

City of Jacksonville Ed Ball Building, 8th Floor - Conference Room 851 214 North Hogan Street - Jacksonville, Florida 32202



A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, January 24, 2024 (3:00 PM - 5:00 PM)

Members:

Jack C. Demetree, III, Chairman Ethan Gregory, Secretary Maximilian Glober Michael Montoya Julia Epstein Olivia Frick William "Bill" Hoff

AGENDA

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

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

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

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

NOTE: The next regular meeting will be held Wednesday, February 28, 2024.

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

ADDRESSING THE BOARD/COMMITTEE. At public hearings required by law or fixed by the Board/Committee, the presiding officer shall extend the floor to proponents and opponents of the subject matter of the public hearing, and those filing written requests or speakers cards shall be heard prior to other persons who appear at the hearing. Each person addressing the Board/Committee shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Board/Committee staff before addressing the Board/Committee, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her comments to three (3) minutes, unless further time is granted by the Board/Committee. All remarks shall be addressed to the Board/Committee as a body and not to any member thereof. No person other than a Board/Committee Member or the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Board/Committee, without the permission of the presiding officer. All questions to the Board/Committee shall be directed through the presiding officer. 2

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 December 13, 2023

B. Deferred Items

- 1. COA-22-27451 (2768 Riverside Avenue)
- 2. COA-23-28339 (3664 Richmond Street)
- 3. COA-23-29186 (2799 Selma Street)

C. Consent Agenda

1. COA-23-29974

District: Riverside/Avondale - 1404 Avondale Avenue Applicant: JAA Architecture Owner: Cynthia and Daniel Debrunner Request: New construction - addition Staff Recommendation: Approve with Conditions

2. COA-23-30036

District: Riverside/Avondale - 1430 Donald Street Applicant: Charles David, David Construction Co. of Jax, Inc. Owner: Matthew C. David Request: New construction Staff Recommendation: Approve with Conditions

3. COA-23-30102

District: Springfield - 1324 Ionia Street Applicant: Terrawise Homes Owner: Terrawise Homes Request: New construction Staff Recommendation: Approve with Conditions

4. COA-23-30125

District: Riverside/Avondale - 2822 Riverside Avenue Applicant: Kevin C. Murphy Owner: Kevin C. Murphy Request: Reroof Staff Recommendation: Approve with Conditions

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-23-08

District: Eastside National Register - 1009 Jessie Street Applicant: Fatima Floyd and Noriko Floyd Owner: Fatima Floyd and Noriko Floyd Request: Landmark Designation

3. LM-23-09

District: 6360 Commerce Street / 0 Arlington Road Applicant: Jacksonville Historic Preservation Commission Owner: City of Jacksonville Request: Landmark Designation

G. Certificates of Appropriateness

1. COA-23-29976

District: Riverside/Avondale - 1928 Morningside Street Applicant: Stephen Reinel, Reinel Architecture and Design, LLC Owner: Patrick Snyder Request: Alterations Staff Recommendation: Approve with Conditions

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

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

- 1. Officer Elections
- 2. HPS Window Supplement

M. Information

- 1. 2024 Historic Preservation Resource Packet
- 2. Public Works Improvement Projects
- 3. Pending Legislation

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment

A. Call to Order



1. Submittal Of Speaker's Cards



2.

Reminder of Meeting Break Times



3. Approval of the Minutes



	3
	1 every two hours as needed.
CITY OF JACKSONVILLE	2 With that, I'll entertain a motion to pass
HISTORIC PRESERVATION	3 the minutes from the November 15th meeting.
COMMISSION	4 COMMISSIONER LOPERA: Motion to approve
	5 the meeting minutes from November 15, 2023.
	6 COMMISSIONER MONTOYA: Second.
Proceedings held on Wednesday, December 13, 2023,	7 THE CHAIRMAN: All those in favor?
commencing at 3:02 p.m., at Jacksonville City Hall,	8 COMMISSION MEMBERS: Aye.
Don Davis Room, 117 West Duval Street, Jacksonville,	9 THE CHAIRMAN: Those opposed?
Florida, before Diane M. Tropia, FPR, a Notary Public in	10 COMMISSION MEMBERS: (No response.)
and for the State of Florida at Large.	
PRESENT:	12 approved those minutes.
JACK C. DEMETREE, III, Chairman.	13 We're going to jump right into
ANDRES LOPERA, Vice Chair. JULIA EPSTEIN, Secretary.	14 Section C actually, excuse me. We've got
MICHAEL MONTOYA, Commission Member. ETHAN GREGORY, Commission Member.	15 four deferred items. I'll run through those
	16 real quick: Section B, we have COA-22-27451,
ALSO PRESENT:	
ARIMUS WELLS, Planning and Development Dept.	17 2768 Riverside Avenue; COA-23-28339, 3664
JERMAINE ANDERSON, Planning and Development. CARLA LOPERA, Office of General Counsel.	18 Richmond Street; COA-23-29186, 2799 Selma
JOANNA SNYDER, Planning and Development Dept.	19 Street; and LS-23-01, 538 Ellis Road South.
	20 With that, we will jump to our consent
	agenda, which is Section C on your agenda
	22 today. On consent we have COA-23-29757, 2257
	23 Riverside Avenue; COA-23-29813, 3873 Jean
	24 Street; and COA-23-29935, 1818 Montgomery
Diane M. Tropia, Inc., Post Office Box 2373, Jacksonville, FL 32203	25 Place.
(904) 821-0500	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300
2	4
1 PROCEEDINGS	
	1 Do we have any commissioners that have any
December 13, 2023 3:02 p.m.	2 ex parte? Any comments or concerns about
2	3 those?
3 THE CHAIRMAN: Welcome to the	4 COMMISSION MEMBERS: (No response.)
4 December 13th meeting of the Jacksonville	5 THE CHAIRMAN: With that, we'll open the
5 Historic Preservation Commission.	6 public hearing.
6 If we could start with some introductions,	7 Is anyone in the public here to speak on
7 please.	
8 MR. ANDERSON: Jermaine Anderson, Historic	
9 Preservation.	9 (Audience member approaches the podium.)
	10 AUDIENCE MEMBER: I'm just here on my
	11 name is Forrest Andrews. I'm the agent for
11 Preservation.	12 Allen Poucher. He's not able to be here today.
12 MS. LOPERA: Carla Lopera, Office of	13 THE CHAIRMAN: All right.
13 General Counsel.	14 MR. ANDREWS: I'm just (inaudible).
14 COMMISSIONER LOPERA: Andres Lopera,	,
15 commissioner.	15 THE CHAIRMAN: All right. If we need you,
16 I HE CHAIRMAN: J.C. Demetree, Chair.	16 we'll call you.
 16 THE CHAIRMAN: J.C. Demetree, Chair. 17 COMMISSIONER GREGORY: Ethan Gregory. 	17 MR. ANDREWS: Thank you.
17 COMMISSIONER GREGORY: Ethan Gregory,	
17 COMMISSIONER GREGORY: Ethan Gregory,18 commissioner.	17 MR. ANDREWS: Thank you.18 THE CHAIRMAN: Perfect. Thank you.
 COMMISSIONER GREGORY: Ethan Gregory, commissioner. COMMISSIONER MONTOYA: Michael Montoya, 	 MR. ANDREWS: Thank you. THE CHAIRMAN: Perfect. Thank you. Is there anyone else here to speak on any
 17 COMMISSIONER GREGORY: Ethan Gregory, 18 commissioner. 19 COMMISSIONER MONTOYA: Michael Montoya, 20 commissioner. 	 17 MR. ANDREWS: Thank you. 18 THE CHAIRMAN: Perfect. Thank you. 19 Is there anyone else here to speak on any 20 of these?
 COMMISSIONER GREGORY: Ethan Gregory, commissioner. COMMISSIONER MONTOYA: Michael Montoya, commissioner. COMMISSIONER EPSTEIN: Julia Epstein, 	 17 MR. ANDREWS: Thank you. 18 THE CHAIRMAN: Perfect. Thank you. 19 Is there anyone else here to speak on any 20 of these? 21 AUDIENCE MEMBER: (Indicating.)
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	Jacksonville c Preservation Commission		December 13, 2023 Uncertified Condensed Copy
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1	AUDIENCE MEMBER: Oh, yes.	1	THE CHAIRMAN: All right. With that,
2	Okay. Never mind.	2	we're going to breeze on down to New Business.
3	THE CHAIRMAN: Okay. I think with that,	3	We've got a building renaming, 6360 Commerce
4	we'll close the public hearing, and I'll	4	Street.
5	entertain a motion.	5	MR. WELLS: Okay. So this is the proposed
6 7	COMMISSIONER LOPERA: Motion to approve the consent agenda.	6 7	naming of 6360 Commerce Street, and this pertains to Ordinance 2023-0793. So
8	COMMISSIONER GREGORY: Second.	7 8	November 14th of this year, that same ordinance
9	THE CHAIRMAN: All those in favor?	9	was introduced to propose naming the City-owned
10	COMMISSION MEMBERS: Aye.	10	building located at that address as the Rita F.
11	THE CHAIRMAN: Those opposed?	11	Reagan building.
12	COMMISSION MEMBERS: (No response.)	12	So in accordance with Chapter 122.105 of
13	THE CHAIRMAN: Hearing none, the consent	13	the Ordinance Code, the naming and renaming of
14	agenda has been approved.	14	public buildings, public facilities, and public
15	And if you're on consent, you're good.	15	parks requires a report from the Historic
16	AUDIENCE MEMBER: We're good?	16	Preservation section and an advisory
17	THE CHAIRMAN: Yeah.	17	recommendation from the Commission.
18	AUDIENCE MEMBER: Can I ask a question?	18	We evaluate on the seven eight
19	THE CHAIRMAN: Sure. Come on up.	19	mentioned criteria. And then, essentially,
20	AUDIENCE MEMBER: So	20	again, this they're looking to rename the
21	THE CHAIRMAN: I'm going to need your name	21	building to Rita F. Reagan. This property is
22	and address real quick.	22	associated with the Eagle Film City, which
23	AUDIENCE MEMBER: Okay. That's right.	23	is also known as the Norman Film Studios
24	It's Kim James, and it's 3873 Jean Street.	24	complex. This complex was originally composed
25	THE CHAIRMAN: Okay.	25	of five wood frame buildings and an outdoor
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	6		8
1	MS. JAMES: I just want to make sure.	1	pool that occupied all of Block 47 of the
2	Now, are we able to get our permits and move forward with the	2 3	Arlington Heights plat. All the buildings are simple frame vernacular style.
	THE CHAIRMAN: That's an Arimus question.	3 4	There is a site plan attached within the
4 5	MR. WELLS: Through the Chair to the	5	book itself, and this is essentially,
6	applicant, so not yet. So you'll be receiving	6	identifies Building Number 5 on the site plan.
7	in the mail and via as email the final order.	7	So this particular building was originally used
8	So it's just verifying the final order	8	as a set building; however, since the Norman
9	conditions of your COA. And so once you	9	Film Studios in use in the 1930s it
10	receive that, then that's when you can apply	10	became used or it started to be used as a
11	for permitting.	11	dance studio between the 1950s and the 1970s.
12	MS. JAMES: Do you have any idea how long	12	And the structure was mostly recently used
13	that will be before we	13	as the Circle of Faith Ministries church.
14	MR. WELLS: It's up to 21 days, but	14	So according to archival records, the
15	it's it's pretty quick. This will be a	15	existing building was constructed around 1916.
16	quick turnaround, so	16	This two-story wood frame building is
17	MS. JAMES: Christmas miracle, please?	17	characterized by a simple frame vernacular
18	MR. WELLS: I don't want to put that on	18	style with clapboard siding, composition hip
19	the General Counsel's Office, but I would say	19	roof, and wooden sash windows.
20	maybe a week, up to a week.	20	And one thing I do want to clarify in the
21	MS. JAMES: All right.	21	report pertaining to Item Number 3, which is
22	All right, y'all. Merry Christmas. Thank	22	whether any historical structures or landmarks
23	YOU.	23 24	on the subject property we had some issues
24	THE CHAIRMAN: Merry Christmas.	24	with our GIS maps, and so, essentially, this
2F	COMMISSIONED LODEDA. Vou too		
25	COMMISSIONER LOPERA: You too.	25	property was incorrectly designated as a
25	COMMISSIONER LOPERA: You too. Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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	9		11
1	landmark on the on our GIS map. So the	1	the Chair, you know, she passed away earlier
2	property was nominated via LM-93-11 so this	2	this year. It's a great tribute to her, so
3	is in 1993 by the Commission. However, the	3	(inaudible).
4	ordinance to actually approve the landmarking	4	THE CHAIRMAN: All right. I'll open the
5	was withdrawn by City Council. So we still	5	public hearing.
6	have the report itself; and that, at that time,	6	Would anyone
7	was withdrawn because of owner opposition,	7	COMMISSIONER GREGORY: Yeah, I was going
8	S0	8	to say so this building is owned by the
9	I will say, outside of this, if you-all	9	City, but it is not designated as an historic
10	want to sponsor the initiation of this	10	landmark?
11	project or property for landmarking, you are	11	MR. WELLS: Through the Chair to
12	free to do so in the I'm sorry in the	12	Commissioner Gregory, that is correct.
13	New Business section of the agenda.	13	COMMISSIONER GREGORY: Okay. Maybe we
14	But other than that, the existing building	14	should consider designating it in the future.
15	is not part of a common name of streets	15	THE CHAIRMAN: Yeah, sounds
16	throughout the community. It does not have a	16	MR. WELLS: Again, you can do it I
17	formally designated name. Again, this building	17	might have gotten the section wrong, but I
18	was converted to a motion picture studio during	18	think it would be under New Business if you
19	Florida's film-making heyday in the 1910s. And	19	wanted to
20	during that time itself, Mr. Norman, who is	20	COMMISSIONER GREGORY: Okay. If
21	associated with the Norman Film Studios,	21	MR. WELLS: To initiate that, you just
22 23	produced a groundbreaking series of films that starred African-American characters in positive	22 23	have to go back to it, and 6360 Commerce. COMMISSIONER GREGORY: Okay.
23 24	roles, such as aviators, cowboys, and it was	23 24	THE CHAIRMAN: Is there anyone here to
24 25	mainly aimed at the black audience.	24	speak on this building renaming?
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	10		12
1	The City purchased the property in the	1	AUDIENCE MEMBERS: (No response.)
2	1990s, and leased the building as a church.	2	THE CHAIRMAN: Okay. We'll close the
3	This building will be renamed in honor of	3	public hearing.
4	historic preservationist, community activist	4	COMMISSIONER LOPERA: Motion to recommend
5	and urban pioneer, Rita F. Reagan. She, for	5	for approval building renaming 6360 Commerce
6	nearly well, basically for nearly two	6	Street.
7	decades, Ms. Reagan deeply was involved in	7	COMMISSIONER EPSTEIN: Second.
8	the preservation of Norman Studios. She was	8	THE CHAIRMAN: All those in favor?
9	actually successful in convincing the City to	9	COMMISSION MEMBERS: Aye.
10	purchase the silent film complex. And she is	10	THE CHAIRMAN: Those opposed?
11	also has sure in the Caute of ald as a second in the four hour	11	
11	also known in the Springfield community for her		COMMISSION MEMBERS: (No response.)
12	efforts in saving the Klutho Apartments	12	THE CHAIRMAN: Hearing none all right.
12 13	efforts in saving the Klutho Apartments building in Springfield, which reopened in	12 13	THE CHAIRMAN: Hearing none all right. You have approved it.
12 13 14	efforts in saving the Klutho Apartments building in Springfield, which reopened in 2004.	12 13 14	THE CHAIRMAN: Hearing none all right. You have approved it. I think we're jumping the demo delay,
12 13 14 15	efforts in saving the Klutho Apartments building in Springfield, which reopened in 2004. So based on our analysis and the criteria	12 13 14 15	THE CHAIRMAN: Hearing none all right. You have approved it. I think we're jumping the demo delay, correct?
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12 13 14 15 16 17 18 19 20	efforts in saving the Klutho Apartments building in Springfield, which reopened in 2004. So based on our analysis and the criteria previously mentioned, it is the opinion of the Department that this proposed naming of the City-owned building be named after a person that has made significant contributions to the preservation of the Norman Studios complex as	12 13 14 15 16 17 18 19 20	THE CHAIRMAN: Hearing none all right. You have approved it. I think we're jumping the demo delay, correct? MR. WELLS: Correct. That's been deferred one cycle. THE CHAIRMAN: All right. So we are at fencing guidelines. MR. WELLS: All right. Through the Chair
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Historic Preservation Commission	

