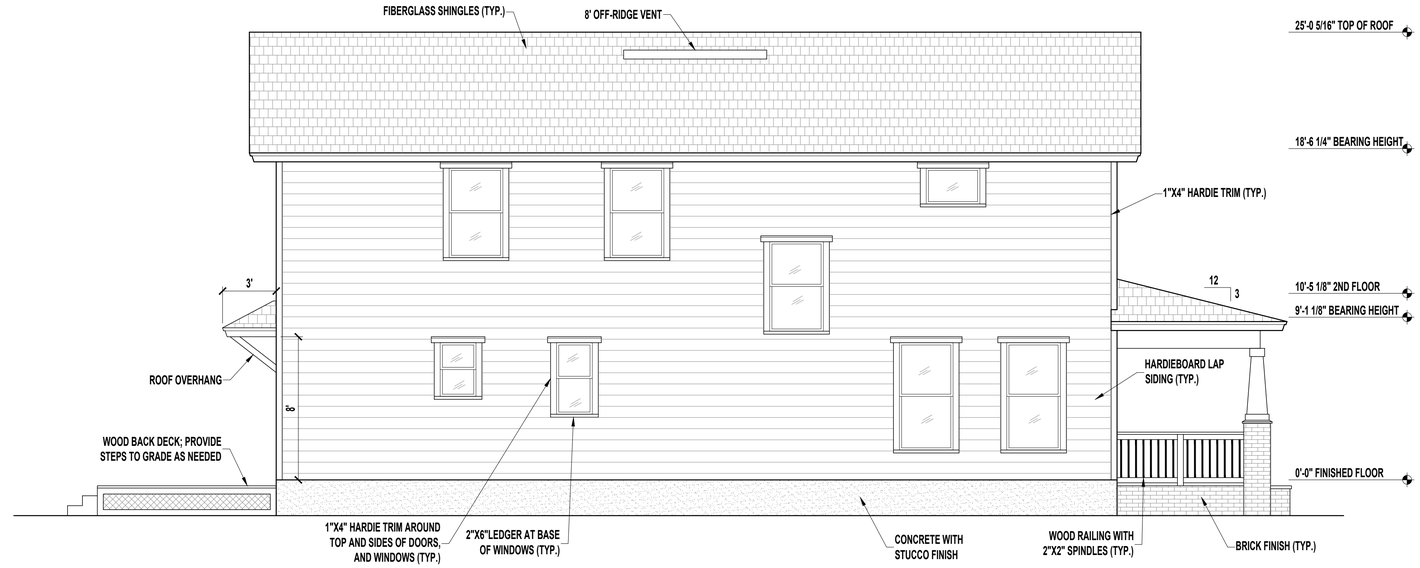
Job 2206H-9/8
Sheet A1.3



FRONT ELEVATION

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



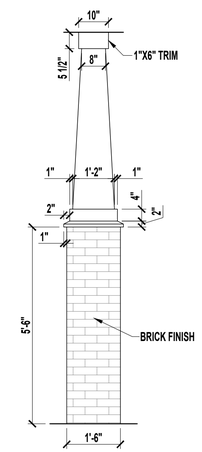
LEFT SIDE ELEVATION

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

CONTRACTOR MUST VERIFY ALL DIMENSIONS.

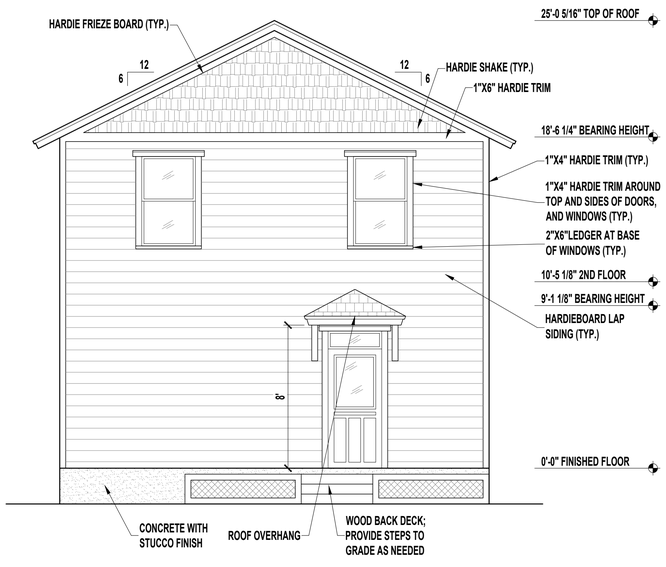
NOTES:

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.



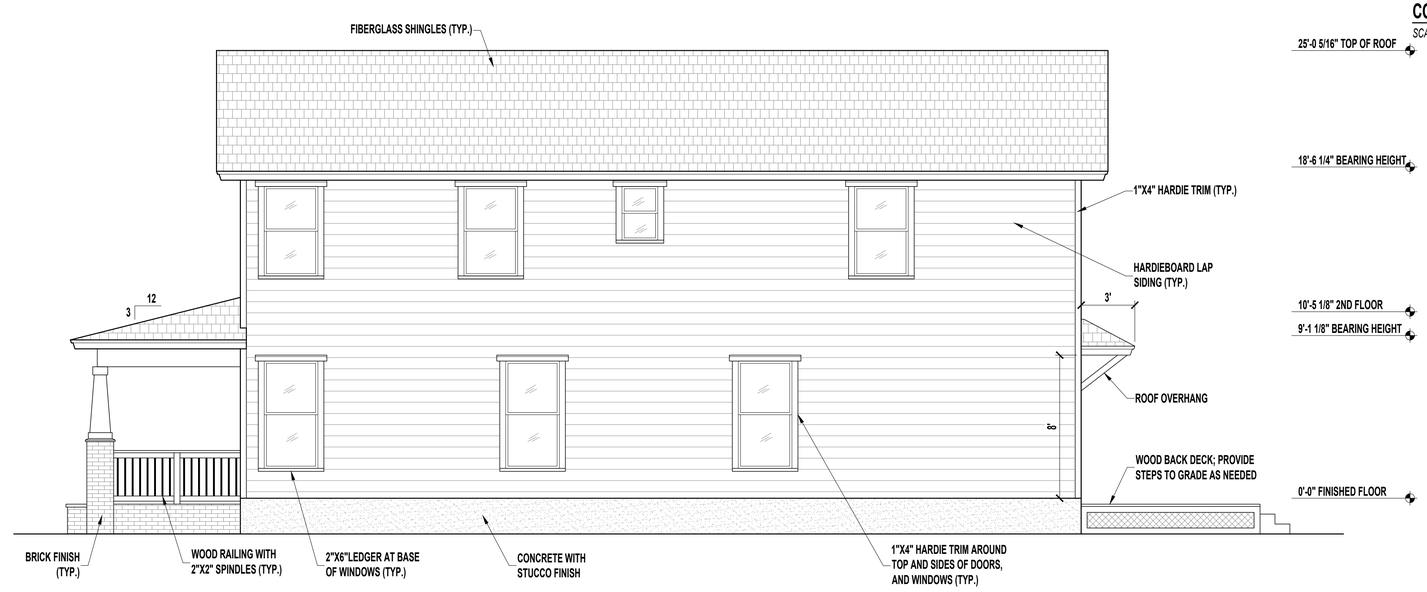
COLUMN DETAIL

SCALE: 1/2" = 1'-0"



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

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ELEVATIONS

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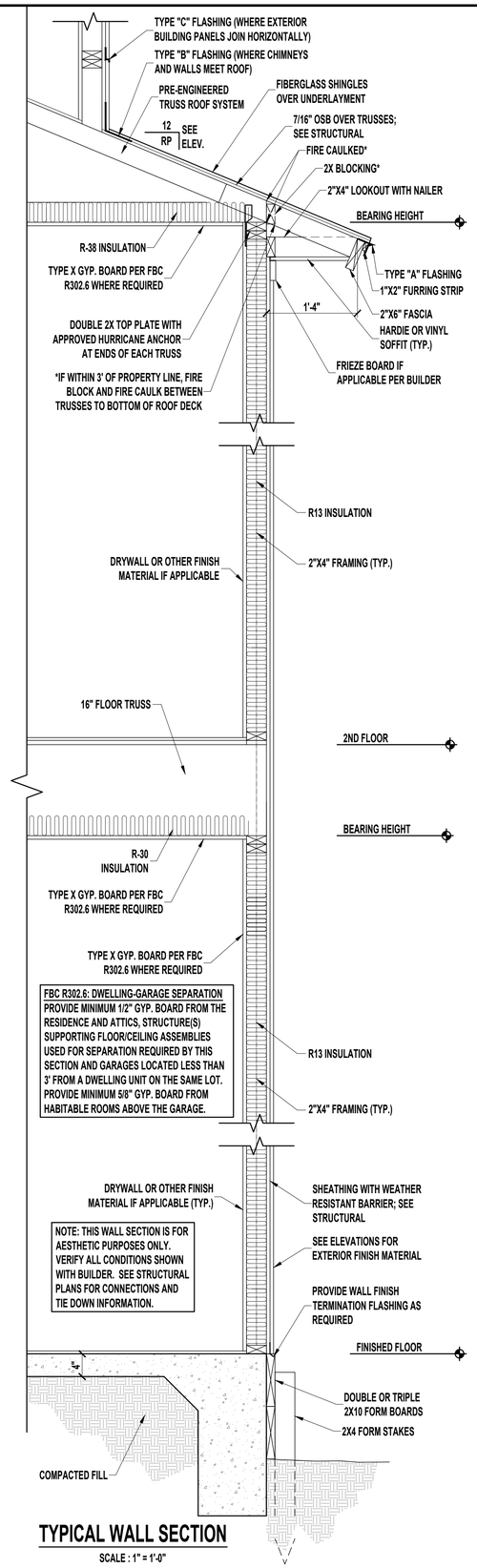
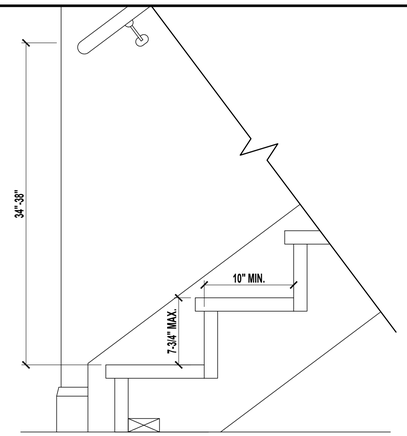
Job	2206H-9/8
Sheet	A2.1

C:\Users\bille\OneDrive\1-Drawings\JWB Construction Group\2227H 1344 Ionia Street 2 Story Historic 24X55\2024-06-12 1344 Ionia Street 2 Story RIGHT.dwg, 6/12/2024 5:10:11 PM



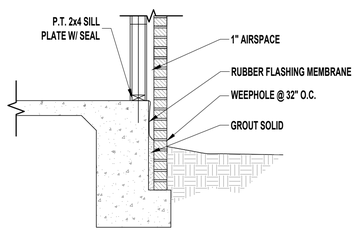
TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



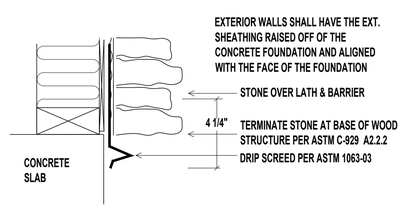
STAIR DETAIL

SCALE : 1 1/2" = 1'-0"



BRICK @ FOUNDATION DETAIL

SCALE: N.T.S.



STONE APPLICATION DETAIL

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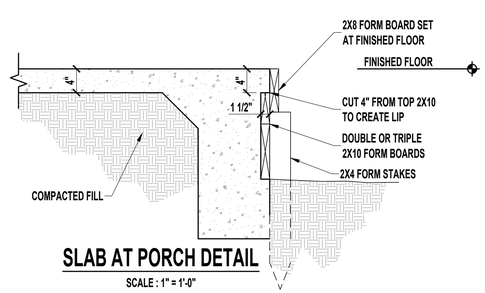
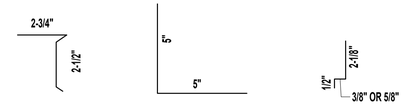


SLAB AT PORCH DETAIL

SCALE : 1" = 1'-0"



A 26 GAUGE GALVANIZED 2-1/2" METAL DRIP EDGE

B 26 GAUGE GALVANIZED 5"X5" ANGLE FLASHING

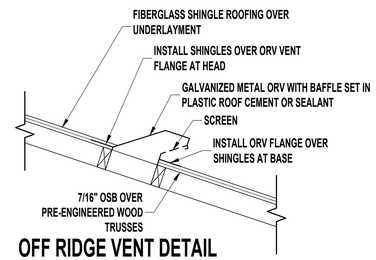
C 32 GAUGE GALVANIZED "Z" FLASHING

SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE I (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE
FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

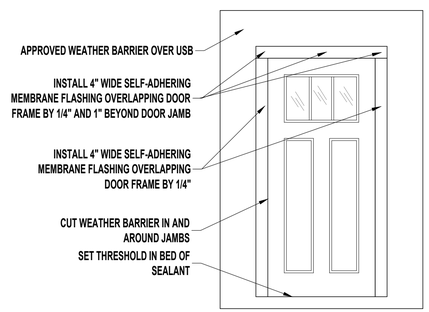
FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"



OFF RIDGE VENT DETAIL

NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X' GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

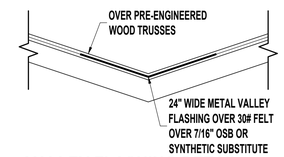
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

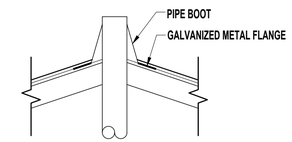
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD.

1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



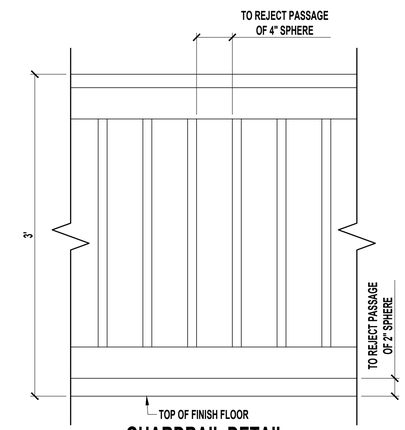
VALLEY FLASHING DETAIL

NOT TO SCALE



PLUMBING STACK FLASHING DETAIL

NOT TO SCALE

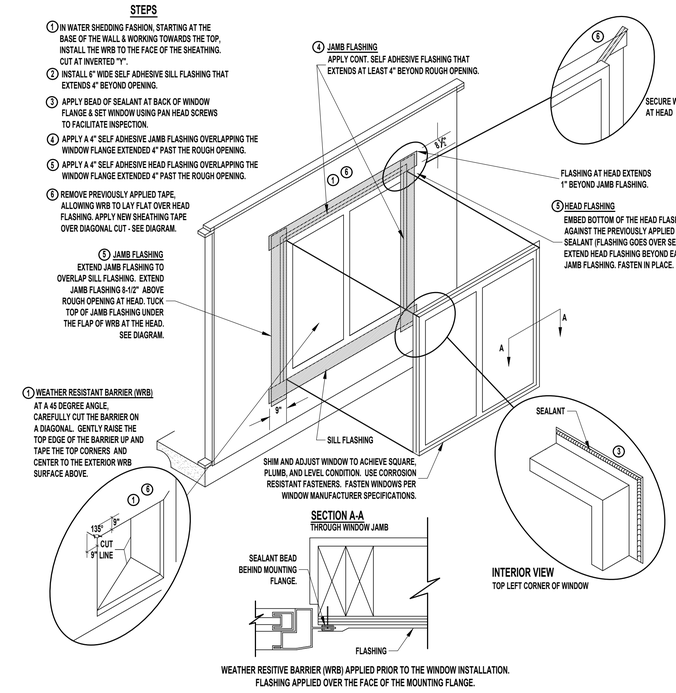


GUARDRAIL DETAIL

SCALE : 1 1/2" = 1'-0"

STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING. CUT AT INVERTED "Y".
2. INSTALL 6" WIDE SELF ADHESIVE SILL FLASHING THAT EXTENDS 4" BEYOND OPENING.
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY A 4" SELF ADHESIVE JAMB FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
5. APPLY A 4" SELF ADHESIVE HEAD FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
6. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.



WINDOW INSTALLATION

SCALE: N.T.S.

2 STORY RESIDENCE
1344 IONIA STREET | JACKSONVILLE, FL 32206

DETAIL SHEET

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billtshields@gmail.com
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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			

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Date 06-12-24
Scale AS SHOWN
Job 2206H-9/8
Sheet A3.1

COA-24-30962

3709 Hedrick Street

June 26, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30962

Address: 3709 Hedrick Street, RE# 092428-0000

Location: North side of Hedrick Street between Van Wert Avenue and Shadowlawn Street

Owner: Taylor King
3709 Hedrick Street
Jacksonville, Florida 32205

Applicant: Same as owner

Year Built: 2019

Designation: Riverside/Avondale (New construction)

Request: New construction of an accessory structure and secondary driveway

Summary Scope of Work:
1. New construction of an accessory structure
2. Driveway Installation

Recommendation: **Approve with conditions**

Conditions:

New construction of accessory structure

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 August 8, 2024.
3. The new accessory structure shall be subordinate in height and size to the primary structure
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The 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. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
9. 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.
10. The front door, if it is to have glass, shall have clear glass without any decorative etching or frosted glass.

New construction of a driveway

1. The driveway shall not be wider than 10 feet with a flare of 12 feet allowed at the curb.
2. The driveway can be poured concrete past the front wall of the main structure toward the rear of the lot.
3. Pavers shall have a rectangular shape, not to exceed 6" x 10" with a modular relationship of 1:2 or 3:5, and the color shall be brick-like or granite (no white blends).
4. Concrete ribbons shall be between 2 and 3 feet in width.
5. Any existing sidewalk shall not be altered or disturbed in any way.

PROJECT DESCRIPTION

COA-23-30962 seeks to construct a two-story accessory structure within the Riverside/Avondale Historic District behind a two-story single-family home. The property sits on the north side of Hedrick Street between Van Wert Avenue and Shadowlawn Street. The lot is approximately 122 feet in length and 50 feet in width. The proposed addition will be located in the rear of the property, along the northern property line, facing the alley. The proposed structure will have a garage on the first floor facing the alley and living areas on both floors. The primary construction materials will consist of asphalt shingles for the hip roof, Hardie plank siding, and concrete footing. The proposed driveway will use brick pavers. A previous contributing accessory structure was present at this location but was demolished due to structural damage and the presence of cancer-causing materials (COA-23-30123).

STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Riverside/Avondale Historic District, and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(m).

- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The height of the proposed structure, approximately 27 feet, is subordinate in height to the primary structure, approximately 29 feet, and is comparable to other nearby accessory structures in the area. The scale, massing, and setbacks shown in the plans dated June 3, 2024, are also consistent with other accessory structures in the Riverside/Avondale area. As such, the proposed structure is consistent with the other structures along this block, section 307.106(m)(1,3, and 6).

- The proposed construction drawings show six-over-one windows, a design present on the main home and common in the area. The garage door will be a roll up, sectional garage door with three by two grid pattern windows. These design features are compatible with the primary structure and nearby structures and therefore is consistent with Section 307.106(m)(2).
- Regarding Section 307.106(m)(4), the design of the hip roof is consistent with the design guidelines for the district and is compatible with other roofs in the immediate area including that of the main home. Architectural shingles will be used, a feature found throughout the district.
- Consistent with Section 307.106(m)(7), the directional expression matches that of both the primary structure and other structures on the block.
- Consistent with Section 307.106(m)(8), the proposed overall design and architectural details of the structure are consistent with many of the nearby structures along the block and the primary structure of the property. For example:
    - The horizontally placed Hardie board lap siding.
    - Six-over-one windows
    - Hip roof with architectural shingles
    - Brick paver driveway (matches front walkway)

- The Design Guidelines for the District reference standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed 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 significant historic fabric will be impacted since the proposed detached accessory structure will be compatible with other accessory structures. The accessory structures also blends into the Historic District by mimicking the finish and roof forms found throughout the district, while also being compatible with the massing, size, scale, and architectural features of adjacent properties.

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

- Section 307.106(k) General Standards: 1-4
- Section 307.106(m) Guidelines on New Construction: 1-4, 6, 7, and 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)(3) – The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

New Construction

- 307.106(m)(1) - *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within 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.

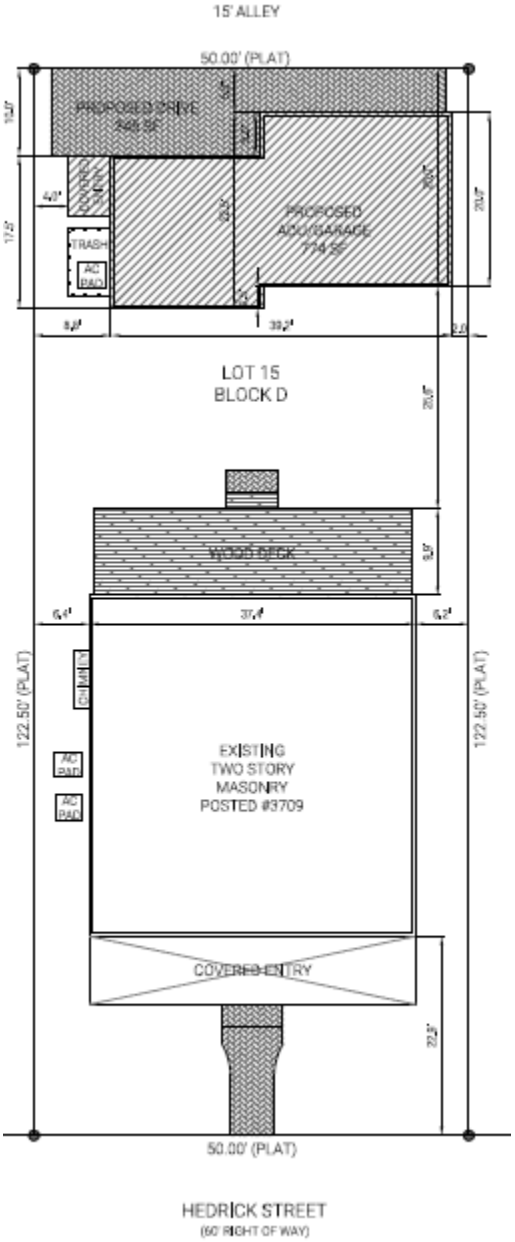
Design Guidelines, "New Construction"

- 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 SUBMITTED DATED AUGUST 8, 2024

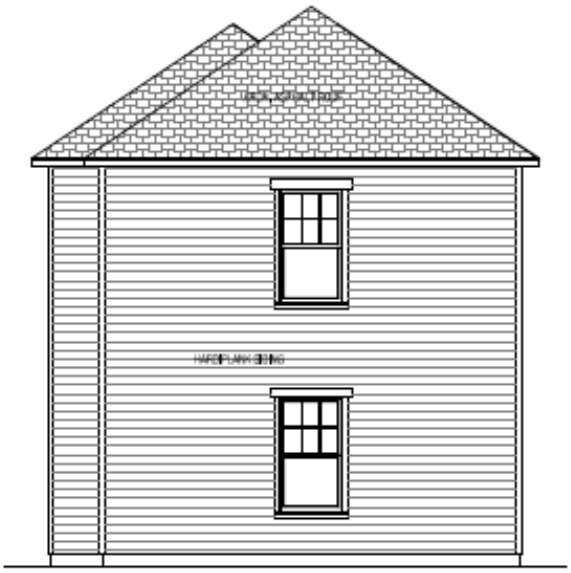


ELEVATION DRAWINGS DATED JUNE 3, 2024

5 BACK / HOUSE ELEVATION
1/4"=1'-0"

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

5 SIDE 1 ENTRY ELEVATION
1/4"=1'-0"



4 SIDE 2 ELEVATION
1/4"=1'-0"

Application For Certificate Of Appropriateness

Application Info

Tracking #	30962	**Application Status**	FOUND SUFFICIENT
Date Started	06/21/2024	**Date Submitted**	06/24/2024

Planning and Development Department Info

COA #	COA-24-30962
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	7/29/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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: KING
First Name: TAYLOR
Middle Name:

Company Name:

Mailing Address: 3709 HEDRICK ST

City: JACKSONVILLE
State: FL
Zip Code: 32205

Phone: 904 405 0768
Fax: 904
Email: TAYLOR_KING@FLMB.USCOURTS.GOV

General Information On Owner(s)

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

Last Name: KING
First Name: TAYLOR
Middle Name:

Company/Trust Name:

Mailing Address: 3709 HEDRICK ST

City: JACKSONVILLE
State: FL
Zip Code: 32205

Phone: 9044050768
Fax: 904
Email: TAYLORJOSEPHKING@GMAIL.COM

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

Last Name KING
First Name CHRISTINE
Middle Name

Company/Trust Name

Mailing Address 3709 HEDRICK ST

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9043867697
Fax
Email CHRISTYMARIEKING@GMAIL.COM

Description Of Property

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

Map	RE#
	092428 0000

Location Of Property

General Location Riverside/Avondale Historic District

House # 3709
Street Name, Type and Direction HEDRICK ST
Zip Code 32205

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
ADU/GARAGE APARTMENT NEW CONSTRUCTION. TO REPLACE DEMOLISHED ADU. FIRST FLOOR - 306 HEATED SQ FT | 435 SQ FT OF GARAGE SECOND FLOOR - 741HEATED SQ FT

Addition Information

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

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

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

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.

- [x] I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

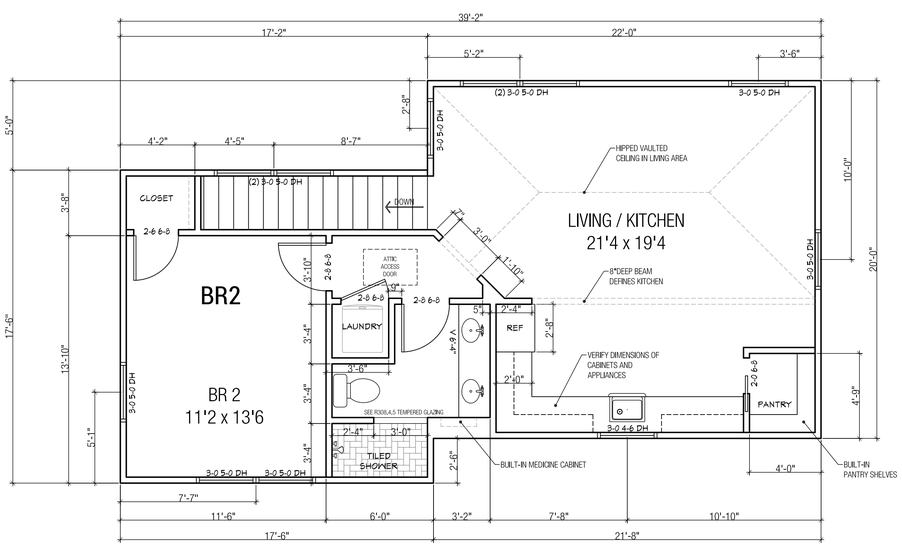
5 BACK / HOUSE ELEVATION
1/4"=1'-0"

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

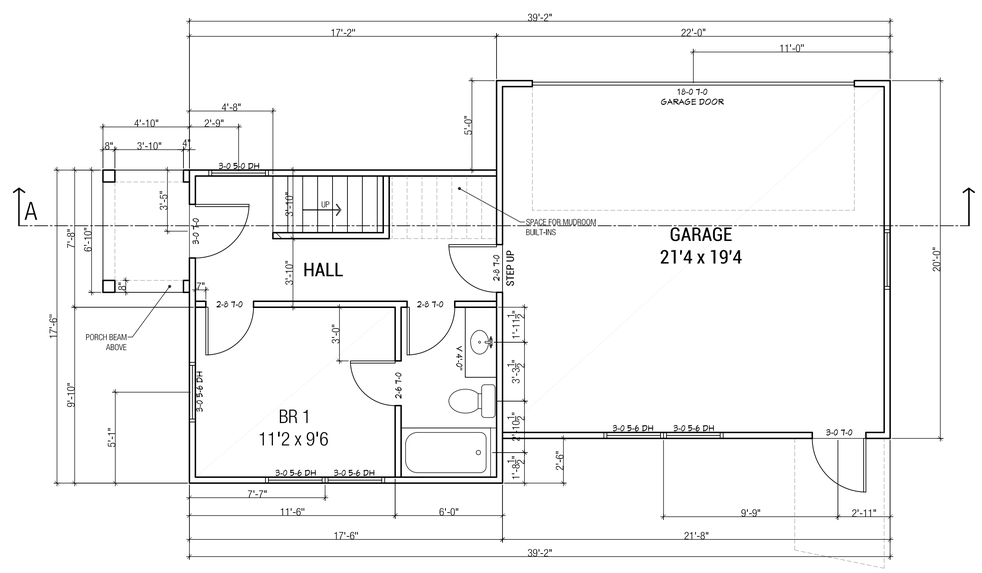
5 SIDE 1 ENTRY ELEVATION
1/4"=1'-0"

FLOOR PLAN NOTES

A. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD, DIMENSIONS TAKEN TO EXTERIOR EDGE OF THE BUILDING ARE MEASURED TO THE FACE OF STUD.
B. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ROUGH OPENING SIZES, REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES. WINDOW SIZES/AVAILIABILTY VARY LOCALLY, PLEASE VERIFY ALL OPENINGS.
C. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
D. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
E. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
F. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
G. HANDRAILS SHALL BE MOUNTED 34"-38" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"
H. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES.



2 SECOND FLOOR PLAN
1/4"=1'-0" | 741 heated sq ft



1 FIRST FLOOR PLAN
1/4"=1'-0" | 306 heated sq ft | 435 sq ft of garage

Revision Table

Number	Date	Revised By	Description

HOMEPATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

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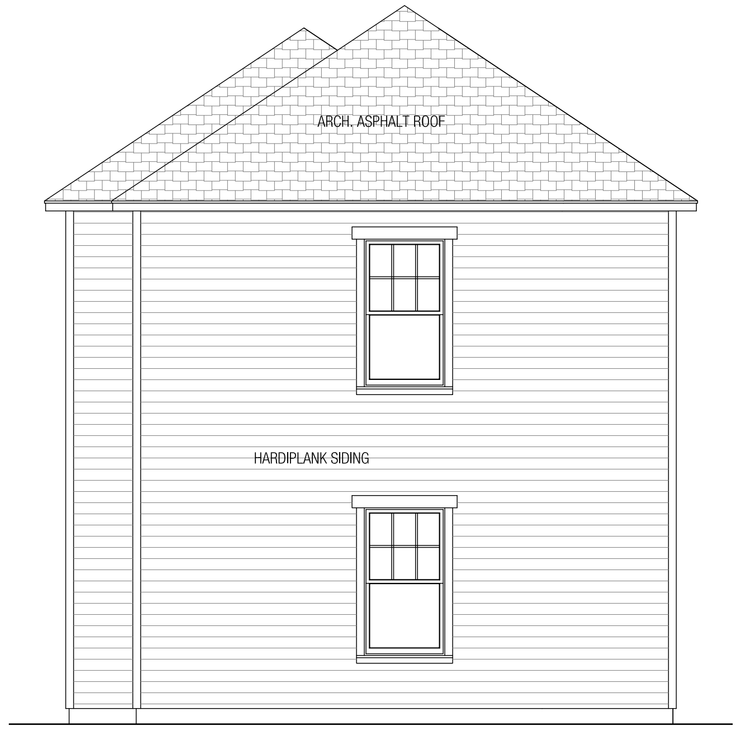
PROJECT #24-056
LICENSED ADDRESS:
3709 Hedrick St,
Jacksonville, FL
32205

RELEASED FOR
CONSTRUCTION:
June 3, 2024

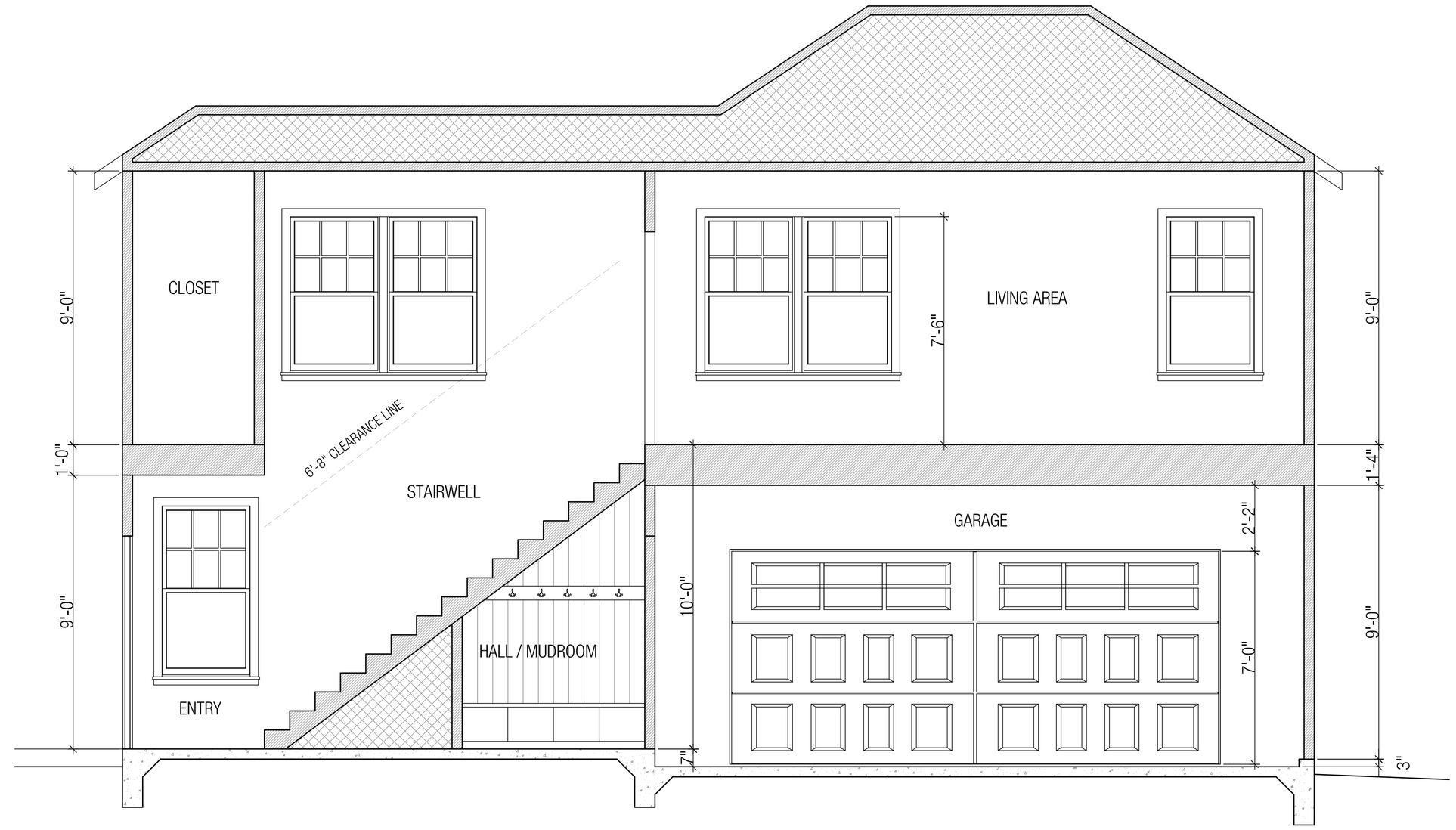
ONE LICENSED USE.
IF DOCUMENTS HAVE BEEN ALTERED,
PLEASE CONTACT HOME PATTERNS LLC.

SHEET
G1



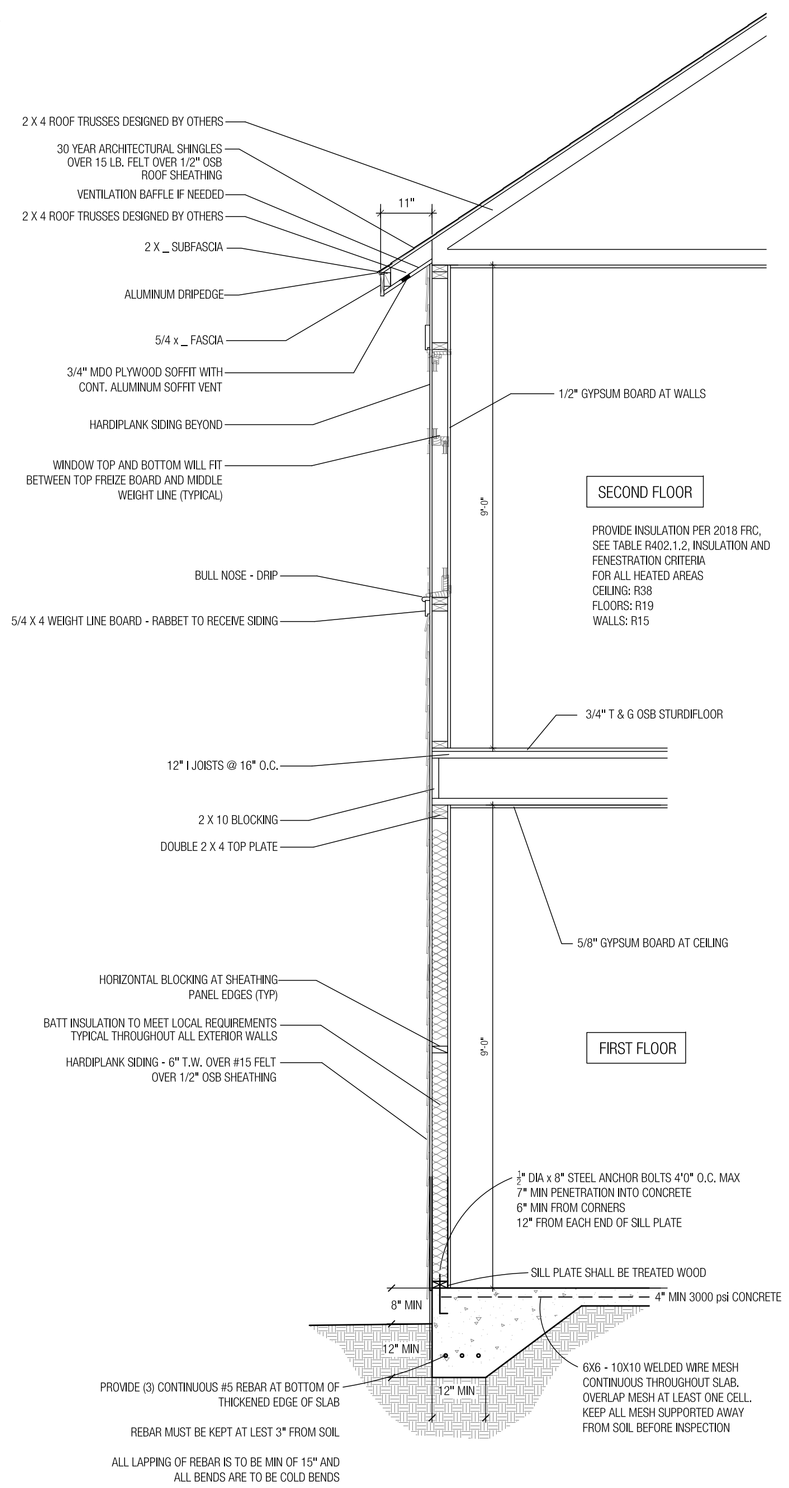
4 SIDE 2 ELEVATION

1/4"=1'-0"



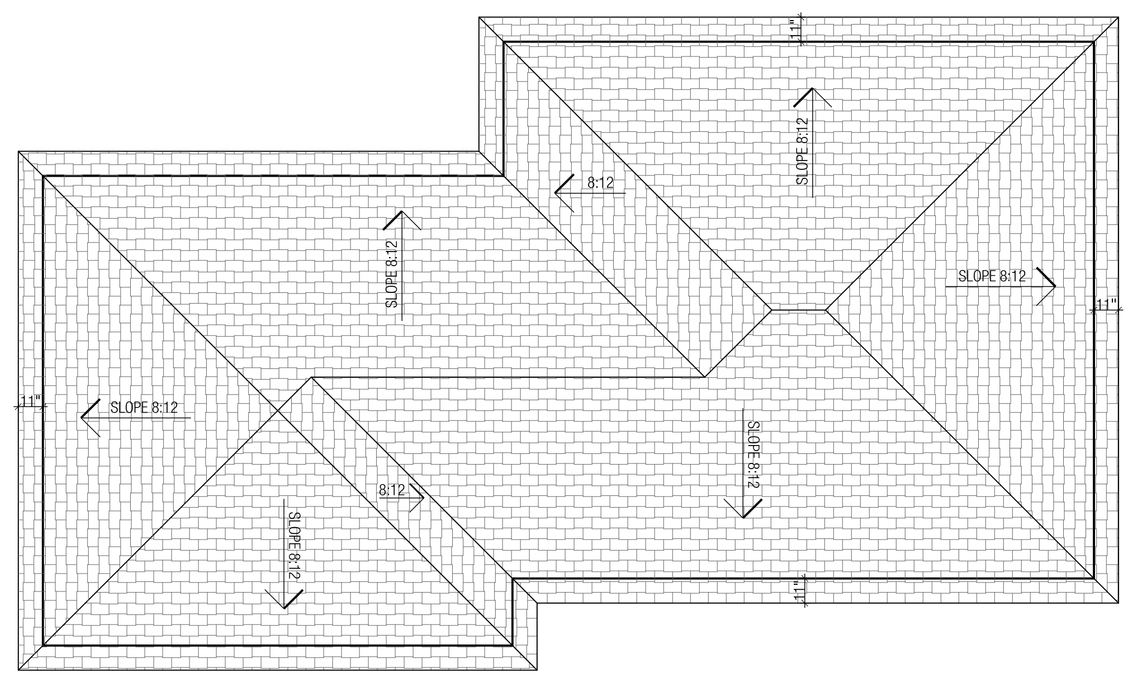
5 BUILDING SECTION

3/8" = 1'-0"



2 TYPICAL WALL DETAIL

1/2" = 1'-0"



1 ROOF PLAN

1/4" = 1'-0"

GENERAL STAIR DETAIL - FBC R311, R312

*STAIR NOTES:
ACTUAL DIMENSIONS WILL VARY DEPENDING ON FIELD CONDITIONS, FLOOR COVERINGS, AND/OR VARIANCES IN CONSTRUCTION MATERIAL. ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7 OF THE FLORIDA BUILDING CODE, RESIDENTIAL.
MAXIMUM RISER HEIGHT: 7-3/4"
MINIMUM TREAD DEPTH: 10" (NOT INCLUDING NOSING)
MAXIMUM RISER HEIGHT VARIATION: 3/8" (ENTIRE FLIGHT)
MINIMUM STAIR WIDTH: 36"
MINIMUM HEADROOM CLEARANCE: 6'-8" (ABOVE NOSING)

*HANDRAIL NOTES:
ACTUAL CONSTRUCTION MUST COMPLY W/ R311.7.7 OF THE FLORIDA BUILDING CODE, RESIDENTIAL.
HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING.
HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS.
HANDRAILS SHALL BE 1 1/2" CLEAR OF ALL ADJACENT FINISH MATERIALS AND ENDS SHALL RETURN TO WALL OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS.
HANDRAILS SHALL BE 1 1/4"-2" IN CROSS SECTIONAL DIMENSION, OR APPROVED EQUIVALENT, AND EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL.

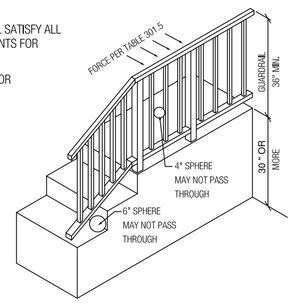
STAIR AND RAILING SUPPLIER INSTALLER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.

OPEN RAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.

THE GUARDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD ACCORDING TO TABLE 301.5 HORIZONTALLY ALONG THE TOP RAIL.

GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT.

THE TRIANGULAR OPENINGS AT STAIR TREAD, RISER, & BOTTOM SHALL BE SUCH THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH.



3 TYPICAL STAIR DETAIL

N.T.S.

ROOFING, FLASHING, AND GUTTER NOTES

A. GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES. GUTTERS AND DOWNSPOUTS TO BE PREFORMED 5" OGEE STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PREFINISHED ON A BRACK HANGER SYSTEM. NO DOWNSPOUTS TO FOUNDATION DRAINS.

B. ALL METAL PREFORMED FLASHING TO BE INSTALLED WITH 1/2" HEMMED EDGES.

C. WATERPROOFING SHINGLE UNDERLAYMENT: INSTALL CERTAINTEED WINTERGAURD AT ALL ROOF EAVES (LESS THAN 4:12) AND ROOF PENETRATIONS. WINTERGAURD TO BE INSTALLED BEHIND ALL STEP FLASHING, SIDE WALL FLASHING, LEVEL WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURES SPECIFICATIONS.

D. EAVE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASHING AT ALL EAVES. EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 48" OVER HEATED SPACE. FELT TO LAP OVER DRIP EDGE. ALL DRIP EDGE TO LAP FASCIA BOARD AND GUTTER IF APPLICABLE.

E. RAKE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASH OVER SHINGLES AT ALL ROOF EAVES. RAKE FLASHING TO LAP BARGE AND SHADOW BOARDS.

F. LEVEL WALL FLUSHING: INSTALL LEVEL WALL FLASHING OVER SHINGLES. EXTEND PREFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL AND 5 INCHES ONTO ROOF. ALL EDGES TO BE HEMMED.

G. VALLEY FLASHING: INSTALL VALLEY FLASHING OVER "WINTERGAURD". INSTALL CONTINUOUS PREFORMED METAL VALLEY FLASHING CRIMPED 1" AT CENTER. ROOFING TO OVERLAP SHINGLES MINIMUM 5" EACH SIDE. MAINTAIN 5" CLEAR BETWEEN ROOFING EDGES. ALL FLASHING EDGES TO BE HEMMED.

H. STEP/SIDE WALL FLASHING: INSTALL CERTAINTEED "WINTERGAURD" WHERE VERTICAL WALLS MEET ROOF. LAP CERTAINTEED "WG" 12 INCHES UP WALL AND 12 INCHES ON TO ROOF. INSTALL STEP FLASHING AND COMPOSITION ROOFING OVER "WG". ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES ON TO ROOF. WEAVE STEP FLASHING IN WITH COMPOSITION ROOFING. STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDEWALLS. MAINTAIN MINIMUM 2 INCHES FROM BOTTOM OF VERTICAL SISING TO ROOF

I. ROOF FELT: INSTALL 15 LB FELT OVER SHEATHING. ON SLOPES OF LESS 3:12 OR LESS, USE TWO LAYERS. LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES MINIMUM IN SHINGLE FASHION.

J. ROOFING: INSTALL 30 YEAR COMP. ROOFING PER MANUFACTURERS RECOMMENDATIONS.

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Revision Table			
Number	Date	Revised By	Description

HOMEPATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM

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PROJECT #24-056
LICENSED ADDRESS:
3709 Hedrick St,
Jacksonville, FL
32205

RELEASED FOR CONSTRUCTION:
June 3, 2024

ONE LICENSED USE.
IF DOCUMENTS HAVE BEEN ALTERED, PLEASE CONTACT HOME PATTERNS LLC.

SHEET

G2

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO CURRENT INTERNATIONAL RESIDENTIAL CODES AND LOCAL AND STATE BUILDING CODES, RULES, AND REGULATIONS.
   APPLICABLE CODES:
2. VERIFY ALL DIMENSIONS, DATUMS, SQUARE FOOTAGES, AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AS CRITERIA FOR SQUARE FOOTAGE EVALUATIONS CHANGE BY LOCALITY, VERIFY SQUARE FOOTAGE COUNTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM DESIGNER/ARCHITECT.
5. REPORT ERRORS OR OMISSIONS TO THE DESIGNER/ARCHITECT IMMEDIATELY.
6. THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER/ARCHITECT AND MAYBE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER/ARCHITECT. AUTHORIZED REPRODUCTIONS MUST INCLUDE THE NAME OF THE DESIGNER/ARCHITECT.

CONSTRUCTION NOTES:

FASTENERS: FOR ALL PRESERVATIVE-TREATED & FIRE- RETARDANT TREATED: CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT- DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

SITE PREPARATION: A SURFACE DRAINAGE PATTERN SHOULD BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF THE HOUSE.

CONCRETE FOUNDATION: REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LEVEL.

WATERPROOFING: CONCRETE WALLS BELOW GRADE SHOULD BE WATERPROOFED WITH A NON-TOXIC ELASTOMERIC MATERIAL APPLIED ON THE EXTERIOR SURFACE FROM THE FOOTINGS TO THE FINISHED GRADE LINE. TO MAKE THE WALL WATERTIGHT AGAINST ORDINARY SEEPAGE THAT MAY OCCUR.

FRAMING: PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION PLAN DIMENSIONS. SILL ANCHOR: THE SILL PLATE SHOULD BE LEVELED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SILL PLATE MAY BE LAID ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHOULD BE PRESSURE TREATED 2x MATERIAL OF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHOULD BE PLACED 4'-0" o.c. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

FLOOR JOISTS: JOISTS SHOULD BE INSTALLED, LOCATED & SPACED ACCORDING TO LOCAL DESIGN PROS - VERIFY BUILDING SECTIONS VS LOCAL CONDITION REQUIREMENTS.

ANY JOISTS HAVING A SLIGHT BOW EDGEWISE SHOULD BE PLACED WITH THE CROWN ON TOP. ALL JOISTS TO HAVE A MINIMUM OF 1-1/2" BEARING AT SUPPORT. FLUSH FRAMED JOISTS TO BE FASTENED TO BEAMS WITH FULLY NAILED JOIST HANGERS. ALL FLOOR OPENINGS TO BE FRAMED WITH DOUBLE TRIMMER JOIST AND DOUBLE HEADER JOIST. INSTALL DOUBLE JOIST OR SOLID BLOCKING UNDER ALL FRAMED PARTITION WALLS. INSTALL BLOCKING BETWEEN JOISTS TO TRANSFER CONCENTRATED LOADS TO BEARING BELOW.
PRODUCT QUALITY:
1. CONSIDER SPECIAL ORDERING FORMALDEHYDE-FREE PLYWOOD.
2. ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAINS ARE RECOMMENDED.
3. ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC CAULKS, SEALANTS & ADHESIVES RECOMMENDED.

BUGS & PESTS:
1. NO BROAD SPECTRUM INSECTICIDES OR HERBICIDES TO BE APPLIED BEFORE, DURING OR AFTER THE FOUNDATION WORK. APPLY TERMITE SHIELDS ONLY, IF REQ'D. PROPERLY SCREEN VENTING & OPENINGS.

ROOF FRAMING NOTES:
1. NUMBER OF JACK STUDS FOR ALL GIRDER & HEADER SPANS PER IRC TABLE 602.7 (1) & (2) .
2. POSITIVE CONNECTION & TRANSFER OF LOAD FROM ROOF TO LOAD SUPPORTING ELEMENTS REQ'D.
3. PROVIDE ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11
4. THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, IRC TABLES R602.3 (1) THRU (5).
5. SOLID BLOCKING REQ'D @ ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S R502 & R802
6. ATTIC VENTILATION PER IRC SEC R806.

FLOOR PLAN NOTES:

EGRESS:
1. ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.
2. AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS DOOR MUST BE SIDE HINGED WITH MIN. 32" (813 MM) CLEAR WIDTH WHEN MEASURED B/T THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD.). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP.

WINDOW REQUIREMENTS:
1. MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.
2. MINIMUM 24" NET CLEAR OPENABLE HEIGHT.
3. MINIMUM 20" NET CLEAR OPENABLE WIDTH.
4. SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
5. OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

MINIMUM ROOM AREAS & CEILING HEIGHT:
1. HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.
2. HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

STAIRS:
1. STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312.

MINIMUM FIREPLACE REQUIREMENTS:
1. PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10 2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

OWNERSHIP OF DOCUMENTS

By accepting these Drawings, Property owners signify their agreement that residential Designer shall remain the owner of the Drawings and non-standard design concepts produced in connection with this construction project. Property owners understand and agree that the Drawings and non-standard design concepts may be used exclusively for purposes of this project and that the Drawings and non-standard design concepts may not be used in connection with any extension of this project or any other project in whole or part. Property owners may retain copies of the Drawings for information and reference in connection with the use and occupancy of the Property. Architectural Works Copyright Protection ACT of 1990.

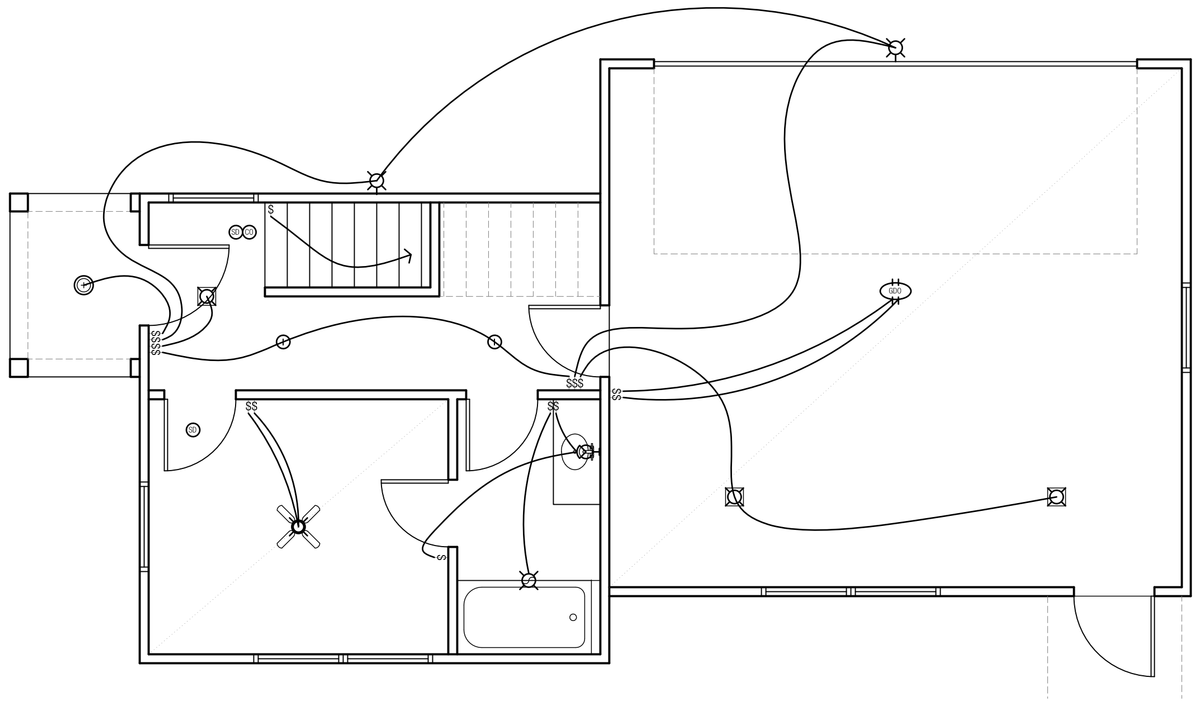
ELECTRICAL SYMBOLS KEY

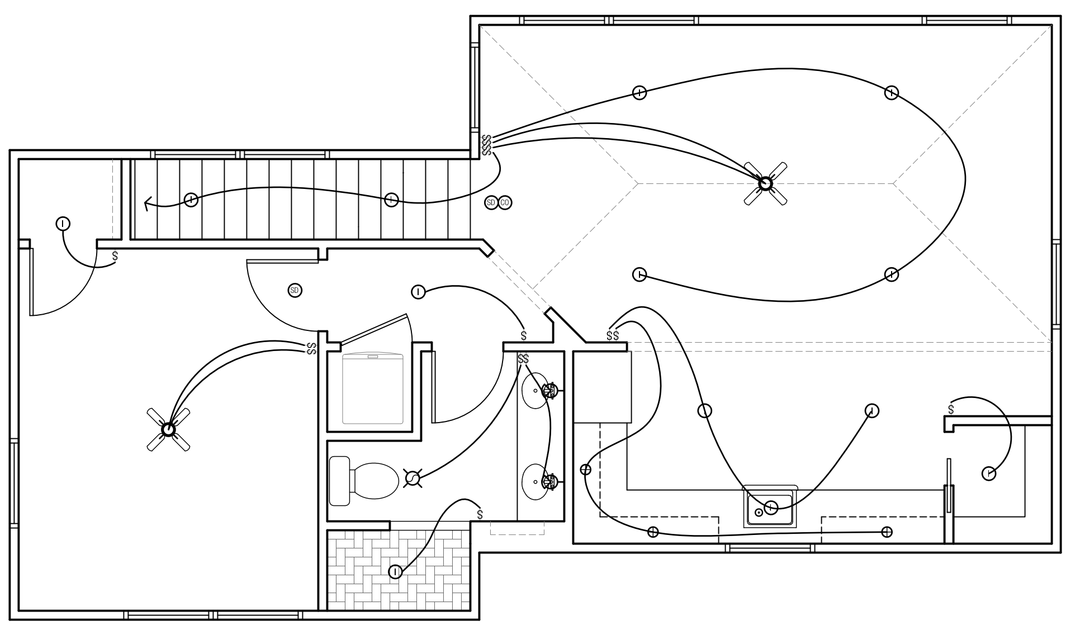
INCANDESCENT RECESSED CAN	INCANDESCENT WALL-MOUNTED WATERTIGHT FIXTURE	CEILING FAN / LIGHT COMBO	INSTALL SMOKE/CO DETECTORS PER APPLICABLE LOCAL CODES AND ORDINANCES.
INCANDESCENT RECESSED WATERTIGHT CAN	PC PULL CHAIN LIGHT	PENDANT FIXTURE	PROVIDE GFCI ELECTRICAL FIXTURES AT WET AREAS SUCH AS BATHS, KITCHENS AND EXTERIOR
UNDER CABINET LIGHT	STANDARD WALL OUTLET	BATH EXHAUST	UNDER COUNTER KITCHEN LIGHTING TO OWNER SPEC
SURFACE MOUNTED	GFI GROUND FAULT INTERUPT OUTLET	LIGHT & BATH EXHAUST	INSTALL ONLY RECESSED CAN LIGHTS DESIGNED FOR INSULATED CEILINGS
RECESSED WALL WASHER LIGHT	FLOOR OUTLET	$ SWITCH	INSTALL RECESSED CAN LIGHTS MANUFACTURED FOR VAULTED CEILINGS IN THE VAULTED AREAS
VANITY LIGHT FIXTURE	220 220 VOLT OUTLET	GARBAGE DISPOSAL	USE AIR TIGHT CAN LIGHTS. IF BUILDING ENERGY STAR
WALL SCONCE	WP WEATHERPROOF EXT GFI OUTLET	CARBON MONOXIDE DETECTOR	EXHAUST FANS - VENTING TUBES SHALL BE RIGID METAL PIPE OR FLEXIBLE METAL PIPE -DO NOT USE FLEXIBLE PLASTIC PIPE. IT WILL NOT LAST
GARAGE DOOR OPENER / LIGHT	HALF HOT SWITCHED OUTLET	SMOKE DETECTOR	SEE FLOOR PLAN SHEETS FOR DIMENSIONS AND NOTES
		EXTERIOR FLOOD LIGHTS	

ELECTRICAL OUTLETS PLACED ACCORDING TO LOCAL CODES. COORDINATE WITH OWNER FOR ADDITIONAL OUTLETS OR OUT OF THE ORDINARY CASES

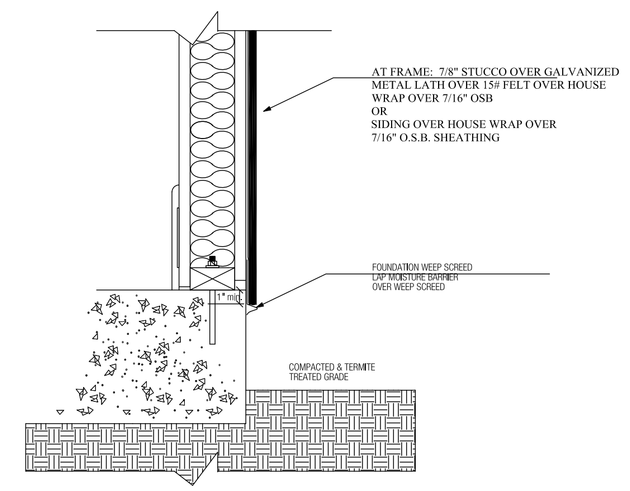
GFCI OUTLETS IN BATHROOMS, KITCHENS

ELECTRICAL LOAD CALCULATIONS AND PANEL SCHEDULE FOR EV CHARGING STATION WILL BE PROVIDED BY HOMEOWNER'S ELECTRICAL CONTRACTOR AND SUBMITTED TO THE CITY PRIOR TO ELECTRICAL PERMIT ISSUANCE.

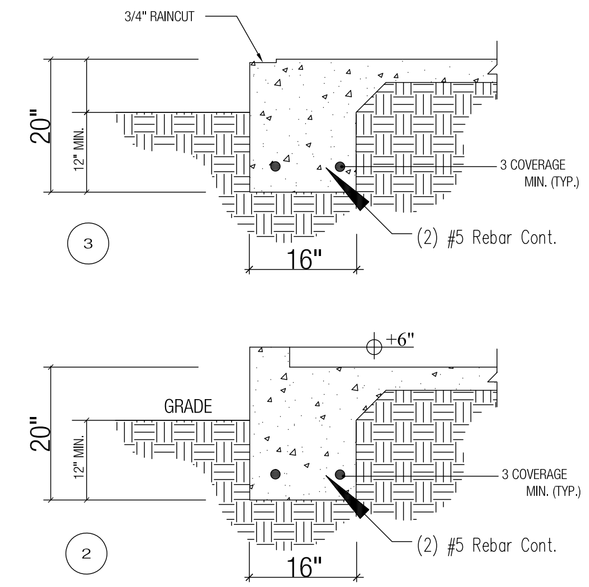




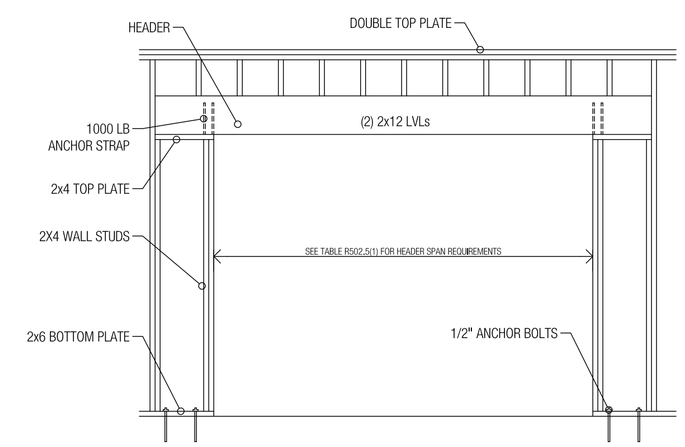
5 ELECTRICAL PLAN
1/4" = 1'-0"



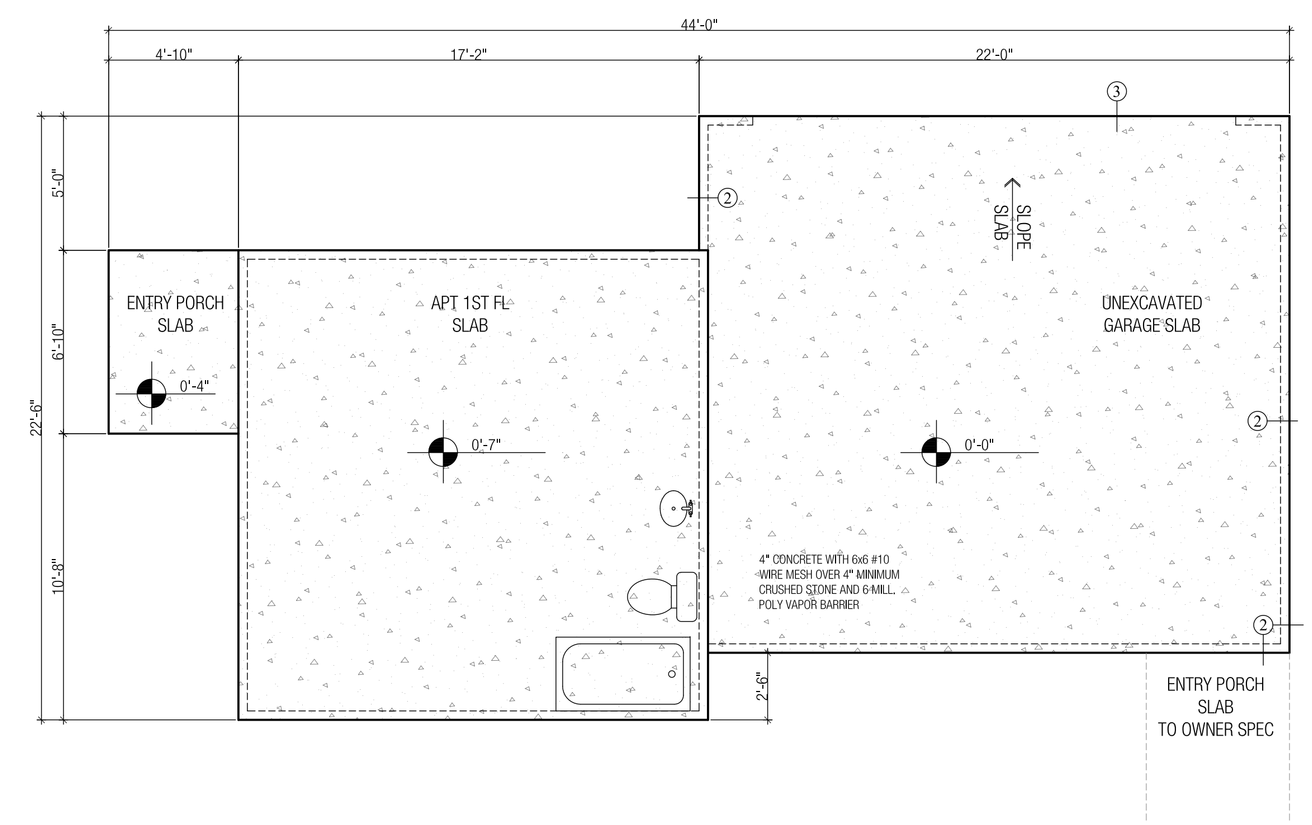
3 WEEP SCREED
N.T.S.



7 GARAGE FOUNDATION DET
3/4" = 1'-0"



6 GARAGE DOOR OPENING
3/8" = 1'-0"



5 GARAGE FOUNDATION PLAN REFERENCE
1/4" = 1'-0"

THIS DESIGN COMPLIES WITH 2018 INTERNATIONAL RESIDENTIAL CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL.

HOME PATTERNS LLC DOES NOT ASSUME ANY RESPONSIBILITY FOR ADHERING TO LOCAL AND STATE CODES. IT IS USER'S SOLE RESPONSIBILITY TO DETERMINE THE NECESSARY LOCAL AND STATE CODES WHICH THE DESIGNS MAY NEED IN ORDER TO BE IN COMPLIANCE. YOU UNDERSTAND THAT WE DO NOT PROVIDE ANY SERVICES IN RELATION TO THE DESIGNS AVAILABLE FOR PURCHASE ON OUR SITE, INCLUDING BUT NOT LIMITED TO BUILDING SERVICES OR OTHER PROFESSIONAL SERVICES SUCH AS GEOTECHNICAL ENGINEER'S SOILS REPORT, STRUCTURAL ENGINEER FOR FOUNDATION AND FRAMING DESIGN. WE STRONGLY ENCOURAGE YOU TO WORK WITH PROFESSIONALS IN THE IMPLEMENTATION OF OUR DESIGNS. ANY CHANGES TO THE DESIGNS AS PURCHASED ARE DONE AT YOUR OWN RISK.

WE WILL ENTERTAIN REQUESTS FOR MODIFICATIONS AND MAY ACCEPT OR DENY THE SERVICE REQUEST AT OUR SOLE DISCRETION.YOU ARE SOLELY RESPONSIBLE FOR Pproviding, AT YOUR OWN EXPENSE, ALL EQUIPMENT NECESSARY TO USE THE SERVICES.

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Revision Table

Number	Date	Revised By	Description

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30 Elm Place, Hastings on Hudson, NY 10706
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PROJECT #24-056
LICENSED ADDRESS:
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32205

RELEASED FOR CONSTRUCTION:
June 3, 2024

ONE LICENSED USE.
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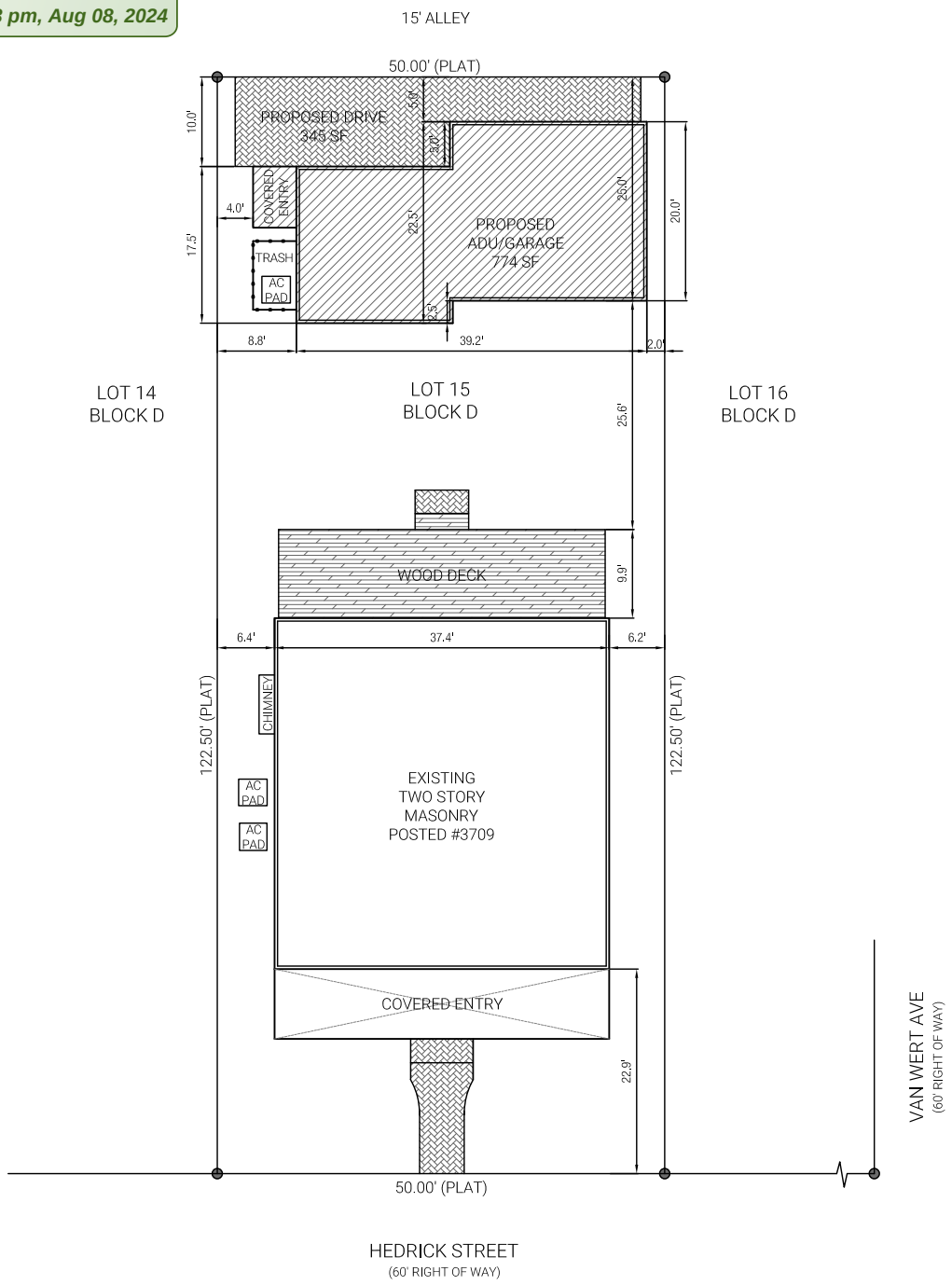
SHEET
G3

APPROVED
By Ulises Sabato at 1:13 pm, Aug 08, 2024



SITE SHOWING BOUNDARY SURVEY OF
LOT 15, BLOCK D, RE-PLAT OF BUENA VISTA,
AS RECORDED IN PLAT BOOK 6,
PAGE 100, OF THE CURRENT PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA.

SITE PLAN OF NEW ADU
3709 Hedrick St, Jacksonville, FL 32205

SCALE 1" = 20'

COA-24-31001

1613 Van Wert Avenue

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-31001

Address: 1613 Van Wert Avenue, RE# 091683-0000

Location: Northeast corner of the intersection of Van Wert Avenue and Valencia Road

Owner: Raymond Roman
Sterling Specialties
1613 Van Wert Avenue
Jacksonville Florida, 32205

Applicant: Deborah Roman
1613 Van Wert Avenue
Jacksonville Florida, 32205

Year Built: 1973 (*Property Appraiser*)

Designation: Riverside/Avondale (Non-contributing)

Request: Alteration – Roof Replacement

Summary Scope of Work:

1. Replacement of shingled roof with a standing seam metal roof

Recommendation: Approve with conditions

Conditions:

1. New metal roofs shall be metal shingle, shingle imitation panel, 5V crimp, or standing seam (no corrugated panels).

PROJECT DESCRIPTION

COA-24-31001 seeks to replace a shingled roof with a new metal roof on a noncontributing single-family home in the Riverside/Avondale District. The building is a two story, masonry vernacular single-family home with two separate roof sections. Both sections are hip roofs. The new proposed roof is a light gray, GulfRib panel metal roof (a kind of standing seam metal roof).

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(e), 307.106(k), and 307.106(l). The following in Staff's analysis:

- As stipulated in the 2024 COA matrix, the change in historic roofing material (even on noncontributing structures) cannot be approved at the administrative level 307.106(e).
- The structure of 1613 Van Wert Avenue is a noncontributing structure and as such, is held to a different standard than historic, contributing structures. Due to this fact, as well as the home's limited visibility at the end of the street and its lack of one particular design style (the home is of a masonry vernacular design), means that the use of a metal roof would have little effect on the overall historical significance of the streetscape. These factors combined make this scope of work consistent with section 307.106(k) (1,2,3, and 4)
- Pursuant to 307.106(l) (2,3, and 5) There would be little effect on the distinguishing features of the home given its relative lack of major distinguishing features and location at the end of the road.

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)(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)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

Application For Certificate Of Appropriateness

Application Info

Tracking #	31001	**Application Status**	FOUND SUFFICIENT
Date Started	07/01/2024	**Date Submitted**	07/01/2024

Planning and Development Department Info

COA #	COA-24-31001
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/31/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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 ROMAN
First Name RAYMOND
Middle Name C

Company Name STERLING SPECIALTIES

Mailing Address 1613 VAN WERT AVENUE

City JACKSONVILLE
State FL
Zip Code 32205

Phone 904 923 9991
Fax 904
Email DALLYRAY66@GMAIL.COM

General Information On Owner(s)

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

Last Name ROMAN
First Name DEBORAH
Middle Name LEAH

Company/Trust Name

Mailing Address 1613 VAN WERT AVENUE

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9044140068
Fax 904
Email DEBORAH.ROMAN@REDCROSS.ORG

Description Of Property

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

Map	RE#
	091683 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1613	VAN WERT AVE	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [ ] **Demolition**
- [x] **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
HAVING TO REPLACE OUR ROOF. WANTING TO HAVE A METAL ROOF APPROVED FOR USE IN THE HISTORIC DISTRICT. THERE ARE MULTIPLE EXAMPLES OF HOMES IN MY NEIGHBORHOOD THAT HAVE METAL ROOFS. MY HOUSE WAS BUILT IN 1973 AND IS A SPLIT LEVEL HOME W/ BLONDE BRICK VENEER EXTERIOR THIS HOUSE CURRENTLY HAS ZERO HISTORICAL VALUE. WITH VERY LITTLE ARCHITECTURAL CURB APPEAL(MY HOUSE IS UGLY) WE ARE ALSO WANTING TO PAINT THE EXTERIOR THE HOUSE WHITE & ADD SOME DECORATIVE EAVE BRACKETS TO THE OVERHANGS TO GIVE IT MORE CHARACTER, THE MINOR CHANGES WILL GREATLY IMPROVE THE LOOK OF THE HOUSE WHILE MAKING IT FIT THE "LOOK & FEEL" OF AN ACTUAL RIVERSIDE/ AVONDALE HOME. I AM A LONG TIME RESIDENTIAL DESIGNER & WILL SUBMIT DRAWING ELEVATIONS & SAMPLES IF NEEDED

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

Reroof/Minor Repairs

For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request.