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1	And so on the screen right now, or in the	1	originally, we were going to pitch the entire
2	book itself too, there's the existing fencing	2	thing to you-all for this meeting, but we
3	guidelines. The last time it was adopted	3	decided it would be more prudent just to
4	and the only time it was updated was in 2003,	4	present the first page, and then just explain
5	so we took a hard look at the guidelines	5	the purpose and intent, and then also look at
6	itself. And although not major changes were	6	potentially what will be going within this
7	made necessarily, we did cut down some of the	7	or going inside the resource packet.
8	content to make it more streamlined and more	8	So, again, coupled with the fencing
9	visually appealing and more intuitive for	9	guidelines, our section wanted to make a series
10	customers and contractors and just for the	10	of just updates to the way we interact with the
11	average person to understand.	11	customer and just customers and public
12	So what we have in terms of a proposal is	12	and in general. So we came up with the idea
13	a five or a four-page document. So this	13	just to develop a resource packet that compiles
14	will be the new cover page (indicating), and we	14	all of our different literally resources
15	added some more visuals in here. And we broke	15	pertaining to Historic Preservation, and then
16	it down into height and placement, as well as	16	just something that we can hand out to
17	materials, appropriate and inappropriate	17	customers and just streamline the process and
18	street-visible materials. And we also added an	18	the forms that we have.
19	FAQ section here, so just to answer some of	19	And so, ideally, we want to roll this out
20	those commonly asked questions.	20	in next year, or next month, actually, but I
21	And so that's, again, what we presented,	21	wanted to get, just from a preliminary
22	and we would love some ideas or suggestions you	22	standpoint, just any tips, ideas, or things
23	may have from a preliminary standpoint.	23	that you think would be helpful to include
24	Otherwise, we would stand by for a	24	within the resource packet.
25	recommendation of approval.	25	So on Page 2 is a table of contents. So
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	14		16
1	THE CHAIRMAN: All right. Questions for	1	we just wanted to have a General
2	staff?	2	Information/Welcome section.
3	COMMISSION MEMBERS: (No response.)	3	Heinful Links and Resources So this
			Helpful Links and Resources. So this
4	THE CHAIRMAN: Okay. I'll open the public	4	could be anything pertaining to just how to
4 5	hearing if anybody is here to speak on this.	4 5	could be anything pertaining to just how to apply for a COA, to the actual design
4 5 6	hearing if anybody is here to speak on this. AUDIENCE MEMBERS: (No response.)	4 5 6	could be anything pertaining to just how to apply for a COA, to the actual design guidelines for both historic districts. It
4 5 6 7	hearing if anybody is here to speak on this. AUDIENCE MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll close	4 5 6 7	could be anything pertaining to just how to apply for a COA, to the actual design guidelines for both historic districts. It would include a copy of the COA matrix. And a
4 5 6 7 8	hearing if anybody is here to speak on this. AUDIENCE MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll close the public hearing, and I'll entertain a motion	4 5 6 7 8	could be anything pertaining to just how to apply for a COA, to the actual design guidelines for both historic districts. It would include a copy of the COA matrix. And a subset of that is just including what we refer
4 5 6 7 8 9	hearing if anybody is here to speak on this. AUDIENCE MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll close the public hearing, and I'll entertain a motion on	4 5 6 7 8 9	could be anything pertaining to just how to apply for a COA, to the actual design guidelines for both historic districts. It would include a copy of the COA matrix. And a subset of that is just including what we refer to as the Scope of Work Quick Reference Guide.
4 5 6 7 8 9 10	hearing if anybody is here to speak on this. AUDIENCE MEMBERS: (No response.) THE CHAIRMAN: Seeing none, we'll close the public hearing, and I'll entertain a motion on COMMISSIONER LOPERA: Motion to approve	4 5 6 7 8 9	could be anything pertaining to just how to apply for a COA, to the actual design guidelines for both historic districts. It would include a copy of the COA matrix. And a subset of that is just including what we refer to as the Scope of Work Quick Reference Guide. So that details different types of scopes of
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-	f Jacksonville		December 13, 2023
HISTOR	ic Preservation Commission 17		Uncertified Condensed Copy 19
1	Contents as well.	1	COMMISSIONER EPSTEIN: Through the Chair,
2	COMMISSIONER MONTOYA: Through the Chair,	2	I believe there are a couple of meetings that
3	question for staff. I don't think we've done	3	are coming up about the Trio with that new
4	it in a while, but there have been times that	4	legislation that was coming up for that too.
5	we've gone around to the districts, someone	5	That would be something to add to there, just
6	from I think it was Lisa Sheppard in the	6	because it's such an important piece of
7	past, has gone around, just to like, at a	7	Jacksonville architecture.
8	SPAR meeting or, like, community meetings and a	8	THE CHAIRMAN: All right. I don't think
9	RAP meeting. And just, again, talking about	9	we have any Public Works improvements, do we?
-		10	MR. WELLS: Through the Chair, we do not.
10	the guidelines.	-	
11	Is there any is there any thought about	11	THE CHAIRMAN: Okay. Well, with that, I
12	doing that with this, or because we still	12	think we would like to present Andres with a
13	have people that are claiming ignorance about	13	little plaque here for your years of dedicated
14	things, you know, and any kind of community	14	service.
15	action I know you're it's not like you	15	COMMISSIONER LOPERA: I thought my reward
16	don't have a lot of things to do, I realize	16	was just taking my placard with my name on it
17	that, but, I mean, I I, for one that's	17	with me.
18	something that I would participate in; like, I	18	THE CHAIRMAN: No, actually, that has to
19	would help you to do that, if you wanted to,	19	stay.
20	just to get more word out to the general	20	COMMISSIONER LOPERA: Well, thank you.
21	community about the the historic guidelines	21	It's been an honor to serve on this
22	and things like this that they can access.	22	commission for several years. I haven't won an
23	MR. WELLS: Through the Chair to	23	award since high school.
24	Commissioner Montoya, that that's a good	24	Thank you.
25	question because we initially just thought of	25	(Applause.)
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	18		20
1	just doing an email blast to all the community	1	THE CHAIRMAN: Well, we appreciate
2	organizations or just stakeholders within	2	everything you've done. It's been how long
3	the in both districts, but we do have	3	have you have been on this, six years?
4	meetings with SPAR three times a year, and	4	COMMISSIONER LOPERA: As long as you have.
5	usually we just go over the COA process, but I	5	THE CHAIRMAN: I'll be seven years in
6	think it would be helpful to just to touch	6	January.
7	base on the new packet itself, and then do the	7	All right. Well, you know, good luck out
8	same thing for RAP, so that is a good idea.	8	there.
9	THE CHAIRMAN: All right. Anybody have	9	COMMISSIONER LOPERA: Thank you.
10	anything else?	10	THE CHAIRMAN: Come back and see us.
11	COMMISSION MEMBERS: (No response.)	11	COMMISSIONER LOPERA: Absolutely.
12	THE CHAIRMAN: Okay. Let's move forward.	12	THE CHAIRMAN: All right. Does anybody
13	Pending legislation.	13	have anything else?
14	MR. WELLS: All right. So for this one,	14	COMMISSIONER MONTOYA: I just want to echo
15	this is the not much moving through the	15	what everyone has said. I really enjoyed
16	Council right now, but we have Ordinance	16	working with you on this commission, and your
17		17	service has been invaluable. Your knowledge of
	2023-0796, so this is the bill that is the		-
18	2023-0796, so this is the bill that is the landmark for 411 North Liberty Street, so it's	18	structural systems and your contribution day in
18 19	2023-0796, so this is the bill that is the landmark for 411 North Liberty Street, so it's going to the Land Use and Zoning Committee	18 19	structural systems and your contribution day in and day out on this panel has been really
18 19 20	2023-0796, so this is the bill that is the landmark for 411 North Liberty Street, so it's going to the Land Use and Zoning Committee January 3rd.	18 19 20	structural systems and your contribution day in and day out on this panel has been really great, so thank you. It's been a pleasure.
18 19	2023-0796, so this is the bill that is the landmark for 411 North Liberty Street, so it's going to the Land Use and Zoning Committee January 3rd. And they also have a pending ordinance for	18 19	structural systems and your contribution day in and day out on this panel has been really
18 19 20	2023-0796, so this is the bill that is the landmark for 411 North Liberty Street, so it's going to the Land Use and Zoning Committee January 3rd. And they also have a pending ordinance for the denial of the after-the-fact wholesale	18 19 20 21 22	structural systems and your contribution day in and day out on this panel has been really great, so thank you. It's been a pleasure. COMMISSIONER LOPERA: I appreciate that. Thank you.
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18 19 20 21 22 23 24	2023-0796, so this is the bill that is the landmark for 411 North Liberty Street, so it's going to the Land Use and Zoning Committee January 3rd. And they also have a pending ordinance for the denial of the after-the-fact wholesale window replacement, so that will be happening sometime next year. And that is all the ordinances right now.	18 19 20 21 22 23 24	structural systems and your contribution day in and day out on this panel has been really great, so thank you. It's been a pleasure. COMMISSIONER LOPERA: I appreciate that. Thank you. COMMISSIONER EPSTEIN: I was saying the same thing before you came in. I was like, man, I've got to, like, take notes and give

	21		23
1	better things, instead of, like, "This is bad."	1	"Great."
2	You have always such important information	2	So I read through some of your literature,
3	to give that's precise and succinct to actual	3	your reference literature. And wanting to keep
4	real things, so	4	with the sort of historic look, I picked
5	COMMISSIONER LOPERA: I appreciate that.	5	lines I don't know what you guys call
-		-	· • ·
6	Thank you, Commissioner.	6	them and I submitted my COA, and I got, No,
7	COMMISSIONER GREGORY: I agree. A real	7	you can't do those lines because they weren't
8	professional. Thank you.	8	there before.
9	COMMISSIONER LOPERA: Thank you.	9	Currently, my house, the upstairs has no
10	THE CHAIRMAN:All right.Well, do you	10	lines and the downstairs has lines, which I
11	want to adjourn us?	11	think is ridiculous because, like, who would
12	MS. LOPERA: I'm sorry.	12	buy a house with, you know, lines somewhere and
13	THE CHAIRMAN: What else have we got?	13	not the other? And so I said, All right. So
14	MS. LOPERA: Well, we did not do public	14	I'm working with the representative from the
	· · ·		- ·
15	comment and	15	COA office. She said, Well, you can either
16	THE CHAIRMAN: I'm sorry.	16	pick lines or you can pick no lines. And when
17	MS. LOPERA: I don't know if you all want	17	I look outside my door, like, most of the
18	to talk about nominating the Rita Reagan	18	houses don't have lines, so I said, All right,
19	building as a local landmark, so just	19	I'll pick no lines. And she said, No. I said,
20	THE CHAIRMAN: I'm going to open the	20	Well I'll pick no lines even though it wasn't
21	public comment, if anybody is here for public	21	my preference, but it was what the majority of
22	comment.	22	my neighbors had. So she's like, No, no, you
23	AUDIENCE MEMBER: My turn?	23	can't pick no lines. So I said, Fine, I'll
24	THE CHAIRMAN: Sure.	24	pick lines. And she says, Okay.
25	AUDIENCE MEMBER: Okay.	25	So I picked lines and I picked this
23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	22	_	24
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1 2	(Audience member approaches the podium.) THE CHAIRMAN: If you'll state your name	1 2	external lines. No problem. So I resubmitted my application, and I got my approval, and the
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 well, this is n't this is void. And so we're like, Well, I need a new COA because, you know, this is ging to be public knowledge if so I make sure I have it because they're supposed to be installed on Monday, so THE CHAIRMAN: All right. So mebody comes out from Compliance. Grifce did revise it, had now it says it Treferences that we provided a picture, and that based on the picture, it doesn't appear to be glossy. But now Number 2 says, "All new 16 windows shall be painted in the" "I' the windows shall be painted in the" "I' the tinvestment is on your and y literature from the deveral I flew down and actually met with the we're wind was and so 1 got warranty literature from the we're wind was and so 1 got warranty literature from the we're wind was and so 1 got warranty literature from the we're wind was and so 1 got warranty literature from the we're wind was and so 1 got warranty literature from the we're wind was and so 1 got warranty literature from the we're wind windows, and if hey can all most like a 10 percent well, a condition because and with get 12000 that I'm going to put almost \$40,000 of that I'm going to put almost \$40,000 of that I'm going to bat alloft the would of action. the we're wind was and the windows, and if how that form the gaperance of ving windows should somebody come and look at the windows, and if how that form the going to bat alloft the we're we're was a conversation on that the we're you wind was a alloft the we're we're we're alloft to the past, and we're we're we're alloft to the past, and we're we're allogt a uniform kind of standard the 'glossy'. And if two, I wanted to make sure what we're alloft to we're we're we're alloft to the base and the we're we're we're're the mot to be the dever weind we'	ristor	ic Preservation Commission	1	Uncertified Condensed Copy
2 Like, Weil, I need a new COA because, you know, this is going to be public knowledge if somebody comes out from Compliance. 2 Supposed to be installed on Monday, so THE CHAIRMAN: All right. 4 Somebody comes out from Compliance. 5 THE CHAIRMAN: Arimus, can you add any references that we provided a picture, and that based on the picture, it doesn't appear to be glossy. But now Number 2 says, "All new 16 windows shall be painted in the" "If the 11 viny material appears to be glossy," and the 2 same for the door. THE CHAIRMAN: Arimus, can you add any references that we provided a picture, and that 2 same for the door. 13 Well, I did have a little bit of a 14 Imay and the parent so 16 The commission, but they are based on 16 14 (inaudible) background, and I'm in the 17 The econditions are not necessarily adopted by 18 14 (inaudible) background, and I'm in the 19 The econditions are not necessarily adopted by 18 15 means, and So 1go warranty literature from 20 The econditions are not necessarily adopted by 14 16 If Hew down and actually met with 21 The windows, and if they think they're glossy' 14 The windows, and if they think they're glossy, 14 Sume M Toma, Inc, Post diffees Bay 237, Jacksonwike, FL 32203 24 the windows, and if they think they're glossy, 14 The windows, and if they think they're glossy, 14 Sume A Toma, Isa allof of t to 24				
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1	a concern came out from a previous window	1	have to come back to us and make sure you
2	replacement where the windows from without	2	know, if it's glossy, then you have to paint
3	being painted would appear to be extremely	3	it, some kind of because if she's proven and
4	THE CHAIRMAN: Vinyl.	4	that you've already come and said this is fine
5	MR. WELLS: vinyl, yeah.	5	to us now, and she's worried about what she's
6	COMMISSIONER GREGORY: Yeah. They have a	6	still doing even though what she has approved
7	plastic look to them.	7	is fine, I think creating some kind of
8	MR. WELLS: Yes, a plastic look.	8	additional language to let, you know, the
9	And so there was a recommendation made to	9	homeowner know what you've submitted is fine,
10	add that condition to COAs. And how that	10	but if you change it, this condition applies.
11	has that been fairly applied to all COAs? Most	11	MR. WELLS: Through the Chair to
12	likely not, but ultimately that is something	12	Commissioner Epstein, we at one point, we
13	that we've been trying to do a better job of in	13	did consider that, just with not just this
14	adopting. So, again, we just wanted to have	14	application, but just with other applications
15	that conversation.	15	in general, and so I'm just trying to think
			here because I know that that would have been a
16	COMMISSIONER MONTOYA: Through the Chair,	16	
17	question for staff. Were there any was	17	potential way to, I guess, allow the applicant
18	there a sample of the mullions in the window or	18	to proceed in a consistent manner. I think the
19	anything that we can see?	19	only concern that we had, too, was that that
20	MS. RAMOS: A picture was provided.	20	would possibly hold up their review process or
21	COMMISSIONER MONTOYA: That might be	21	review timeline to go to permitting and then at
22	something to consider in the future, you know,	22	the last minute this product can't be complied
23	having a they have a small	23	with the Building Code or Fire Code or whatnot,
24	THE CHAIRMAN: Sample.	24	SO
25	COMMISSIONER MONTOYA: sample that you	25	We tried to provide some vagueness to
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	30		32
1	can see and you actually see what the muntins	1	allow for possibly even a change in their
2	look like so you can make that determination.	2	product, but, ultimately, we could we could
3	MR. WELLS: Through the Chair to	3	support a that condition if you want to go
4	Commissioner Montoya, if I may, just respond to	4	that route.
5	that. So, yeah, the applicant did provide a	5	COMMISSIONER GREGORY: I think it
6	picture of it and because we found that it	6	through the Chair, I think it leads to a
7	did not appear to be glossy, that's why we put	7	slippery slope if we have to list every
8	the language and the analysis in the COA that	8	material of everything that's replaced on a
9	this does not appear to be glossy; however, we	9	
10			house on the exterior. I mean, if you had to
		10	house on the exterior. I mean, if you had to specify every little thing, a line item thing,
11	do include that condition still just in case	10	specify every little thing, a line item thing,
11 12	do include that condition still just in case the applicant decides to change their window	10 11	specify every little thing, a line item thing, it's getting to be real hairy for a lot of
12	do include that condition still just in case the applicant decides to change their window product information because a lot of times for	10 11 12	specify every little thing, a line item thing, it's getting to be real hairy for a lot of work for you guys to approve that and I
12 13	do include that condition still just in case the applicant decides to change their window product information because a lot of times for COA administrative approvals, we don't	10 11 12 13	specify every little thing, a line item thing, it's getting to be real hairy for a lot of work for you guys to approve that and I think a little bit of vagueness is helpful.
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1	we thought would be a compromise of just	1	THE CHAIRMAN: Thank you.	
2	putting in the analysis that we did not find	2	Anyone want to jump back to New Business?	
3	these to be glossy. So from a permitting	3	COMMISSIONER LOPERA: The landmark.	
4	standpoint, we would be more than happy to sign	4	COMMISSIONER GREGORY: Yeah. I'd like to	
		-		
5	off on the windows. But I think from the	5	make a motion to consider the property at 6360	
6	applicant's standpoint, she was still concerned	6	Commerce Street for to be landmarked for	
7	about someone coming out and opining against	7	historic preservation, for staff to put	
8	us, which no one would, essentially, because we	8	together a I'm not sure	
9	have the final review in terms of an historic	9	COMMISSIONER LOPERA: A report.	
10	sign-off for window replacement.	10	THE CHAIRMAN: to write a report on	
11	MS. RAMOS: I don't see anything that says	11	that.	
12	that he looked at window whatever and I	12	MS. LOPERA: Is there a second?	
13	installed window whatever, right? I mean,	13	COMMISSIONER LOPERA: Second.	
14	there's a generic that the picture we	14	COMMISSIONER EPSTEIN: Through the Chair,	
15	provided doesn't appear glossy, but	15	I was just wondering if that addresses the	
16	THE CHAIRMAN: Well, I mean	16	whole site or if it's just the one building.	
17	MS. RAMOS: There's no (inaudible).	17	MR. WELLS: Through the Chair to	
18	THE CHAIRMAN: Do you want the COA to	18	Commissioner Epstein, it would just be for that	
19	say I mean go ahead.	19	one building, so and it's and I didn't	
20	MS. LOPERA: Through the Chair to the	20	explain this fully, but there's the there's	
21	speaker, my recommendation to you would be, if	21	a total of five buildings on the property. Two	
22	you feel like the COA doesn't adequately cover	22	of the three of the buildings are already	
23	your request, you can file a minor modification	23	landmarked, but that particular structure, the	
24	application and ask to have your COA modified,	24	6360, is not.	
25	and say, I would like a you know, a line	25	COMMISSIONER EPSTEIN: So there's	
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1	item added to say that you have approved, and	1	through the Chair, there's one other building	
2	then name your windows, whatever code or	2	that is not as well, beyond this one?	
3	however you want to identify them, but ask that	3	MR. WELLS: Through the Chair, correct.	
4	it be modified to include that provision.	4	And so that one is the I want to say is	
5	MS. RAMOS: Okay. I will.	5	the pool building. And I could pull up the map	
6	But just for the board, like, the Pella		the pool building. And I could pull up the map	
7		6	if that might help, actually	
	-	6	if that might help, actually.	
	representative was probably more upset than me	7	COMMISSIONER EPSTEIN: Yeah, since we're	
8	representative was probably more upset than me that, you know, vinyl windows are what's being	7 8	COMMISSIONER EPSTEIN: Yeah, since we're doing this, if there's another building on the	
8 9	representative was probably more upset than me that, you know, vinyl windows are what's being allowed now. And to put a provision to say	7 8 9	COMMISSIONER EPSTEIN: Yeah, since we're doing this, if there's another building on the site and I mean, if the whole site is	
8 9 10	representative was probably more upset than me that, you know, vinyl windows are what's being allowed now. And to put a provision to say that you have to paint them she thought was	7 8 9 10	COMMISSIONER EPSTEIN: Yeah, since we're doing this, if there's another building on the site and I mean, if the whole site is historic to this integral, important film	
8 9 10 11	representative was probably more upset than me that, you know, vinyl windows are what's being allowed now. And to put a provision to say that you have to paint them she thought was borderline unethical, so either allow them or	7 8 9 10 11	COMMISSIONER EPSTEIN: Yeah, since we're doing this, if there's another building on the site and I mean, if the whole site is historic to this integral, important film industry in Jacksonville, maybe we just go	
8 9 10 11 12	representative was probably more upset than me that, you know, vinyl windows are what's being allowed now. And to put a provision to say that you have to paint them she thought was borderline unethical, so either allow them or we don't, or if there's something that you're	7 8 9 10 11 12	COMMISSIONER EPSTEIN: Yeah, since we're doing this, if there's another building on the site and I mean, if the whole site is historic to this integral, important film industry in Jacksonville, maybe we just go ahead and check the whole thing.	
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8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	representative was probably more upset than me that, you know, vinyl windows are what's being allowed now. And to put a provision to say that you have to paint them she thought was borderline unethical, so either allow them or we don't, or if there's something that you're not going to allow with the vinyl, it, like, should be specified because they thought that it put the homeowners at risk. THE CHAIRMAN: I mean, yeah. I mean, I get that; it's an ever-changing it's an ever-changing art over here, so I think there's some products that within the vinyl range, that we definitely allow. And I think they're probably making some cheaper vinyl now that we probably would not because of the glossiness, so it's something we need to look at, so I appreciate it.	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	COMMISSIONER EPSTEIN: Yeah, since we're doing this, if there's another building on the site and I mean, if the whole site is historic to this integral, important film industry in Jacksonville, maybe we just go ahead and check the whole thing. MR. WELLS: I'm having some technical difficulties. I'm going to scroll up to a different picture here, but based on this one I know it's a little hard to tell, but we have 6337 Arlington Road, which has three buildings. So it's this parcel right here (indicating). That's already designated. This is the subject property right here (indicating). And then there's the and it's not showing on the map here, but there's a pool here that was used for sets or for filming. That parcel is also not designated. I believe	