Additional Documents Provided

	Description
[x]	PICTURES OF EXISTING HOUSE

Application Certification

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

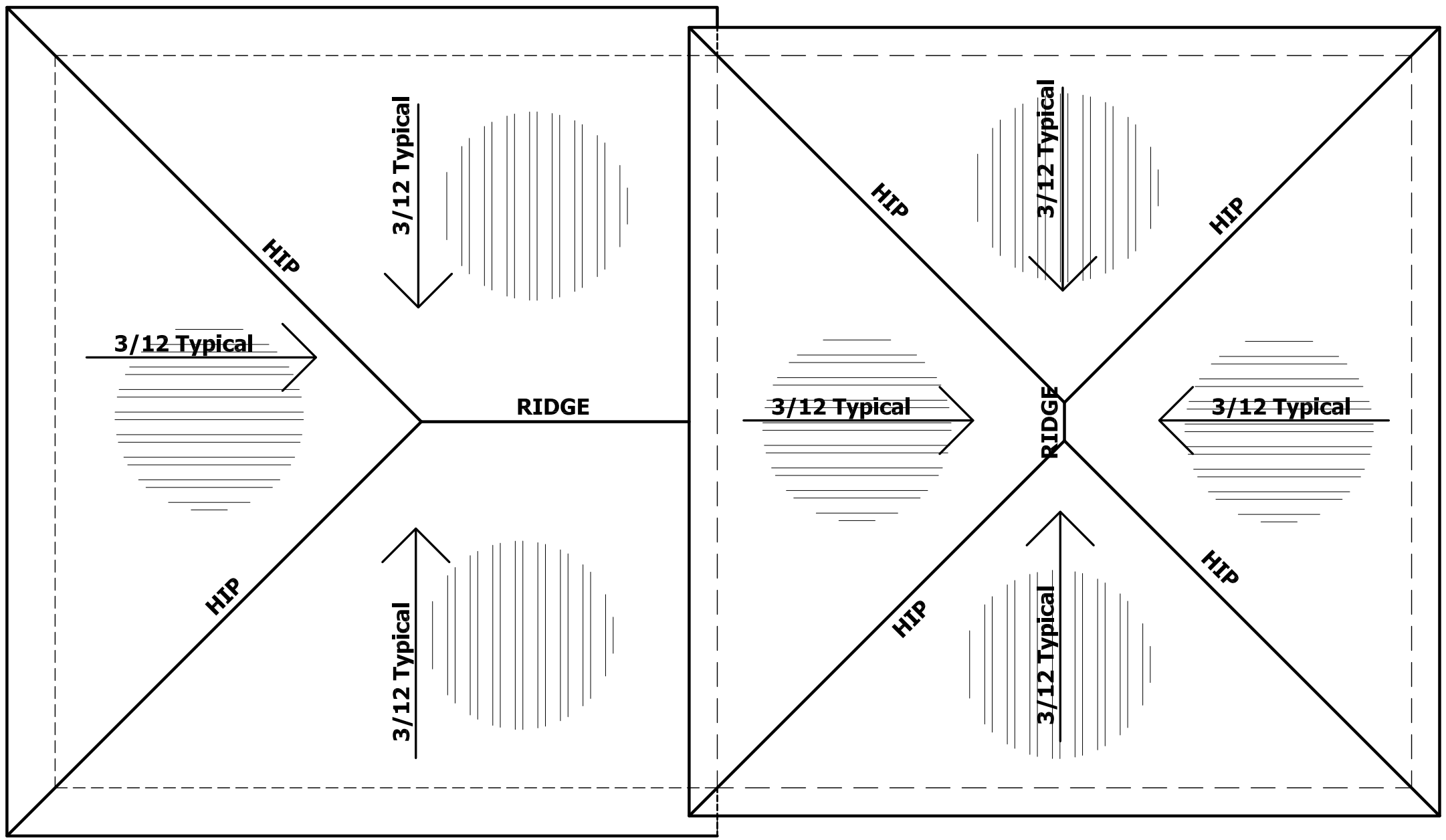
For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

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.



New Overall Roofing Plan

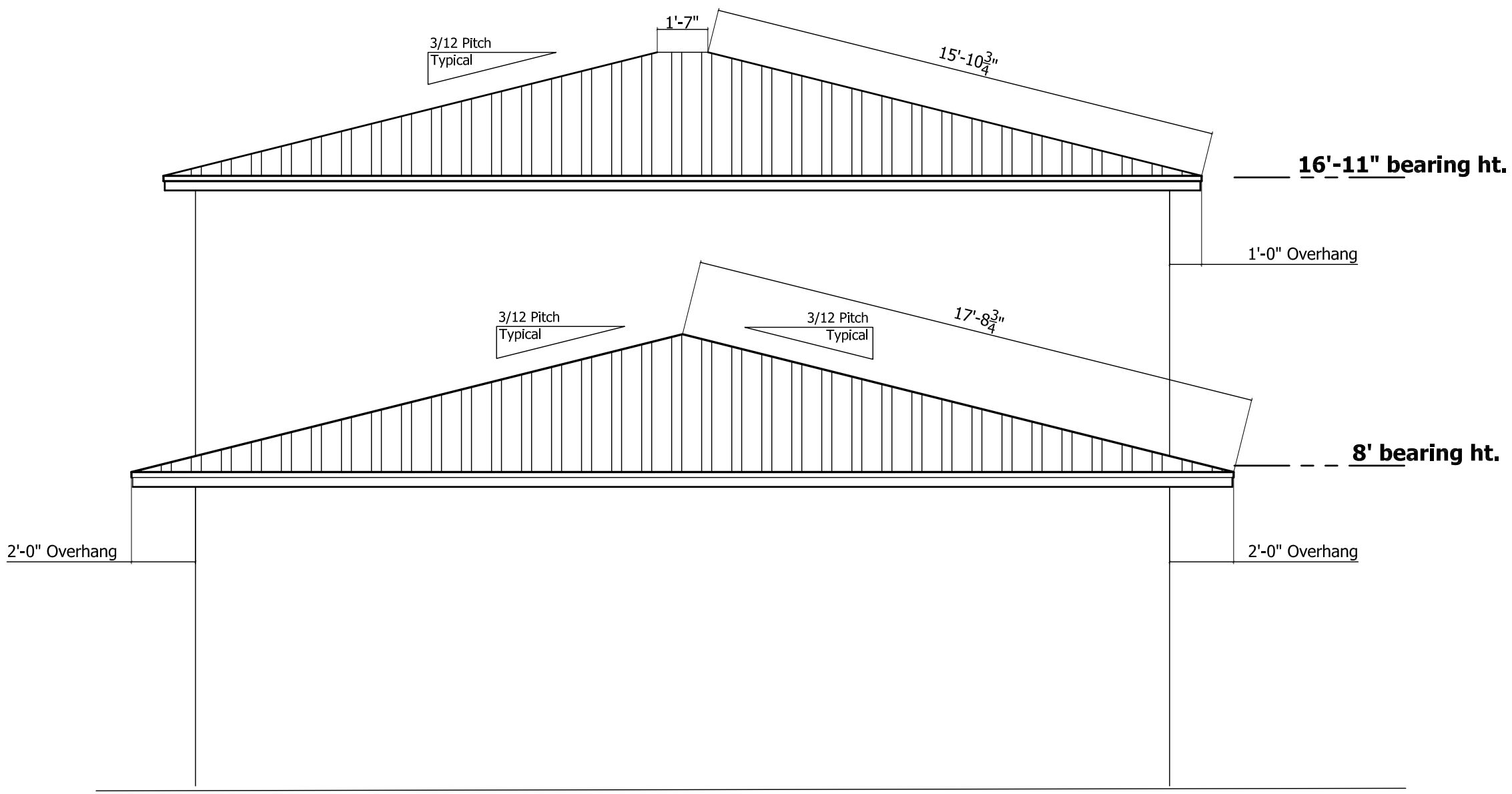
SCALE: 3/16" = 1'-0"

REVISIONS

Roman Residence
Proposed Re-Roof
New Metal Roofing
1613 Van Wert Ave. Jacksonville Fl. 32205

DRAWN BY	R. ROMAN
DATE	01/12/24
SCALE	AS INDICATED
CHECKED BY	RCR
PLAN NO	2024-001
SHEET NO	1 OF 5

210



Front Elevation

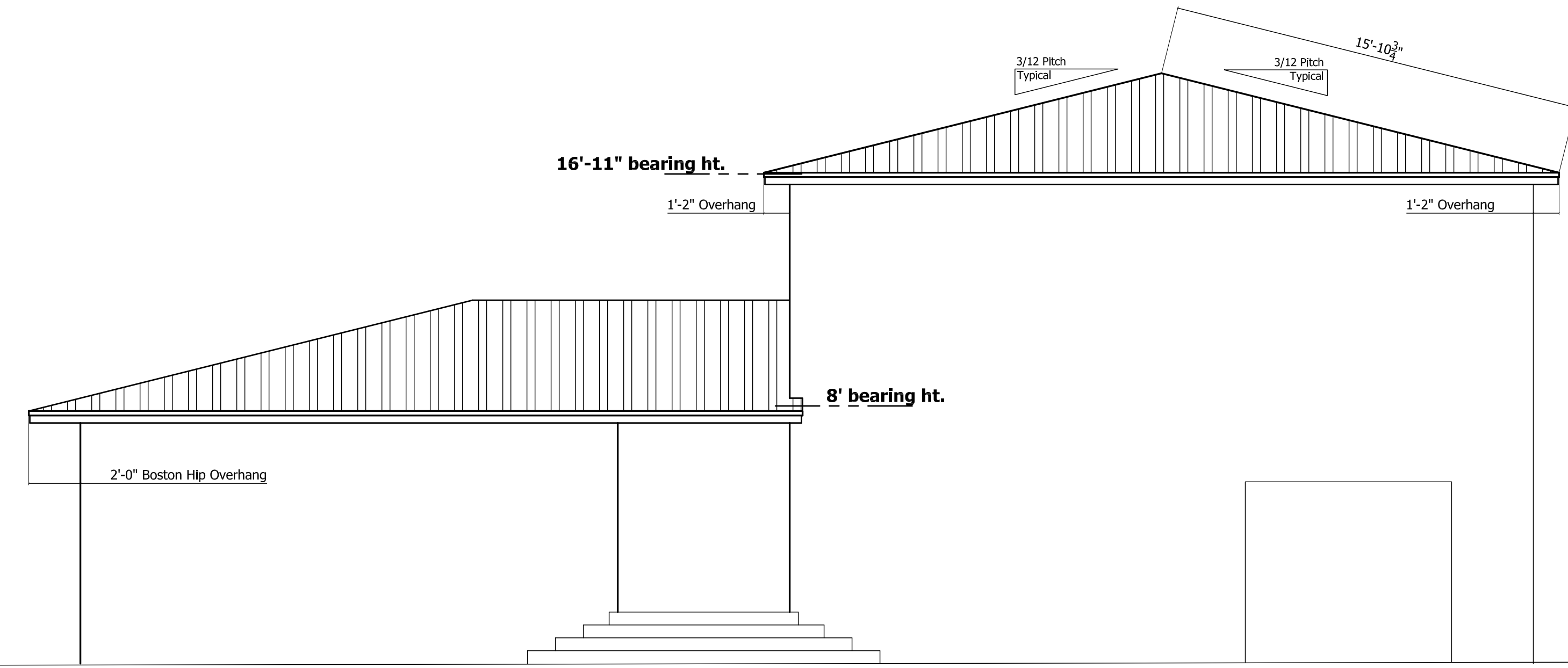
SCALE: ¼" = 1'-0"

211

Roman Residence
Proposed Re-Roof
New Metal Roofing
1613 Van Wert Ave. Jacksonville Fl. 32205

REVISIONS

DRAWN BY	R. ROMAN
DATE	01/12/24
SCALE	AS INDICATED
CHECKED BY	RCR
PLAN NO	2024-001
SHEET NO	2 OF 5



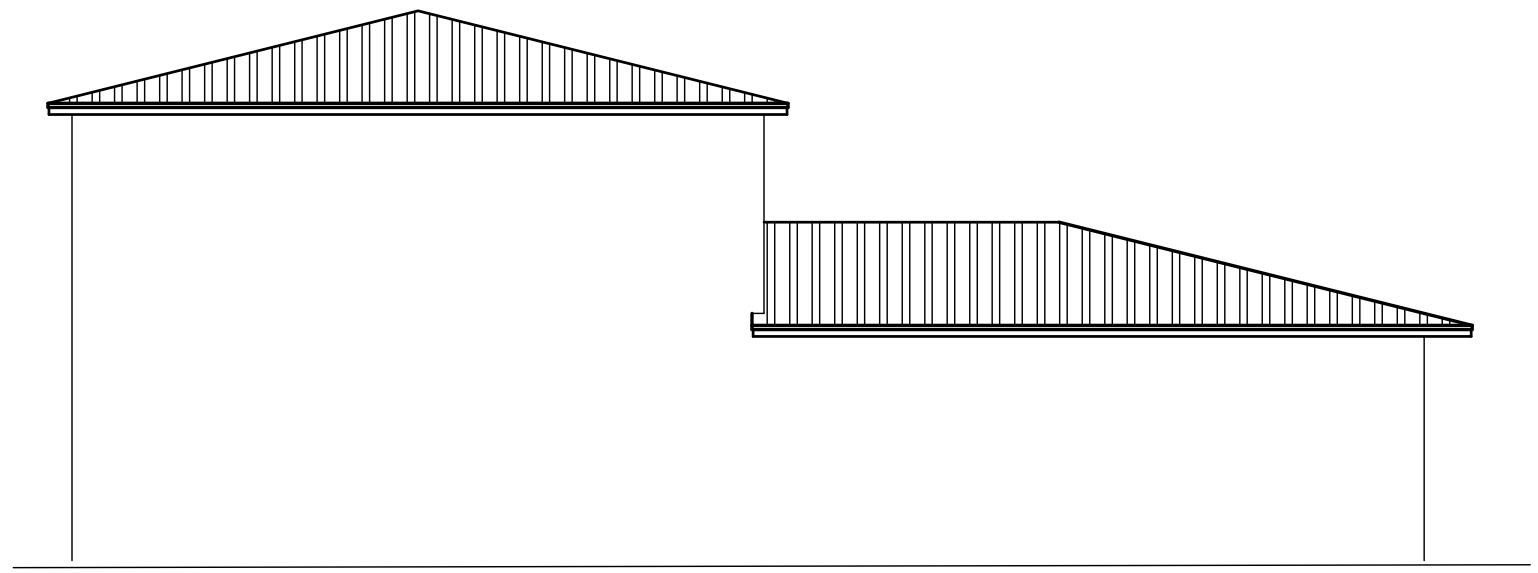
Right Side Elevation

SCALE: ¼" = 1'-0"

212

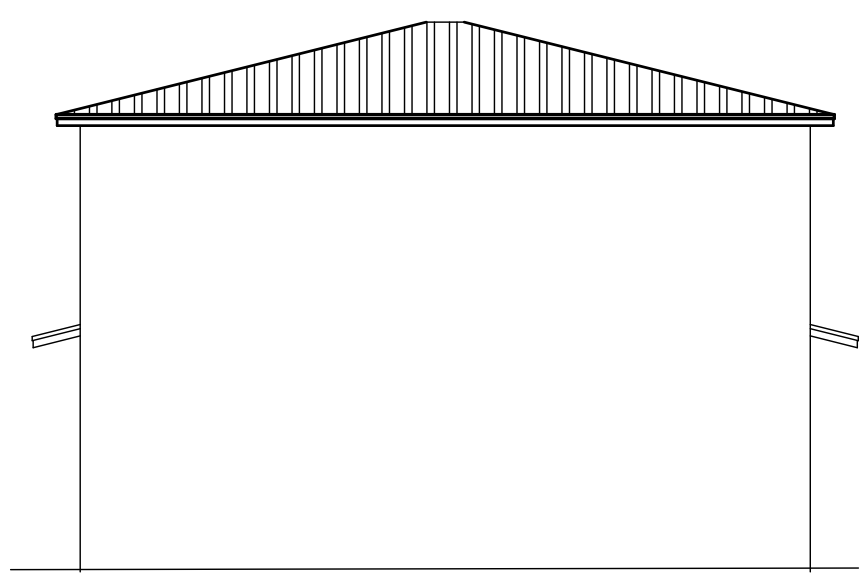
Roman Residence
Proposed Re-Roof
New Metal Roofing
1613 Van Wert Ave. Jacksonville Fl. 32205

DRAWN BY	R. ROMAN
DATE	01/12/24
SCALE	AS INDICATED
CHECKED BY	RCR
PLAN NO	2024-001
SHEET NO	3 OF 5



Left Side Elevation

SCALE: ⅛" = 1'-0"



Rear Elevation

SCALE: ⅛" = 1'-0"

Roman Residence
Proposed Re-Roof
New Metal Roofing
1613 Van Wert Ave. Jacksonville Fl. 32205

213

DRAWN BY	R. ROMAN
DATE	01/12/24
SCALE	AS INDICATED
CHECKED BY	RCR
PLAN NO	2024-001
SHEET NO	4 OF 5

COA-24-30127

1819

Montgomery

Place

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-31027

Address: 1819 Montgomery Place, RE# 092902-0000

Location: Northeast side of Montgomery Place, between St. Johns Avenue and the St. Johns River

Owner: Jeffrey Broome
Showcase Properties, LLC
4984 Ortega Forest Drive
Jacksonville, Florida 32210

Applicant: Same as Owner

Year Built: *c.* 1990 (*Property Appraiser*)

Designation: Riverside Avondale, Non-Contributing

Request: Alteration – Paint Unpainted Brick Veneer

Summary Scope of Work:
1. Painting a structure with unpainted brick veneer

Recommendation: **Approve with Conditions**

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

PROJECT DESCRIPTION

COA-24-31027 seeks to paint a one-story, non-contributing brick veneer structure in the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a one-story, Modern Movement style, single-family home characterized by its brown brick veneer exterior, shingled combination roof form, and covered front porch entrance. The applicant proposes to paint the brick veneer to conceal it. Their chosen paint products are a Sherwin Williams Loxon product for masonry surfaces, as a primer and bond coat, and a Sherwin Williams Emerald Rain Refresh Exterior Acrylic Latex Paint, as a topcoat. The applicant informed Staff that the topcoat paint product is self-cleaning and cuts down on maintenance and mildew. Painting brick veneer would cause a lesser degree of deterioration compared to painting regular brick.

The application also includes painting the previously painted stucco. Pursuant to the authority granted to Staff through the 2024 COA Matrix, painting previously painted materials can be approved administratively. As such, this report will focus on painting the brick veneer.

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted a site visit on August 8, 2024, to take photographs of the brick veneer, verify if any damage was present, and to note the exterior characteristics of structures along the block. The brick veneer appeared to be in great condition. There are four (4) other non-contributing structures with painted brick on this block. For traditional brick surfaces, the impact of painting a brick structure instead of repointing the mortar and

performing routine maintenance can significantly deteriorate the brick, which is the structural support system of the building. Contrarily, the structural support system of the subject building is the backup wall materials and not the brick veneer finish. Painting brick veneer would cause minimal, if any, damage to the exterior wall membrane considering the structural support system will remain structurally intact. Therefore, painting the brick veneer of this drywall and stucco structure is consistent with Sections 307.106(k)(1)(3-4) and 307.106(l)(1-2).

- The Historic Preservation Guidelines for the Riverside Avondale Historic District identify masonry exterior finishes and detailing as important design features of the district. Moreover, the Design Guidelines reference Standard Three (3) of the *Secretary of the Interior's Standards for Rehabilitation,* which states, "Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken." The proposed work would not add a conjectural feature or architectural element from other buildings, rather, it would allow the Modern Movement style structure to remain as is while only altering the non-historic exterior finish. This is consistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)(2-3)

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

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

<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)(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.

Historic District Design Guidelines, "Exterior Fabric - Masonry"

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

- Secretary of the Interior's Standard 3: Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

- Exterior Fabric - Masonry, Recommendation #1: "Identify, retain, and preserved masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color."

- Exterior Fabric - Masonry, Recommendation #2: "Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features."

- Exterior Fabric - Masonry, Recommendation #3: "Evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action or extreme weather exposure."

- Exterior Fabric - Masonry, Recommendation #4: "Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required."

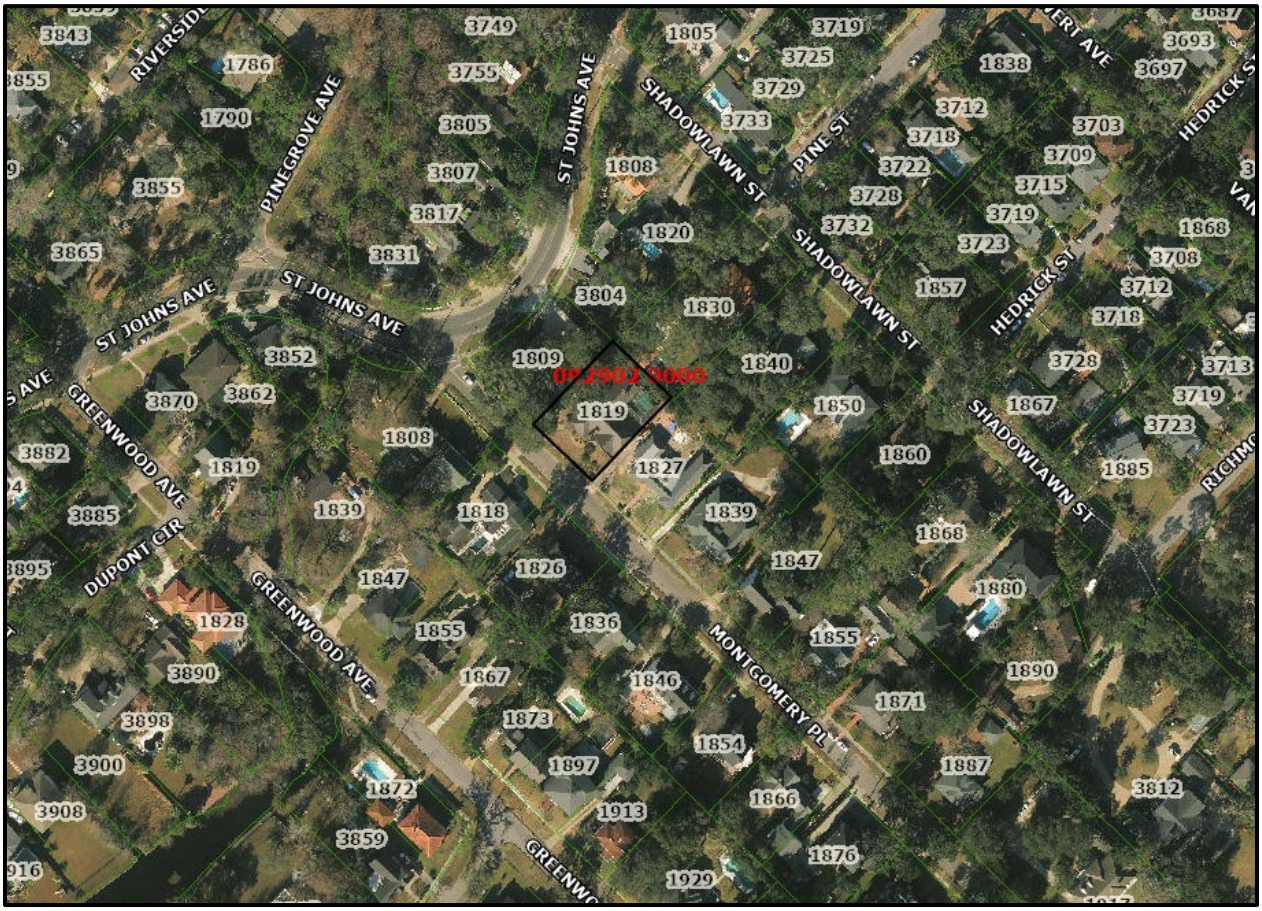
- Exterior Fabric - Masonry, Avoid #1: "Removing or substantially altering masonry features which are important in defining the overall historical character of the building so that as a result the character is diminished."

- Exterior Fabric - Masonry, Avoid #2: “Replacing or rebuilding major portions of exterior walls that could be repaired and that would make the building essentially new construction.”

National Park Service, Preservation Briefs

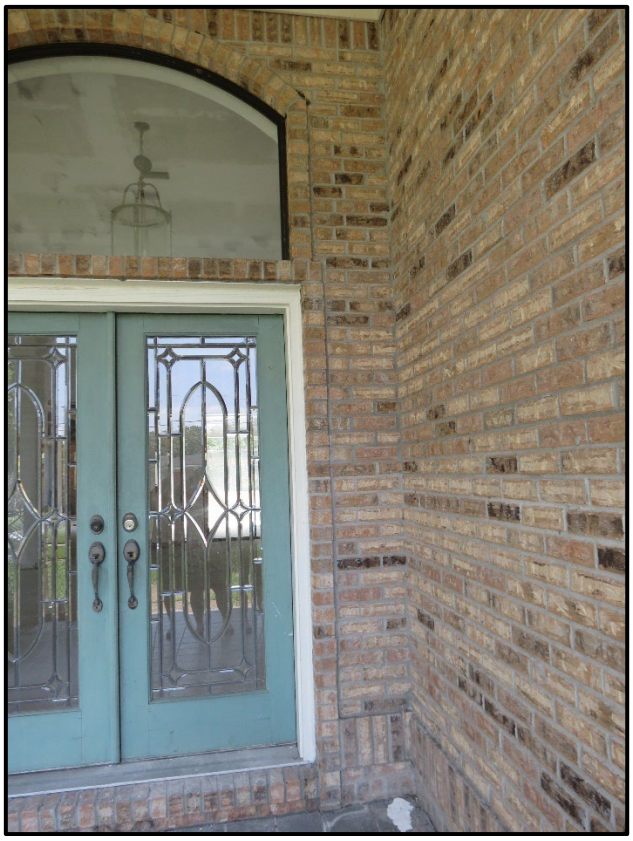
- National Park Service Preservation Brief #1: *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
    - “The purpose of this Brief is to provide information on the variety of cleaning methods and materials that are available for use on the exterior of historic masonry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

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

SITE VISIT OF SUBJECT PROPERTY ON AUGUST 8, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	31027	**Application Status**	FOUND SUFFICIENT
Date Started	07/08/2024	**Date Submitted**	07/11/2024

Planning and Development Department Info

COA #	COA-24-31027
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/30/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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 BROOME
First Name JEFFREY
Middle Name

Company Name SHOWCASE PROPERTIES, LLC

Mailing Address 4984 ORTEGA FOREST DR

City JACKSONVILLE
State FL
Zip Code 32210

Phone 904 226 0163
Fax
Email JBROOME@AGENTLINK.NET

General Information On Owner(s)

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

Last Name BROOME
First Name JEFFREY
Middle Name

Company/Trust Name SHOWCASE PROPERTIES, LLC

Mailing Address 4984 ORTEGA FOREST DR

City JACKSONVILLE
State FL
Zip Code 32210

Phone 9042260163
Fax
Email JBROOME@AGENTLINK.NET

Description Of Property

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

Map	RE#

	092902 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1819	MONTGOMERY PL	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [x] **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
WE ARE PROPOSING THE PAINTING OF THE BRICK VENEER EXTERIOR OF THIS HOME. SUBJECT HOME WAS ORIGINALLY BUILT IN 1990 AND IS A NON-CONTRIBUTING STRUCTURE. CURRENT BRICK VENEER IS A BROWNISH/TAN TONE. NOT HISTORIC MASONRY OR BRICK. WE WOULD LIKE TO PAINT THE BRICK WHITE OR OFF-WHITE COLOR.

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 FIGUEROA, BRITTANY

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.

Additional Documents Provided

Application Certification

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

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

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

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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.

SHOWCASE PROPERTIES LLC
4984 ORTEGA FOREST DR
JACKSONVILLE, FL 32210-8112

Primary Site Address
1819 MONTGOMERY PL
Jacksonville FL 32205-

Official Record Book/Page
21110-02085

Tile #
6433

1819 MONTGOMERY PL

Property Detail

RE #	092902-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01593 MONTGOMERY PLACE
Total Area	14167
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	$325,911.00	$315,231.00
Extra Feature Value	$15,132.00	$17,749.00
Land Value (Market)	$325,220.00	$353,500.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$666,263.00	$686,480.00
Assessed Value	$666,263.00	$686,480.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$666,263.00	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
21110-02085	6/25/2024	$100.00	WD - Warranty Deed	Unqualified	Improved
21075-01262	5/30/2024	$617,000.00	WD - Warranty Deed	Qualified	Improved
20728-00484	6/26/2023	$100.00	MS - Miscellaneous	Unqualified	Improved
20511-01895	11/30/2022	$100.00	MS - Miscellaneous	Unqualified	Improved
06889-02355	4/27/1990	$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	$868.00
2	SCNR3	Screen Enclosure	1	0	0	74.00	$2,808.00
3	POLR3	Pool	1	0	0	1.00	$11,900.00
4	SPAR3	Spa	1	0	0	6.00	$2,173.00

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	100.00	140.00	Common	100.00	Front Footage	$353,500.00

Legal

LN	Legal Description
1	33-2S-26E
2	MONTGOMERY PLACE
3	SE 100FT LOT 6
4	O/R BK 6889-2355

Buildings

Building 1
Building 1 Site Address
1819 MONTGOMERY PL Unit
Jacksonville FL 32205-

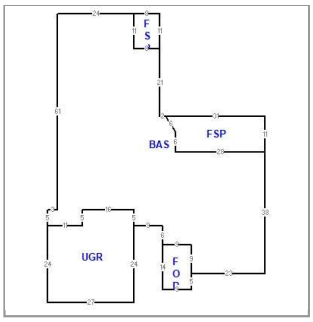
Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip

Building Type	0101 - SFR 1 STORY
Year Built	1990
Building Value	$315,231.00

Type	Gross Area	Heated Area	Effective Area
Fin Screened Porch	315	0	110
Base Area	3164	3164	3164
Fin Screened Porch	88	0	31
Finished Open Porch	126	0	38
Unfinished Garage	728	0	328
Total	4421	3164	3671

Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

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



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	$894,645.00	$0.00	$894,645.00	$7,709.58	$10,124.61	$9,255.55
Urban Service Dist1	$894,645.00	$0.00	$894,645.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$894,645.00	$0.00	$894,645.00	$2,204.51	$2,847.66	$2,625.07
By Local Board	$894,645.00	$0.00	$894,645.00	$1,531.44	$2,011.16	$1,823.64
FL Inland Navigation Dist.	$894,645.00	$0.00	$894,645.00	$21.80	$25.77	$25.77
Water Mgmt Dist. SJRWMD	$894,645.00	$0.00	$894,645.00	$134.48	$160.41	$160.41
School Board Voted	$894,645.00	$0.00	$894,645.00	$0.00	$894.65	$0.00
Urb Ser Dist1 Voted	$894,645.00	$0.00	$894,645.00	$0.00	$0.00	$0.00
			Totals	$11,601.81	$16,064.26	$13,890.44

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$681,245.00	$681,245.00	$0.00	$681,245.00
Current Year	$894,645.00	$894,645.00	$0.00	$894,645.00

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

Official Record Book & Page Number

Official Record Book and Page assigned by the Clerk of the Circuit Court to recorded documents processed by the Property Appraiser's Office. The first number is the book number; the second is the beginning page. Use these numbers to retrieve an image of the document from the web site of the Clerk of the Circuit Court or to order the document from the Clerk's Office.

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: 8/8/24

COA#: 31027

Address: 1819 MONTGOMERY PLACE
JACKSONVILLE, FL 32205

Owner: Showcase Properties, LLC

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

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

provided to me for application 31027 **were posted on the property/site located at:**

092902-0000
Real Estate Number(s)

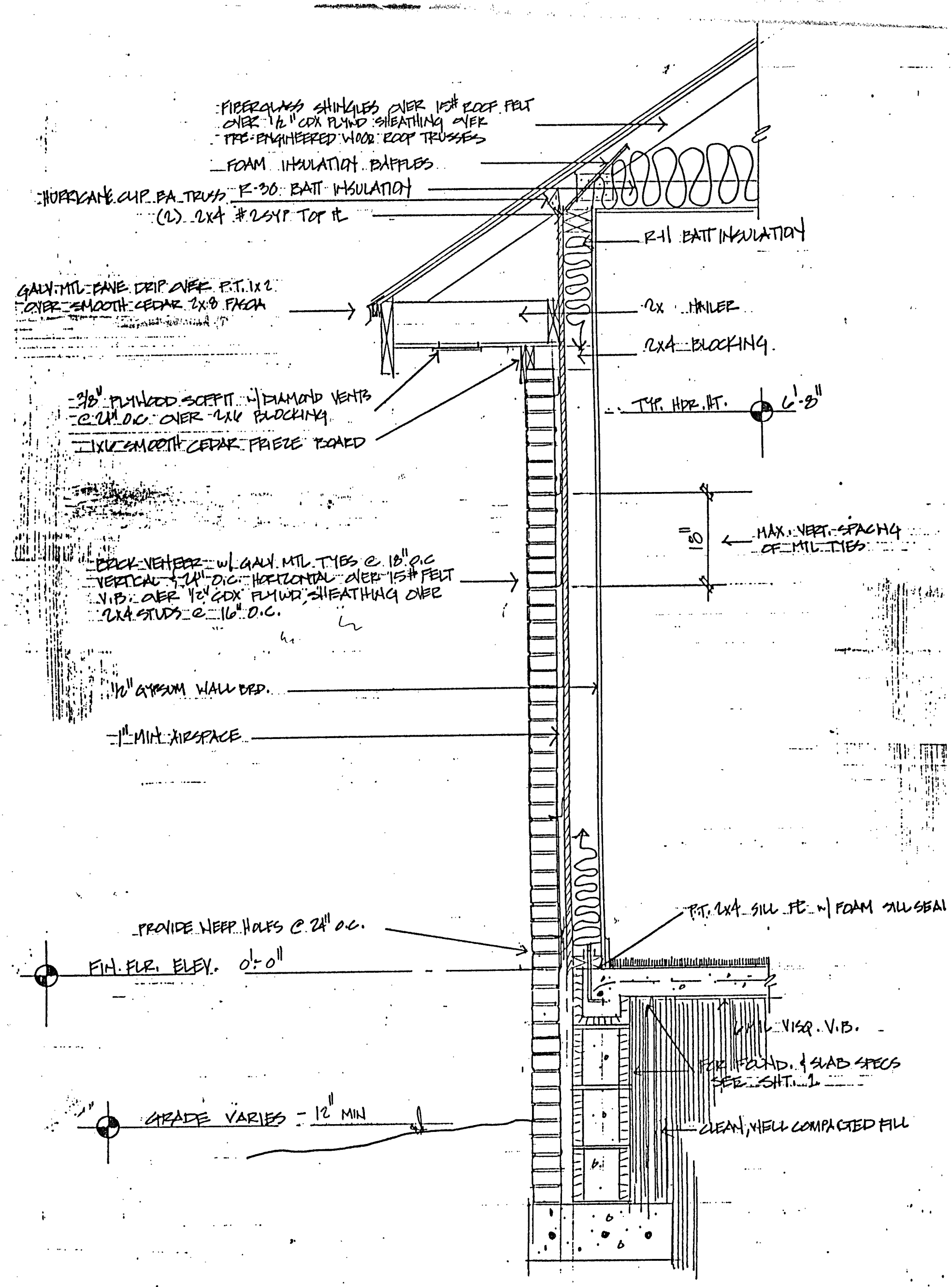
1819 MONTGOMERY PL
Street Address

JACKSONVILLE, FL 32205
City, State Zip Code

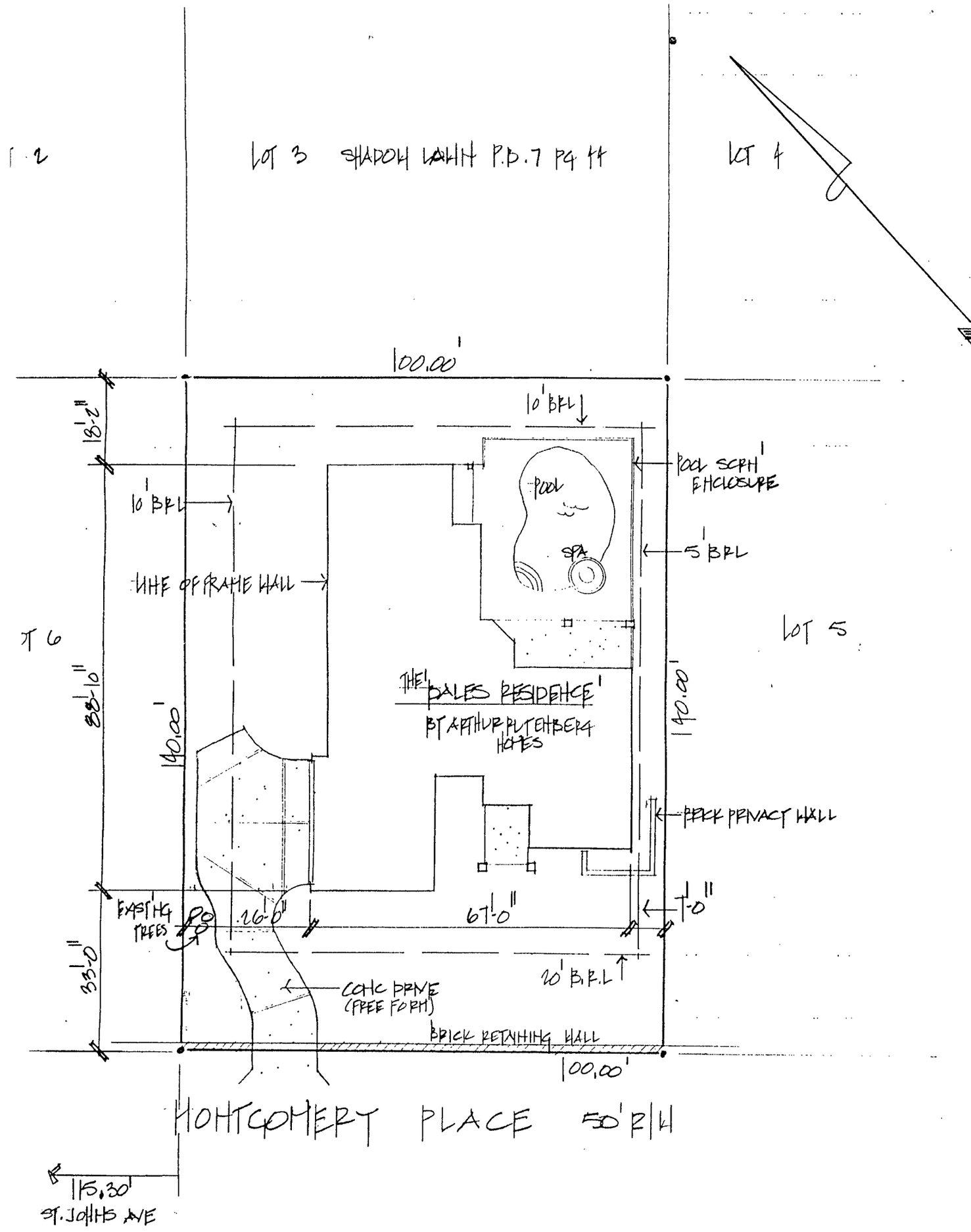
Printed Name Jeffrey Browne, Mgr

Signature [signature]

Dated this 8th day of August, 2024



TYPICAL WALL SECTION (N.T.S.)



SITE PLAN

SCALE 1" = 20'-0"

THE SOUTHEAST 100 FEET OF LOT 6, MONTGOMERY PLACE AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL CO. FL. P.B. 9 PG. 30

TAKEN FROM SURVEY DATED AUG. 3 1989 BY R.L. CROASDELL & CO. 429 E. ADAMS ST. JAX FL

THE "BALES RESIDENCE"

FRONT ELEVATION · 1/4"=1'-0"

©COPYRIGHT 1989 ARTHUR RUTENBERG CORP.

SOUTHERN
RESIDENTIAL DESIGN
3269 VICTORIA PARK RD. JACKSONVILLE, FL. 32216
O.730-9091 H.739-7947 F.730-[illegible]

REVISIONS	BY
8-2-88	JAX

THE BALDS RESIDENCE

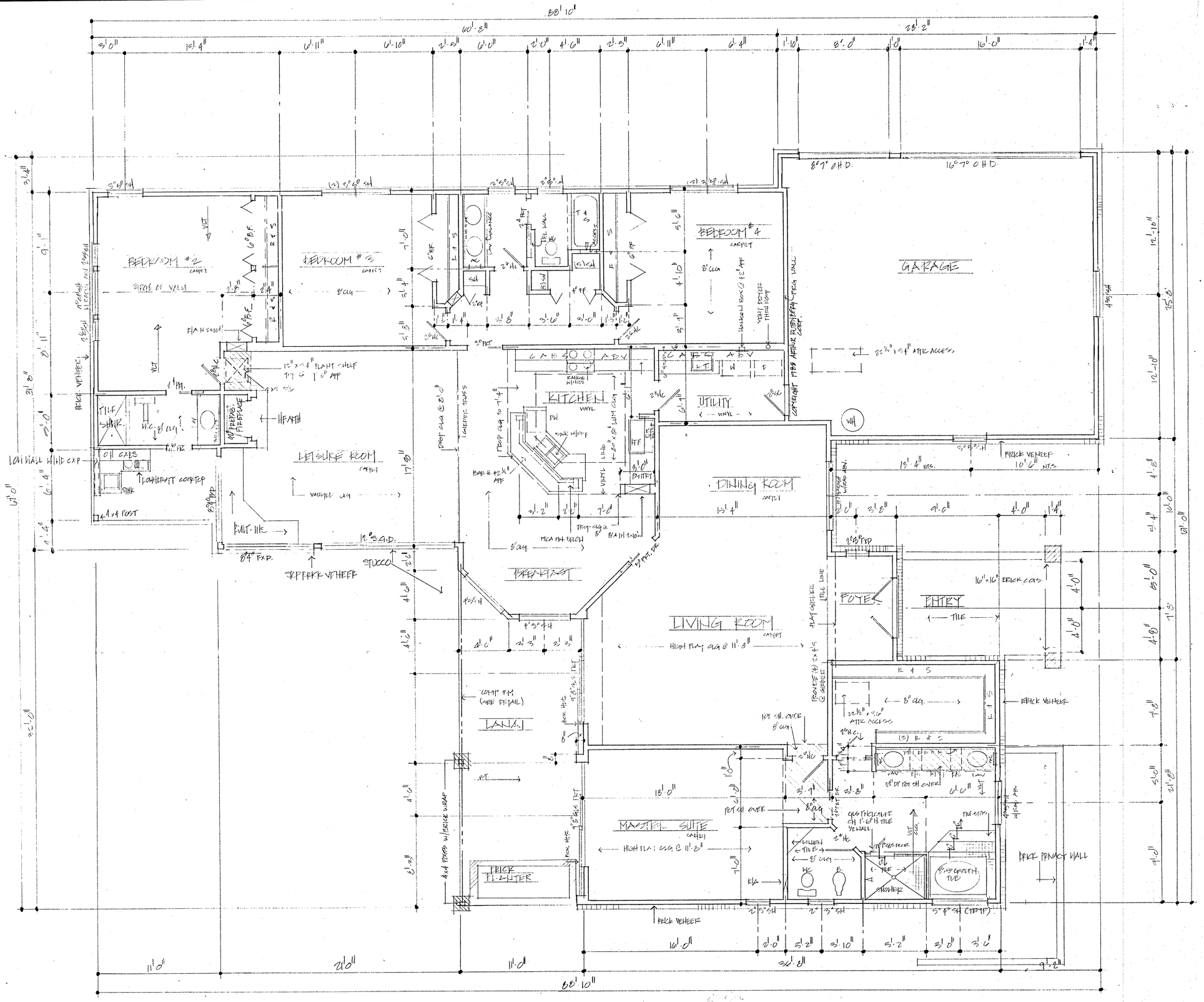
FOUNDATION PLAN

SCALE 1/4" = 1'-0"

Arthur Rutenberg

DRAWN	INGRAM III
CHECKED	
DATE	JULY 12, 1988
SCALE	NOTED
JOB NO.	NOTED
SHEET	
OF	SHEETS

BRUNING 42-378



REVISIONS	BY
8-2-88	JAX

FLOOR PLAN

THE 'BALES RESIDENCE' BIMINI V.R.

Arthur Rutenberg

DRAWN	INGRAM III
CHECKED	
DATE	7-12-88
SCALE	NOTED
JOB NO.	NOTED
SHEET	2 OF SHEETS

BRUNING 42-378

BRUNING 42-378

REVISIONS	BY

ELEVATIONS 1/4"=1'-0"

THE 'BALES RESIDENCE' BIMINI V.R.

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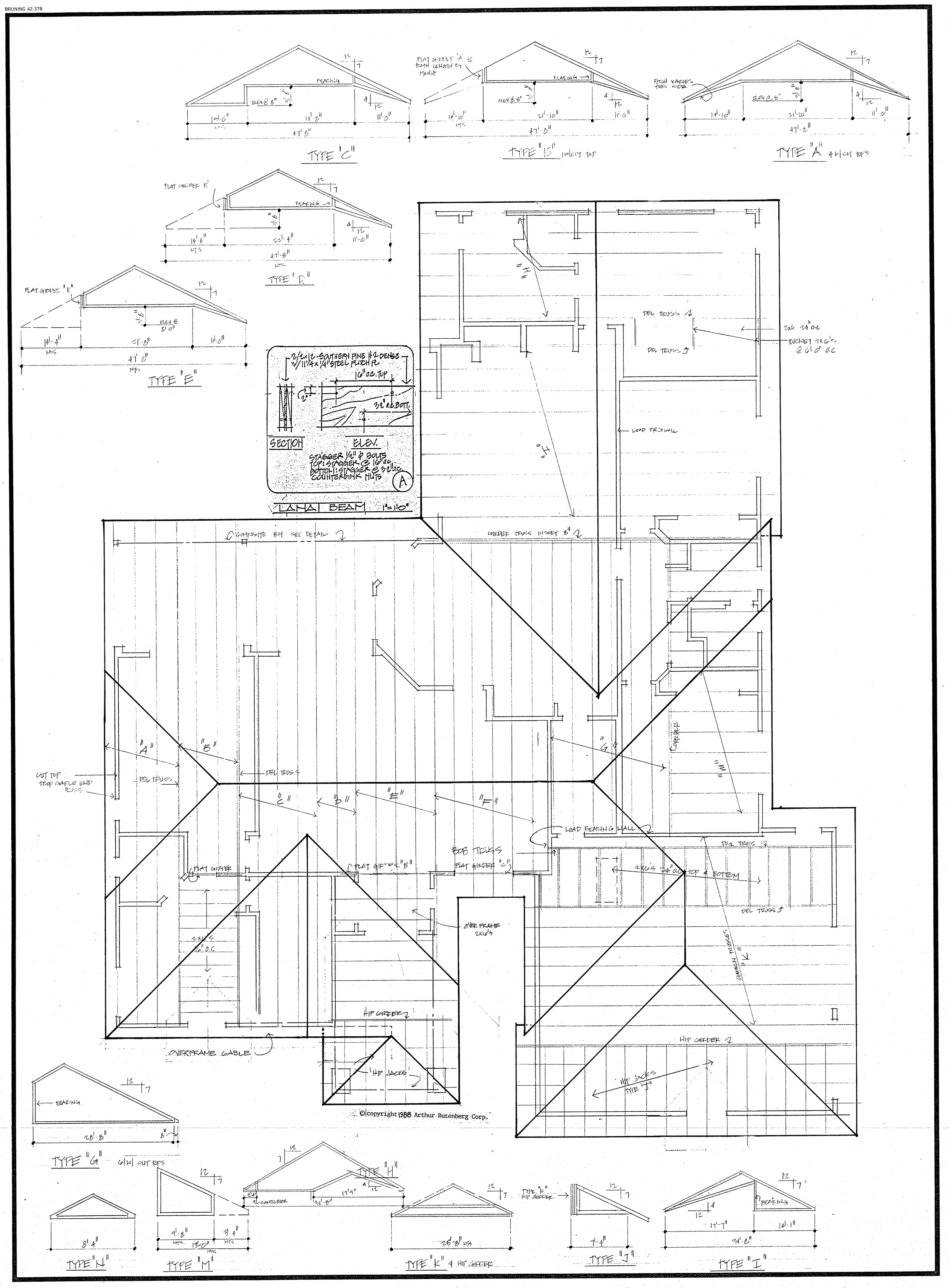
Arthur Rutenberg

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	3
OF	SHEETS



DRAWN	HARAM III
CHECKED	
DATE	7-12-88
SCALE	NOTED
JOB NO.	NOTED
SHEET	A
OF	SHEETS

Arthur Rutenberg

THE BALES RESIDENCE BIMINI W.I.

ROOF FRAMING PLAN SCALE 1/8"=1'-0"

REVISIONS	BY

REVISIONS	BY

SCALE 1/4"=1'-0"

ELECTRICAL PLAN

THE BALES RESIDENCE BOYNE CITY, MI

Arthur Rutenberg

DRAWN	INGRAM III
CHECKED	
DATE	7-14-88
SCALE	NOTED
JOB NO.	NOTED
SHEET	5 OF SHEETS

BRUNING 42-378

COA-24-31050

2151 Dellwood Avenue

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-31050

Address: 2151 Dellwood Avenue, RE# 091424-0000

Location: North side of Dellwood Avenue, between Copeland Street and Goodwin Street

Owner: Kristin Dehan
2151 Dellwood Avenue
Jacksonville Florida, 32204

Applicant: Same as owner

Year Built: 1916 (Property Appraiser)

Designation: Riverside/Avondale, contributing

Request: Alterations-Fencing

Summary Scope of Work:
1. Replace existing 8-foot-tall fence like-for-like with new fence

Recommendation: Approve with Condition

Conditions:
1. The location of the fencing and gate(s) shall be substantially consistent with the site plan submitted July 11, 2024.

PROJECT DESCRIPTION
COA-24-31050 is for the replacement of an existing 8-foot-tall fence along the side and rear property lines of 2151 Dellwood Avenue, a contributing single-family home in the Riverside/Avondale District. The fence is a 6-foot tall, vertically oriented, board-on-board design with caps and trims as well as a two-foot lattice atop the fence. The fence will extend around the sides and rear property line. The arbor presently installed on the east side of the home is to be removed.

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

In general, fences that exceed six feet in height are not permitted when not located along incompatible zoning uses however there are several factors that staff have taken into consideration when assessing this property, with these being:

- The elevation of much the rear yard is greater than that of where the fence is installed along the property line meaning that a regular six-foot fence is insufficient in providing privacy to the residence.
- The proposed replacement fence will not be street visible, being only on the side and rear yards of the home.
- The proposed replacement fence shall be the same design of the current fence except for the street visible arbor which will be removed (bringing the fence closer into compliance).

Based on the above analysis, Staff finds the request to perform a like-for-like replacement of the fence to be compatible with Sections 307.106(k)(1,2, and 3) and 307.106(l)(1 and 6).

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

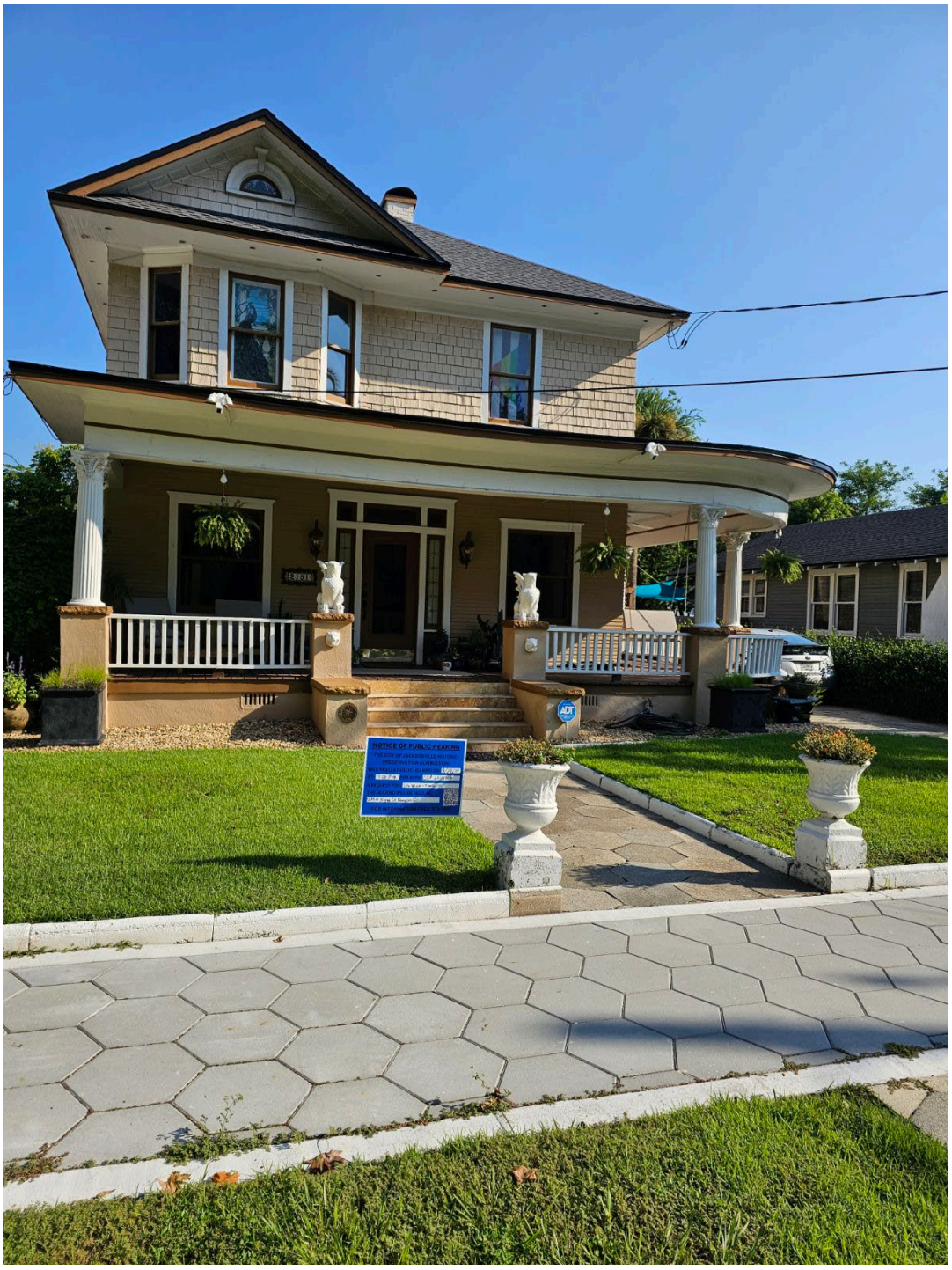
- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - 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.

LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

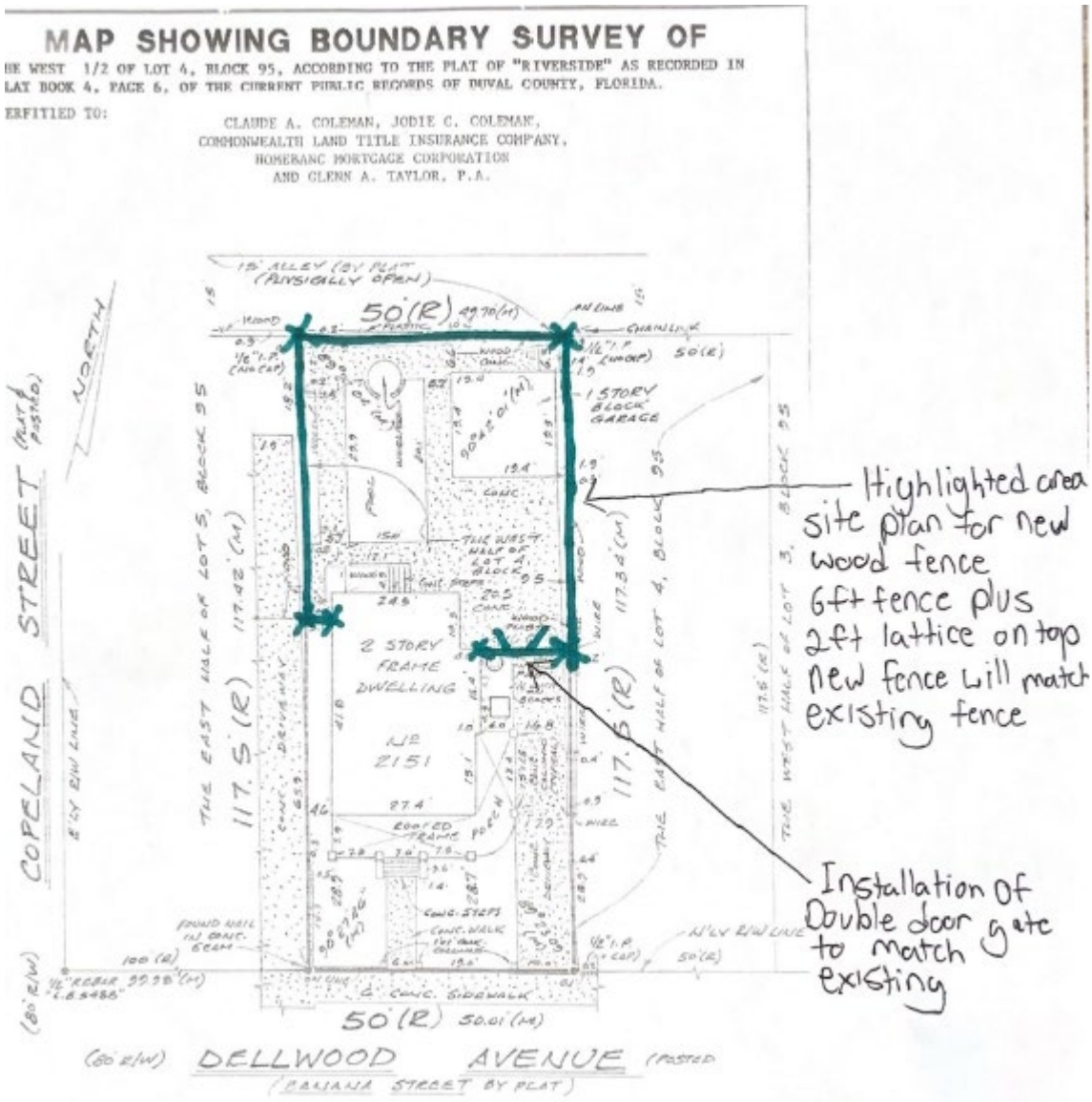


PROPOSED FENCE DESIGN

Fence style

All materials southern pine #2 pressure treated lumber. Raw materials for the fence are purchased at lumber yard and fence style is fabricated on site to match existing wood fence. Fence height is 8ft tall total. 6ft of board on board wood fence style with 2ft of lattice on top. Board on board wood fence style is boards placed on top of one another to office full privacy. 6x6x10 posts used in between sections, 2x4x8 railing and ⅝ thickness pickets. Lattice will be framed out on top to give decorative finish. New fence will be a mirror image of existing wood fence.

PROPOSED SITE PLAN DATED July 11, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	31050	**Application Status**	FOUND SUFFICIENT
Date Started	07/11/2024	**Date Submitted**	07/11/2024

Planning and Development Department Info

COA #	COA-24-31050
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	7/29/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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 DEHAN
First Name KRISTIN
Middle Name WHITNEY

Company Name

Mailing Address 2151 DELLWOOD AVENUE

City JACKSONVILLE
State FL
Zip Code 32204

Phone 904 716 4970
Fax
Email KRISTIN7821@GMAIL.COM

General Information On Owner(s)

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

Last Name DEHAN
First Name KRISTIN
Middle Name WHITNEY

Company/Trust Name

Mailing Address 2151 DELLWOOD AVENUE

City JACKSONVILLE
State FL
Zip Code 32204

Phone 9047164970
Fax
Email KRISTIN7821@GMAIL.COM

Description Of Property

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

Map	RE#
	091424 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2151	DELLWOOD AVE	32204

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [x] **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 WOODEN PERIMETER FENCE WITH LIKE-FOR-LIKE MATERIALS AND DESIGN, WITH THE EXCEPTION OF THE ARBOR OVER IN FRONT OF THE DRIVEWAY AS IT IS PROHIBITIVELY EXPENSIVE. NO OTHER CHANGES TO LENGTH, HEIGHT, OR PLACEMENT. PREVIOUS OWNERS WERE GRANTED ADMINISTRATIVE APPROVAL TO BUILD AN 8-FOOT FENCE (6 FOOT SOLID, 2 FOOT LATTICE) WHICH WE WOULD LIKE TO CONTINUE.

Addition Information

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

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

Fencing - Required Attachments For Complete Application

- [x] **Site Plan** - Site plan/survey with fence placement.
- [x] **Fence Height, Design, And Materials** - Please provide an example of the style of fence you would like to install. You may add the height and fence material to the description area in Step 2 under "Proposed Work".
- [x] **Photos Of Property**

Additional Documents Provided

	Description
[x]	PHOTO 1
[x]	PHOTO 2
[x]	PHOTO 3
[x]	PHOTO 4
[x]	SURVEY
[x]	PHOTO 5
[x]	PHOTO 6
[x]	PHOTO 7

☑ PHOTO 8

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.

Fence style

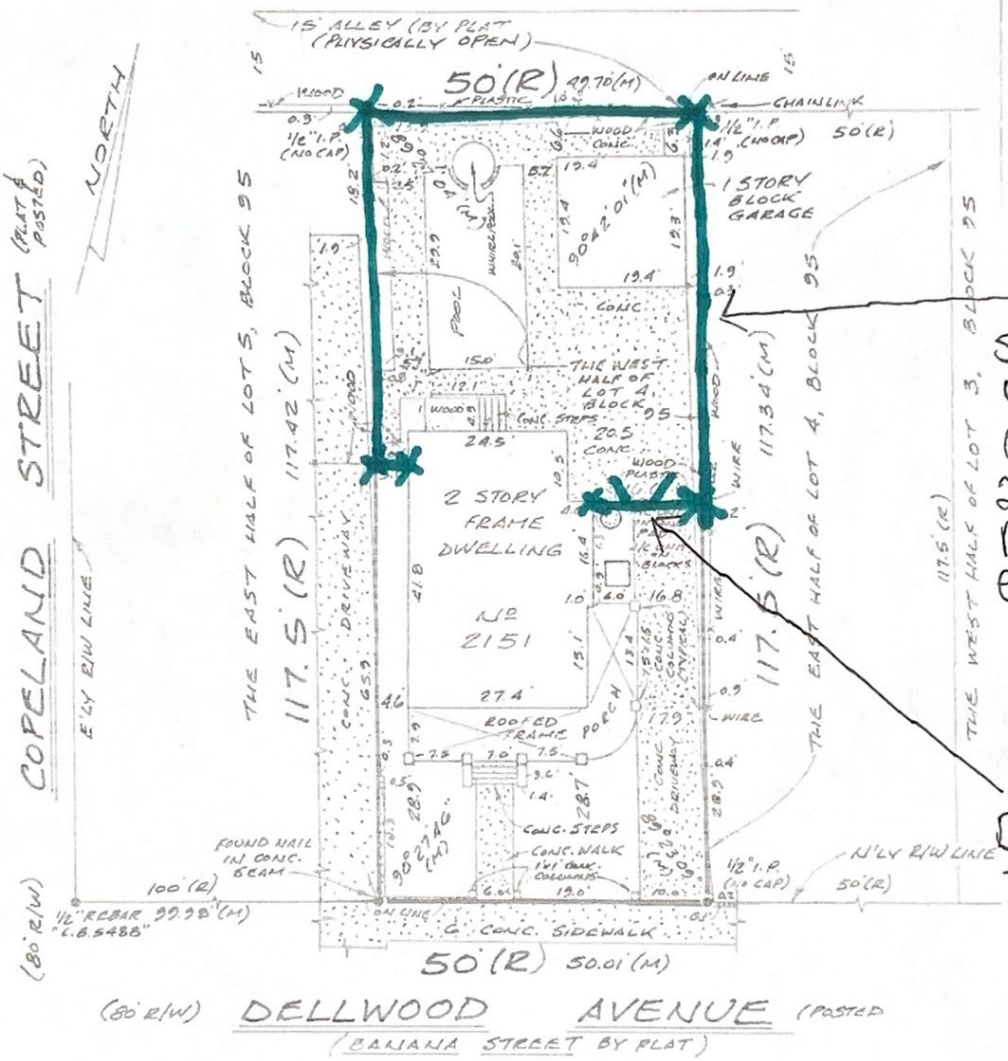
All materials southern pine #2 pressure treated lumber. Raw materials for the fence are purchased at lumber yard and fence style is fabricated on site to match existing wood fence. Fence height is 8ft tall total. 6ft of board on board wood fence style with 2ft of lattice on top. Board on board wood fence style is boards placed on top of one another to office full privacy. 6x6x10 posts used in between sections, 2x4x8 railing and ⅝ thickness pickets. Lattice will be framed out on top to give decorative finish. New fence will be a mirror image of existing wood fence.

MAP SHOWING BOUNDARY SURVEY OF

THE WEST 1/2 OF LOT 4, BLOCK 95, ACCORDING TO THE PLAT OF "RIVERSIDE" AS RECORDED IN PLAT BOOK 4, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERFITIED TO:

CLAUDE A. COLEMAN, JODIE C. COLEMAN,
COMMONWEALTH LAND TITLE INSURANCE COMPANY,
HOMEBANC MORTGAGE CORPORATION
AND GLENN A. TAYLOR, P.A.



Highlighted area site plan for new wood fence 6ft fence plus 2ft lattice on top new fence will match existing fence

Installation of Double door gate to match existing

ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS
3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468
CERTIFICATE OF AUTHORIZATION NO. LB 0005488

I HEREBY CERTIFY THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATION CODE, CHAPTER 472, F.S.

BY: CHARLES L. STARLING
FLORIDA CERTIFICATE NO. 4579

JOB NO. 27813 37978
SCALE: 1" = 20'
DATE 24 SEPT. 2003
DRAFTER A.J.F. JR.

GENERAL NOTES:

1. ~~BEARINGS ARE BASED ON~~ ANGLES ARE SHOWN FOR THIS SURVEY
2. STRUCTURE NO. 2151 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 142 DATED 8-15-89
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS FURNISHED AND THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE COVENANTS OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION

LEGEND/ABBREVIATIONS

X—X = FENCE
O = SET IRON PIPE OR REBAR MARKED " ASSOC. SURVEY " OR LB. 5488
● = FOUND IRON PIN OR PIPE
■ = FOUND CONCRETE MONUMENT
X = CROSS CUT OR DRILL HOLE
P.R.C. = POINT OF REVERSE CURVE
P.C.C. = POINT OF COMPOUND CURVE
B.R.L. = BUILDING RESTRICTION LINE
ORV = OFFICIAL RECORDS VOLUME
ORB = OFFICIAL RECORDS BOOK
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY
P.C. = POINT OF CURVE
P.T. = POINT OF TANGENCY
C/L = CENTERLINE
I.P. = IRON PIPE OR PIN
R/W = RIGHT OF WAY
ELECT. = ELECTRIC
CONC. = CONCRETE
REF. COR. = REFERENCE CORNER
(C&R) = COVENANTS AND RESTRICTIONS
—OU— = OVERHEAD UTILITIES
(R) = RECO
(M) = MEASURE
Δ = CENTRA ANGLE
L = ARC LENG
R = RADIU
(CHD) = CHORD
N&D = NAIL A DISK
P.B. = PLAT BOOK

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

COA-24-31078

414 4th Street

East

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-31078

Address: 414 4th Street East, RE# 072522-0030

Location: South side of 4th Street East between Walnut Street and Ionia Street

Owner: Jac Shacter
Terrawise Homes, Inc.
1334 Walnut Street
Jacksonville, Florida 32206

Applicant: Same as Owner

Year Built: N/A

Designation: Springfield

Request: New Construction (two-story single-family residence)

Summary Scope of Work:
1. New construction of a two-story single-family home
2. New construction of a one-story accessory structure

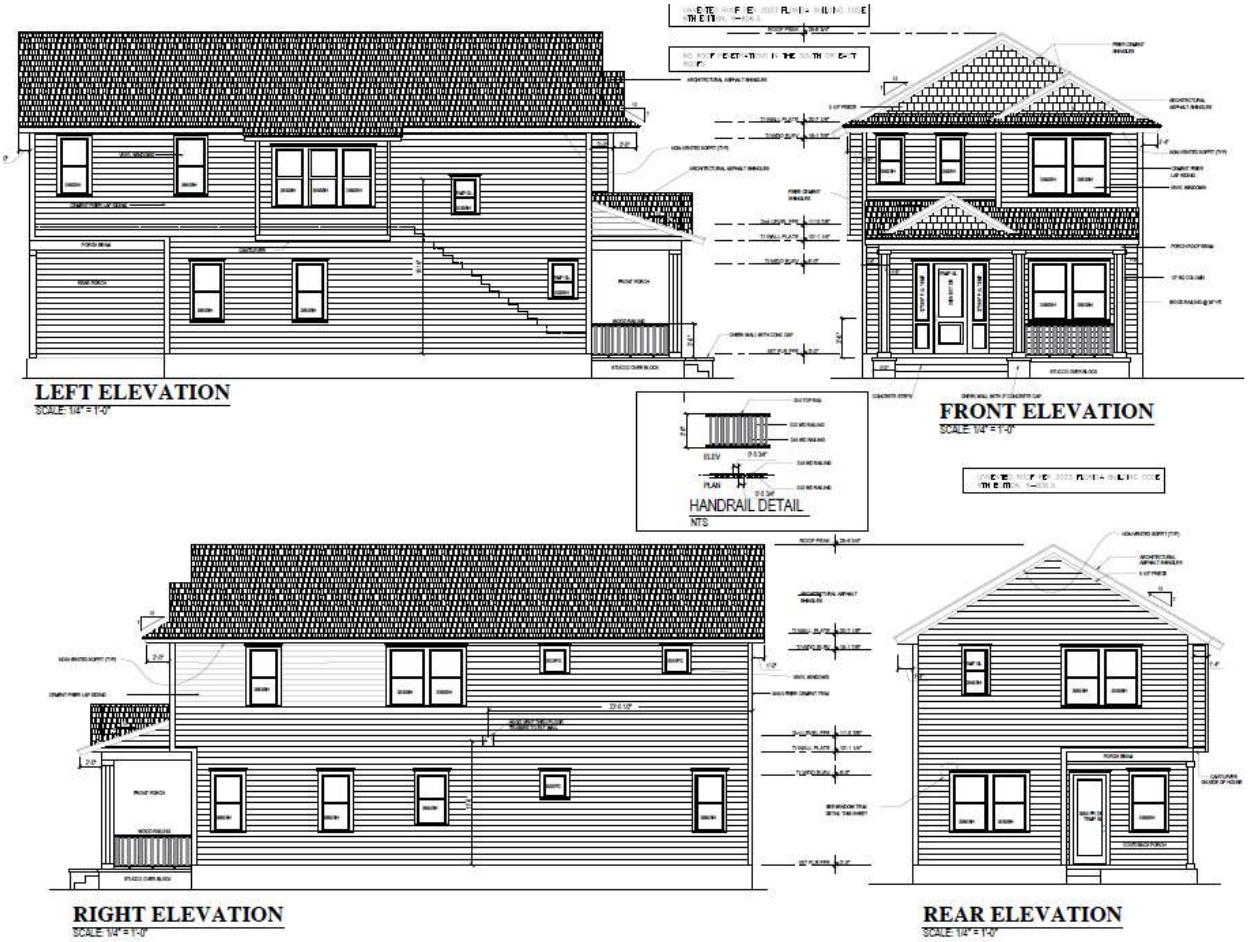
Recommendation: **Approve with Conditions**

Conditions:

New construction of a two-story single-family home and one-story accessory structure

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **July 16, 2024**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **July 16, 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 front door shall have clear glass without any decorative etching or frosted glass.
10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
11. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-24-31078 seeks to construct a two-story single-family home and a one-story accessory structure within the Springfield Historic District. The subject property is currently vacant and approximately 36 feet wide and 127 feet long. The lots on this portion of the block are a mixture of one-story and two-story homes. As designed, the home consists of a gabled roof, nested gables, and a full-width porch along the front elevation. Primary materials of the structure include fiberglass shingles for the roof, one-over-one windows, fiber cement lap siding and shingles, wood railings, concrete block with a stucco finish for the foundation, and square columns along the front porch. Meanwhile, the 600-square foot accessory structure mimics the features of the primary structure by having one-over-one windows and fiber cement lap siding and shingles.

STAFF SUMMARY AND ANALYSIS

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

- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for a compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure ensures a compatible relationship with other properties in the historic district as the proposed frame vernacular style is consistent with the architectural styles of the neighborhood. As such, the proposed development is consistent with Sections 307.106(k)(1-2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed primary structure from finish floor is 28 feet and 6 inches, which is compatible with the heights of adjacent structures. Meanwhile, the height of the accessory structure will be less than 15 feet in height. Staff finds the scale and massing of the proposed structures are consistent with other structures on the block. The setbacks as shown on the site plan dated July 16, 2024, are consistent with other nearby structures and have been conditioned to ensure compatibility. Massing of the proposed structures are also consistent with neighboring structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations depict one-over-one light pattern windows on both structures—all of which possess a header height characteristic of window design in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door on the primary structure is a half-light craftsman-style door with sidelights, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the gable roof form is compatible with the roof forms within the District, and similar roof forms are found along the block as well.

- The proposed design of the primary 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 proximate structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the primary structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The fiber cement lap siding, a contemporary material used to replicate the finish and dimension of horizontal wood lap siding, which is common in Springfield;
    - The block foundation with a stucco finish;
    - The one-story, full-width porch with square columns along the front elevation; and,
    - Vertically-oriented windows spaced evenly throughout the structure.
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot, and the proposed new construction is compatible with the surrounding, contributing structures. The proposed structures are differentiated from historic structures by the finish and materials used, while being compatible with the massing, size, scale and architectural features of adjacent properties.

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6-8
- Historic 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 an historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

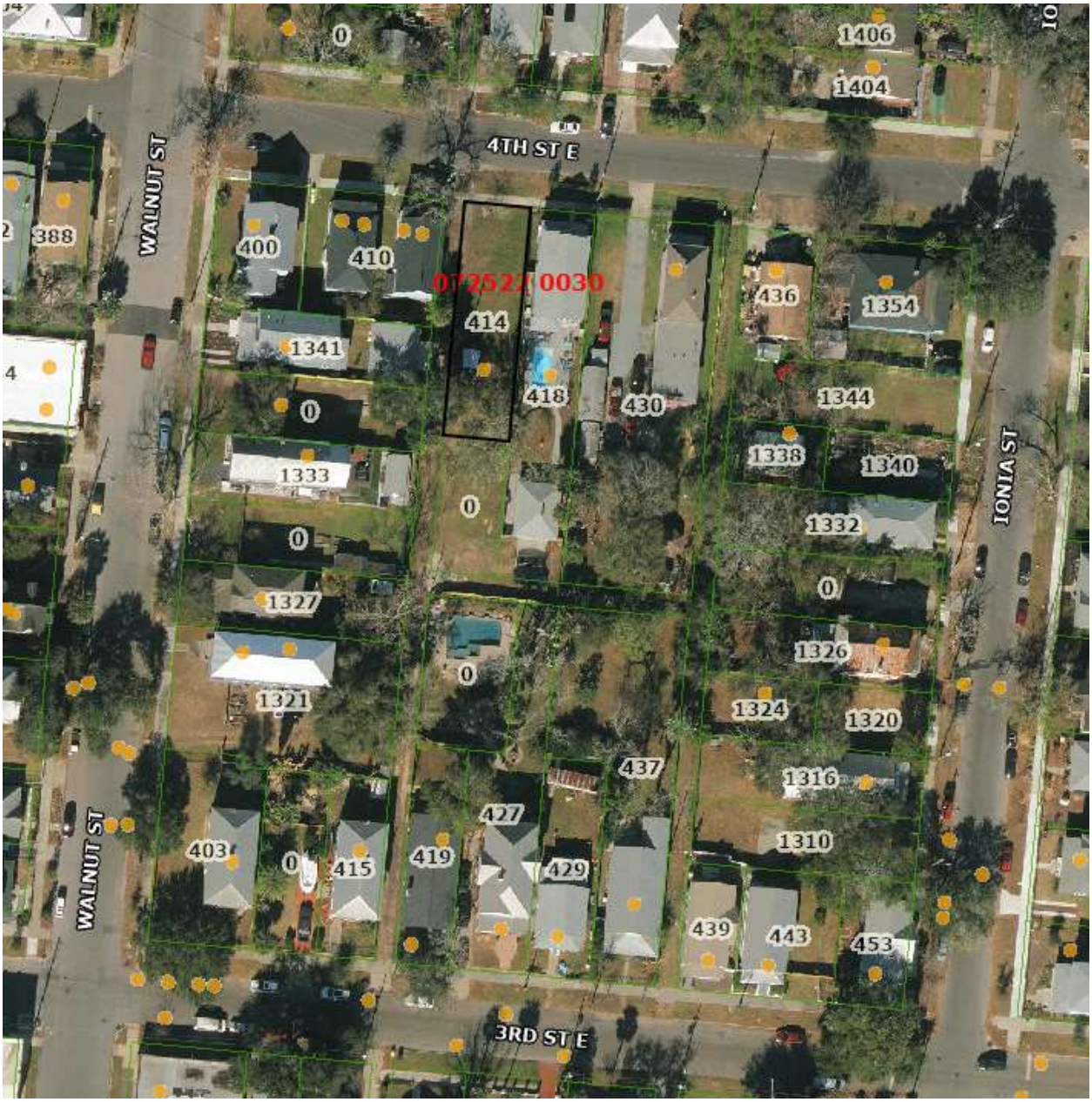
- 307.106(m)(7) - *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Design Guidelines, "New Construction"

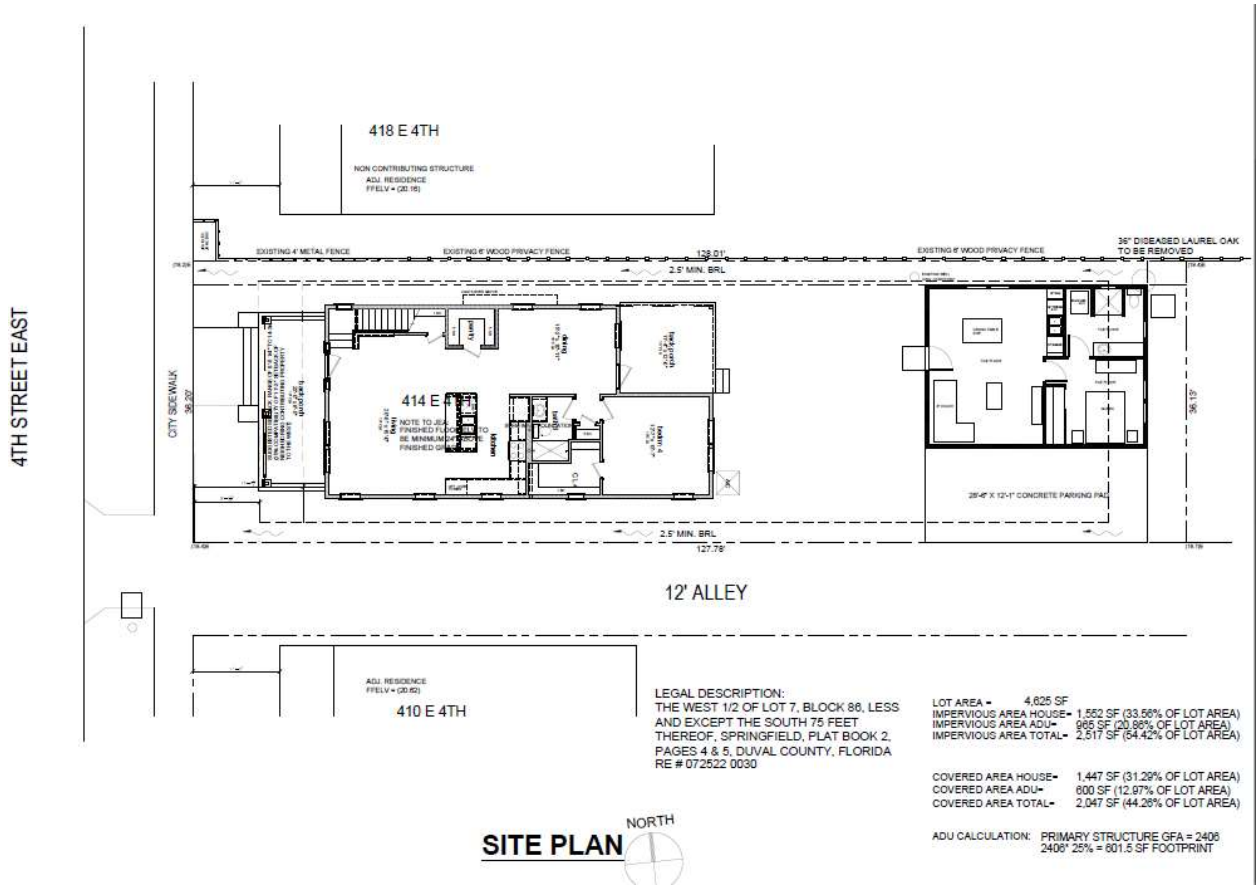
- Secretary of the Interior's Standards for Rehabilitation (2):
  The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standards for Rehabilitation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

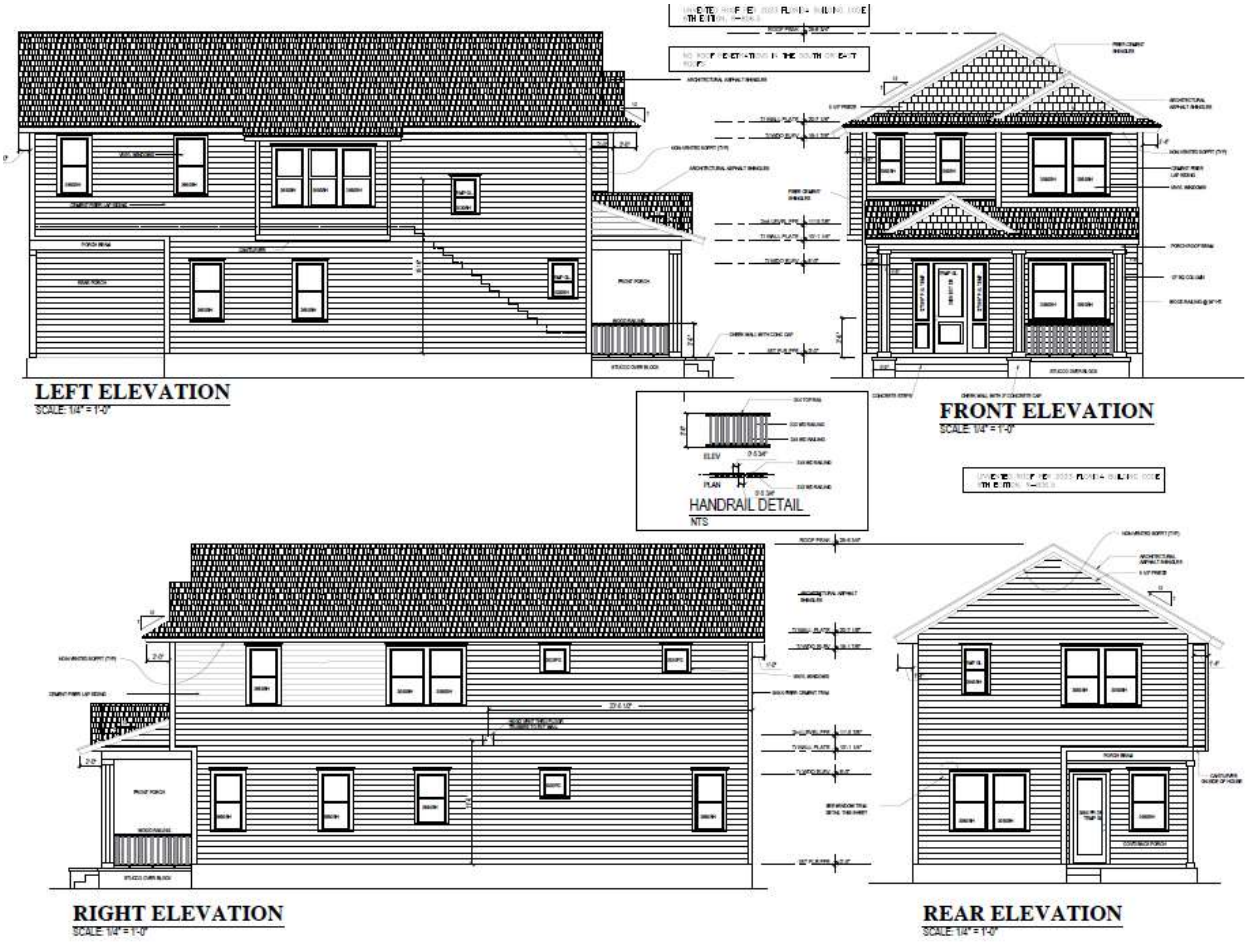


POSTED SIGN PHOTOGRAPH

PROPOSED SITE PLAN DATED JULY 16, 2024



PROPOSED ELEVATIONS DATED JULY 16, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	31078	**Application Status**	FILED COMPLETE
Date Started	07/16/2024	**Date Submitted**	07/16/2024

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 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#
	072522 0030

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
414	4TH ST E	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 HOME AND ADU

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]	ADU 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: 8/7/2024

COA#: 24-31078

Address: 414 E 4th Street
Jacksonville, FL 32206

Owner: TerraWise 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-24-31078 **were posted on the property/site located at:**

072522-0030
Real Estate Number(s)

414 E 4th Street
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Jacob Shacter

Signature Jacob Shacter

Dated this 7th day of August, 2024.

Property taxes are subject to change upon change of ownership.
• Past taxes are not a reliable projection of future taxes.
• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

TERRAWISE HOMES INC
1334 WALNUT ST
JACKSONVILLE, FL 32206

Primary Site Address
414 E 4TH ST
Jacksonville FL 32206-

Official Record Book/Page
20702-01814

Tile #
6412

414 E 4TH ST

Property Detail

RE #	072522-0030
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4608
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	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$0.00	$56,595.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$0.00	$56,595.00
Assessed Value	$0.00	$56,595.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	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
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
20702-01814	6/2/2023	$87,000.00	SW - Special Warranty	Qualified	Vacant
17813-00879	12/15/2016	$38,000.00	WD - Warranty Deed	Qualified	Vacant
13765-00517	1/16/2007	$100.00	QC - Quit Claim	Unqualified	Vacant
08676-00788	7/17/1997	$100.00	MS - Miscellaneous	Unqualified	Improved
05931-00287	3/19/1985	$800.00	SW - Special Warranty	Unqualified	Vacant
05516-01474	4/9/1982	$100.00	TD - Tax Deed	Unqualified	Vacant

Extra Features

No data found for this section

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-S	35.00	128.00	Common	35.00	Front Footage	$56,595.00

Legal

LN	Legal Description
1	2-4 37-2S-26E .11
2	SPRINGFIELD
3	N128FT W1/2 LOT 7
4	BLK 86

Buildings

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$56,595.00	$0.00	$56,595.00	$0.00	$640.48	$620.28
Urban Service Dist1	$56,595.00	$0.00	$56,595.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$56,595.00	$0.00	$56,595.00	$0.00	$174.99	$178.22
By Local Board	$56,595.00	$0.00	$56,595.00	$0.00	$127.23	$125.27

FL Inland Navigation Dist.	$56,595.00	$0.00	$56,595.00	$0.00	$1.63	$1.51
Water Mgmt Dist. SJRWMD	$56,595.00	$0.00	$56,595.00	$0.00	$10.15	$9.54
School Board Voted	$56,595.00	$0.00	$56,595.00	$0.00	$56.60	$56.60
Urb Ser Dist1 Voted	$56,595.00	$0.00	$56,595.00	$0.00	$0.00	$0.00
			Totals	$0.00	$1,011.08	$991.42

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$0.00	$0.00	$0.00	$0.00
Current Year	$56,595.00	$56,595.00	$0.00	$56,595.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

No information available

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

More Information

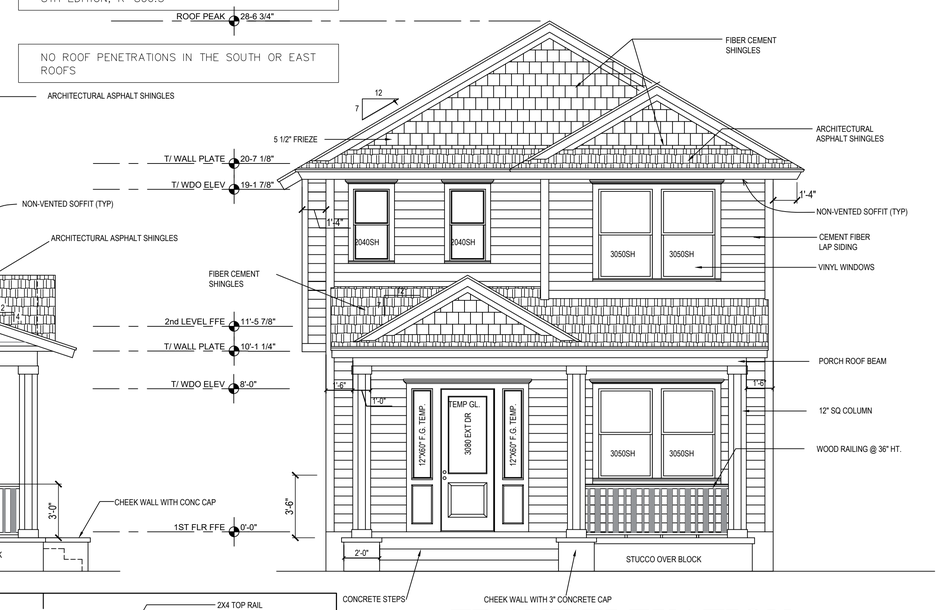
ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

LEFT ELEVATION

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

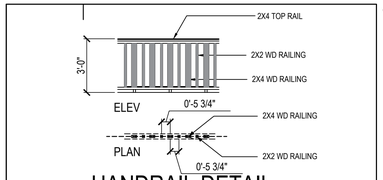
UNVENTED ROOF PER 2023 FLORIDA BUILDING CODE
8TH EDITION, R-806.5

NO ROOF PENETRATIONS IN THE SOUTH OR EAST ROOFS



FRONT ELEVATION

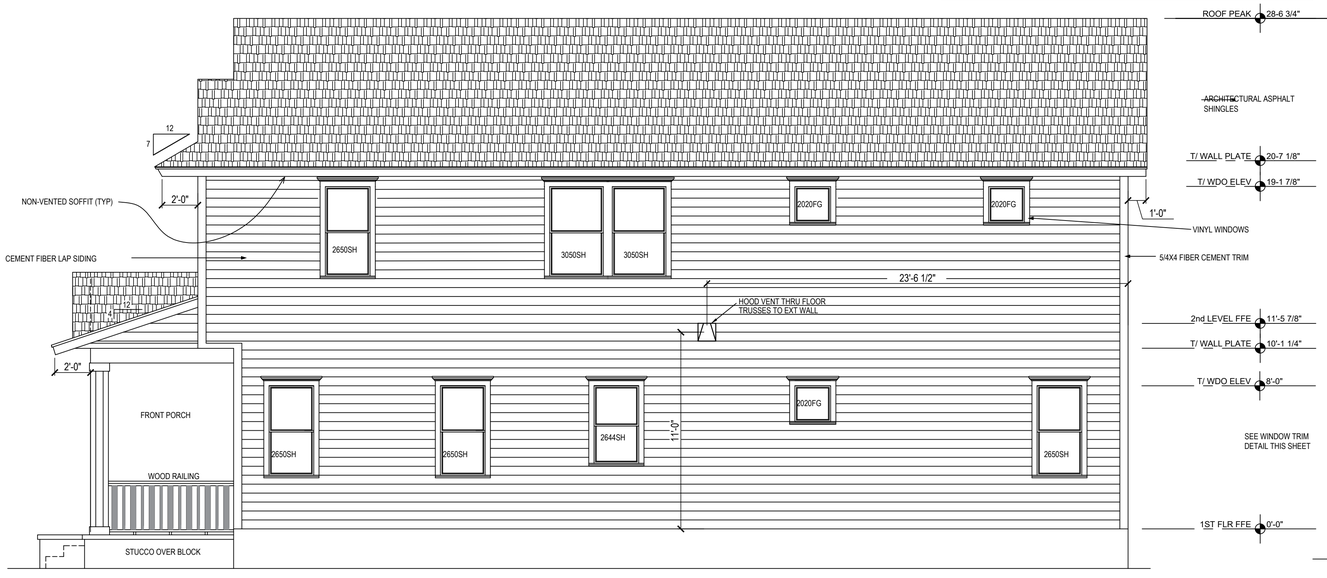
SCALE: 1/4" = 1'-0"



HANDRAIL DETAIL

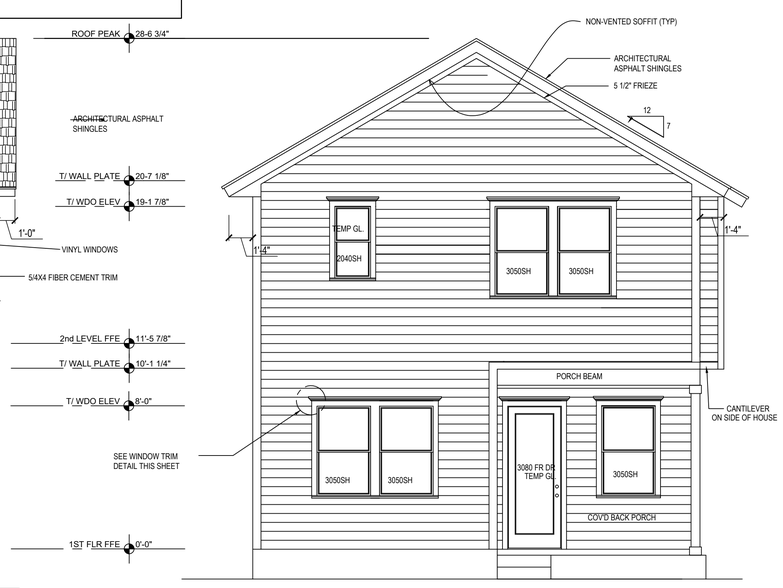
NTS

UNVENTED ROOF PER 2023 FLORIDA BUILDING CODE
8TH EDITION, R-806.5



RIGHT ELEVATION

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



REAR ELEVATION

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

BASE PLAN
"NEW BRUNSWICK"
EXT. ELEVATIONS

DRAWN BY:	LEO
DATE:	NOV. 16, 2023
Checked by:	DAS/JAC
Scale:	AS SHOWN
Job No.	SP00000126
Rev:	JJS 7/16/2024
Rev:	

Reviewed By:

Date:

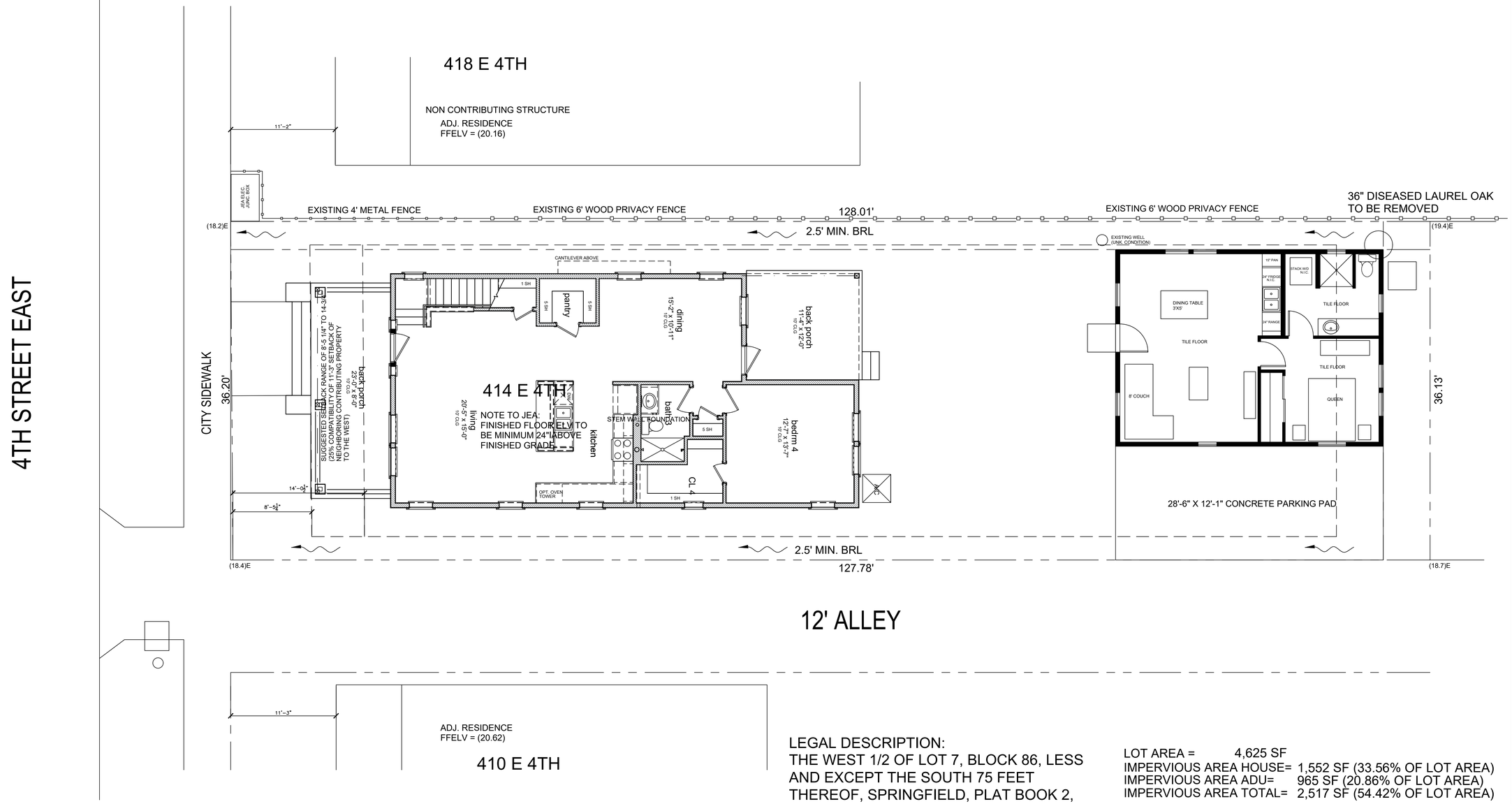
414 E 4TH STREET CBC057118
JACKSONVILLE FL, 32206

TERRAWISE HOMES

1334 WALNUT STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473)

FILE NAME: SP2035.FP

Sheet 3 of 8



LEGAL DESCRIPTION:
THE WEST 1/2 OF LOT 7, BLOCK 86, LESS AND EXCEPT THE SOUTH 75 FEET THEREOF, SPRINGFIELD, PLAT BOOK 2, PAGES 4 & 5, DUVAL COUNTY, FLORIDA
RE # 072522 0030

LOT AREA = 4,625 SF
IMPERVIOUS AREA HOUSE= 1,552 SF (33.56% OF LOT AREA)
IMPERVIOUS AREA ADU= 965 SF (20.86% OF LOT AREA)
IMPERVIOUS AREA TOTAL= 2,517 SF (54.42% OF LOT AREA)

COVERED AREA HOUSE= 1,447 SF (31.29% OF LOT AREA)
COVERED AREA ADU= 600 SF (12.97% OF LOT AREA)
COVERED AREA TOTAL= 2,047 SF (44.26% OF LOT AREA)

ADU CALCULATION: PRIMARY STRUCTURE GFA = 2406
2406* 25% = 601.5 SF FOOTPRINT

SITE PLAN

NORTH

414 E 4TH ST
SITE PLAN

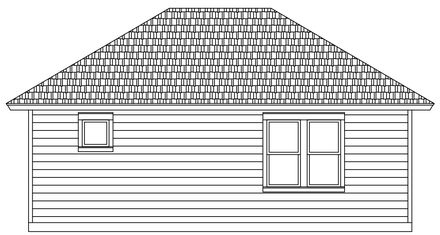
DRAWN BY: JJS
DATE: 6/22/2023
Checked by:
Scale: 3/16" = 1'
Job No.
Rev: 7/16/2024 JJS
Rev:

Reviewed By:
Date:

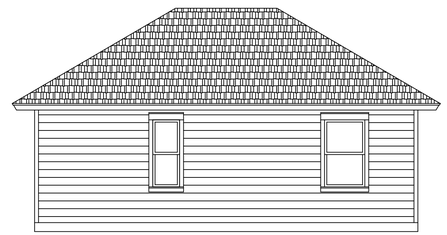
414 EAST 4TH STREET
JACKSONVILLE FL., 32206

TERRAWISE HOMES
1334 WALNUT STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473) CBC057118

Sheet 1 of 1



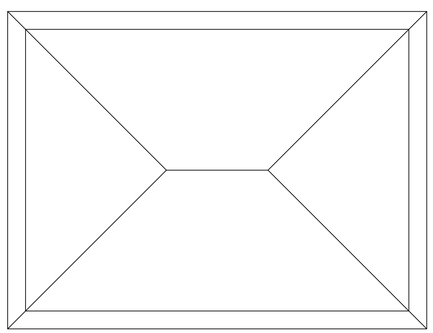
LEFT ELEVATION
(FACING 418 E 4TH)

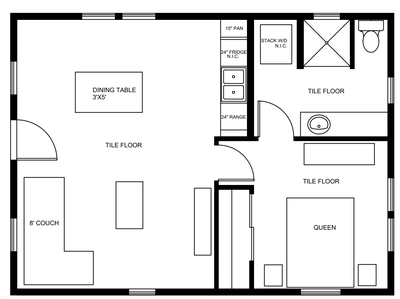


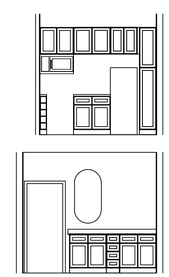
RIGHT ELEVATION
(FACING SIDE ALLEY)

FRONT ELEVATION
(FACING HOUSE)

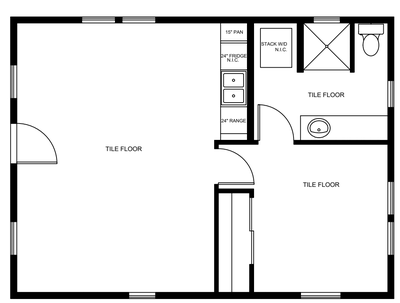
REAR ELEVATION
(FACING REAR P/L)







SQUARE FOOTAGES	
1ST FLOOR HEATED=	600 SF
2ND FLOOR HEATED=	
TOTAL HEATED =	600 SF
GARAGE=	0 SF
TOTAL COVERED =	600 SF
VOL. OF HEATED SPACE=	CF



600 ADU

DRAWN BY: JAC SHACTER
DATE: 7/16/2024
Checked by:
Scale: 3/16" = 1'
Job No. 00000126
Rev:
Rev:

Reviewed By:

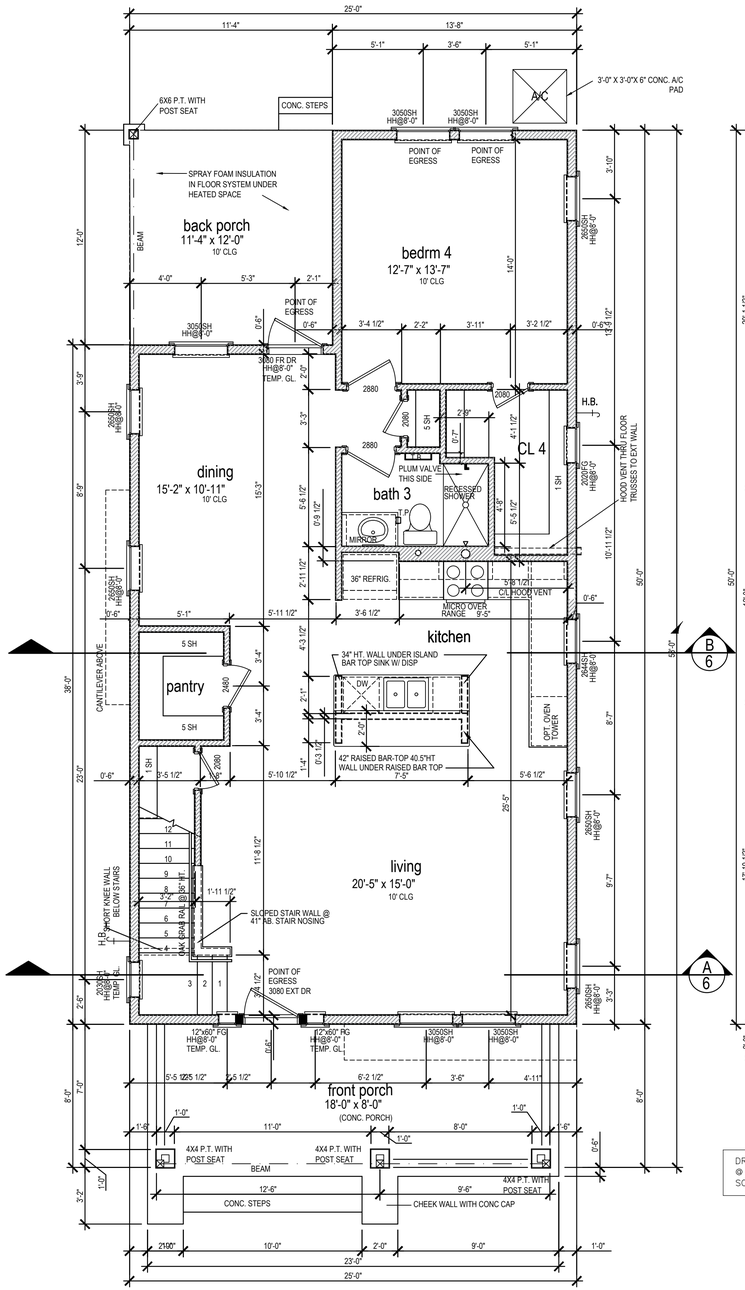
Date:

414 E 4TH STREET CBC057118
JACKSONVILLE FL, 32206

TERRAWISE HOMES
1334 WALNUT STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473)

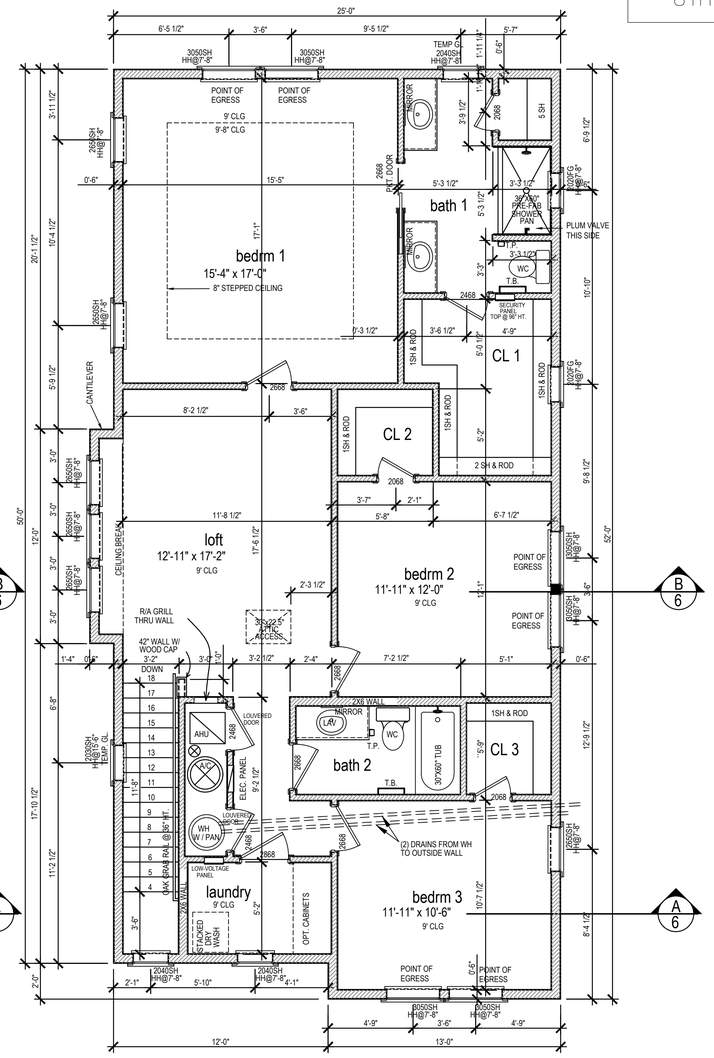
Sheet 1 of 2

UNVENTED ROOF PER 2023 FLORIDA BUILDING CODE 8TH EDITION, R-806.5



FIRST FLOOR

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

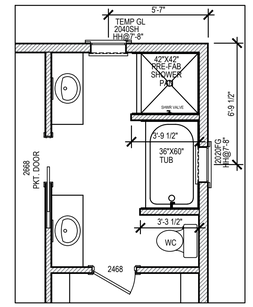


SECOND FLOOR

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

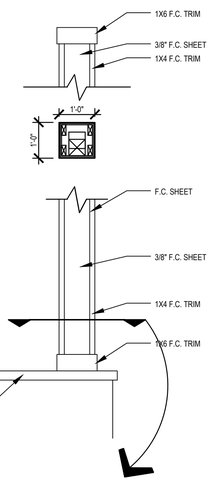
DRAFTSTOPPING REQ'D IN FLOOR FRAMING/FLOOR TRUSSES @ 1000 SF MAX FLOOR AREA. INSTALL THE DRAFTSTOPPING SO THE SEPARATED FLOOR AREAS ARE APPROX EQUAL.

SQUARE FOOTAGES	
1ST FLOOR HEATED=	1114 SF
2ND FLOOR HEATED=	1292 SF
TOTAL HEATED =	2406 SF
FRONT PORCH =	176 SF
BACK PORCH =	136 SF
TOTAL COVERED =	2718 SF
VOL. OF HEATED SPACE=	29,606 CF



ALT BATH

WITH SEPARATE SHOWER AND TUB



PORCH COLUMN DETAIL

SCALE: 1/2" = 1'-0"

BASE PLAN
"NEW BRUNSWICK"
FLOOR PLANS

DRAWN BY: LEO
DATE: NOV. 16, 2023
Checked by: DAS/JAC
Scale: AS SHOWN
Job No. SP00000126
Rev: JJS 7/16/2024
Rev.

Reviewed By:

Date:

414 E 4TH STREET CBC057118
JACKSONVILLE FL, 32206

TERRAWISE HOMES

1334 WALNUT STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473)

FILE NAME: SP2035.FP

Sheet 2 of 8

Setback Calculation

418 E 4th (To left): Non contributing)

410/412 E 4th (to right): 11’-3”

11’-3” = 135”

135” x 75% = 101.25” or 8’- 5.25”

135” x 125% = 168.75” or 14’-0.75”

Front setback range between 8’-5.25” and 14’-0.75” (101.25” and 168.75”)

COA 24-31078 414 E 4th St

RE# 072522-0030

1403 Walnut Street RE 072456-0005

(New Terrawise to be built under COA-24-30936)

413 & 419 E 4th Street RE 072475-0060 & 072475-0040

(non-contributing structures, Built in 2019 & 2021)

(413 is directly across the street from Subject property)

425 E 4th Street RE 072475-0020

1404 Ionia Street RE 072473-0000

1354 Ionia Street RE 072528-0000

436 E 4th Street RE 072529-0000

430 E 4th Street RE 072525-0000

418 E 4th Street RE 072523-0000

(Non-contributing structure; built in 2021)

(Adjacent to subject property, to left/East)

Subject property RE 072522-0030

406, 408, 410, and 412 E 4th Street RE 072522-0010

(Adjacent to subject property, to right/West)

400 E 4th Street RE 072522-0020

COA-24-31081

2124 Laura Street North

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-31081

Address: 2124 Laura St N, RE# 073205-0000

Location: Southwest corner of 12th Street West and Laura Street North

Owner: Adam Eiseman
JWB Real Estate Capital, LLC
7563 Philips Highway, Suite 208
Jacksonville, Florida 32256

Applicant: Mitchell Askelson
JWB Real Estate Companies, LLC
7563 Philips Highway, Suite 208
Jacksonville, Florida 32256

Year Built: N/A

Designation: Springfield

Request: New Construction (two-story single-family residence)

Summary Scope of Work:
1. New construction of a two-story single-family home

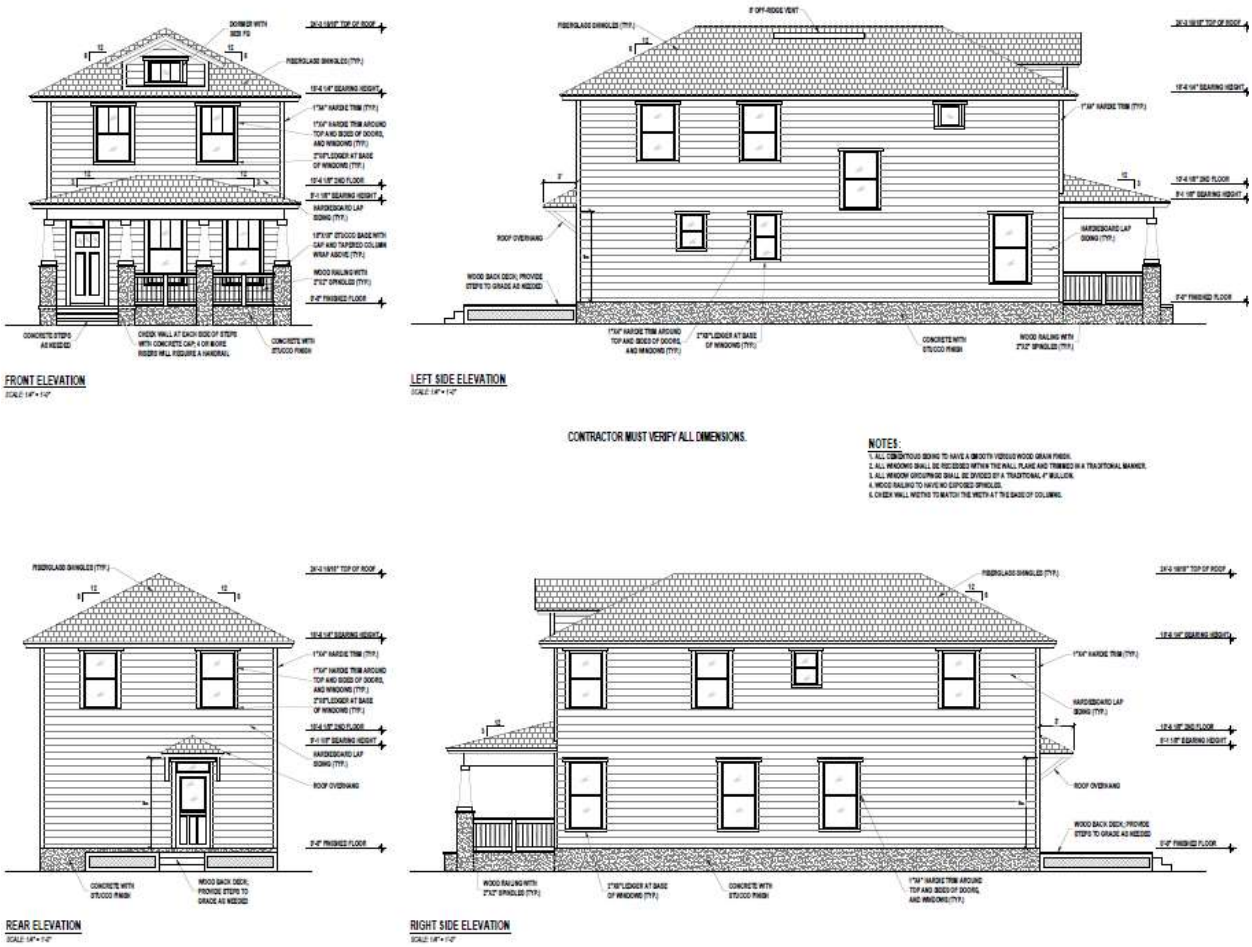
Recommendation: **Approve with Conditions**

Conditions:

New construction of a two-story single-family home

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated June 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 July 8, 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 front door shall have clear glass without any decorative etching or frosted glass.
10. Driveway installation shall be reviewed under a separate COA application.
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-24-31081 seeks to construct a two-story single-family home within the Springfield Historic District. The subject property is currently vacant and approximately 35 feet wide and 104 feet long. The lots on this portion of the block are a mixture of one-story and two-story homes. As designed, the home consists of a hip roof, gabled dormer, and a full-width porch along the first-floor front elevation. Primary materials of the structure include fiberglass shingles for the roof, three-over-one and one-over-one windows, fiber cement lap siding and shingles, wood railings, concrete block with a stucco finish for the foundation, and stucco tapered columns along the front porch.

STAFF SUMMARY AND ANALYSIS

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

- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for a compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure ensures a compatible relationship with other properties in the historic district as the proposed frame vernacular style is consistent with the architectural styles of the neighborhood. As such, the proposed development is consistent with Sections 307.106(k)(1-2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from finish floor is 24 feet and 3 inches, which is compatible with the heights of adjacent and proposed structures. The scale and massing of the proposed structure is consistent with other residences on the block. The setbacks as shown on the site plan dated July 8, 2024 are consistent with other nearby structures and have been conditioned to ensure compatibility. Massing of the proposed structure is consistent with neighboring structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed three-over-one light pattern windows on the front elevation and one-over-one windows on the remaining elevations—all of which possess a header height characteristic of window design in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a quarter-light craftsman-style door with a transom, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the hip roof form is compatible with the roof forms within the District, and similar roof forms are found along the block as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the

proposed structure is compatible with the directional expression of proximate structures and consistent with Section 307.106(m)(7).

- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The fiber cement lap siding, a contemporary material used to replicate the finish and dimension of horizontal wood lap siding, which is common in Springfield;
    - The block foundation with a stucco finish;
    - The one-story, full-width porch with stucco tapered columns along the front elevation; and,
    - Vertically-oriented windows spaced evenly throughout the structure.
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot, and the proposed new construction is compatible with the surrounding, contributing structures. The proposed residence is differentiated from historic structures by the finish and materials used, while being compatible with the massing, size, scale and architectural features of adjacent properties.

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6-8
- Historic 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 an historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(7) - *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

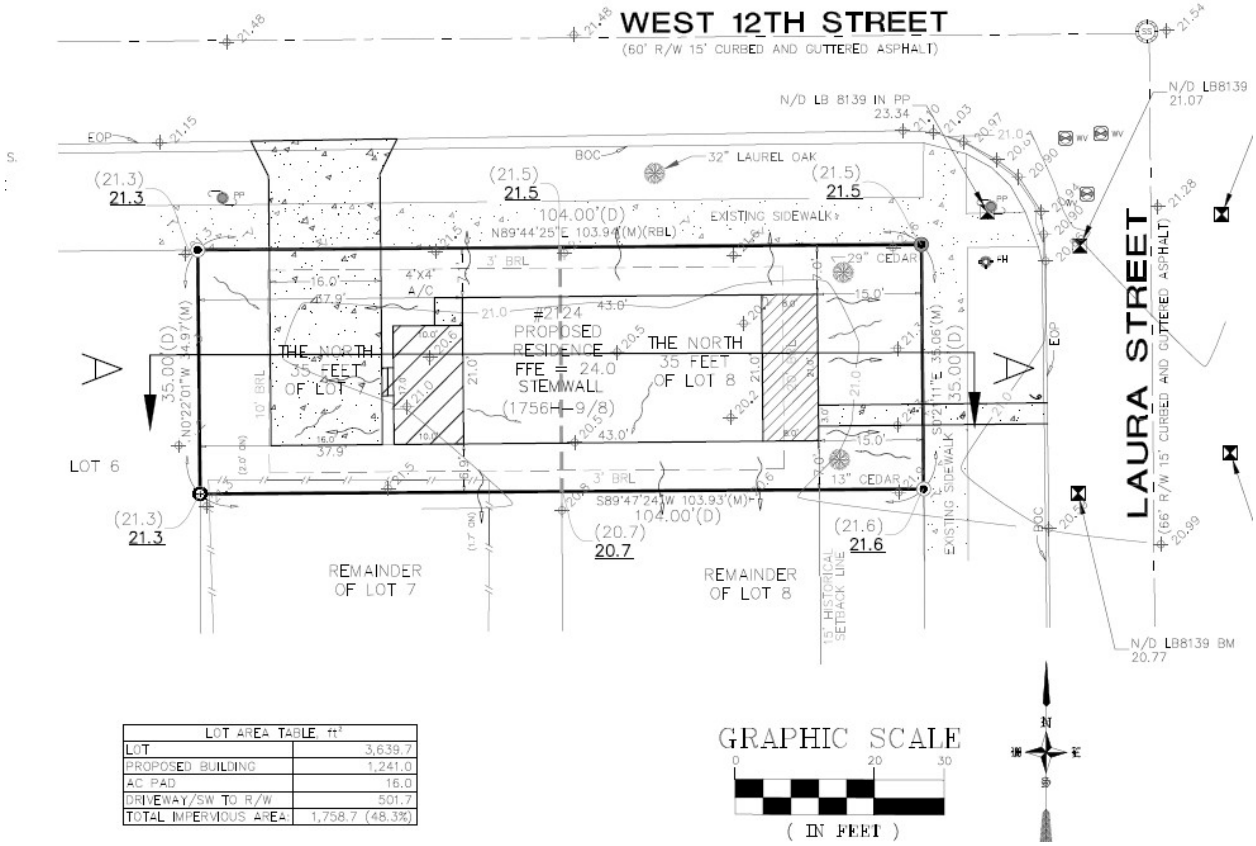
Design Guidelines, "New Construction"

- 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

POSTED SIGN PHOTOGRAPH

PROPOSED SITE PLAN DATED JULY 8, 2024



LOT AREA TABLE, ft²	
LOT	3,639.7
PROPOSED BUILDING	1,241.0
AC PAD	16.0
DRIVEWAY/SW TO R/W	501.7
TOTAL IMPERVIOUS AREA:	1,758.7 (48.3%)

PROPOSED ELEVATIONS DATED JUNE 26, 2024

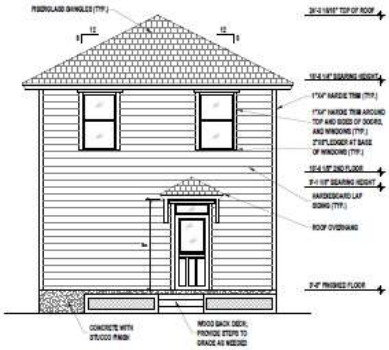
FRONT ELEVATION

LEFT SIDE ELEVATION

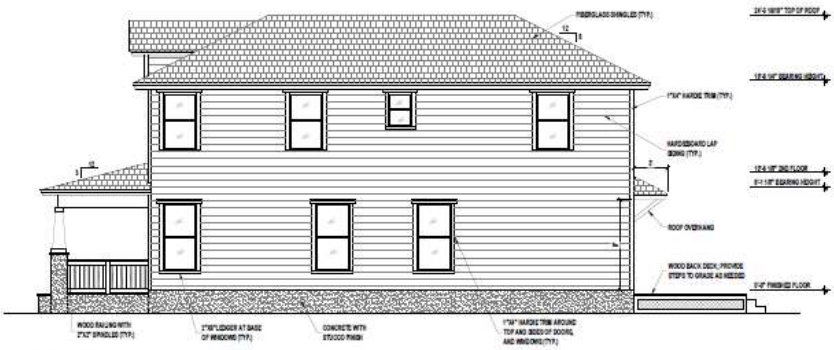
CONTRACTOR MUST VERIFY ALL DIMENSIONS.

NOTES:

1. ALL CONTINUOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITH 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. CHECK WALL WIDTHS TO MATCH THE WIDTH AT THE BASE OF COLUMNS.



REAR ELEVATION



RIGHT SIDE ELEVATION

Application For Certificate Of Appropriateness

Application Info

Tracking #	31081	**Application Status**	FILED COMPLETE
Date Started	07/17/2024	**Date Submitted**	07/17/2024

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 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#
	073205 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
2124	LAURA ST N	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 A NEW CONSTRUCTION HOME, 1756SQFT, 3/2.5

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: 8/12/24

COA#: 24-31081

Address: 2124 Laura St N
Jacksonville, FL 32206

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 24-31081 **were posted on the property/site located at:**

073205-0000
Real Estate Number(s)

2124 Laura St N
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Mitchell Askelson

Signature

Dated this 12 day of August, 2024.

Property taxes are subject to change upon change of ownership.
• Past taxes are not a reliable projection of future taxes.
• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

JWB REAL ESTATE CAPITAL LLC
7563 PHILIPS HWY SUITE 208
JACKSONVILLE, FL 32256

Primary Site Address
0 LAURA ST
Jacksonville FL 32206-

Official Record Book/Page
17466-00356

Tile #
6412

0 LAURA ST

Property Detail

RE #	073205-0000
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01208 SPRINGFIELD BLK 132-134
Total Area	3640
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	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$29,925.00	$36,225.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$29,925.00	$36,225.00
Assessed Value	$20,924.00	$23,016.00
Cap Diff/Portability Amt	$9,001.00 / $0.00	$13,209.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$20,924.00	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
17466-00356	1/20/2016	$31,000.00	WD - Warranty Deed	Unqualified	Vacant
16449-00465	7/11/2013	$440,000.00	WD - Warranty Deed	Unqualified	Vacant
16412-00287	6/14/2013	$100.00	QC - Quit Claim	Unqualified	Vacant
15855-02215	2/21/2012	$22,500.00	WD - Warranty Deed	Unqualified	Vacant
11696-02223	3/17/2004	$788,500.00	WD - Warranty Deed	Unqualified	Vacant
09783-01582	10/17/2000	$15,200.00	SW - Special Warranty	Unqualified	Vacant
09386-01217	8/17/1999	$100.00	TD - Tax Deed	Unqualified	Improved
06247-01976	12/8/1986	$1,000.00	CT - Certificate of Title	Unqualified	Vacant
05944-01512	1/25/1984	$100.00	QC - Quit Claim	Unqualified	Improved
05608-00105	1/12/1983	$5,000.00	WD - Warranty Deed	Unqualified	Improved
05506-00921	3/9/1982	$1,000.00	CT - Certificate of Title	Unqualified	Improved
04618-00545	4/20/1978	$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

No data found for this section

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-S	35.00	104.00	Common	35.00	Front Footage	$36,225.00

Legal

LN	Legal Description
1	2-73 12-2S-26E .084
2	SPRINGFIELD
3	N 35FT LOTS 7,8 BLK 132

Buildings

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$23,016.00	$0.00	$23,016.00	$236.79	$260.47	$252.26
Urban Service Dist1	$23,016.00	$0.00	$23,016.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$36,225.00	$0.00	$36,225.00	$95.25	$112.01	$114.07
By Local Board	$36,225.00	$0.00	$36,225.00	$67.27	$81.43	$80.18
FL Inland Navigation Dist.	$23,016.00	$0.00	$23,016.00	$0.60	$0.66	$0.61
Water Mgmt Dist. SJRWMD	$23,016.00	$0.00	$23,016.00	$3.75	$4.13	$3.88
School Board Voted	$36,225.00	$0.00	$36,225.00	$29.93	$36.23	$36.23
Urb Ser Dist1 Voted	$23,016.00	$0.00	$23,016.00	$0.00	$0.00	$0.00
			Totals	$433.59	$494.93	$487.23

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$29,925.00	$20,924.00	$0.00	$20,924.00
Current Year	$36,225.00	$23,016.00	$0.00	$23,016.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

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

073208 0000
0
14'
110
2120
15'
2116
8'
LAURA ST N
17'
2125
304

Materials List:

- Siding – Hardie planks, smooth finish; not wood-grain look
- Railings – wood
- Roof – architectural shingle
- Front Walk – concrete
- Porch – Wood with Beaded Porch Panel in the overhang
- Rear Deck – Wood
- Front Door – Craftsman 2-panel
- Rear Door – Craftsman Half Lite

2124 Laura St N (subject property):

2120 Laura St:

2125 Laura St:

110 12th St W:

COA-24-30182

1120 Ionia Street

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-31082

Address: 1120 Ionia St, RE# 072712-0000

Location: West side of Ionia Street between 1st Street and 2nd Street East

Owner: Adam Eiseman
Hoose Homes and Investments, LLC
7563 Philips Highway, Suite 208
Jacksonville, Florida 32256

Applicant: Mitchell Askelson
JWB Real Estate Companies, LLC
7563 Philips Highway, Suite 208
Jacksonville, Florida 32256

Year Built: N/A

Designation: Springfield

Request: New Construction (two-story single-family residence)

Summary Scope of Work:
1. New construction of a two-story single-family home

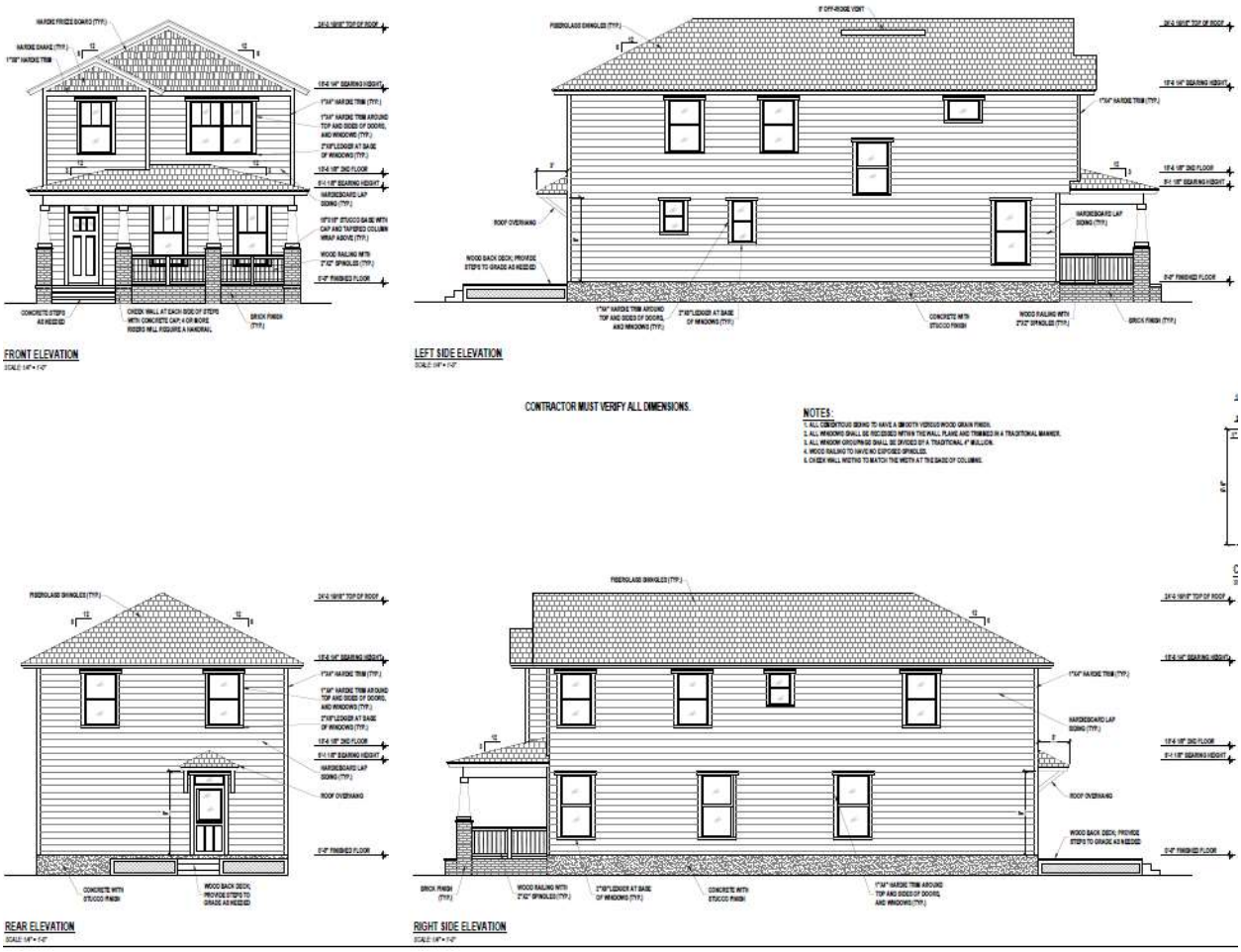
Recommendation: **Approve with Conditions**

Conditions:

New construction of a two-story single-family home

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated June 6, 2024, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated June 24, 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 front door shall have clear glass without any decorative etching or frosted glass.
10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
11. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-24-31082 seeks to construct a two-story single-family home within the Springfield Historic District. The subject property is currently vacant and approximately 35 feet wide and 125 feet long. The lots on this portion of the block are a mixture of one-story and two-story homes. As designed, the home consists of a nested gable, and a full-width porch along the front elevation and hip roof along rear elevation. Primary materials of the structure include fiberglass shingles for the roof, three-over-one and one-over-one windows, fiber cement lap siding and shingles, wood railings, concrete block with a brick finish for the foundation, and brick tapered columns along the front porch.

STAFF SUMMARY AND ANALYSIS

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

- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for a compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The design of the proposed structure ensures a compatible relationship with other properties in the historic district as the proposed frame vernacular style is consistent with the architectural styles of the neighborhood. As such, the proposed development is consistent with Sections 307.106(k)(1-2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from finish floor is 24 feet and 3 inches, which is compatible with the heights of adjacent and proposed structures. The scale and massing of the proposed structure is consistent with other residences on the block. The setbacks as shown on the site plan dated June 24, 2024 are consistent with other nearby structures and have been conditioned to ensure compatibility. Massing of the proposed structure is consistent with neighboring structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed three-over-one light pattern windows on the front elevation and one-over-one windows on the remaining elevations—all of which possess a header height characteristic of window design in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a quarter-light craftsman-style door with a transom, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the gable roof form is compatible with the roof forms within the District, and similar roof forms are found along the block as well.

- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the proposed structure is compatible with the directional expression of proximate structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The fiber cement lap siding, a contemporary material used to replicate the finish and dimension of horizontal wood lap siding, which is common in Springfield;
    - The block foundation with a brick finish;
    - The one-story, full-width porch with brick tapered columns along the front elevation; and,
    - Vertically-oriented windows spaced evenly throughout the structure.
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot, and the proposed new construction is compatible with the surrounding, contributing structures. The proposed residence is differentiated from historic structures by the finish and materials used, while being compatible with the massing, size, scale and architectural features of adjacent properties.

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6-8
- Historic 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 an historic district.

- 307.106(m)(2) - *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces.* The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.

- 307.106(m)(4) - *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) - *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(7) - *Directional expression.* Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

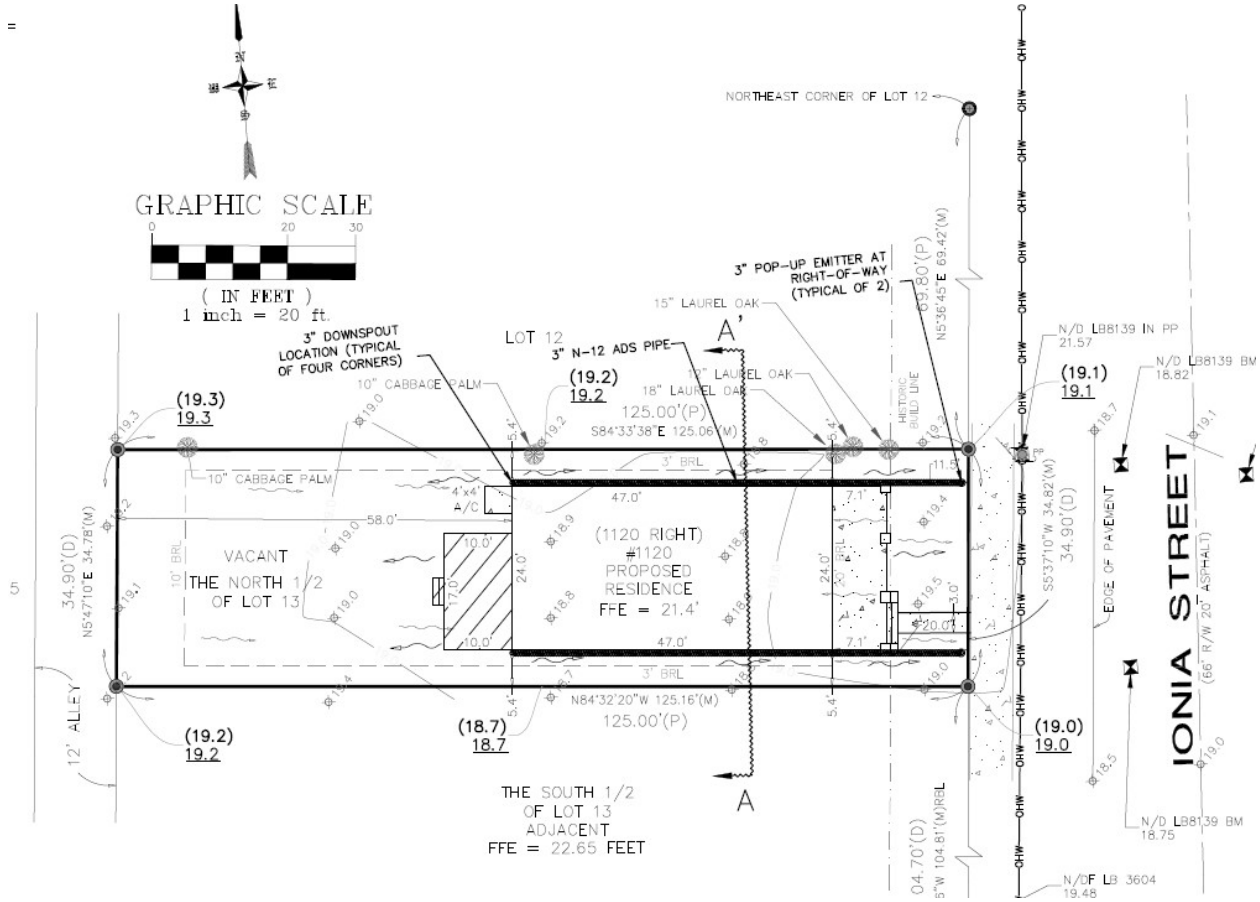
Design Guidelines, "New Construction"

- 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.

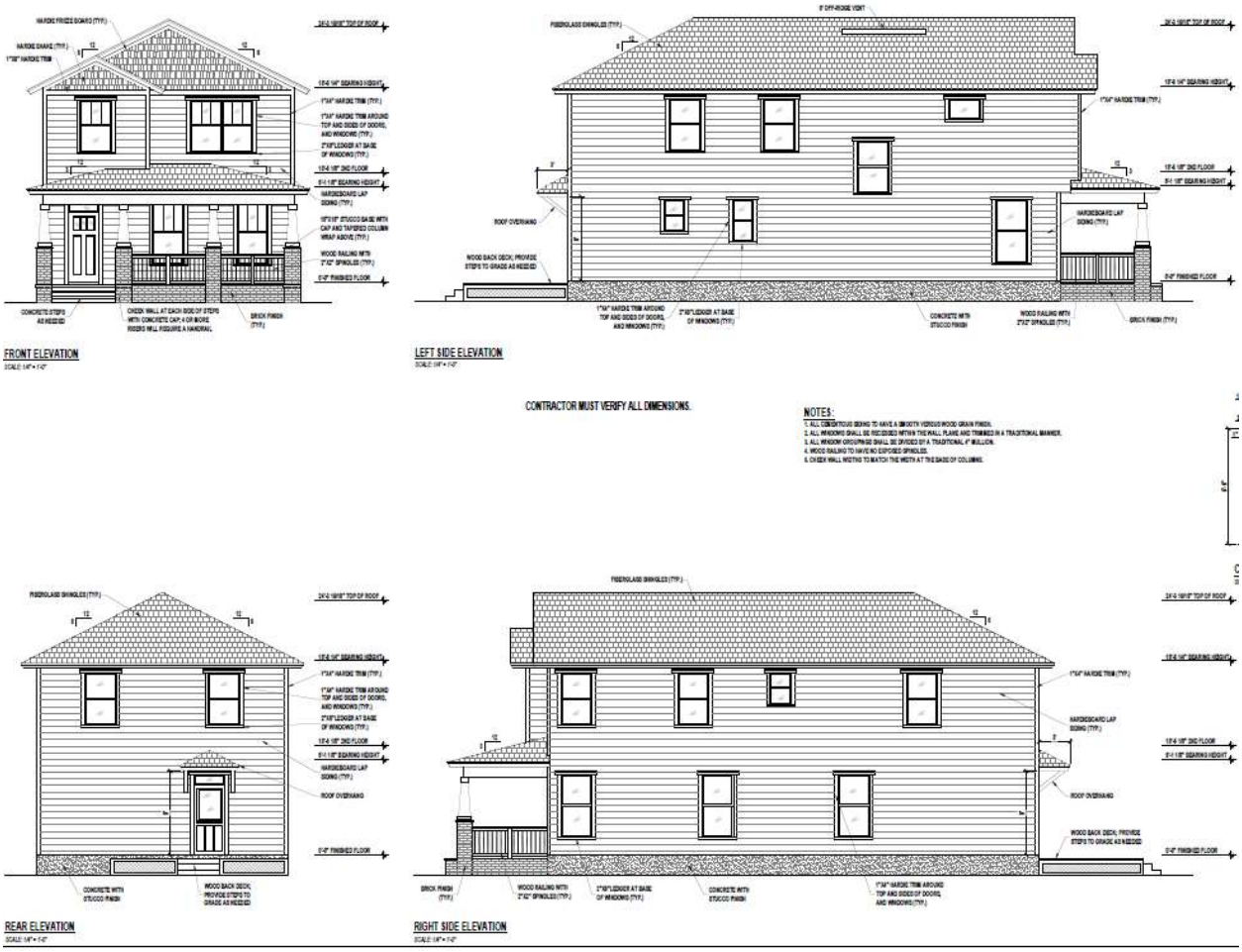
LOCATION MAP

POSTED SIGN PHOTOGRAPH

PROPOSED SITE PLAN DATED JUNE 24, 2024



PROPOSED ELEVATIONS DATED JUNE 6, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	31082	**Application Status**	FILED COMPLETE
Date Started	07/17/2024	**Date Submitted**	07/17/2024

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 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 HOOSE HOMES AND INVESTMENTS, LLC

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#
	072712 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1120	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 A NEW CONSTRUCTION HOME, 2227SQFT, 3/2.5

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.

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: 8/12/24

COA#: 24-31082

Address: 1120 Ionia St
Jacksonville, FL 32206

Owner: Hoose Homes and 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 24-31082 **were posted on the property/site located at:**

072712-0000
Real Estate Number(s)

1120 Ionia St
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Mitchell Askelson

Signature

Dated this 12 day of August, 2024

Property taxes are subject to change upon change of ownership.
• Past taxes are not a reliable projection of future taxes.
• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

HOOSE HOMES AND INVESTMENTS LLC
7563 PHILIPS HWY SUITE 208
JACKSONVILLE, FL 32256

Primary Site Address
0 IONIA ST
Jacksonville FL 32206-

Official Record Book/Page
18086-02236

Tile #
6413

0 IONIA ST

Property Detail

RE #	072712-0000
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4272
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	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$45,614.00	$52,816.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$45,614.00	$52,816.00
Assessed Value	$28,351.00	$31,186.00
Cap Diff/Portability Amt	$17,263.00 / $0.00	$21,630.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$28,351.00	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
18086-02236	7/31/2017	$100.00	QC - Quit Claim	Unqualified	Vacant
17879-00950	1/19/2017	$100.00	QC - Quit Claim	Unqualified	Vacant
17702-00289	8/30/2016	$100.00	QC - Quit Claim	Unqualified	Vacant
17592-01708	6/6/2016	$100.00	QC - Quit Claim	Unqualified	Vacant
17592-01706	5/31/2016	$100.00	QC - Quit Claim	Unqualified	Vacant
17462-01734	2/16/2016	$10,000.00	WD - Warranty Deed	Unqualified	Vacant
17431-00633	1/18/2016	$2,400.00	QC - Quit Claim	Unqualified	Vacant
17148-02235	4/24/2015	$2,200.00	TD - Tax Deed	Unqualified	Vacant
08164-01726	6/20/1995	$2,500.00	WD - Warranty Deed	Qualified	Vacant
08004-00843	12/28/1994	$100.00	WD - Warranty Deed	Unqualified	Vacant
03329-01032	3/6/1972	$100.00	TD - Tax Deed	Unqualified	Vacant

Extra Features

No data found for this section

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-S	33.00	125.00	Common	33.00	Front Footage	$52,816.00

Legal

LN	Legal Description
1	2-4 37-2S-26E
2	SPRINGFIELD
3	N1/2 LOT 13 BLK 93

Buildings

No data found for this section

2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back

County	$31,186.00	$0.00	$31,186.00	$320.85	$352.93	$341.80
Urban Service Dist1	$31,186.00	$0.00	$31,186.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$52,816.00	$0.00	$52,816.00	$145.19	$163.31	$166.32
By Local Board	$52,816.00	$0.00	$52,816.00	$102.54	$118.73	$116.90
FL Inland Navigation Dist.	$31,186.00	$0.00	$31,186.00	$0.82	$0.90	$0.83
Water Mgmt Dist. SJRWMD	$31,186.00	$0.00	$31,186.00	$5.08	$5.59	$5.26
School Board Voted	$52,816.00	$0.00	$52,816.00	$45.61	$52.82	$52.82
Urb Ser Dist1 Voted	$31,186.00	$0.00	$31,186.00	$0.00	$0.00	$0.00
			Totals	$620.09	$694.28	$683.93

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$45,614.00	$28,351.00	$0.00	$28,351.00
Current Year	$52,816.00	$31,186.00	$0.00	$31,186.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

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

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

Detail by Entity Name

Florida Limited Liability Company
HOOSE HOMES AND INVESTMENTS, LLC

Filing Information

Document Number	L06000002898
FEI/EIN Number	68-0620654
Date Filed	01/09/2006
State	FL
Status	ACTIVE

Principal Address

7563 Philips Hwy
Suite 208
JACKSONVILLE, FL 32256

Changed: 03/23/2018

Mailing Address

7563 Philips Hwy
Suite 208
JACKSONVILLE, FL 32256

Changed: 03/23/2018

Registered Agent Name & Address

McKillop Law Firm
7563 Philips Hwy
Suite 500
Jacksonville, FL 32256

Name Changed: 04/02/2013

Address Changed: 03/23/2018

Authorized Person(s) Detail

Name & Address

Title Manager

Rigel, Adam
7563 Philips Hwy
Suite 208

JACKSONVILLE, FL 32256

Title Manager

Eiseman, Adam
7563 Philips Hwy
208
Jacksonville, FL 32256

Title Manager

Sifakis, Alexander
7563 Philips Hwy
208
Jacksonville, FL 32256

Title Manager

Cohen, Gregory
7563 Philips Hwy
208
Jacksonville, FL 32256

Annual Reports

Report Year	Filed Date
2022	04/04/2022
2023	04/12/2023
2024	02/15/2024

Document Images

02/15/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
04/04/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
02/26/2020 -- ANNUAL REPORT	View image in PDF format
02/21/2019 -- ANNUAL REPORT	View image in PDF format
03/23/2018 -- ANNUAL REPORT	View image in PDF format
03/22/2017 -- ANNUAL REPORT	View image in PDF format
02/17/2016 -- ANNUAL REPORT	View image in PDF format
02/20/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/02/2013 -- ANNUAL REPORT	View image in PDF format
02/07/2012 -- ANNUAL REPORT	View image in PDF format
02/28/2011 -- ANNUAL REPORT	View image in PDF format
03/30/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
03/19/2008 -- ANNUAL REPORT	View image in PDF format
01/12/2007 -- ANNUAL REPORT	View image in PDF format

01/09/2006 -- Florida Limited Liability | View image in PDF format

Florida Department of State, Division of Corporations

072712 0000
0
1112
1112
6'
5'
6'
439
445
449
0
IONIA ST
1ST ST E

Materials List:

- Siding – Hardie planks, smooth finish; not wood-grain look
- Railings – wood
- Roof – architectural shingle
- Front Walk – concrete
- Porch – Wood with Beaded Porch Panel in the overhang
- Rear Deck – Wood
- Front Door – Craftsman 2-panel
- Rear Door – Craftsman Half Lite

1120 Ionia St (subject property):

1112 Ionia St:

449 1st St E:

1132 Ionia St:

COA-24-31092

3633 Richmond Street

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-31092

Addresses: 3633 Richmond Street; RE# 091672-0000

Location: North side of Richmond Street, between Van Wert Avenue and Ingleside Avenue

Owner: Daniel Ricci
3633 Richmond Street
Jacksonville, Florida 32205

Applicant: Daniel Greer
JBL Corporation, Inc.
1949 Jersey Street
Jacksonville, Florida 32210

Year Built: Primary Structure *c.* 1936 (COA-20-23937)
Accessory Structure *c.* 1936 (COA-20-23937)

Designation: Riverside Avondale; Contributing

Request: Demolition – Accessory Structure
New Construction – Addition

Summary Scope of Work:
1. Demolition of a contributing accessory structure
2. Construction of a two-story addition on the primary structure
3. Construction of a porch addition on the primary structure
4. Remove and replace poured concrete driveway
5. Installation of a patio (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

Demolition of a contributing accessory structure

1. The demolition shall be limited to the area highlighted on the site plan dated **July 25, 2024**, or as otherwise approved by the Historic Preservation Section.

New construction of a two-story addition and porch addition

2. The design, location, and materials used for the new construction shall be developed in accordance with the site plan and elevation drawings dated **July 25, 2024**, or as otherwise approved by the Historic Preservation Section.
3. The roofing on the addition shall match the metal roofing on the primary structure.
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. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

Remove and replace poured concrete driveway

7. The new driveway shall not exceed 10 feet in width before the front plane of the main structure.
8. Poured concrete shall only be used past the front plane of the main structure towards the rear of the lot.
9. Pavers shall have a rectangular shape, not to exceed 6” x 10” with a modular relationship of 1:2 or 3:5, and the color shall be brick-like or granite (no white blends).
10. Concrete ribbons shall be between 2 and 3 feet in width.

Miscellaneous Hardscaping Improvements

11. All other hardscaping improvements not previously addressed under these conditions shall be designed and developed in accordance with the site plan dated **July 25, 2024**, or as otherwise approved by the Historic Preservation Section.

PROJECT DESCRIPTION

COA-24-31092 seeks to demolish a contributing accessory structure, construct a two-story, addition on the side and rear of the contributing primary structure, expand the first-floor front porch on the primary structure, and replace the existing poured concrete driveway with poured concrete, but in a different configuration. Situated on the west side of Richmond Street between Van Wert Avenue and Ingleside Avenue, this interior lot is located in the Riverside Avondale Historic District. The primary structure on the property exemplifies the Tudor Revival style, which is characterized by its painted brick exterior, six-over-six windows, and cross-gable roof form, metal shingle roof, and partial width front porch with square columns. Based on the submitted elevation drawings, the proposed addition is characterized by its shingled gable roof form, painted brick veneer, six-over-six windows, and a solid paneled garage door. Staff notes the proposed demolition of the accessory structure was previously approved by the Historic Preservation Commission via **COA-20-23937**.

Pursuant to the authority granted to Staff via the 2024 COA Matrix, the installation of new patio 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 demolition, additions, and driveway replacement.

STAFF SUMMARY AND ANALYSIS

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

- According to permitting records, the contributing primary structure was built in *c.* 1936. The contributing accessory structure was not mentioned on the house permit notes or in subsequent permits, but it does show up on the 1951 Sanborn Maps and appears to have matching brick, siding and roofing. If constructed during the same time as the primary structure, the accessory structure most likely was built as an open carport, before being later converted into a garage. Therefore, Staff believes the accessory structure may have been an original but altered feature, Section 307.106(n)(1).
- Consistent with Sections 307.106(k)(1-3) and 307.106(n)(2 and 9), the proposed demolition of the contributing accessory structure will not have a significant impact on the primary structure or surrounding properties due to the structure lacking many of the significant architectural details found on portions of the subject property and nearby structures. For example, the garage doors have a nondescript panel design. While the garage shares common materials with those found on the house, it lacks the more significant architectural details.
- 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.
- The structure is buried into the slope of the property and has had large oak trees that compromise its foundation, Section 307.106(n)(6).

- The proposed demolition can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- As designed, the height and roof form of the proposed additions will be compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- Section 307.106(m)(2) states, "The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district." As designed, the proposed garage door and window openings will match the existing doors and windows in height and design. Staff finds the design of the openings are uniform with the primary structure, which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.
- Consistent with the Historic District Design Guidelines, the section on Additions, the proposed scope of work does not require any changes to significant historic fabric. If removed in the future, the removal of the addition would not cause any damage to or detract from the historic primary structure. As such, the proposed scope of work is consistent with Sections 307.106(k)(1 and 2).
- According to archival records, it appears the subject property historically had a concrete ribbon driveway; however, at some point in time, the ribbon driveway was infilled with solid poured concrete and a concrete border was added. Poured concrete driveways have been determined to be non-traditional and non-historic within the Historic Districts. As such, removing and replacing a poured concrete driveway outside of its existing configuration is inconsistent with the 2024 COA Matrix and the Historic District Design Guidelines, Section on "Settings". Therefore, Staff has conditioned that removal of the non-historic poured concrete driveway be replaced with a historically appropriate material such as concrete ribbons, gravel, or brick-like pavers.

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

1. Chapter 307.106(k) General Standards: 1-4
2. Section 307.106(n) Guidelines on Demolition: 1-3, 6 and 9
3. Chapter 307.106(m) Guidelines on "New Construction": 1, 2, 4 and 8
4. Historic District Design Guidelines, Section on "Demolition," "Additions" and "Setting"

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

<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.

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)(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)(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)(6) - The difficulty or the impossibility of saving the building or structure from collapse;

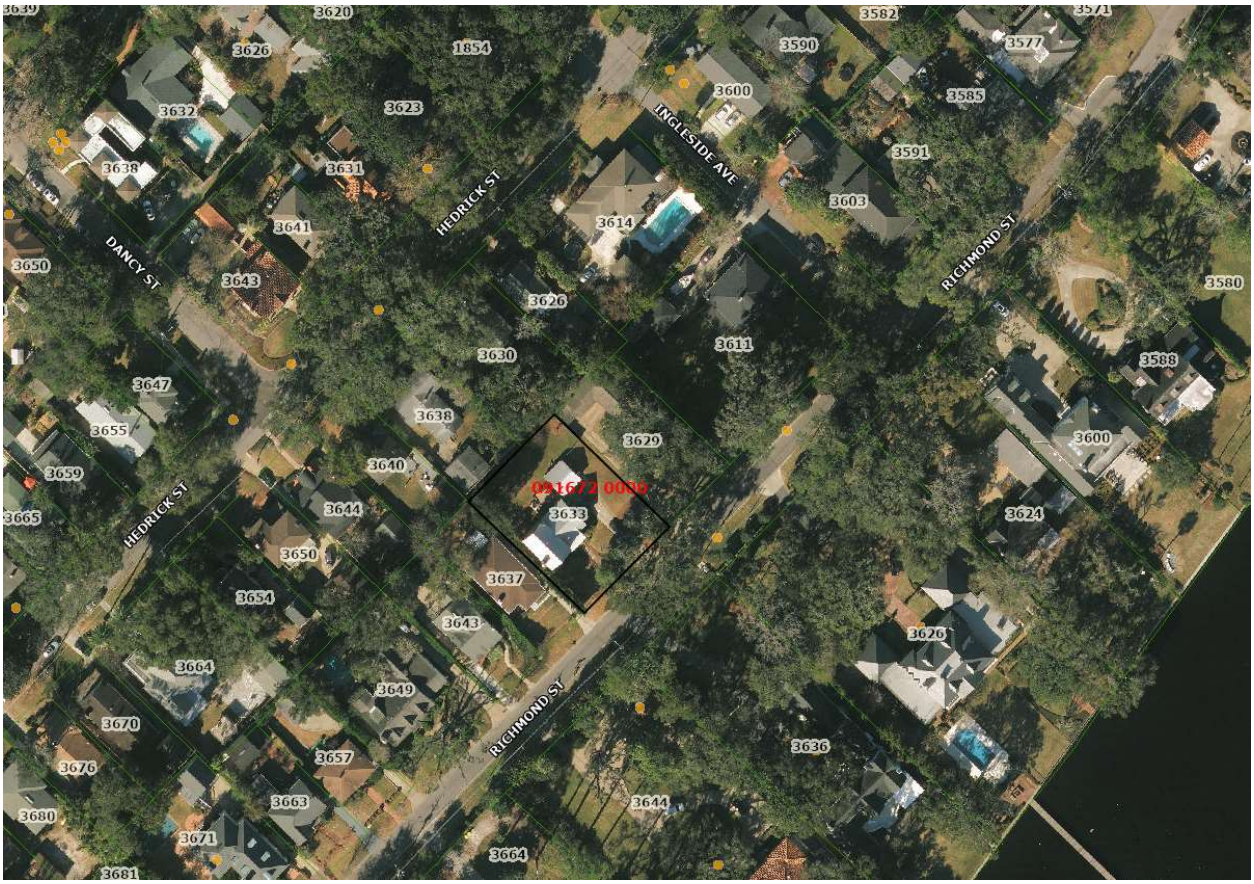
- 307.106(n)(9) - Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark; and

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.