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1	would need to in terms of your motion, to	1	COMMISSIONER EPSTEIN: And if there's
2	state 0 Arlington Road, nominate this parcel as	2	something there, you guys will find it.
3	well.	3	COMMISSIONER GREGORY: I guess a
4	COMMISSIONER GREGORY: I'm looking at the	4	question for Carla. If we put them together,
5	aerial on Google Maps as well, and I don't see	5	are we able to pull them apart later?
6	any structure on there.	6	MS. LOPERA: Through the Chair to
7	COMMISSIONER EPSTEIN: Yeah.	7	Commissioner Gregory, yeah, that's fine,
8	COMMISSIONER GREGORY: It's weird.	8	because they'll do their analysis in the
9	MR. WELLS: I think, if anything, it might	9	report, and then you can recommend to landmark
10	be the pool. I know the pool is located here	10	one parcel and not the other, however you want
11	(indicating), and that might be the structure	11	to handle it.
12	they were referring to in	12	COMMISSIONER GREGORY: Okay.
13	COMMISSIONER GREGORY: Yeah, and the	13	THE CHAIRMAN: That's (inaudible).
14	City's aerial from Jax GIS mapping, there's	14	All right. Do we need to vote on that, I
15	nothing on there as well from 2023.	15	presume?
16	COMMISSIONER EPSTEIN: Yeah, it's like	16	COMMISSIONER GREGORY: Do we need to
17	a like sand.	17	amend
18	MR. WELLS: Okay.	18	MS. LOPERA: Yeah, why don't you amend to
19	COMMISSIONER GREGORY: Can you go back to	19	include the parcel to the south.
20	that site map that you had? It's like a	20	COMMISSIONER GREGORY: I'd amend the
21	hand-drawn site map maybe. So we have a the	21	motion to include the parcel to the south on
22	bearings of where it all is.	22	0 Arlington Road, owned by the City of
23	COMMISSIONER MONTOYA: That doesn't mean	23	Jacksonville.
24 25	we can't investigate it, go ahead and THE CHAIRMAN: We can	24 25	COMMISSIONER EPSTEIN: Second. THE CHAIRMAN: All those in favor?
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	38		40
1	(Simultaneous speaking.)	1	COMMISSION MEMBERS: Aye.
2	COMMISSIONER MONTOYA: (inaudible).	2	THE CHAIRMAN: Those opposed?
3	We can pass we can vote on it and get	3	COMMISSION MEMBERS: (No response.)
4	it rolling and then (inaudible)	4	THE CHAIRMAN: Hearing none, now we will
5	THE CHAIRMAN: Have them look at it and	5	vote on the motion as amended.
6	(inaudible).	6	All those in favor?
7	COMMISSIONER EPSTEIN: Yeah.	7	COMMISSION MEMBERS: Aye.
8	MR. WELLS: Okay. It looks like it was	8	THE CHAIRMAN: Those opposed?
9	cut off because it	9	COMMISSION MEMBERS: (No response.)
10	COMMISSIONER GREGORY: There's the sketch.	10	THE CHAIRMAN: Hearing none, you have
11	MR. WELLS: From my understanding, the	11	recommended staff to start the landmarking
12	pool is the pool might be the second	12	process.
13	building that a structure they were	13	Unless anybody has anything else
14	referring to or the fifth structure they	14	COMMISSIONER LOPERA: The December 13th,
15	were referring to. COMMISSIONER EPSTEIN: Do we need to	15 16	2023, meeting is now adjourned.
16 17	nominate that as a separate address or can they	16 17	(The foregoing proceedings were adjourned at 3:43 p.m.)
17	be inclusive of each other?	17	αι σ.πο μ.m. <i>j</i>
19	MR. WELLS: They could be inclusive of	19	
20	each other.	20	
21	COMMISSIONER MONTOYA: That would be my	21	
1	recommendation.	22	
22			
22 23	COMMISSIONER EPSTEIN: Yeah, so	23	
		23 24	
23	COMMISSIONER EPSTEIN: Yeah, so		
23 24	COMMISSIONER EPSTEIN: Yeah, so COMMISSIONER MONTOYA: We'll go forward	24	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203

1	41 CERTIFICATE OF REPORTER
2	
3	STATE OF FLORIDA)
4 5	COUNTY OF DUVAL)
6 7 9 10 11 12	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.
13 14 15 16 17	DATED this 21st day of December 2023.
18 19	Diane M. Tropia Florida Professional Reporter
20 21 22 23 24 25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300

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

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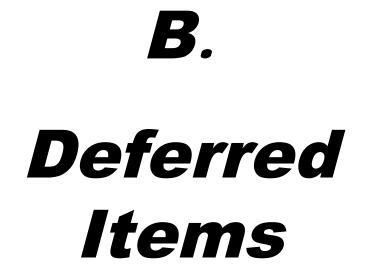
Public

Hearing

on

Applications







Certificate of Appropriateness

COA-22-27451 2768 Riverside Ave



Certificate of Appropriateness COA-23-28339 3664 Richmond St



Certificate of Appropriateness COA-23-29186 2799 Selma St







COA-23-29974 1404 Avondale Ave



<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-23-29974</u>

<u>Address</u> :	1404 Avondale Avenue, RE# 079671-0000
<u>Location</u> :	South side of Avondale Avenue, between Knight Street and Fitch Street
<u>Owner</u> :	Cynthia and Daniel Debrunner 1404 Avondale Avenue Jacksonville, Florida, 32205
<u>Applicant</u> :	JAA Architecture 2063 Oak Street Jacksonville, Florida, 32204
<u>Year Built</u> :	c. 1923 (Florida Master Site File)
Designation:	Riverside Avondale; Contributing
<u>Request</u> :	New Construction – Addition

Summary Scope of Work:

- 1. Construction of a one-story addition to the primary structure
- 2. Demolition of an addition to the primary structure (Administrative)

Recommendation: Approve with Conditions

Conditions:

Construction of a one-story addition to the primary structure

- 1. The design, size, and location shall be substantially similar to the plans attached to the book package, or as otherwise approved by the Planning and Development Department.
- 2. Columns shall have caps and bases.
- 3. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- 4. The siding shall be installed with the smooth side facing outward.
- 5. All windows shall be installed following the latest version of the HPS Window Supplement.
- 6. The roof of the addition shall have shingles with a color similar to the primary structure.

Demolition of an addition to the primary structure (Administrative)

7. The demolition of the existing addition shall be done in a way that does not negatively impact the remaining historic structure.



PROJECT DESCRIPTION

COA-23-29974 is for the construction of a one-story addition on the rear of the primary structure. The residence on the property is a contributing structure in the Riverside Avondale Historic District. The property is an interior lot measuring sixty (60) feet in width and roughly one-hundred and ten (110) feet in length. The primary structure on the property is a Colonial Revival-style home, characterized by its brick exterior on the first floor, stucco exterior on the second floor, twelve-over-one windows, and shingled hip roof. As proposed, the scope of work includes the demolition of existing additions (utility room and bathroom) and pavers in order to construct a five-hundred and twenty-five (525) square-foot one-story addition. The new addition will include a new bathroom, a screened-in porch, and a new laundry room. Based on the elevation drawings dated November 11, 2023, there will be no changes to the front of the structure and the addition will be characterized by its shingled hip-roof form, porch columns, porch screens, Hardie lap siding, two gridded windows, and a pedestrian door. As the demolition of non-original additions can be administratively approved, this report will focus on the construction of the new addition.

STAFF SUMMARY AND ANALYSIS

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

- Based on the Sanborn Maps (1913-May 1951, Volume 3, 1924-May 1951, Sheet 332), the structure on the property was originally built with a simple square footprint and a minor bump-out on the left side. As such, the remaining portions of the structure can be identified as non-original. Additionally, those portions of the structure have a different exterior finish (horizontal siding) than the historic brick on the first floor of the building.
- As designed, the height and roof form of the proposed addition is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- Section 307.106(m)(2) states, "The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district." As designed, the proposed windows and door will match existing windows and doors in height and design. The design of the windows and doors is 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 property or the historic primary structure. As such, the proposed scope of work is consistent with Sections 307.106(k)(1 and 2).

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

- 1. Chapter 307.106(k) General Standards: 1 and 2
- 2. Chapter 307.106(m) Guidelines on "New Construction": 1, 2, 4, and 8
- 3. Historic District Design Guidelines, Section on "Additions"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

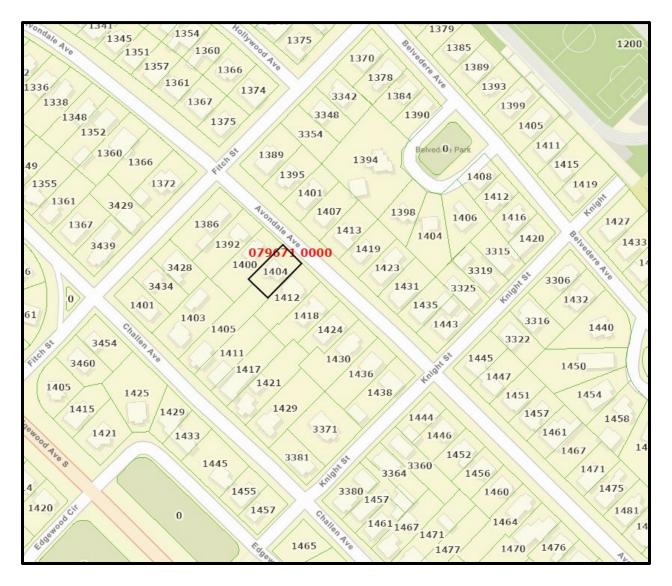
- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) The relationship between such work and other structures on the landmark site or other property in the historic district;

New Construction

- 307.106(m)(1) *Height*. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.
- 307.106(m)(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.
- 307.106(m)(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.
- 307.106(m)(8) Architectural details. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, "Additions"

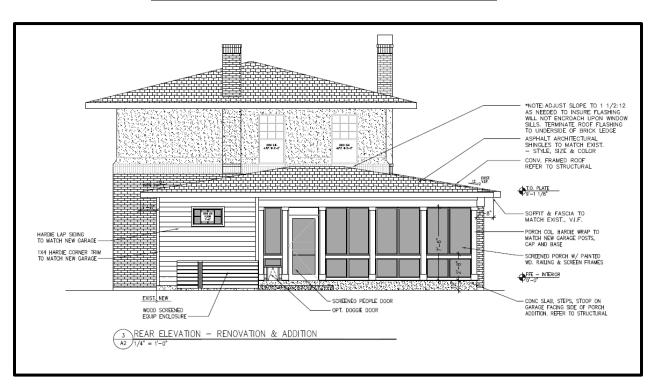
- Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- Additions, Recommend #1: "Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."
- Additions, Recommend #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."
- Additions, Recommend #3: "Use contemporary designs compatible with the character and feeling of the building and neighborhood."