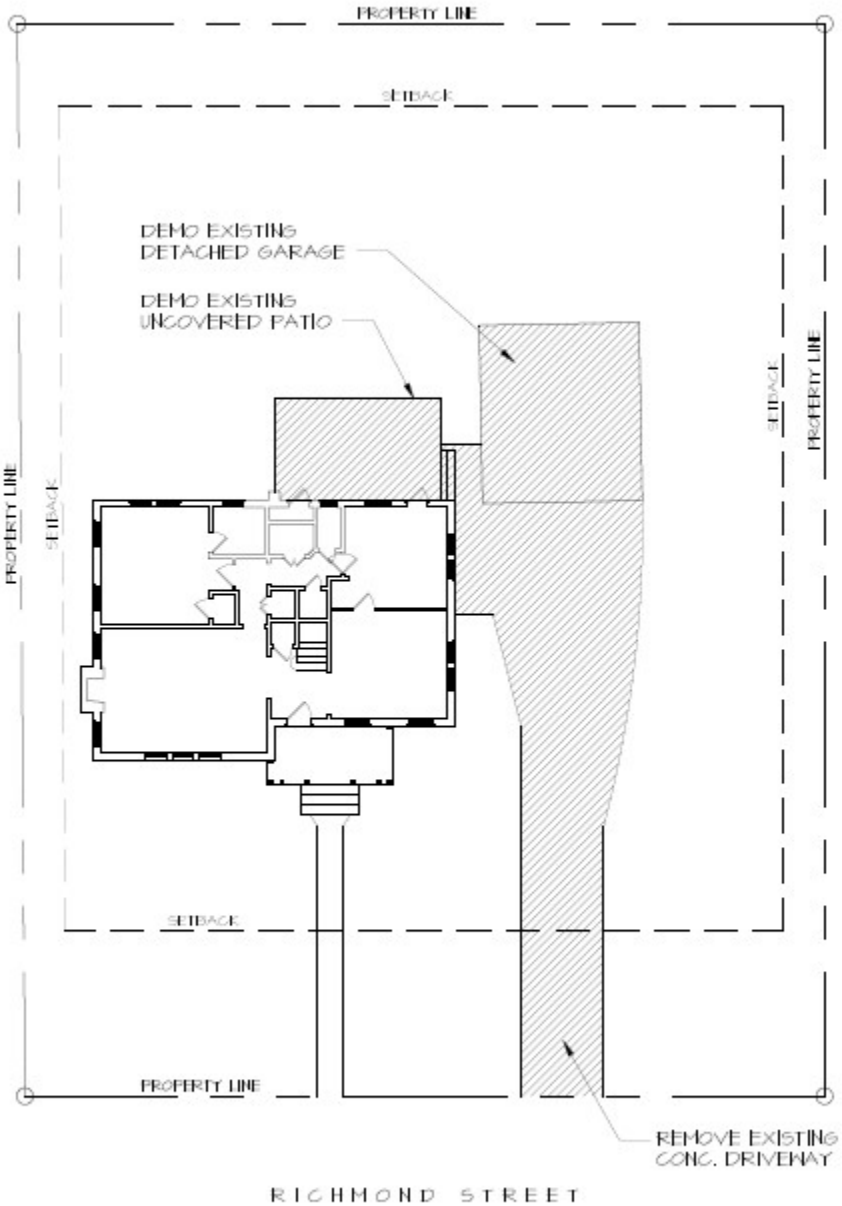
- Secretary of the Interior's Standards for Rehabilitation (9):
  New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

LOCATION MAP



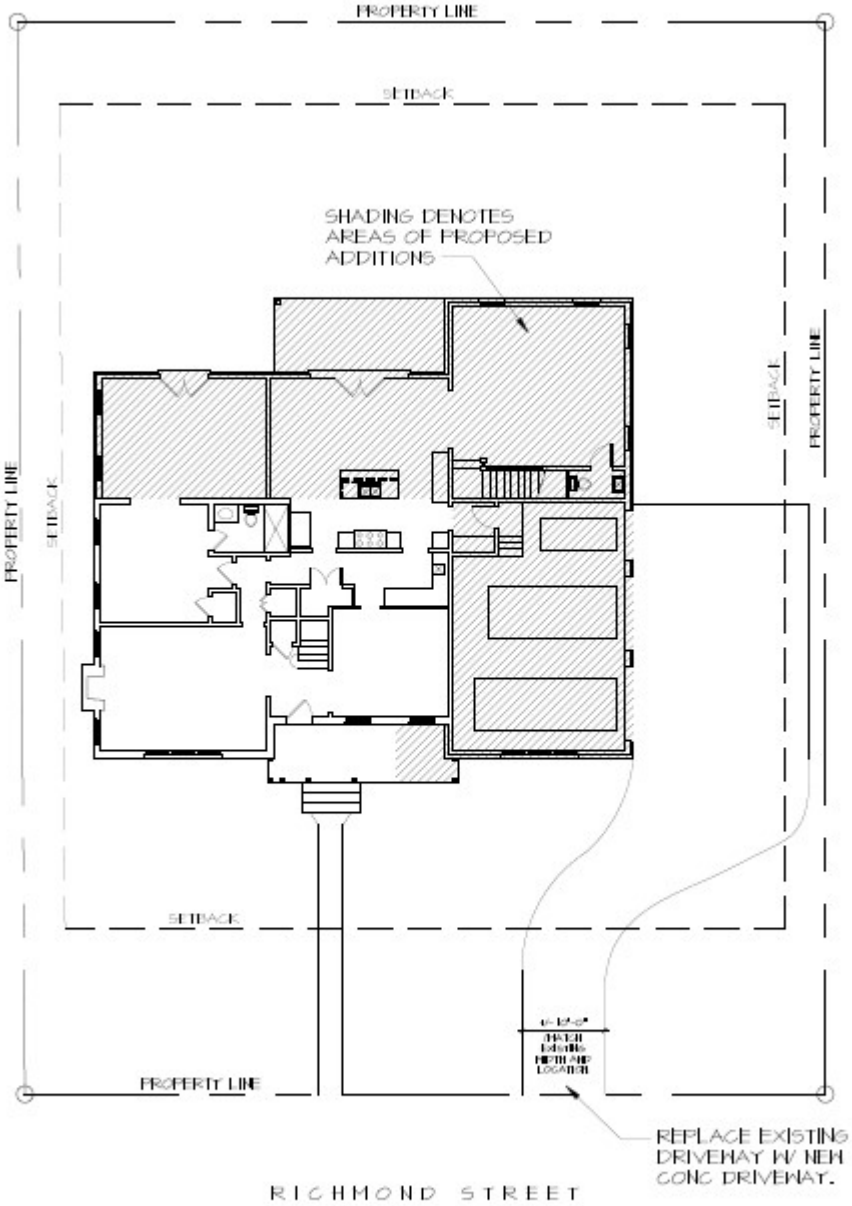
POSTED SIGN PHOTOGRAPH

EXISTING SITE PLAN DATED JULY 25, 2024



1 EXISTING SITE PLAN
S-1.0 SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN DATED JULY 25, 2024



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

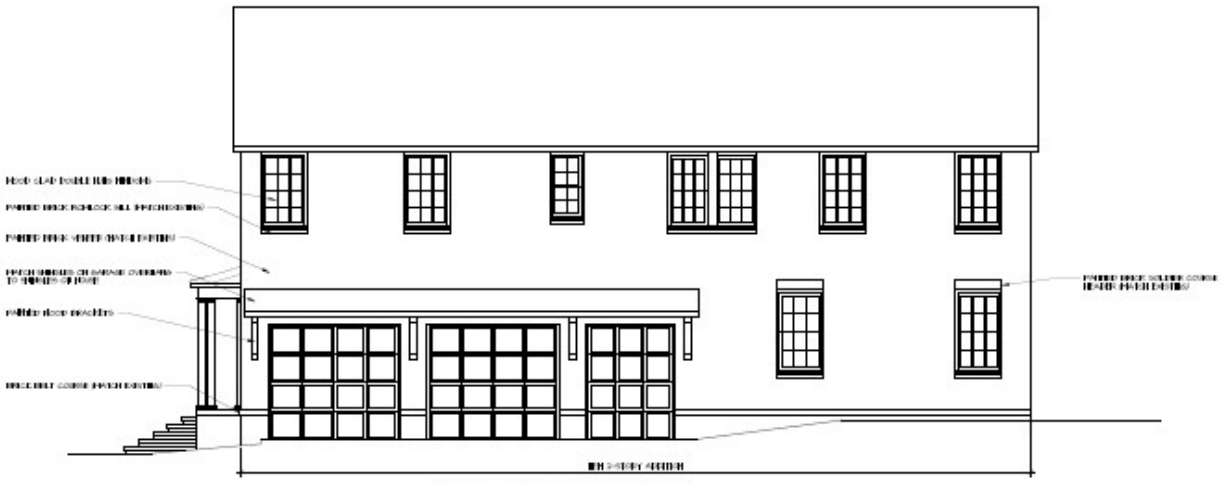
EXISTING ELEVATIONS DATED JULY 25, 2024

1 EXISTING LEFT ELEVATION
A-3J SCALE: 1/4" = 1'-0"

2 EXISTING RIGHT ELEVATION
A-3J SCALE: 1/4" = 1'-0"

PROPOSED ELEVATIONS DATED JULY 25, 2024

1 A-21 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 A-21 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

Application For Certificate Of Appropriateness

Application Info

Tracking #	31092	**Application Status**	FILED COMPLETE
Date Started	07/19/2024	**Date Submitted**	07/25/2024

Planning and Development Department Info

COA #	COA-24-31092
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 GREER
First Name DANIEL
Middle Name

Company Name JBL CORPORATION

Mailing Address 1949 JERSEY STREET

City JACKSONVILLE
State FL
Zip Code 32210

Phone 904 381 0074
Fax 904
Email DANIEL@JBLCORP.COM

General Information On Owner(s)

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

Last Name RICCI
First Name DANIEL
Middle Name

Company/Trust Name

Mailing Address RICHMOND STREET

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9173019835
Fax
Email DTRICCI@AOL.COM

Description Of Property

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

Map	RE#

	091672 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
3633	RICHMOND ST	32205

Type Of Improvement

- [x] **Addition**
- [x] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [ ] **Fencing**
- [x] **Demolition**
- [x] **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
- A 2-STORY ADDITION THAT WILL INCLUDED A SIDE ENTRY GARAGE ON THE RIGHT SIDE OF THE HOUSE. THIS ADDITION WILL MATCH THE EXISTING 2-STORY STRUCTURE ON THE LEFT SIDE OF THE HOUSE IN SIZE AND MATERIALS USED. - A 2-STORY ADDITION ON THE REAR OF THE LEFT SIDE OF THE HOUSE. THIS WILL EXTEND THE EXISTING 2-STORY STRUCTURE AND ROOF TOWARDS THE REAR OF THE PROPERTY. - A 1-STORY ADDITION IN THE MIDDLE OF THE REAR OF THE HOUSE THAT WILL NOT VISIBLE FROM THE STREET. - DEMOLITION OF THE EXISTING NON-ORIGINAL GARAGE. (PREVIOUSLY APPROVED IN COA-20-23937) - A NEW DRIVEWAY - A NEW ROOF FOR THE ENTIRE 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 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**

Demolition - Required Attachments For Complete Application

- [x] **Written Statement -** Applicant's written statement of reasoning.
- [x] **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.

Driveway - Required Attachments For Complete Application

☑ **Site Plan -** Site plan/survey showing placement of new driveway.

☑ **Proposed Materials For Driveway**

☑ **Photos Of Property -** Photos of property with affected area/photo of existing curb-cut.

Reroof/Minor Repairs

For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request.

Additional Documents Provided

Application Certification

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

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

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until 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: 8/6/2024

COA#: COA-24-31092

Address: 3633 RICHMOND ST JACKSONVILLE, FL 32205

Owner: DAN RICCI

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 COA24 31092 **were posted on the property/site located at:**

091672-0000
Real Estate Number(s)

3633 RICHMOND STREET
Street Address

JACKSONVILLE, FL 32205
City, State Zip Code

Printed Name DANIEL GREER

Signature

Dated this 6TH day of AUGUST, 2024

Property taxes are subject to change upon change of ownership.
• Past taxes are not a reliable projection of future taxes.
• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

RICCI DANIEL
3637 RICHMOND ST
JACKSONVILLE, FL 32205-9457
RICCI KATY

Primary Site Address
3633 RICHMOND ST
Jacksonville FL 32205-

Official Record Book/Page
21091-01605

Tile #
6428

3633 RICHMOND ST

Property Detail

RE #	091672-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01582 RVERSDE HEIGHTS R/P WATER
Total Area	12870
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	$484,679.00	$461,657.00
Extra Feature Value	$1,794.00	$1,760.00
Land Value (Market)	$332,710.00	$380,240.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$819,183.00	$843,657.00
Assessed Value	$645,196.00	$664,551.00
Cap Diff/Portability Amt	$173,987.00 / $0.00	$179,106.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$595,196.00	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	$664,551.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$614,551.00**

SJRWMD/FIND Taxable Value

Assessed Value	$664,551.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$614,551.00**

School Taxable Value

Assessed Value	$664,551.00
Homestead (HX)	- $25,000.00
Taxable Value	**$639,551.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21091-01605	6/14/2024	$1,125,000.00	WD - Warranty Deed	Qualified	Improved
18002-02047	5/30/2017	$612,000.00	WD - Warranty Deed	Qualified	Improved
16435-01170	6/27/2013	$630,000.00	WD - Warranty Deed	Qualified	Improved
14857-00996	4/14/2009	$592,300.00	WD - Warranty Deed	Qualified	Improved
09702-02339	8/3/2000	$330,000.00	MS - Miscellaneous	Qualified	Improved
07514-00762	2/3/1993	$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$1,760.00

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	97.00	130.00	Common	97.00	Front Footage	$380,240.00

Legal

LN	Legal Description
1	6-20 57-2S-26E
2	R/P WATER LOTS 1 TO 6 RIVERSIDE
3	HEIGHTS
4	LOT H

Buildings

Building 1
Building 1 Site Address

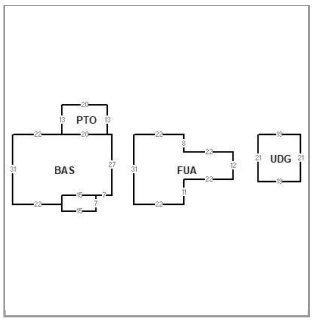
3633 RICHMOND ST Unit
Jacksonville FL 32205-

Building Type	0108 - SFR CLASS 2
Year Built	1937
Building Value	$461,657.00

Type	Gross Area	Heated Area	Effective Area
Patio	260	0	13
Base Area	1276	1276	1276
Finished Open Porch	105	0	32
Finished upper story 1	946	946	899
Unfin Det Garage	399	0	200
Total	2986	2222	2420

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	12	12 Modular Metal
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.500	
Rooms / Units	1.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	$664,551.00	$50,000.00	$614,551.00	$6,735.77	$6,954.81	$6,735.48
Urban Service Dist1	$664,551.00	$50,000.00	$614,551.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$664,551.00	$25,000.00	$639,551.00	$1,974.08	$1,977.49	$2,013.95
By Local Board	$664,551.00	$25,000.00	$639,551.00	$1,394.20	$1,437.71	$1,415.58
FL Inland Navigation Dist.	$664,551.00	$50,000.00	$614,551.00	$17.14	$17.70	$16.35
Water Mgmt Dist. SJRWMD	$664,551.00	$50,000.00	$614,551.00	$106.72	$110.19	$103.61
School Board Voted	$664,551.00	$25,000.00	$639,551.00	$620.20	$639.55	$639.55
Urb Ser Dist1 Voted	$664,551.00	$50,000.00	$614,551.00	$0.00	$0.00	$0.00
			Totals	$10,848.11	$11,137.45	$10,924.52

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$819,183.00	$645,196.00	$50,000.00	$595,196.00
Current Year	$843,657.00	$664,551.00	$50,000.00	$614,551.00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

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

JBL Corporation, Inc.
Construction • Interior Design

July 23, 2024

Re: Demolition of the Existing Garage at 3633 Richmond Street

Dear JHPC

On behalf of our client at the above address, we are requesting to demolish the existing 2-car garage and driveway in order to make room for the proposed addition to the main house. Upon researching the history of this garage, and discussions with Arimus Wells, it was determined that the garage is not an original contributing structure and was previously approved for demolition as part of COA-20-23937 that was submitted by a separate party. Due to this, we feel that demolition of the 2-car garage is appropriate.

Sincerely

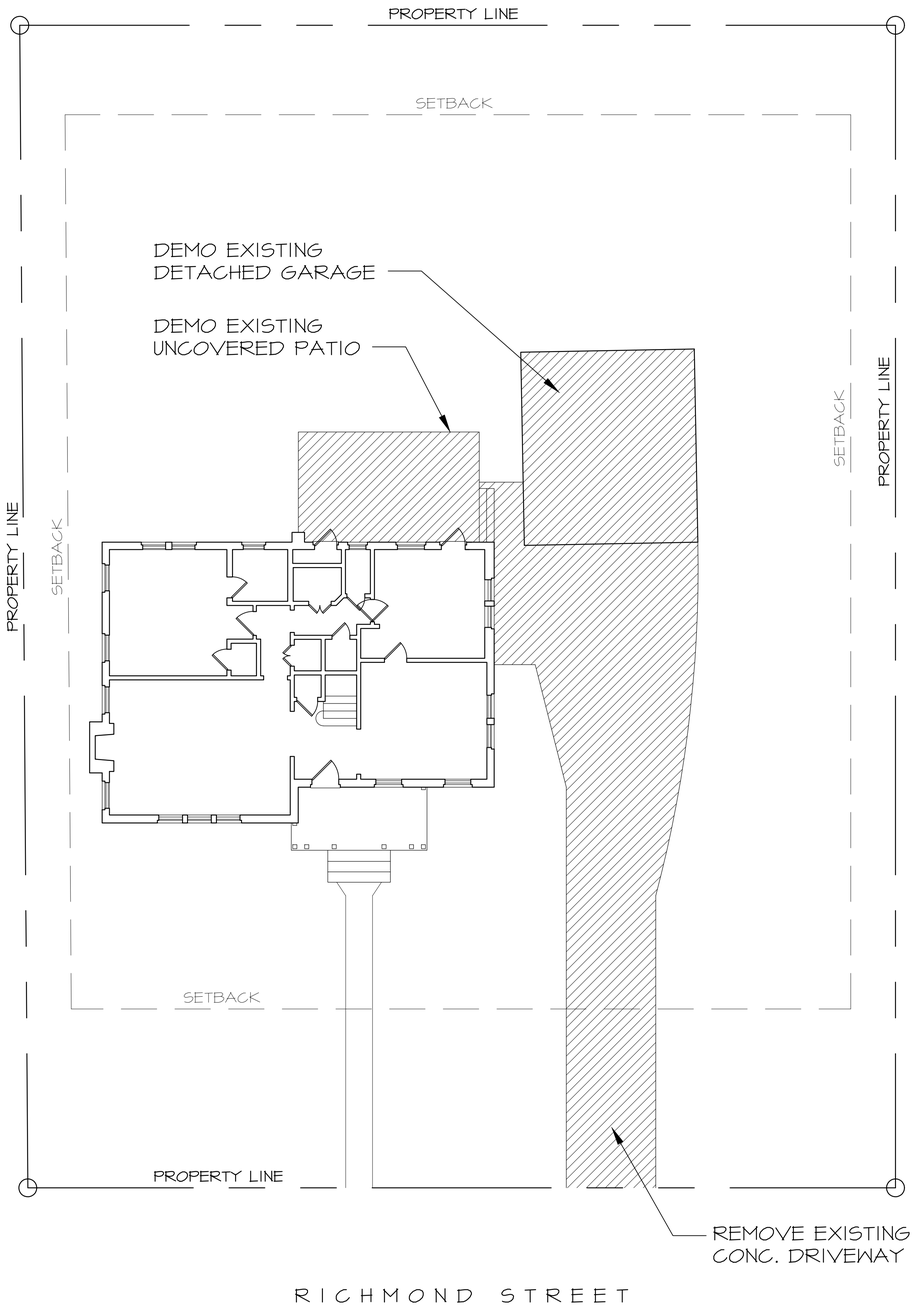
Daniel Greer
JBL Corporation

JBL Corporation, Inc.
Construction • Interior Design

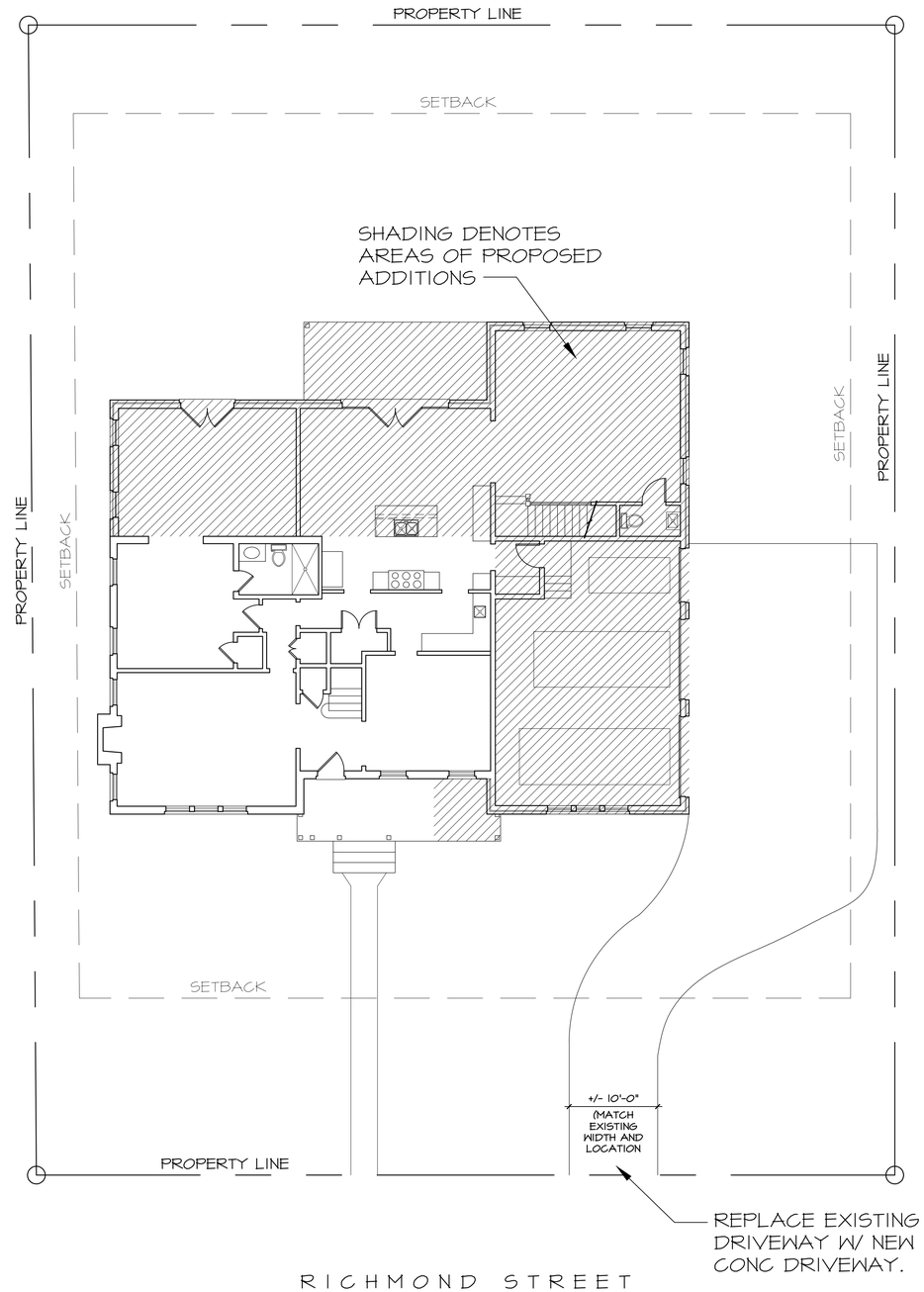
July 25, 2024

Re: Materials for driveway

The proposed new driveway will be concrete.



1 S-1.0 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 S-1.0 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

JBL Corporation, Inc.
Construction · Interior Design
1949 Jersey Street, Jacksonville FL 32210
p: 904 626 6598

Remodel for the Ricci Residence
3633 Richmond Street
Jacksonville, FL 32205
Duval County

Project Name
Ricci

REVISIONS

No.	Date	Revision

Drawn By: DHG
Check By:
Approved By:
Date: 7-25-2024

Sheet Name
Site Plans

Sheet Number
S-1.0

DESIGNER EXPRESSLY RESERVES THE COPYRIGHT AND OTHER PROPERTY RIGHTS WITHIN THESE DRAWINGS. THESE PLANS, DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER WITHOUT EXPRESSED WRITTEN CONSENT OF JBL CORPORATION, INC. THESE PLANS SHALL NOT BE DISTRIBUTED TO ANY PARTY WITHOUT SAID WRITTEN CONSENT.

1 A-2.1 EXISTING LEFT ELEVATION
SCALE: 1/4" = 1'-0"

2 A-2.1 EXISTING RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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JBL Corporation, Inc.
Construction • Interior Design
1949 Jersey Street, Jacksonville FL 32210
p: 904 626 6598

Remodel for the Ricci Residence
3633 Richmond Street
Jacksonville, FL 32205
Duval County

Project Name
Ricci

REVISIONS

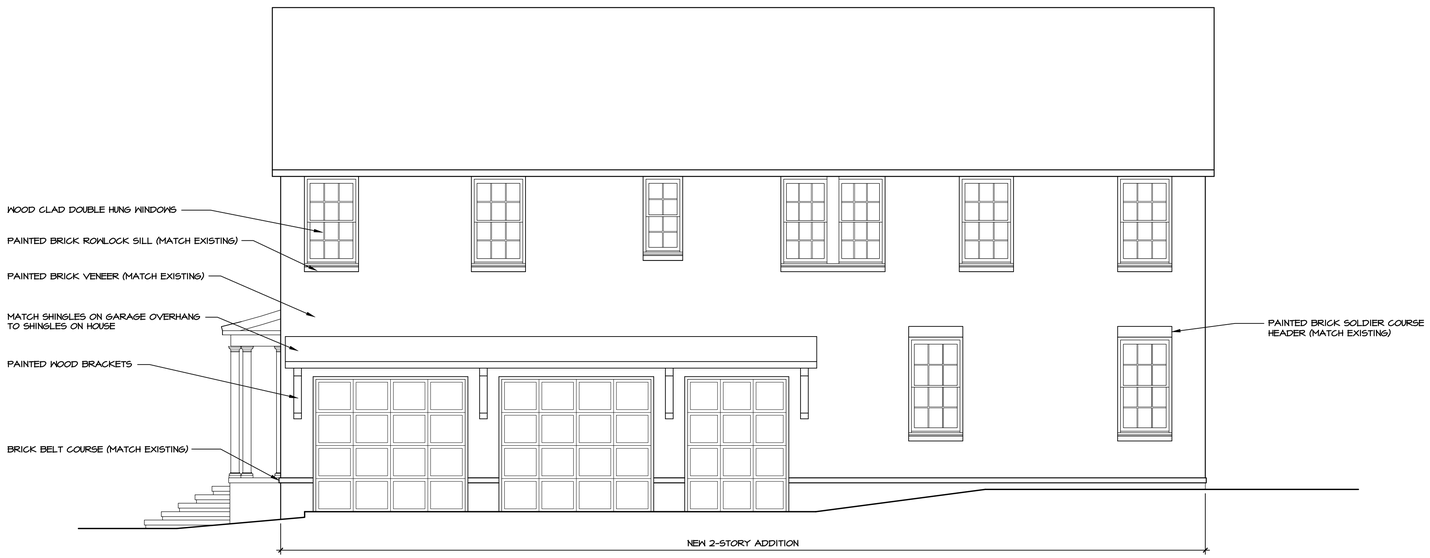
No.	Date	Revision

Drawn By: DHG
Check By:
Approved By:
Date: 7-25-2024

Sheet Name
Existing Exterior Elevations

Sheet Number
E-2.1

1 A-2.1 PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 A-2.1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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JBL Corporation, Inc.
Construction • Interior Design
1949 Jersey Street, Jacksonville FL 32210
p: 904 626 6598

Remodel for the Ricci Residence
3633 Richmond Street
Jacksonville, FL 32205
Duval County

Project Name
Ricci

REVISIONS

No.	Date	Revision

Drawn By: DHG
Check By:
Approved By:
Date: 7-25-2024

Sheet Name
Proposed Exterior Elevations

Sheet Number
A-2.1

BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-20-23937**

IN RE: The Certificate of Appropriateness Application of

Virginia Daughtry
3633 Richmond Street
Jacksonville, Florida 32205

ORDER ON COA-20-23937: APPROVED with CONDITIONS

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **David Case (Agent) with Stansel and Case Architects, LLC** on behalf of **Virginia Daughtrey,** the owner of certain real property located **3633 Richmond Street, R.E. No. 091672-0000,** seeking approval for **demolition of existing garage and driveway and construction of a new two-story garage and driveway.**

Having duly considered the evidence presented at the public hearing and meeting on **July 22, 2020**, including the Report of the Planning and Development Department and all attachments thereto (Staff Report), a portion of which is attached hereto as **EXHIBIT A**, and on file in its entirety in the Planning and Development Department, the Historic Preservation Commission hereby

FINDS AND DETERMINES:

1. That the applicant has complied with all application requirements set forth in Section 307.106 of the City of Jacksonville Ordinance Code; and

2. That the record contains sufficient substantial competent evidence to demonstrate that application **COA-20-23937** meets, to the extent applicable and as modified by any conditions contained herein, the standards and criteria set forth in Section 307.106 of the City of Jacksonville Ordinance Code; and

3. That the findings and recommendations in the Staff Report for application **COA-20-23937**, to the extent consistent with this **Order,** are hereby adopted and incorporated herein; and

4. That the land which is the subject of application **COA-20-23937** is owned by **Virginia Daughtrey.**

NOW THEREFORE, it is **ORDERED** by the Historic Preservation Commission:

Application **COA-20-23937** is hereby **APPROVED**, subject to the following **CONDITIONS:**

A. Regarding the request for **demolition of existing garage and driveway and construction of a new two-story garage addition and driveway**, the following conditions shall apply:

1. **All windows shall be recessed within the wall plane.**

2. **All light patterns shall have raised exterior profiled muntins.**

3. **The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl).**

4. **The roofing shall be metal shingles with a galvanized finish to match the existing.**

5. **The below window panel and elongated shutters shall be amended to a balconette or knee bracketed planter.**

6. **The driveway shall be limited to 10 feet in width until past the front plane of the house and shall be either concrete ribbons with brick infill/boarder or a solid brick paver driveway with consistent rectangular form and traditional coloration.**

7. **The driveway apron shall be maintained, replaced with brick pavers or replaced with concrete with a maximum 12 feet flare at the street.**

8. **Minor changes to architectural details such as light patterns, column design and masonry materials can be administratively reviewed and approved by the Historic Preservation Section of the Planning and Development Department.**

9. **Final plans and product information shall be submitted to and approved by the Historic Preservation Section of the Planning and Development Department at least one week prior to permitting.**

B. These are SUGGESTIONS for the residence:

1. **Try to reuse or replicate the decorative roof ridge detail.**

2. **A more simplified design with a shed dormer could also work.**

C. Failure to exercise the COA hereby granted by performance of the action herein approved within one (1) year of the effective date of this Order shall render this COA invalid and all rights arising hereunder shall terminate.

Executed on this **5th** day of **August, 2020.**

FORM APPROVED

Kealey A. West
Office of General Counsel

Chairman
Historic Preservation Commission

Copies to:

Owner: **Virginia Daughtrey**
3633 Richmond Street
Jacksonville, FL 32205

Applicant: **David Case (Agent)**
c/o Stansel and Case Architects
1819 Hendricks Avenue, Suite 2
Jacksonville, FL 32207

DISCLAIMER. The certificate of appropriateness granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this certificate of appropriateness is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this certificate of appropriateness does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

TIMEFRAMES AND NOTICE OF RIGHT TO APPEAL. Chapter 307.106(S) of the Jacksonville Ordinance Code states, "Any certificate of appropriateness which has been approved pursuant to the provisions of this section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission."
Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order. Therefore, this Order does not become final until the expiration of the twenty-one (21) day appeal period provided in Chapter 307, Jacksonville Ordinance Code. Any work commenced during this appeal period is done at the risk of the applicant.

July 22, 2020

THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

CERTIFICATE OF APPROPRIATENESS APPLICATION COA-20-23937

Address:	**3633 Richmond Street**	***Year Built:***	**1936**
Location:	**North side of Richmond Street between Ingleside and Little Van Wert Avenue**	***Designation:***	**Riverside Avondale**
		Status:	**Contributing**
Owner:	**Virginia Daughtrey 3633 Richmond Street Jacksonville, FL 32205**	***Applicant:***	**David Case for Stansel and Case Architects 1819 Hendricks Avenue, Ste 2 Jacksonville, FL 32207**

REQUEST / RECOMMENDATION

Requests: **Demolition of existing garage and driveway**
Construction of a new two-story garage addition and driveway

Recommendation: **Approve with conditions**

Condition:

1. **All windows shall be recessed within the wall plane.**
2. **All light patterns shall have raised exterior profiled muntins.**
3. **The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl).**
4. **The roofing shall be metal shingles with a galvanized finish to match the existing.**
5. **The below window panel and elongated shutters shall be amended to a balconette or knee bracketed planter.**
6. **The driveway shall be limited to 10 feet in width until past the front plane of the house and shall be either concrete ribbons with brick infill/boarder or a solid brick paver driveway with consistent rectangular form and traditional coloration.**
7. **The driveway apron shall be maintained, replaced with brick pavers or replaced with concrete with a maximum 12 feet flare at the street.**
8. **Minor changes to the design and architectural details (i.e. light patterns, column design, and masonry materials) can be administratively reviewed by the Historic Preservation Section of the Planning and Development Department.**
9. **Final plans in accordance with the Final Order, and product information shall be submitted to and approved by the Historic Preservation Section of the Planning and Development Department at least one week prior to permitting.**

EXHIBIT A

Suggestion:

1. **Try to reuse or replicate the decorative roof ridge detail.**
2. **A more simplified design with a shed dormer could also work.**

It is the position of the Planning and Development Department that the proposed work under the stated conditions would be consistent with all or in part with:

1. **The *Historic Preservation Design Regulations for the Riverside Avondale Historic District's* section on "New Construction" and "Setting**
2. **The *Secretary of the Interior's Standards for Rehabilitation* numbers 2 and 9**
3. **Chapter 307.106(k) General Standards: 1-4**
4. **Chapter 307.106(m) Guidelines on New Construction: 1-9**

GENERAL INFORMATION

Chapter 307.106(k), *City of Jacksonville Ordinance Code* states that in considering applications for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Commission shall be guided by four general standards. Chapter 307.106(l*), City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for alterations, the Jacksonville Historic Preservation Commission shall consider eight additional standards that reflect the same concerns as the Secretary of the Interior Standards for Rehabilitation. Chapter 307.106(m*), City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for new construction, the Commission shall consider nine additional standards. In an effort to streamline the staff findings and recommendation, these additional standards are addressed under #2 and #3.

GUIDELINES, STANDARDS AND FINDINGS

1. The effect of the proposed work on the landmark, landmark site or property within a historic district upon which such work is to be done;

DESCRIPTION OF WORK

This Certificate of Appropriateness (COA) application is for the demolition of the existing two-car garage, the construction of a new two-story two-car garage addition that is attached at the same corner as the existing and the replacement of the existing concrete driveway with a new solid concrete brick-lined driveway. The applicant provided a letter regarding the evolution of the garage, its condition and practical deficiencies. The submittal also included a new topo-survey of the existing site and a full set of proposed plans. The new garage addition would be placed on roughly the same front plane as the existing and is designed with elements that echo the main house but at a smaller height and footprint. Unlike the existing garage which is very close but not attached to the main residence, the new design will have the same detached appearance because of the roofline and placement, but will actually be attached at the corner, making the garage and space above more easily accessible.

DOCUMENTED AND CURRENT CONDITIONS

According to the Florida Master Site File, this two-story residence has a Tudor Revival influence. It is characterized by its cross gable form, painted brick exterior with wide board siding in the gable ends, metal shingle roof with a decorative ridge detail, partial width front

porch with square columns and 6/6 colonial grid style double hung sash style wood windows. There is evidence of a large planter that was once on the first floor of the front facade. Based on the Florida Master Site File photograph, the porch has been reworked from a single bay, screened design with no railing to its existing three bay configuration with corner column grouping and a simple wood square spindle railing.

The garage was not mentioned on the original house permit notes or in subsequent permits, but shows up on the 1951 Sanborn and appears to have matching brick, siding and roofing so it is hypothesized to be an original feature. According to the architect however, the physical evidence which includes brick corners with horizontal siding infill indicates that it may have been converted from an open carport design. The 18-foot wide footprint and narrow two-car bay configuration is "inadequate for current use and size of vehicles." The structure is buried into the slope of the property and has had large oak trees compromise its foundation. The garage doors have a nondescript panel design. While the garage shares common materials with those found on the house, it lacks the more significant architectural details. This lack of architectural significance, it's potential altered design, and its insufficient spacing are the basis for the request and the recommendation to approve the replacement of this secondary feature that is not mentioned or even photo documented in the Florida Master Site File.

The property is located across from the riverfront side of Richmond Street and sits higher from the street due to the change in topography moving away from the river. It is situated mid-block with a non-contributing residence to the west (3637 Richmond Street), which the owner intends to incorporate into the property, and a two-story residence to the east (3629 Richmond Street) that is set back to the far rear of the property. There is a low curb at the street with an existing cut for an approximately 25-foot apron flare, which is much larger than what is found in a typical block in the district, but not unusual for the immediate vicinity. There is a low retaining wall at the front property line but no sidewalk.

2. The relationship between such work and other structures on the landmark site or other property in the historic district.

EFFECT OF WORK ON HISTORIC DISTRICT

The *Design Regulations* recognize that additions may be needed for practical reasons and state that they should be designed to have minimal effect on the historic features, be placed on the rear or least conspicuous side, and be subordinate to the historic building. The following criteria further evaluate the compatibility of the proposed addition.

Chapter 307.106(m*)* 1.<u>Height</u>

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.

- The proposed addition would be within a few feet of the lower side-facing gable of the house. The front facing gable detail borrowed from the residence rises slightly above the main horizontal gable ridge, but this is in keeping with the original detail of the house.

Chapter 307.106(m*)* 2.<u>Proportions of windows and doors</u>
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.

- Based on the provided architectural plans, the proposed design maintains a traditional placement and proportion of windows to wall space in keeping with the historic residence.

Chapter 307.106(m*)* 3.<u>Relationship of building masses, setbacks and spaces</u>
The relationship of a structure within a historic district to the open space between it and adjoining structures shall be compatible.

- At 2166.94 gross square feet from 399 square feet, the massing is larger than the existing one-story feature and many accessory buildings, but is not out of line when compared to some of the estate lot garages across the street.
- The front setback would be consistent with the existing, thereby maintaining the secondary placement on the lot, fully facing the street but behind the building mass of the main residence. The enlarged footprint reduces the side setback from 22 feet to a little over seven feet, but that is not out of line with other side setbacks in the area.
- The atypical large front setback of the adjacent house at 3629 Richmond Street means that like the existing, the proposed garage will be forward of this residential neighbor, but the side setbacks of the two properties should offset any impact.
- The configuration of the lot would remain largely the same, but the driveway design widens more at the side of the house to provide a backup space to avoid the need to back down the driveway.

Chapter 307.106(m*)* 4.<u>Roof Shape</u>
The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.

- The roof form mimics the residence with a cross gable design with a main side gable form that is broken up by a smaller two-story section with a front facing gable. The design incorporates a shed dormer and a unique curved flare roof in front of the second car bay; an architectural detail used to form the front porch of the residence.

Chapter 307.106(m*)* 5.<u>Landscaping</u>
Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes in a historic district.

- No landscape plan was provided with this application, but the COA request and site plan show new hardscaping. The *Design Regulations* allow for concrete ribbons or gravel and the Commission has accepted brick pavers as a third option, but solid concrete has been limited to areas behind the front plane of the residence and private drives on estate lots. Wider driveway requests that put more emphasis on the automobile and parking on the front of

properties have been limited to a 10-foot wide approach, which is a recommended condition of this report.

- Likewise, larger concrete aprons are generally avoided, so the recommendation is to just maintain the existing, replace it with brick or reduce to a 12-foot flare.

Chapter 307.106(m*)* 6.<u>Scale</u>
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.

- The resulting lot coverage for the parcel would still be under the allowable 50% under the Riverside Avondale Zoning Overlay.

Chapter 307.106(m*)* 7.<u>Directional Expression</u>
Facades in historic districts shall blend with other structures with regard to directional expression. Structures in a 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.

- The proposed design maintains the existing directional expression of the structure.

Chapter 307.106(m*)* 8.<u>Architectural Details</u>
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 proposed design uses materials and design elements that are found on the historic residence or replicate the historic with accepted modern alternatives. These include painted brick with arched solider courses, metal shingle roof, Hardie Lap siding with a 7.5 inch exposure, 6/6 clad wood windows, carriage style appearance garage doors and a decorative gable vent. Conditions have been added to clarify materials at the eave and the finish of the roofing.

Chapter 307.106(m*)* 9.<u>Impact on Archaeological Sites</u>
New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

- According to the Duval County Florida Archaeological Plan- Phase II Probability Model, the subject property has a low probability for the presence of archaeological resources.

3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property would be affected.

EFFECT OF WORK ON STRUCTURE OR SITE

Given the limited impact on historic construction and the compatible design, the project was determined to meet Standards 2[1], 9[2] and 10[3].

4. *Whether the plans may be carried out by the applicant within a reasonable period of time*

TIME FRAMES

Chapter 307.106 (S) of the Jacksonville Ordinance Code states, "Any certificate of appropriateness which has been approved pursuant to the provisions of this Section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission." It is the opinion of the Planning and Development Department that the proposed work can be completed within the aforementioned time frame.

AREA MAP

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

[2] **Standard 9:** New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

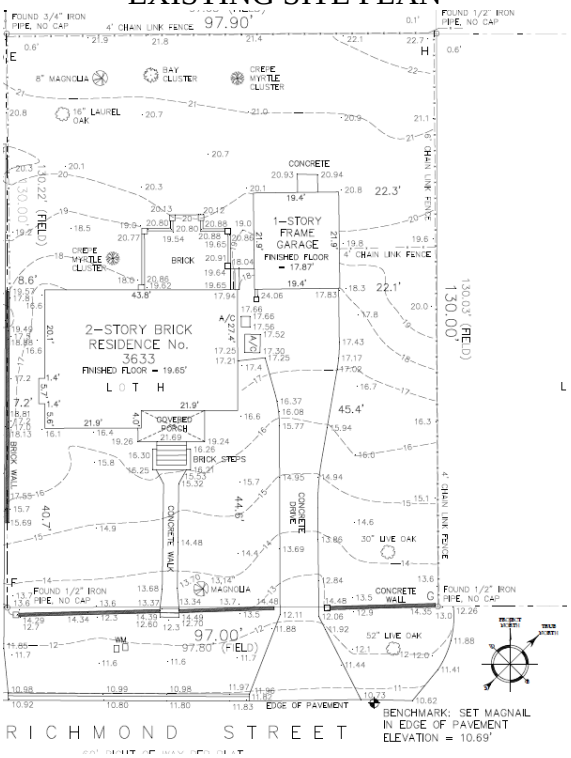
[3] **Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

THREE DIMENSIONAL AERIAL VIEW OF THE SITE

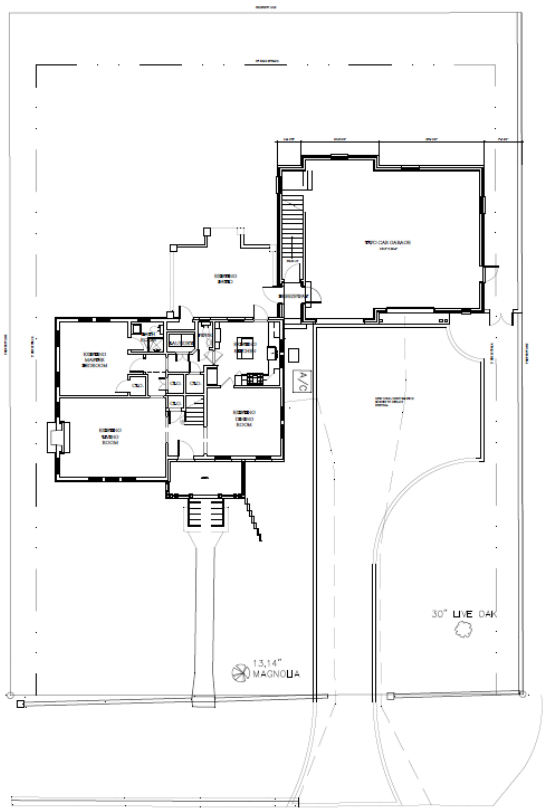
SUBJECT STRUCTURE

PHOTOS OF EXISTING GARAGE SHOWING CURRENT CONDITIONS RELATED TO PLACEMENT, MATERIALS AND SIGN CONDITIONS

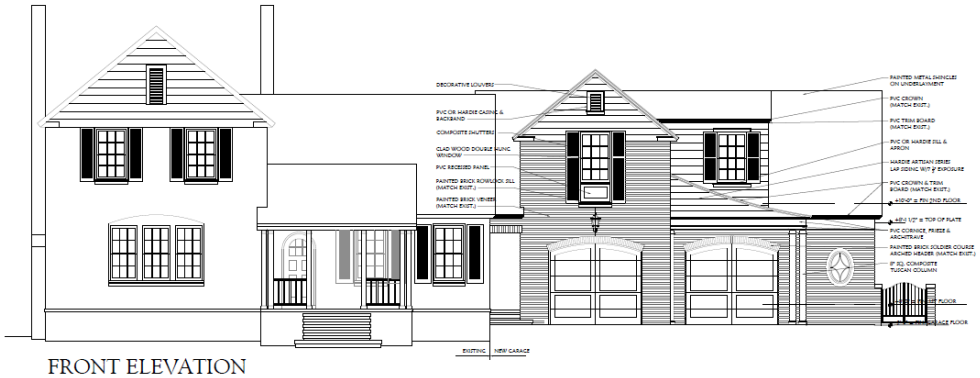
EXISTING SITE PLAN



PROPOSED SITE PLAN



PROPOSED ELEVATIONS



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

RIGHT SIDE ELEVATION
1/4" = 1'-0"

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

LEFT SIDE ELEVATION
1/4" = 1'-0"

COA-24-31062

1449 Talbot Avenue

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-31062

Address: 1449 Talbot Avenue, RE# 079699-0000

Location: North side of Talbot Avenue, between Park Street and Fitch Street

Owner: Menelaos Papalas
1903 Woodmere Drive
Jacksonville Florida, 32210

Applicant: Lauren Papalas
1903 Woodmere Drive
Jacksonville Florida, 32210

Year Built: 1923 (Property Appraiser)

Designation: Riverside/Avondale, Contributing

Request: Alterations - Fencing

Summary Scope of Work:
1. Install six-foot fence, gates, and arbor in the side yards of the home

Recommendation: Approve with Conditions

Conditions:
1. The location of the fencing and gate(s) shall be substantially consistent with the site plan dated July 12, 2024.
2. The proposed arbor and gate shall alight with the fence and shall not exceed the front plane of the fence.
3. The west gate shall utilize the same design of the fence.
4. The arbor shall not exceed eight feet in height at its tallest point.

PROJECT DESCRIPTION

COA-24-31062 is for the replacement of a four-foot, picket fence with a new a six-foot fence, gates, and arbor at the address of 1449 Talbot Avenue, a contributing single-family home in the Riverside/Avondale District. The new fence will be a four-foot, vertically oriented, board-on-board fence with a two-foot vertical lattice atop it for a total height of six feet. The Arbor is to be installed on the east side of the home.

STAFF SUMMARY AND ANALYSIS

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

- The request to install a six-foot-tall, wooden board on board fence is consistent with Sections 307.106(k) (1,2, and 4)
    - The replacement of a four-foot picket fence with a six-foot fence, gates, and arbor at the subject property will have a negatable effect on the historicity of the subject property. Section 307.106(k)(1)
    - Board on board fences are found throughout the district and commonly utilized to separate front and backyards. According to the site plan and provided images, the arbor will operate as a gate for the fence on the west side of the home. Arbors, while not common, are present in the district. As conditioned, staff recommends the arbor does not extend beyond the street-facing plane of the fence it could be considered to be a part of that fence's gate.
- The replacement of an existing fence with a new fence that does not block any significant architectural features and is consistent with Section 307.106(l)(1).

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

1. Section 307.106(k) General Standards: 1 and 2
2. Section 307.106(l) Guidelines on "Alterations": 1
3. Historic District Design Guidelines, Section on "Setting"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

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.

Historic District Design Guidelines, "Setting"

- Fencing / Walls, Recommend #3: "Design new fences of appropriate scale on visible main and side elevations. Limit height on street-side elevations to four feet. Wooden,

vertical board (stockade) privacy fences up to six feet in height are appropriate on side and rear elevations. Recess privacy fences from the wall plane on the street-side elevations."

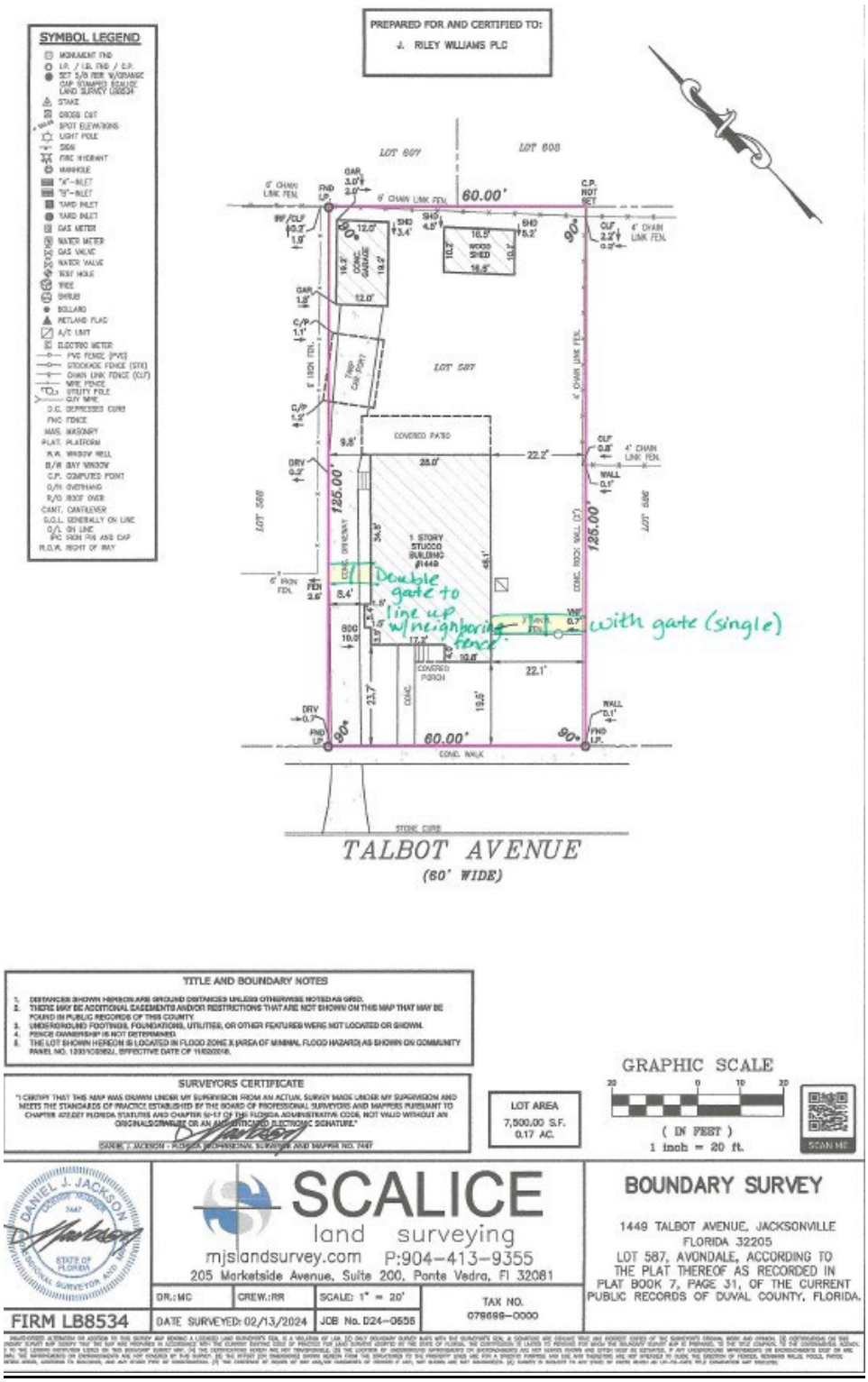
LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

PROPOSED FENCE DESIGN

PROPOSED ARBOR DESIGN

PROPOSED SITE PLAN SUBMITTED JULY 12 2024


PREPARED FOR AND CERTIFIED TO:
J. RILEY WILLIAMS PLC
SYMBOL LEGEND
LOT 607
LOT 608
60.00'
125.00'
COVERED PATIO
1 STORY STUCCO BUILDING #1449
Double gate to line up w/neighboring fence.
with gate (single)
TALBOT AVENUE
(60' WIDE)
TITLE AND BOUNDARY NOTES
1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
4. FENCE OWNERSHIP IS NOT DETERMINED.
5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0289G, EFFECTIVE DATE OF 11/02/2018.
SURVEYORS CERTIFICATE
"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 61-17 OF THE FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT AN ORIGINAL/EMBOSSED OR AN AUTHENTICATED ELECTRONIC SIGNATURE."
DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447
LOT AREA
7,500.00 S.F.
0.17 AC.
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
SCAN ME
DANIEL J. JACKSON
7447
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
SCALICE
land surveying
mjslandsurvey.com P:904-413-9355
205 Marketside Avenue, Suite 200, Ponte Vedra, Fl 32081
FIRM LB8534
DR.: MC
CREW.: RR
SCALE: 1" = 20'
DATE SURVEYED: 02/13/2024
JOB No. D24-0656
TAX NO.
079699-0000
BOUNDARY SURVEY
1449 TALBOT AVENUE, JACKSONVILLE
FLORIDA 32205
LOT 587, AVONDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Application For Certificate Of Appropriateness

Application Info

Tracking #	31062	**Application Status**	FOUND SUFFICIENT
Date Started	07/12/2024	**Date Submitted**	07/12/2024

Planning and Development Department Info

COA #	COA-24-31062
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	8/1/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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 PAPALAS
First Name LAUREN
Middle Name

Company Name

Mailing Address 1903 WOODMERE DRIVE

City JACKSONVILLE
State FL
Zip Code 32210

Phone 352 212 3894
Fax
Email LAUREN.MADRID11@GMAIL.COM

General Information On Owner(s)

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

Last Name PAPALAS
First Name MENELAOS
Middle Name

Company/Trust Name

Mailing Address 1903 WOODMERE DRIVE

City JACKSONVILLE
State FL
Zip Code 32210

Phone 9045026302
Fax
Email MPAPALAS77@GMAIL.COM

Description Of Property

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

Map	RE#
	079699 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1449	TALBOT AVE	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other**
- [x] **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
INTERIOR LOT: LOOKING TO PLACE 6 FT WOODEN FENCE TO CREATE A BACKYARD. THERE WILL BE GREATER THAN 10 FT REMAINING IN THE FRONT YARD ONCE COMPLETE. WE PLAN TO USE VERTICAL BOARDS AS ILLUSTRATED IN THE SAMPLE PICTURES. PLEASE NOTE THAT ONE OF THE PINTEREST IMAGES ATTACHED IN THE APPLICATION IS DONE IN VINYL, WE HAVE NO INTENTION OF USING VINYL, THE IMAGE WAS INCLUDED FOR DESIGN.

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

Fencing - Required Attachments For Complete Application

- [x] **Site Plan** - Site plan/survey with fence placement.
- [x] **Fence Height, Design, And Materials** - Please provide an example of the style of fence you would like to install. You may add the height and fence material to the description area in Step 2 under "Proposed Work".
- [x] **Photos Of Property**

Additional Documents Provided

	Description
[x]	ADDITIONAL PHOTOS
[x]	ADDITIONAL PHOTOS
[x]	ADDITIONAL PHOTOS

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.

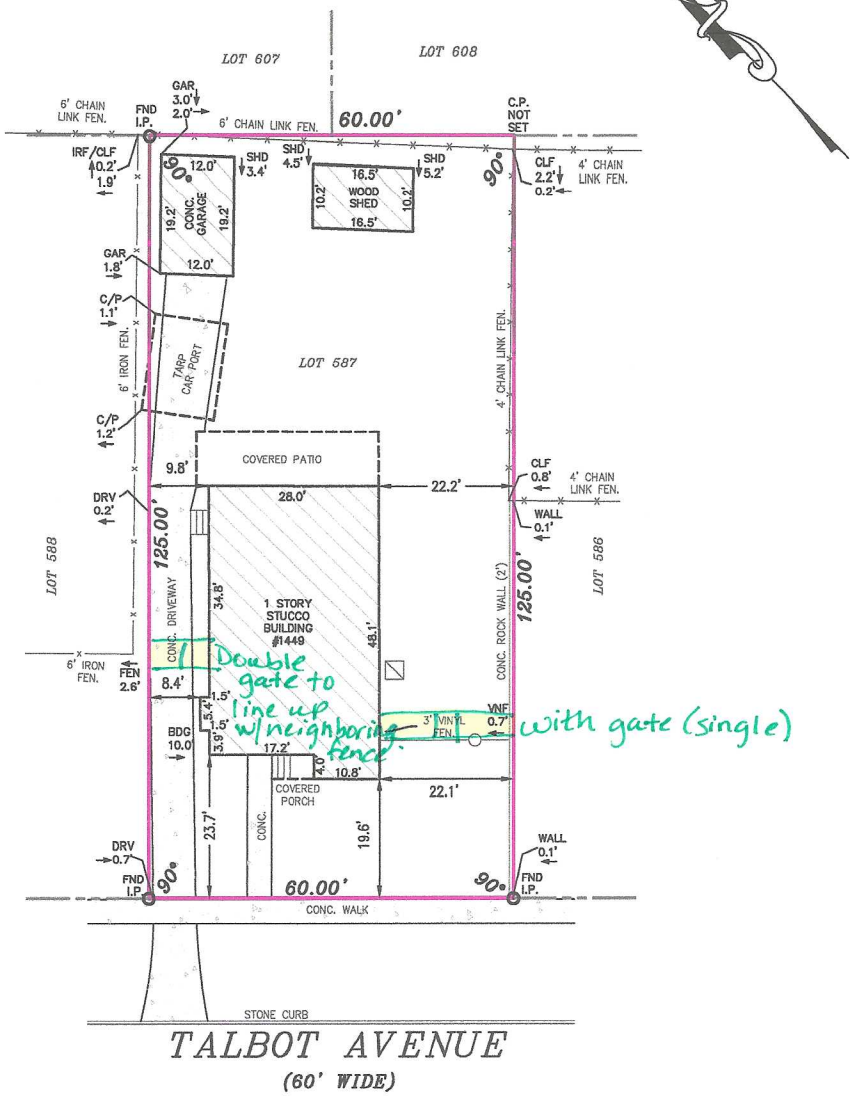
☑ I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

PREPARED FOR AND CERTIFIED TO:

J. RILEY WILLIAMS PLC

SYMBOL LEGEND

- MONUMENT FND
- I.P. / I.B. FND / C.P.
- SET 5/8 RBR W/ORANGE CAP STAMPED SCALICE LAND SURVEY LB8534
- STAKE
- CROSS CUT
- SPOT ELEVATIONS
- LIGHT POLE
- SIGN
- FIRE HYDRANT
- MANHOLE
- "A"–INLET
- "B"–INLET
- YARD INLET
- YARD INLET
- GAS METER
- WATER METER
- GAS VALVE
- WATER VALVE
- TEST HOLE
- TREE
- SHRUB
- BOLLARD
- WETLAND FLAG
- A/C UNIT
- ELECTRIC METER
- PVC FENCE (PVC)
- STOCKADE FENCE (STK)
- CHAIN LINK FENCE (CLF)
- WIRE FENCE
- UTILITY POLE
- GUY WIRE
- D.C. DEPRESSED CURB
- FNC FENCE
- MAS. MASONRY
- PLAT. PLATFORM
- W.W. WINDOW WELL
- B/W BAY WINDOW
- C.P. COMPUTED POINT
- O/H OVERHANG
- R/O ROOF OVER
- CANT. CANTILEVER
- G.O.L. GENERALLY ON LINE
- O/L ON LINE
- IPC IRON PIN AND CAP
- R.O.W. RIGHT OF WAY



TALBOT AVENUE

(60' WIDE)

TITLE AND BOUNDARY NOTES

1. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
3. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
4. FENCE OWNERSHIP IS NOT DETERMINED.
5. THE LOT SHOWN HEREON IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON COMMUNITY PANEL NO. 12031C0362J, EFFECTIVE DATE OF 11/02/2018.

SURVEYORS CERTIFICATE

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SIGNATURE OR AN AUTHENTICATED ELECTRONIC SIGNATURE."

DANIEL J. JACKSON - FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 7447

LOT AREA
7,500.00 S.F.
0.17 AC.

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

SCAN ME

DANIEL J. JACKSON
LICENSE NUMBER 7447
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

SCALICE
land surveying
mjslandsurvey.com P:904-413-9355
205 Marketside Avenue, Suite 200, Ponte Vedra, Fl 32081

DR.: MC	CREW.: RR	SCALE: 1" = 20'	TAX NO. 079699-0000
FIRM LB8534	DATE SURVEYED: 02/13/2024	JOB No. D24-0656	

BOUNDARY SURVEY

1449 TALBOT AVENUE, JACKSONVILLE
FLORIDA 32205
LOT 587, AVONDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL & SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERRABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

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

<u>LS-23-01</u>

538 Ellis Road South

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
--

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.

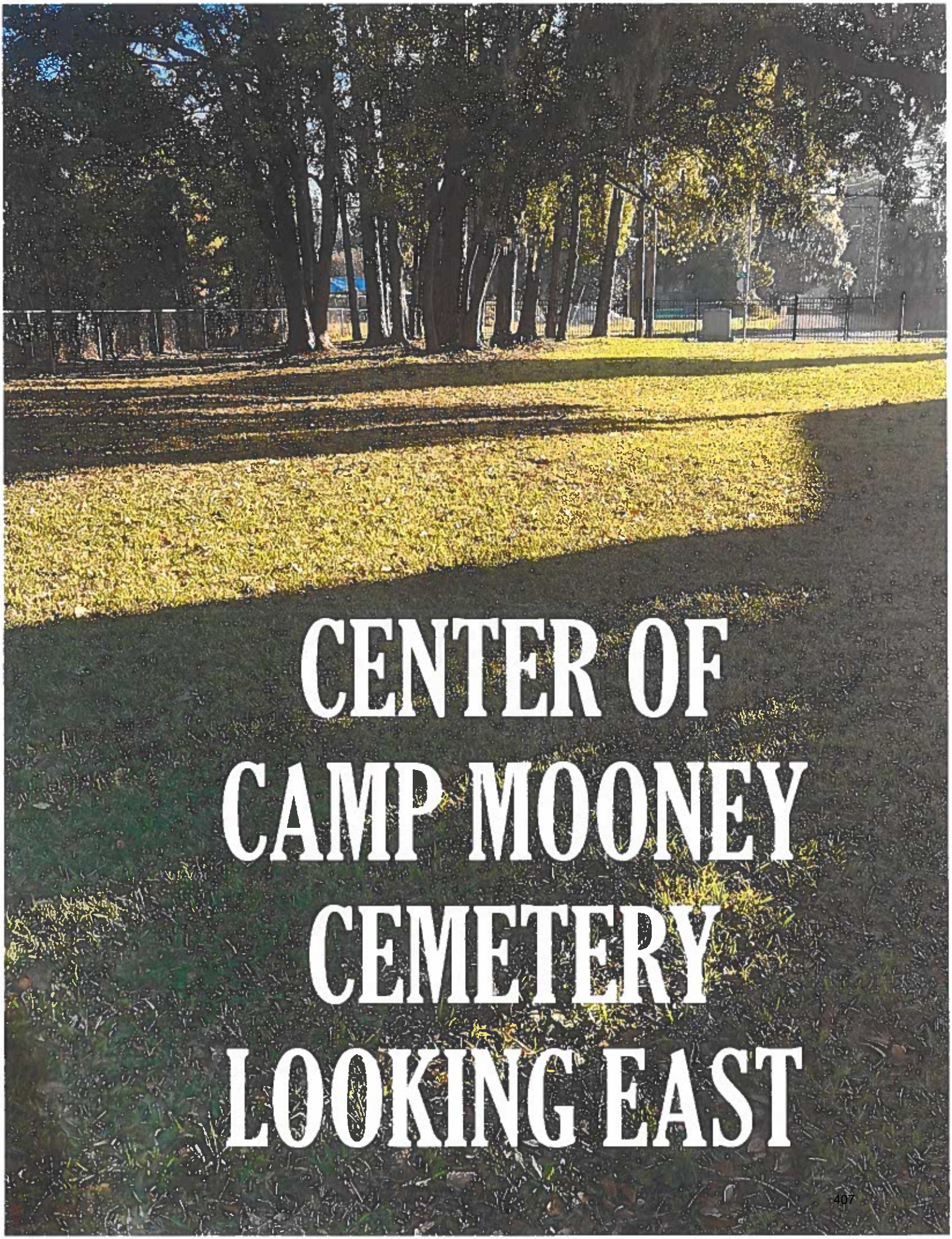
Established in 1864, Camp Mooney Cemetery is a .79-acre property with over 126 marked gravesites. The cemetery is located just a few blocks north of I-10, at 538 Ellis Road South. The cemetery was named for George Mooney whose property it was located within. He was born in Ireland 1822. George and wife 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.

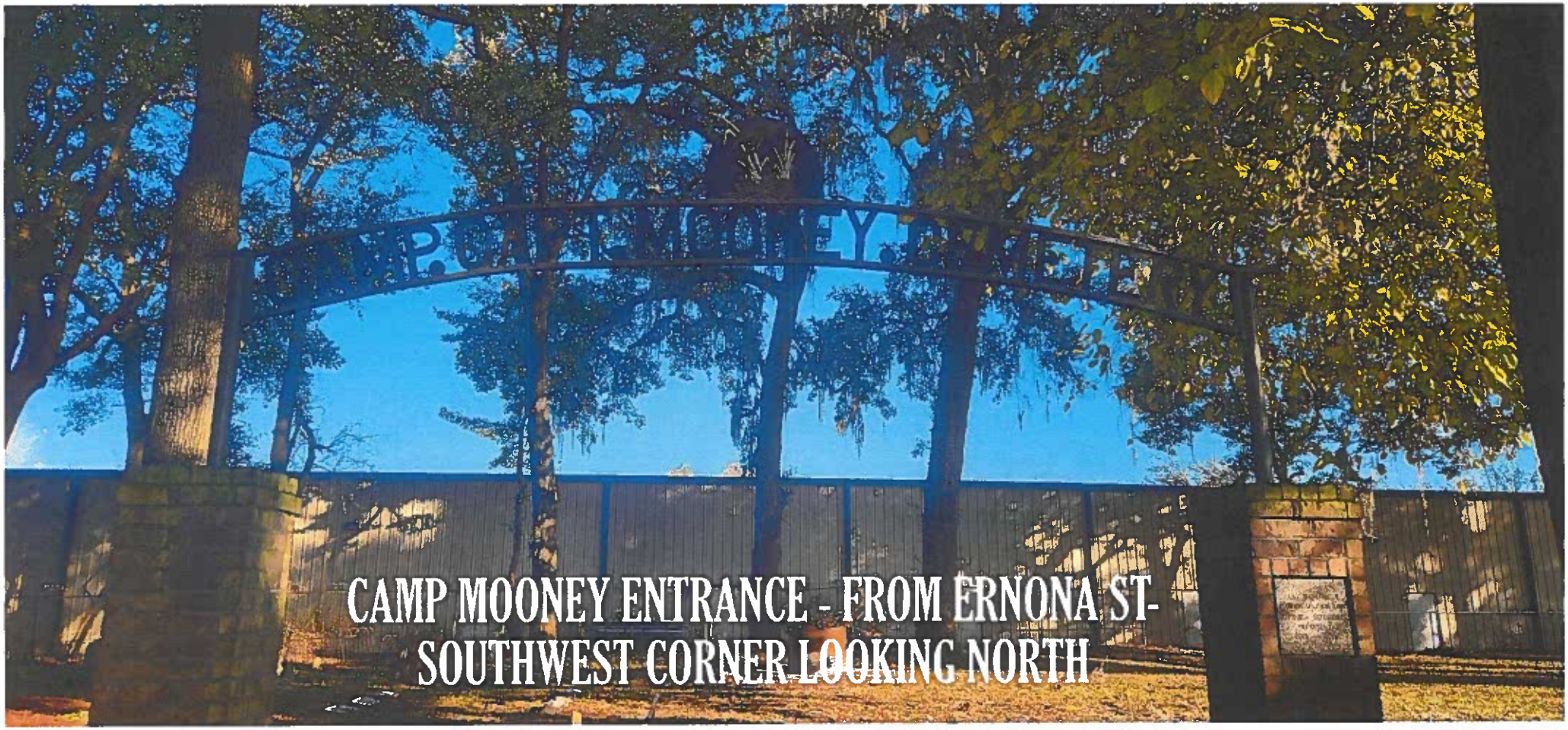
Camp Mooney Cemetery Timeline
During the Civil War, Camp Mooney was occupied by Union and Confederacy forces
03/15/1862 Curbo, John (B1815) enlisted at Camp Mooney. Transferred to Co B, Milton Artillery, 03/15/1863 (Biographical Rosters of Florida's Confederate and Union Soldiers 1861-1865. Hartman & 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)

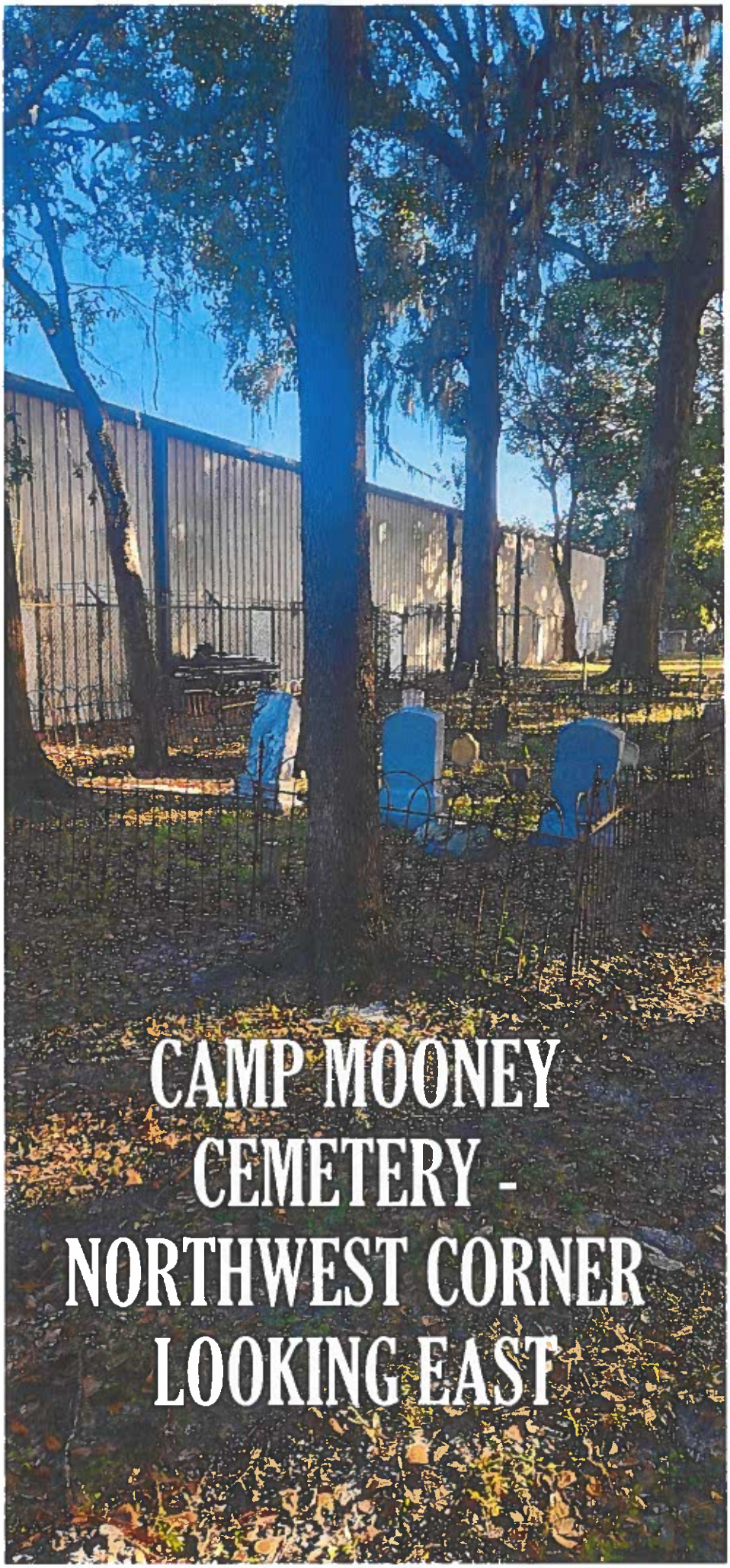
03/01/1864 Skirmish at McGirts & Cedar Creeks, near Camp Mooney
03/22/1864 report of Union Major Atheron H Stevens Jr
03/26/1864 report of Union Col Guy V Henry see (attachment 3) War of the Rebellion: a compilation of the Union and Confederate Armies. Series I, Volume XXXV. 1891. pages 364-367
03/1864 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.

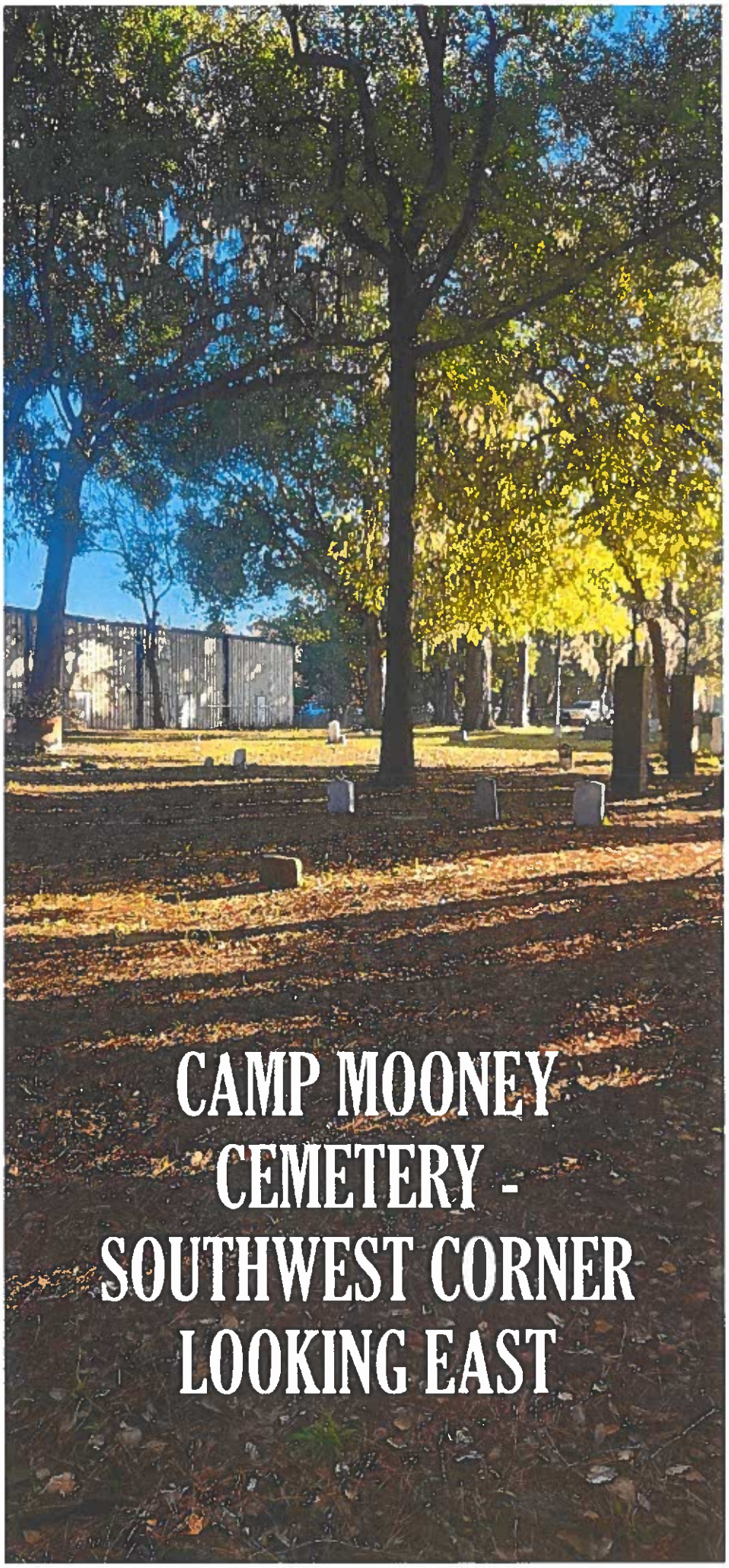
06/27/1927 All four girls are buried at Camp Mooney cemetery. The attending crowd as estimated at 4000. The cemetery grounds. were much larger then. Growth and construction in the area since 1927 has resulted in many graves being destroyed or covered over by surrounding buildings.
07/10/1926 The Mooney 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.