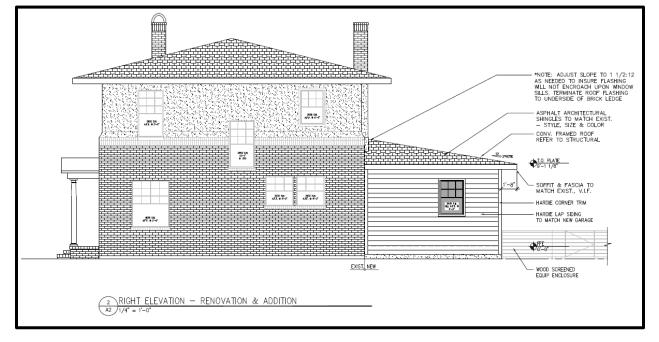
LOCATION MAP

PICTURE OF PROPERTY WITH POSTED SIGN

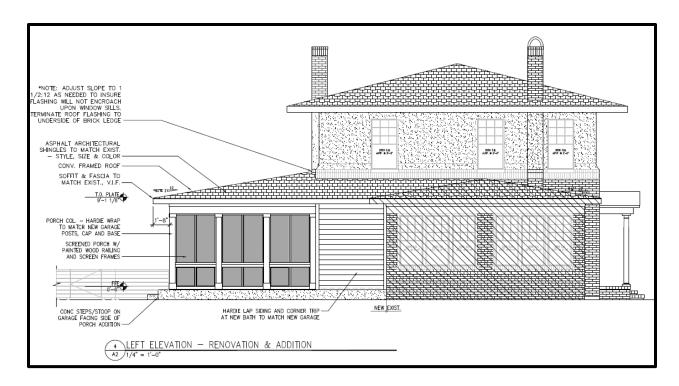




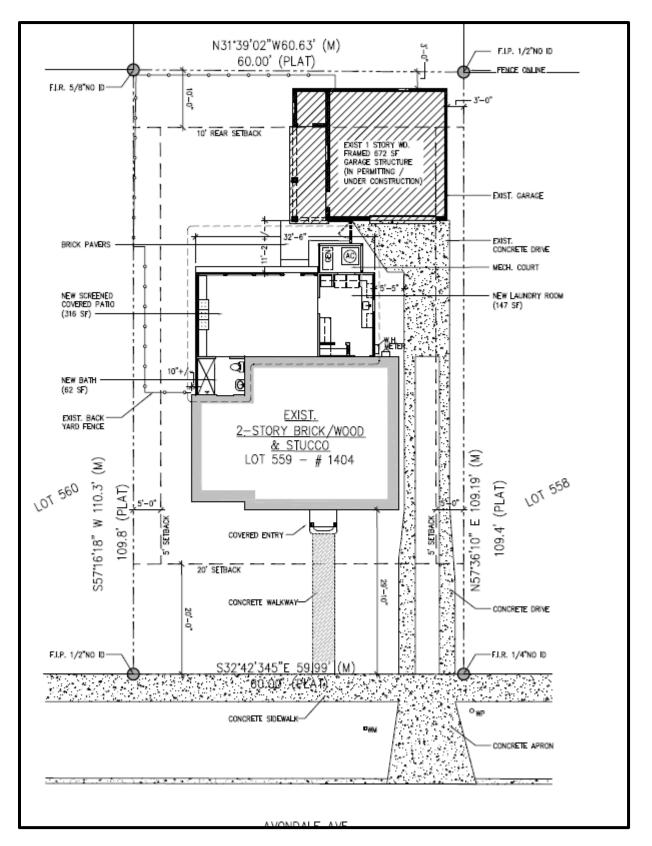
ELEVATION DRAWINGS DATED NOVEMBER 10, 2023

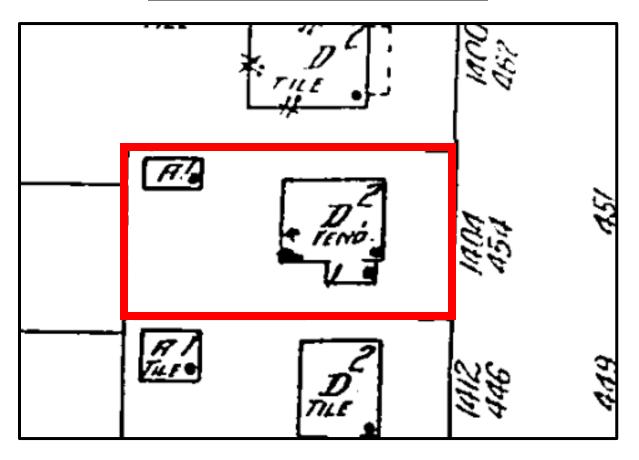


JDAJ



SURVEY/SITE PLAN OF THE PROPERTY





SANBORN MAP VOL. 3, 1924-MAY 1951, SHEET 332

Application For Certificate Of Appropriateness

Tunakina #	20074	Application Status				
Tracking #	29974	Application Status	FOUND SUFFICIENT			
Date Started	11/14/2023	Date Submitted	11/14/2023			
Planning and	Development [Department Info				
COA #		COA-23-29974				
Admin Review		\checkmark				
Admin Recomm	nendation	APPROVED WITH CONDITION				
Admin Date Of Action		11/22/2023				
Forwarded to JHPC		\checkmark				
JHPC Meeting	Date	1/24/2024				
Staff Recomme	endation	N/A				
JHPC Recomme	endation	N/A				
JHPC Date Of A	Action	N/A				
Admin Details						
N/A						
JHPC Details						
N/A						

General Information On Applicant-

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

General Information On Owner(s)

Last Name	First Name	Middle Name
DEBRUNNER	CYNTHIA AND DANIEL	
Company/Trust Name		
Mailing Address		
1404 AVONDALE AVENUE		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone Fax	Email	

Description (Of Property
Property App	praiser's RE #(s) (10 digit number with
Мар	RE#
	079671 0000

44

eneral Lo	cation		
liverside/A	Vondale Historic District		
House #	Street Name, Type and Direction		Zip Code
1404	AVONDALE AVE		32205
ype Of Im	nprovement		
Additio			
Alterat	tion Relocation Window Replacem	nent Other	
Fencing	g Demolition Reroof/Minor Repa	airs	
egible as p			
Example: Proposed N	reroof; replacing gray 3-tab shingles wi	ith black architectural shingles).	
RESIDENTIA PAST TO TH THE OWNER COVER A SC FRAMED WI PERMITTING	AL RENOVATION AT REAR OF RESIDENCE WH IIS HOME. UTILITY AND BATH WILL BE DEMO RS LIFESTYLE (FULL BATH AT GROUND LEVEL CREENED PATIO BETWEEN THE AREAS WITH TH HARDIE SIDING, TO MATCH COA FOR DE G. ARCHITECTURAL SHINGLES, SLOPE AND O D PEOPLE DOORS TO MATCH IN ENERGY EFFI	DD AND BUILT BACK IN PLACE WITH L, PROVIDING MORE DRIVEWAY AC ONE UNIFYING ROOF. MATERIALS (TACHED GARAGE PREVIOUSLY APPL DVERHANG TO MATCH EXISTING. W	HODIFICATIONS TO BETTER SUIT CESS FOR NEW GARAGE) AND DF CONSTRUCTION TO BE WOOD LIED FOR AND PRESENTLY IN VINDOWS TO BE PGT 5400 SH
	formation		
f you have	e been working with a planner choose one	e from the list WELLS, ARIMUS	
Addition -	- Required Attachments For Complete Ap	pplication ———	
	Plan - Existing/proposed site plan with additional drawings needed. Directional arrows needed		
	ng Elevations - Existing elevations or photo ensional drawings needed.)	os of exising sides. (To scale bar	
Dropo	esed Elevations - Proposed front, sides and al drawings needed.)	rear elevations. (To scale bar scale	d
-	III Photos Of Site		
dimensiona	nii Photos Ur Site		
dimensiona Overa	os Of Addition Area		

-Additional Documents Provided -

Description

PREVIOUSLY REVIEWED WITH MR. WELLS AND MODIFIED FULL ARCHITECTURAL DRAWING SET ATTACHED FOR REFERENCE

- 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:	12.13.23	^{COA#:} 23-29974
Address	1404 AVENDALE AVENUE JACKSONVILLE EL 32205	Owner: DEBRUNNER

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 m	e for application	29974	were posted on the property/site located at:
REH.	150 100	6000	
Real Estate Nu	ımber(s)		
14.4	AVONDAL	re Ave	
Street Address		-	32205
City, State Zip		Drum	
Printed Name Signature		Acon	
-	Bday of	ELEMBER	<u>, 20</u> 23

DEBRUNNER DANIEL 🛄 1404 AVONDALE AVE JACKSONVILLE, FL 32205

DEBRUNNER CYNTHIA

1404 AVONDALE AVE

Property Detail	
RE #	079671-0000
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	6576
Characteristics	Historic Designation

Primary Site Address

1404 AVONDALE AVE

Jacksonville FL 32205

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	\$341,024.00	\$337,681.00	
Extra Feature Value	\$2,803.00	\$2,803.00	
Land Value (Market)	\$151,800.00	\$151,800.00	
Land Value (Agric.)	\$0.00	\$0.00	
Just (Market) Value	\$495,627.00	\$492,284.00	
Assessed Value	\$321,315.00	\$321,315.00	
Cap Diff/Portability Amt	\$0.00 / \$174,312.00	\$170,969.00 / \$0.00	
Exemptions	\$50,000.00	See below	
Taxable Value	\$271,315.00	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.

20244-00561

County/Municipal Taxable Value		SJRWMD/FIND Taxable Value		School Taxable Value	
Assessed Value	\$321,315.00	Assessed Value	\$321,315.00	Assessed Value	\$321,315.00
Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB) - \$25,000.00	Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	Taxable Value	\$296,315.00
Taxable Value	\$271,315.00	Taxable Value	\$271,315.00		

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved		
<u>20244-00561</u>	4/13/2022	\$640,000.00	SW - Special Warranty	Qualified	Improved		
<u>18546-01314</u>	9/28/2018	\$405,000.00	WD - Warranty Deed	Qualified	Improved		
<u>18191-00989</u>	11/10/2017	\$100.00	SW - Special Warranty	Unqualified	Improved		
<u>13076-00201</u>	1/27/2006	\$350,000.00	WD - Warranty Deed	Qualified	Improved		
<u>08303-01330</u>	2/28/1996	\$25,000.00	QC - Quit Claim	Unqualified	Improved		
<u>08035-00873</u>	2/13/1995	\$100.00	QC - Quit Claim	Unqualified	Improved		
<u>08035-00872</u>	2/13/1995	\$42,000.00	SW - Special Warranty	Unqualified	Improved		
06278-01931	1/12/1987	\$85,000.00	WD - Warranty Deed	Unqualified	Improved		

Extra Features 📁

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,569.00
2	DKWR2	Deck Wooden	1	15	13	195.00	\$1,234.00

Land & Legal 📒

Lan	Land								
LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	60.00	109.00	Common	60.00	Front Footage	\$151,800.00

Legal LN Legal Description 7-31 43-2S-26E 1 2 AVONDALE

LOT 559

3

Buildings 📁

Building 1 Building 1 Site Address 1404 AVONDALE AVE Unit Jacksonville FL 32205

Building Type	0108 - SFR CLASS 2
Year Built	1923
Building Value	\$337,681.00

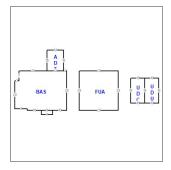
Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile

1/17/24, 2:57 PM

<u>Type</u>	Gross Area	Heated Area	Effective Area
Unfin Det Utility	180	0	99
Unfin Det Carport	180	0	45
Finished upper story 1	784	784	745
Finished Open Porch	24	0	7
Base Area	1006	1006	1006
Addition	180	180	162
Total	2354	1970	2064

Property Appraiser - Property Details

Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.000	
Rooms / Units	1.000	



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back	
Gen Govt Ex B&B	\$321,315.00	\$50,000.00	\$271,315.00	\$3,039.43	\$3,070.44	\$2,806.89	
Urban Service Dist1	\$321,315.00	\$50,000.00	\$271,315.00	\$0.00	\$0.00	\$0.00	
Public Schools: By State Law	\$321,315.00	\$25,000.00	\$296,315.00	\$950.01	\$943.17	\$869.45	
By Local Board	\$321,315.00	\$25,000.00	\$296,315.00	\$659.95	\$666.12	\$604.01	
FL Inland Navigation Dist.	\$321,315.00	\$50,000.00	\$271,315.00	\$8.59	\$7.81	\$7.81	
Water Mgmt Dist. SJRWMD	\$321,315.00	\$50,000.00	\$271,315.00	\$53.02	\$48.65	\$48.65	
School Board Voted	\$321,315.00	\$25,000.00	\$296,315.00	\$0.00	\$296.32	\$0.00	
Urb Ser Dist1 Voted	\$321,315.00	\$50,000.00	\$271,315.00	\$0.00	\$0.00	\$0.00	
			Totals	\$4,711.00	\$5,032.51	\$4,336.81	
Description	Just Value	Assessed Value	E	Exemptions	Taxable V	alue	
Last Year	\$402,680.00	\$318,574.00	\$	50,000.00	\$268,574.0	0	
Current Year	\$495,627.00	\$321,315.00	\$	50,000.00	\$271,315.0	\$271,315.00	

2023 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

<u>2023</u>		
2022		
<u>2021</u>		
<u>2020</u>		
<u>2019</u>		
2018		
<u>2017</u>		
<u>2016</u>		
<u>2015</u>		
<u>2014</u>		

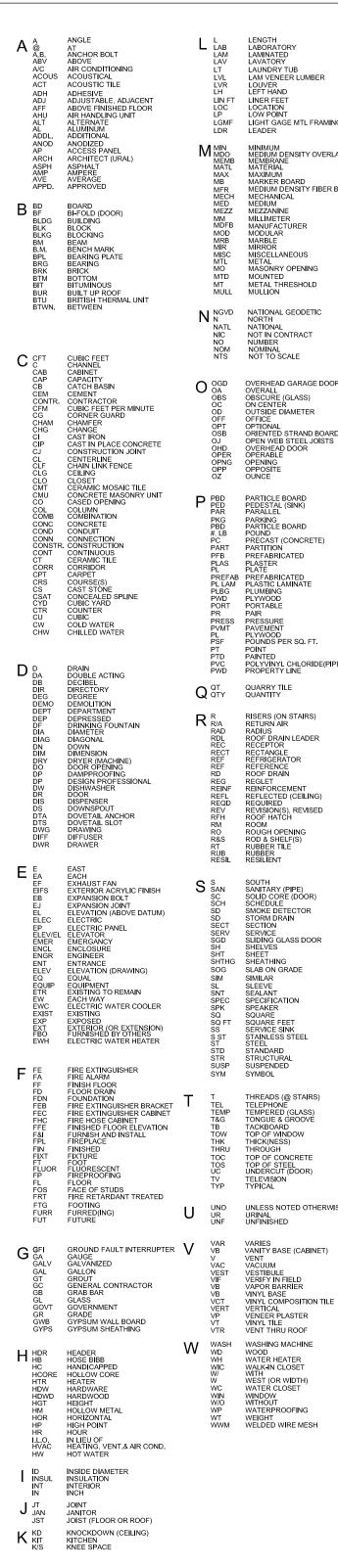
• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 📁

More Information

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

DEBRUNNER RESIDENCE "RESIDENTIAL RENNOVATION " 1404 AVONDALE AVENUE

ABBREVIATIONS



SYMBOLS

LENGTH LABORATORY LAMINATED LAVATORY LAUNDRY TUB LAM VENEER LUMBER LOUVER LEFT HAND LINER FEET LOCATION LOCATION LOCATION LOCATION

OVERALL OBSCURE (GLASS) ON CENTER OUTSIDE DIAMETER OFFICE

OPTIONAL OPTIONAL ORIENTED STRAND BOAT OPEN WEB STEEL JOISTS OVERHEAD DOOR OPERABLE OPENING OPPOSITE OUNCE

PARTICLE BOARD PEDESTAL (SINK) PARALLEL

PREFABRICATED PLASTER

PREFAB PREFABRICATED PL LAM PLASTIC LAMINATE

QUARRY TILE QUANTITY

RISERS (ON STAIRS) RETURN AIR

RADIUS ROOF DRAIN LEADER RECEPTOR

REGLET REINFORCEMENT REFLECTED (CEILING) REQUIRED

REQUIRED REVISION(S), REVISED ROOF HATCH ROUGH OPENING ROD & SHELF(S) RUBBER TILE RUBBER RESILIENT

SANITARY (PIPE) SOLID CORE (DOOR

SCHEDULE SMOKE DETECTOR STORM DRAIN SECTION SERVICE SLIDING GLASS DOOR SHELVES SHEET

SLAB ON GRADE

SIMILAR SIMILAR SLEEVE SEALANT SPECIFICATION SPEAKER SQUARE SQUARE SQUARE SQUARE STAINLESS STEEL STEEL

STANDARD STRUCTURAL SUSPENDED

THREADS (@ STAIRS

TEMPERED (GLASS

TACKBOARD TOP OF WINDOW THICK(NESS)

TOP OF CONCRETE TOP OF STEEL UNDERCUT (DOOR)

UNLESS NOTED OTHE URINAL UNFINISHED

VARIES VANITY BASE (CABINET)

WASHING MACHINE WOOD WATER HEATER WALK-IN CLOSET WITH WEST (OR WIDTH) WATER CLOSET

WATERPROOFING WEIGHT WELDED WIRE MESH

WINDOW WITHOUT

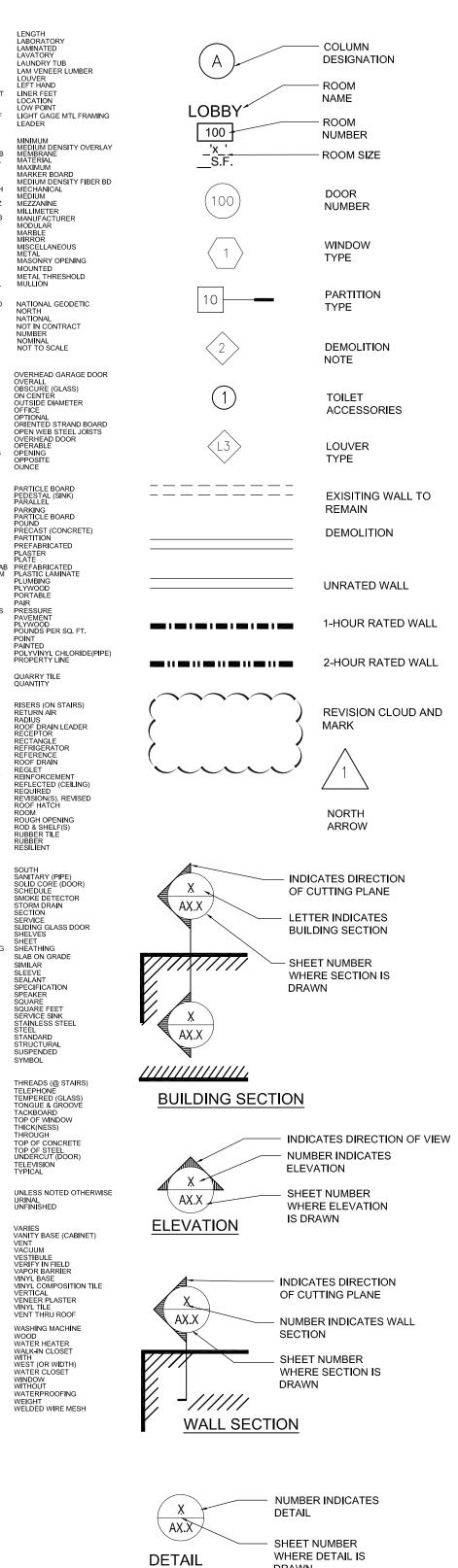
TELEVISION

SYMBOL

RECTANGLE REFRIGERATOR REFERENCE ROOF DRAIN

PARKING PARTICLE BOARD POUND PRECAST (CONCRETE) PARTITION

MULL



DRAWN

GENERAL NOTES

A-INTENT & USE OF CONSTRUCTION DOCUMENTS

1. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR SHALL A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK, B) PROMPTLY NOTIFY ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, AND C) OBTAIN ALL REQUISITE BUILDING AND OTHER PERMITS REQUIRED IN CONNECTION WITH THE WORK.

2. THE CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED THE SITE AND TO HAVE READ AND TO BE THOROUGHLY FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK.

3. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH PORTION OF THE WORK.

4. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS 11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING FOR WALL SUPPORTED ELEMENTS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS INCLUDING MILLWORK, EQUIPMENT, FIXTURES AND FURNITURE. CONTRACTOR TO VERIFY EXTENT AND REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF ARCHITECT AS TO COORDINATE WITH APPROPRIATE SUBCONTRACTORS. THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THESE DOCUMENTS SHALL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.

5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE ARCHITECT FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER RECOURSE. ARCHITECT MAY OR MAY NOT ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY ADJUSTMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE ARCHITECT AND/OR THE OWNER.

B-PERMITS, FEES, TAXES, & NOTICES

1. THE CONTRACTOR SHALL PAY ALL SALES, CONSUMER, AND OTHER SIMILAR TAXES FOR THE WORK OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME OF CONSTRUCTION.

2. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS. AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

4. THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORT TO MAKE CERTAIN THAT THE CONTRACT DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY ARCHITECT IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATION.

5. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

C-COORDINATION & SUPERVISION

2. CONTRACTOR TO PROVIDE ADVANCE NOTIFICATION TO TENANT'S REPRESENTATIVE WHEN TENANT OR THEIR CONTRACTOR(S) ARE REQUIRED AT JOB SITE FOR COORDINATION MEETINGS OR INSTALLATIONS.

3. UPON COMPLETION OF THE WORK, THE CONTRACTOR TO NOTIFY BUILDING OWNER REPRESENTATIVE THAT THE PROJECT IS READY FOR INSPECTION. OWNER/REP WILL COMPILE A "PUNCH LIST" OF CORRECTIONS NEEDED OF UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE SUCCESSFUL COMPLETION OF THE PUNCH LIST.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

6. THE CONTRACTOR TO, AT ALL TIMES, KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT CLEAN DAILY.

7. THE CONTRACTOR TO PROVIDE FINAL CLEANING OF ALL AREAS OF WORK INCLUDING THE CONSTRUCTION ACCESS ROUTE. FINAL CLEANING TO INCLUDE WINDOWS AND CEILINGS. <u>D-LABOR, MATERIALS, & WARRANTY</u>

1. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

2. THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND SHALL NOT EMPLOY ON THE WORK ANY UNFIT PERSON OR ANYONE NOT SKILLED IN THE TASK ASSIGNED THEM.

3. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENT LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

4. CONTRACTOR AND SUB-CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DOCUMENTS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS PRIOR

JACKSONVILLE, FLORIDA 32205

1. ALL WORK TO BE SCHEDULED DURING REGULAR BUSINESS HOURS UNLESS NOTED OTHERWISE.

TO PROCEEDING WITH THE WORK.

5. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OTHER TRADES 6. THE CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.

7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. LARGER SCALE DRAWINGS TO GOVERN OVER SMALLER SCALE DRAWINGS.

8. DIMENSIONS ARE TO THE FINISHED FACE OF NEW CONSTRUCTION. DIMENSIONS ARE NOMINAL UNLESS OTHERWISE INDICATED.

9. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR IS RESPONSIBLE TO GET CLARIFICATION AND DIRECTION FROM ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

10. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK UNLESS OTHERWISE NOTED.

12. ALL MATERIALS TO BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT TO BE STORED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS.

11. THERE WILL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, ARCHITECT TO DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

12. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS FOR THE TYPE OF MATERIAL AND INSTALLATION SPECIFIED.

13. PAINT TO BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS OVER PROPERLY PREPARED SURFACES. WALLS TO BE STRAIGHT AND SMOOTH. PROVIDE MINIMUM ONE COAT PRIME AND ONE FINISH COAT. FINISHED COAT TO COMPLETELY COVER WITH NO STREAKING OR BLEEDING OF UNDERCOATS.

14. MILLWORK TO CONFORM WITH AWI STANDARDS FOR PREMIUM GRADE MILLWORK. DRAWINGS INDICATE DESIGN INTENT. FABRICATOR IS RESPONSIBLE FOR MILLWORK ENGINEERING.

15. DRYWALL CONTRACTOR TO CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER TRADES. WHERE DRYWALL IS IN CONFLICT WITH DUCTWORK, PLUMBING LINES, ETC. THIS CONTRACTOR TO PROVIDE ALL NECESSARY BRIDGING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE OR SOUND RATING WHERE REQUIRED.

16. THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE COMPLETION OF CONSTRUCTION. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.

E- INSTALLATION NOTES (MAY NOT APPLY)

1. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT TO OPERATE QUIETLY AND BE FREE OF VIBRATION.

2. UNLESS OTHERWISE NOTED IN MECHANICAL DRAWINGS OR SPECIFICATIONS, HOLD DUCTS AND MECHANICAL EQUIPMENT TIGHT TO STRUCTURE ABOVE.

3. THE CONTRACTOR SHALL NOT LOCATE CEILING DIFFUSERS OR REGISTERS WHERE FULL HEIGHT SHELVING, FILES OR STORAGE UNITS ARE INDICATED ON PLANS. (IF APPLICABLE)

4. ALL CEILING DIFFUSERS AND REGISTERS TO BE THE SAME COLOR AS THE CEILING UNLESS NOTED OTHERWISE 5. ALL SURFACES TO BE PROPERLY PRIMED OR PREPARED PRIOR TO INSTALLATION OF SPECIFIED FINISHES.

5. PATCH ALL AREAS WHERE THE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF SPECIFIED FLOOR FINISH(-ES).

6. PROVIDE ALL NECESSARY CUT-OUTS FOR THE INSTALLATION OF ELECTRICAL AND VOICE/DATA OUTLETS, THERMOSTATS, SWITCHES AND OTHER DEVICES.

7. EXTEND ALL FIRE RATED PARTITIONS TO STRUCTURE; FILL ALL VOIDS WITH FIRE SAFING MATERIAL OR FIRE-RATED CAULK, CONTINUOUS AS REQUIRED BY CODE.

8. ALL FIRE EXTINGUISHER CABINETS OR ELECTRICAL PANELS LOCATED IN RATED PARTITIONS TO BE BACKED WITH GYPSUM BOARD AS REQUIRED TO MAINTAIN PARTITION RATING.

9. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL NEW AND EXISTING FIRE RATED PARTITIONS AND ALL PENETRATION THROUGH RATED AREAS INCLUDING SLABS. SEAL TO MAINTAIN PROPER RATING.

10. WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AT COLUMNS OR BEAMS, NEW FIREPROOFING TO BE INSTALLED TO COMPLY WITH THE REQUIRED FIRE RATING. CONTRACTOR TO VERIFY IN FIELD.

11. WHERE PIPES, CONDUITS OR LOW TENSION WIRING PENETRATE A FIRE RATED ENCLOSURE, THE SPACE AROUND SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH BATT INSULATION AND FITTED WITH ESCUTCHEON PLATES ON BOTH SIDES OR EQUIVALENT TREATMENT TO INSURE COMPLIANCE WITH FIRE RATING

12. WHERE DUCT OR PART OF DUCT IS RUNNING PARALLEL OVER FIRE RATED PARTITION, EXTEND RATED PARTITION AROUND DUCT TO EFFECT COMPLETE MAINTENANCE OF FIRE-RATING.



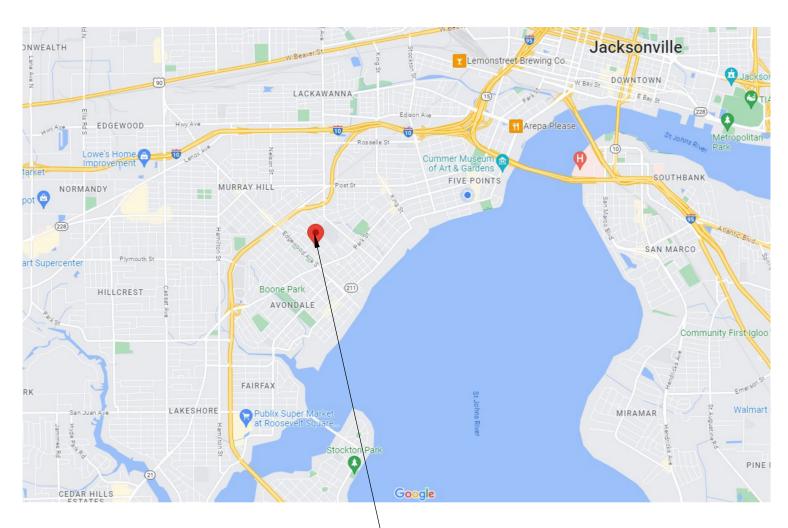
JAA ARCHITECTURE

2063 OAK STREET JACKSONVILLE FL. 32204 AR 92748 (904)379-5108

CODE SUMMARY

LOCATION / JURISDICTION: APPLICABLE CODES:		ILLE, FLORIDA / DUVAL COUNTY 20, 7TH EDITION
OCCUPANCY CLASSIF.: OCCUPANCY SUB-CATEGORY: BUILDING DESCRIPTION:	GROUP 'R- N/A PRIVATE F	-3' RESIDENTIAL RESIDENCE
TYPE OF CONSTRUCTION:	VB	
	ALLOWED	PROPOSED
MAXIMUM HEIGHT: MAXIMUM STORIES: MAXIMUM AREA:	35' 3 UL	TOP OF NEW ROOF ABV. GRADE +/– 15'–3" EXISTING (1) – NEW (1) SEE PLANS FOR SQUARE FOOTAGE BREAK DOWN

VICINITY MAP



PROJECT LOCATION

		1	
A	RCHITECTURAL DRAWING INDEX	REV. #	DATE
AO	COVER SHEET		
A0.1	ARCHITECTURAL SITE PLAN - DEMO AND NEW		
A1	FLOOR PLAN - ROOF PLAN		
A2	EXTERIOR ELEVATIONS - DEMO		
A2.1	EXTERIOR ELEVATIONS - NEW		
AD1	CODE REFERENCES & DETAILS		
FD-1	ROOE FLASHING DETAILS - 1		
FD-2	ROOF FLASHING DETAILS - 2		
FD-3	WINDOW FLASHING DETAILS		
FD-4	DOOR FLASHING DETAILS		

building design criteria (REFER TO STRUCTURAL DRAWINGS BY OTHERS)



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

GENERAL DEMOLITION NOTES

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

2. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.

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

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

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

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

HISTORIC PRESERVATION - SITE NOTES

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

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

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

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

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

LEGAL DESCRIPTION:

COUNTY: DUVAL

LOT: "559" 7-31 43-2S-26E RLD 60

R/E STRAP #: 079671-0000

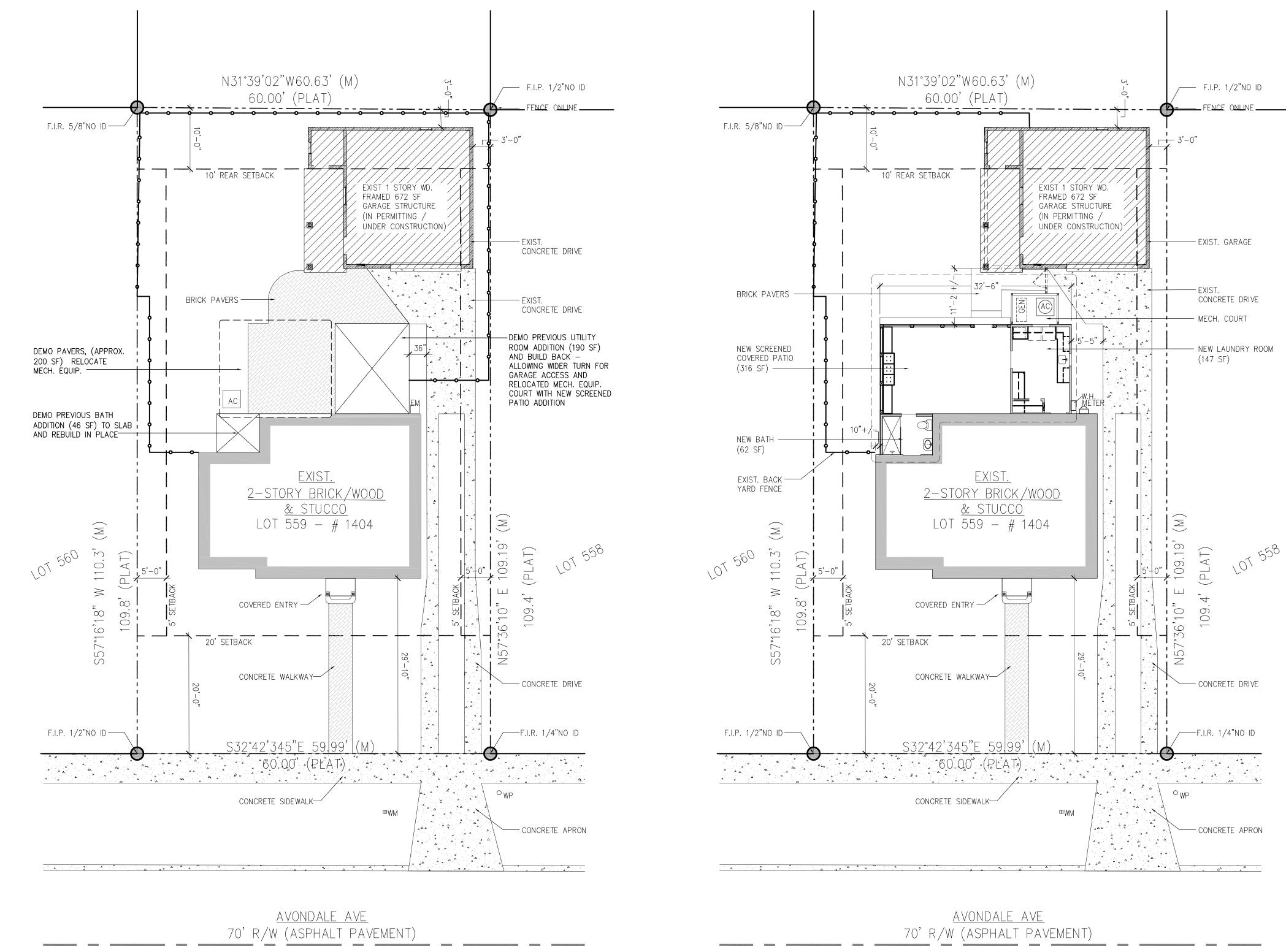
ADDRESS: 1404 AVONDALE AVENUE JACKSONVILLE, FLORIDA 32205

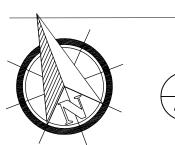
SITE PLAN NOTES

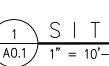
- 1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT PERIMETER OF STRUCTURE & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ SCOPE OF WORK IF APPLICABLE.
- VERIFY ALL CODES & RESTRICTIONS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