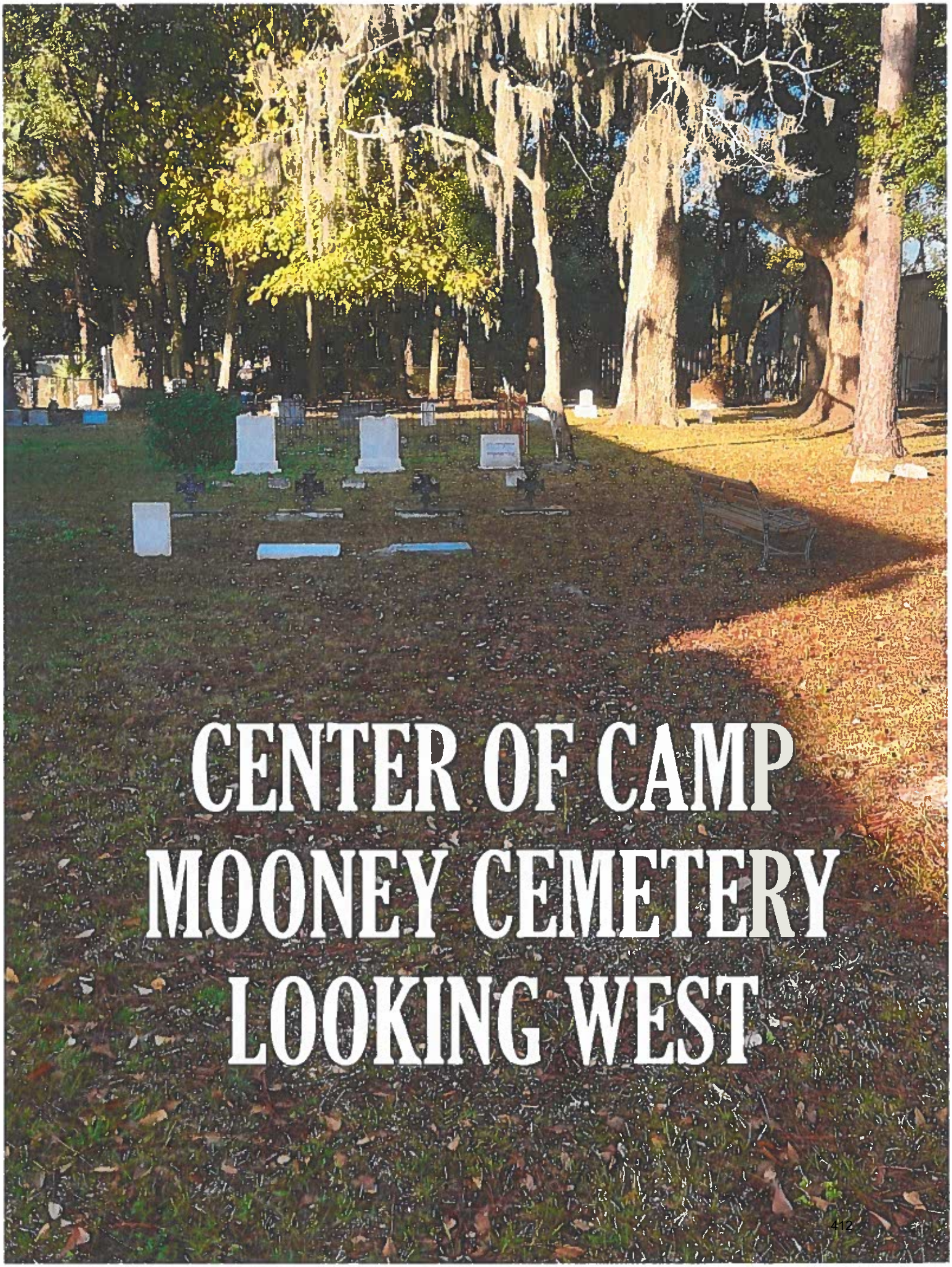

CENTER OF
CAMP MOONEY
CEMETERY
LOOKING EAST

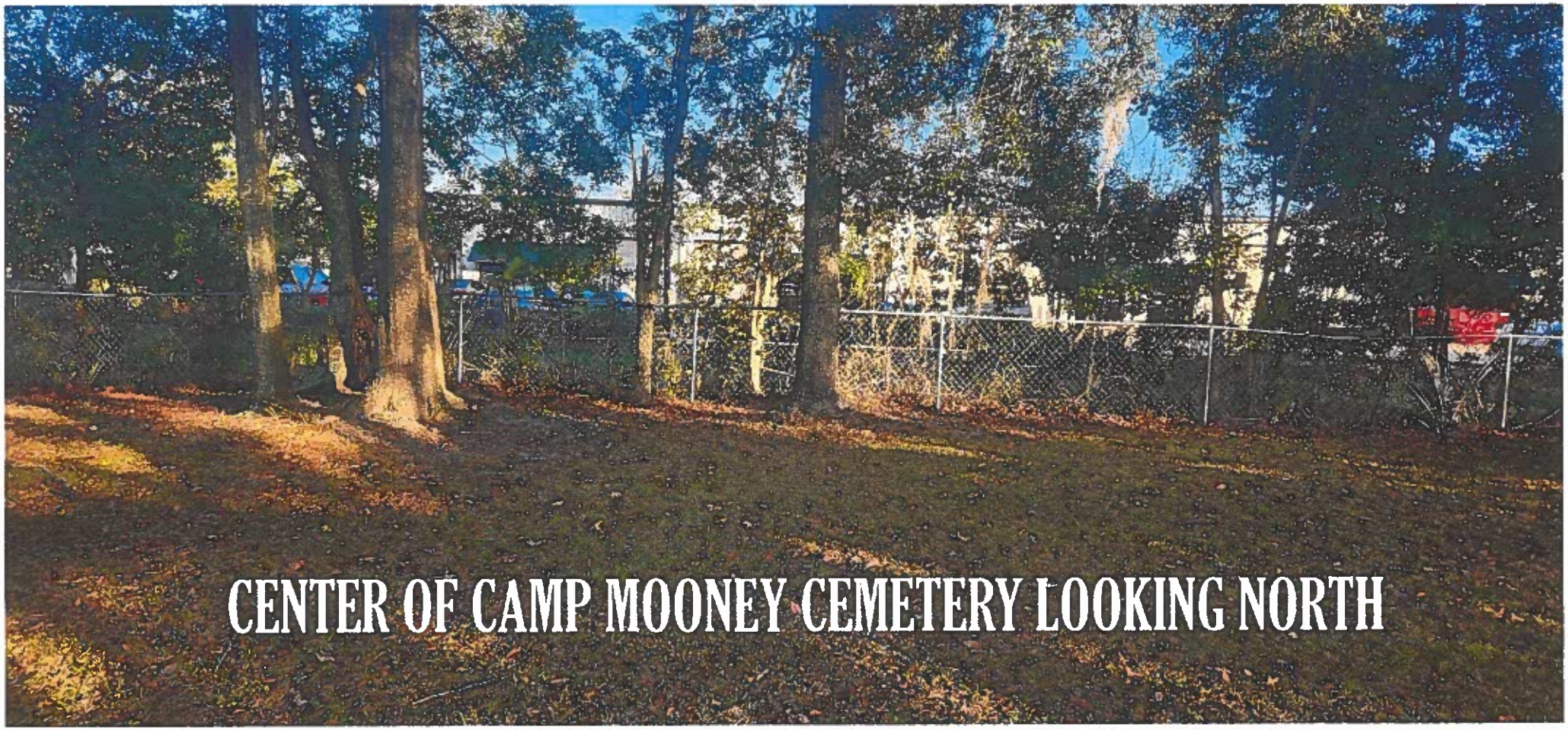
ELLIS RD (MAIN ENTRANCE)
LOOKING WEST


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)

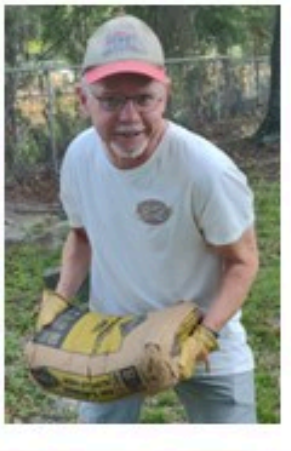
V. List of Property Owners Located within 350 Feet of the Proposed Landmark

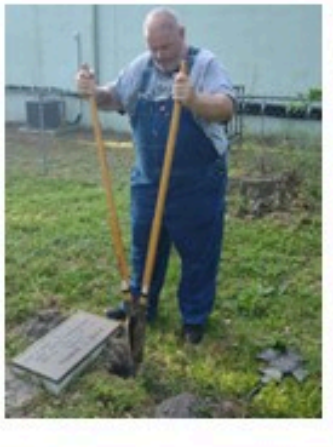
RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR	MAIL_CITY	MAIL_STAT	MAIL_ZIP
059606 0000	2020 ELLIS LLC		546 ELLIS RD S			JACKSONVILLE	FL	32216
060211 0010	AAA COOPER TRANSPORTATION		P O BOX 6827	ATTN TAX DEPT		DOTHAN	AL	36302
060404 0000	ALTO ASSET COMPANY 1 LLC		5001 PLAZA ON THE LAKE	STE 200		AUSTIN	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





C S A
C S A
C S A

&D
Sat 8AM-6PM
REUNION
2020

STAND
FOR THE
TRUTH
CONFEDERATE HERITAGE

SEPT. 26 1844
DEC. 3 1922

<u>LM-24-03</u>

801 Jefferson Street North

City of Jacksonville
Landmark Designation Report

801 North Jefferson Street

LM-24-03
August 28, 2024

Application Prepared By:
Amon D. Whetstone
17 West 11th Street
Jacksonville, Florida, 32202

Property Owner:
Amon D. Whetstone
17 West 11th Street
Jacksonville, Florida, 32202

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

LM-24-03

801 North Jefferson Street
The Whetsonian Building
Jacksonville, Florida 32202

GENERAL LOCATION: Northeast corner of North Jefferson Street and West Union Street in LaVilla immediately west of Downtown 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, **LM-24-03**, sponsored by Amon D. Whetstone, agent for the property owner, Dorothy Whetstone.

FINDINGS AND CONCLUSIONS

(A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the property at 801 North Jefferson Street as a Landmark 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 801 North Jefferson Street as a Landmark was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.

(C) Once designated, any activity affecting the exterior of the building and site of the proposed landmark at 801 North Jefferson Street will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation Section (HPS) of the Jacksonville Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of way, as well as any work the HPS determines

to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to the Whetsonian Building and the old Atlanta Life Insurance Company at 801 North Jefferson Street not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features, and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

(D) In preparing the application, the Planning and Development Department has found the application to meet 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.

The Whetstonian Building at 801 North Jefferson Street is one of the few remaining historic commercial buildings in LaVilla. Historically, the LaVilla neighborhood was defined by North Clay Street to the east, North Myrtle Avenue to the west, Old Kings Road to the north and McCoys Creek to the south. During Reconstruction, LaVilla began to take on the character that has historically defined the neighborhood well into the 20th century. The northern part of LaVilla developed into a vibrant neighborhood that became the social, cultural, and economic center of black Jacksonville, a reputation it held until the end of segregation in the 1960s. During most of its history, the community was predominantly African American, but also racially and ethnically diverse. The neighborhood became home to numerous ethnic groups, the largest being East European Jews, who originally lived, worked, and worshiped primarily in the middle section of the neighborhood. Becoming a major rail center, the southern part of LaVilla became filled with small hotels, rooming houses, restaurants, and other businesses serving the traveling public, as well as large warehouses and industrial uses dependent on rail service. Given the transient nature of the southern part of the neighborhood, this portion of LaVilla developed a notorious reputation for criminal activities.

The most significant legacy of northern LaVilla was its associated with the vibrant musical scene that developed from the 1890s until after World War II. During this period, LaVilla had a variety of clubs and venues that featured major blues and jazz performers. LaVilla's music legacy were planted in the late 19th and early 20th centuries and coincided with the development of LaVilla as the commercial, cultural, and social center of Jacksonville's African American community. Other than isolated clubs outside the downtown area such as the Two-Spot and the Havana Club, the northern part of LaVilla was the only area in the city where these nationally known blues and jazz musicians performed. The remaining buildings in the neighborhood associated with the era include the Richmond Hotel, Genovar's Hall, the Masonic Temple, Clara White Mission, the Central Hotel, and the Maceo Elks Lodge.

In the years between 1896 and 1916 before the widespread availability of electronic recording, LaVilla was alive with, music, dance and comedy performances by professional entertainers

featured in numerous clubs, vaudeville houses, and other venues such as Frank Crowd's Bijou Theater, later renamed the Globe Theater, that opened in 1909 and its competitor across West Ashley Street, the Airdome also opened in 1909 by Louis D. Joel and Morris R. Glickstein. Theatrical stock companies and tent shows were an important part of LaVilla's cultural legacy. Some of the shows were produced and managed by Blacks such as the Rabbits Foot, a traveling show owned and operated by LaVilla's pioneer Black promoter, Patrick Henry Chappelle.

During June of 1915, a new attraction, the Strand Theater, opened at 701 West Ashely Street the next block down from the Airdome and the Globe Theater. Owned and operated by the Strand Amusement Company under H.S. Walker, the Strand, located at the corner of West Ashley Street and North Jefferson Street, opened on June 12, 1915. The Strand continued as a movie house for decades before finally closing with the building being demolished in 1969. [1] The largest venue was the Knights of Pythias Hall at 727-33 West Ashley Street which was built in 1921 by Jacksonville general contractor, P.J. McCullough. Crowned with a stepped parapet wall, the five-story building had three storefronts on the first story, five to six apartments on each floor of the second, third and fourth stories and a large hall, dining room and kitchen on the fifth. A distinctive feature of the building was the full-width balconies on second to the fifth stories that cantilevered over West Ashley Street. On the first story, an arcade provided elevator access to the upper floors, as well as to three more stores. Demolished in 1957, the first story of the Knights of Pythias Hall housed numerous businesses over the years such as Dr. James D. Patterson's Drug Store, Sentinel Publishing Company, White Front Pool Parlor, and the Peoples Dressmaking.[2]

Playing in LaVilla during this time were nationally recognized performers such as Billy Kersands, Gertude "Ma" Rainey, Ferdinand "Jelly Roll" Morton, and Jacksonville resident, Arthur "Blind Blake" Phelps, who became widely known for his "piano sounding" fast guitar style. In the 1920s and 30s, the big venues, such as the Knights of Pythias Hall on West Ashley Street and the Odds Fellows Hall on North Pearl Street, featured such nationally known performers as Cab Calloway, Billie Holiday, Count Basie, Nat King Cole, Louis Armstrong, Ella Fitzgerald, and Duke Ellington [3]

By the 1930s and 40s, LaVilla had become a stop along the Chitlin Circuit. Named after the Southern cuisine made from pig intestine, also spelled Chitterlings, the unofficial circuit was a connection of performing venues that featured Black entertainment within the safe environment of the Black community. Performers that followed the Chitlin Circuit usually started their tour in Baltimore or the mid-Atlantic region then traveled through the South before swinging west to Texas and north to Chicago. The name probably came from many of these venues offering soul

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[1] Peter Dunbaugh Smith, *Ashley Street Blues: Racial Uplift and the Commodification of Vernacular Performances in LaVilla, Florida, 1896 – 1916*, Dissertation Submitted to the Interdisciplinary Program in the Humanities in the Partial Fulfillment for the Degree of Doctor of Philosophy, Florida State University, College of Arts and Science, 2006, pp. 99 – 101.

[2] Jacksonville Building Permit Records, #369, 1921.
Mason, p. 16.

[3] Smith, pp. 3, 20 – 25, 29, 40 – 44, 67, 75 – 78, 81 – 86, 152, 159 & 160,
Francis Davis, *The History of the Blues, The Roots, The Music, The People from Charley Patton to Robert Cray.* (New York: Hyperson, 1995), pp. 28 & 29,
Eileen Southern, *The Music of Black American, A History*. (New York: W.W. Norton & Company, 1971), pp. 47, 48, 51, 161 & 162, 116 & 117, 146, 154, 183 -185, 229, 237, 238, 245, 251, 270, 285 & 291.

food such as chitterlings. Like the humble chitlins, the shows on the circuit were considered by some as being second rate and since in segregated neighborhoods under the radar screen of the larger white community. Most of the Black communities along the Chitlin Circuit had a central avenue called the "stroll" where most Black businesses and venues were located. The "stroll" in LaVilla was West Ashely Street.[4]

"Stroll" in some other cities include Beale Street in Memphis, Indiana Avenue in Indianapolis's Bronzeville, Farish Street in Jackson, Mississippi, and Auburn Avenue, "Sweet Auburn" in Atlanta, Georgia. The "stroll" such as West Ashley Street was lined with bars, restaurants, cafes, barbershops, clothing stores and theaters which attracted large crowds, particularly on Saturday night and the Monday night after Easter. Alex McBride, who performed in clubs in the area, stated *"Ashley Street was just like a flower garden, everybody looking the best they could look"*.[5] During the 1930s and 40s, the "stroll" in LaVilla included such popular clubs and venues as Lenape Tavern, The Top Hat, the Bronx, Emanuel's Tap Room, and the Knights of Pythias. It was during this period that LaVilla, specifically West Ashley Street, acquired such nicknames as the "Little Harlem of the South", "Jacksonville's Harlem", Jacksonville's Answer to Harlem" and the "Great Black Way", a reference to Broadway's the Great White Way.[6]

Many of the venues, clubs, hotels, and restaurants associated with the Chitlin Circuit tended to concentrate in 600 and 700 block of West Ashley Street, "the Stroll" and the blocks of North Broad Street. The north side of the 600 block of West Ashley Street included the Hollywood Music Street opened in the 1920s by Joe Higdon to promote black music and to bring quality black musicians to LaVilla. In the same building were Adolph's Beauty Products and Florida Cut-Price Pharmacy. Manuel's Taproom at 622-626 West Ashley Street managed by co-owner, Chula Papa Rivera, opened 24 hours for drinks, dining and dancing, and according to *Crisis Magazine, "the finest of its kind in the South" horseshoe-shaped bar, back room for cards, dice, and slot m*achines, *upstairs Blue Room with stage for performers – live radio broadcast on Station WRHC. attracted a well-dressed crowd in tailored clothing.* In the same block as Manuel's Taproom were Hotel Eggmont, Brad's Café, the Artistic Barbershop, the John Betsch Place, Carl, and Daisy Ford's, "Bubber's Coffee Shop.[7]

The popular three-story Richmond Hotel, which attracted many jazz and blues greats during the 1930s including Duke Ellington, Cab Calloway, Ella Fitzgerald, and Billie Holiday, was built in 1909 at 420 North Broad Street, immediately adjacent to the Masonic Temple. In addition to a third floor ball room, a tea room and forty-eight rooms, the first floor housed a variety of businesses over the years such as a candy manufacturer, cigar maker, barber, tailor, insurance company and Vanderhorst, which has been called by one trade journal as "*the largest black-owned shoe store in the Country"*.[8] With the decline of LaVilla, the Richmond Hotel closed in

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[4] Preston Lauterback, *The Chitlin Circuit, and the Road to Rock N Roll* (New York: W.W. Norton & Company, Inc., 2011), pp. 9, 31 -36, 41, 54 & 55, 66-72,88 & 89, 91, 101 103, 115, 162, 267.
The Crisis Magazine, National Association for the Advancement of Colored People (NAACP), 1942, pp. 14 & 31.
[5] *The Florida Times Union*, February 1, 1991, A-2.
[6] *The Florida Times Union*, July 26, 1998, Page E-1.
Mason, p. 9.
[7] *Florida Times Union*, February 1, 1991, A-2.
Mason, p. 14.
[8] *Florida Times Union*, June 6, 1993, D-1.

1970 and was used as a furniture showroom and storage facility. In its 1942 edition that focused on Jacksonville, the *Crisis Magazine* featured the Richmond Hotel as *an "outstanding hotel for colored people in Jacksonville'. It was located "close to all principal Negro businesses, theaters, and churches, and less than five minutes' drive from the railroad terminal. Most of its 48 rooms have running water, with many bathrooms adjacent. The Richmond Hotel boasts a quiet, homelike atmosphere. A Tea Room is operated for the convenience of guests."*[9]

Although currently gutted from a failed rehabilitation attempt, Genovar's Hall is one of the largest and most well-known of the Chitlin era hotels. The actual date of construction for Genovar's Hall at 644 West Ashley Street has not been determined. The first definitive listing of Genovar's Hall at the southeast corner of West Ashley Street and Jefferson Street (Hawk Street) in the city directories was in 1895 which listed Genovar Brothers (grocers) at that location. Harry Finkelstein, who later had his name inscribed on the central dormer of the west elevation facing North Jefferson Street, purchased Genovar's Hall in 1919. Harry Finkelstein, who operated a pawnshop at 633 West Bay Street, apparently rented or leased Genovar's Hall for a variety of commercial and residential uses. Members of the Finkelstein family kept ownership of Genovar's Hall until sold to the City of Jacksonville during the 1990's.

In 1933 or 34, former railroad porter, Jack D. Wynn, opened the Wynn Hotel on the second and third floors with the Lenape Tavern being located on the first floor. According to oral tradition, the Wynn Hotel, which operated under that name until 1941, was a popular lodging spot for some of these early jazz performers playing in LaVilla and the surrounding area. Reportedly, Louis Armstrong, who played at the Knights of Pythias Hall at 733 West Ashley Street, would prefer the Wynn Hotel to other more "upscale establishments" since it was located closer to the street action generated by such nearby entertainment amenities as the Hollywood Music Store, The Top Hat, Manuel's, and the Bronx.[10]

Located in front of Genovar's Hall near the intersection of West Ashley Street and North Jefferson Street were two hitching rails constructed of four-inch galvanized pipes. According to oral tradition, these rails were called the "rails of hope" since many waiters and musicians would hang out in front of these hitching posts waiting for employment offers. One such occupant of the "rails" was a young, blind musician by the name of R. C. Robinson, now professionally known as Ray Charles. Born in 1930 in Albany, Georgia, Ray Charles moved with his family to Greenville, Florida whereby the age of seven he had progressively lost his vision due to glaucoma. In 1937, R.C. Robinson was sent to the Florida School for the Deaf and Blind in St. Augustine, Florida where he attended until the death of his mother in 1945. Fifteen years old at that time, R.C. Robinson moved to Jacksonville in 1945to pursue a career as a musician. He lived with family friends at 633 West Church Street directly behind Genovar's Hall, which at that time still housed the popular Lenape Tavern. While in LaVilla, Robinson hung around the Musician Union office (Local 632) at Clara White where he honed his playing skills and

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[9] Wood, p. 97
The Crisis Magazine, p.

[10] Vertical File – Genovar's Hall, Historic Preservation Archives, Jacksonville Planning and Development Department.
Florida Times Union / Jacksonville Journal, November 9, 1986, p. E-1.
Wayne W. Wood. *Jacksonville's Architectural Heritage Landmarks for the Future*. (Jacksonville, Florida: University of North Florida Press, 1989), p. 92.

provided the opportunity to back up some of these musicians at local clubs. In 1946 Robinson left Jacksonville to go on tour of central Florida with Little Louis, "Tiny" York. After playing piano as sideman to several well-known entertainers, R.C. Robinson went on to stardom as Ray Charles.[11]

With the end of state sponsored segregation, many African American residents and businesses left the LaVilla area to seek opportunities in other parts of the city. As a result, the economic and social vitality of LaVilla declined resulting in marginal businesses or empty commercial buildings and a predominance of low-income rental units. Continued lack of investment fostered significant deterioration of LaVilla's building fabric resulting in numerous demolitions. Beginning in the 1990s LaVilla underwent major redevelopment as part of the River City Renaissance Program. The redevelopment took an urban renewal approach resulting in the demolition of nearly all residences and a significant number of commercial buildings to accommodate open space for new construction. The largest project in the redevelopment of LaVilla was the construction of the LaVilla School of the Arts (2000). Using a suburban development model, the school was located on a significant amount of property, which resulted in fracturing the traditional street grid and destroying much of the Ashley Street "Stroll." This significant disruption of the street grid impacted connectivity within LaVilla and reduced its original sense of place.

Except for several landmark structures and a cluster of older commercial buildings along North Broad Street and North Jefferson Street, LaVilla is composed of large vacant parcels and a scattering of new construction, primarily apartments and offices. Significant buildings and sites that remain are spread out and disconnected except for those in the cluster of historic buildings along North Broad Street and North Jefferson Street. The remaining buildings reflect the once vibrant commercial and institutional uses found in this part of the neighborhood.

Constructed in c. 1927, the Whetsonian Building shared a similar history found in other parts of northern LaVilla and was part of the rich cultural tradition of the area. Common at the time of construction, the building was mix use with commercial on the first floor and residential on the second. From 1928 until the end of the historic period (1974), the Whetsonian had housed a variety of small businesses owned or catering to northern LaVilla's Black residents. Well into the 1950s, the building always housed a grocery store at 801 North Jefferson Street starting with John Abraham Grocery Store in 1928, later owned and ran by M. Eswood, John Tubel, Harold L. Friedlin, and Louie's Grocery Store and Market. Other long-term businesses included McNeill's Drug Company, owned, and operated by Gertrude H. McNeill; Edna Chandler, hairdresser; Continental Investment Company, and E.&M. Beauty Salon. Different residents were listed each year in the city directories as well. Another established business that operated out of 801 North Jefferson Street was Bill's Barbecue that opened in 1949 and stayed at that location until 1973. The Apothecary Shop (pharmacy) opened in the Whetsonian in 1955 and was in business at that address until 1973. In 1975 only two businesses were listed, Broadcast T.V. Shop and the Starlite Diner. By 1978, the Starlite Diner was replaced by Jim's Diner which was still in business in

[11] Michael Lydon, *Ray Charles, Man and Music*. (New York: Riverhead Books, Penguin Putnam, Inc., 1998), pp. 29 – 38.

1985. By the late 1980s, the city directories listed no businesses or residents at 801 North Jefferson Street.[12]

The building took on a new significance with its purchase by Walter Whetstone in 1998. Born in Jacksonville in January of 1937, Walter Whetstone attended Oakland Elementary, and Matthew W. Gilbert High School in East Jacksonville. Starting at the age of fourteen he worked as a Western Union bicycle messenger before serving in the U.S. Army at the age of twenty-three. Around this time, Whetstone married Dorothy Jean Thomas in 1959 that continued for 59 years until his death in 2018. After his military service he continued working as a bicycle messenger, as well as part time with the Gulf Life Insurance Company while attending Edward Waters College in the evenings. After graduating from Edward Waters College in 1968, Whetstone began working full time with Gulf Life Insurance Company. During his successful career as agent with the company, he won numerous awards such as the life membership of the Million Dollar Round Table, a financial professionals' organization and selected for the Gulf Life Insurance Company Hall of Fame. Walter Whetstone also was involved in community service working with the Boys Scouts of America, 100 Black Men of Jacksonville and the David H. Dwight Young Men Christian Association (YMCA).[13]

Although living in Springfield, Whetstone purchased the condemned two-story brick building at 801 North Jefferson Street, northeast corner of North Jefferson Street and West Union Street. Condemned and slated for demolition, Whetstone at the age of 61 saved the building at the last minute. The building's sewer lines were disconnected in anticipation of demolition. He opened the interior of the building by removing walls between three of the commercial units. With the purchase of the building, he began to turn it into one of the most recognizable landmarks in Downtown Jacksonville. Charlie Whetstone, his father, drove an ice truck and began to pick up a variety of things thrown out by others. Walter continued this tradition but added antiques, artifacts and art obtained from thrift stores, antique stores, garage sales and estate sales. Each item was selectively displayed on the interior and exterior of the building creating an eclectic collection that turned the building into a single work of folk art. Known for his kindness and gracefulness, Whetstone was quick to invite curious visitors attracted to the building to come in and review the collection in more detail. He also stated that if James Smithson could have his collection at the Smithsonian Institute, then he could display his at the Whetstonian.[14]

The building and its eccentric collection drew the attention of Mike Wolfe and Frank Fritz who visited the Whetsonian as part of their show, "American Pickers". Wolfe aptly described Whetstone on his show*, "You can tell that Walter has the eye of an artist". "The way he's placed them almost transcends them into art. What Walter did was genius. He surrounded*

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[12] Jacksonville City Directories, 1926 to 1989.

[13] *Walter Whetstone Obituary, January 7, 1927 – May 4, 2018, Aaron and Burney Funeral Home and Cremation Services (Obituary/Walter -Whetstone/Sympathy – Landing.*

[14] "LaVilla: Whetsonian", Tim Gilmore, 10/3/2012, https://jaxpsychogeo.com/the-center-of-the-city/Whetsonian.
"LaVilla: Whetsonian's Last Days? The Mural of Whetstone's Life", Tim Gilmore, 11/18/2016. https://jaxpsychogeo.com/the-center-of-the-city/Whetsonian.
Jacksonville.com, *The Florida Times Union*, "The Whetstonian, A Masterpiece of Outside Art and a Treasure Trove of Collective History", Tim Gilmore, December 30, 2016.
Jacksonville.com, *The Florida Times Union*, "Curious Jax: The Whetsonian Was His Smithsonian", Sandy Strickland, February 17, 2020.

himself with his collection but did it in a way for others to enjoy it too" (Strickland). As a folk artist Whetstone is part of tradition of "outsider artist" with no formal art education or training who produce works for the sake of expressing their creativity rather than necessarily for money or fame. The Whetsonian has been described as a "masterpiece of outsider art" (Gilmore).[15]

Whetstone's collection space also included the old Atlanta Life Insurance Company building next door at the southeast corner of North Jefferson Street and West State Street. Also purchased by Whetstone in 1998, the Mid-Modern style building was constructed by W.G. Lumpkin, Jr. in 1965 from a design by Jacksonville architect, Emilio Zeller III.[16] Originating from the Atlanta Benevolent and Protective Association formed in 1905, the Atlanta Life Insurance Company was founded in 1922 by former slave, Alonzo Herndon, who became Atlanta's most wealthy African American.[17] As part of their expansion into other states, the Atlanta Life Insurance Company acquired Jacksonville based, Afro-American Life Insurance Company in the 1990s.

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 801 North Jefferson Street, the Whetstonian Building, 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 801 North Jefferson Street, the Whetstonian Building, 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 801 North Jefferson Street, the Whetstonian Building, 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 801 North Jefferson Street, the Whetstonian Building, does not meet this landmark criterion.

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[15] Ibid.
[16] *Jacksonville Building Permit*, #189, April 2, 1965.
[17] https://en.wikipedia.org/w/index.php?title=Atlanta_Life&oldid=1182376219

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 801 North Jefferson Street, the Whetstonian Building, does not meet this landmark criterion.

G. Its suitability for preservation or restoration.

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

Both the Whetstonian and the old Atlanta Life Insurance Company have been altered in different ways, usually for displaying the collection or for security reasons. However, the significance of both buildings has grown beyond its architecture but now how it functions as a single work of folk art. Therefore, its preservation has been focused on preserving the buildings themselves but also to incorporate the collection into future reuse and rehabilitation plans. In the current plans the first floor of the Whetstonian will house a food court providing affordable dining with the second being used for public gatherings and meetings. The third floor will be a rooftop cigar lounge that will feature vintage whisky, spirits, beer, and wine along with a humidor to display prime cigars. The old Atlanta Life Insurance Company will house an administrative office and a small museum. The Whetsonian collection will be inventoried and displayed on walls and the small museum or appropriately stored as needed.

RECOMMENDATION

Since the agent of the property owner is the sponsor of the designation, at least two of the seven criteria must be met. In reviewing the application, the Planning and Development Department has found the application to meet two of the seven 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 801 North Jefferson Street, the Whetstonian, **(LM-24-03)** as a City of Jacksonville Landmark.

Request for Local Designation of Landmark or Landmark Site

Must be Dated and signed by Mrs. Dorothy Whetstone

LANDMARK AND LANDMARK SITE DESIGNATION

The purpose of landmark designation is to provide for the recognition, preservation, and protection of historic, architectural, archaeological, and cultural resources.

Additionally, the Landmark Designation adds additional credits toward Economic Incentives.

DIA → Downtown Investment Authority ⇒ Business

Please Review and Advise

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

1. PROPERTY INFORMATION

Historic Name: THE WHETSTONIAN

Other Names: _____

FMSF Number: _____
(If known)

Designation: (check all applicable)

__ Residential X Commercial
__ Institutional __ Public
__ Industrial __ Archaeologic
__ Cemetery __ Other: _____

2. LOCATION

Street name & number: 801 North Jefferson Street

City or town: Jacksonville Zip Code: 32202

State: Florida County: Duval

Real estate number(s): 074648-0000

3. HISTORICAL INFORMATION

Date of construction and additions: The date of construction is listed around 1927 however earlier records of construction maybe around 1909.

Significant historical associations: The building is in the historic downtown neighborhood of La Villa. The La Villa neighborhood was epicenter of African American culture after the Civil War and Reconstruction. It became an important attraction for jazz musicians and entertainment, known as the Chitlin Circuit.

Original use: The site consists of two buildings. The 2-story building was at one time a grocery store a club, Stardust Lounge, barber and beauty shops, and the upstairs two (2) apartments. The second building was the Atlanta Life Insurance Company

Present use: The site has become iconic building for the City of Jacksonville because the owner Walter Whetstone used the building to collect artifacts from demolished and abandoned homes and business in LaVilla. The site is like a museum

Physical description (basic design, construction and conditions): The basic design of the building is a rectangular brick building with no historical or architectural significance.

4. STATEMENT OF SIGNIFICANCE

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

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

X Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation	The building represents one of the few remaining buildings in the historic African American neighborhood of LaVilla
X Its location is the site of a significant local, state, or national event.	The building in the historic downtown neighborhood LaVilla.
X It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.	Ray Charles was known to frequent the site when it was the Stardust Lounge. Atlanta Life Insurance Company, founded by former slave Alonzo Franklin Herndon. Walter Whetstone African American employee for Western Union
__ 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.	
X It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials	The building is one few building of the 1900s exhibiting masonry and mix use of commercial and residential. It is reminder of the once historic neighborhood and entertainment center for African Americans.
X Its suitability for preservation of restoration	

REQUEST FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE

City of Jacksonville Historic Preservation

1. PROPERTY INFORMATION

Historic Name: THE WHETSTONIAN

Other Names: _____

FMSF Number: _____
(if known)

Designation: (check all applicable)

__ Residential X Commercial
__ Institutional __ Public
__ Industrial __ Archaeologic
__ Cemetery __ Other: _____

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Original use: The site consists of two buildings. The 2-story building was at one time a grocery store a club, Stardust Lounge, barber and beauty shops, and the upstairs two (2) apartments. The second building was the Atlanta Life Insurance Company

Present use: The site has become iconic building for the City of Jacksonville because the owner Walter Whetstone used the building to collect artifacts from demolished and abandoned homes and business in LaVilla. The site is like a museum

Physical description (basic design, construction and conditions): The basic design of the building is a rectangular brick building with no historical or architectural significance.

5. REQUIRED ATTACHMENTS

- A minimum of five (5) labeled (keyed to the physical description) photographs of the building and site
- ☐ Area map showing property location
- ☐ Any available historic and or existing drawings such as elevations, floor plans, diagrams, etc.
- ☐ Legal Description
- ☐

6. SPONSORSHIP STATEMENT

I am aware of the proposal for designation of the subject property or properties listed above as a City of Jacksonville landmark or landmark site and am aware of the procedures for review of the proposal by the Jacksonville Historic Preservation Commission and the Jacksonville City Council. I understand that I will be notified of the date and place of any public meetings at which the proposal will be considered by the Jacksonville Historic Preservation Commission and the City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I am aware that I must wait one year to re-apply.

Signature of property owner: Dorothy Whetstone Date: 03/13/24

Printed name: Dorothy Whetstone Phone number: ( )

Email: Dorothy.Whetstone@G-mail.Com

Address: 801 N Jefferson Street City: Jacksonville Zip: 32202

Signature of applicant (if different from property owner): Amon D Whetstone Date: 3-14-24

(representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.)

Printed name: Amon D Whetstone Phone number: (904) 440-5290

Email: AmonimaeD@Gmail.Com

Address: 17 W 11th St City: JAX Zip: 322020

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: _____

THE WHETSTONIAN *at LiVilla*

Business Summary

Project Description

Situated on **half a city block** (in Downtown Jacksonville, Florida) that includes:

- a 1927 two-story brick commercial structure
- a 1965 life insurance building and
- Numerous unique artifacts *(old restaurant signs, a Harriet Tubman bust, fluegel horns and trumpets and trombones and piano innards, blackface statuettes and portraits of black Jesus, carousel horses, mannequin parts, tall tin plates emblazoned with architectural slogans by Mies van der Rohe and Frank Lloyd Wright, and human-faced suns in factory cogs).*

Located in what was once a thriving black neighborhood just west of downtown, the densely and most vibrant district in Jacksonville's history, LaVilla was largely destroyed during Austin's "urban renewal." Among the remains of LaVilla stands the old Brewster Hospital, three shotgun shacks, the Ritz Theatre and Museum, the Clara White Mission and The Whetstonian.

The two-story red brick building located at 801 Jefferson St. once the Stardust Club attracted numerous jazz and blues musicians played there from 1930s to the 1950s during the days when LaVilla was an entertainment hot spot. Performers such as Jelly Roll Morton and Blind Blake played at the Stardust.

The History Channel's "American Pickers" show came calling for an episode that aired in 2018 and in subsequent reruns.

The one-story building located at 821 Jefferson St. once the administrative office of Atlanta Life Insurance Company. Founded in 1905 by Alonzo Herndon, a prosperous Black barber and entrepreneur who rose from enslavement to become by 1927 the wealthiest African American in Atlanta.

We plan to completely renovation these two Historical Commercial Buildings located off North Jefferson Street in Downtown Jacksonville.

The site will be customized to suite our needs including: size, parking access, traffic patterns, ingress/egress, and signal access. We plan to have great curb appeal and be easy to find along our customers typical routes.

When people notice our location, they will get curious about it and plan to visit. In fact, the curiosity factor will be one of our biggest draws.

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.

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X Its location is the site of a significant local, state, or national event.	The building in the historic downtown neighborhood LaVilla.
X It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.	Ray Charles was known to frequent the site when it was the Stardust Lounge. Atlanta Life Insurance Company, founded by former slave Alonzo Franklin Herndon. Walter Whetstone African American employee for Western Union
__ 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.	
X It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials	The building is one few building of the 1900s exhibiting masonry and mix use of commercial and residential. It is reminder of the once historic neighborhood and entertainment center for African Americans.
X Its suitability for preservation of restoration	

Open Space

JTA partnered with the Downtown Investment Authority to create the LaVilla Development Strategy, a plan that includes creating a park. Jones Worley Design, a national experiential design firm, was hired to document and illustrate the Jacksonville regional transportation story through the lens of the LaVilla labors, residents and families who helped build the transportation network. The Lift Ev'ry Voice and Sing Park will commemorate James Weldon Johnson's contributions to the nation, inviting people to honor Jacksonville native. The park located at 100 Lee Street will be linked to 15 other historic neighborhoods and Downtown via the Emerald Trail.

PROPOSED ADAPTVE REUSE OF BOTH BUILDINGS

The Whetstonian Building

Walter Whetstone's saving of the building and conversion into a museum with collections from the LaVilla community during gentrification, musical instruments, wagon wheels, mosaic tile, old lamps, old safe, etc., and indoor memorabilia has become a local landmark in LaVilla and downtown Jacksonville.

The proposal to renovate the Whetstonian into a place that captures the historical significance of LaVilla's cultural history. The proposal would be to convert the downstairs into a food court, the upstairs into a meeting room and a rooftop cigar bar.
Proposed organizational structure for this plan is—

1. Register Business as—**Whetstonian LaVilla Renaissance LLC**
2. Potential Funding source for the business—
    a. **SBA Loan (7)** this most common loan program, includes financial help for small businesses with special requirements. This is the best option when real estate is part of a business purchase. The maximum loan amount for a 7(a) loan is $5 million. Key eligibility factors are based on what the business does to receive its income.
        i. Loan submission through conventional lender or lenders such as Congent Bank, Lendio, SmartBiz
        ii. Secure 5-year retail lease agreements from potential restauranters, cigar bar owners. The price per square foot after renovation is approximately $150 with a potential increase in property value at $300 per square foot within the next 5 years.
        iii. The Downtown Investment Authority—The intent of the Downtown Preservation and Revitalization Program

(the "DPRP") is to foster the preservation and revitalization of unoccupied, underutilized, and/or deteriorating historic, and qualified non-historic, buildings located in downtown Jacksonville. This program is designed to serve historic projects applying for more than $100,000, and non-historic code compliance projects.

The Atlanta Life Insurance Building

The historical significance of what was once the Atlanta Life Insurance Building is its relationship to Alonzo Franklin Herndon who founded the company in 1905. Herndon became the wealthiest black man during his time in the country. The insurance company expanded from Georgia to Florida, Kentucky, Missouri, Tennessee, and Texas. Salesman sold the low-cost insurance door-to-door.

Tim Gilmore is an author and professor at Florida State Community College and the founder of Jax PSYCHEO, an online collection of stories about Jacksonville. His interview of Walter Whetstone in October 2012 and Dorothy Whetstone's memories of her husband explains why the site 801 Jefferson Street should be preserved. Walter Whetstone had no formal training as an artist but a walk through on how he arranged items he collected and his work with copper and iron pieces truly makes him an artist.

The proposal to create a museum is two-fold. A museum that would capture the life story of Walter Whetstone as historically significant contributor to history of LaVilla and Jacksonville community. Two, preserve his unique collection of folk art, vintage items such as glass and lamps, comic books, wagon wheels, metal art pieces, etc. According to Dorothy Whetstone his vision was a place where people could gather to drink coffee and engage in conversation. the work and archive the items Walter Whetstone collected by creating a museum.

The proposed organizational structure for this plan—

1. Register business as—**Whetstonian LaVilla Cultural Arts Museum**
2. Tax-Exempt 501 (c) 3 organization with Internal Revenue Service
3. Funding Sources for the museum local and private foundations as well as local businesses.

The Smithsonian's founding donor, James Smithson never visited the U.S. He did manage to a mass a fortune, and he left it all to his nephew, Henry Hungerford, with one caveat: If his nephew died childless (Which he did in 1835, six years After Smithson's own death). The money would go "to the United States to found at Washington, under the Name the Smithsonian Institution. It was his way of establishing his own legacy.

OVERALL RECOMMENDATION

The City of Jacksonville's Strategic Plan to revitalize and develop downtown communities, particularly LaVilla is currently being implemented, attracting outside investors capitalizing on the history of LaVilla to secure tax credits from the Downtown Investment Authority.

Strongly recommend both buildings be designated as local historical landmarks. This will assist and/or aid in securing funding for both plans. Based on my research, Walter Whetstone's wife and children would be the only owners to renovate and propose a adaptive reuse of both buildings. This is significant sense investors looking to invest in LaVilla have no vested interest in the community other than profit.

The rationale for seeking funding from the SBA is unlike private investors. The SBA funded by the government has a vested interest in helping the business succeed and the means to assist the business to withstand economic impacts. Private investors invest in businesses and/or initiatives to make a profit and maybe limited in their ability to assist if the organization is impacted by the economy.

If both plans are accepted, I can assist with the organizational development of both the establishment of the LLC and submitting required applications for the nonprofit. Will also provide nonprofit (museum) with ideas and recommendations based on your vision with potential programs to apply for funding opportunities.

Business Plan

Please Review and Advise

THE WHETSTONIAN at LaVilla

Jacksonville, Florida

Business Plan

September 2023

Contact Information

Dorothy Whetstone
Chief Executive Officer (CEO)
(904) 591-4304

Amon Whetstone
Chief Operating Officer (COO)
(904) 440-5290

Yelonda Harvey
Chief Administrative Officer (CAO)
(256) 603-0412

Jimmy Henderson
Consultant
(904) 537-0241

THE WHETSTONIAN *at LaVilla*

Jacksonville, Florida

Business Plan
September 2023

Table of Contents

I. **Business Summary**
- Project Description
- Economic Impact
- Estimated Project Costs & Funding Sources

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- Development / Management Team
- Marketing Plan
- Insurance Program
- Accounting

III. **Management Team**
- Chief Executive Officer (CEO)
- Chief Operating Officer (COO)
- Chief Administrative Officer (CAO)
- Chief Information Officer (CIO)
- Historian & Executive Officer
- Curator & Events Coordinator
- Marketing & Events Coordinator
- Accountant

Supplemental Information
- Schedule of Collateral
- Projected Income Statement – Three Years
- Income Analysis
  - Food Court Operations
  - Roof Top Cigar Bar
  - Event Center

Business Plan

A Business Plan is a formal written document containing the goals of a business, the methods for attaining those goals, and the time-frame for achievement of those goals. In its entirety, this document serves as a road-map (a Plan) that provides direction to the business.

Written business plans are often required to obtain a bank loan or other kinds of financing.

This Business Plan is designed for use, by THE WHETSTONIAN at LaVilla, LLC.

Assumptions

This development will include:

- Completely renovate Building #1 (801 Jefferson Street)
- Rehabilitate Building #2 (821 Jefferson Street)
- Completely restore the Parking and Landscaping (around both buildings)
- Enhance the outside lighting and signage (around both buildings)
- Sidewalk and Street Enhancements (around both buildings)

The estimated development Cost:

See Estimated Project Costs Schedule	$ 3,242,500

The anticipated Source of Funding:

Capital Investment (Land & Buildings)	500,000
Economic Incentives - COJ	2,600,000
Economic Incentives - State of Florida	125,000
Addition Capital Infusion	17,500
	$3,242,500

After Development:

- Five (5) - 1,750 sq. ft. Units in the Food Court Location
- 2,200 sq. ft. Roof Top Cigar Bar
- 2,200 sq. ft. Event Center
- Heritage Museum and Book Store
- Customized Court Yard

The Buildings and Grounds will be leased to a select group of Tenants and will also be used for the Administrative Office for The Whetstonian at LaVilla, LLC.

The development will include:

Restoration of Building #1 (2 story 4,700 sq. ft. Building)

On the 1st floor of what use to be called "The Stardust Lounge", at one time there was a poolroom, a commercial kitchen, a Bar, with space for a restaurant, **Ray Charles was a frequent visitor.** This area will be converted to:

- **The 1st floor – will be a Food Court designed for fast casual dinning.**

Food courts offer a choose-your-own-adventure selection and convenience at moderate prices. They also provide ample space and easy access to a lively, busting atmosphere and a quick bite.

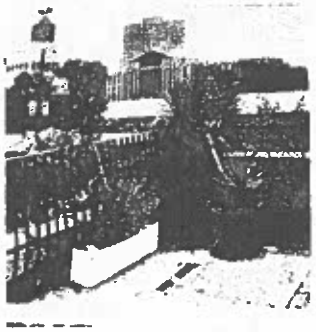
- **The 2nd floor – will be an Event Center – featuring Lighted Poles and Security Cameras**
  Will be used for the purpose public gatherings –

Entertainment and Personal Events Venues
Sporting events, private receptions or parties.

- **Wedding Venues** according to trade publications in the US the number of weddings is falling, but the spending per wedding is increasing, which is good for wedding venues and suppliers.

Business Venues is a vast industry that spans exhibitions, conferences, political meetings, corporate hospitality and meetings.

- **The 3rd floor - a Roof Top Cigar Lounge**

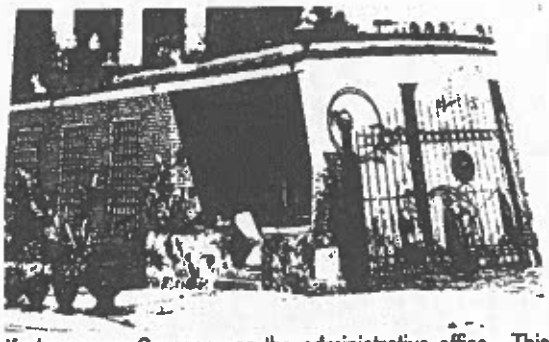


The cigar lounge will be a place where patrons can kick back and smoke cigars – with other cigar lovers.

Stepping into the Whetstonian at LaVilla cigar lounge will be like walking back in time.

You'll find a deep menu of vintage whiskey, spirits, beer and wine, and of course a humidor stocked to the ceiling with premium handmade you can smoke on the premise. The lounge will be fully furnished, lavishly so, and offer freedom of cigar smoking to every single one of our visitors.

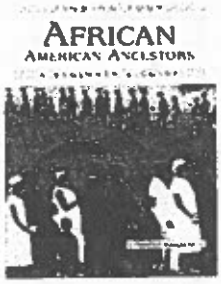
Restoration of Building #2 (3,700 sq. ft. Building)



Formally used by The Atlanta Life Insurance Company as the administrative office. This building will be converted to a small museum.

- **African American Heritage Museum and Book Store**

  Will be a place where visitors can learn about the rich and diverse experience of being a person of African American descent in Northeast Florida, and how our black ancestors' lives help shape the history of Florida. The Museum will seek to educate people of all races to value the countless contributions of black Americans to the United States.



THE WHETSTONIAN *at LiVilla*

Economic Impact

A 2012 study by Civic Economic, a company that analyzes the impact of buying local; has found that local businesses are known to have a "multiplier effect" on their communities — the idea that every dollar spent at a local, independently owned business can stay in the community and generate a far greater economic value.

Small businesses contribute to local economies by bringing growth and innovations to the community in which the business is established. Small businesses also help stimulate economic growth by providing employment opportunities to people who may not be employable by larger corporations.

In addition to improving the community landscape it is anticipated that **the project will create 12 new jobs** for persons of the community.

12 new jobs

Entity	# of Positions	Position Description
Food Court	3	1 Clerical & 2 Maintenance
Event Center	3	1 Manager & 2 Assistance
Roof Top Cigar Bar	3	1 Manager/Bartender & 2 Waitresses
Heritage Museum	1	1 Manager
Administrative	2	1 Manager
	12	

THE WHETSTONIAN *at LaVilla*

Estimated Project Costs:

Description	Amount
Land and Building	500,000
Site Development (Includes Storm Water Retention)	50,000
Construction Costs	2,250,000
Origination Fee (1% of $2,300,000)	23,000
Developer's Fee (1% of $2,300,000)	23,000
Signage	70,000
Furniture & Fixtures	120,000
Architects, Design, etc.	25,000
Construction Management	20,000
Surveys (3 surveys @ $600 each)	1,800
Paving & Landscaping	50,000
Security System	12,000
Legal / Professional Fees	4,500
Phone / Cable / Internet	7,500
Builders Risk Insurance	7,000
Financial & Misc.	
Appraisal Fees	7,000
Title Costs	700
Loan Closing Costs (1% of $2,300,000)	23,000
Initial Working Capital	25,000
Contingency (1% of $2,300,000)	23,000
Total Estimated Project Costs	**3,242,500**

Anticipated Source of Funding:

Description	Amount
Capital Investment (Land and Building)	500,000
Economic Incentives – COJ – DIA	
Commercial Revitalization	1,680,000
Retail Enhancement	775,000
Downtown Preservation & Revitalization	25,000
Historic Preservation	20,000
Facade	50,000
Parking / Landscape	25,000
Downtown Economic Development	25,000
	2,600,000
Economic Incentives – State of Florida	125,000
Additional Capital Infusion	17,500
Source of Project Funding	3,242,500

THE WHETSTONIAN *at LaVilla*

Schedule of Collateral

September 30, 2023

Description	Year Acquired	Original Cost	Estimated FMV	Amount Of Lien	Name of Lien holder
801 Jefferson Street	1994	$ 32,000	$ 475,000	-0-	
821 Jefferson Street	1998	$100,000	$ 250,000	-0-	
Antiques	Various	$ 75,000	$ 150,000	-0-	
TOTALS		$ 207,500	$ 875,000		

THE WHETSTONIAN *at LaVilla*

Administrative Plan

Legal Structure: **State of Florida - Limited Liability Corporation (LLC)**
Whetstonian at LaVilla, LLC

Development / Management Team

• Dorothy Whetstone	Chief Executive Officer (CEO)
• Amon Whetstone	Chief Operating Officer (COO)
• Yelonda Harvey	Chief Administrative Officer (CAO)
• Christopher Whetstone	Chief Information Officer (CIO)
• Dr. Rita Love	Historian & Events Coordinator
• Cheryl Lawson-Wright	Curator & Events Coordinator
• Juanita Henderson	Marketing & Events Coordinator
• Jimmy Henderson	Accountant

- Founder and Chief Executive Offer (CEO) **Dorothy Whetstone** will be responsible for managing the overall operation. Presides over the day-to-day operations

Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- Founder and Chief Operating Officer (COO) **Amon Whetstone** will run the day-to- day operations. He will oversee ongoing business operation. Focused on implementing company strategies into daily operations.

Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- *Chief Administrative Officer (CAO)* **Yelonda Harvey** will create and implements short term and long-term strategic goals.

- *Chief Information Officer (CIO)* **Christopher Whetstone** will develop goals and strategies for IT and operations.

- As Historian & Events Coordinator **Dr. Rev. Rita Love** an educator, historian, author will coordinate the preservation of "The Whetstonian".

Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- As Curator & Events Coordinator, **Cheryl Lawson-Wright** an educator, author and research specialist will take care of, the development and display the collection of art works and figurines.

Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- As Marketing & Events Coordinator, **Juanita Henderson** a retired business executive will organize and supervise business, promotional and social events.

  Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- As Accountant, **Jimmy Henderson** a retired Certified Public Accountant will use QuickBooks to maintain the company's accounting system.

  Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

THE WHETSTONIAN *at LaVilla*

Marketing Plan

Advertising is defined as:

- The art or the practice of calling public attention to one's product, service, need, etc.
- Is a means of communication with the users of a product or service.

The role of marketing in any venture cannot be over looked because it is very essential.

The management team, has designed a unique and creative plan to address the advertising needs of this new location, **"a Lighted Message Area"** wrapped around the roof of the building.

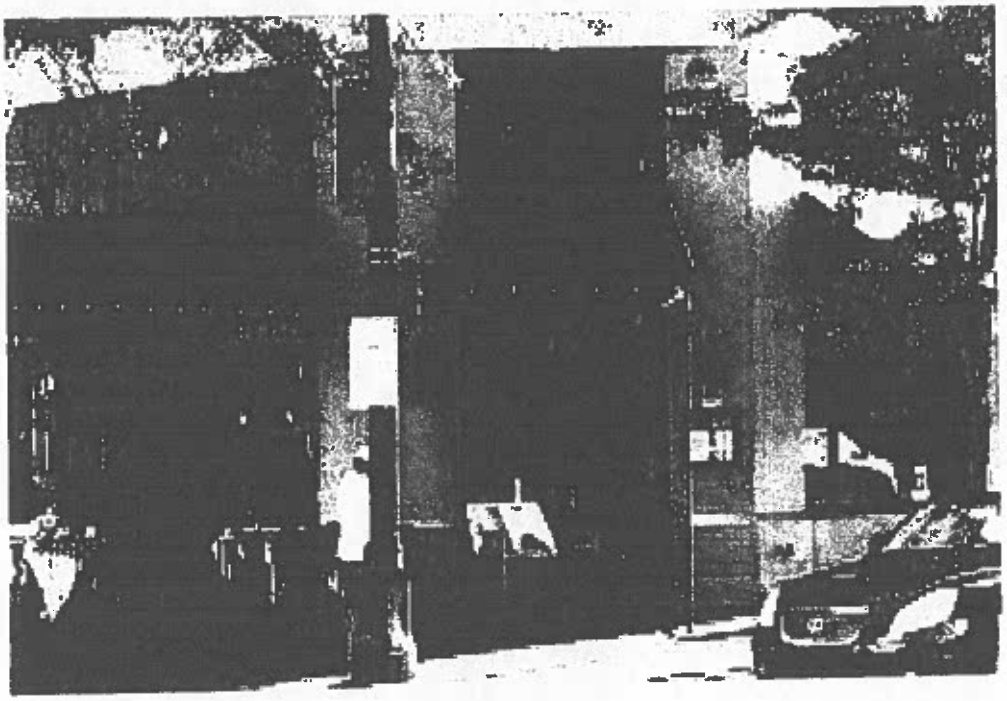
In addition to the large freestanding Pole sign, the new building is designed to have a **"Message Lighted Area"** under the entire roof of the building.

The **"Lighted Message Area"** is designed to draw public/customers attention to the Venue.

LED signs have been used by different companies in a variety of industries to attract customers and strengthen their brand. The truth is, you can offer the best services in the world, but if you don't know how to advertise effectively, you will not be able to compete in today's aggressive market.

LED signs are one of the easiest ways to advertise. When put in a high traffic, high exposure areas, an outdoor LED sign is proven to have the highest marketing Return on Investment. LED signs are proven to increase your store's visibility by 900%.

Example:



Estimated Insurance Costs

The Hospitality industry opens its doors daily to numerous risks and potential lawsuits. Insurance protects establishments against property damage, theft and liability from cyber attacks, injured patrons and lack of security.

Carrier:	
Type of Insurance	Commercial General Liability
#	
Deductible	$1,000
Liability	$2,000,000
Policy Period:	
Carrier:	**Unidentified**
Type of Insurance	Property Damage
Deductible	$1,000
Liability	$400,000
Policy Period:	
Vehicle	
Deductible	
Liability	

THE WHETSTONIAN *at LaVilla*

Consolidated / Combined

Projected Income Statements
Three-Years
(2025 / 2026 / 2027)

	Year 1 2025	Year 2 2026	Year 3 2027
INCOME			
Food Court Booth Rental	120,000	138,000	158,700
Event Center Rental	24,000	27,600	31,700
Roof Top Cigar Bar Rental	24,000	27,600	31,700
Heritage Museum & Book Store	3,600	3,600	3,600
Utility Allowances (75% of utility expense)	57,600	93,000	95,250
Concession Income	175,000	210,000	210,000
Total Income	**404,200**	**499,800**	**530,950**
EXPENSES			
Car & truck expenses	3,600	3,600	4,500
Insurance	6,000	6,000	6,500
Interest expense ($200,000 @ 7.5% for 10 Years)	14,140	12,990	11,850
Legal and professional services	2,400	2,400	3,200
Office expenses	3,500	3,500	4,500
Repairs and maintenance	5,000	5,500	5,500
Supplies	5,200	4,500	5,000
Taxes and licenses	1,250	1,250	1,250
Utilities	115,200	124,000	127,000
Wages (2 security / 2 maintenance / 1 clerical)	195,000	215,000	236,500
Payroll taxes:			
Social Security – 6.2% for employer	12,090	13,300	14,665
Medicare – 1.45% for employer	2,830	3,120	3,450
Laundry & cleaning	3,500	4,200	4,700
Merchant credit card services	1,900	2,775	3000
Waste management ($350/mo)	4,200	4,200	4,200
Pest control ($200/mo)	2,400	2,400	2,400
Cable / telephone/ internet ($350/mo)	4,200	4,200	4,200
Total Expenses	**382,410**	**412,935**	**442,415**
NET INCOME (LOSS) (before Depreciation and Taxes)	**21,790**	**86,865**	**88,535**
Debt service requirement (Principal payments)	14,140	15,200	16,340

THE WHETSTONIAN *at LaVilla*
Food Court

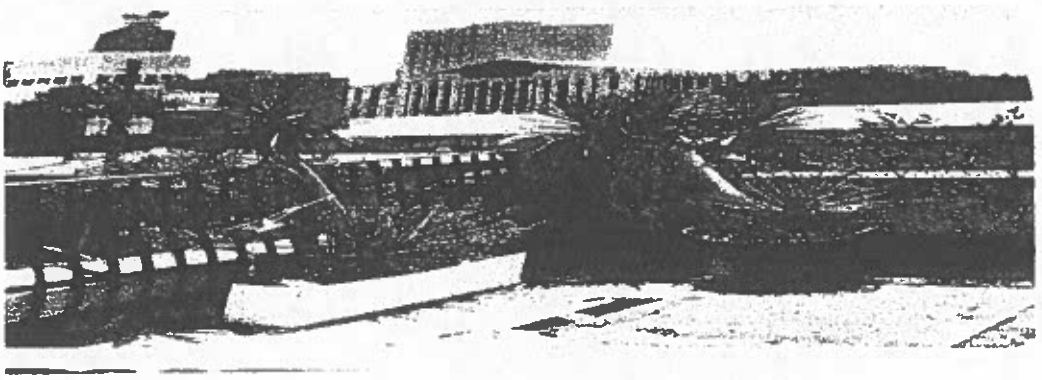
Projected Rental Income from Food Court Vendors

VENDOR TYPES				
Soul Food	Sea Food	Caribbean Food	Chicken & Fries	Pizza & Ice Cream
$2,000/mo.	$2,000/mo.	$2,000/mo.	$2,000/mo.	$2,000/mo.
1,350 Sq. Ft.	1,350 Sq. Ft.	1,350 Sq. Ft.	1,350 Sq. Ft.	1,350 Sq. Ft.

	Year 1 2025	Year 2 2026	Year 3 2027
INCOME from Food Court Rentals			
Soul Food Unit	24,000	27,600	31,740
Sea Food Unit	24,000	27,600	31,740
Caribbean Unit	24,000	27,600	31,740
Chicken and Fries Unit	24,000	27,600	31,740
Pizza and Ice Cream Unit	24,000	27,600	31,740
Total Rental Income	120,000	138,000	158,700

THE WHETSTONIAN at LaVilla

Roof Top Cigar Bar



Potential Revenue $2,000 per month

- Industry Trends Analysis - Forecast to 2030 the global "Hookah or Cigar Lounges market size is projected to reach multimillion USD by 2030".
- The market is growing at a steady rate and with the rising adoption of strategies by key players; the market is expected to rise over the projected horizon.
- The high adoption of advanced technology and the presence of large players in this region are likely to create ample growth opportunities for the market.
- The revenue forecast in 2025 is put at USD 21.02 billion

THE WHETSTONIAN *at Lavilla*

Event Center

Potential Revenue $2,000 per month

Will be a Venue where people meet for anniversaries, birthdays, homecoming, and graduations – Life's milestones are more momentous when the people we cherish surround us.

The Event Coordinators at the Whetstonian will be there to make it a success.

<u>LM-24-05</u>

821 Jefferson Street North

City of Jacksonville
Landmark Designation Report

821 North Jefferson Street

LM-24-05
August 28, 2024

Application Prepared By:
Amon D. Whetstone
17 West 11th Street
Jacksonville, Florida, 32202

Property Owner:
Amon D. Whetstone
17 West 11th Street
Jacksonville, Florida, 32202

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

LM-24-05

821 North Jefferson Street
The Atlanta Life Insurance Company Building
Jacksonville, Florida 32202

GENERAL LOCATION: Southeast corner of North Jefferson Street and West State Street in LaVilla immediately west of Downtown 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, **LM-24-05**, sponsored by Amon D. Whetstone, agent for the property owner, Dorothy Whetstone.

FINDINGS AND CONCLUSIONS

(A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the property at 821 North Jefferson Street as a Landmark 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 821 North Jefferson Street as a Landmark was published in the *Financial News and Daily Report*. Proof of publication is attached to this report.

(C) Once designated, any activity affecting the exterior of the building and site of the proposed landmark at 821 North Jefferson Street will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation Section (HPS) of the Jacksonville Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of way, as well as any work the HPS determines

to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to the Atlanta Life Insurance Company at 821 North Jefferson Street not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features, and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

(D) In preparing the application, the Planning and Development Department has found the application to meet 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.

The Atlanta Life Insurance Company Building at 821 North Jefferson Street is one of the few remaining commercial buildings built in the historic period, up to 1974, in LaVilla. Historically, the LaVilla neighborhood was defined by North Clay Street to the east, North Myrtle Avenue to the west, Old Kings Road to the north and McCoys Creek to the south. During Reconstruction, LaVilla began to take on the character that has historically defined the neighborhood well into the 20th century. The northern part of LaVilla developed into a vibrant neighborhood that became the social, cultural, and economic center of black Jacksonville, a reputation it held until the end of segregation in the 1960s. During most of its history, the community was predominantly African American, but also racially and ethnically diverse. The neighborhood became home to numerous ethnic groups, the largest being East European Jews, who originally lived, worked, and worshiped primarily in the middle section of the neighborhood. Becoming a major rail center, the southern part of LaVilla became filled with small hotels, rooming houses, restaurants, and other businesses serving the traveling public, as well as large warehouses and industrial uses dependent on rail service. Given the transient nature of the southern part of the neighborhood, this portion of LaVilla developed a notorious reputation for criminal activities.

The most significant legacy of northern LaVilla was its associated with the vibrant musical scene that developed from the 1890s until after World War II. During this period, LaVilla had a variety of clubs and venues that featured major blues and jazz performers. LaVilla's music legacy were planted in the late 19th and early 20th centuries and coincided with the development of LaVilla as the commercial, cultural, and social center of Jacksonville's African American community. Other than isolated clubs outside the downtown area, such as the Two-Spot and the Havana Club, the northern part of LaVilla was the only area in the city where these nationally known blues and jazz musicians performed. The remaining buildings in the neighborhood associated with the era include the Richmond Hotel, Genovar's Hall, the Masonic Temple, Clara White Mission, the Central Hotel, and the Maceo Elks Lodge.

In the years between 1896 and 1916 before the widespread availability of electronic recording, LaVilla was alive with, music, dance and comedy performances by professional entertainers

featured in numerous clubs, vaudeville houses, and other venues such as Frank Crowd's Bijou Theater, later renamed the Globe Theater, that opened in 1909 and its competitor across West Ashley Street, the Airdome also opened in 1909 by Louis D. Joel and Morris R. Glickstein. Theatrical stock companies and tent shows were an important part of LaVilla's cultural legacy. Some of the shows were produced and managed by Blacks such as the Rabbits Foot, a traveling show owned and operated by LaVilla's pioneer Black promoter, Patrick Henry Chappelle.

During June of 1915, a new attraction, the Strand Theater, opened at 701 West Ashely Street the next block down from the Airdome and the Globe Theater. Owned and operated by the Strand Amusement Company under H.S. Walker, the Strand, located at the corner of West Ashley Street and North Jefferson Street, opened on June 12, 1915. The Strand continued as a movie house for decades before finally closing with the building being demolished in 1969. [1] The largest venue was the Knights of Pythias Hall at 727-33 West Ashley Street which was built in 1921 by Jacksonville general contractor, P.J. McCullough. Crowned with a stepped parapet wall, the five-story building had three storefronts on the first story, five to six apartments on each floor of the second, third and fourth stories and a large hall, dining room and kitchen on the fifth. A distinctive feature of the building was the full-width balconies on second to the fifth stories that cantilevered over West Ashley Street. On the first story, an arcade provided elevator access to the upper floors, as well as to three more stores. Demolished in 1957, the first story of the Knights of Pythias Hall housed numerous businesses over the years such as Dr. James D. Patterson's Drug Store, Sentinel Publishing Company, White Front Pool Parlor, and the Peoples Dressmaking.[2]

Playing in LaVilla during this time were nationally recognized performers such as Billy Kersands, Gertude "Ma" Rainey, Ferdinand "Jelly Roll" Morton, and Jacksonville resident, Arthur "Blind Blake" Phelps, who became widely known for his "piano-sounding" fast guitar style. In the 1920s and 30s, the big venues, such as the Knights of Pythias Hall on West Ashley Street and the Odds Fellows Hall on North Pearl Street, featured such nationally known performers as Cab Calloway, Billie Holiday, Count Basie, Nat King Cole, Louis Armstrong, Ella Fitzgerald, and Duke Ellington [3]

By the 1930s and 40s, LaVilla had become a stop along the Chitlin Circuit. Named after the Southern cuisine made from pig intestine, also spelled Chitterlings, the unofficial circuit was a connection of performing venues that featured Black entertainment within the safe environment of the Black community. Performers that followed the Chitlin Circuit usually started their tour in Baltimore or the mid-Atlantic region then traveled through the South before swinging west to

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[1]Peter Dunbaugh Smith, *Ashley Street Blues: Racial Uplift and the Commodification of Vernacular Performances in LaVilla, Florida, 1896 – 1916*, Dissertation Submitted to the Interdisciplinary Program in the Humanities in the Partial Fulfillment for the Degree of Doctor of Philosophy, Florida State University, College of Arts and Science, 2006 pp. 99 – 101.

[2] Jacksonville Building Permit Records, #369, 1921.
Herman 'Skip' Mason, *African American Life in Jacksonville.* (Charleston, South Carolina: Arcadia Publishing Company, 1997), 16.

[3] Smith, pp. 3, 20 – 25, 29, 40 – 44, 67, 75 – 78, 81 – 86, 152, 159 & 160,
Francis Davis, *The History of the Blues, The Roots, The Music, The People from Charley Patton to Robert Cray.* (New York: Hyperson, 1995), pp. 28 & 29,
Eileen Southern, *The Music of Black American, A History*. (New York: W.W. Norton & Company, 1971), pp. 47, 48, 51, 161 & 162, 116 & 117, 146, 154, 183 -185, 229, 237, 238, 245, 251, 270, 285 & 291.

Texas and north to Chicago. The name probably came from many of these venues offering soul food such as chitterlings. Like the humble chitlins, the shows on the circuit were considered by some as being second rate and since in segregated neighborhoods under the radar screen of the larger white community. Most of the black communities along the Chitlin Circuit had a central avenue called the "stroll" where most black businesses and venues were located. The "stroll" in LaVilla was West Ashely Street.[4]

"Stroll" in some other cities include Beale Street in Memphis, Indiana Avenue in Indianapolis's Bronzeville, Farish Street in Jackson, Mississippi, and Auburn Avenue, "Sweet Auburn" in Atlanta, Georgia. The "stroll" such as West Ashley Street was lined with bars, restaurants, cafes, barbershops, clothing stores and theaters which attracted large crowds, particularly on Saturday night and the Monday night after Easter. Alex McBride, who performed in clubs in the area, stated *"Ashley Street was just like a flower garden, everybody looking the best they could look"*.[5] During the 1930s and 40s, the "stroll" in LaVilla included such popular clubs and venues as Lenape Tavern, The Top Hat, the Bronx, Emanuel's Tap Room, and the Knights of Pythias. It was during this period that LaVilla, specifically West Ashley Street, acquired such nicknames as the "Little Harlem of the South", "Jacksonville's Harlem", Jacksonville's Answer to Harlem" and the "Great Black Way", a reference to Broadway's the Great White Way.[6]

Many of the venues, clubs, hotels, and restaurants associated with the Chitlin Circuit tended to concentrate in the 600 and 700 block of West Ashley Street, "the Stroll" and the blocks of North Broad Street. The north side of the 600 block of West Ashley Street included the Hollywood Music Street that opened in the 1920s by Joe Higdon to promote black music and to bring quality black musicians to LaVilla. In the same building were Adolph's Beauty Products and Florida Cut-Price Pharmacy. Manuel's Taproom at 622-626 West Ashley Street managed by co-owner, Chula Papa Rivera, opened 24 hours for drinks, dining and dancing, and according to *Crisis Magazine, "the finest of its kind in the South" horseshoe-shaped bar, back room for cards, dice, and slot m*achines, *upstairs Blue Room with stage for performers – live radio broadcast on Station WRHC. attracted a well-dressed crowd in tailored clothing*. In the same block as Manuel's Taproom were Hotel Eggmont, Brad's Café, the Artistic Barbershop, the John Betsch Place, Carl, and Daisy Ford's, "Bubber's Coffee Shop.[7]

The popular three-story Richmond Hotel, which attracted many jazz and blues greats during the 1930s including Duke Ellington, Cab Calloway, Ella Fitzgerald, and Billie Holiday, was built in 1909 at 420 North Broad Street, immediately adjacent to the Masonic Temple. In addition to a third floor ball room, a tea room and forty-eight rooms, the first floor housed a variety of businesses over the years such as a candy manufacturer, cigar maker, barber, tailor, insurance company and Vanderhorst, which has been called by one trade journal as *"the largest black-*

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[4] Preston Lauterback, *The Chitlin Circuit, and the Road to Rock N Roll* (New York: W.W. Norton & Company, Inc., 2011), pp. 9, 31 -36, 41, 54 & 55, 66-72,88 & 89, 91, 101 103, 115, 162, 267.
The Crisis Magazine, National Association for the Advancement of Colored People (NAACP), 1942, pp. 14 & 31.
[5] *The Florida Times Union*, February 1, 1991, A-2.
[6] *The Florida Times Union*, July 26, 1998, Page E-1.
Mason, p. 9.
[7] *Florida Times Union*, February 1, 1991, A-2.
Mason, p. 14.

owned shoe store in the Country".[8] With the decline of LaVilla, the Richmond Hotel closed in 1970 and was used as a furniture showroom and storage facility. In its 1942 edition that focused on Jacksonville, the *Crisis Magazine* featured the Richmond Hotel as *an "outstanding hotel for colored people in Jacksonville'. It was located "close to all principal Negro businesses, theaters, and churches, and less than five minutes' drive from the railroad terminal. Most of its 48 rooms have running water, with many bathrooms adjacent. The Richmond Hotel boasts a quiet, homelike atmosphere. A Tea Room is operated for the convenience of guests."*[9]

Although currently gutted from a failed rehabilitation attempt, Genovar's Hall is one of the most well-known of the Chitlin era hotels. The actual date of construction for Genovar's Hall at 644 West Ashley Street has not been determined. The first definitive listing of Genovar's Hall at the southeast corner of West Ashley Street and North Jefferson Street (Hawk Street) in the city directories was in 1895 which listed Genovar Brothers (grocers) at that location. Harry Finkelstein, who later had his name inscribed on the central dormer of the west elevation facing North Jefferson Street, purchased Genovar's Hall in 1919. Harry Finkelstein, who operated a pawnshop at 633 West Bay Street, apparently rented or leased Genovar's Hall for a variety of commercial and residential uses. Members of the Finkelstein family kept ownership of Genovar's Hall until sold to the City of Jacksonville during the 1990's.

In 1933 or 34, former railroad porter, Jack D. Wynn, opened the Wynn Hotel on the second and third floors with the Lenape Tavern being located on the first floor. According to oral tradition, the Wynn Hotel, which operated under that name until 1941, was a popular lodging spot for some of these early jazz performers playing in LaVilla and the surrounding area. Reportedly, Louis Armstrong, who played at the Knights of Pythias Hall at 733 West Ashley Street, would prefer the Wynn Hotel to other more "upscale establishments" since it was located closer to the street action generated by such nearby entertainment amenities as the Hollywood Music Store, The Top Hat, Manuel's, and the Bronx.[10]

Located in front of Genovar's Hall near the intersection of West Ashley Street and North Jefferson Street were two hitching rails constructed of four-inch galvanized pipes. According to oral tradition, these rails were called the "rails of hope" since many waiters and musicians would hang out in front of these hitching posts waiting for employment offers. One such occupant of the "rails" was a young, blind musician by the name of R. C. Robinson, now professionally known as Ray Charles. Born in 1930 in Albany, Georgia, Ray Charles moved with his family to Greenville, Florida whereby the age of seven he had progressively lost his vision due to glaucoma. In 1937, R.C. Robinson was sent to the Florida School for the Deaf and Blind in St. Augustine, Florida where he attended until the death of his mother in 1945. Fifteen years old at that time, R.C. Robinson moved to Jacksonville to pursue a career as a musician. He lived with family friends at 633 West Church Street directly behind Genovar's Hall, which at that time still

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[8] *Florida Times Union*, June 6, 1993, D-1.
[9] Wood, p. 97
The Crisis Magazine, p.
[10] Vertical File – Genovar's Hall, Historic Preservation Archives, Jacksonville Planning and Development Department.
Florida Times Union / Jacksonville Journal, November 9, 1986, p. E-1.
Wayne W. Wood. *Jacksonville's Architectural Heritage Landmarks for the Future*. (Jacksonville, Florida: University of North Florida Press, 1989), p. 92.

housed the popular Lenape Tavern. While in LaVilla, Robinson hung around the Musician Union office at Clara White where he honed his playing skills and provided the opportunity to back up some of these musicians at local clubs. After playing piano as sideman to several well-known entertainers, R.C. Robinson went on to stardom as Ray Charles.

With the end of state sponsored segregation, many African American residents and businesses left the LaVilla area to seek opportunities in other parts of the city. As a result, the economic and social vitality of LaVilla declined resulting in marginal businesses or empty commercial buildings and a predominance of low-income rental units. Continued lack of investment fostered significant deterioration of LaVilla's building fabric resulting in numerous demolitions. Beginning in the 1990s LaVilla underwent major redevelopment as part of the River City Renaissance Program. The redevelopment took an urban renewal approach resulting in the demolition of nearly all residences and a significant number of commercial buildings to accommodate open space for new construction. The largest project in the redevelopment of LaVilla was the construction of the LaVilla School of the Arts (2000). Using a suburban development model, the school was located on a significant amount of property, which resulted in fracturing the traditional street grid and destroying much of the Ashley Street "Stroll." This significant disruption of the street grid impacted connectivity within LaVilla and reduced its original sense of place.

Except for several landmark structures and a cluster of older commercial buildings along North Broad Street and North Jefferson Street, LaVilla is composed of large vacant parcels and a scattering of new construction, primarily apartments and offices. Significant buildings and sites that remain are spread out and disconnected except for those in the cluster of historic buildings along North Broad Street and North Jefferson Street. The remaining buildings reflect the once vibrant commercial and institutional uses found in this part of the neighborhood.