SITE CALCS (PER PROPERTY APPRAISER)

SQ. FT.
6,576
3,288
1,210
672
-235
+525
2,172
33.03%
1,210 SF
302.5 SF
289.0 SF
-46.0 SF
-190.0 SF
-236.0 SF
+62.0 SF
+147.0 SF
+316.0 SF
+525.0 SF



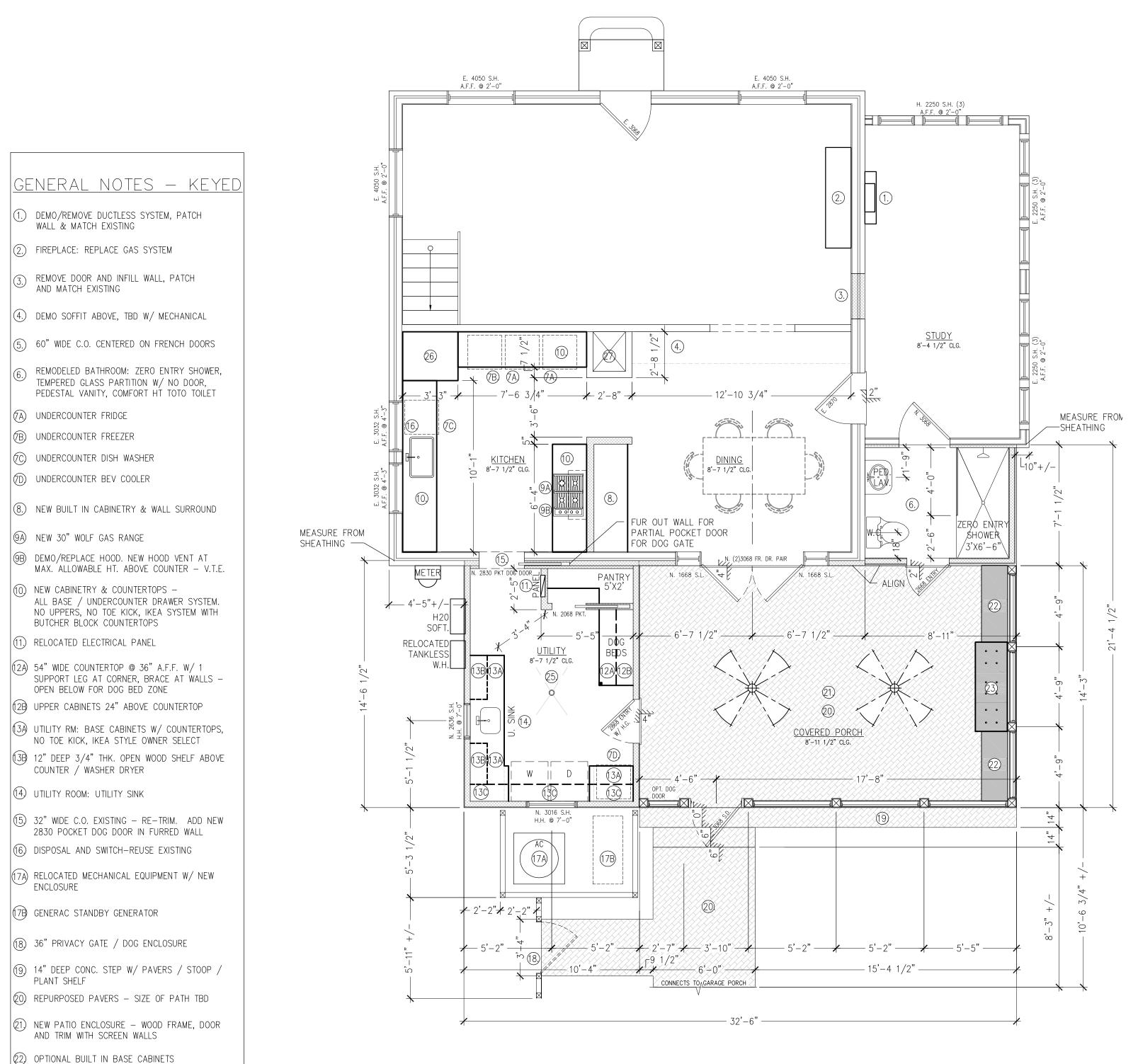




PLAN-NEW A0.1 / 1" = 10' - 0

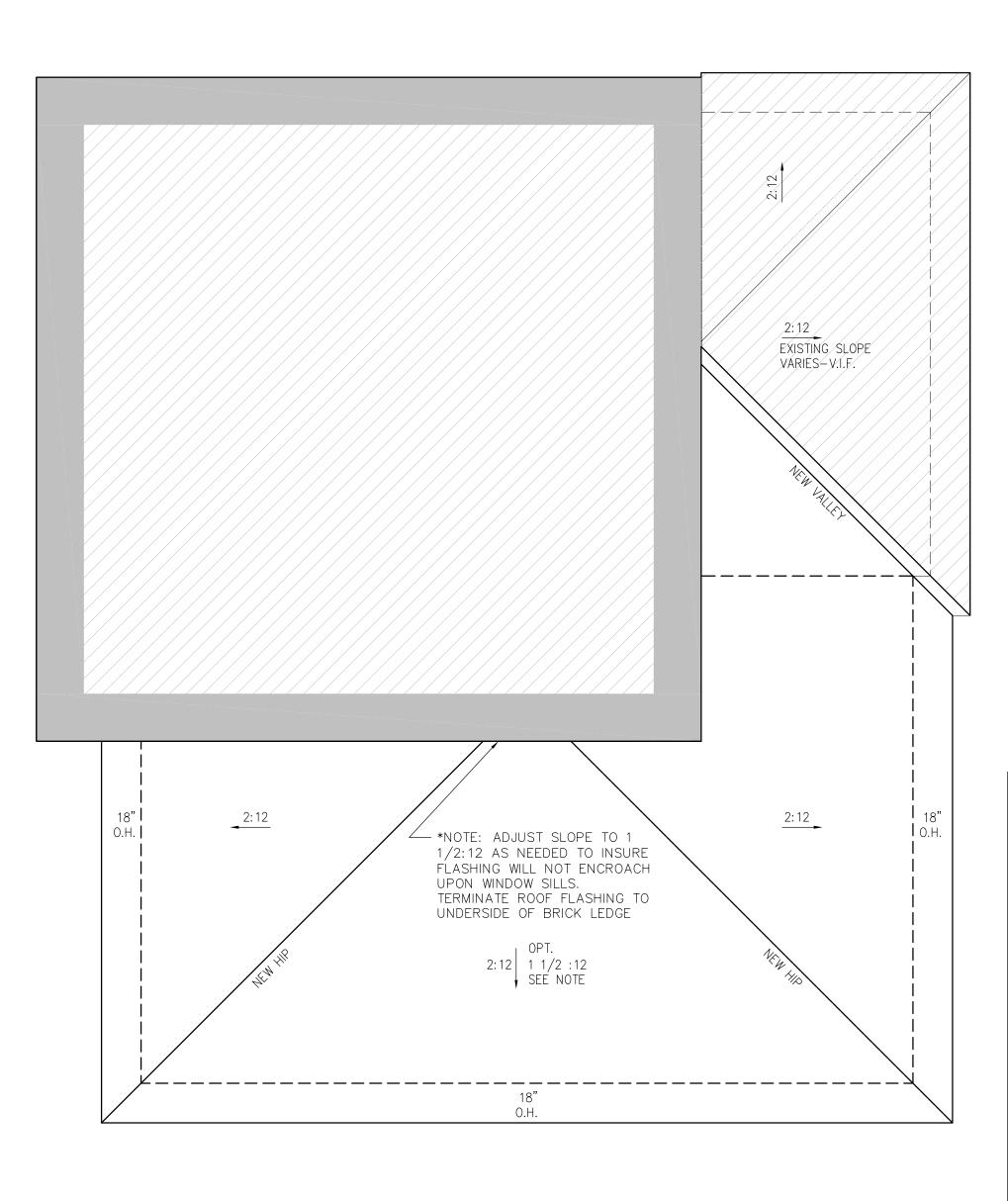
PLAN-EXISTING





- (23) OPTIONAL DAY BED W/ STORAGE UNDER
- (NOT USED)
- 5 TILED FLOORING W/ FLOOR DRAIN CENTERED
- (26) EXISTING CORNER BUMP-OUT TO REMAIN
- (27) MECHANICAL DUCT CHASE

NORTH $\begin{array}{r}
1 \\
\hline
A1 \\
\hline
1/4" = 1'-0"
\end{array}$



NORTH

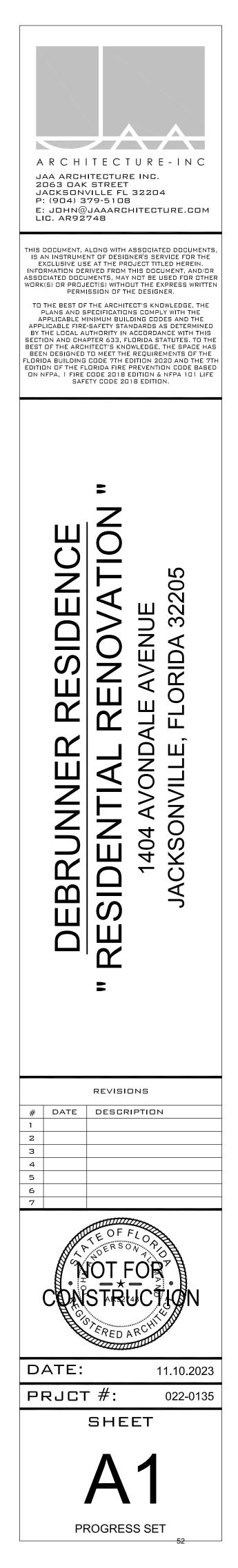
 $\frac{2}{A1} \frac{\text{ROOF PLAN} - \text{LEVEL ONE}}{1/4" = 1'-0"}$

GENERAL NOTES

- 1. VERIFY INTERIOR BEARING WALLS PER STRUCTURAL
- 2. ALL FLOOR FINISHES TO BE
- DETERMINED BY BUILDER & OWNER
- ALL EXTERIOR WINDOWS & DOORS TO HAVE 7'-0" HEAD HEIGHT A.F.F. UNLESS OTHERWISE NOTED
- 4. ALL TRANSITIONS FROM FINISHED FLOOR TO GRADE OR OTHER ON 1ST LEVEL TO ULTIMATELY BE DETERMINED BY BUILDER
- BRAND & STYLE OF WINDOWS & DOORS TO BE SELECTED BY BUILDER - COORDINATE W/ ENERGY CALCS
- 6. PROVIDE ALL REQUIRED 2X WD. BLOCKING IN WALLS FOR CABINETS & TVS, ETC.
- 7. CLOSET SYSTEM OPT. FOR ALL BEDROOMS, PANTRY, LINEN, ETC. OPEN SHELVES
- 8. ALL EXTERIOR PERIMETER WALLS (SHEATHING + FRAMING) ARE DRAWN AT 6 1/2" U.O.N. (SHEATHING FLUSH W/ FRAMING)
- ALL STANDARD INTERIOR WALLS ARE DRAWN AT 4.5" U.O.N. (FRAMING W/ GYPSUM EA. SIDE) ALL STANDARD PLUMBING WALLS ARE DRAWN AT 6.5" U.O.N.
- 9. DENOTES HAZARDOUS GLASS LOCATION – TEMPERED GLASS REQ. (H.G.)
- 10. **MIN. 11" TREADS MAX. 7 🕺 RISERS**
- 11. SEE SHEET AD1 FOR TYP. CODE REQUIREMENTS
- 12. SQUARE FOOTAGES ARE CALCULATED FROM EXTERIOR FACE OF SHEATHING/FOUNDATION

AREA			
	SQ. FT.		
NEW COVERED PATIO - UNCONDITIONED	316		
NEW BATH/LAUNDRY - CONDITIONED	209		
TOTAL NEW UNDER ROOF	525		

PARTITION LE	<u>GEND</u>
	STRUCTURE OVERHEAD
	NEW WALL





2 RIGHT ELEVATION – EXISTING _A2 ∕1/4" = 1'-0"

GENERAL DEMOLITION NOTES

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

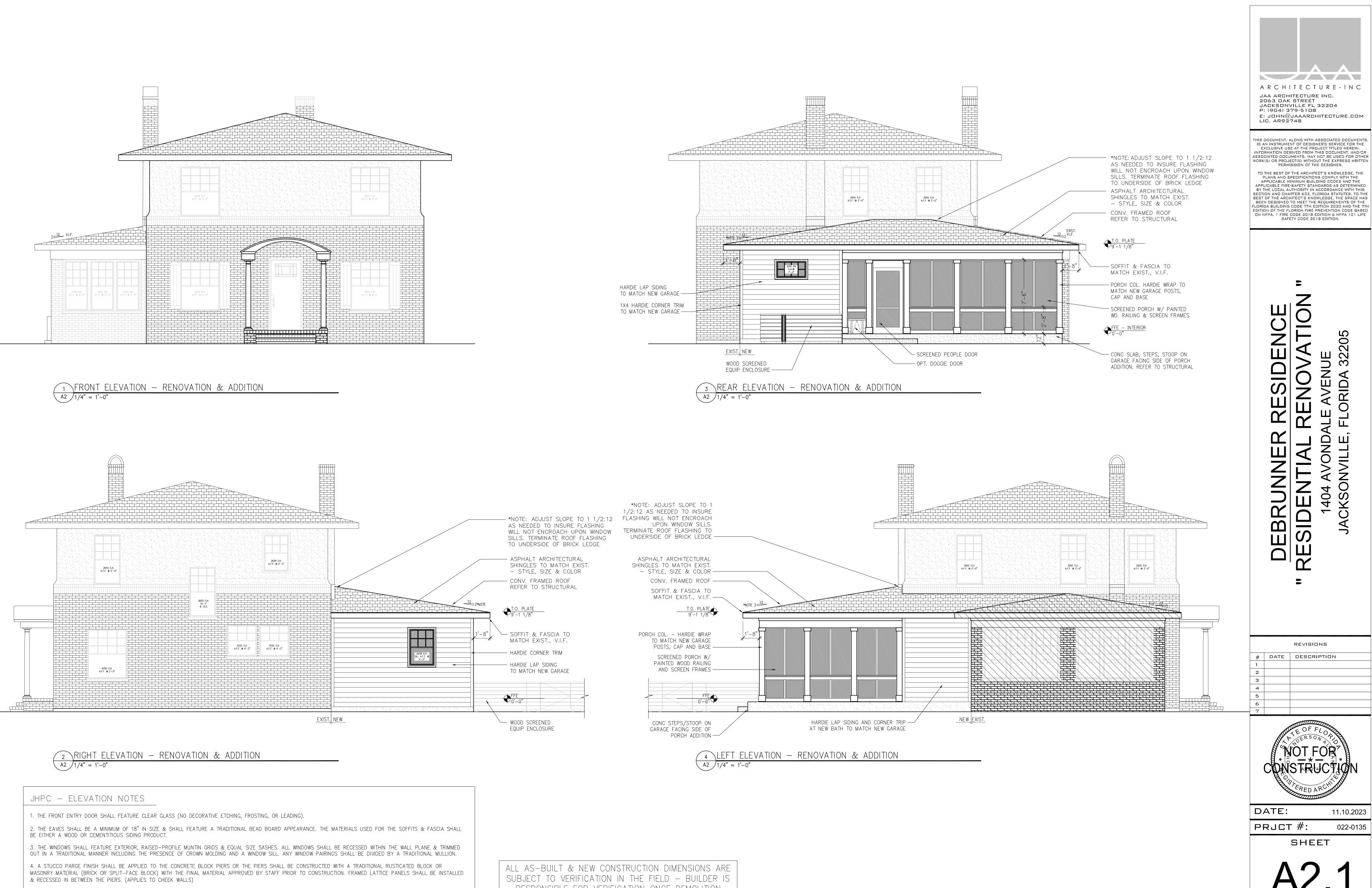
- 2. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.
- 3. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED.
- 4. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.
- 5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.
- 6. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.