The Atlanta Life Insurance Company Building took on a new significance with its purchase by Walter Whetstone in 1998. Born in Jacksonville in January of 1937, Walter Whetstone attended Oakland Elementary and Matthew W. Gilbert High School in East Jacksonville. Starting at the age of fourteen he worked as a Western Union bicycle messenger before serving in the U.S. Army at the age of twenty-three. Around this time, Whetstone married Dorothy Jean Thomas in 1959 that continued for 59 years until his death in 2018. After his military service he continued working as a bicycle messenger, as well as part time with the Gulf Life Insurance Company while attending Edward Waters College in the evenings. After graduating from Edward Waters College in 1968, Whetstone began working full time with Gulf Life Insurance Company. During his successful career as an agent with the company, he won numerous awards such as the life membership of the Million Dollar Round Table, a financial professionals' organization and was selected for the Gulf Life Insurance Company Hall of Fame. Walter Whetstone also was involved in community service working with the Boys Scouts of America, 100 Black Men of Jacksonville and the David H. Dwight Young Men Christian Association (YMCA).[11]

With the purchase of the Atlanta Life Insurance Building at 821 North Jefferson Street along with the Whetsonian Building at 801 North Jefferson Street he began to turn both buildings into

[11] *Walter Whetstone Obituary, January 7, 1927 – May 4, 2018, Aaron and Burney Funeral Home and Cremation Services (Obituary/Walter -Whetstone/Sympathy – Landing.*

the most recognizable landmarks in Downtown Jacksonville. Charlie Whetstone, his father, drove an ice truck and began to pick up a variety of things thrown out by others. Walter continued this tradition but added antiques, artifacts and art obtained from thrift stores, antique stores, garage sales and estate sales. Each item was selectively displayed on the interior and exterior of the building creating an eclectic collection that turned the building into a single work of folk art. Known for his kindness and gracefulness, Whetstone was quick to invite curious visitors attracted to the two buildings to come in and review the collection in more detail. He also stated that if James Smithson could have his collection at the Smithsonian Institute, then he could display his at the Whetstonian.[12]

The building and its eccentric collection drew the attention of Mike Wolfe and Frank Fritz who visited the Whetsonian as part of their show, "American Pickers". Wolfe aptly described Whetstone on his show, *"You can tell that Walter has the eye of an artist". "The way he's placed them almost transcends them into art. What Walter did was genius. He surrounded himself with his collection but did it in a way for others to enjoy it too"* (Strickland). As a folk artist Whetstone is part of tradition of "outsider artist" with no formal art education or training who produce works for the sake of expressing their creativity rather than necessarily for money or fame. Both the Alanta Life Insurance Company building and the Whetsonian have been collectively described as a "masterpiece of outsider art" (Gilmore).[13]

Whetstone's collection space also included the old Atlanta Life Insurance Company building next door at the southeast corner of North Jefferson Street and West State Street. Also purchased by Whetstone in 1998 the Mid-Modern style building was constructed by W.G. Lumpkin, Jr. in 1965 from a design by Jacksonville architect, Emilio Zeller III.[14] Originating from the Atlanta Benevolent and Protective Association formed in 1905, the Atlanta Life Insurance Company was founded in 1922 by former slave, Alonzo Herndon, who became Atlanta's most wealthy African American.[15] As part of their expansion into other states, the Atlanta Life Insurance Company acquired Jacksonville based, Afro-American Life Insurance Company in the 1990s.

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 821 North Jefferson Street, the Atlanta Life Insurance Company Building does not meet this landmark criterion.

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[12] "LaVilla: Whetsonian", Tim Gilmore, 10/3/2012, https://jaxpsychogeo.com/the-center-of-the-city/Whetsonian.
"LaVilla: Whetsonian's Last Days? The Mural of Whetstone's Life", Tim Gilmore, 11/18/2016. https://jaxpsychogeo.com/the-center-of-the-city/Whetsonian.
Jacksonville.com, *The Florida Times Union*, "The Whetstonian, A Masterpiece of Outside Art and a Treasure Trove of Collective History", Tim Gilmore, December 30, 2016.
Jacksonville.com, *The Florida Times Union*, "Curious Jax: The Whetsonian Was His Smithsonian", Sandy Strickland, February 17, 2020.
[13] Ibid.
[14] *Jacksonville Building Permit*, #189, April 2, 1965.
[15] https://en.wikipedia.org/w/index.php?title=Atlanta_Life&oldid=1182376219

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 821 North Jefferson Street, the Atlanta Life Insurance Company Building 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.***

The Atlanta Life Insurance Company was designed by well-respected Jacksonville architect, Emilio Zeller III who was member of a new generation of young architects that began their practice in Jacksonville during the 1950s and 1960s. Some of the members of this new generation included Robert Boardman, Robert Broward, Harry Burns, Lamar Drake, Tom Ewart, George R. Fisher, W. Stanley Gordon, J. Brooks Hass, Fred Irish, William Marshall, James Meechan, William Morgan, and Willis Stephens. Exposed to newer architectural influences and thought, many of these younger architects focused on Mid-Modern designs as exemplified with the Atlanta Life Insurance Company. A native of Santiago, Dominican Republic, Zeller came to Jacksonville with his family in 1941. He graduated from Landon High School in 1952. In 1957, he graduated from the Georgia Institute of Technology with a Bachelor of Science and Bachelor of Architecture focusing on structural design. Returning to Jacksonville in 1962, Zeller formed his own company that operated until 1988. His company has been credited with the design of over five hundred properties that included office buildings, apartment complexes, schools, and single-family homes. Zeller was active professionally serving as a director on the Jacksonville Chapter of the Florida Planning and Zoning Association, as well as serving as president of the Jacksonville Chapter of the American Institute of Architects in 1986 and becoming a director in the state chapter in 1988. He was also active in the community serving as a volunteer for over thirty-one years with the Salvation Army. Zeller was recognized as a Life Member by the organization's board and territorial commander. He served for twenty-four years as a member of the Jacksonville Housing Authority.[16]

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 821 North Jefferson Street, the Atlanta Life Insurance Company Building does not meet this landmark criterion.

[16] *Resident News*, February, 2022, p. 3.

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

It is the determination of the Jacksonville Planning and Development Department that the subject property at 821 North Jefferson Street, the Atlanta Life Insurance Company Building does not meet this landmark criterion.

G. Its suitability for preservation or restoration.

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

Both the Whetstonian Building and the Old Atlanta Life Insurance Company have been altered in different ways, usually for displaying the collection or for security reasons. However, the significance of both buildings has grown beyond its architecture but now how they function as a single work of folk art. Therefore, its preservation has been focused on preserving the buildings themselves but also to incorporate the collection into future reuse and rehabilitation plans. According to current plans, the first floor of the Whetstonian Building will house a food court providing affordable dining with the second being used for public gatherings and meetings. The third floor will be a rooftop cigar lounge that will feature vintage whisky, spirits, beer, and wine along with a humidor to display prime cigars. The Old Atlanta Life Insurance Company building will house an administrative office and a small museum. The Whetstone's collection will be inventoried and displayed on walls and in the small museum or appropriately stored as needed.

RECOMMENDATION

Since an agent of the property owner is the sponsor of the designation, at least two of the seven criteria must be met. In reviewing the application, the Planning and Development Department has found the application to meet two of the seven 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 821 North Jefferson Street, the Atlanta Life Insurance Company Building, **(LM-24-05)** as a City of Jacksonville Landmark.

Request for Local Designation of Landmark or Landmark Site

Must be Dated and signed by Mrs. Dorothy Whetstone

LANDMARK AND LANDMARK SITE DESIGNATION

The purpose of landmark designation is to provide for the recognition, preservation, and protection of historic, architectural, archaeological, and cultural resources.

Additionally, the Landmark Designation adds additional credits toward Economic Incentives.

DIA → Downtown Investment Authority ⇒ Business

Please Review and Advise

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

1. PROPERTY INFORMATION

Historic Name: THE WHETSTONIAN

Other Names: _____

FMSF Number: _____
(If known)

Designation: (check all applicable)

__ Residential X Commercial
__ Institutional __ Public
__ Industrial __ Archaeologic
__ Cemetery __ Other: _____

2. LOCATION

Street name & number: 801 North Jefferson Street

City or town: Jacksonville Zip Code: 32202

State: Florida County: Duval

Real estate number(s): 074648-0000

3. HISTORICAL INFORMATION

Date of construction and additions: The date of construction is listed around 1927 however earlier records of construction maybe around 1909.

Significant historical associations: The building is in the historic downtown neighborhood of La Villa. The La Villa neighborhood was epicenter of African American culture after the Civil War and Reconstruction. It became an important attraction for jazz musicians and entertainment, known as the Chitlin Circuit.

Original use: The site consists of two buildings. The 2-story building was at one time a grocery store a club, Stardust Lounge, barber and beauty shops, and the upstairs two (2) apartments. The second building was the Atlanta Life Insurance Company

Present use: The site has become iconic building for the City of Jacksonville because the owner Walter Whetstone used the building to collect artifacts from demolished and abandoned homes and business in LaVilla. The site is like a museum

Physical description (basic design, construction and conditions): The basic design of the building is a rectangular brick building with no historical or architectural significance.

4. STATEMENT OF SIGNIFICANCE

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

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

_X_ Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation	The building represents one of the few remaining buildings in the historic African American neighborhood of LaVilla
_X_ Its location is the site of a significant local, state, or national event.	The building in the historic downtown neighborhood LaVilla.
_X_ It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.	Ray Charles was known to frequent the site when it was the Stardust Lounge. Atlanta Life Insurance Company, founded by former slave Alonzo Franklin Herndon. Walter Whetstone African American employee for Western Union
__ 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.	
_X_ It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials	The building is one few building of the 1900s exhibiting masonry and mix use of commercial and residential. It is reminder of the once historic neighborhood and entertainment center for African Americans.
_X_ Its suitability for preservation of restoration	

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

1. PROPERTY INFORMATION

Historic Name: THE WHETSTONIAN

Other Names: _____

FMSF Number: _____
(if known)

Designation: (check all applicable)

__ Residential X Commercial
__ Institutional __ Public
__ Industrial __ Archaeologic
__ Cemetery __ Other: _____

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Present use: The site has become iconic building for the City of Jacksonville because the owner Walter Whetstone used the building to collect artifacts from demolished and abandoned homes and business in LaVilla. The site is like a museum

Physical description (basic design, construction and conditions): The basic design of the building is a rectangular brick building with no historical or architectural significance.

5. REQUIRED ATTACHMENTS

- A minimum of five (5) labeled (keyed to the physical description) photographs of the building and site
- ☐ Area map showing property location
- ☐ Any available historic and or existing drawings such as elevations, floor plans, diagrams, etc.
- ☐ Legal Description
- ☐

6. SPONSORSHIP STATEMENT

I am aware of the proposal for designation of the subject property or properties listed above as a City of Jacksonville landmark or landmark site and am aware of the procedures for review of the proposal by the Jacksonville Historic Preservation Commission and the Jacksonville City Council. I understand that I will be notified of the date and place of any public meetings at which the proposal will be considered by the Jacksonville Historic Preservation Commission and the City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I am aware that I must wait one year to re-apply.

Signature of property owner: Dorothy Whetstone Date: 03/13/24

Printed name: Dorothy Whetstone Phone number: ( )

Email: Dorothy.Whetstone@G-mail.Com

Address: 801 N Jefferson Street City: Jacksonville Zip: 32202

Signature of applicant (if different from property owner): Amon D Whetstone Date: 3-14-24

(representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.)

Printed name: Amon D Whetstone Phone number: (904) 440-5290

Email: AmonimaeD@Gmail.Com

Address: 17 W 11th St City: JAX Zip: 322020

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: _____

THE WHETSTONIAN *at LiVilla*

Business Summary

Project Description

Situated on **half a city block** (in Downtown Jacksonville, Florida) that includes:

- a 1927 two-story brick commercial structure
- a 1965 life insurance building and
- Numerous unique artifacts *(old restaurant signs, a Harriet Tubman bust, fluegel horns and trumpets and trombones and piano innards, blackface statuettes and portraits of black Jesus, carousel horses, mannequin parts, tall tin plates emblazoned with architectural slogans by Mies van der Rohe and Frank Lloyd Wright, and human-faced suns in factory cogs).*

Located in what was once a thriving black neighborhood just west of downtown, the densely and most vibrant district in Jacksonville's history, LaVilla was largely destroyed during Austin's "urban renewal." Among the remains of LaVilla stands the old Brewster Hospital, three shotgun shacks, the Ritz Theatre and Museum, the Clara White Mission and The Whetstonian.

The two-story red brick building located at 801 Jefferson St. once the Stardust Club attracted numerous jazz and blues musicians played there from 1930s to the 1950s during the days when LaVilla was an entertainment hot spot. Performers such as Jelly Roll Morton and Blind Blake played at the Stardust.

The History Channel's "American Pickers" show came calling for an episode that aired in 2018 and in subsequent reruns.

The one-story building located at 821 Jefferson St. once the administrative office of Atlanta Life Insurance Company. Founded in 1905 by Alonzo Herndon, a prosperous Black barber and entrepreneur who rose from enslavement to become by 1927 the wealthiest African American in Atlanta.

We plan to completely renovation these two Historical Commercial Buildings located off North Jefferson Street in Downtown Jacksonville.

The site will be customized to suite our needs including: size, parking access, traffic patterns, ingress/egress, and signal access. We plan to have great curb appeal and be easy to find along our customers typical routes.

When people notice our location, they will get curious about it and plan to visit. In fact, the curiosity factor will be one of our biggest draws.

4. STATEMENT OF SIGNIFICANCE

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

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

X Its value as a significant reminder of the cultural, historical, architectural, or archaeological heritage of the city, state, or nation	The building represents one of the few remaining buildings in the historic African American neighborhood of LaVilla
X Its location is the site of a significant local, state, or national event.	The building in the historic downtown neighborhood LaVilla.
X It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.	Ray Charles was known to frequent the site when it was the Stardust Lounge. Atlanta Life Insurance Company, founded by former slave Alonzo Franklin Herndon. Walter Whetstone African American employee for Western Union
__ 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.	
X It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials	The building is one few building of the 1900s exhibiting masonry and mix use of commercial and residential. It is reminder of the once historic neighborhood and entertainment center for African Americans.
X Its suitability for preservation of restoration	

Open Space

JTA partnered with the Downtown Investment Authority to create the LaVilla Development Strategy, a plan that includes creating a park. Jones Worley Design, a national experiential design firm, was hired to document and illustrate the Jacksonville regional transportation story through the lens of the LaVilla labors, residents and families who helped build the transportation network. The Lift Ev'ry Voice and Sing Park will commemorate James Weldon Johnson's contributions to the nation, inviting people to honor Jacksonville native. The park located at 100 Lee Street will be linked to 15 other historic neighborhoods and Downtown via the Emerald Trail.

PROPOSED ADAPTVE REUSE OF BOTH BUILDINGS

The Whetstonian Building

Walter Whetstone's saving of the building and conversion into a museum with collections from the LaVilla community during gentrification, musical instruments, wagon wheels, mosaic tile, old lamps, old safe, etc., and indoor memorabilia has become a local landmark in LaVilla and downtown Jacksonville.

The proposal to renovate the Whetstonian into a place that captures the historical significance of LaVilla's cultural history. The proposal would be to convert the downstairs into a food court, the upstairs into a meeting room and a rooftop cigar bar.
Proposed organizational structure for this plan is—

1. Register Business as—**Whetstonian LaVilla Renaissance LLC**
2. Potential Funding source for the business—
    a. **SBA Loan (7)** this most common loan program, includes financial help for small businesses with special requirements. This is the best option when real estate is part of a business purchase. The maximum loan amount for a 7(a) loan is $5 million. Key eligibility factors are based on what the business does to receive its income.
        i. Loan submission through conventional lender or lenders such as Congent Bank, Lendio, SmartBiz
        ii. Secure 5-year retail lease agreements from potential restauranters, cigar bar owners. The price per square foot after renovation is approximately $150 with a potential increase in property value at $300 per square foot within the next 5 years.
        iii. The Downtown Investment Authority—The intent of the Downtown Preservation and Revitalization Program

(the "DPRP") is to foster the preservation and revitalization of unoccupied, underutilized, and/or deteriorating historic, and qualified non-historic, buildings located in downtown Jacksonville. This program is designed to serve historic projects applying for more than $100,000, and non-historic code compliance projects.

The Atlanta Life Insurance Building

The historical significance of what was once the Atlanta Life Insurance Building is its relationship to Alonzo Franklin Herndon who founded the company in 1905. Herndon became the wealthiest black man during his time in the country. The insurance company expanded from Georgia to Florida, Kentucky, Missouri, Tennessee, and Texas. Salesman sold the low-cost insurance door-to-door.

Tim Gilmore is an author and professor at Florida State Community College and the founder of Jax PSYCHEO, an online collection of stories about Jacksonville. His interview of Walter Whetstone in October 2012 and Dorothy Whetstone's memories of her husband explains why the site 801 Jefferson Street should be preserved. Walter Whetstone had no formal training as an artist but a walk through on how he arranged items he collected and his work with copper and iron pieces truly makes him an artist.

The proposal to create a museum is two-fold. A museum that would capture the life story of Walter Whetstone as historically significant contributor to history of LaVilla and Jacksonville community. Two, preserve his unique collection of folk art, vintage items such as glass and lamps, comic books, wagon wheels, metal art pieces, etc. According to Dorothy Whetstone his vision was a place where people could gather to drink coffee and engage in conversation. the work and archive the items Walter Whetstone collected by creating a museum.

The proposed organizational structure for this plan—

1. Register business as—**Whetstonian LaVilla Cultural Arts Museum**
2. Tax-Exempt 501 (c) 3 organization with Internal Revenue Service
3. Funding Sources for the museum local and private foundations as well as local businesses.

The Smithsonian's founding donor, James Smithson never visited the U.S. He did manage to a mass a fortune, and he left it all to his nephew, Henry Hungerford, with one caveat: If his nephew died childless (Which he did in 1835, six years After Smithson's own death). The money would go "to the United States to found at Washington, under the Name the Smithsonian Institution. It was his way of establishing his own legacy.

OVERALL RECOMMENDATION

The City of Jacksonville's Strategic Plan to revitalize and develop downtown communities, particularly LaVilla is currently being implemented, attracting outside investors capitalizing on the history of LaVilla to secure tax credits from the Downtown Investment Authority.

Strongly recommend both buildings be designated as local historical landmarks. This will assist and/or aid in securing funding for both plans. Based on my research, Walter Whetstone's wife and children would be the only owners to renovate and propose a adaptive reuse of both buildings. This is significant sense investors looking to invest in LaVilla have no vested interest in the community other than profit.

The rationale for seeking funding from the SBA is unlike private investors. The SBA funded by the government has a vested interest in helping the business succeed and the means to assist the business to withstand economic impacts. Private investors invest in businesses and/or initiatives to make a profit and maybe limited in their ability to assist if the organization is impacted by the economy.

If both plans are accepted, I can assist with the organizational development of both the establishment of the LLC and submitting required applications for the nonprofit. Will also provide nonprofit (museum) with ideas and recommendations based on your vision with potential programs to apply for funding opportunities.

Business Plan

Please Review and Advise

THE WHETSTONIAN at LaVilla

Jacksonville, Florida

Business Plan

September 2023

Contact Information

Dorothy Whetstone
Chief Executive Officer (CEO)
(904) 591-4304

Amon Whetstone
Chief Operating Officer (COO)
(904) 440-5290

Yelonda Harvey
Chief Administrative Officer (CAO)
(256) 603-0412

Jimmy Henderson
Consultant
(904) 537-0241

THE WHETSTONIAN *at LaVilla*

Jacksonville, Florida

Business Plan
September 2023

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- Economic Impact
- Estimated Project Costs & Funding Sources

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- Development / Management Team
- Marketing Plan
- Insurance Program
- Accounting

III. **Management Team**
- Chief Executive Officer (CEO)
- Chief Operating Officer (COO)
- Chief Administrative Officer (CAO)
- Chief Information Officer (CIO)
- Historian & Executive Officer
- Curator & Events Coordinator
- Marketing & Events Coordinator
- Accountant

Supplemental Information
- Schedule of Collateral
- Projected Income Statement – Three Years
- Income Analysis
  - Food Court Operations
  - Roof Top Cigar Bar
  - Event Center

Business Plan

A Business Plan is a formal written document containing the goals of a business, the methods for attaining those goals, and the time-frame for achievement of those goals. In its entirety, this document serves as a road-map (a Plan) that provides direction to the business.

Written business plans are often required to obtain a bank loan or other kinds of financing.

This Business Plan is designed for use, by THE WHETSTONIAN at LaVilla, LLC.

Assumptions

This development will include:

- Completely renovate Building #1 (801 Jefferson Street)
- Rehabilitate Building #2 (821 Jefferson Street)
- Completely restore the Parking and Landscaping (around both buildings)
- Enhance the outside lighting and signage (around both buildings)
- Sidewalk and Street Enhancements (around both buildings)

The estimated development Cost:

See Estimated Project Costs Schedule	$ 3,242,500

The anticipated Source of Funding:

Capital Investment (Land & Buildings)	500,000
Economic Incentives - COJ	2,600,000
Economic Incentives - State of Florida	125,000
Addition Capital Infusion	17,500
	$3,242,500

After Development:

- Five (5) - 1,750 sq. ft. Units in the Food Court Location
- 2,200 sq. ft. Roof Top Cigar Bar
- 2,200 sq. ft. Event Center
- Heritage Museum and Book Store
- Customized Court Yard

The Buildings and Grounds will be leased to a select group of Tenants and will also be used for the Administrative Office for The Whetstonian at LaVilla, LLC.

The development will include:

Restoration of Building #1 (2 story 4,700 sq. ft. Building)

On the 1st floor of what use to be called "The Stardust Lounge", at one time there was a poolroom, a commercial kitchen, a Bar, with space for a restaurant, **Ray Charles was a frequent visitor.** This area will be converted to:

- **The 1st floor – will be a Food Court designed for fast casual dinning.**

Food courts offer a choose-your-own-adventure selection and convenience at moderate prices. They also provide ample space and easy access to a lively, busting atmosphere and a quick bite.

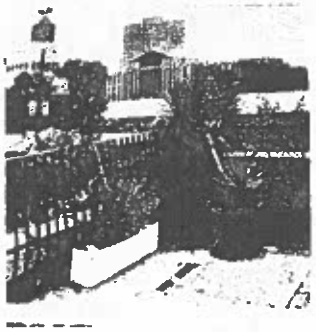
- **The 2nd floor – will be an Event Center – featuring Lighted Poles and Security Cameras**
  Will be used for the purpose public gatherings –

Entertainment and Personal Events Venues
Sporting events, private receptions or parties.

- **Wedding Venues** according to trade publications in the US the number of weddings is falling, but the spending per wedding is increasing, which is good for wedding venues and suppliers.

Business Venues is a vast industry that spans exhibitions, conferences, political meetings, corporate hospitality and meetings.

- **The 3rd floor - a Roof Top Cigar Lounge**

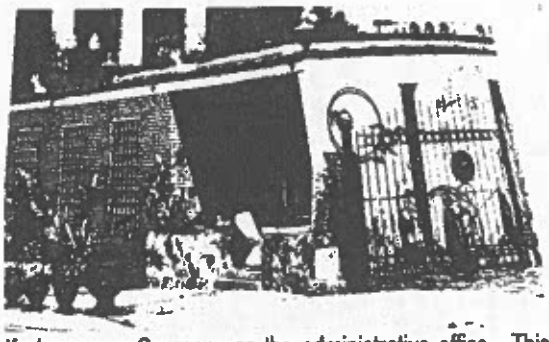


The cigar lounge will be a place where patrons can kick back and smoke cigars – with other cigar lovers.

Stepping into the Whetstonian at LaVilla cigar lounge will be like walking back in time.

You'll find a deep menu of vintage whiskey, spirits, beer and wine, and of course a humidor stocked to the ceiling with premium handmade you can smoke on the premise. The lounge will be fully furnished, lavishly so, and offer freedom of cigar smoking to every single one of our visitors.

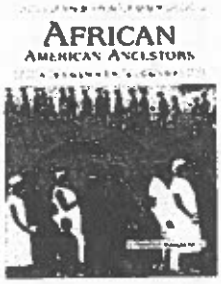
Restoration of Building #2 (3,700 sq. ft. Building)



Formally used by The Atlanta Life Insurance Company as the administrative office. This building will be converted to a small museum.

- **African American Heritage Museum and Book Store**

  Will be a place where visitors can learn about the rich and diverse experience of being a person of African American descent in Northeast Florida, and how our black ancestors' lives help shape the history of Florida. The Museum will seek to educate people of all races to value the countless contributions of black Americans to the United States.



THE WHETSTONIAN *at LiVilla*

Economic Impact

A 2012 study by Civic Economic, a company that analyzes the impact of buying local; has found that local businesses are known to have a "multiplier effect" on their communities — the idea that every dollar spent at a local, independently owned business can stay in the community and generate a far greater economic value.

Small businesses contribute to local economies by bringing growth and innovations to the community in which the business is established. Small businesses also help stimulate economic growth by providing employment opportunities to people who may not be employable by larger corporations.

In addition to improving the community landscape it is anticipated that **the project will create 12 new jobs** for persons of the community.

12 new jobs

Entity	# of Positions	Position Description
Food Court	3	1 Clerical & 2 Maintenance
Event Center	3	1 Manager & 2 Assistance
Roof Top Cigar Bar	3	1 Manager/Bartender & 2 Waitresses
Heritage Museum	1	1 Manager
Administrative	2	1 Manager
	12	

THE WHETSTONIAN *at LaVilla*

Estimated Project Costs:

Description	Amount
Land and Building	500,000
Site Development (Includes Storm Water Retention)	50,000
Construction Costs	2,250,000
Origination Fee (1% of $2,300,000)	23,000
Developer's Fee (1% of $2,300,000)	23,000
Signage	70,000
Furniture & Fixtures	120,000
Architects, Design, etc.	25,000
Construction Management	20,000
Surveys (3 surveys @ $600 each)	1,800
Paving & Landscaping	50,000
Security System	12,000
Legal / Professional Fees	4,500
Phone / Cable / Internet	7,500
Builders Risk Insurance	7,000
Financial & Misc.	
Appraisal Fees	7,000
Title Costs	700
Loan Closing Costs (1% of $2,300,000)	23,000
Initial Working Capital	25,000
Contingency (1% of $2,300,000)	23,000
Total Estimated Project Costs	**3,242,500**

Anticipated Source of Funding:

Description	Amount
Capital Investment (Land and Building)	500,000
Economic Incentives – COJ – DIA	
Commercial Revitalization	1,680,000
Retail Enhancement	775,000
Downtown Preservation & Revitalization	25,000
Historic Preservation	20,000
Facade	50,000
Parking / Landscape	25,000
Downtown Economic Development	25,000
	2,600,000
Economic Incentives – State of Florida	125,000
Additional Capital Infusion	17,500
Source of Project Funding	3,242,500

THE WHETSTONIAN *at LaVilla*

Schedule of Collateral

September 30, 2023

Description	Year Acquired	Original Cost	Estimated FMV	Amount Of Lien	Name of Lien holder
801 Jefferson Street	1994	$ 32,000	$ 475,000	-0-	
821 Jefferson Street	1998	$100,000	$ 250,000	-0-	
Antiques	Various	$ 75,000	$ 150,000	-0-	
TOTALS		$ 207,500	$ 875,000		

THE WHETSTONIAN *at LaVilla*

Administrative Plan

Legal Structure: **State of Florida - Limited Liability Corporation (LLC)**
Whetstonian at LaVilla, LLC

Development / Management Team

• Dorothy Whetstone	Chief Executive Officer (CEO)
• Amon Whetstone	Chief Operating Officer (COO)
• Yelonda Harvey	Chief Administrative Officer (CAO)
• Christopher Whetstone	Chief Information Officer (CIO)
• Dr. Rita Love	Historian & Events Coordinator
• Cheryl Lawson-Wright	Curator & Events Coordinator
• Juanita Henderson	Marketing & Events Coordinator
• Jimmy Henderson	Accountant

- Founder and Chief Executive Offer (CEO) **Dorothy Whetstone** will be responsible for managing the overall operation. Presides over the day-to-day operations

Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- Founder and Chief Operating Officer (COO) **Amon Whetstone** will run the day-to- day operations. He will oversee ongoing business operation. Focused on implementing company strategies into daily operations.

Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- *Chief Administrative Officer (CAO)* **Yelonda Harvey** will create and implements short term and long-term strategic goals.

- *Chief Information Officer (CIO)* **Christopher Whetstone** will develop goals and strategies for IT and operations.

- As Historian & Events Coordinator **Dr. Rev. Rita Love** an educator, historian, author will coordinate the preservation of "The Whetstonian".

Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- As Curator & Events Coordinator, **Cheryl Lawson-Wright** an educator, author and research specialist will take care of, the development and display the collection of art works and figurines.

Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- As Marketing & Events Coordinator, **Juanita Henderson** a retired business executive will organize and supervise business, promotional and social events.

  Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

- As Accountant, **Jimmy Henderson** a retired Certified Public Accountant will use QuickBooks to maintain the company's accounting system.

  Duties includes brainstorming with management to enhance an event(s) success, preparing budgets, and working with Caterers and other vendors to deliver events that meet the audience requirements.

THE WHETSTONIAN *at LaVilla*

Marketing Plan

Advertising is defined as:

- The art or the practice of calling public attention to one's product, service, need, etc.
- Is a means of communication with the users of a product or service.

The role of marketing in any venture cannot be over looked because it is very essential.

The management team, has designed a unique and creative plan to address the advertising needs of this new location, **"a Lighted Message Area"** wrapped around the roof of the building.

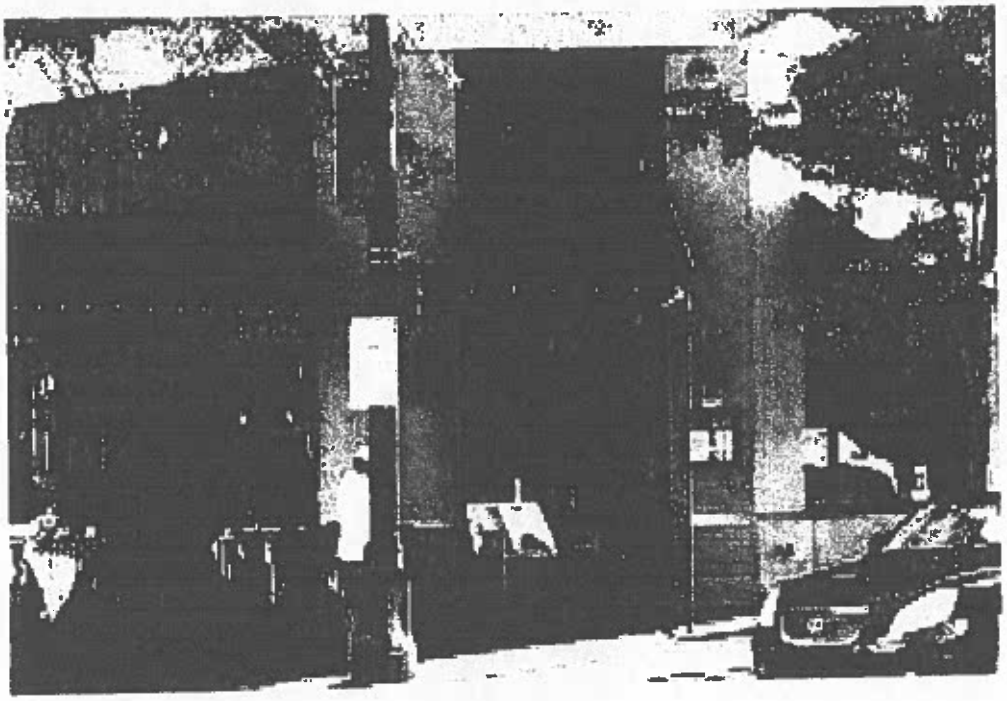
In addition to the large freestanding Pole sign, the new building is designed to have a **"Message Lighted Area"** under the entire roof of the building.

The **"Lighted Message Area"** is designed to draw public/customers attention to the Venue.

LED signs have been used by different companies in a variety of industries to attract customers and strengthen their brand. The truth is, you can offer the best services in the world, but if you don't know how to advertise effectively, you will not be able to compete in today's aggressive market.

LED signs are one of the easiest ways to advertise. When put in a high traffic, high exposure areas, an outdoor LED sign is proven to have the highest marketing Return on Investment. LED signs are proven to increase your store's visibility by 900%.

Example:



Estimated Insurance Costs

The Hospitality industry opens its doors daily to numerous risks and potential lawsuits. Insurance protects establishments against property damage, theft and liability from cyber attacks, injured patrons and lack of security.

Carrier:	
Type of Insurance	Commercial General Liability
#	
Deductible	$1,000
Liability	$2,000,000
Policy Period:	
Carrier:	**Unidentified**
Type of Insurance	Property Damage
Deductible	$1,000
Liability	$400,000
Policy Period:	
Vehicle	
Deductible	
Liability	

THE WHETSTONIAN *at LaVilla*

Consolidated / Combined

Projected Income Statements
Three-Years
(2025 / 2026 / 2027)

	Year 1 2025	Year 2 2026	Year 3 2027
INCOME			
Food Court Booth Rental	120,000	138,000	158,700
Event Center Rental	24,000	27,600	31,700
Roof Top Cigar Bar Rental	24,000	27,600	31,700
Heritage Museum & Book Store	3,600	3,600	3,600
Utility Allowances (75% of utility expense)	57,600	93,000	95,250
Concession Income	175,000	210,000	210,000
Total Income	**404,200**	**499,800**	**530,950**
EXPENSES			
Car & truck expenses	3,600	3,600	4,500
Insurance	6,000	6,000	6,500
Interest expense ($200,000 @ 7.5% for 10 Years)	14,140	12,990	11,850
Legal and professional services	2,400	2,400	3,200
Office expenses	3,500	3,500	4,500
Repairs and maintenance	5,000	5,500	5,500
Supplies	5,200	4,500	5,000
Taxes and licenses	1,250	1,250	1,250
Utilities	115,200	124,000	127,000
Wages (2 security / 2 maintenance / 1 clerical)	195,000	215,000	236,500
Payroll taxes:			
Social Security – 6.2% for employer	12,090	13,300	14,665
Medicare – 1.45% for employer	2,830	3,120	3,450
Laundry & cleaning	3,500	4,200	4,700
Merchant credit card services	1,900	2,775	3000
Waste management ($350/mo)	4,200	4,200	4,200
Pest control ($200/mo)	2,400	2,400	2,400
Cable / telephone/ internet ($350/mo)	4,200	4,200	4,200
Total Expenses	**382,410**	**412,935**	**442,415**
NET INCOME (LOSS) (before Depreciation and Taxes)	**21,790**	**86,865**	**88,535**
Debt service requirement (Principal payments)	14,140	15,200	16,340

THE WHETSTONIAN *at LaVilla*
Food Court

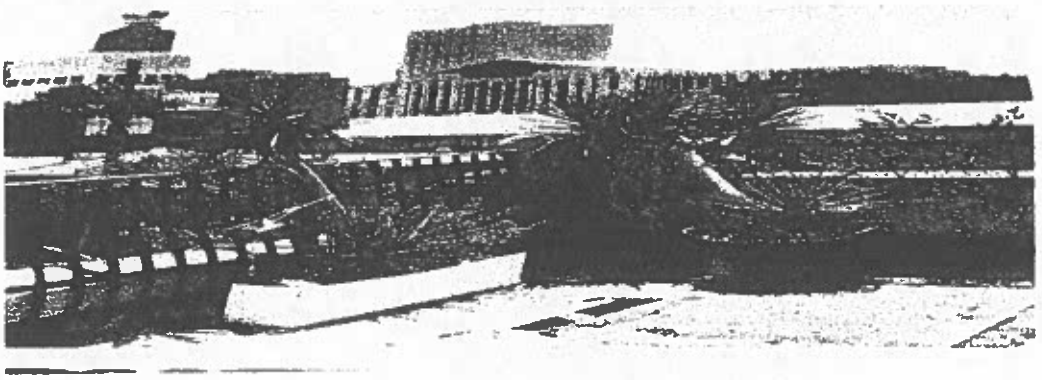
Projected Rental Income from Food Court Vendors

VENDOR TYPES				
Soul Food	Sea Food	Caribbean Food	Chicken & Fries	Pizza & Ice Cream
$2,000/mo.	$2,000/mo.	$2,000/mo.	$2,000/mo.	$2,000/mo.
1,350 Sq. Ft.	1,350 Sq. Ft.	1,350 Sq. Ft.	1,350 Sq. Ft.	1,350 Sq. Ft.

	Year 1 2025	Year 2 2026	Year 3 2027
INCOME from Food Court Rentals			
Soul Food Unit	24,000	27,600	31,740
Sea Food Unit	24,000	27,600	31,740
Caribbean Unit	24,000	27,600	31,740
Chicken and Fries Unit	24,000	27,600	31,740
Pizza and Ice Cream Unit	24,000	27,600	31,740
Total Rental Income	120,000	138,000	158,700

THE WHETSTONIAN at LaVilla

Roof Top Cigar Bar



Potential Revenue $2,000 per month

- Industry Trends Analysis - Forecast to 2030 the global "Hookah or Cigar Lounges market size is projected to reach multimillion USD by 2030".
- The market is growing at a steady rate and with the rising adoption of strategies by key players; the market is expected to rise over the projected horizon.
- The high adoption of advanced technology and the presence of large players in this region are likely to create ample growth opportunities for the market.
- The revenue forecast in 2025 is put at USD 21.02 billion

THE WHETSTONIAN *at Lavilla*

Event Center

Potential Revenue $2,000 per month

Will be a Venue where people meet for anniversaries, birthdays, homecoming, and graduations – Life's milestones are more momentous when the people we cherish surround us.

The Event Coordinators at the Whetstonian will be there to make it a success.

G.

Certificates of Appropriateness

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-30766

1464 Avondale Avenue

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

512

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

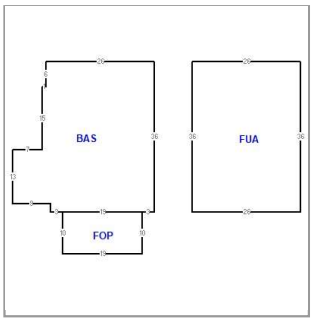
Building 1 Site Address
1464 AVONDALE AVE Unit
Jacksonville FL 32205-

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)

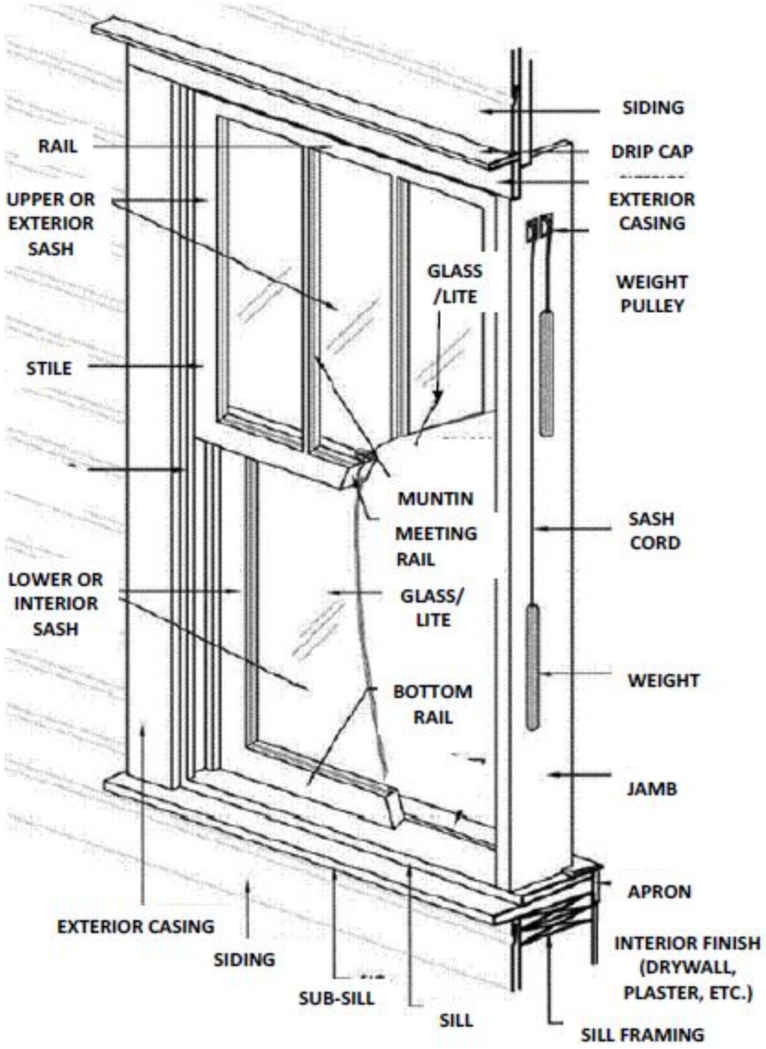
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

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

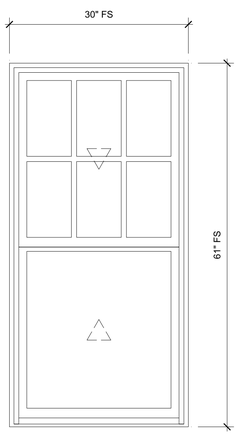
#3- wood rot

#4- wood rot

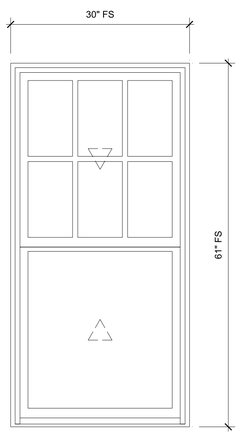
16 & 17- woot rot, space between sashes and frame causes water and bug intrusion; not historic

#7- wood rot

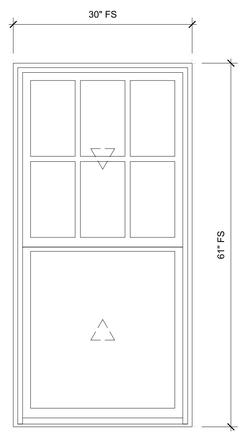
#8- wood rot



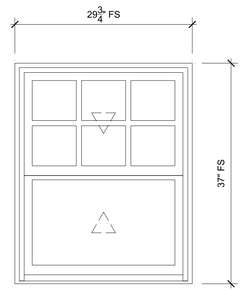
DOUBLE LARGE, 1ST & 2ND FL.
SCALE: 1" = 1'-0"



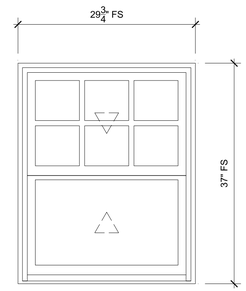
QUAD LARGE
SCALE: 1" = 1'-0"



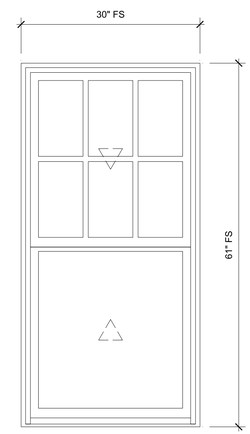
SINGLE LARGE
SCALE: 1" = 1'-0"



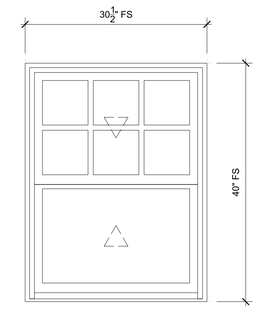
SINGLE SMALL
SCALE: 1" = 1'-0"



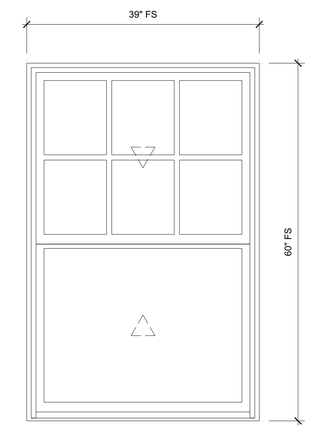
KITCHEN SINK
SCALE: 1" = 1'-0"



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.

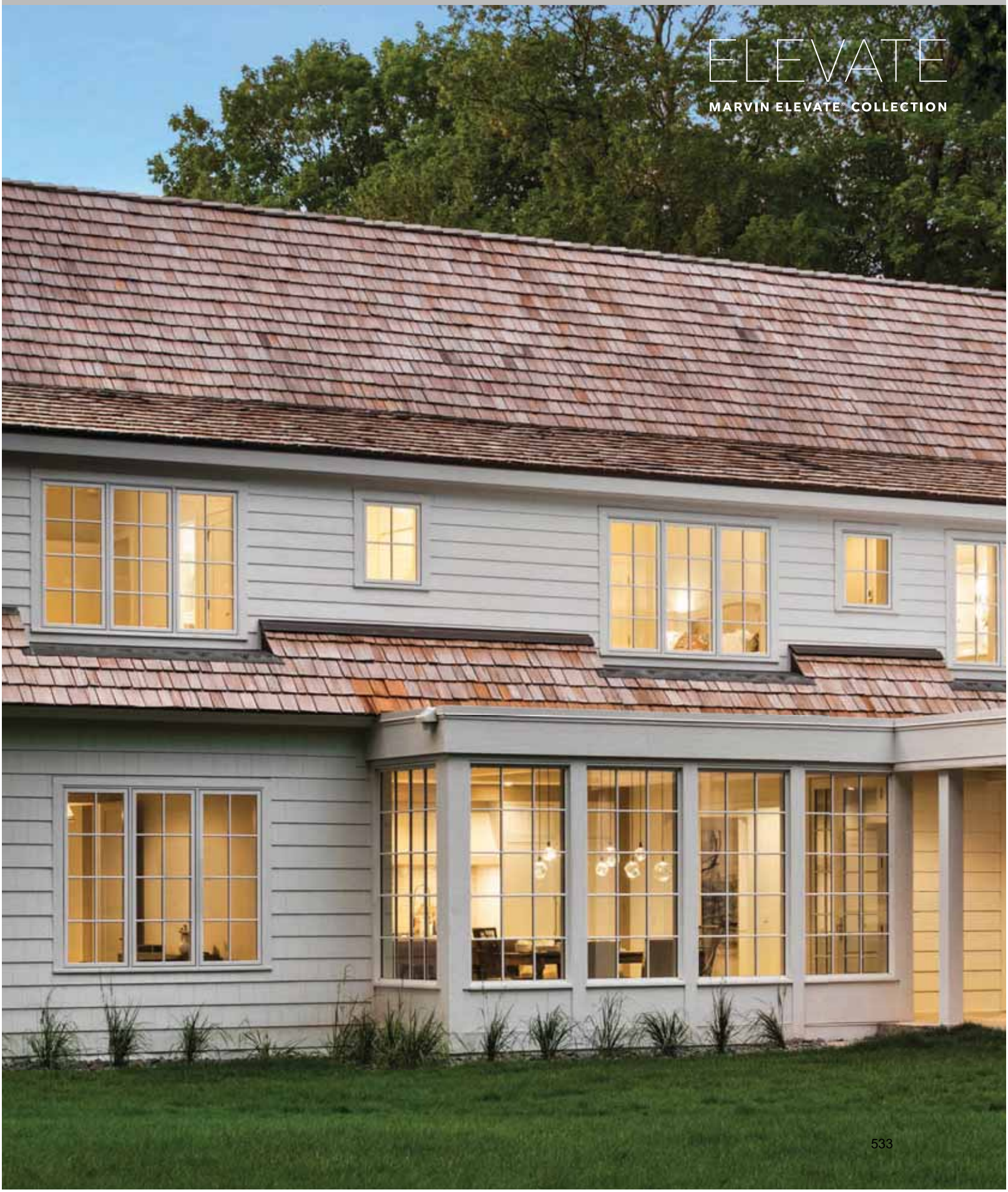
532

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)

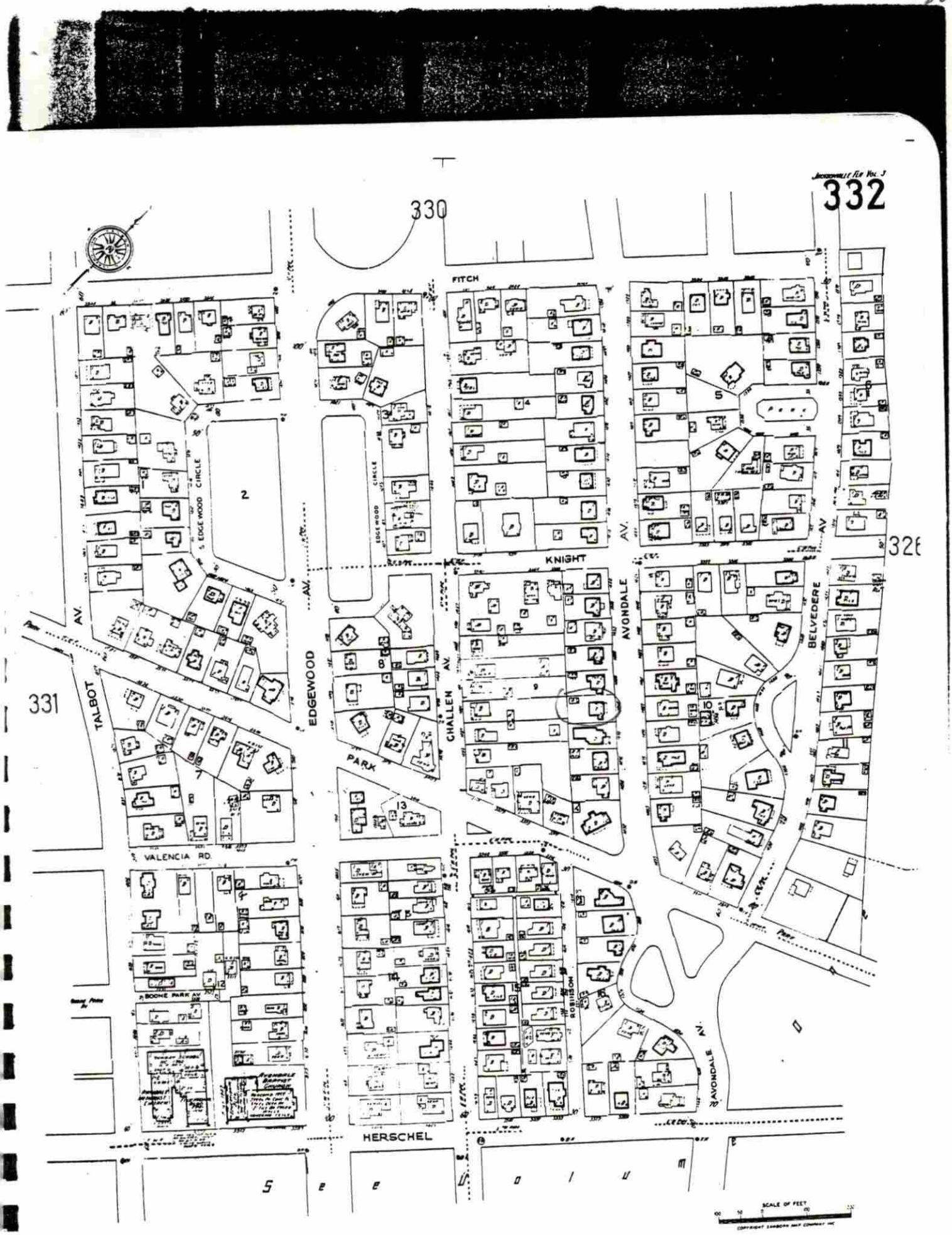
Township	Range	Section
2 S	26 E	43

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number
Please attach Photographic Print

D04593


Jacksonville Fla Vol. 3
332
330
331
326
FITCH
KNIGHT
S. EDGEWOOD CIRCLE
EDGEWOOD CIRCLE
EDGEWOOD AV.
TALBOT AV.
CHALLEN AV.
AVONDALE AV.
BELVEDERE AV.
PARK
S. VALENCIA RD.
S. BOONE PARK AV.
ROBINSON
HERSCHEL
S. AVONDALE AV.
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

COA-24-30820

2142 College Street

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30820

Address: 2142 College Street, RE# 091114-0000

Location: South side of College Street, between Copeland Street and Goodwin Street

Owner: Jennifer Botterbusch
2142 College Street, LLC
1217 Cape Coral Parkway East, #101
Jacksonville, Florida 33904

Applicant: Same as Owner

Year Built: *c.* 1947 (*Property Appraiser*)

Designation: Riverside Avondale, Non-Contributing

Request: Alteration – Paint Unpainted Masonry

Summary Scope of Work:
1. Painting a brick structure

Recommendation: **Deny**

PROJECT DESCRIPTION

COA-24-30820 seeks to paint a two-story, non-contributing brick structure in the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a two-story, Masonry Vernacular style multi-family structure characterized by its red brick exterior, shingled hip roof, and covered front porch entrance. Painting this structure's brick would cause the most notable character defining feature to be fully concealed.

STAFF SUMMARY AND ANALYSIS

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

- Staff requested on July 31, 2024, to schedule a site visit to inspect the condition of the brick. The applicant stated they have not attempted repairs and Staff could take pictures from the sidewalk to not disturb the six (6) tenants residing on the property. The applicant also stated that repairs have not been attempted. The impact of painting a brick structure instead of repointing the mortar and performing routine maintenance affects the whole block and diminishes the historic appearance of these historic brick structures within the District. Therefore, the painting of this healthy brick structure is inconsistent with Sections 307.106(k)(2-3) and 307.106(l)(1, 2 and 5).
- The applicant followed-up with Staff by emailing additional exterior pictures. From the applicant's provided pictures, Staff assessed the brick and determined it to be in great condition with some small areas potentially needing repointing. The Historic District Design Guidelines specify the methods of repairing brick to prevent deterioration, where painting a brick structure is a last resort to prevent the further deterioration of a heavily damaged brick structure. Specifically, the Design Guidelines state, "Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required." The applicant has not provided any evidence that they treated the brick for deterioration, repointed the mortar, or implemented other protective measures. Therefore, with no evidence this brick has physical damage or chemical damage, painting of the brick is inconsistent with the Historic District Design Guidelines as well as Sections 307.106(k)(1 and 4) and 307.106(l)(3, 6 and 7).
- Staff recommends the submission of a new COA to repoint and clean the masonry, which can be approved administratively. The NPS Preservation Briefs also include detailed steps for cleaning, protective treatments, and repointing mortar which will be helpful in preserving this brick structure.

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

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

- National Park Service, Preservation Briefs: 1 and 2

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

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

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(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)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- 307.106(l)(7) - The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken.

Historic District Design Guidelines, "Exterior Fabric - Masonry"

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

- Secretary of the Interior's Standard 3: Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings shall not be undertaken.

- Secretary of the Interior's Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- Secretary of the Interior's Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.

- Secretary of the Interior's Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used the surface leaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

- Exterior Fabric - Masonry, Recommendation #1: "Identify, retain, and preserved masonry features that are important to defining the overall historical character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling, and bonding patterns, coatings and color."

- Exterior Fabric - Masonry, Recommendation #2: "Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features."

- Exterior Fabric - Masonry, Recommendation #3: "Evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action or extreme weather exposure."

- Exterior Fabric - Masonry, Recommendation #4: "Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required."

- Exterior Fabric - Masonry, Avoid #1: "Removing or substantially altering masonry features which are important in defining the overall historical character of the building so that as a result the character is diminished."

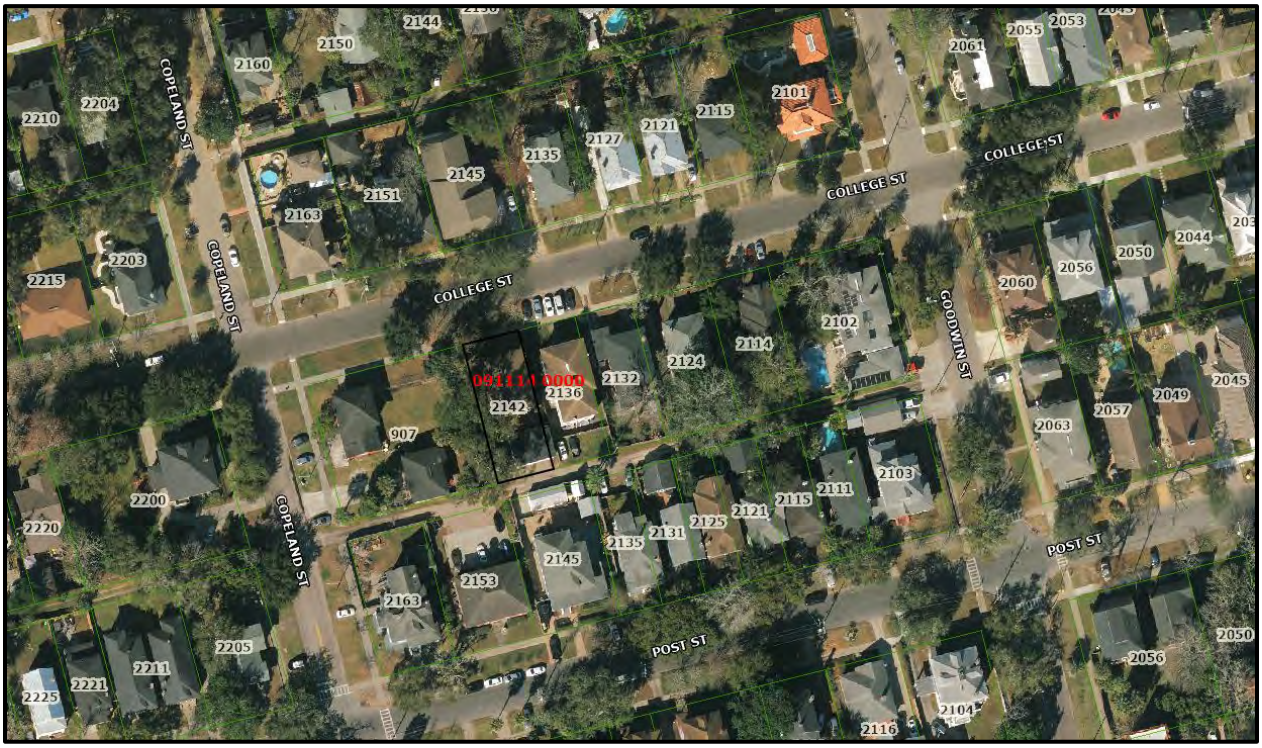
- Exterior Fabric - Masonry, Avoid #2: "Replacing or rebuilding major portions of exterior walls that could be repaired and that would make the building essentially new construction."

National Park Service, Preservation Briefs

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

- National Park Service Preservation Brief #2: *Repointing Mortar Joints in Historic Masonry Buildings*
    - "The purpose of this Brief is to provide general guidance on appropriate materials and methods for repointing historic masonry buildings and it is intended to benefit the owners, architects, and contractors."

LOCATION MAP



PICTURE OF POSTED SIGN

Application For Certificate Of Appropriateness

Application Info

Tracking #	30820	**Application Status**	FOUND SUFFICIENT
Date Started	05/22/2024	**Date Submitted**	05/22/2024

Planning and Development Department Info

COA #	COA-24-30820
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	7/30/2024
Forwarded to JHPC	☑
JHPC Meeting Date	8/28/2024
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 BOTTERBUSCH
First Name JENNIFER
Middle Name

Company Name

Mailing Address 1217 CAPE CORAL PKWY E #101

City CAPECORAL
State FL
Zip Code 33904

Phone 904 962 6834
Fax 904
Email JKBOTTERBUSCH@GMAIL.COM

General Information On Owner(s)

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

Last Name BOTTERBUSCH
First Name JENNIFER
Middle Name

Company/Trust Name 2142 COLLEGE STREET, LLC

Mailing Address 1217 CAPE CORAL PKWY E #101

City CAPECORAL
State FL
Zip Code 33904

Phone 9049626834
Fax 904
Email JKBOTTERBUSCH@GMAIL.COM

Description Of Property

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

Map	RE#
	091114 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2142	COLLEGE ST	32204

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **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
PAINT THE EXTERIOR BRICK

Addition Information

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

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

Additional Documents Provided

	Description
[x]	PHOTO OF BUILDING
[x]	BUILDING PIC 1
[x]	BUILDING PIC 2
[x]	BUILDING PIC 3
[x]	BUILDING PIC 4
[x]	BUILDING PIC 5
[x]	BUILDING PIC 6
[x]	BUILDING PIC 7
[x]	BUILDING PIC 7
[x]	BUILDING PIC 8
[x]	BUILDING PIC 9
[x]	BUILDING PIC 10
[x]	BUILDING PIC 11
[x]	BUILDING PIC 12
[x]	BUILDING PIC 13

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.

2142 COLLEGE STREET LLC
1217 CAPE CORAL PKWY E UNIT 101
CAPE CORAL, FL 33904

Primary Site Address
2142 COLLEGE ST
Jacksonville FL 32204-

Official Record Book/Page
16610-01390

Tile #
6422

2142 COLLEGE ST

Property Detail

RE #	091114-0000
Tax District	USD1
Property Use	0800 Multi-Family Units 2-9
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01578 RIVERSIDE
Total Area	5704
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	Gross Rent Multiplier	Gross Rent Multiplier
Total Building Value	$307,683.00	$326,934.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$125,400.00	$127,680.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$665,353.00	$665,353.00
Assessed Value	$421,654.00	$463,819.00
Cap Diff/Portability Amt	$243,699.00 / $0.00	$201,534.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$421,654.00	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
16610-01390	11/18/2013	$185,000.00	MS - Miscellaneous	Qualified	Improved
15337-00984	8/11/2010	$100.00	MS - Miscellaneous	Unqualified	Improved
13502-02314	8/22/2006	$100.00	QC - Quit Claim	Unqualified	Improved
03653-00868	1/21/1974	$32,966.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

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	48.00	118.00	Common	48.00	Front Footage	$127,680.00

Legal

LN	Legal Description
1	2-24 56-2S-26E .129
2	RIVERSIDE
3	W 48FT LOT 10 BLK 77

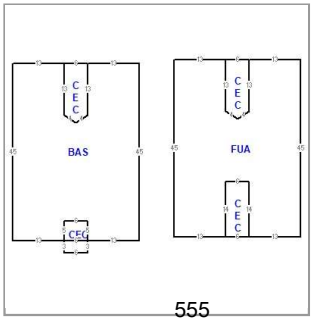
Buildings

Building 1
Building 1 Site Address
2142 COLLEGE ST Unit
Jacksonville FL 32204-

Building Type	0803 - QUADRUPLEX
Year Built	1947
Building Value	$261,298.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1326	1326	1326

Element	Code	Detail
Exterior Wall	19	19 Common Brick
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



Common Entry Corridor	84	0	80
Finished upper story 1	1272	1272	1208
Common Entry Corridor	84	0	80
Finished Open Porch	18	0	5
Common Entry Corridor	30	0	28
Common Entry Corridor	84	0	80
Total	2898	2598	2807

Air Cond	3	3 Central

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

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	$421,654.00	$0.00	$421,654.00	$4,338.02	$4,771.82	$4,362.22
Urban Service Dist1	$421,654.00	$0.00	$421,654.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$699,205.00	$0.00	$699,205.00	$1,591.70	$2,225.57	$2,051.61
By Local Board	$699,205.00	$0.00	$699,205.00	$1,105.73	$1,571.81	$1,425.26
FL Inland Navigation Dist.	$421,654.00	$0.00	$421,654.00	$12.27	$12.14	$12.14
Water Mgmt Dist. SJRWMD	$421,654.00	$0.00	$421,654.00	$75.67	$75.60	$75.60
School Board Voted	$699,205.00	$0.00	$699,205.00	$0.00	$699.21	$0.00
Urb Ser Dist1 Voted	$421,654.00	$0.00	$421,654.00	$0.00	$0.00	$0.00
			Totals	$7,123.39	$9,356.15	$7,926.83

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$491,872.00	$383,322.00	$0.00	$383,322.00
Current Year	$699,205.00	$421,654.00	$0.00	$421,654.00

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: 7-31-2024

COA#: 24-30820

Address: 2142 College St. Jax. FL 32204

Owner: 2142 COLLEGE ST LLC Jennifer Botterbusch

MAILING ADDRESS: 1217 Cape Coral Pkwy E #101 CAPE CORAL, FL 33904

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 24-30820 **were posted on the property/site located at:**

09114-0000
Real Estate Number(s)

2142 College St.
Street Address

Jax. FL 32204
City, State Zip Code

Printed Name JENNIFER BOTTERBUSCH

Signature Jennifer Botterbusch

Dated this 31 day of July, 2024.

2142

2142

RT
3301C

Goodman

From: Jennifer Botterbusch
To: Figueroa, Brittany - PDCM
Subject: Re: COA Tracking #30820 2142 College St
Date: Wednesday, July 31, 2024 10:30:00 AM

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

Hi Brittany,

We have not attempted any repairs on the brick and mortar, as we want to know the options available to us before we begin any investments. We have 6 tenants residing in the property and do not want to disturb them unnecessarily. You are welcome to take pictures from the sidewalk; we are headed over there today and will send you pictures of all four sides.

Can you provide me the Design Guidelines you referenced in your earlier email?

Thank you,
Jennifer

On Wed, Jul 31, 2024 at 8:29 AM Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:

> Hello, just wanted to follow-up on my previous email.
>
> Could you please let me know if any repair attempts have been made to the brick and mortar? We would like to know if we can conduct a site visit to view the brick and mortar, and take pictures of the outside of the structure? I will be out of the office later this week and I know you are in town until Friday, so we wouldn't be able to do the site visit until next week. One option is you can reply to this email and give us permission to step-on the property just to go around all sides of the building and we can coordinate a day and time with you. If you are uncomfortable with that option, we can just take some pictures from the sidewalk. Please let me know which option is best for you.
>
> Thank you,
>
> **Brittany Figueroa, MSP, MPA**
>
> *City Planner II*
>
> Historic Preservation Section
>
> Planning and Development Department
>
> 214 North Hogan Street, 3rd Floor

COA-24-31013

1238 Ingleside Avenue

August 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-31013

Address: 1238 Ingleside Avenue, RE# 092292-0000

Location: South side of Ingleside Avenue in-between Randall street and Ola Street

Owner: Kelly Summers
1238 Ingleside Avenue
Jacksonville, Florida 32205

Applicant: Daniel Dufresne
Covenant Roofing and Construction
4590 CR 218
Middleburg, Florida 32068

Year Built: 1925 (*Property Appraiser*)

Designation: Riverside/Avondale (Contributing)

Request: Alteration – Roof Replacement

Summary Scope of Work:

1. Replacement of shingled roof with a standing seam metal roof

Recommendation: Deny

PROJECT DESCRIPTION

COA-24-31013 seeks to replace a shingled roof with a new metal roof on a contributing single-family home in the Riverside/Avondale District. Built in 1925, the structure is a single story, bungalow style home and is characterized by its lateral gable roof, an open porch under a cross gable and four-over-one windows. The current roof utilizes composition shingles. The proposed scope of work seeks to reroof the structure utilizing Ash Gray, GulfRib 26ga panels, a kind of standing seam metal roof.

STAFF SUMMARY AND ANALYSIS

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

- Metal roofs on contributing structures are rare in the Riverside/Avondale district and as such are given a high level of scrutiny by Staff during review due to the texture, color, material, and impact the replacement product will have on the structure's architectural and historical significance. Per the Florida Master Site File for this property, this structure has no record of a metal roof. That fact combined with the emphasis placed on the roof as a character-defining feature has led staff to find that the installation of a new metal roof would be inconsistent with Sections 307.106(k)(1,2, and 3) and 307.106(l)(2, and 3).
- 307.106(l)(6) states that deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is deemed a necessity, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. The proposed material would not be following these guidelines since the intent is to remove the existing composite shingle roof and replace it with a new standing seam metal roof. This would change the visual qualities of the current roof. Therefore, this scope of work is inconsistent with Standard 6. 307.106(l)(6).
- Based on the Design Guidelines for the district, bungalow style homes in the Riverside/Avondale historic district should utilize some form of shingles, such as composition shingles. As such, the installation of a metal roof would be inconsistent with the design guidelines for the Riverside/Avondale District.

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)(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.

LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

PICTURE OF PROPERTY

1
2
3
8

Job Sheet

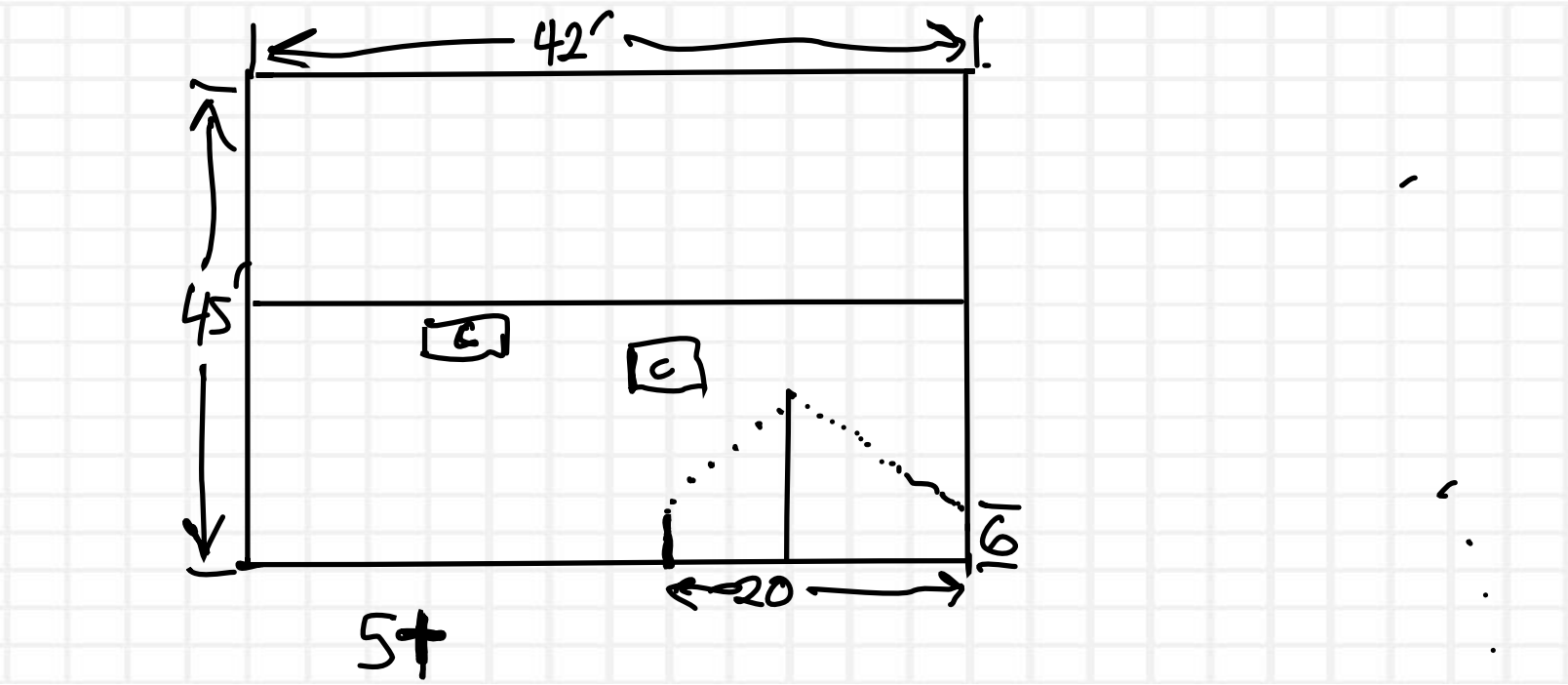
Name: Kelly Summers Home Phone: _____ Cell Phone: 9045538477

1238 Ingleside Ave Jacksonville 32205

Address City Zip Code

Roof Pitch: 3,4,5.0 Structure Type: Site Built

Type of Decking: 1 By Roof Cored (flat roof ONLY): N/A



21 Total Sqs 21 Field Sqs 0 Cap (L/F) 0 Starters 0 1 ply squares 0 2-Story

Type of roof : Metal Color: ASH GRAY

Underlayment: High-Temp

Tear off(Main) Shingle Layers: 1 Tear off flat Na

0 Ridge Vent(Pcs) Na Color 0 Off-Ridge Vent Na Color

0 1 1/2" Boot 1 2" Boot 0 3" Boot 0 GRV Large 0 GRV Small Color: Na

1 4" Boot

32 Valley Metal(Feet) 210 Eave Drip (Feet) Color: ASH GRAY

Important Job Notes:

REMOVE AND DISPOSE OF FRONT GUTTER. NO WORK OR WARRANTY ON ANY DETACHED STRUCTURES IN BACKYARD.
RIDGE VENT FRONT GABLE PEAK. RIDGE VENT CENTER AS NEEDED.

Office Use Only: Dry In Inspection: _____ Inspection Instructions: _____

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-24-01

101 1st Street West

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: Critical Endangerment Review – REHAB-24-01 (101 1st Street West)

DATE: August 28, 2024

On February 1, 2024, the Planning and Development Department announced the application release of the Restore Endangered Historic Adaptable Buildings (REHAB) Special Revenue Fund. This is a reimbursement grant intended to provide an additional incentive to the owners of historic commercial buildings to rehabilitate and restore them to productive use rather than demolish them because of the cost of rehabilitation. The program guidelines adopted by Ordinance 2023-316 limit grant awards to $100,000 for eligible costs. In order to qualify for a grant, the building in question must meet the following criteria:

- The building must be at least 50 years old; and
- The building must be income-producing, mixed-use, or owned by a not-for-profit corporation; and
- The building must be located throughout Jacksonville, excluding the Downtown Area as defined in Sec. 55.105, Ordinance Code; and
- The building must be architecturally or historically significant; and
- The building must be: a) a designated local landmark, or b) a contributing structure to a designated local historic district; or c) declared a potential local landmark, with final local landmark approved by the City Council prior to final approval of the grant.

Staff has reviewed application **REHAB-24-01** for sufficiency and found it meets the aforementioned criteria. As such, the application progresses to the next phase, which requires the property owner to have their building declared as critically endangered by the Historic Preservation Commission.

If the Commission declares the building as critically endangered, the application may proceed to the financial review phase. If the Commission denies the application, the property owner is no longer eligible for the current REHAB grant cycle. A denial does not preclude the property owner from applying for future REHAB grant cycles.

GENERAL INFORMATION:

Constructed in 1921, 101 West 1st Street is a two-story nonresidential building with Neo-Classical Revival style influences. The structure can be characterized by its T-shaped plan, two-story portico, doric columns, cast stone balustrades, masonry parapets, decorative dentils, frieze and rosette pattern, multi-paned windows, flat roof, and cast stone exterior. The building originally housed the 1st Church of Christ Science organization but was later renovated into the Karpeles Manuscript Library Museum. The museum (1992-2023) was originally one of the 15 Karpeles facilities around the country to display founder David Karpeles' private collections of historic documents and manuscripts.

The applicant is seeking REHAB grant funding in order to perform roof repairs, window restoration, and miscellaneous structural repairs to the building. The applicant's scope of work is captured under COA-24-31025 and has been deemed eligible for administrative approval.

STANDARDS, CRITERIA AND FINDINGS:

Pursuant to the provisions of Section 111.909 of the Ordinance Code, the Planning and Development Department and the Historic Preservation Commission shall evaluate and consider whether to declare a building as critically endangered based on the following criteria:

A. Evidence of physical threat of loss, damage, or neglect.

Buildings can be endangered due to a physical threat of loss or damage, or loss of the integrity of the surrounding area that impacts the view or appreciation of its context. When evaluating this criterion, Staff considered various possible claims of evidence such as any visible signs of significant deterioration or neglect, whether the building has been cited for building code violations, or whether routine maintenance has been performed on the building. According to the applicant, the building is exhibiting the following signs of distress:

- Portions of the roof and second floor have extensive deterioration from water infiltration; this has led to plaster damage and flooding in the basement
- The windows on the structure are either functionally obsolete or damaged.

B. If the building is currently vacant.

According to the applicant the subject building is currently vacant due to structural issues and deferred maintenance.

C. The building's susceptibility to development or natural disasters.

Staff finds the building likely to incur significant damage from a natural disaster due to the critically impaired roof system on the sanctuary and associated structural damages. The building is also approximately 150 feet from Hogans Creek, which is prone to flooding. Furthermore, the subject property is located within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. Based on these findings, Staff renders the building susceptible to damage during rain events or storms.

D. The building's suitability for preservation or restoration.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed critically endangered buildings based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as alterations deemed difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long-term and potentially ongoing neglect is also a factor in evaluating potentially critically endangered buildings for their suitability for preservation or restoration. Not having any evidence of significant exterior deterioration, the structure has been well maintained over the years. According to archival records and permitting, the structure

does not show any evidence of being significantly altered, thereby retaining its historical integrity and fabric.

E. Any other criteria the JHPC considers relevant.

The primary intent of this criterion is to allow the Historic Preservation Commission the opportunity to offer additional insight and evidence that may be useful in determining whether the affected building should be declared as critically endangered.