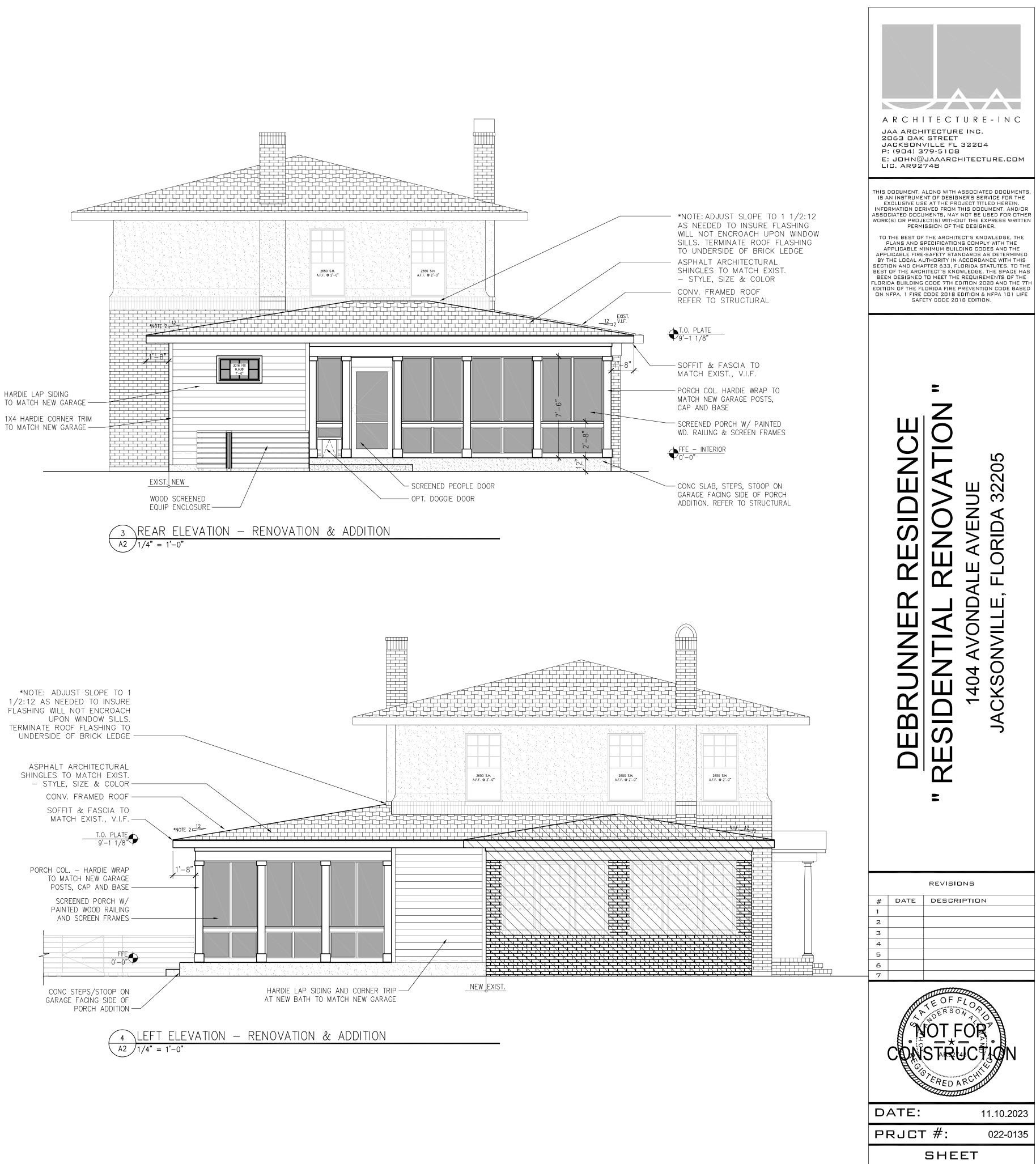
ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS ARE SUBJECT TO VERIFICATION IN THE FIELD - BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.



6. ALL CEMENTITIOUS SIDING SHALL HAVE A SMOOTH APPEARANCE.

LOWER RAILING WITH NO EXPOSED ENDS.

5. THE RAILING SYSTEM SHALL BE MADE OF WOOD, SET BELOW THE CAP OF THE PIERS, AND SHALL FEATURE SQUARE 2" X 2" SPINDLES SET IN BETWEEN AN UPPER &



RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS. PROGRESS SET





<u>COA-23-30036</u> 1430 Donald St



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

January 24, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-23-30036</u>

- Location: Corner of Park Street and Donald Street
- <u>Owner</u>: Matthew David 3401 Sarah Spaulding Court Jacksonville, Florida 32223
- <u>Applicant</u>: David Charles David Construction Co. of Jax, Inc. 4533 Sunbeam Road, Suite #805 Jacksonville, Florida 32257
- <u>Year Built</u>: N/A
- Designation: Riverside Avondale

<u>Request</u>: New Construction (Two-Story Single-Family Residence)

Summary Scope of Work:

- 1. New Construction (Two-Story Single-Family Residence)
- 2. Driveway Installation (Administrative)

Recommendation: Approve with Conditions

Conditions:

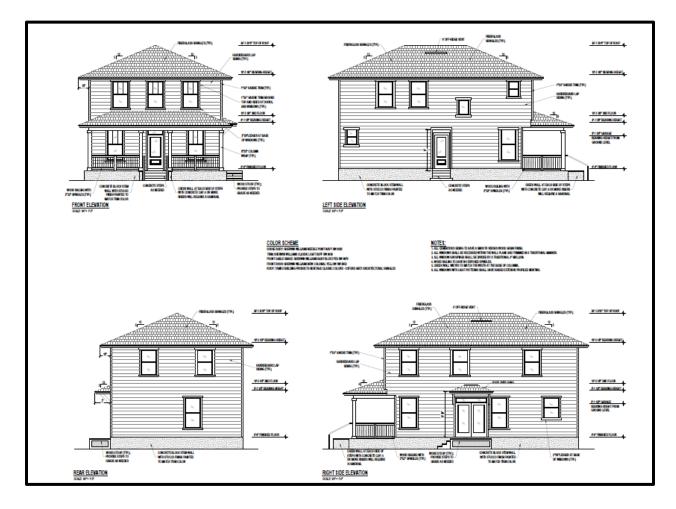
New Construction (Two-Story Single-Family Residence)

- 1. Materials, design, and height shall be substantially similar to the elevation drawings dated April 28, 2021, or as otherwise approved by the Historic Preservation Section.
- 2. The orientation shall be substantially similar to the site plan dated November 8, 2023.
- 3. The location of the structure shall be shifted slightly forward to the front property line on the site plan dated November 8, 2023, as the applicant has agreed to reduce the size of the front porch.
- 4. Prior to permitting, the applicant shall provide updated plans to the Historic Preservation Section that depict the location adjustment mentioned within condition #3.
- Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures (RE: 078072-0010, 078074-0000 & 078075-0000).

- 6. Columns shall have caps and bases.
- 7. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- 8. The siding shall be installed with the smooth side facing outward.
- 9. 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.
- 10. 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.
- 11. The front door shall have clear glass without any decorative etching or frosted glass.
- 12. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 13. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.

Driveway Installation (Administrative)

- 14. The driveway shall not be wider than 10 feet with a flare of 12 feet allowed at the curb.
- 15. Concrete ribbons shall be between 2 and 3 feet in width.
- 16. The existing sidewalk shall not be altered in any way.



PROJECT DESCRIPTION

COA-23-30036 seeks to construct a two-story single-family home within the Riverside Avondale Historic District. The subject property is currently a vacant lot that is approximately sixty-seven and a half (67.5) feet wide and roughly sixty-one (61) feet long. The structures along this block are both one-story and two-story homes. The proposed new construction would be located on the corner of Donald Street and Park Street. As designed, the proposed home consists of a hip roof form on both the main roofline and the front porch with fiberglass shingles, three-over-one windows along the front elevation, fiber cement lap siding, wood railing with two-by-two spindles, concrete block with stucco finish for the foundation wall, and wrapped columns along the front porch. Additionally, the scope of work includes the installation of a concrete ribbon driveway, which can be approved administratively. As such, this report will focus on the construction of the single-family home.

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:

- Originally platted in combination with the property to the west, 1418 Donald Street (RE: 078072 0010), the subject property was subdivided into its current configuration in the year 2020.
- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for compatible reuse of an infill lot in the Riverside Avondale 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 and 2).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is roughly twenty-five (25) feet, which is compatible with the heights of the adjacent two-story structures which are the dominant development typology along this block. The scale and massing of the proposed structure are consistent with other two-story residences on the block. The front and side setbacks as shown on the site plan dated November 8, 2023, are consistent with other nearby structures and have been conditioned to ensure compatibility. Additionally, the 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 elevations show three-over-one light pattern windows along the front elevation with a header height characteristic of window design in the Riverside Avondale Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a ¾ light door with a horizontal bottom panel, 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 surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Riverside Avondale Historic District. Such details include:
 - The fiber-cement lap siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Riverside Avondale;
 - The CMU block foundation with stucco finish;
 - The covered front porch feature; 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 and is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot, 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 and is generally compatible with the massing and architectural features of adjacent properties.

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1-4, and 6 8
- Historic Preservation Guidelines for the Riverside Avondale Historic District, "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

New Construction

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

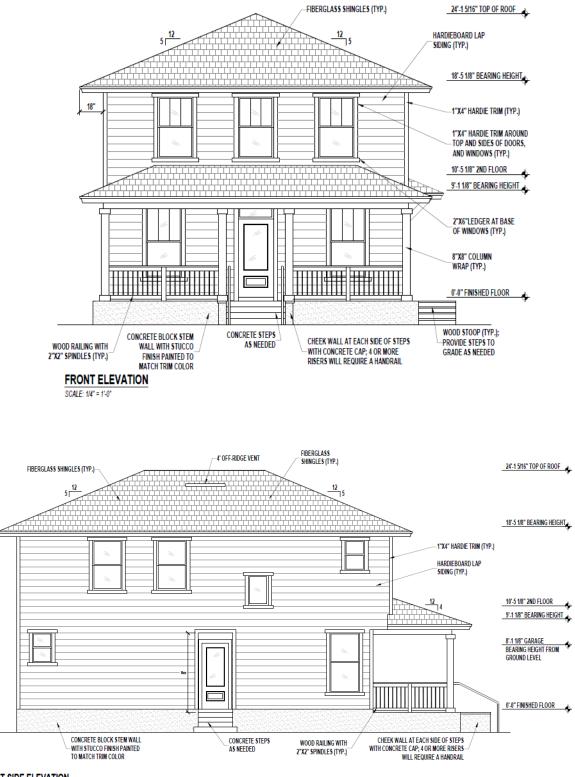


LOCATION MAP

POSTED SIGN PHOTOGRAPH

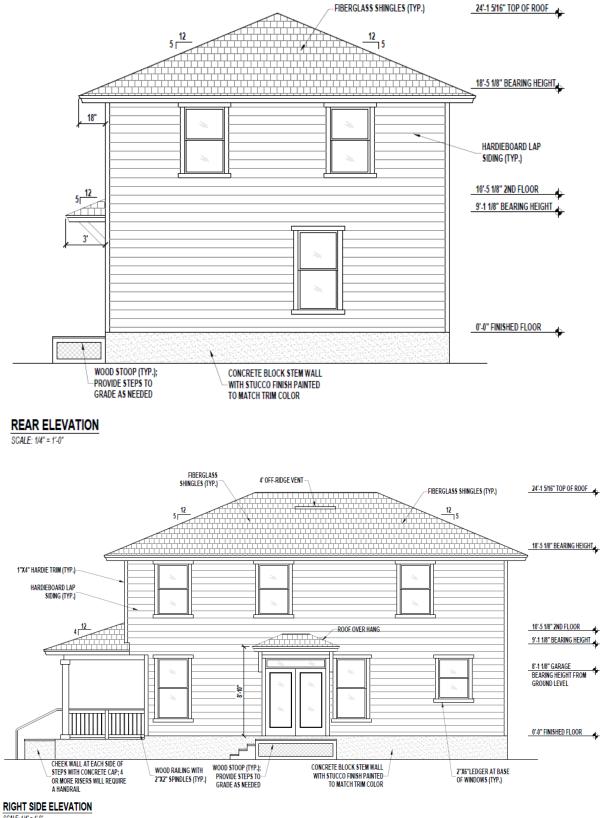


ELEVATION DRAWINGS DATED APRIL 28, 2021



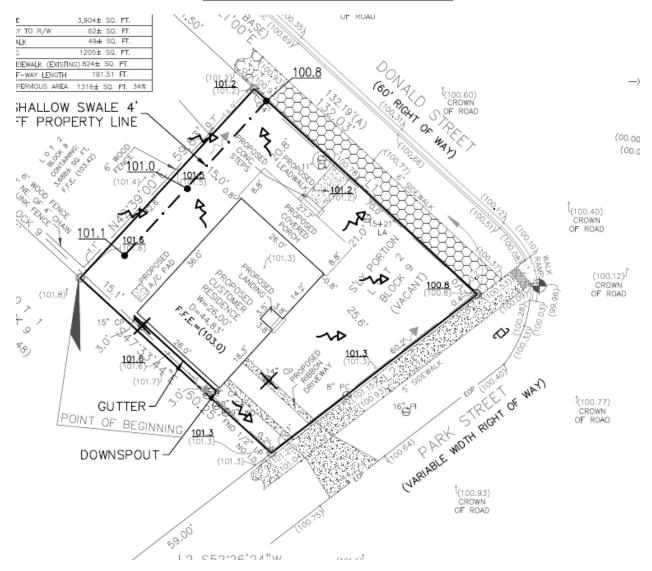
LEFT SIDE ELEVATION

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



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

SITE PLAN DATED NOVEMBER 8, 2023



Application For Certificate Of Appropriateness

– Application Info —

Tracking #	30036	Application Status	FOUND SUFFICIENT
Date Started	11/30/2023	Date Submitted	11/30/2023

-Planning and Development Department Info-

COA #	COA-23-30036
Admin Review	
Admin Recommendation	FORWARD
Admin Date Of Action	1/5/2024
Forwarded to JHPC	
JHPC Meeting Date	1/24/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details N/A	
JHPC Details N/A	

General Information On Applicant-

Last Name		First Name	Middle Name
CHARLES		DAVID	
Company Nam	e		
DAVID CONSTR	UCTION CO. OF J	AX, INC.	
Mailing Addres	S		
4533 SUNBEAM	I RD #805		
City		State	
JACKSONVILLE		FL	Zip Code 32257
Phone	Fax		
904 349	904	Email	
0256		CHARLES	DAVID@YAHOO.COM

Agent repres	ents 🔍 Owno	er 🔍 Contractor 🔍 Archi	tect Consultant Othe
Last Name		First Name	Middle Name
DAVID		MATTHEW	
Mailing Addre 3401 SARAH S	e ss Spaulding CT.		
City		State	Zip Code
JACKSONVILL	E	FL	32223
	Fair	Email	
Phone	Fax	Eman	

Description Of Property —

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

1/17/24, 3:03 PM

O78072 0020 Location Of Property General Location Riverside/Avondale Historic District	0.001 11	Applicat	
General Location Riverside/Avondale Historic District		078072 0020	
eneral Location Riverside/Avondale Historic District			
eneral Location Riverside/Avondale Historic District			
General Location Riverside/Avondale Historic District			
Riverside/Avondale Historic District		erty	
		Historic District	
House #Street Name, Type and DirectionZip Code1430DONALD ST32205		et Name, Type and Direction	Zip Code
			-
Addition Driveway New Construction Accessory Structures	Alteration	Relocation Window Replaceme	nt 🔲 Other
	Fencing	Demolition 📃 Reroof/Minor Repai	rs
Addition Driveway New Construction Accessory Structures Alteration Relocation Window Replacement Other			
Addition Driveway New Construction Accessory Structures Alteration Relocation Window Replacement Other			
Addition Driveway New Construction Accessory Structures Alteration Relocation Window Replacement Other Fencing Demolition Reroof/Minor Repairs Describe proposed work below. Note affected features and changes in design or			
Addition Driveway New Construction Accessory Structures Alteration Relocation Window Replacement Other Fencing Demolition Reroof/Minor Repairs Describe proposed work below. Note affected features and changes in design or naterials. Be as specific, brief, and legible as possible.	•	replacing gray 3-tab shingles with	n black architectural shingles).
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 1880 SOFT. SII	NGLE FAMILY HOME	

-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

Elevations And Site Plan - Proposed front, side, and rear elevations and site plan. (*To scale bar scaled dimensional drawings needed. Directional arrows needed.*)

Materials - Materials identified and product info.