RECOMMENDATION:

Based on the foregoing, it is the recommendation of the Planning and Development Department that the building associated with Grant Application for REHAB Special Revenue Fund **REHAB-24-01** be **APPROVED** for Critical Endangerment**.**

Picture of Property with Posted Sign

Map of Building Location

Supplementary Photos

Supplementary Photos (Continued)

Official Use Only
Submittal Date: 02/05/24
HPS Sufficiency Date: 07/08/24

Official Use Only
Application Number: REHAB-24-01
JHPC Hearing: 08/28/24

REHAB Special Revenue Fund Grant Application

City of Jacksonville, Florida
Historic Preservation Section
Planning and Development Department

Eligibility Criteria (Official Use Only)

Is the building located within Jacksonville but outside of the Downtown Area, as defined in Section 55.105, Ordinance Code? ☑ Yes ○ No

Pursuant to Section 307.102(s), Ordinance Code, is the property architecturally or historically significant? ☑ Yes ○ No

Local Historic Designation:

- ☐ Local Landmark _____
- ☐ Declared a "Potential Landmark" _____
- ☑ Local Historic District ○ Contributing ○ Non-Contributing

Building Use:

- ☑ Non-Residential Income Producing event hall/venue
- ☐ Mixed-Use _____
- ☐ Not-for-Profit Corporation _____

Date of Construction: 1925	Pre-Application Meeting: 08/29/23	HPS Staff Initials: ATU

Part I: Critical Endangerment Review

Property Information

1. Historic Name (If Applicable): Karpeles Manuscript Library	2. Other Names (If Applicable) 1st Church of Christ Science
3. Property Address(es): 101 W 1st st	4. Real Estate Number(s): 070824-0000
5. Date(s) of Construction: 1925	6. Current Building Use: under renovations

7. Proposed Building Use:

- ☒ Non-Residential Income-Producing: event hall/venue
- ☐ Mixed-Use Income-Producing: _____
- ☐ Owned by a Not-for-Profit Corporation: _____

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 www.jacksonville.gov

9. Is this repair and/or restoration a response to a code violation citation? If so, please specify the nature of the violation(s). N/A
10. Have you previously been approved for City funding for the rehabilitation of this property? If so, when and for what amount? no

Owner's Information (Please list all owners if more than one)	
9. Name(s): Joshua Pardue (Jacksonville Museum Space LLC)	10. Emails(s): josh pardue@gnpdev.com kelly levin@gnpdev.com
11. Address(es) (including city, state, zip) 101 W 1st St Jacksonville, FL 32206	12. Preferred Telephone: 646.634.0888

Applicant's Information (If different from owner)	
13. Name: N/A	14. Email:
15. Address (including city, state, zip)	16. Preferred Telephone:

Critically Endangered Criteria
Ordinance 2023-0316, provides that, with respect to action upon the REHAB Special Revenue Fund Grant Application, the Historic Preservation Commission shall first determine whether, based upon the best available evidence, the property does or does not meet the criteria for critical endangerment. Such a determination shall be made by a vote of the Commission and shall be accompanied by a report stating the findings of the Commission concerning the relationship between the property and the criteria for potential designation set forth below. As such, **the Commission shall consider the following criteria**: *(1) Evidence of a physical threat of loss, damage, or neglect.* *(2) If the building is currently vacant.* *(3) The building's susceptibility to development pressures or natural disasters.* *(4) The building's suitability for preservation or rehabilitation.* *(5) Any other criteria the JHPC may consider relevant.*

Statement of Endangerment	
17. Given the aforementioned criteria by which the grant application will be reviewed, please describe how the building does or does not meet the criteria for critical endangerment. Provide as much information as you can. You may also attach a separate sheet, if necessary.	
(1) Evidence of a physical threat of loss, damage, or neglect.	Prevous owner did not invest into building up keep for 30+ years. Roof, basement flooding, plaster damage, and historic window damage was imminent.
(2) If the building is currently vacant.	Yes
(3) The building's susceptibility to development pressures or natural disasters.	Historic windows leak with minor rain, plaster fall out in the last year, basement flooding, roof replacement necessary
(4) The building's suitability for preservation or rehabilitation.	Building bones are in good shape, need to make improvements and upkeep that were neglected by prevous owner.
(5) Any other criteria the JHPC may consider relevant.	Josh (current owner) has a home in Springfield and is passionate about making it the best neighborhood in Urban Jax. We are working with local vendors and kept on local Springfield employees.

Part Two: Financial Review

Required Attachments (see Ordinance 2023-316 and its associated Guidelines for details)

The following attachments must be included with submittal of the application.

- [ ] COA Application (Tracking Number: H -__ -__-__ -__-__)
- [x] Articles of Organization
- [x] Proof of Property Ownership
- [x] Rehabilitation Plan
- [x] Proposed Acquisition Cost and Funding Source
- [x] Financial Statement or Annual Report (for the prior fiscal year)
- [x] Detailed Construction Budget
- [x] Evidence of Applicable Taxes Current
- [x] Evidence of Relevance Experience and Performance on Projects of Similar Type and Scale
- [x] Proof of Contributing Structure or Landmark Status
- [ ] Evidence of 501(c)(3) tax exemption status (Not-for-Profit Corporations Only)

Authorization and Acknowledgment

I have read and reviewed my application. I understand that my application will not be deemed sufficient until all of the requested information has been supplied.

- [x] I understand that prior to application submittal, a pre-application meeting with the Planning and Development Department and/or the Downtown Investment Authority (DIA) and the Office of Economic Development (OED) is required.

- [x] I am also aware that any proposed improvements that affect the exterior of the building including any alterations, new construction, demolition and relocation, will require a consistency review through a Certification of Appropriateness (COA) application. Depending on the scope of work, the COA can either be reviewed administratively or by the Commission.

- [x] I understand that I will be notified of the date and place of any public meetings at which the referenced building will be considered by the Jacksonville Historic Preservation Commission for critical endangerment status. I understand that the owner and/or authorized agent should be present at all public hearings; otherwise, the application will be deferred. I understand Staff will issue the required public notice sign(s), which must be posted on the property at least fourteen (14) working days prior to the Commission meeting. It will be my responsibility to post and maintain the sign(s) until a determination has been made by the Commission.

☒ If my building is declared by the Commission as critically endangered, I understand that my application will be forwarded to the Downtown Investment Authority (DIA) and/or the Office of Economic Development (OED) for financial review. If the Commission decides not to declare my building as critically endangered, I understand that my grant application will be ineligible for funding.

☒ I have read and reviewed Ordinance 2023-316 and its adopted REHAB Special Revenue Fund Guidelines.

☒ I have read and reviewed my application. I understand that my application will not be deemed sufficient until all of the requested information has been supplied.

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: Jacksonville Museum Space LLC	Print name: N/A
Signature:	Signature:
Print name: Joshua Pardue	**The attached agent authorization letter is required if the application is made by any person other than the property owner.*
Signature:	

Submittal

This application must be typed or printed in ink and submitted along with the required attachments.

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

The current rehabilitation plan for 101 W 1st Street includes the following:

- New roof
- New HVAC system
- Basement
    - Address water intrusion into basement
    - Ceiling repairs
- Historic window repairs / reseal
- Renovate bathroom
- Fumigation
- Plaster repair
- Upgraded security system

Future plans

- Add garden to front
- Paint interior
- Interior lighting repair
- Paint/wash exterior
- Address / restore façade

Karlpeles Manuscript Library - Phased Budget
101 W 1st St
Jacksonville, FL 32206
Project Lead: JoshPardue@gnpdev.com

Commentary: Cheryl, Musuem Director, confirmed what we believe that Mr. Karpeles did not invest a dollar in 30 years into the renovation and updates, original of most items, roof is over 30 years old - incredible it has not collapsed in

				Expanded Budget Estimate	Phase Totals
Emergency secure from risk	Phase 1	Remove Debri, Remove Trees damaging building, threatening windows	$	15,000.00	
Emergency secure from risk	Phase 1	Roofing/flashing/coping (condition of wood decking/substrate unknown)	$	120,000.00	
Emergency secure from risk	Phase 1	HVAC Complete Replacment (total tonnage estimated at 45 tons)	$	125,000.00	
Emergency secure from risk	Phase 1	Exterior window glazing/repairs (minimal work level)	$	160,000.00	
					$420,000.00
Stabalize and get into operation	Phase 2	Termite treatment (building probably needs to be tented)	$	17,500.00	
Stabalize and get into operation	Phase 2	Termite damage repairs (scope unknown but damage visible)	$	50,000.00	
Stabalize and get into operation	Phase 2	Elevator rebuild/rehab	$	110,000.00	
Stabalize and get into operation	Phase 2	Exterior prep/patch/paint	$	78,600.00	
Stabalize and get into operation	Phase 2	General exterior improvements & misc concrete repair	$	40,000.00	
	Phase 2	3rd water pump basement and seal in water from Creek	$	50,000.00	
					$346,100.00
Needed Improvements	Phase 3	Fencing - modifications to existing & repairs	$	10,000.00	
Needed Improvements	Phase 3	Enviormental/Hazerdous material testing (if required)	$	6,500.00	
Needed Improvements	Phase 3	Interior prep/patch/paint	$	65,000.00	
Needed Improvements	Phase 3	Electrical (system operable - will need repairs & upgrades but scope unknown)	$	150,000.00	
Needed Improvements	Phase 3	Heating Oil Closure Activities	$	8,500.00	
Needed Improvements	Phase 3	Interior plaster repairs (minimal repair work at this point)	$	50,000.00	
Needed Improvements	Phase 3	Exterior concrete/stucco minor level repairs (bldg & retaining walls)	$	50,000.00	
Needed Improvements	Phase 3	Landscape improvements & cleanup work	$	25,000.00	
Needed Improvements	Phase 3	Exterior water barrier – 2 foot high CMU wall around property?	$	100,000.00	
Needed Improvements	Phase 3	Waterproofing system - interior basement where able @ 50% (Xypex)	$	60,000.00	
Needed Improvements	Phase 3	Exterior drainage system concept (french drain/yard drain/sump pump)	$	50,000.00	
					$790,000.00
Once cash flowing - build for next 100 years	Phase 4	Mezz Space Work	$	100,000.00	
Once cash flowing - build for next 100 years	Phase 4	Landscaping	$	75,000.00	
Once cash flowing - build for next 100 years	Phase 4	Ballroom Touch Up Work to Bring to Original Glory	$	100,000.00	
Once cash flowing - build for next 100 years	Phase 4	Add bathrooms	$	150,000.00	
Once cash flowing - build for next 100 years	Phase 4	Renovation Basement	$	200,000.00	
					$350,000.00

Sub Total	$	2,166,100.00	
GC Overhead & Admin Expense	$	75,813.50	3.5%
General Conditions	$	168,143.51	7.5%
Sub Total	$	2,410,057.01	
GC Profit/Fee	$	204,854.85	8.5%
GC Liablity Insurance Expense	$	43,146.05	1.650%
Owner Carried Contingency	$	241,005.70	10.00%
Arch/MEP Design, Permitting & Inspections	$	120,502.85	5.00%
Total	$	3,019,566.46	

Dimensional Notes
11,436 sqft
50' Tall
79' Wide
83' Deep

JACKSONVILLE MUSEUM SPACE LLC
101 S 12TH ST UNIT 102
TAMPA, FL 33602

Primary Site Address
101 W 1ST ST
Jacksonville FL 32206

Official Record Book/Page
20663-00429

Tile #
6412

101 W 1ST ST

Property Detail

RE #	070824-0000
Tax District	USD1
Property Use	7900 Cultural
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	10540
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	$436,251.00	$436,251.00
Extra Feature Value	$25,282.00	$25,282.00
Land Value (Market)	$52,700.00	$52,700.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$514,233.00	$514,233.00
Assessed Value	$467,733.00	$514,233.00
Cap Diff/Portability Amt	$46,500.00 / $0.00	$0.00 / $0.00
Exemptions	$467,733.00	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
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
20663-00429	4/14/2023	$625,000.00	SW - Special Warranty	Unqualified	Improved
20651-01393	4/14/2023	$525,000.00	WD - Warranty Deed	Unqualified	Improved
07250-00469	1/10/1992	$325,000.00	WD - Warranty Deed	Unqualified	Improved
07677-01169	8/31/1993	$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	ELHC6	Elevator Hydraulic	1	0	0	1.00	$16,985.00
2	ESHC6	Elevator Stops Hydra	1	0	0	2.00	$6,895.00
3	FWDC1	Fence Wood	1	0	0	79.00	$386.00
4	PVCC1	Paving Concrete	1	0	0	536.00	$1,016.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO-S	100.00	125.00	Common	10,540.00	Square Footage	$52,700.00

Legal

LN	Legal Description
1	2-4 37-2S-26E
2	SPRINGFIELD
3	S 30FT LOT 12,LOT 13 BLOCK 4

Buildings

Building 1
Building 1 Site Address
101 W 1ST ST Unit

Element	Code	Detail

599

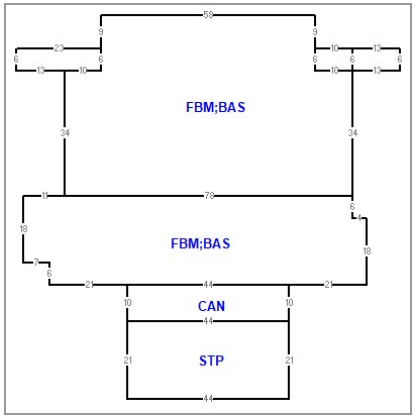
Jacksonville FL 32206

Building Type	7901 - MUSEUM
Year Built	1925
Building Value	$436,251.00

Type	Gross Area	Heated Area	Effective Area
Stoop	924	0	92
Stoop	138	0	14
Finished Basement	3522	3522	2465
Base Area	3522	3522	3522
Stoop	78	0	8
Finished Basement	2166	2166	1516
Base Area	2166	2166	2166
Canopy	440	0	110
Finished Basement	60	60	42
Stoop	60	0	6
Total	13076	11436	9941

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	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
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	1.000	
Baths	8.000	
Rooms / Units	10.000	
Avg Story Height	28.000	



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	$467,733.00	$467,733.00	$0.00	$0.00	$0.00	$0.00
Urban Service Dist1	$467,733.00	$467,733.00	$0.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$514,233.00	$514,233.00	$0.00	$0.00	$0.00	$0.00
By Local Board	$514,233.00	$514,233.00	$0.00	$0.00	$0.00	$0.00
FL Inland Navigation Dist.	$467,733.00	$467,733.00	$0.00	$0.00	$0.00	$0.00
Water Mgmt Dist. SJRWMD	$467,733.00	$467,733.00	$0.00	$0.00	$0.00	$0.00
School Board Voted	$514,233.00	$514,233.00	$0.00	$0.00	$0.00	$0.00
Urb Ser Dist1 Voted	$467,733.00	$467,733.00	$0.00	$0.00	$0.00	$0.00
			Totals	$0.00	$0.00	$0.00

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$458,060.00	$425,212.00	$425,212.00	$0.00
Current Year	$514,233.00	$467,733.00	$467,733.00	$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

600

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

601

Electronic Articles of Organization
For
Florida Limited Liability Company

L23000134587
FILED 8:00 AM
March 15, 2023
Sec. Of State
oisimmons

Article I

The name of the Limited Liability Company is:

JACKSONVILLE MUSEUM SPACE LLC

Article II

The street address of the principal office of the Limited Liability Company is:

101 S 12TH STREET
UNIT 102
TAMPA, FL. 33602

The mailing address of the Limited Liability Company is:

101 S 12TH STREET
UNIT 102
TAMPA, FL. 33602

Article III

The name and Florida street address of the registered agent is:

JOSHUA PARDUE
101 S 12TH STREET
UNIT 102
TAMPA, FL. 33602

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: JOSHUA PARDUE

L23000134587
FILED 8:00 AM
March 15, 2023
Sec. Of State
oisimmons

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
JOSH PARDUE
101 S 12TH STREET UNIT
TAMPA, FL. 33602

Article V

The effective date for this Limited Liability Company shall be:

03/10/2023

Signature of member or an authorized representative

Electronic Signature: JOSHUA PARDUE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

REHAB-24-04

723 4th Street West

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: Critical Endangerment Review – REHAB-24-04 (723 4th Street West)

DATE: August 28, 2024

On February 1, 2024, the Planning and Development Department announced the application release of the Restore Endangered Historic Adaptable Buildings (REHAB) Special Revenue Fund. This is a reimbursement grant intended to provide an additional incentive to the owners of historic commercial buildings to rehabilitate and restore them to productive use rather than demolish them because of the cost of rehabilitation. The program guidelines adopted by Ordinance 2023-316 limit grant awards to $100,000 for eligible costs. In order to qualify for a grant, the building in question must meet the following criteria:

- The building must be at least 50 years old; and
- The building must be income-producing, mixed-use, or owned by a not-for-profit corporation; and
- The building must be located throughout Jacksonville, excluding the Downtown Area as defined in Sec. 55.105, Ordinance Code; and
- The building must be architecturally or historically significant; and
- The building must be: a) a designated local landmark, or b) a contributing structure to a designated local historic district; or c) declared a potential local landmark, with final local landmark approved by the City Council prior to final approval of the grant.

Staff has reviewed application **REHAB-24-04** for sufficiency and found it meets the aforementioned criteria. As such, the application progresses to the next phase, which requires the property owner to have their building declared as critically endangered by the Historic Preservation Commission.

If the Commission declares the building as critically endangered, the application may proceed to the financial review phase. If the Commission denies the application, the property owner is no longer eligible for the current REHAB grant cycle. A denial does not preclude the property owner from applying for future REHAB grant cycles.

GENERAL INFORMATION:

Constructed in 1911, El-Beth-El Divine Holiness Church (formerly West 4th Street Church of God) is a one-story institutional building with Masonry Vernacular style influences. The structure can be characterized by its rectangular-shaped plan, rusticated concrete block exterior, front-facing gable roof covered with tin v-crimp panels behind a raised parapet, and small square tower. The church is known as one of the few remaining religious buildings directly associated with the old Hansontown community—which was significantly erased by urban renewal and replaced by institutional and governmental uses.

The applicant is seeking REHAB grant funding in order to perform roof repairs, replace the doors, and miscellaneous structural repairs to the building. The applicant's scope of work is captured under COA-24-31032 and has been deemed eligible for administrative approval.

STANDARDS, CRITERIA AND FINDINGS:

Pursuant to the provisions of Section 111.909 of the Ordinance Code, the Planning and Development Department and the Historic Preservation Commission shall evaluate and consider whether to declare a building as critically endangered based on the following criteria:

A. Evidence of physical threat of loss, damage, or neglect.

Buildings can be endangered due to a physical threat of loss or damage, or loss of the integrity of the surrounding area that impacts the view or appreciation of its context. When evaluating this criterion, Staff considered various possible claims of evidence such as any visible signs of significant deterioration or neglect, whether the building has been cited for building code violations, or whether routine maintenance has been performed on the building. According to the applicant, the sanctuary is exhibiting the following signs of distress:

- Portions of the roof and second floor have structural deficiencies and extensive deterioration from water infiltration; this has led to damage to the plaster walls and acoustic ceiling tiles.

B. If the building is currently vacant.

According to the applicant and supplementary property records, the subject building is currently occupied and is being used as a place of worship by church members.

C. The building's susceptibility to development or natural disasters.

Staff finds the building likely to incur significant damage from a natural disaster due to the critically impaired roof system on the sanctuary and associated structural damages. As such, this renders the building susceptible to damage during rain events or storms.

D. The building's suitability for preservation or restoration.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed critically endangered buildings based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as alterations deemed difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long-term and potentially ongoing neglect is also a factor in evaluating potentially critically endangered buildings for their suitability for preservation or restoration. Not having any evidence of significant exterior deterioration, the structure has been reasonably maintained over the years. According to archival records and permitting, the most significant alterations to the original design are the enclosing of back windows, and the replacement of the original wooden sashes with more contemporary aluminum windows. A few of the original wooden sashes, some with decorative art glass, are still evident. Most of the original interior finishes such as the wood flooring

and bead board ceiling are still present but covered by more contemporary materials such as carpet and acoustic tiles. Although occupied as a church since constructed, the building does not appear to have had any significant mechanical upgrades.

E. Any other criteria the JHPC considers relevant.

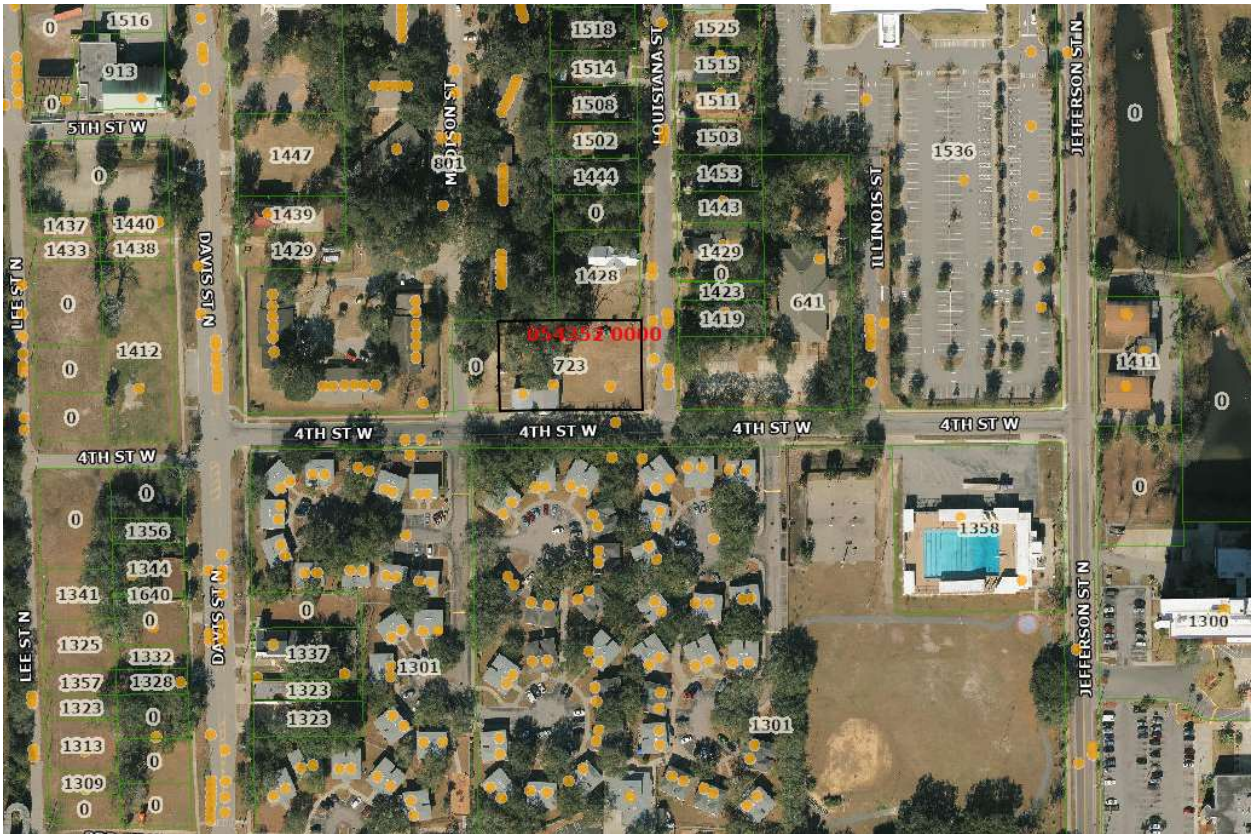
The primary intent of this criterion is to allow the Historic Preservation Commission the opportunity to offer additional insight and evidence that may be useful in determining whether the affected building should be declared as critically endangered.

RECOMMENDATION:

Based on the foregoing, it is the recommendation of the Planning and Development Department that the building associated with Grant Application for REHAB Special Revenue Fund **REHAB-24-04** be **APPROVED** for Critical Endangerment**.**

Picture of Property with Posted Sign

Map of Building Location



Supplementary Photos

Supplementary Photos (Continued)

Supplementary Photos (Continued)

Supplementary Photos (Continued)

Official Use Only
Submittal Date: 03/29/24
HPS Sufficiency Date: 08/06/24

Official Use Only
Application Number: REHAB-24-04
JHPC Hearing: 08/28/24

REHAB Special Revenue Fund Grant Application

City of Jacksonville, Florida
Historic Preservation Section
Planning and Development Department

Eligibility Criteria (Official Use Only)

Is the building located within Jacksonville but outside of the Downtown Area, as defined in Section 55.105, Ordinance Code? ☒ Yes ○ No

Pursuant to Section 307.102(s), Ordinance Code, is the property architecturally or historically significant? ☒ Yes ○ No

Local Historic Designation:

☒ Local Landmark LM-03-05 ☐ Local Historic District

☐ Declared a "Potential Landmark" _____ ○ Contributing ○ Non-Contributing

Building Use:

☐ Non-Residential Income Producing _____

☐ Mixed-Use _____

☒ Not-for-Profit Corporation CHURCH

Date of Construction: 1949	Pre-Application Meeting: 03/29/24	HPS Staff Initials: ATL

Part I: Critical Endangerment Review

Property Information

1. Historic Name (If Applicable): West 4th Street Church of God	2. Other Names (If Applicable) EL BETHEL DIVINE HOLINESS CHURCH
3. Property Address(es): 723 W. 4th Street, 32209	4. Real Estate Number(s): 054352-0000
5. Date(s) of Construction: 1911	6. Current Building Use: CHURCH

7. Proposed Building Use:

☐ Non-Residential Income-Producing: _____

☐ Mixed-Use Income-Producing: _____

☑ Owned by a Not-for-Profit Corporation: The building is a historic African American Church

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 www.jacksonville.gov

9. Is this repair and/or restoration a response to a code violation citation? If so, please specify the nature of the violation(s). No
10. Have you previously been approved for City funding for the rehabilitation of this property? If so, when and for what amount? No

Owner's Information (Please list all owners if more than one)	
9. Name(s): Bishop Lorenzo Hall, Sr	10. Emails(s): gospell75@aol.com
11. Address(es) (including city, state, zip) 1111 Weare Street, Jacksonville, FL 32206	12. Preferred Telephone: 904-710-1586

Applicant's Information (If different from owner)	
13. Name:	14. Email:
15. Address (including city, state, zip)	16. Preferred Telephone:

Critically Endangered Criteria
Ordinance 2023-0316, provides that, with respect to action upon the REHAB Special Revenue Fund Grant Application, the Historic Preservation Commission shall first determine whether, based upon the best available evidence, the property does or does not meet the criteria for critical endangerment. Such a determination shall be made by a vote of the Commission and shall be accompanied by a report stating the findings of the Commission concerning the relationship between the property and the criteria for potential designation set forth below. As such, **the Commission shall consider the following criteria**: *(1) Evidence of a physical threat of loss, damage, or neglect.* *(2) If the building is currently vacant.* *(3) The building's susceptibility to development pressures or natural disasters.* *(4) The building's suitability for preservation or rehabilitation.* *(5) Any other criteria the JHPC may consider relevant.*

Statement of Endangerment	
17. Given the aforementioned criteria by which the grant application will be reviewed, please describe how the building does or does not meet the criteria for critical endangerment. Provide as much information as you can. You may also attach a separate sheet, if necessary.	
(1) Evidence of a physical threat of loss, damage, or neglect.	Over time, the church has had numerous repairs which have altered the original architecture. There is also evidence of significant roof deterioration that has allowed water to penetrate inside causing damage to the plaster and acoustic ceiling tiles. The church initially had an abundance of stained and art glass that has over time been removed due to deterioration of the sashes. Roof leaks have led to the acoustic tiles on the ceiling falling off revealing the original wooden bead board finish on the ceiling. There is evidence of extensive water damage at the southeast corner of the sanctuary where the original plaster has dropped from the wood lathe.
(2) If the building is currently vacant.	N/A
(3) The building's susceptibility to development pressures or natural disasters.	The building is susceptible to development pressures to acquire and demolish the sanctuary in order to build exorbitantly unfordable rental properties on the land it stands.
(4) The building's suitability for preservation or rehabilitation.	The church is suitable for preservation and rehabilitation because it is valuable as a significant reminder of the cultural, historical, architectural heritage African American residents in the City of Jacksonville. It is one of the few remaining religious buildings directly associated with the Old Hanstown Community. For almost 100 years, Hanstown and Sugar Hill were vibrant African American Communities with numerous organizations and groups established to meet the social, cultural and spiritual needs of tits residents. Research indicates that oral sources reported that the this rusticated block building was constructed by members who were responsible for mixing and casting the concrete blocks on site.
(5) Any other criteria the JHPC may consider relevant.	In 2003, the Planning and Development Department determined that this church located at 723 West Street "is sufficiently sound, and has enough of its original interior and exterior fabric to make proper rehabilitation a feasible option".

Part Two: Financial Review

Required Attachments (see Ordinance 2023-316 and its associated Guidelines for details)

The following attachments must be included with submittal of the application.

- [ ] COA Application (Tracking Number: H -__ -__-__ -__-__)
- [x] Articles of Organization
- [x] Proof of Property Ownership
- [x] Rehabilitation Plan
- [ ] Proposed Acquisition Cost and Funding Source N/A
- [x] Financial Statement or Annual Report (for the prior fiscal year)
- [x] Detailed Construction Budget
- [x] Evidence of Applicable Taxes Current
- [ ] Evidence of Relevance Experience and Performance on Projects of Similar Type and Scale N/A
- [x] Proof of Contributing Structure or Landmark Status
- [x] Evidence of 501(c)(3) tax exemption status (Not-for-Profit Corporations Only)

Authorization and Acknowledgment

I have read and reviewed my application. I understand that my application will not be deemed sufficient until all of the requested information has been supplied.

- [x] I understand that prior to application submittal, a pre-application meeting with the Planning and Development Department and/or the Downtown Investment Authority (DIA) and the Office of Economic Development (OED) is required.

- [x] I am also aware that any proposed improvements that affect the exterior of the building including any alterations, new construction, demolition and relocation, will require a consistency review through a Certification of Appropriateness (COA) application. Depending on the scope of work, the COA can either be reviewed administratively or by the Commission.

- [x] I understand that I will be notified of the date and place of any public meetings at which the referenced building will be considered by the Jacksonville Historic Preservation Commission for critical endangerment status. I understand that the owner and/or authorized agent should be present at all public hearings; otherwise, the application will be deferred. I understand Staff will issue the required public notice sign(s), which must be posted on the property at least fourteen (14) working days prior to the Commission meeting. It will be my responsibility to post and maintain the sign(s) until a determination has been made by the Commission.

☑ If my building is declared by the Commission as critically endangered, I understand that my application will be forwarded to the Downtown Investment Authority (DIA) and/or the Office of Economic Development (OED) for financial review. If the Commission decides not to declare my building as critically endangered, I understand that my grant application will be ineligible for funding.

☑ I have read and reviewed Ordinance 2023-316 and its adopted REHAB Special Revenue Fund Guidelines.

☑ I have read and reviewed my application. I understand that my application will not be deemed sufficient until all of the requested information has been supplied.

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: LORENZO HALL	Print name: _____
Signature: _____	Signature: _____
Print name: _____	**The attached agent authorization letter is required if the application is made by any person other than the property owner.*
Signature: _____	

Submittal

This application must be typed or printed in ink and submitted along with the required attachments.

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

AGENT AUTHORIZATION FORM
City of Jacksonville, Florida
Historic Preservation Section
Planning and Development Department

Property Address(es): El Beth El Holiness Church, 723 W. 4th Street, Jacksonville, FL 32209

Real Estate#(s): 054352-0000

To Whom it May Concern:

You are hereby advised that Lorenzo Hall, as
(Printed name of PROPERTY OWNER)

the Bishop of El Beth El Holiness Church,
(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 _____ to act as agent to file
(Printed name of AGENT or Printed name of AGENCY)

application(s) for _____ 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.

_____ _____
(Signature of PROPERTY OWNER) Date:

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of [_] physical presence or [_] online notarization, this _____ day of _____ 20____, by _____, who is personally known to me or who has produced _____ as identification and who took an oath.

_____
(Signature of NOTARY PUBLIC)

_____
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:_____

Joyce Morgan
Duval County Property Appraiser
231 E. Forsyth Street, Suite 270
Jacksonville, FL 32202-3361

Return Service Requested

PRESORTED
FIRST CLASS MAIL
US POSTAGE
PAID
JACKSONVILLE, FL
PERMIT # 1251

RECEIPT FOR 2024 TOTAL OR PARTIAL EXEMPTION RENEWAL
(YEAR)

Legal Description	Property Control No.
AJ-766 11-2S-26E .573 BURBRIDGES ADD TO JAX LOTS 1,2,S1/2 LOT 3(EX W 40FT), LOTS 25,26,S1/2 LOT 24 BLK 9	054352-0000 Church

EL BETHEL DIVINE HOLINESS CHURCH INC 1567 3
723 W 4TH ST
JACKSONVILLE FL 32209-6602

DR-498AR
R. 12/21
Effective 12/21
Rule 12D-16.002, FAC

Property Control No.
054352-0000

Tax Year **2024**

REMOVAL OF TOTAL OR PARTIAL EXEMPTION

☐ This property no longer qualifies for a total or partial exemption. As of January 1 of this year, the property was not being used for tax exempt purposes.

Do not return this form if you still qualify for this exemption.

Warning

Florida Law prescribes that it is the duty of the owner of any property to notify the Property Appraiser promptly whenever the use of the property or the status or condition of the owner changes so as to change the exempt status of the property. If any property owner fails to so notify the Property Appraiser and the Property Appraiser determines that for any year within the prior 10 years the owner was not entitled to receive such exemption, the property shall be subject to the taxes exempted as a result of such failure, plus 15 percent interest per annum and a penalty of 50 percent of the taxes exempted. Reference Sec. 196.011 (9)(a) F.S.

Please remove the above exemption(s) from my property for the current year.

Signature _____ Date _____

EL BETHEL DIVINE HOLINESS CHURCH INC
723 W 4TH ST
JACKSONVILLE, FL 32209-6602

Primary Site Address
723 W 4TH ST
Jacksonville FL 32209-

Official Record Book/Page
05393-00891

Tile #
6411

723 W 4TH ST

Property Detail

RE #	054352-0000
Tax District	USD1
Property Use	7100 Church
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00841 BURBRIDGES ADDN TO JAX
Total Area	24997
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	$80,868.00	$80,868.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$19,760.00	$19,760.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$100,628.00	$100,628.00
Assessed Value	$97,366.00	$100,628.00
Cap Diff/Portability Amt	$3,262.00 / $0.00	$0.00 / $0.00
Exemptions	$97,366.00	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	$100,628.00
Church (503)	- $100,628.00
Taxable Value	**$0.00**

SJRWMD/FIND Taxable Value

Assessed Value	$100,628.00
Church (503)	- $100,628.00
Taxable Value	**$0.00**

School Taxable Value

Assessed Value	$100,628.00
Church (503)	- $100,628.00
Taxable Value	**$0.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
05393-00891	8/4/1981	$43,300.00	WD - Warranty Deed	Unqualified	Improved
05507-00729	3/10/1982	$100.00	WD - Warranty Deed	Unqualified	Vacant
06338-00714	3/4/1987	$40,000.00	WD - Warranty Deed	Unqualified	Vacant
06371-00354	6/30/1987	$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

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-D	125.00	120.00	Common	125.00	Front Footage	$12,000.00
2	0101	RES MD 8-19 UNITS PER AC	RMD-D	80.00	125.00	Common	80.00	Front Footage	$7,760.00

Legal

LN	Legal Description
1	AJ-766 11-2S-26E .573
2	BURBRIDGES ADD TO JAX
3	LOTS 1,2,S1/2 LOT 3(EX W 40FT),
4	LOTS 25,26,S1/2 LOT 24 BLK 9

622

Buildings

Building 1
Building 1 Site Address
723 W 4TH ST Unit
Jacksonville FL 32209-

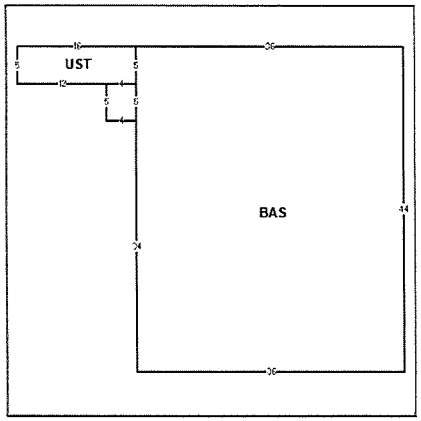
Element	Code	Detail

Building Type	7101 - CHURCH
Year Built	1949
Building Value	$54,646.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	80	0	32
Unfin Open Porch	20	0	4
Base Area	1584	1584	1584
Total	1684	1584	1620

Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	1	1 Minimum Metal
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	1.000	
Baths	0.000	
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	$97,366.00	$97,366.00	$0.00	$0.00	$0.00	$0.00
Urban Service Dist1	$97,366.00	$97,366.00	$0.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$100,628.00	$100,628.00	$0.00	$0.00	$0.00	$0.00
By Local Board	$100,628.00	$100,628.00	$0.00	$0.00	$0.00	$0.00
FL Inland Navigation Dist.	$97,366.00	$97,366.00	$0.00	$0.00	$0.00	$0.00
Water Mgmt Dist. SJRWMD	$97,366.00	$97,366.00	$0.00	$0.00	$0.00	$0.00
School Board Voted	$100,628.00	$100,628.00	$0.00	$0.00	$0.00	$0.00
Urb Ser Dist1 Voted	$97,366.00	$97,366.00	$0.00	$0.00	$0.00	$0.00
			Totals	$0.00	$0.00	$0.00

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$91,877.00	$88,515.00	$88,515.00	$0.00
Current Year	$100,628.00	$97,366.00	$97,366.00	$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

624

Detail by Registered Agent Name

Florida Not For Profit Corporation

GREATER EL-BETH-EL DIVINE HOLINESS CHURCH, INC.

Filing Information

Document Number	N50647
FEI/EIN Number	59-2845839
Date Filed	08/31/1992
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/24/2005

Principal Address

723 W. 4TH STREET
JACKSONVILLE, FL 32209

Changed: 06/08/1993

Mailing Address

P.O. BOX 3575
JACKSONVILLE, FL 32206

Changed: 06/08/1993

Registered Agent Name & Address

Rothstein, Seth, Esq.
4417 Beach Blvd.
104 Suite
JACKSONVILLE, FL 32207

Name Changed: 04/28/2013

Address Changed: 04/28/2013

Officer/Director Detail

Name & Address

Title Bishop and Pastor

HALL, LORENZO, SR.
723 W 4TH ST.
JACKSONVILLE, FL 32209

Title President

Rothstein, Seth, Esq.
4417 Beach Blvd #104, Jacksonville, FL 32207
JACKSONVILLE, FL 32207

Title Chairman

Page, Carla L, VD
3031 Moncrief Road
JACKSONVILLE, FL 32209

Title VP

Alexander, Richard, Esq.
1774 University Blvd S, Jacksonville, FL 32216
JACKSONVILLE, FL 32220

Title Secretary

Cheryl L. Brown
7061 Millcrest DR. S.
JACKSONVILLE, FL 32277

Title Trustee

Hall, Isaac Lee
6111 Pope Place
Jacksonville, FL 32209

Title Trustee

Toney, Beverly
723 W. 4TH STREET
JACKSONVILLE, FL 32209

Title Trustee

Davis, Deborah L
8373 Concord Blvd West
Jacksonville, FL 32208

Annual Reports

Report Year	Filed Date
2022	03/14/2022
2023	02/14/2023
2024	02/05/2024

Document Images

02/05/2024 -- ANNUAL REPORT	View image in PDF format
02/14/2023 -- ANNUAL REPORT	View image in PDF format
03/14/2022 -- ANNUAL REPORT	View image in PDF format
03/23/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
02/26/2019 -- ANNUAL REPORT	View image in PDF format
01/25/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
03/02/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/28/2013 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
04/02/2011 -- ANNUAL REPORT	View image in PDF format
02/13/2010 -- ANNUAL REPORT	View image in PDF format
02/24/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
07/23/2007 -- ANNUAL REPORT	View image in PDF format
06/22/2006 -- ANNUAL REPORT	View image in PDF format
01/24/2005 -- REINSTATEMENT	View image in PDF format
03/20/2003 -- ANNUAL REPORT	View image in PDF format
03/13/2002 -- ANNUAL REPORT	View image in PDF format
05/03/2001 -- ANNUAL REPORT	View image in PDF format
07/12/2000 -- ANNUAL REPORT	View image in PDF format
03/11/1999 -- ANNUAL REPORT	View image in PDF format
02/16/1998 -- ANNUAL REPORT	View image in PDF format
03/06/1997 -- ANNUAL REPORT	View image in PDF format
02/02/1996 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

2024 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Feb 05, 2024
Secretary of State
6257256725CC

DOCUMENT# N50647

Entity Name: GREATER EL-BETH-EL DIVINE HOLINESS CHURCH, INC.

Current Principal Place of Business:

723 W. 4TH STREET
JACKSONVILLE, FL 32209

Current Mailing Address:

P.O. BOX 3575
JACKSONVILLE, FL 32206 US

FEI Number: 59-2845839

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

ROTHSTEIN, SETH ESQ.
4417 BEACH BLVD.
104 SUITE
JACKSONVILLE, FL 32207 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: SETH ROTHSTEIN 02/05/2024

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	BISHOP AND PASTOR
Name	HALL, LORENZO, SR.
Address	723 W 4TH ST.
City-State-Zip:	JACKSONVILLE FL 32209

Title	CHAIRMAN
Name	PAGE, CARLA L VD
Address	3031 MONCRIEF ROAD
City-State-Zip:	JACKSONVILLE FL 32209

Title	SECRETARY
Name	CHERYL L. BROWN
Address	7061 MILLCREST DR. S.
City-State-Zip:	JACKSONVILLE FL 32277

Title	TRUSTEE
Name	TONEY, BEVERLY
Address	723 W. 4TH STREET
City-State-Zip:	JACKSONVILLE FL 32209

Title	PRESIDENT
Name	ROTHSTEIN, SETH ESQ.
Address	4417 BEACH BLVD #104, JACKSONVILLE, FL 32207
City-State-Zip:	JACKSONVILLE FL 32207

Title	VP
Name	ALEXANDER, RICHARD ESQ.
Address	1774 UNIVERSITY BLVD S, JACKSONVILLE, FL 32216
City-State-Zip:	JACKSONVILLE FL 32220

Title	TRUSTEE
Name	HALL, ISAAC LEE
Address	6111 POPE PLACE
City-State-Zip:	JACKSONVILLE FL 32209

Title	TRUSTEE
Name	DAVIS, DEBORAH L
Address	8373 CONCORD BLVD WEST
City-State-Zip:	JACKSONVILLE FL 32208

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BISHOP LORENZO HALL BISHOP / PASTOR 02/05/2024

Electronic Signature of Signing Officer/Director Detail — Date

Office of the City Council
Legislative Services Division

DANA M. FARRIS
CHIEF OF LEGISLATIVE SERVICES
OFFICE (904) 630-1404
FAX (904) 630-1242

117 W. DUVAL STREET
SUITE 430
JACKSONVILLE, FLORIDA
32202

July 2, 2003

Clerk of Courts
Records Department
Duval County Courthouse #103
Jacksonville, FL 32202

Re: Ordinance 2003-503-E / Church of God (El-Beth-el Divine Holiness Church)
723-725 West Fourth Street

Re: Ordinance 2003-504-E / Old Southern Drug Company Building
20 West Adams Street

Enclosed are certified copies of the above captioned ordinances designating each property as a landmark site. These ordinances were passed by City Council on June 24, 2003 and signed by the Mayor on June 26, 2003.

Pursuant to the requirements of the legislation, **I am notifying your Department of these landmark designations and requesting that said designations be recorded in the public records of Duval County, Florida.**

Please forward the completed documents to this office. If you have questions or need more information please contact me at 630-1404.

Respectfully,

Dana M. Farris
Chief of Legislative Services
Jacksonville City Council

Amended 5/27/03

Introduced by the Council President at the request of the Jacksonville Historic Preservation Commission:

ORDINANCE 2003-503-E

AN ORDINANCE DESIGNATING THE OLD WEST 4TH STREET CHURCH OF GOD (EL-BETH-EL DIVINE HOLINESS CHURCH) ON 723-725 WEST FOURTH STREET, JACKSONVILLE, FLORIDA AS A LANDMARK SITE; DIRECTING THE ZONING ADMINISTRATOR TO ENTER THE LANDMARK SITE DESIGNATION ON THE ZONING ATLAS; DIRECTING THE COUNCIL SECRETARY TO NOTIFY EACH APPLICANT, THE PROPERTY OWNER AND THE PROPERTY APPRAISER OF THE LANDMARK SITE DESIGNATION AND TO CAUSE SAID DESIGNATION TO BE RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Jacksonville City Council (the "Council") promulgated Chapter 307, Ordinance Code, to facilitate the designation of landmarks and landmark sites, where appropriate; and

WHEREAS, property owners within 350 feet of the boundaries of the property located on 723 - 725 West 4th Street have been notified of the intent to designate the structure (the "Subject Property"), located on southside of West Adams Street between North Man Street and North Laura Street in Downtown Jacksonville; and

WHEREAS, pursuant to the requirements of Chapter 307, Ordinance Code, the Council has considered the issue of designating the Subject Property as a landmark site, taking into consideration its importance and historical value, as more fully set forth in the Designation Application and Report of the Planning and Development

Department, a copy of which is on file in the Office of Legislative Services as **Exhibit "A"** to this legislation, and incorporated by reference herein (the "Report"); and

WHEREAS, public hearings have been held by the Jacksonville Historic Preservation Commission, the Council and its committees regarding the issue of designating the Subject Property as a landmark site; and

WHEREAS, by enacting this ordinance, the Council is exercising its power and authority to protect the health, safety and welfare of the City of Jacksonville; now, therefore

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Designation of Landmark Site. Pursuant to Chapter 307, Ordinance Code, the Council hereby designates the Subject Property as a landmark site.

Section 2. Satisfaction of Requisite Criteria. The Council hereby finds that the Subject Property satisfies at least two (2) of the requisite criteria set forth in Section 307.104(j), Ordinance Code, as more fully set forth in **Exhibit "A"** to this legislation, a copy of which is on file in the Office of Legislative Services and incorporated by reference herein (the "Report").

Section 3. Landmark Site Designation on Zoning Atlas. The Council hereby directs the Zoning Administrator to designate the Subject Property as a landmark site on the Zoning Atlas.

Section 4. Notice of Landmark Site Designation. The Council hereby directs the Council Secretary to notify each applicant, the property owner and the Property Appraiser of the designation of the Subject Property as a landmark site.

Section 5. Recording of Landmark Site Designation. The Council hereby directs the Council Secretary to record this ordinance in the public records for Duval County, Florida.

Section 6. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

Office of General Counsel

Legislation Prepared By: Gregory K. Radlinski

4/28/03 G:\shared\Legis.cc\2003\Ord\2003 503.amd.doc

ORDINANCE 2003-503-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

JUNE 24, 2003

JERRY HOLLAND
COUNCIL PRESIDENT

ATTEST:

CHERYL L. BROWN
COUNCIL SECRETARY

APPROVED: JUL 26

JOHN A. DELANEY, MAYOR

CITY OF JACKSONVILLE FLORIDA

FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 12, 2023

El Bethel Divine Holiness Church, Inc.
723 West 4th Street
Jacksonville, Florida 32209

Dear El Bethel Divine Holiness Church, Inc.:

Congratulations! It is a pleasure to forward the enclosed certificate honoring the official listing of the West 4th Street Church of God in the National Register of Historic Places on September 27th, 2022. This is a proper tribute to the historic significance of this property.

We hope that you will display this certificate in an appropriate location as a permanent reminder of the historical significance of this property. We will be happy to answer any questions you may have regarding the National Register program, and to work with you in any way we can to preserve this important cultural resource.

On behalf of Secretary of State Cord Byrd and our historic preservation staff, I salute you on achieving this formal acknowledgement. We appreciate your interest in preserving this important element of Florida's cultural resources.

Sincerely,

Ruben A. Acosta
Bureau Chief, Historic Preservation

RAA/sls

Enclosure

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street• Tallahassee, Florida 32399
850.245.6333 • 850.245.6436 (Fax) • FLHeritage.com

Historical Resources

State of Florida

THIS IS TO CERTIFY THAT
IN RECOGNITION OF ITS HISTORIC SIGNIFICANCE

West 4th Street Church of God

HAS BEEN OFFICIALLY LISTED IN

The National Register of Historic Places

EFFECTIVE

The Twenty-seventh Day of September, Two Thousand Twenty Two

BY THE
NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR
WASHINGTON, D.C.

SECRETARY OF STATE

STATE HISTORIC PRESERVATION OFFICE

REHABILITATION PLAN – EL BETH EL CHURCH

This plan aims to balance the preservation of the church's historical and architectural significance with the practical needs of its current and future use, ensuring it remains a valuable asset to the community.

1. Preliminary Assessment and Documentation

- **Historical Research:** Collect historical documents, photographs, and previous renovation records to understand the building's original state and subsequent changes.
- **Condition Assessment:** Conduct a thorough condition assessment focusing on structural integrity, roof and foundation condition, existing water damage, and the state of original features (e.g., wooden sashes with decorative art glass, bead board ceilings).
- **Environmental Assessment:** Evaluate the surrounding environment's impact on the building, including potential risks from water damage and the effect of nearby structures.

2. Immediate Stabilization Measures

- **Water Ingress Mitigation:** Address immediate sources of water penetration, especially around the roof, foundation, and damaged plaster walls, to prevent further deterioration.
- **Structural Stabilization:** Ensure the building's structural integrity, particularly where evidence of deterioration exists due to water damage.

3. Detailed Planning and Approvals

- **Regulatory Compliance:** Check for any local, state, or federal regulations or historic preservation guidelines that need to be followed.
- **Expert Consultations:** Engage with architects, structural engineers, and conservation specialists experienced in historic buildings to develop detailed plans.
- **Community Engagement:** Involve community stakeholders and potentially the congregation in the planning process to ensure the rehabilitation meets both preservation and current use needs.

4. Restoration and Preservation

- **Exterior Restoration:** Restore the front elevation and square tower, including the replacement of contemporary aluminum windows with replicas of the original wooden sashes and decorative art glass where possible.
- **Roof Repair:** Replace or repair the tin v-crimp panels and address any structural issues in the roof to prevent future water damage. Ensure the restoration is sympathetic to the original design, particularly at the intersection with the raised parapets.
- **Foundation and Structural Repair:** Strengthen the foundation and any structural elements that have suffered from deterioration, ensuring they are protected against future damage.

- **Interior Restoration:** Remove contemporary materials covering original finishes (e.g., carpet over wood flooring, acoustic tiles over bead board ceilings) and restore original features where possible. Where original elements cannot be salvaged, use sympathetic materials and techniques to maintain the historical character.

5. Modernization for Current Use

- **Mechanical Upgrades:** Install modern electrical, heating, and plumbing systems to meet current standards while ensuring these interventions are reversible and do not harm the building's historical elements.
- **Accessibility Improvements:** Ensure the building is accessible to all, incorporating ramps, elevators, or other features as needed, in a manner that respects the building's historical character.
- **Energy Efficiency:** Implement energy-efficient lighting, climate control, and insulation improvements compatible with the building's historical status.

6. Long-Term Maintenance Plan

- Develop a maintenance schedule for regular inspections and upkeep, especially of the roof, foundation, and water drainage systems, to prevent future deterioration.
- Establish a preservation fund or seek grants for ongoing maintenance and future restoration needs.

7. Documentation and Education

- Document the rehabilitation process in detail for historical records and future reference.
- Use the rehabilitation project as an educational tool to engage the community and visitors about the importance of preserving historical buildings and the history of the El Beth El Church.

Print Date: 3/27/2024
5:15 PM

Enter Job Title Here

VARCO-PRUDEN METAL BUILDINGS

JENKINS Construction Inc. II General Contractor

Estimate Totals

PT&I includes mark-up recovery for items

Item	Description	Amount	Totals	Rate	Allocate	Cost per Unit	% of Total
1.0	Labor	214,341				0.00 /sf	59.18%
2.0	Material	87,815				0.00 /sf	24.25%
3.0	Equipment	2,703					
4.0	Subcontract	0				0.00 /sf	0.00%
5.0	**Subtotal=**	**304,859**	**304,859**			**0.00 /sf**	**84.18%**
6.0	Payroll Taxes & Insurance	0		43.00%	☑	0.00 /sf	0.00%
7.0	Material Tax	0		7.50%	☑	0.00 /sf	0.00%
8.0	**Subtotal=**	**0**	**304,859**			**0.00 /sf**	**84.18%**
16.0	Preconstruction Fee	0		0.00%		0.00 /sf	0.00%
17.0	Design Contingency	0		0.00%		0.00 /sf	0.00%
18.0	Construction Contingency	0		0.00%		0.00 /sf	0.00%
19.0	**Subtotal=**	**0**	**304,859**			**0.00 /sf**	**84.18%**
20.0	Performance & Payment Bond	0		☐ Check to add P&P Bond		0.00 /sf	0.00%
21.0	Design-Build P&P Bond	0		☐ Check to add P&P Bond		0.00 /sf	0.00%
22.0	G & A- %	24,389		8.00%		0.00 /sf	6.73%
	Subtotal=	**24,389**	**329,248**				
23.0	Other - %	0		0.00%		0.00 /sf	0.00%
24.0	Overhead & Profit - %	32,925	32,925	10.00%		0.00 /sf	9.09%
25.0	**Subtotal=**	**32,925**	**362,172**			**0.00 /sf**	**100.00%**
26.0	**Total**		**362,172**			**0.00 /sf**	

Enter Job Title Here

VARCO-PRUDEN METAL BUILDINGS

JENKINS Construction Inc.II General Contractor

Estimate #	24-32	Estimator	ROBERT	Bid Date	3/27/24
Estimate Type	RENOVATION	Project Size	SF	Bid Time	
Revision #		Duration	120 DAYS		
Project Location	725 W. 4TH ST.		4.0 MNTH	Owner	
	JACKSONVILLE, FL.		17.1 WKS	Architect	

Div	CSI Code	Description	Takeoff Quantity	Unit	Mat Waste	Material Cost/Unit	Material Amount	Labor Cost/Unit	Labor Amount	Equip Cost/Unit	Equip Amount	Sub Cost/Unit	Sub Amount	Total Amount
01		General Requirements					3,370		38,145		2,100		0	43,615
	01.01	Project Management	4.00	LS			0	450.00	2,574		0		0	2,574
	01 02	Supervison	17.00	WKS			0	1,250.00	30,388		0		0	30,388
	01 07	Permits	1.00	LS		2,100.00	2,258		0		0		0	2,258
	01.20	Dumpster / Toilet	4.00	MON		115.00	495		0	525.00	2,100		0	2,595
	01.21	Clean Up Daily and Final	85.00	LS		5.00	457	35.00	4,254		0		0	4,711
	01.23	Mobilization / Demobilization	1.00	LS		150.00	161	650.00	930		0		0	1,091
02		Sitework					0		0		0		0	0
03		Concrete					0		0		0		0	0
04		Masonry					811		2,516		603		0	3,930
	04.03	PRESSURE WASHING	5,027.00	SF		0.15	811	0.35	2,516	0.12	603		0	3,930
05		Metals					0		0		0		0	0
06		Wood and Plastics					8,535		26,607		0		0	35,142
	06.01	FLOOR REPAIRS FOR RELEVELING	1.00	LS		3,945.00	4,241	8,950.00	12,799		0		0	17,039
	06.02	ROOF REPAIRS TO LEVEL OUT RAFTERS	1.00	LS		2,150.00	2,311	6,985.00	9,989		0		0	12,300
	06.03	REPANEL CONEX TRAILER	1,008.00	SF		1.83	1,983	2.65	3,820		0		0	5,803
07		Thermal and Moisture Protection					25,010		56,132		0		0	81,142
	07.06	METAL ROOF SANCTUARY ONLY	1,989.00	SF		10.25	21,916	18.95	53,899		0		0	75,815
	07.07	GUTTERS AND DOWNSPOUTS SANC. ONLY	90.00	LF		31.98	3,094	17.35	2,233		0		0	5,327
08		Doors and Windows					9,283		9,234		0		0	18,516
	08.05	Metal Windows	11.00	EA		785.00	9,283	587.00	9,234		0		0	18,516
09		Finishes					20,359		44,485		0		0	64,844
	09.08	COMM. CTR. FLOORING	960.00	SF		4.85	5,005	4.50	6,178		0		0	11,183
	09.11	REMOVE AND REPLACE CARPETING	1,655.00	SF		4.29	7,632	7.50	17,750		0		0	25,382
	09.14	FRP Walls	512.00	SF		2.05	1,128	3.75	2,746		0		0	3,874
	09.15	EXTERIOR PAINTING	5,027.00	SF		0.85	4,593	1.85	13,299		0		0	17,892
	09.16	COMM. CTR. INTERIOR PAINTING	2,355.00	SF		0.79	2,000	1.34	4,513		0		0	6,513
10		Specialties					0		0		0		0	0
11		Equipment					0		0		0		0	0
12		Furnishings					0		0		0		0	0
13		Special Construction					0		0		0		0	0
14		Conveying Systems					0		0		0		0	0
15		Mechanical					20,447		37,223		0		0	57,669
	15.03	RESTROOM RENOVATION / NO REWORK	3.00	EA		1,685.00	5,434	3,150.00	13,514		0		0	18,948
	15.10	Hood System	1.00	EA		13,965.00	15,012	16,580.00	23,709		0		0	38,722
16		Electrical					0		0		0		0	0
							0		0		0		0	0
		PROJECT TOTALS					87,815		214,341		2,703		0	304,859

REHAB-24-07

841 Franklin Street

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: Critical Endangerment Review – REHAB-24-07 (841 Franklin St)

DATE: August 28, 2024

On February 1, 2024, the Planning and Development Department announced the application release of the Restore Endangered Historic Adaptable Buildings (REHAB) Special Revenue Fund. This is a reimbursement grant intended to provide an additional incentive to the owners of historic commercial buildings to rehabilitate and restore them to productive use rather than demolish them because of the cost of rehabilitation. The program guidelines adopted by Ordinance 2023-316 limit grant awards to $100,000 for eligible costs. In order to qualify for a grant, the building in question must meet the following criteria:

- The building must be at least 50 years old; and
- The building must be income-producing, mixed-use, or owned by a not-for-profit corporation; and
- The building must be located throughout Jacksonville, excluding the Downtown Area as defined in Sec. 55.105, Ordinance Code; and
- The building must be architecturally or historically significant; and
- The building must be: a) a designated local landmark, or b) a contributing structure to a designated local historic district; or c) declared a potential local landmark, with final local landmark approved by the City Council prior to final approval of the grant.

Staff has reviewed application **REHAB-24-07** for sufficiency and found it meets the aforementioned criteria. As such, the application progresses to the next phase, which requires the property owner to have their building declared as critically endangered by the Historic Preservation Commission.

If the Commission declares the building as critically endangered, the application may proceed to the financial review phase. If the Commission denies the application, the property owner is no longer eligible for the current REHAB grant cycle. A denial does not preclude the property owner from applying for future REHAB grant cycles.

GENERAL INFORMATION:

Constructed in 1922, Mount Olive African Methodist Episcopal (A.M.E.) Church is a three-story institutional building with Neoclassical Revival style influences. The structure can be characterized by its rusticated concrete block exterior, full height Doric columns, raised portico, decorative balustrades, symmetrically balanced windows, central entryway, and smooth cast stone trim. The structure was designed and built by Richard Lewis Brown (1854–1948), the first Black architect in Jacksonville. R.L. Brown was not only an architect and builder but was also an A.M.E. pastor, farmer, politician, and community leader. The church is also connected to the life of Abraham Lincoln (A.L.) Lewis, A.M.E. member and founder/president of the Afro-American Life Insurance Company.

The applicant is seeking REHAB grant funding in order to order to perform roof repairs, masonry repairs, and miscellaneous structural repairs to the building. The applicant's scope of work is captured under COA-24-30518 and has been deemed eligible for administrative approval.

STANDARDS, CRITERIA AND FINDINGS:

Pursuant to the provisions of Section 111.909 of the Ordinance Code, the Planning and Development Department and the Historic Preservation Commission shall evaluate and consider whether to declare a building as critically endangered based on the following criteria:

A. Evidence of physical threat of loss, damage, or neglect.

Buildings can be endangered due to a physical threat of loss or damage, or loss of the integrity of the surrounding area that impacts the view or appreciation of its context. When evaluating this criterion, Staff considered various possible claims of evidence such as any visible signs of significant deterioration or neglect, whether the building has been cited for building code violations, or whether routine maintenance has been performed on the building. According to the applicant, the sanctuary is exhibiting the following signs of distress:

- The stained-glass windows on the structure are either functionally obsolete, missing, or damaged.
- Portions of the roof and second floor have structural deficiencies and extensive deterioration from water infiltration.

B. If the building is currently vacant.

According to the applicant and supplementary property records, the subject building is currently occupied and is being used as a place of worship by church members.

C. The building's susceptibility to development or natural disasters.

Staff finds the building likely to incur significant damage from a natural disaster due to the critically impaired roof system on the sanctuary and associated structural damages. As such, this renders the building susceptible to damage during rain events or storms.

The building is also considered extremely vulnerable to surrounding development pressures that are occurring within the recently designated Eastside Historic District. Examples of this include the proposed renovations to the football stadium, the construction of a new soccer stadium, and the new residential developments off Union Street. Because of its proximity to A. Philip Randolph Boulevard, a commercial corridor, Staff finds it critical to protect the Mt. Olive A.M.E. Church from impending development pressures.

D. The building's suitability for preservation or restoration.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed critically endangered buildings based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as alterations deemed difficult, costly, or impossible to reverse.

Further, the degree and nature of any exterior deterioration, as well as the evidence of long-term and potentially ongoing neglect is also a factor in evaluating potentially critically endangered buildings for their suitability for preservation or restoration. Not having any evidence of significant exterior deterioration, the structure has been well maintained over the years. According to archival records and permitting, the church has not been significantly altered and still has most of its original character defining features such as the full height columns supporting a pediment, arched windows with stained glass, and rusticated concrete block finish on the exterior. Although appearing to be well maintained over the years, the sanctuary has evidence of deterioration from water penetration, as well as some of the lead framing in the stained-glass windows becoming stressed causing them to bow.

E. Any other criteria the JHPC considers relevant.

The primary intent of this criterion is to allow the Historic Preservation Commission the opportunity to offer additional insight and evidence that may be useful in determining whether the affected building should be declared as critically endangered.

RECOMMENDATION:

Based on the foregoing, it is the recommendation of the Planning and Development Department that the building associated with Grant Application for REHAB Special Revenue Fund **REHAB-24-07** be **APPROVED** for Critical Endangerment**.**

Picture of Property with Posted Sign

Map of Building Location

Supplementary Photos

Supplementary Photos (Continued)

Supplementary Photos (Continued)

Official Use Only
Submittal Date: 03/28/24
HPS Sufficiency Date: 08/06/24

Official Use Only
Application Number: Rehab-24-07
JHPC Hearing: 08/28/28

REHAB Special Revenue Fund Grant Application

City of Jacksonville, Florida
Historic Preservation Section
Planning and Development Department

Eligibility Criteria (Official Use Only)		
Is the building located within Jacksonville but outside of the Downtown Area, as defined in Section 55.105, Ordinance Code? ● Yes ○ No		
Pursuant to Section 307.102(s), Ordinance Code, is the property architecturally or historically significant? ● Yes ○ No		
Local Historic Designation: ☑ Local Landmark LM-23-01 ; 2023-0375 ☐ Local Historic District ☐ Declared a "Potential Landmark" _____ ○ Contributing ○ Non-Contributing		
Building Use: ☐ Non-Residential Income Producing _____ ☐ Mixed-Use _____ ☑ Not-for-Profit Corporation Church		
Date of Construction: 1924	Pre-Application Meeting: 03/04/24	HPS Staff Initials: AW

Part I: Critical Endangerment Review

Property Information

1. Historic Name (If Applicable): MT OLIVE AME C	2. Other Names (If Applicable)
3. Property Address(es): 841 FRANKLIN STREET	4. Real Estate Number(s): 122578-0000
5. Date(s) of Construction: 1922	6. Current Building Use: CHURCH

7. Proposed Building Use:

☐ Non-Residential Income-Producing: _____

☐ Mixed-Use Income-Producing: _____

☑ Owned by a Not-for-Profit Corporation: MT OLIVE AME CHURCH JACKSONVILLE

214 N. Hogan Street, Suite 300 Jacksonville, FL 32202 Phone: 904.255.7800 www.jacksonville.gov

9. Is this repair and/or restoration a response to a code violation citation? If so, please specify the nature of the violation(s). No
10. Have you previously been approved for City funding for the rehabilitation of this property? If so, when and for what amount? No

Owner's Information (Please list all owners if more than one)	
9. Name(s): Rev. Elizabeth E. Yates	10. Emails(s): eyates7455@aol.com mtolive753@gmail.com
11. Address(es) (including city, state, zip) 841 FRANKLIN STREET JACKSONVILLE, FLORIDA 32206	12. Preferred Telephone: (904) 386-6500

Applicant's Information (If different from owner)	
13. Name:	14. Email:
15. Address (including city, state, zip) 3303 TAPERED BILL DRIVE #12 JACKSONVILLE, FLORIDA 32224	16. Preferred Telephone: (713) 885-8980

Critically Endangered Criteria

Ordinance 2023-0316, provides that, with respect to action upon the REHAB Special Revenue Fund Grant Application, the Historic Preservation Commission shall first determine whether, based upon the best available evidence, the property does or does not meet the criteria for critical endangerment. Such a determination shall be made by a vote of the Commission and shall be accompanied by a report stating the findings of the Commission concerning the relationship between the property and the criteria for potential designation set forth below. As such, **the Commission shall consider the following criteria**:

(1) Evidence of a physical threat of loss, damage, or neglect.

(2) If the building is currently vacant.

(3) The building's susceptibility to development pressures or natural disasters.

(4) The building's suitability for preservation or rehabilitation.

(5) Any other criteria the JHPC may consider relevant.

Statement of Endangerment	
17. Given the aforementioned criteria by which the grant application will be reviewed, please describe how the building does or does not meet the criteria for critical endangerment. Provide as much information as you can. You may also attach a separate sheet, if necessary.	
(1) Evidence of a physical threat of loss, damage, or neglect.	The church building is desperately in need of renovation due to water penetration from the roof, and broken and/or missing stained glass windows.
(2) If the building is currently vacant.	The building is still used as a place of worship by the members of the church.
(3) The building's susceptibility to development pressures or natural disasters.	The building is most susceptible to high winds and rain storms that would further damage the structure and interior of the building.
(4) The building's suitability for preservation or rehabilitation.	Overall the building is well maintained and is suitable for preservation because of its historical significance.
(5) Any other criteria the JHPC may consider relevant.	

Part Two: Financial Review

Required Attachments (see Ordinance 2023-316 and its associated Guidelines for details)

The following attachments must be included with submittal of the application.

- [x] COA Application (Tracking Number: H-3-0-5-1-8)
- [x] Articles of Organization
- [x] Proof of Property Ownership
- [x] Rehabilitation Plan
- [x] Proposed Acquisition Cost and Funding Source
- [x] Financial Statement or Annual Report (for the prior fiscal year)
- [x] Detailed Construction Budget
- [x] Evidence of Applicable Taxes Current
- [x] Evidence of Relevance Experience and Performance on Projects of Similar Type and Scale
- [ ] Proof of Contributing Structure or Landmark Status
- [x] Evidence of 501(c)(3) tax exemption status (Not-for-Profit Corporations Only)

Authorization and Acknowledgment

I have read and reviewed my application. I understand that my application will not be deemed sufficient until all of the requested information has been supplied.

- [x] I understand that prior to application submittal, a pre-application meeting with the Planning and Development Department and/or the Downtown Investment Authority (DIA) and the Office of Economic Development (OED) is required.

- [x] I am also aware that any proposed improvements that affect the exterior of the building including any alterations, new construction, demolition and relocation, will require a consistency review through a Certification of Appropriateness (COA) application. Depending on the scope of work, the COA can either be reviewed administratively or by the Commission.

- [x] I understand that I will be notified of the date and place of any public meetings at which the referenced building will be considered by the Jacksonville Historic Preservation Commission for critical endangerment status. I understand that the owner and/or authorized agent should be present at all public hearings; otherwise, the application will be deferred. I understand Staff will issue the required public notice sign(s), which must be posted on the property at least fourteen (14) working days prior to the Commission meeting. It will be my responsibility to post and maintain the sign(s) until a determination has been made by the Commission.

- ☑ If my building is declared by the Commission as critically endangered, I understand that my application will be forwarded to the Downtown Investment Authority (DIA) and/or the Office of Economic Development (OED) for financial review. If the Commission decides not to declare my building as critically endangered, I understand that my grant application will be ineligible for funding.

- ☑ I have read and reviewed Ordinance 2023-316 and its adopted REHAB Special Revenue Fund Guidelines.

- ☑ I have read and reviewed my application. I understand that my application will not be deemed sufficient until all of the requested information has been supplied.

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: Elizabeth E. Yates	Print name: _____
Signature: Elizabeth E. Yates	Signature: _____
Print name: _____	**The attached agent authorization letter is required if the application is made by any person other than the property owner.*
Signature: _____	

Submittal

This application must be typed or printed in ink and submitted along with the required attachments.

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

Electronic Articles of Incorporation For

N19000000202
FILED
January 03, 2019
Sec. Of State
dlokeefe

MOUNT OLIVE A. M. E. CHURCH OF JACKSONVILLE, INC.

The undersigned incorporator, for the purpose of forming a Florida not-for-profit corporation, hereby adopts the following Articles of Incorporation:

Article I

The name of the corporation is:

MOUNT OLIVE A. M. E. CHURCH OF JACKSONVILLE, INC.

Article II

The principal place of business address:

841 FRANKLIN ST.
JACKSONVILLE, FL. 32206

The mailing address of the corporation is:

841 FRANKLIN ST.
JACKSONVILLE, FL. 32206

Article III

The specific purpose for which this corporation is organized is:

WE SERVE THE LOST, HOPELESS AND HELPLESS PERSONS WITH THE SUBSTANCE OF FOOD, CLOTHING, MENTAL SUPPORT AND GODS WORD. OUR MISSION IS TO PROVIDE SERVICE TO THE UNDERSERVED AS A 501(C)3 NOT FOR PROFIT CORPORATION.

Article IV

The manner in which directors are elected or appointed is:

AS PROVIDED FOR IN THE BYLAWS.

Article V

The name and Florida street address of the registered agent is:

JAMES CLEARE
1964 LEONARD CIR S
JACKSONVILLE, FL. 32209

I certify that I am familiar with and accept the responsibilities of registered agent.

Registered Agent Signature: JAMES CLEARE

N19000000202
FILED
January 03, 2019
Sec. Of State
dlokeefe

Article VI

The name and address of the incorporator is:

JAMES CLEARE
1964 CIRCLE S

JACKSONVILLE, FL 32209

Electronic Signature of Incorporator: JAMES CLEARE

I am the incorporator submitting these Articles of Incorporation and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of this corporation and every year thereafter to maintain "active" status.

Article VII

The initial officer(s) and/or director(s) of the corporation is/are:

Title: P
JAMES CLEARE
1964 LEONARD CIR S
JACKSONVILLE, FL. 32209

Title: VP
BERTHA ANDERSON
841 FRANKLIN ST.
JACKSONVILLE, FL. 32206

Title: T
ROBERT SMITH
841 FRANKLIN ST.
JACKSONVILLE, FL. 32206

Title: S
JACQUELINE CALDWELL
841 FRANKLIN
JACKSONVILLE, FL. 32206

Title: AT
JOHNNY HARRIS
841 FRANKLIN
JACKSONVILLE, FL. 32206

Title: O
CONSTANCE BEST
841 FRANKLIN ST
JACKSONVILLE, FL. 32206

Article VIII

The effective date for this corporation shall be:

01/01/2019

2024 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

FILED
Mar 03, 2024
Secretary of State
1099945926CC

DOCUMENT# N19000000202

Entity Name: MOUNT OLIVE A. M. E. CHURCH OF JACKSONVILLE, INC.

Current Principal Place of Business:

841 FRANKLIN ST.
JACKSONVILLE, FL 32206

Current Mailing Address:

841 FRANKLIN ST.
JACKSONVILLE, FL 32206

FEI Number: 59-3596471

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

COTTON, JAMES
3246 MONTCALM DRIVE
JACKSONVILLE, FL 32208 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: JAMES COTTON 03/03/2024

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	P
Name	COTTON, JAMES
Address	3246 MONTCALM DRIVE
City-State-Zip:	JACKSONVILLE FL 32208

Title	S
Name	CALDWELL, JACQUELINE
Address	841 FRANKLIN
City-State-Zip:	JACKSONVILLE FL 32206

Title	O
Name	BEST, CONSTANCE
Address	841 FRANKLIN ST
City-State-Zip:	JACKSONVILLE FL 32206

Title	VP
Name	ANDERSON, BERTHA
Address	841 FRANKLIN ST.
City-State-Zip:	JACKSONVILLE FL 32206

Title	AT
Name	HARRIS, WALTER
Address	841 FRANKLIN ST.
City-State-Zip:	JACKSONVILLE FL 32206

Title	OFFICER
Name	REED, VERNA
Address	841 FRANKLIN ST.
City-State-Zip:	JACKSONVILLE FL 32206

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: VERNA REED OFFICER 03/03/2024

Electronic Signature of Signing Officer/Director Detail — Date

2023 PAID REAL ESTATE

NOTICE OF AD VALOREM & NON-AD VALOREM ASSESSMENTS

JIM OVERTON, TAX COLLECTOR

231 E. Forsyth Street, Suite 130, Jacksonville, FL 32202-3370 (904) 255-5700, option 4 www.duvaltaxcollect.net

ACCOUNT NUMBER: 122577-0000

ESCROW CODE/COMPANY :

LOCATION ADDRESS: FRANKLIN ST,
JACKSONVILLE,
32206

LEGAL DESCRIPTION: Q-443 18-2S-27E
OAKLAND
S 49.8FT OF W 40FT OF LOT 210
BLK 32

MOUNT OLIVE AME CHURCH
841 FRANKLIN ST
JACKSONVILLE, FL 32206-5952

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS. RECEIPTS AVAILABLE ONLINE.

AD VALOREM TAXES FOR REAL ESTATE

TAXING AUTHORITY	ASSESSED VALUE $	EXEMPT VALUE $	TAXABLE VALUE $	MILLAGE RATE	TAX AMOUNT $	EXEMPTION CODES APPLIED
CITY OF JACKSONVILLE	2,100	2,100	0	11.3169	0.00	503
ST JOHNS RIVER WTR MGM	2,100	2,100	0	0.1793	0.00	
FL INLAND NAVIGATION	2,100	2,100	0	0.0288	0.00	
SCHOOLS						
SCH DISCRETIONARY	2,100	2,100	0	0.7480	0.00	
SCH CAPITAL OUTLAY	2,100	2,100	0	1.5000	0.00	
SCHOOLS-LOCAL	2,100	2,100	0	3.1830	0.00	
SCHOOLS-VTR APPRVD	2,100	2,100	0	1.0000	0.00	
AD VALOREM TOTALS			MILL CODE: USC	17.9560	$0.00	

NON-AD VALOREM ASSESSMENTS FOR SERVICES

LEVYING AUTHORITY	AMOUNT $
NON-AD VALOREM TOTALS	$0.00

REMARKS:

PAYMENTS MUST BE MADE IN US FUNDS.

IF PAID BY:	Nov 30, 2023				
PLEASE PAY ONE AMOUNT:	$0.00				

DUVAL COUNTY 2023 PAID REAL ESTATE

ACCOUNT NUMBER: 122577-0000

ESCROW CODE/COMPANY:

LOCATION ADDRESS: FRANKLIN ST,
JACKSONVILLE,
32206

ALTERNATE KEY: 1199493

MAKE CHECKS PAYABLE TO:
DUVAL COUNTY TAX COLLECTOR

IF PAID BY:	PLEASE PAY ONE AMOUNT:
Nov 30, 2023	$0.00

TO ENSURE PROPER CREDIT FOR ONLINE BILL PAYMENT, INCLUDE ACCOUNT NUMBER 122577-0000

RETURN WITH PAYMENT

JIM OVERTON, TAX COLLECTOR
PO BOX 44009
JACKSONVILLE, FL 32231-4009

0

MT OLIVE A M E CHURCH TRUSTEES
841 FRANKLIN ST
JACKSONVILLE, FL 32206-5952

Primary Site Address
841 FRANKLIN ST
Jacksonville FL 32206

Official Record Book/Page

Tile #
7418

841 FRANKLIN ST

Property Detail

RE #	122578-0000
Tax District	USD1
Property Use	7100 Church
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02142 OAKLAND
Total Area	10357

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	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	$335,945.00	$382,015.00
Extra Feature Value	$1,894.00	$1,725.00
Land Value (Market)	$7,088.00	$7,088.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$344,927.00	$390,828.00
Assessed Value	$313,464.00	$344,782.00
Cap Diff/Portability Amt	$31,463.00 / $0.00	$46,046.00 / $0.00
Exemptions	$313,464.00	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	$344,782.00
Church (503)	- $344,782.00
Taxable Value	**$0.00**

SJRWMD/FIND Taxable Value

Assessed Value	$344,782.00
Church (503)	- $344,782.00
Taxable Value	**$0.00**

School Taxable Value

Assessed Value	$344,782.00
Church (503)	- $390,828.00
Taxable Value	**($46,046.00)**

Sales History

No data found for this section

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	1	0	0	166.00	$655.00
2	FCBC1	Fence Chain Barbed	1	0	0	10.00	$53.00
3	PVCC1	Paving Concrete	1	0	0	596.00	$1,017.00

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	105.00	105.00	Common	105.00	Front Footage	$7,088.00

Legal

LN	Legal Description
1	Q-443 18-2S-27E
2	OAKLAND
3	LOT 211 BLOCK 32

Buildings

Building 1

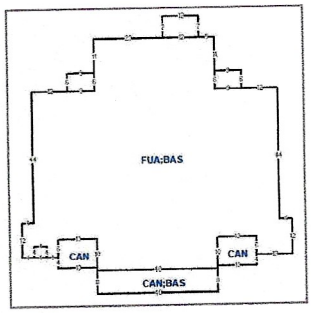
Building 1 Site Address
841 FRANKLIN ST Unit
Jacksonville FL 32206

Building Type	7101 - CHURCH
Year Built	1924
Building Value	$382,015.00

Type	Gross Area	Heated Area	Effective Area
Canopy	54	0	14
Finished upper story 1	5396	5396	5396
Base Area	5396	5396	5396
Canopy	320	0	80
Base Area	320	320	320
Canopy	130	0	32
Canopy	130	0	32
Canopy	84	0	21
Canopy	54	0	14

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	6	6 Wood Custom
Interior Wall	4	4 Plywood panel
Int Flooring	14	14 Carpet
Int Flooring	3	3 Concrete Fin
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	2.000	
Baths	12.000	



Canopy	16	0	4
Finished upper story 1	16	16	16
Total	11916	11128	11325

Rooms / Units	9.000	
Avg Story Height	18.000	

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	$313,464.00	$313,464.00	$0.00	$0.00	$0.00	$0.00
Urban Service Dist1	$313,464.00	$313,464.00	$0.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$344,927.00	$344,927.00	$0.00	$0.00	$0.00	$0.00
By Local Board	$344,927.00	$344,927.00	$0.00	$0.00	$0.00	$0.00
FL Inland Navigation Dist.	$313,464.00	$313,464.00	$0.00	$0.00	$0.00	$0.00
Water Mgmt Dist. SJRWMD	$313,464.00	$313,464.00	$0.00	$0.00	$0.00	$0.00
Urb Ser Dist1 Voted	$313,464.00	$313,464.00	$0.00	$0.00	$0.00	$0.00
			Totals	$0.00	$0.00	$0.00

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$284,968.00	$284,968.00	$284,968.00	$0.00
Current Year	$344,927.00	$313,464.00	$313,464.00	$0.00

2022 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.

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

ROBBINS DESIGN STUDIO

Brooke A. Robbins, AIA, LEED AP

Principal Architect & Interior Designer
Robbins Design Studio, P.A.

Brooke Robbins, AIA, LEED AP is the Principal Architect and Interior Designer of Robbins Design Studio P.A., established in 2016. The firm focuses on commercial projects that include historic renovations, hospitality, tenant build-outs, corporate offices, retail spaces, upper education, clinical, and military/government projects; both new construction and renovations. Ms. Robbins has over 20 years' experience as both an Architectural Project Manager and Project Architect developing projects from the programming phase through construction administration and project closeout.

Professional Registrations:

- Robbins Design Studio, State of Florida, 2016, # AA26003378
- Registered Architect, State of Florida, 2008, #AR94259
- Registered Interior Designer, State of Florida, 2009, #ID5548
- Registered Architect, State of Georgia, 2016 #RA014518
- Registered Architect, State of Maryland, 2016, #0018513
- NCARB #66618
- LEED Accredited Professional

Awards:

- Engineering News Record Top 20 Under 40 Top Young Professionals, 2015
- Engineering News Record Outstanding ACE Mentor, 2019
- AIA Jacksonville Chapter Service Award, 2015, 2019

Education:

- Masters of Architecture University of Florida, 2003
- Bachelor of Design in Architecture University of Florida, 2000
- Vicenza Institute of Architecture, Vicenza, Italy, 1999, 2002

Professional Affiliations:

AIA, USGBC

Professional References:

Sherry Magill, Ph.D.
Past - President
Jessie Ball DuPont Fund
sherrymagill@mac.com

Steve Atkins
SouthEast Development Group
satkins@southeastgroup.com

Tony Suttles
Danis Construction
Tony.suttles@danis.com

Amanda DeBautte Davis
Real Estate Manager
CBRE Property Management
Amanda.davis@cbre.com

Relevant Projects:

Adaptive Reuse of the Jacksonville Federal Reserve Bank – 2020-2023, Jacksonville, FL
Role: Project Architect, Project Manager, Interior Designer
Owner: JWB Real Estate capital
Project scope involves the historic renovation of the 1922 Jacksonville Federal Reserve Bank into a mixed-use facility including restaurant space, business suites, and multiple stories of banquet space. SHPO/NPS Project.

Adaptive Reuse of the Baptist Convention Building – 2019-2023, Jacksonville, FL
Role: Project Architect, Project Manager, Interior Designer
Owner: JWB Real Estate capital
Project scope involves the historic renovation of the 1924 Baptist Convention building into a mixed-use development including retail suits, multiple restaurants, and 24 residential apartments. The building was originally designed by Henry Klutho. SHPO/NPS Project.

Porter Mansion Interior Renovation and Code Upgrades – 2020-2022, Jacksonville, FL
Role: Project Architect, Project Manager, Interior Designer
Owner: JWB Real Estate capital
Project scope involves the historic renovation of the 1904 Porter Mansion to address code compliances issues for Accessibility and Interior Modifications for a Change in Use. The scope of work required approval from the Florida Trust for Historic Preservation for the Alteration to the Historic Easement, a state waiver for accessibility exemption for the upper floors, and local COJ Landmarking.

Adaptive Reuse of the Barnett National Bank, 2017-2019, Jacksonville, FL
Role: Architectural Consultant, Construction Administration, LEED Consultant
Owner: SouthEast Development Group
Project scope involves the historic renovation of the Barnett National Bank (1926) into a mixed-use development, including commercial office space, retail, and 108 1 and 2-bedroom apartments. LEED V4 Certified Building. SHPO/NPS Project.

20 West Adams Street FSCJ Student Housing* 2016, Jacksonville, FL
Role: Project Architect, Project Manager, Interior Designer
Project scope involved the historic renovation of the Lerner Shops (1911) into student apartment style dormitories and a café for FSCJ. SHPO/NPS Project.

Jessie Ball duPont Center*, 2013-2016 Original Construction, 2016-Present Ongoing Work
Role: Project Architect/Manager, LEED Administrator, Furniture Selection
Owner: Jessie Ball duPont Fund
Project scope included the renovation of the Haydon Burns Library (1965), Jacksonville, FL into an office center and gathering place for philanthropic and nonprofit organizations. Scope included Core & Shell renovations along with Extensive Tenant Renovations. LEED Gold Facility.

*Individual experience from previous employment

BREAKING GROUND
CONTRACTING

BUDGET PROPOSAL

DATE: March 28, 2024

TO: Dr. Rita Love, Mt. Olive A.M.E. Church
ingideonshoes@gmail.com
904.566.4924

Brooke Robbins, Robbins Design Group
brooke.robbins@robbinsdesignstudio.com

FROM: Mary Tappouni
mary@breakinggroundcontracting.com
904.388.1350 x 214

RE: Mt. Olive A.M.E. Church
841 Franklin Street
Jacksonville, FL 32206
Roof Replacement and Associated Work

Provide supervision, equipment, labor, and material for **roof replacement and associated work only** of an existing historic building per site visit of August 23, 2023, Phase I - Architecture Report dated August 7, 2023 by Robbins Design Studio (for referenced work only), Structural Condition Assessment dated August 3, 2023 by Atlantic Engineering Services (for referenced work only), as described below:

BUDGET PROPOSAL COST: ***$745,000.00**
**this budget proposal is valid for 30 days only*

Notes

This is a Budget Proposal only, based on the scope of work described below.

We include an Allowance for unforeseen roof framing repairs of 20% only. Actual conditions will be assessed upon removal of the existing roofing system.

We reserve the right to negotiate the terms of the Owner-Contractor Agreement.

All work during normal business hours. Additional costs may be incurred for after-hours, weekend, and/or holiday work.

Schedule is subject to actual date of award, permitting, and material lead times.

Monthly pay applications net 30.

Inclusions

- Removal and disposal of existing roofing materials
- Removal and disposal of existing wall and curb flashings
- Removal and disposal of existing soffit and fascia
- Removal and replacement of roof sheathing with new plywood decking
- Cut and cap qty (2) vents below the roof
- Furnish and install new architectural shingles to match existing
- Manufacturer's 30-year limited warranty
- Furnish and install new wood fascia and soffit
- Remove and replace gutters and downspouts to match existing profile
- Support/repair qty (1) existing parapet wall
- Repoint and patch brick parapet
- Stone coping repair**includes creating a mold to match existing, repairs on qty (2) sides*
- Clean and seal existing stone coping
- 20% Allowance for roof framing repairs****see note above***
- Temporary fencing
- Daily clean-up
- Required permits

Exclusions:

- *Escalation or Contingency*
- *Design/Engineering*
- *Historic applications (by others)*
- *Environmental, Right of Way or other specialty Permits*
- *Lead or asbestos survey(s)/Abatement*
- *Private inspection services*
- *Structural repairs/replacement, other than specifically noted under inclusions above*
- *Building envelope repairs****to be priced separately***
- *Repairs of building elements at gutter/downspout locations*
- *Restoration of qty (2) towers*
- *Roof curbs, roof-mounted equipment*
- *Insulation/Sound proofing/acoustic panels*
- *Landscape repair/replacement*
- *Sidewalk/paving repair/replacement*
- *Unforeseen conditions*
- *Performance and/or payment bond*
- *Builder's risk insurance*
- *Any work not specifically listed above*

Thank you for the opportunity to be a part of your team for this important project. We hope to work with you soon.

Property:
Mount Olive Church
841 Franklin Street
Jacksonville, FL 32206

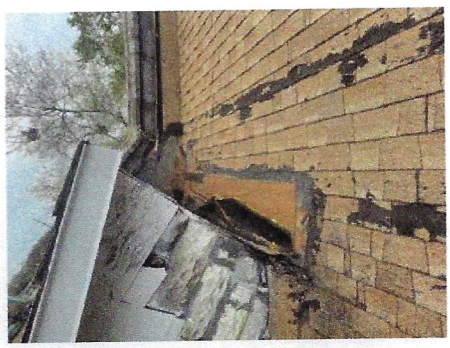
INVOICE # TM-2041191
Mount Olive Church
841 Franklin Street
Jacksonville, FL 32206

Distributed By: Register Roofing & Sheet Metal Inc..
Date dispatched: 01/30/2024
Time dispatched: 10:13 AMEST

Acknowledged: 03/10/2024 07:37 PM
Signed: Rp

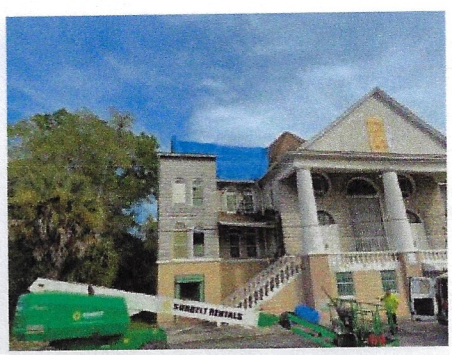
1 Problem:

Previous Repair Failure



Existing repair failing due to age or improper repair.

1 Corrective Action:



Remove the existing repair, clean and prime area andinstall new patch to ensure water tightness.

Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
P.O. Box 2508
Cincinnati, OH 45201

MOUNT OLIVE AME CHURCH OF JACKSONVI LLE
C/O VERNA REED
841 FRANKLIN STREET
JACKSONVILLE, FL 32206

Date:
05/16/2023
Employer ID number:
59-3596471
Person to contact:
Name: Customer Service
ID number: 31954
Telephone: 877-829-5500
Accounting period ending:
December 31
Public charity status:
170(b)(1)(A)(vi)
Form 990 / 990-EZ / 990-N required:
Yes
Effective date of exemption:
May 06, 2023
Contribution deductibility:
Yes
Addendum applies:
No
DLN:
26053530001143

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

2022 FLORIDA NOT FOR PROFIT CORPORATION AMENDED ANNUAL REPORT

DOCUMENT# N05000008503

FILED
Feb 01, 2022
Secretary of State
3265496020CC

Entity Name: THE EAST ANNUAL CONFERENCE OF THE AFRICAN METHODIST EPISCOPAL CHURCH, INC.

Current Principal Place of Business:

101 E UNION STREET SUITE 301
JACKSONVILLE, FL 32202

Current Mailing Address:

101 E UNION STREET SUITE 301
JACKSONVILLE, FL 32202

FEI Number: 59-3299471

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

REID, FRANK M. III
101 E UNION STREET SUITE 301
JACKSONVILLE, FL 32202 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: FRANK M. REID, III 02/01/2022

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	D	Title	D
Name	YATES, ELIZABETH	Name	HANSBERRY, TONY
Address	3003 DONNA DRIVE	Address	11581 OAK MEADOW LANE
City-State-Zip:	JACKSONVILLE FL 32208	City-State-Zip:	JACKSONVILLE FL 32218
Title	D	Title	DIRECTOR
Name	COPPOCK, JOSEPH	Name	SMITH, KARL V.
Address	11499 SIR BARTON COURT	Address	12907 OAKLAND HILLS COURT
City-State-Zip:	JACKSONVILLE FL 32218	City-State-Zip:	JACKSONVILLE FL 32225
Title	DIRECTOR	Title	DIRECTOR
Name	REID, FRANK M. III	Name	CARTER, KENNETTA
Address	101 E UNION STREET SUITE 301	Address	6371 COLLINS ROAD #1204
City-State-Zip:	JACKSONVILLE FL 32202	City-State-Zip:	JACKSONVILLE FL 32244
Title	DIRECTOR		
Name	GREEN, SR., DAVID W. DR.		
Address	1478 RIVERPLACE BLVD., UNIT 2004		
City-State-Zip:	JACKSONVILLE FL 32209		

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: FRANK M. REID, III DIRECTOR 02/01/2022

Electronic Signature of Signing Officer/Director Detail — Date

Building Naming

Gary F. Keys, Sr

Fire Rescue HQ

Report of the Historic Preservation Section and Advisory Recommendation of the Jacksonville Historic Preservation Commission

TO: Council Secretary, Jacksonville City Council

FROM: Arimus Wells, City Planner Supervisor – Planning and Development

RE: Proposed Naming of 515 Julia St – Ordinance No. 2024-555

DATE: August 15, 2024

On July 23, 2024, Ordinance 2024-555 was introduced to propose naming the City-owned building located at 515 Julia Street as the "Gary F. Keys, Sr. Fire Rescue Headquarters." Consistent with Chapter 122.105 of the Jacksonville Ordinance Code the naming and renaming of public buildings, public facilities and public parks, requires a Report from the Historic Preservation Section and an advisory recommendation on the renaming proposal from the Jacksonville Historic Preservation Commission. The Report is required to address the following criteria:

1. The origin of the existing public building, public facility, or public park name, if applicable;
2. Any historical significance of the existing public building, public facility or public park;
3. Whether there are any historical structures or landmarks on the subject property
4. Whether the existing building name, name of public facility, or public park name is part of a common theme of names throughout the community where such building, park or facility is located;
5. The age of the public building, public facility or public park name
6. Whether there are other public buildings, public facilities, or public parks with the same or similar name; and
7. Whether the person (or persons) to whom the public building, public facility or public park is proposed to be named or renamed has contributed to the development of, or is a reminder of the history and/or culture of the City, State, or Nation.

Location: 515 Julia Street, RE# 073854-0000

Reason for Change: At the request of City Council to honor the life and legacy of Gary F. Keys, Sr, former Chief of the Jacksonville Fire and Rescue Department, by naming the City-owned building located at 515 Julia Street as the "Gary F. Keys, Sr. Fire Rescue Headquarters." Chief Keys served with the City from 1960-1989.

Criteria:

1. The origin of the existing public building, public facility, or public park name, if applicable:

   The existing City-owned building is currently being used by the Jacksonville Fire and Rescue Department and does not have a formally designated name.

2. Any historical significance of the existing public building, public facility or public park:

   According to archival records, the subject building was constructed in 1952. This building is identified as the work of master architect Henry J. Toombs of Atlanta, Georgia, and constructed by the George D. Auchter Company. This five-story reinforced concrete building is characterized by its Federal Art Deco styling, which consists of its Indiana limestone exterior, bas-relief entrance panels, metal balustrades, and louvred windows. Based on these findings, the Historic Preservation Section considers the building eligible for designation as a local landmark.

3. Whether there are any historical structures or landmarks on the subject property:

   The subject property does not consist of any locally designated or nationally designated historical structures or landmarks. However, the Historic Preservation Section considers the existing building eligible for designation as a local landmark.

4. Whether the existing building name, name of public facility, or public park name is part of a common theme of names throughout the community where such building, park or facility is located:

   The existing building does not have a formally designated name and is thereby not part of a common theme of names throughout the community.

5. The age of the public building, public facility or public park name:

   The existing building does not have a formally designated name. Constructed in 1952, the subject building was originally occupied by the Federal Reserve. The City purchased the property in 1994 and currently uses the building for Jacksonville Fire and Rescue Department operations.

6. Whether there are other public buildings, public facilities, or public parks with the same or similar name:

   There are no other public buildings, public facilities, or public parks with the same or similar name.

7. Whether the person (or persons) to whom the public building, public facility or public park is proposed to be named or renamed has contributed to the development of, or is a reminder of the history and/or culture of the City, State, or Nation:

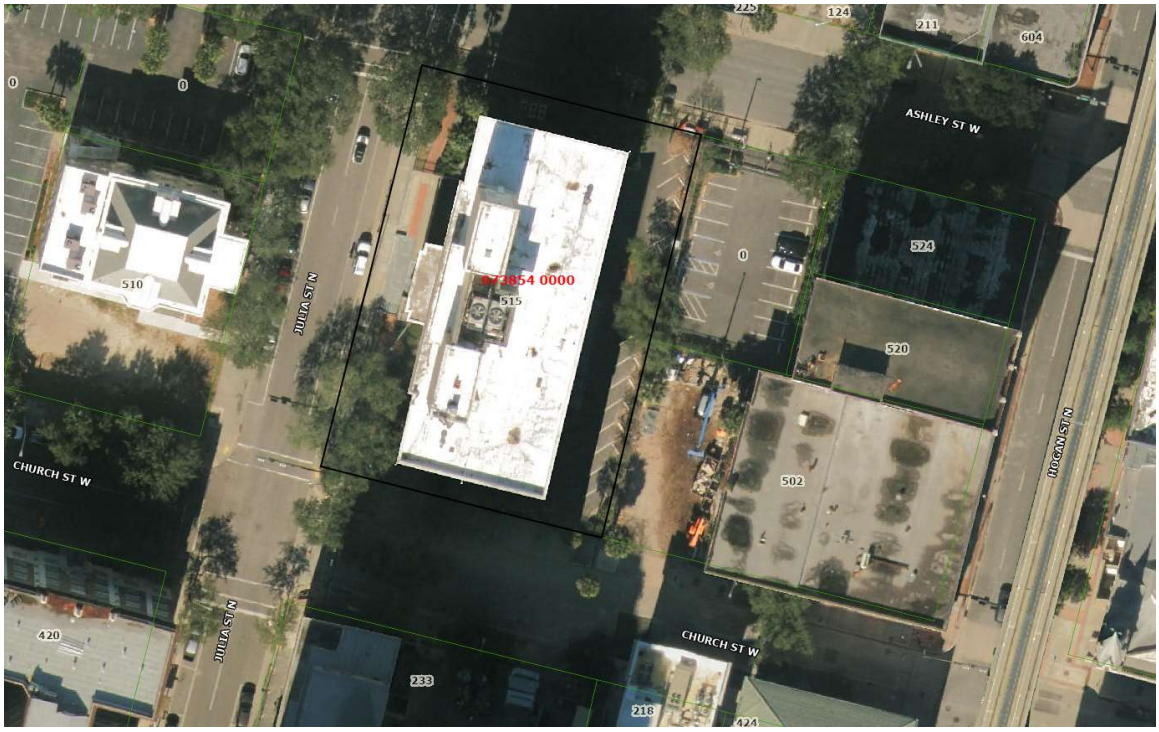
   Gary France Keys, Sr. was born in Jacksonville, Florida on September 1, 1938. Mr. Keys graduated Andrew Jackson High School in 1957 and joined the Jacksonville Fire Department in 1960. He would later become an original member of the City's Rescue Division that was established in 1968.

   For nearly three decades, Mr. Keys served as Chief of the Fire and Rescue Department. During his tenure, Chief Keys rose through the ranks and would serve in variety of positions such as Chief of Operations, Chief of Fire Services, Deputy Director of Public Safety, and in 1988, Fire Chief, which is the highest-ranking position within the Jacksonville Fire and Rescue Department. Chief Keys simultaneously served three terms as President of the Internation Association of Fire Fighters (IAFF) Local 122 Union

   In addition to his many accomplishments and accolades, the impact of Chief Keys can still be felt within the Jacksonville Fire and Rescue Department where he created multiple tactics, procedures, and policies.

PDD Recommendation:
It is the opinion of the Planning and Development Department (PDD) that the proposed naming of the City-owned building located at 515 Julia Street as the "Gary F. Keys, Sr. Fire Rescue Headquarters" will be named after a person that has made significant contributions to the Jacksonville Fire and Rescue Department as outlined in Ordinance 2024-555.

JHPC Recommendation:
On August 28, 2024, the Jacksonville Historic Preservation Commission (JHPC) will review and issue an opinion on the proposed naming of the City-owned building.



Aerial View of Subject Property

View of the Building's Main Entrance

CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY

Eamon Webb
Research Assistant
(904) 255-5140

117 West Duval Street
City Hall, Suite 425
Jacksonville, FL 32202
FAX (904) 255-5229

Bill Type and Number: Ordinance 2024-555

Introducer/Sponsor(s): Council President White

Date of Introduction: July 23, 2024

Committee(s) of Reference: NCSPHS, TEU

Date of Analysis: July 25, 2024

Type of Action: Re-naming a public building

Bill Summary: This bill names the City-owned building located at 515 Julia Street in Council District 7 as the "Gary F. Keys, Sr. Fire Rescue Headquarters."

Background Information: This building currently serves as the Jacksonville Fire & Rescue Department ("JFRD") headquarters. Gary. F. Keys, Sr. served as the Chief of JFRD for 29 years, beginning in 1960, and was an original member of the Rescue Division that was established in 1968. Chief Keys served in a number of integral positions within JFRD and the City, including Chief of Operations, Chief of Fire Services, and Deputy Director of Public Safety. He was promoted to Fire Chief in 1988, and his legacy with JFRD and the City is still felt today, as his work developing tactics, procedures and policies remains impactful within JFRD. He also served three terms as President of the International Association of Fire Fighters Local 122 union and became its business agent after his retirement from JFRD. Chief Keys passed away in 2014, and the City wishes to recognize him and his legacy by naming this building after him.

Policy Impact Area: Fire & Rescue, public buildings

Fiscal Impact: Minimal for signage

Analyst: Webb

Introduced by Council Member White:

ORDINANCE 2024-555

AN ORDINANCE NAMING THE CITY-OWNED BUILDING LOCATED AT 515 JULIA STREET, JACKSONVILLE, FLORIDA 32202, IN COUNCIL DISTRICT 7, PURSUANT TO SECTION 122.105 (PUBLIC BUILDINGS, PUBLIC FACILITIES AND PUBLIC PARKS NAMING AND RENAMING PROCEDURES), *ORDINANCE CODE*, TO BE KNOWN AS THE "GARY F. KEYS, SR. FIRE RESCUE HEADQUARTERS"; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville owns the building located at 515 Julia Street, Jacksonville, Florida 32202, in Council District 7 which serves as the Jacksonville Fire and Rescue Department ("JFRD") headquarters; and

WHEREAS, Gary F. Keys, Sr. served as Chief of the Jacksonville Fire and Rescue Department for 29 years beginning in 1960 and was an original member of the Rescue Division that was established in 1968; and

WHEREAS, during his tenure with the City of Jacksonville, Chief Keys served in a number of integral positions within JFRD including Chief of Operations and Chief of Fire Services; he also served as Jacksonville's Deputy Director of Public Safety; and

WHEREAS, the culmination of Chief Keys' career came in 1988 when he was promoted to Fire Chief, the highest ranking position within the Jacksonville Fire and Rescue Department; and

WHEREAS, in addition to his storied career with JFRD, Chief Keys served three terms as President of the International Association of Fire Fighters (IAFF) Local 122 union and upon his retirement from

JFRD he returned to the union to become its business agent; and

WHEREAS, although Chief Keys passed away on December 23, 2014, his legacy with JFRD and the City is still felt today by those who knew him personally and by those firefighters who have come behind him, despite never having the privilege to meet him; his impact is not only felt in the multiple tactics, procedures and policies he created for JFRD, but also in the standards he set for all union presidents who represent our firefighters; and

WHEREAS, it is for these reasons the Jacksonville City Council desires to recognize Gary F. Keys, Sr. by naming the building located at 515 Julia Street the "Gary F. Keys, Sr. Fire Rescue Headquarters" pursuant to Section 122.105, *Ordinance Code*; now therefore

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. The building located at 515 Julia Street, Jacksonville, Florida 32202, is hereby named the "Gary F. Keys, Sr. Fire Rescue Headquarters" in accordance with the procedures set forth in Section 122.105, *Ordinance Code*. The Jacksonville Fire and Rescue Department is the sole occupant of this building and will continue to be responsible for its maintenance and upkeep.

Section 2. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos

GC-#1638858-v1-JFRD_Headquarter_Bldg_Naming_(White).docx

<u>Demo Delay</u>

222 / 228 Duval Street East

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 Two (2) Contributing Structures at 222 and 228 East Duval Street

DATE: August 28, 2024

The property owner is seeking building permits to demolish two (2) residential structures located on subject parcels, RE: 073561-0000 and 073560-0000. The stated scope of work includes **the demolition of two buildings:** 222 East Duval Street and 228 East Duval Street**.** Both structures are listed as contributing properties in the Downtown National Register Historic District.

Because the structures are 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.

The City of Jacksonville acquired the dilapidated properties of 222 and 228 East Duval Street in December 2023. Since the City is seeking demolition and is not in support of a landmark designation for the structures, 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:

222 East Duval Street – Constructed in c. 1904, 222 East Duval Street, also known as the Croghan House, is a two-story Frame Vernacular residential building. Notable architectural features include a hip roof along the rear of the structure and a gable roof fronting the street. The structure also has an offset entrance. It appears the structure had a two-story front porch. However, the front porch on the first floor (supported by columns) is partially enclosed, and the second-story tier has been fully enclosed.

228 East Duval Street – Constructed in c. 1906, 228 East Duval Street, also known as the Alyce Apartments, is a two-story Frame Vernacular residential building. Notable architectural features include a hip roof along the rear of the structure and nested gable roof fronting the street. The structure also has an offset entrance. It appears the structure had a two-story front porch. However, both the first and second floors of the open-air features have been fully enclosed. The first floor also consists of fluted, tapered columns that support the second story terrace. The residence was previously used as a rooming house.

STAFF ANALYSIS:

In the 1991 Florida Master Site File surveys, the reviewer's initial determination of each structure's significance was that both structures should not be considered eligible for individual 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 properties

for evaluative and documentary purposes. **Based on our evaluation, it is the opinion of the Planning and Development Department that:**

- **222 East Duval Street meets at least three (3) criteria (A, F and G) for landmark designation**
- **228 East Duval Street meets at least three (3) criteria (A, F and G) for 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 222 and 228 East Duval Street meet criterion (A) for landmark designation based on the following analysis:

Both structures are significant by being located within Downtown Jacksonville. According to the National Register of Historic Places nomination, the significance of the subject properties, as related to the historical and architectural heritage of Downtown Jacksonville, is not so much the importance of the individual residences but collectively, as they contribute to one of the last remaining concentrations of residential structures in Downtown.

The two decades following the 1901 fire were a significant period of growth for Jacksonville, both in the Downtown and in the surrounding suburbs, particularly Springfield and Riverside. Between 1900 and 1914, real estate value quadrupled in Jacksonville from 11 million to 50 million. The population grew from 28,429 to 57,699 between 1900 and 1910.[1] By 1903, the number of new buildings permitted exceeded the 2,368 structures destroyed in the 1901 fire.[2] The significant increase in population during the first decade of the twentieth century created a strong demand for new housing. Many were constructed in the outlying suburbs, but a considerable number of the new homes were constructed in the part of downtown destroyed by the fire. Some of Jacksonville's leading citizens built large and elaborate new homes in downtown, a few being Mayor and later U.S. Senator Duncan U. Fletcher, U.S. Senator James A. Taliaferro, Joseph R. Parrott, vice-president of the Florida East Coast Railroad, W.G. Toomer, Wilson and Toomer, the largest fertilizer producer in Florida, and J.B. Bours, hardware dealer.

However, the majority of historic residences were smaller, less decorative one and two-story wood frame structures now found predominately in the northeast section of Downtown. In the Cathedral District - defined on the south by East Monroe Street, the north by East Church Street, the west by Ocean Street and the east by Catherine Street - the 1991 survey recorded 50 residences. Eighty percent of the 50 structures were two-story with all reflecting the Frame

1 James B. Crooks. Jacksonville After the Fire, 1901-1919: A New South City. (Jacksonville, Florida: University of North Florida Presses, 1991) pp. 30 – 33.
2 Wayne W. Wood, *Jacksonville's Architectural Heritage, Landmarks for the Future.* (Jacksonville, Florida: University of North Florida Press, 1989), p. 28.

Vernacular style or some variation such as Colonial Revival, Craftsman, and Queen Anne influences, as well as the single-story Folk Victorian style, many times referred to as "shotgun houses." Although all were built before 1920, 36 percent were constructed in c.1903 and 16 percent c. 1912 based on the 1903 and 1913 Sanborn Maps. Based on city directory research, most of the original or early occupants of the residences had working class jobs.

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 222 and 228 East Duval Street do 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 222 and 228 East Duval Street do 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 222 and 228 East Duval Street do 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 222 and 228 East Duval Street do 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.

It is the determination of the Planning and Development Department that 222 and 228 East Duval Street meet criterion (F) for landmark designation based on the following analysis:

The subject properties possess distinguishing characteristics of Frame Vernacular buildings, also known as National Folk Houses. These houses represent a significant change in construction and design that coincided with the expansion of railroads during the second half of the 19th century. Railroads

improved the transfer of cut timbers to lumberyards found in most towns and cities that over time standardized lumber shape and sizes. It also ushered in the widespread use of light balloon framing covered by wood sheathing, usually siding and shingles. The basic design and shape of these homes were not restricted to any one area but found across the country. The McAlester's identified six distinctive styles including: Gable and Hip Front; Gable-Front-Wing; Hall and Parlor; I-House; Massed Plan – Side Gable and Pyramidal.
Frame Vernacular style buildings are important regionally as they represent vanishing examples of how builders utilized simple and time-tested construction principles and combined local building materials (such as Southern yellow pine and cypress) with manufactured products shipped by railroad (such as sash windows, doors, and hardware) to construct solid and functional spaces for the Southern climate. Surrounded by outlying sawmills at the time, these houses were constructed of old-growth Southern yellow pine that had been so heavily timbered as to be almost non-existent by the 1930s. Today, this quality pinewood is only available from re-milled timbers salvaged from demolitions or from original logs preserved in the muddy bottom of Florida creeks and rivers. The Frame Vernacular style survived well into the twentieth century, particularly in the South, but is being replaced with houses of contemporary design, construction and materials.

G. Its suitability for preservation or restoration

It is the determination of the Planning and Development Department that 222 and 228 East Duval Street meet criterion (G) for landmark designation based on the following analysis:

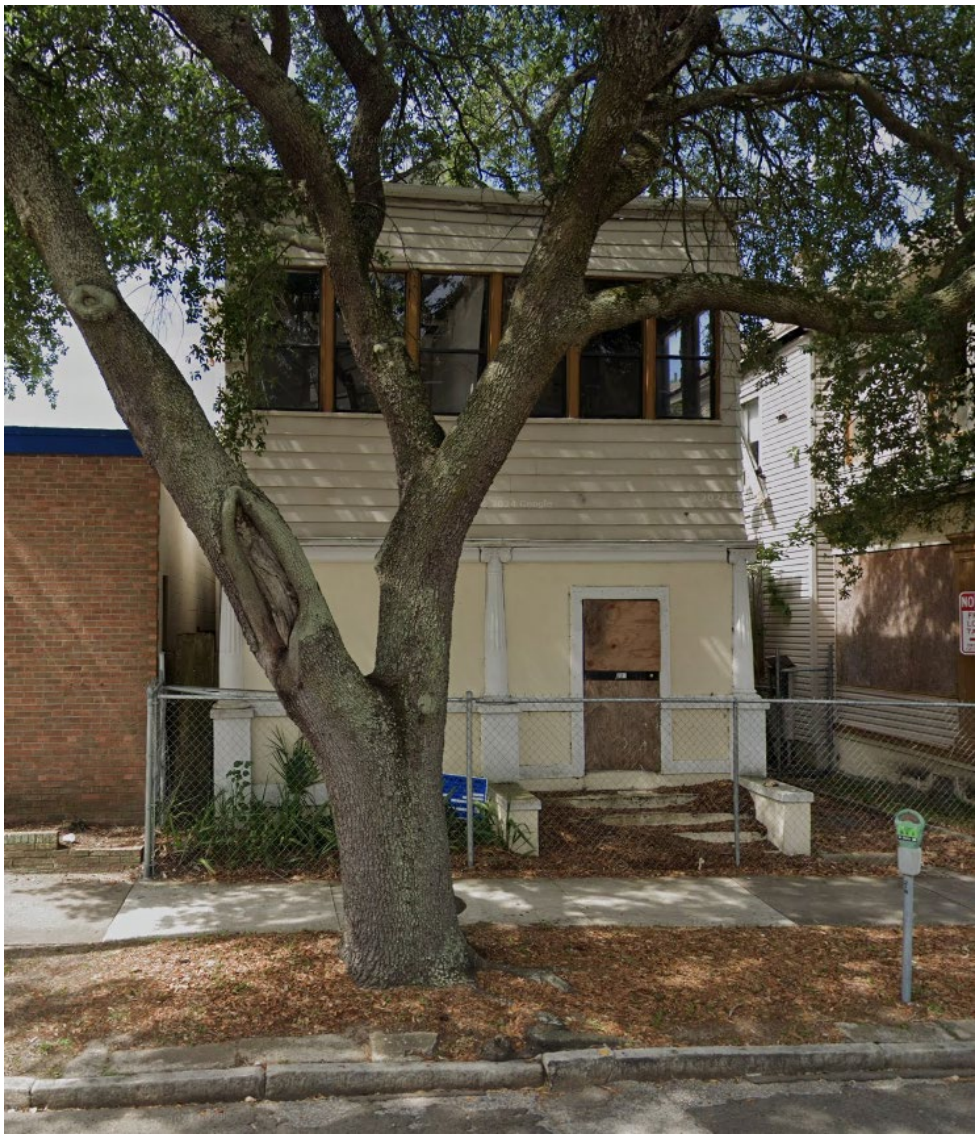
Although currently vacant, the structures appear to be in decent condition. While the structures have some original architectural fabric (with significant alterations to the siding, windows, doors, and porches), the structures have been vacant for some time and have been without consistent maintenance. The properties have been subject to vandalism, fire damage, and water damage. However, given the limited access and information regarding the structural integrity of both structure, Staff is unable to support a claim of irreparability for both structures.

Based on these findings, the Planning and Development Department finds:

- **222 East Duval Street meets at least three (3) criteria (A, F and G) for landmark designation**
- **228 East Duval Street meets at least three (3) criteria (A, F and G) for landmark designation**

View of the Subject Property – 222 East Duval Street

View of the Subject Property – 228 East Duval Street



Official Use Only
Submittal Date: 08/06/24
HPS Sufficiency Date: 08/06/24

Official Use Only
Application Number: N/A
Public Hearing: 08/28/24

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: N/A	HPS Sufficiency Review Date: 08/06/24	60-Day Review Deadline: 10/05/24
Date Applicant was Noticed Regarding Potential Alternatives to Demolition and Tax Incentives: 07/05/24		
Notice of Violation(s): Yes - see attached	FMSF: DU07603 / DU07604	HPS Staff Initials: ATW

Property Information	
1. Historic Name (If Applicable): N/A	2. Other Names (If Applicable) N/A
3. Property Address(es): 222 and 228 East Duval Street	4. Real Estate Number(s): 073561-0000 and 073560-0000
5. Property Located Between Streets: North Market and North Newnan Streets	6. Date(s) of Construction: 1904 (222 Duval) and 1906 (228 Duval)
7. Original Property Use: rooming house (222 Duval) and duplex (228 Duval)	8. Current Property Use: vacant / dilapidated

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): City of Jacksonville	10. Emails(s):
11. Address(es) (including city, state, zip) 117 West Duval Street Jacksonville, FL 32202	12. Preferred Telephone:

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.	Please see attached memo.
(2) Its location is the site of a significant local, state or national event.	Please see attached memo.
(3) It is identified with a person or persons who significantly contributed to the development of the City, state or nation.	Please see attached memo.
(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.	Please see attached memo.
(5) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.	Please see attached memo.
(6) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.	Please see attached memo.
(7) Its suitability for preservation or restoration.	Please see attached memo.

Required Attachments

The following attachments must be included with submittal of the application.

- [ ] 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
- [x] Documentation of any effort to save the structure(s)
- [ ] 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: _____	Print name: _____
Signature: _____	Signature: _____
Print name: _____	**The attached agent authorization letter is required if the application is made by any person other than the property owner.*
Signature: _____	

Submittal
This application must be typed or printed in ink and submitted along with the required attachments. 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

DOWNTOWN INVESTMENT AUTHORITY

117 West Duval Street #310, Jacksonville, Florida 32202
(904) 255-5302 | https://dia.coj.net/

MEMORANDUM

To: Arimus Wells, City Planner Supervisor
Historic Preservation Section

From: Susan Kelly, Redevelopment Coordinator
Downtown Investment Authority

Date: August 6, 2024

RE: Request for Demolition, Section 320.407 review – 222 and 228 Duval Street

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The City of Jacksonville acquired the dilapidated properties of 216, 222 and 228 East Duval Street in December 2023. The structure at 216 East Duval Street was demolished on August 3, 2024, as an emergency action by the Municipal Code Compliance Division. As the property owner of 222 and 228 East Duval Street, the City seeks to demolish the residential structures located on these properties. Both two-story residences are identified as contributing structures to the Downtown National Register Historic District. Because the structures are contributing to the National Register district, it is our understanding that their demolition will require a review by the Jacksonville Historic Preservation Commission (JHPC) pursuant to §320.407, Jacksonville Ordinance Code.

PROPERTY DESCRIPTION – 222 East Duval Street:

222 East Duval Street, also known as the Croghan House, is a two-story Frame Vernacular residential building. Notable architectural features include a hip roof along the rear of the structure and a gable roof fronting the street. The structure also has an offset entrance. It appears the structure had a two-story front porch. However, the front porch on the first floor (supported by columns) is partially enclosed, and the second-story tier has been fully enclosed. The residence was constructed c. 1904.

PROPERTY DESCRIPTION – 228 East Duval Street:

228 East Duval Street, also known as the Alyce Apartments, is a two-story Frame Vernacular residential building. Notable architectural features include a hip roof along the rear of the structure and nested gable roof fronting the street. The structure also has an offset entrance. It appears the structure had a two-story front porch. However, both the first and second floors of the open-air features have been fully enclosed. The first floor also consists of fluted, tapered columns that support the second story terrace. The residence was previously used as a rooming house and was constructed c. 1906.

DIA Staff researched the properties, and our findings are provided below:

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

The significance of the subject properties, as related to the historical and architectural heritage of Downtown Jacksonville, is not so much the importance of the individual residences but collectively, as they contribute to one of the last remaining concentrations of residential structures in Downtown.

The two decades following the 1901 fire were a significant period of growth for Jacksonville, both in the Downtown and in the surrounding suburbs, particularly Springfield and Riverside. Between 1900 and 1914, real estate value quadrupled in Jacksonville from 11 million to 50 million. The population grew from 28,429 to 57,699 between 1900 and 1910.[1] By 1903, the number of new buildings permitted exceeded the 2,368 structures destroyed in the 1901 fire.[2] The significant increase in population during the first decade of the twentieth century created a strong demand for new housing. Many were constructed in the outlying suburbs, but a considerable number of the new homes were constructed in the part of downtown destroyed by the fire. Some of Jacksonville's leading citizens built large and elaborate new homes in downtown, a few being Mayor and later U.S. Senator Duncan U. Fletcher, U.S. Senator James A. Taliaferro, Joseph R. Parrott, vice-president of the Florida East Coast Railroad, W.G. Toomer, Wilson and Toomer, the largest fertilizer producer in Florida, and J.B. Bours, hardware dealer.

However, the majority of historic residences were smaller, less decorative one and two-story wood frame structures now found predominately in the northeast section of Downtown. In the Cathedral District - defined on the south by East Monroe Street, the north by East Church Street, the west by Ocean Street and the east by Catherine Street - the 1991 survey recorded 50 residences. Eighty percent of the 50 structures were two-story with all reflecting the Frame Vernacular style or some variation such as Colonial Revival, Craftsman, and Queen Anne influences, as well as the single-story Folk Victorian style, many times referred to as "shotgun houses." Although all were built before 1920, 36 percent were constructed in c.1903 and 16 percent c. 1912 based on the 1903 and 1913 Sanborn Maps. Based on city directory research, most of the original or early occupants of the residences had working class jobs.

Historic Property Associates. *A Historic Building Resurvey of Downtown Jacksonville*. Jacksonville Planning and Development Department, May, 2005.

1 James B. Crooks. *Jacksonville After the Fire, 1901-1919: A New South City*. (Jacksonville, Florida: University of North Florida Presses, 1991) pp. 30 – 33.

2 Wayne W. Wood, *Jacksonville's Architectural Heritage, Landmarks for the Future.* (Jacksonville, Florida: University of North Florida Press, 1989), p. 28.

The most common style for residential buildings in the Downtown Jacksonville Historic District is the Frame Vernacular style so identified because of its construction. There are approximately 22 examples of Frame Vernacular buildings in the historic district, the majority of which are two stories in height and were constructed as apartments or rooming houses to serve the housing need of a rapidly growing population immediately following the devastating fire. The properties had front-facing gable roof, side facing gable roof or hip roof, as well as a full width front porch and wood sash windows. The buildings usually rest on brick piers. The exterior siding is mainly horizontal weatherboard or drop siding. Most of these residences had brick fireplaces and kitchen chimneys.

2. *Its location is the site of a significant local, state or national event.*
Based on the currently available information, the subject properties do not appear to meet this criterion.

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

Based on the currently available information, the subject properties do not appear to meet this criterion.

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.*

Based on the currently available information, the subject properties do not appear to meet this criterion.

5. *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, the subject properties do not appear to meet this criterion.

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

In *A Field Guide to American Houses* by Virginia & Lee McAlester (1984, pp.88 - 98), most Frame Vernacular style houses were identified as National Folk Houses. These houses represent a significant change in construction and design that coincided with the expansion of railroads during the second half of the 19th century. Railroads improved the transfer of cut timbers to lumberyards found in most towns and cities that over time standardized lumber

shape and sizes. It also ushered in the widespread use of light balloon framing covered by wood sheathing, usually siding and shingles. The basic design and shape of these homes were not restricted to any one area but found across the country. The McAlester's identified six distinctive styles including: Gable and Hip Front; Gable-Front-Wing; Hall and Parlor; I-House; Massed Plan – Side Gable and Pyramidal.

Frame Vernacular style buildings are important regionally as they represent vanishing examples of how builders utilized simple and time-tested construction principles and combined local building materials (such as Southern yellow pine and cypress) with manufactured products shipped by railroad (such as sash windows, doors, and hardware) to construct solid and functional spaces for the Southern climate. Surrounded by outlying sawmills at the time, these houses were constructed of old-growth Southern yellow pine that had been so heavily timbered as to be almost non-existent by the 1930s. Today, this quality pinewood is only available from re-milled timbers salvaged from demolitions or from original logs preserved in the muddy bottom of Florida creeks and rivers. The Frame Vernacular style survived well into the twentieth century, particularly in the South, but is being replaced with houses of contemporary design, construction and materials.

7. *Its suitability for preservation or restoration*

While the structures have some original architectural fabric (with significant alterations to the siding, windows, doors, and porches), the structures have been vacant for some time and have been without consistent maintenance. The properties have been subject to vandalism, fire damage, and water damage. As a result, the structures are in very poor condition and are not suitable for preservation or restoration. Based on the currently available information, the subject properties do not appear to meet this criterion.

Location Map

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.

CITY OF JACKSONVILLE
C/O OFFICE OF GENERAL COUNSEL
117 W DUVAL ST STE 480
JACKSONVILLE, FL 32202

Primary Site Address
222 E DUVAL ST
Jacksonville FL 32202-

Official Record Book/Page
20915-01558

Tile #
6413

222 E DUVAL ST

Property Detail

RE #	073561-0000
Tax District	USD1C
Property Use	7100 Church
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01215 JACKSONVILLE HARTS MAP
Total Area	3105

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	$88,709.00	$83,295.00
Extra Feature Value	$1,116.00	$1,071.00
Land Value (Market)	$62,100.00	$68,310.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$151,925.00	$152,676.00
Assessed Value	$151,925.00	$152,676.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$151,925.00	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	$152,676.00
City or County Government (903)	- $152,676.00
Taxable Value	**$0.00**

SJRWMD/FIND Taxable Value

Assessed Value	$152,676.00
City or County Government (903)	- $152,676.00
Taxable Value	**$0.00**

School Taxable Value

Assessed Value	$152,676.00
City or County Government (903)	- $152,676.00
Taxable Value	**$0.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20915-01558	12/27/2023	$100.00	CT - Certificate of Title	Unqualified	Improved
09188-02685	1/19/1999	$95,000.00	WD - Warranty Deed	Unqualified	Improved
04718-00978	9/8/1978	$31,200.00	WD - Warranty Deed	Unqualified	Improved
04300-01127	1/4/1977	$29,000.00	WD - Warranty Deed	Unqualified	Improved
03827-00038	11/19/1974	$29,000.00	AG - Agreement for Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPC6	Fireplace Prefab	1	0	0	1.00	$629.00
2	PVCC1	Paving Concrete	1	0	0	128.00	$237.00
3	FCBC1	Fence Chain Barbed	1	0	0	12.00	$205.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCBD	0.00	0.00	Common	3,105.00	Square Footage	$68,310.00

Legal

LN	Legal Description
1	39-2S-26E
2	JAX HARTS MAP
3	W 28.75FT OF E1/2 LOT 5 BLOCK 19

Buildings

Building 1
Building 1 Site Address
222 E DUVAL ST Unit
Jacksonville FL 32202-

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl

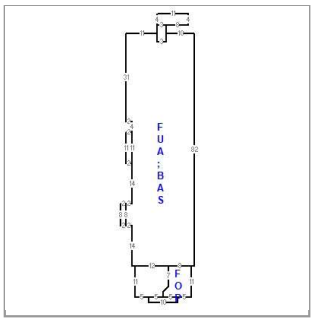
693

Building Type	0109 - ROOMING HOUSE
Year Built	1904
Building Value	$83,295.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	44	0	18
Finished upper story 1	1873	1873	1779
Base Area	1873	1873	1873
Canopy	18	0	5
Finished upper story 1	22	22	21
Base Area	16	16	16
Finished upper story 1	126	126	120
Addition	126	126	113
Finished upper story 1	20	20	19
Finished Open Porch	94	0	28
Total	4212	4056	3992

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

Element	Code	Detail
Stories	2.000	
Bedrooms	7.000	
Baths	5.000	
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	$151,925.00	$0.00	$151,925.00	$1,604.86	$1,719.32	$1,571.74
Urban Service Dist1	$151,925.00	$0.00	$151,925.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$151,925.00	$0.00	$151,925.00	$458.90	$483.58	$445.78
By Local Board	$151,925.00	$0.00	$151,925.00	$318.79	$341.53	$309.68
FL Inland Navigation Dist.	$151,925.00	$0.00	$151,925.00	$4.54	$4.38	$4.38
Water Mgmt Dist. SJRWMD	$151,925.00	$0.00	$151,925.00	$27.99	$27.24	$27.24
School Board Voted	$151,925.00	$0.00	$151,925.00	$0.00	$151.93	$0.00
Urb Ser Dist1 Voted	$151,925.00	$0.00	$151,925.00	$0.00	$0.00	$0.00
Urban Service Dist 1C	$151,925.00	$0.00	$151,925.00	$0.00	$0.00	$0.00
			Totals	$2,415.08	$2,727.98	$2,358.82

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$141,811.00	$141,811.00	$0.00	$141,811.00
Current Year	$151,925.00	$151,925.00	$0.00	$151,925.00

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

Duval County map

Click to go to full Duval County map

694

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.

CITY OF JACKSONVILLE
C/O OFFICE OF GENERAL COUNSEL
117 W DUVAL ST STE 480
JACKSONVILLE, FL 32202

Primary Site Address
228 E DUVAL ST
Jacksonville FL 32202-

Official Record Book/Page
20915-01558

Tile #
6413

228 E DUVAL ST

Property Detail

RE #	073560-0000
Tax District	USD1C
Property Use	7100 Church
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01215 JACKSONVILLE HARTS MAP
Total Area	3109

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	$160,605.00	$152,393.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$62,180.00	$68,398.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$222,785.00	$220,791.00
Assessed Value	$151,060.00	$220,791.00
Cap Diff/Portability Amt	$71,725.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$151,060.00	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	$220,791.00
City or County Government (903)	- $220,791.00
Taxable Value	**$0.00**

SJRWMD/FIND Taxable Value

Assessed Value	$220,791.00
City or County Government (903)	- $220,791.00
Taxable Value	**$0.00**

School Taxable Value

Assessed Value	$220,791.00
City or County Government (903)	- $220,791.00
Taxable Value	**$0.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20915-01558	12/27/2023	$100.00	CT - Certificate of Title	Unqualified	Improved
09687-01935	7/21/2000	$65,000.00	WD - Warranty Deed	Unqualified	Improved
06976-02112	10/1/1990	$65,000.00	WD - Warranty Deed	Qualified	Improved
04410-00285	6/17/1977	$28,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCBD	0.00	0.00	Common	3,109.00	Square Footage	$68,398.00

Legal

LN	Legal Description
1	39-2S-26E
2	JAX HARTS MAP
3	E 23.75FT LOT 5,W 5FT LOT 6 BLK 19

Buildings

Building 1
Building 1 Site Address
228 E DUVAL ST Unit
Jacksonville FL 32202-

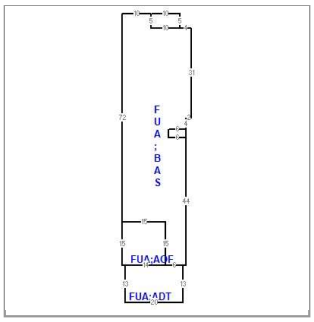
Building Type	0801 - DUPLEX
Year Built	1906
Building Value	$152,393.00

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1673	1673	1589
Base Area	1673	1673	1673
Canopy	50	0	15
Canopy	50	0	15
Finished upper story 1	225	225	214
Average Office	225	225	225
Finished upper story 1	260	260	247
Addition	260	260	234
Finished upper story 1	18	18	17
Canopy	18	0	5
Total	4452	4334	4234

Heating Type	4	4 Forced-Ducted
Air Cond	2	2 Wall Unit

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	4.000	
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	$151,060.00	$0.00	$151,060.00	$1,554.13	$1,709.53	$1,562.79
Urban Service Dist1	$151,060.00	$0.00	$151,060.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$222,785.00	$0.00	$222,785.00	$444.39	$709.12	$653.70
By Local Board	$222,785.00	$0.00	$222,785.00	$308.71	$500.82	$454.12
FL Inland Navigation Dist.	$151,060.00	$0.00	$151,060.00	$4.39	$4.35	$4.35
Water Mgmt Dist. SJRWMD	$151,060.00	$0.00	$151,060.00	$27.11	$27.09	$27.09
School Board Voted	$222,785.00	$0.00	$222,785.00	$0.00	$222.79	$0.00
Urb Ser Dist1 Voted	$151,060.00	$0.00	$151,060.00	$0.00	$0.00	$0.00
Urban Service Dist 1C	$151,060.00	$0.00	$151,060.00	$0.00	$0.00	$0.00
			Totals	$2,338.73	$3,173.70	$2,702.05

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$137,328.00	$137,328.00	$0.00	$137,328.00
Current Year	$222,785.00	$151,060.00	$0.00	$151,060.00

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

Comments mc

Filter

Filter on all columns...

Internal	Comment Type	Comment Text	Date	Entered By
do	Case # BCE2020570290	10/13/2020 6:59:03 AM Steve Cail MCC going to demo	10/13/20, 6:59 AM	
do	Case # BCE2020570290	10/13/2020 6:59:06 AM Steve Cail Status changed from FIRE DAMAGE to ISSUE-CLOSED	10/13/20, 6:59 AM	
do	Case # BCE2020570290	10/13/2020 6:59:09 AM Steve Cail Action changed from ACTIVE to FINAL	10/13/20, 6:59 AM	
do	Case # BCE2020570290	3/16/2020 10:33:37 AM Ray Hawkins Building Permit Blocked Electrical Permit Blocked Mechanical Permit Blocked Plumbing Permit Blocked Roofing Permit Blocked	3/16/20, 10:33 AM	
do	Case # BCE2020570290	3/16/2020 10:33:20 AM Ray Hawkins Electrical permit required. Engineered drawings required. Fire Damage. Building Permit required. Mechanical permit required. Roofing permit required. Plumbing permit required.	3/16/20, 10:33 AM	
do	Case # BCE2020570290	3/16/2020 10:33:03 AM Ray Hawkins SEVERE FIRE DAMAGE TO HOME. HOUSE IS VACANT AND POWER IS OFF. SEVERE ROOF JOIST DAMAGE.	3/16/20, 10:33 AM	
do	Case # BCE2020570290	3/16/2020 10:32:46 AM Ray Hawkins Status changed from COMPLAINT to FIRE DAMAGE	3/16/20, 10:32 AM	
do	Case # BCE2020570290	3/16/2020 10:32:57 AM Ray Hawkins Due date changed from 3/16/2020 10:28:54 AM to 4/1/2021	3/16/20, 10:32 AM	
do	Case # BCE2020570290	3/16/2020 10:32:38 AM Ray Hawkins SEVERE FIRE DAMAGE TO HOME. HOUSE IS VACANT AND POWER IS OFF. SEVERE ROOF JOIST DAMAGE.	3/16/20, 10:32 AM	
do	Case # BCE2020570290	3/16/2020 10:32:29 AM Ray Hawkins SEVERE FIRE DAMAGE TO HOME. HOUSE IS VACANT AND POWER IS OFF. SEVERE ROOF JOIST DAMAGE.	3/16/20, 10:32 AM	

Items per page: 10 1 – 10 of 10

RECORD NUMBER: 114
Page 1 HISTORICAL STRUCTURE FORM Site # Du 7603
X original FLORIDA MASTER SITE FILE
update

SITE NAME: Croghan House
HISTORIC CONTEXTS: Spanish-American War
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Duval OWNERSHIP TYPE: Private, individual
PROJECT NAME: Jacksonville: S+P DHR NO. 2977
LOCATION:
ADDRESS: 220 East Duval Street
CITY: Jacksonville
VICINITY OF/ROUTE TO: See Attached Maps

SUB: Jax Harts Map BLOCK 19H LOT 5
PLAT OR OTHER MAP: Property Appraisers Map of Jacksonville
TOWNSHIP: 2S RANGE: 26E SECTION: 39 ~~13~~ 1/4: 1/4-1/4:
IRREGULAR SEC? y X n LAND GRANT: Z. Hogan Grant
USGS 7.5 MAP: Jacksonville, 1964: PR 1982
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: c 1901 RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: DATE: ORIG. LOCATION:
ORIGINAL USE (S): Private residence
PRESENT USE (S): Private residence

DESCRIPTION
STYLE: Frame Vernacular
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR: Unknown
NO. STORIES: 2 OUTBLDGS: 0 PORCHES: 1 DORMERS: 0
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Aluminum siding
FOUNDATION: TYPE: Piers
MATERIALS: Brick
INFILL:
PORCHES: N/tiered/integrated roof, Ionic columns, fluted/2 bays
ROOF: TYPE: Flat
SURFACING: Composition shingle
SECONDARY STRUCS:
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: E: offset
WINDOWS: Double-hung sash, 2/2 lights

EXTERIOR ORNAMENT:
CONDITION: kGood
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

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

Dc 7603

RECORD NO: 114
Page 2 FMSF HISTORICAL STRUCTURE FORM Site 8 _____

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

ELIGIBLE FOR NAT. REGISTER?	y	X 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  * *  * *  * *
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RECORDER INFORMATION: NAME: Robert Bennett & Michael Fenton
DATE: 06/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 4, #12

PHOTOGRAPH M A P

See Attachments

Du 7603

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This two-story Frame Vernacular residential building is located at 220 East Duval Street. Notable architectural features include a front-facing gable roof, two offset entrances, and a tiered porch. The porch has a shed roof supported by fluted Ionic columns. The upper level has been enclosed with double-hung sash windows and solid wall material. The exterior wall fabric is aluminum siding. Fenestration consists of 2/2 double-hung sash windows. Alterations consist of the exterior wall fabric and the material used to enclose the porch.

Architectural Context: Frame Vernacular, the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular houses are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were often used to cover the roofs, but they have nearly always been replaced by composition shingle. Porches, most commonly simple entrance or end porches, are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

Historical Narrative: Located in the downtown area, the Croghan House embodies many of the architectural characteristics of buildings constructed in Jacksonville immediately after the Great Fire of 1901. According to R.L. Polk's Jacksonville City Directory, Ida Thell was the first resident in 1901. From 1910 to 1925 the house was occupied by P.J. and Gertrude Croghan. Mr Crogan was a commercial traveler.

Historical Context: Located on a narrow bend of the St. Johns River, the downtown Jacksonville area was once an important fording point used by Indians, Spanish explorers, and British colonists. During the Second Spanish Colonial period (1784-1821) the area, then known as Cows Ford, was the site of several large land grants. Little significant development occurred there, however, until after the United States acquired Florida from Spain in 1821.

Isaiah D. Hart, who emigrated from the St. Marys River area, surveyed and laid out the town of Jacksonville in 1822. Despite a devastating fire in 1845, and the effects of the Civil War, Jacksonville experienced steady economic growth as a major shipping port. Lumbering and tourism also played prominent roles in the local economy. Beginning in the 1870s, rail and steamship service to northern markets transformed the city into the gateway to Florida's peninsula. As a result, Jacksonville's population grew steadily throughout the remainder of the nineteenth century. The size of the original town was markedly increased by the annexation of surrounding suburbs, including La Villa, East Jacksonville, Riverside, and Springfield in 1887.

In 1901 a devastating fire destroyed over 2,000 buildings in the downtown area and left over 8,677 people homeless. The fire gave Jacksonville an opportunity to rebuild a modern, twentieth century city. Fireproof materials, brick, stone, concrete and steel, were employed in erecting a new skyline. Architects flocked to the city and designed buildings that reflected contemporary national trends. Intensive building activity took place during the first three decades of the twentieth century. By the time of the collapse of the Florida land boom in 1926 much of the area of downtown Jacksonville had been developed. Jacksonville, unlike many other communities in Florida, continued to grow during the Great Depression years of the 1930s. Since World War II, however, urban renewal projects, coupled with intensive pressure for modern development, has led to the destruction of a significant number of historic buildings in the downtown area. Those that remain are worthy of preservation for they represent important, non-renewable resources that are vital in understanding the city's past.

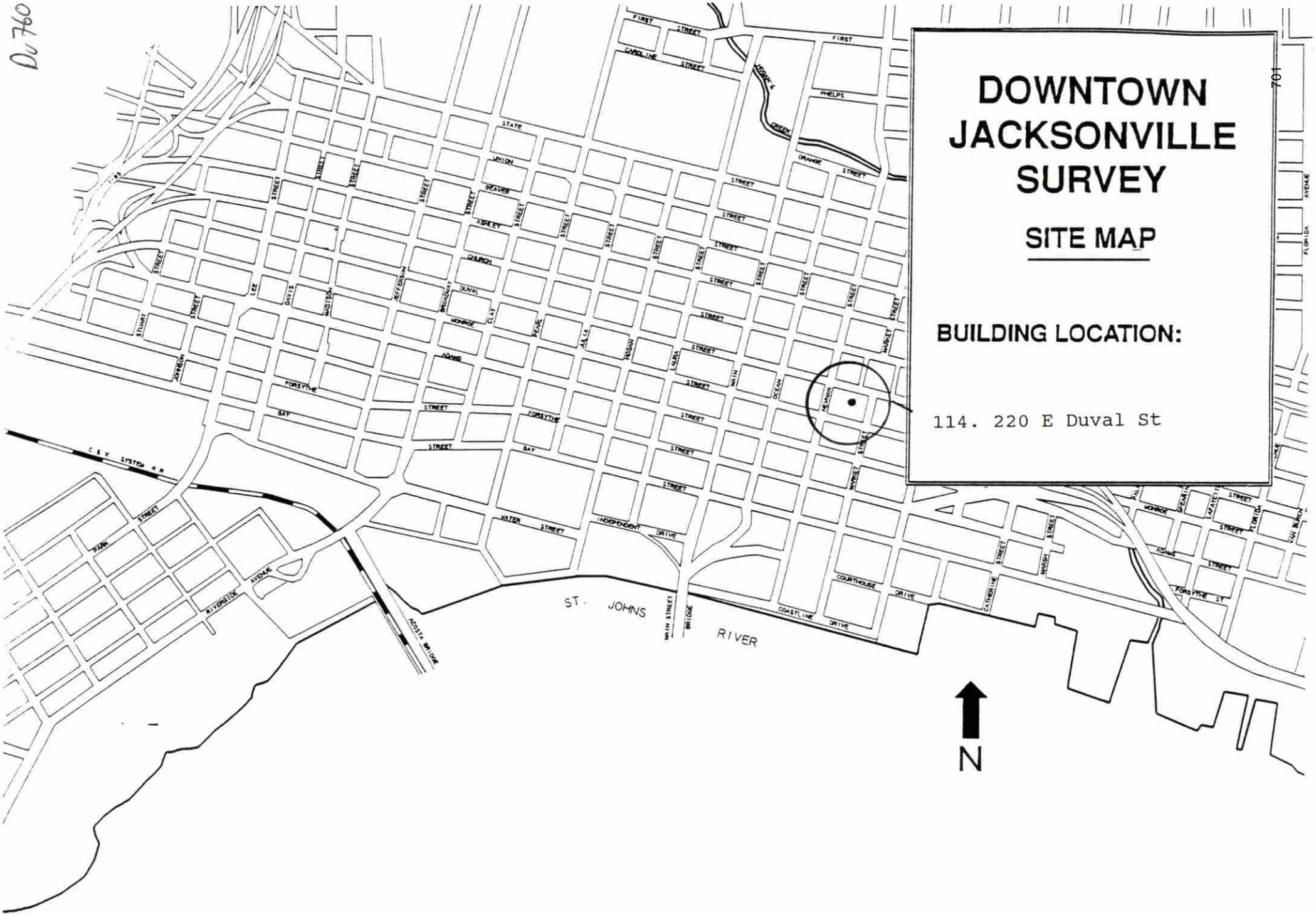
Du 7603

DOWNTOWN JACKSONVILLE SURVEY

SITE MAP

BUILDING LOCATION:

114. 220 E Duval St



701

Du7603

114. 220 E Duval St
EVERGREEN CEMETERY
Brentwood
Talleyrand
Springfield
JACKSONVILLE
Hendricks Point
ST JOHNS RIVER
Commodore Point
Drydocks
Jackson High Sch
Long Branch Sch
Kooker Park
Axson Sch
MUNICIPAL TERMINAL
Sewage Disposal
Reservoirs
New Stanton High Sch
Blocker Jr High Sch
Duval Medical Center
St Lukes Hospital
Beal Sch
Cookman Sch
Brewster Hospital
Springfield Park
Rutherford Sch
Brown Sch
Gilbert Jr High Sch
Ford Sch
Lewis High Sch
Pumping Station
Playground
Armory
City Cem
Boys Home
Oakland Sch
Hemming Park
Central Sch
Union Station
City Hall
Courthouse
Ball Park
Gator Bowl
Coliseum
Fairfield Sch
Hospital
Treaty Oak Park
Radio Tower (WJXT)
San Marco
INTERCHANGE 3
INTERCHANGE 4
INTERCHANGE
MATHEWS BRIDGE
FULLER WARREN BRIDGE
ACOSTA BRIDGE
MAIN ST BRIDGE
Deer Creek
Brentwood Park
Holy Rosary Sch
Walker Sch
Ball Park
Mt Herman Sch
Cem
Park

RECORD NUMBER: 115
Page 1 HISTORICAL STRUCTURE FORM Site # 8Du7604
X original FLORIDA MASTER SITE FILE
update

SITE NAME: Alyce Apartments
HISTORIC CONTEXTS: Spanish-American War
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Duval OWNERSHIP TYPE: Private, individual
PROJECT NAME: Jacksonville: S+P DHR NO. 2977
LOCATION:
ADDRESS: 222 East Duval Street
CITY: Jacksonville
VICINITY OF/ROUTE TO: See Attached Maps

SUB: Jax Harts Map BLOCK 19H LOT 5
PLAT OR OTHER MAP: Property Appraisers Map of Jacksonville
TOWNSHIP: 2S RANGE: 26E SECTION: 39 ~~13~~ 1/4: 1/4-1/4:
IRREGULAR SEC? y X n LAND GRANT: Z. Hogan Grant
USGS 7.5 MAP: Jacksonville, 1964: PR 1982
UTM: ZONE: EASTING: NORTHING:
COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY
ARCHITECT:
BUILDER:
CONSTRUCTION DATE: c 1903 RESTORATION DATE(S):
MODIFICATION DATE(S):
MOVE: DATE: ORIG. LOCATION:
ORIGINAL USE (S): Private residence
PRESENT USE (S): Private residence

DESCRIPTION
STYLE: Frame Vernacular
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR: Unknown
NO. STORIES: 2 OUTBLDGS: 0 PORCHES: 1 DORMERS: 0
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Asbestos shingle
FOUNDATION: TYPE: Piers
MATERIALS: Brick
INFILL:
PORCHES: N/entrance/integrated roof, square posts/1 bay
ROOF: TYPE: Gable
SURFACING: Composition shingle
SECONDARY STRUCS:
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS:
WINDOWS: Double-hung sash, 2/2 lights

EXTERIOR ORNAMENT: Wood
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

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

Du 7604

RECORD NO: 115
Page 2 FMSF HISTORICAL STRUCTURE FORM Site 8 _____

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

ELIGIBLE FOR NAT. REGISTER?	y	X 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

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*  * *  * 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: Robert Bennett & Michael Fenton
DATE: 06/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 4, #13

PHOTOGRAPH M A P

See Attachments

Du 7604

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This two-story Frame Vernacular residential building is located at 222 East Duval Street. Notable architectural features include a front-facing gable roof, a rectangular oriel window, a semi-octagonal bay window, an offset entrance, and entrance porch. The porch has an integrated roof supported by square wooden posts. The exterior wall fabric is asbestos shingle. Fenestration consists of 2/2 double-hung sash windows. Alterations consist of the exterior wall fabric.

Architectural Context: Frame Vernacular, the prevalent style of residential architecture in Florida, refers to the common wood frame construction technique employed by lay or self-taught builders. Before the Civil War, residents relied upon local materials and their own methods and designs to construct buildings. The Industrial Revolution permitted standardization of building materials and parts and exerted a pervasive influence over vernacular house design. Popular magazines helped to make architectural trends universal throughout the country. The railroad provided cheap and efficient transportation for manufactured building materials. Ultimately, individual builders had access to a myriad of finished architectural products from which to create their own designs.

Frame Vernacular houses are typically one or two stories in height, with wood balloon frame structural systems and brick pier foundations. Plans are usually rectangular, though L-shaped plans were often used to maximize cross-ventilation. Gable or hip roofs usually have steep pitches which accommodate attic space. Horizontal drop siding and weatherboard are the most common exterior wall surface materials. Wood shingles were often used to cover the roofs, but they have nearly always been replaced by composition shingle. Porches, most commonly simple entrance or end porches, are common features of the style. Fenestration is regular, but not always symmetrical. Windows are generally double-hung sash with multi-pane glazing and doors contain recessed wood panels. Exterior decoration is sparse and limited to ornamental woodwork.

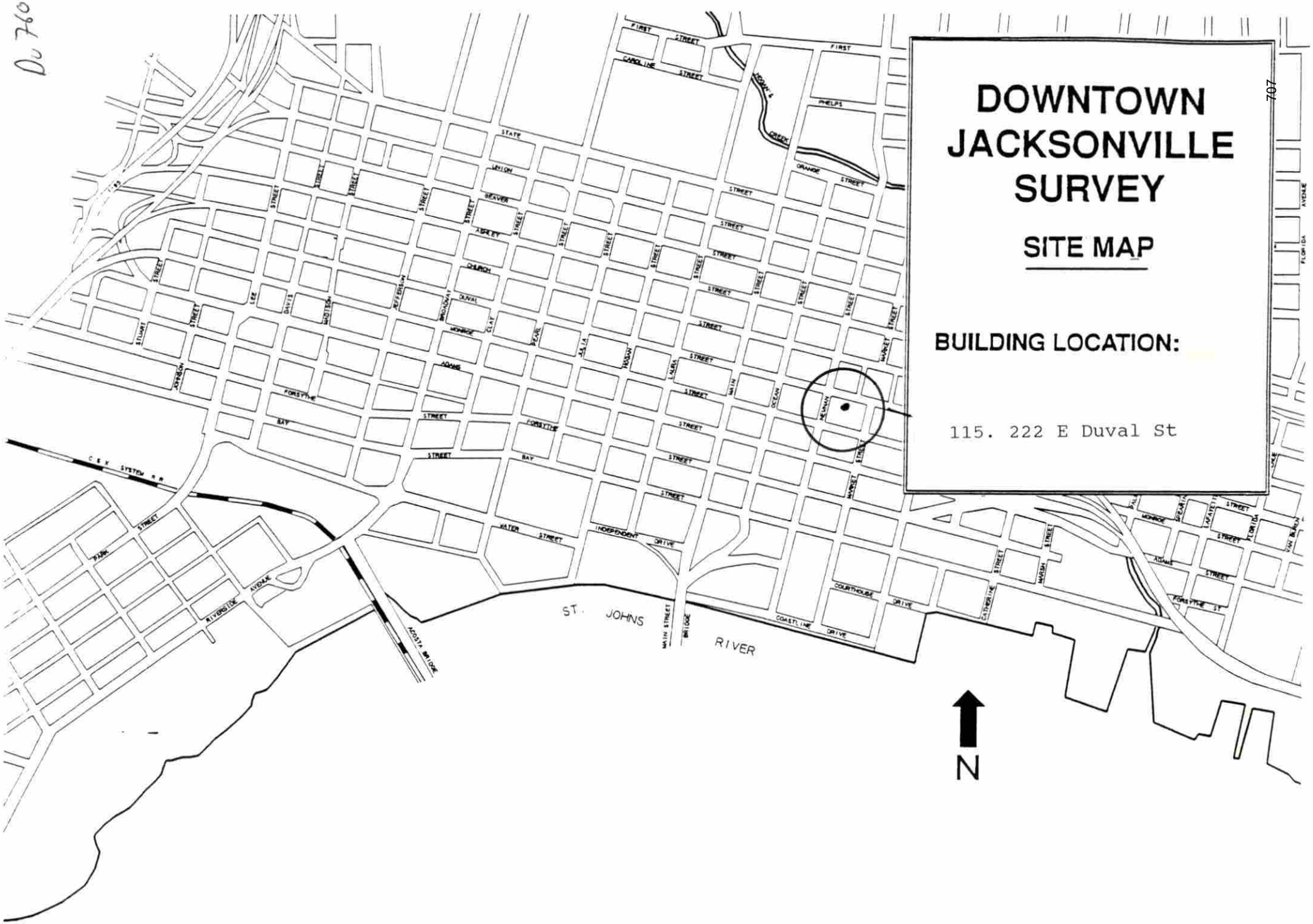
Historical Narrative: Located in the downtown area, the Alyce Apartments embodies many of the architectural characteristics of buildings constructed in Jacksonville immediately after the Great Fire of 1901. It first appears on Sanborn Company maps in 1903. According to R.L. Polk's Jacksonville City Directory, the building was listed as the Alyce Apartments in 1925.

Historical Context: Located on a narrow bend of the St. Johns River, the downtown Jacksonville area was once an important fording point used by Indians, Spanish explorers, and British colonists. During the Second Spanish Colonial period (1784-1821) the area, then known as Cows Ford, was the site of several large land grants. Little significant development occurred there, however, until after the United States acquired Florida from Spain in 1821.

Isaiah D. Hart, who emigrated from the St. Marys River area, surveyed and laid out the town of Jacksonville in 1822. Despite a devastating fire in 1845, and the effects of the Civil War, Jacksonville experienced steady economic growth as a major shipping port. Lumbering and tourism also played prominent roles in the local economy. Beginning in the 1870s, rail and steamship service to northern markets transformed the city into the gateway to Florida's peninsula. As a result, Jacksonville's population grew steadily throughout the remainder of the nineteenth century. The size of the original town was markedly increased by the annexation of surrounding suburbs, including La Villa, East Jacksonville, Riverside, and Springfield in 1887.

In 1901 a devastating fire destroyed over 2,000 buildings in the downtown area and left over 8,677 people homeless. The fire gave Jacksonville an opportunity to rebuild a modern, twentieth century city. Fireproof materials, brick, stone, concrete and steel, were employed in erecting a new skyline. Architects flocked to the city and designed buildings that reflected contemporary national trends. Intensive building activity took place during the first three decades of the twentieth century. By the time of the collapse of the Florida land boom in 1926 much of the area of downtown Jacksonville had been developed. Jacksonville, unlike many other communities in Florida, continued to grow during the Great Depression years of the 1930s. Since World War II, however, urban renewal projects, coupled with intensive pressure for modern development, has led to the destruction of a significant number of historic buildings in the downtown area. Those that remain are worthy of preservation for they represent important, non-renewable resources that are vital in understanding the city's past.

Du 7604


DOWNTOWN
JACKSONVILLE
SURVEY
SITE MAP
BUILDING LOCATION:
115. 222 E Duval St
N
ST. JOHNS RIVER
FIRST STREET
CAROLINE STREET
PHELPS
ORANGE STREET
STATE
UNION
BEAVER
ASHLEY
CHURCH
DUVAL
MONROE
ADAMS
FORSYTHE
BAY
WATER STREET
INDEPENDENT DRIVE
COURTHOUSE DRIVE
COASTLINE DRIVE
MAIN STREET BRIDGE
ACOSTA BRIDGE
RIVERSIDE AVENUE
PARK STREET
C & X SYSTEM R.R.
STUART
JOHNSON
LEE
DAVIS
MADISON
JEFFERSON
BROADWAY
CLAY
PEARL
JULIA
HOGAN
LAURA
MAIN
OCEAN
NEWNAN
MARKET
CATHERINE
MARSH
FLORIDA AVENUE
FORSYTHE ST
VAN BUREN
LAFAYETTE
SPEARING
PALM

115. 222 E Duval St
EVERGREEN CEMETERY
Brentwood
Talleyrand
Springfield
JACKSONVILLE
Union Station
Hendricks Point
ST JOHNS RIVER
Commodore Point
Drydocks
Coliseum
Gator Bowl
Ball Park
City Hall
Central Sch
Hemming Park
Pumping Station
Playground
City Cem
Boys Home
Oakland Sch
Rutherford Sch
Springfield Park
Brewster Hospital
St Lukes Hospital
Beal Sch
Scott Sch
Blocker Jr High Sch
New Stanton High Sch
Walker Sch
Ball Park
Mt Herman Sch
Ford Sch
Lewis High Sch
Jackson High Sch
Holy Rosary Sch
Long Branch Sch
Kooker Park
Axson Sch
Sewage Disposal Reservoirs
Brown Sch
Gilbert Jr High Sch
Fairfield Sch
Treaty Oak Park
City Park
Radio Tower (WJXT)
San Marco
INTERCHANGE 3
INTERCHANGE 4
INTERCHANGE
MUNICIPAL TERMINAL
MATHEWS BRIDGE
FULLER WARREN BRIDGE
ACOSTA BRIDGE
MAIN ST BRIDGE
BOARD COAST LINE
ST JOHNS RIVER TERMINAL
Deer Creek
Hogan Creek
Brentwood Park
Park

M.

Information

JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Jacksonville Historic Preservation Commission (JHPC) Task Force

Pending Legislation

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

FROM: Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section

SUBJECT: Historic Preservation Legislation

DATE: August 28, 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** – 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. Please see the attached memorandum for more details. (**LUZ: WITHDRAWN**)

- **Ordinance 2024-0515** – An appeal has been filed for the denial of window replacement (COA-24-30140) at 1920 Montgomery Pl. (**LUZ: WITHDRAWN**)

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.

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: The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council

FROM: R. Brett James, Director RBJ
Planning and Development

RE: Ordinance 2024-0471 / Demolition Timeline / Process Improvements

DATE: July 30, 2024

On April 24, the Historic Preservation Commission (HPC) approved demolition of 125 East 3rd Street (COA-24-30120) in the Springfield Historic District; this was in alignment with the Planning and Development Department (PDD) recommendation. An appeal of the approval was filed by a third party on May 28 (Res. 2024-471). A copy of the Staff Report and Meeting Minutes are attached.

Due to internal practices and an ambiguity within the Ordinance Code, the Applicant/Owner demolished the structure before action was taken on the appeal by City Council. Following are key dates:

- **April 24, 2024** – The HPC voted to approve Certificate of Appropriateness (COA-24-30120) for the demolition of 125 East 3rd Street.

- **April 25, 2024** – The Applicant/Owner initiated a permit request for demolition (Permit #B-24-151361)

- **May 9, 2024** – The Applicant/Owner was sent a copy of the COA Final Order executed on May 6, 2024. As was standard practice, PDD Staff (Historic Preservation Section) signed off on the demolition permit within the 21-day appeal period.

- **May 23, 2024** – *Preservation SOS*, a neighborhood group in Springfield, sent PDD staff an email requesting materials needed to file an appeal of COA-24-30120. PDD Staff notified the Applicant/Owner via email about a potential appeal, recommending a pause until final action was taken by City Council.

- **May 27, 2024 (Memorial Day)** – The 21-day appeal period ended on a legal holiday. Per Section 1.102(i), Ordinance Code, if a deadline falls on a legal holiday, the appeal period shall end on the next business day.

- **May 28, 2024** – *Preservation SOS* filed their appeal with the Legislative Services Division. The Office of General Counsel (OGC) determined that the appeal was timely filed.

- **May 30, 2024** – Applicant/Owner proceeded to obtain permit approved for demolition. The Building Inspections Division (BID) was unaware of the appeal and, consequently, finalized the permit.

- **May 31, 2024** – The Legislative Services Division notified Planning Department staff that an appeal was filed. The Ordinance Code (Sec. 307.204(a)) also requires that the Legislative Services Division notify the Chief of BID of the pending appeal. However, the Chief of BID was not notified. The Ordinance Code does not explicitly require the Applicant/Owner to be notified.

- **July 1, 2024** – Planning Department staff were notified about the property being demolished. Although Planning Department staff immediately contacted the Applicant/Owner and placed a stop work order on the permit, the significantly dilapidated structure was fully demolished before word reached the site. According to the Applicant/Owner, they proceeded with their permit because they were not notified that an appeal was filed.

Demolition of a building with an active appeal is an unfortunate and unacceptable event. To ensure the situation does not repeat, PDD and OGC identified and will take action in the following areas:

1. **Ordinance Code** – OGC identified an opportunity to update Sec. 307.204(a and b) to require notification of the property owner and applicant when an appeal has been filed.

2. **COA Final Order** – OGC identified an opportunity to add language to Final Orders that clarifies the 21-day appeal period.

3. **COA Permit Reviews** – PDD will not sign off on permits until after the 21-day appeal deadline (as notated on the signed Final Order) has expired. This applies only to COAs that require HPC action; it does not apply to COAs administratively approved by PDD.

4. **Notification of Appeals** – PDD will formally notify the applicant/owner and the appellant any time an appeal has been filed, regardless of whether a determination on standing has been made.

Enclosures

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