Photos Of Homes - Photos of homes within the block, labeled with address to build context.

Description Of Any Demo

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

1/17/24, 3:03 PM

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: 1-10-24	COA#: 30036
Address:	Owner: Matthew David
1430 Donald St.	
Jacksonville, FL 32205	

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

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

provided to me for application 36036	were posted on the property/site located at:
078072 0020	
Real Estate Number(s)	
1430 Donald St.	
Street Address <u>Jacksonville</u> , FL 32205 City, Staté Zip Code	
City, State Zip Code	
Printed Name Mutthew David	
Signature Multu Daving	
Dated this 10th day of January	, 2024.

71

DAVID MATTHEW C
1544 LE BARON AVE
JACKSONVILLE, FL 32207

Primary Site Address 0 DONALD ST Jacksonville FL 32205

Value Summarv

Official Record Book/Page 19673-00348

0 DONALD ST

Property Detail	
RE #	078072-0020
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	01303 INGLESIDE PARK
Total Area	4136

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 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)	\$125,235.00	\$125,235.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$125,235.00	\$125,235.00
Assessed Value	\$110,206.00	\$121,226.00
Cap Diff/Portability Amt	\$15,029.00 / \$0.00	\$4,009.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$110,206.00	See below

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

County/Municipal Taxable Value No applicable exemptions

SJRWMD/FIND Taxable Value No applicable exemptions

School Taxable Value No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>19673-00348</u>	4/5/2021	\$100.00	QC - Quit Claim	Unqualified	Vacant
<u>19504-02428</u>	12/15/2020	\$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features 🕻

No data found for this section

Land & Legal 📒

LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-A	66.00	60.00	Common	66.00	Front Footage	\$125,235.00

Lega	
LN	Legal Description
1	2-77 42-2S-26E .09
2	INGLESIDE PARK
3	PT LOT 2 RECD O/R 19673-348
4	BLK 9

Buildings 📒

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Valu	e Last Year	Proposed	Rolled-back	
Gen Govt Ex B&B	\$110,206.00	\$0.00	\$110,206.00	\$1,133.82	\$1,247.19	\$1,140.14	
Urban Service Dist1	\$110,206.00	\$0.00	\$110,206.00	\$0.00	\$0.00	\$0.00	
Public Schools: By State Law	\$125,235.00	\$0.00	\$125,235.00	\$368.42	\$398.62	\$367.46	
By Local Board	\$125,235.00	\$0.00	\$125,235.00	\$255.93	\$281.53	\$255.28	
FL Inland Navigation Dist.	\$110,206.00	\$0.00	\$110,206.00	\$3.21	\$3.17	\$3.17	
Water Mgmt Dist. SJRWMD	\$110,206.00	\$0.00	\$110,206.00	\$19.78	\$19.76	\$19.76	
School Board Voted	\$125,235.00	\$0.00	\$125,235.00	\$0.00	\$125.24	\$0.00	
Urb Ser Dist1 Voted	\$110,206.00	\$0.00	\$110,206.00	\$0.00	\$0.00	\$0.00	
			Totals	\$1,781.16	\$2,075.51	\$1,785.81	
Description Just Value		Assessed Value	Assessed Value		Taxable V	Taxable Value	
Last Year \$113,850.00 \$100,		\$100,188.00	\$0.00		\$100,188.0	\$100,188.00	
Current Year \$125,235.00		\$110,206.00	\$110,206.00 \$0		\$110,206.0	\$110,206.00	

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.

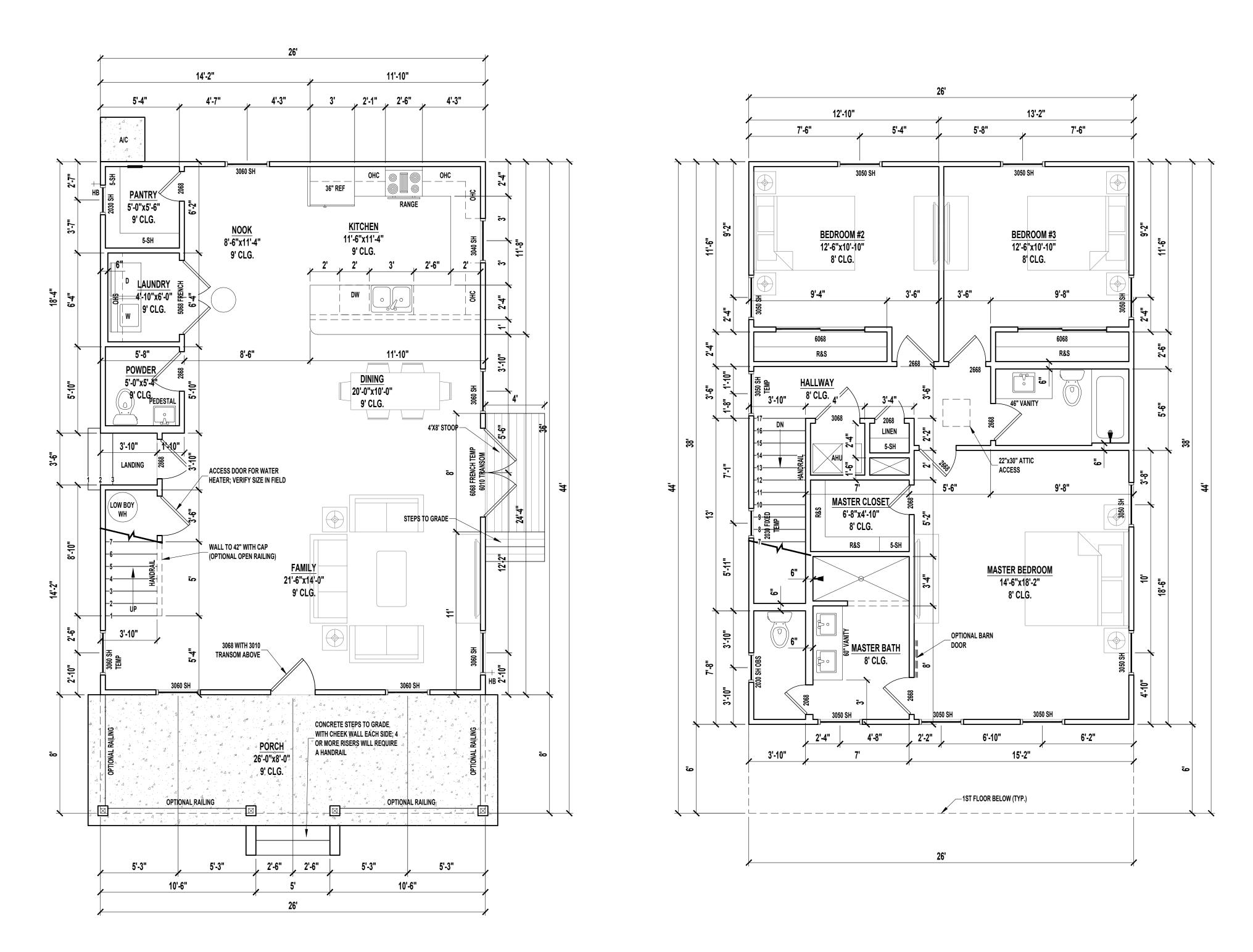
1/2

72

<u>2022</u>			
<u>2021</u>			

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

More Information <u>ontact Us</u> | <u>Parcel Tax Record</u> | <u>GIS Map</u> | <u>Map this property on Google Maps</u> | <u>City Fees Record</u>

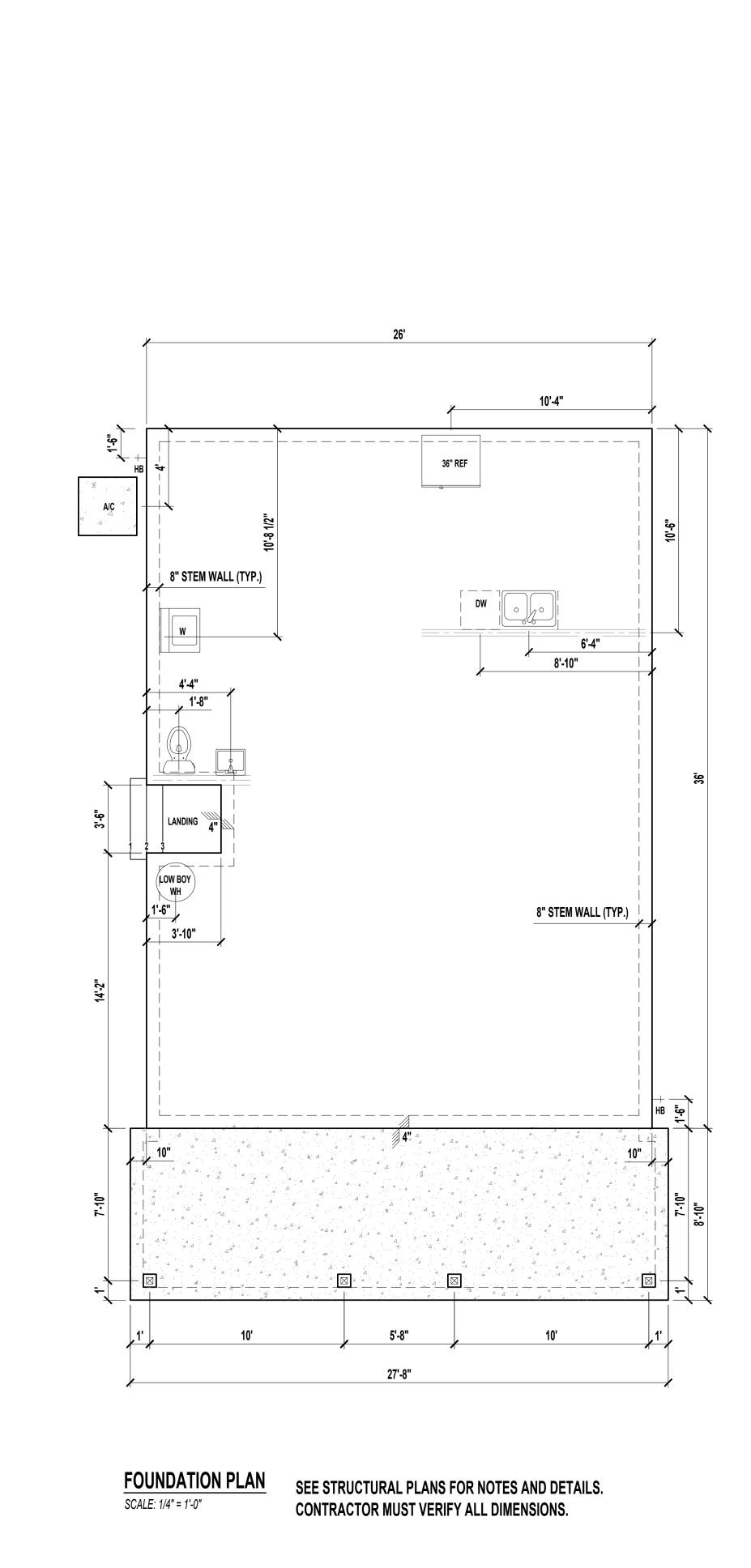


1ST LEVEL FLOOR PLAN

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

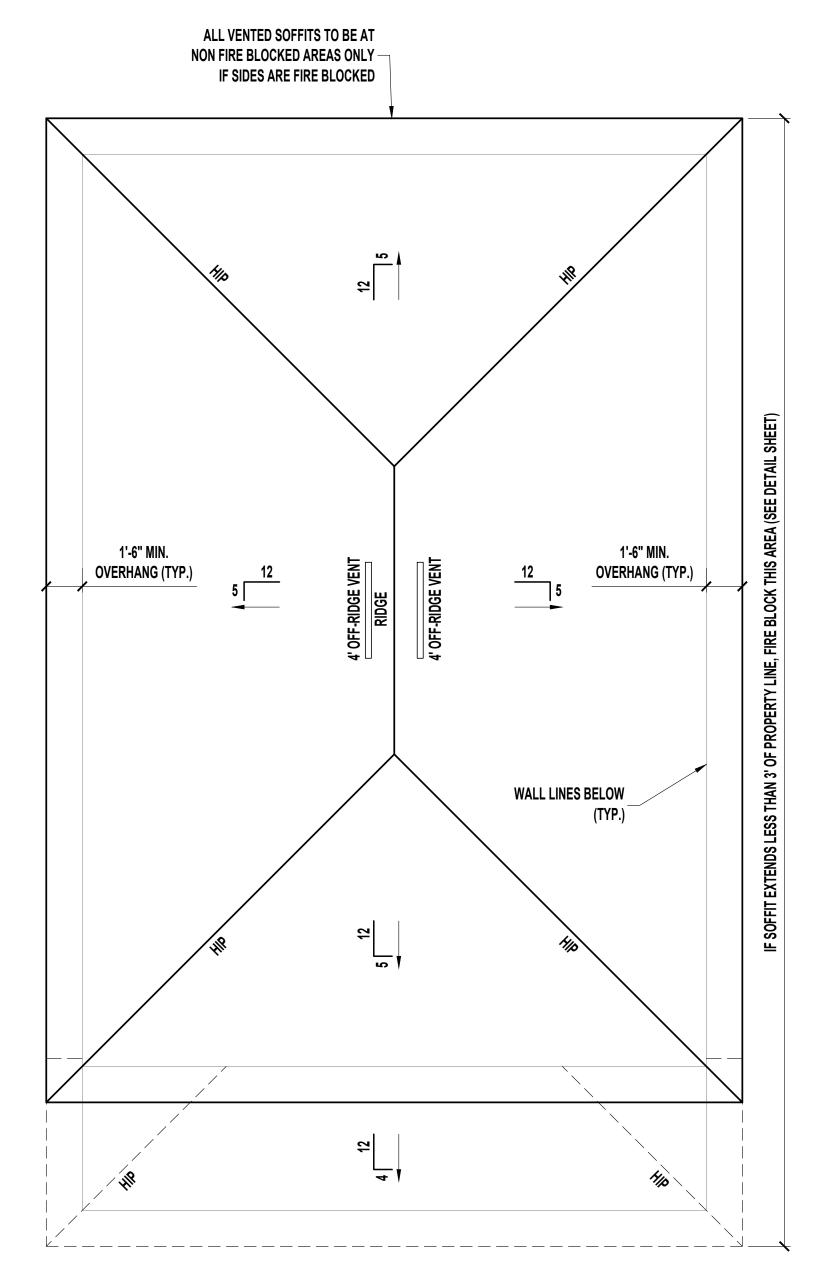
2ND LEVEL FLOOR PLAN SCALE: 1/4" = 1'-0"

	2 STORY RESIDENCE 1430 DONALD STREET JACKSONVILLE, FL 32205 1ST AND 2ND LEVEL FLOOR PLANS
BUILDING AREAS 15t FLOOR HEATED AREA 936 SF 2ND FLOOR HEATED AREA 944 SF 10tal HEATED AREA 944 SF 10tal HEATED AREA 1,800 SF PORCH 208 SF 10tal UNDER ROOF 2,160 SF 10tal UNDER ROOF 2,160 SF 10tal UNDER ROOF 2,160 SF 11t SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5. 1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5. 2. PROVIDE TEMPERED GLASS AS REQUIRED. 3. CONTRACTOR MUST VERIFY ALL DIMENSIONS.	Revisions Date By Contract By Challed CAD Services Shields CAD Services 243 Tarrasa Drive Jacksonville, FL 32225 Phone : (904) 241-1540 Website: www.scsjax.com - Email: billeshields@gmail.com
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 A1.1 1ST AND 2ND LEVEL FLOOR PLANS A1.2 FOUNDATION AND ROOF PLANS A1.3 1ST AND 2ND LEVEL ELECTRIC PLANS A2.1 ELEVATIONS A3.1 DETAIL SHEET	No. 33 33 (6) 3 (6) (5) (5) (5) (5) (5) (5) (5) (5) (5) (5
CODE INFORMATION BUILDING CODE: 2020 FLORIDA BUILDING CODE RESIDENTIAL 7TH ADDITION 2020 FLORIDA BUILDING CODE PLUMBING 2020 FLORIDA BUILDING CODE MECHANICAL 2017 NEC CONSTRUCTION TYPE: 5B OCCUPANCY CLASS: R-3	Date 04-28-21 Scale AS SHOWN Drawn WES Sheet A1.1

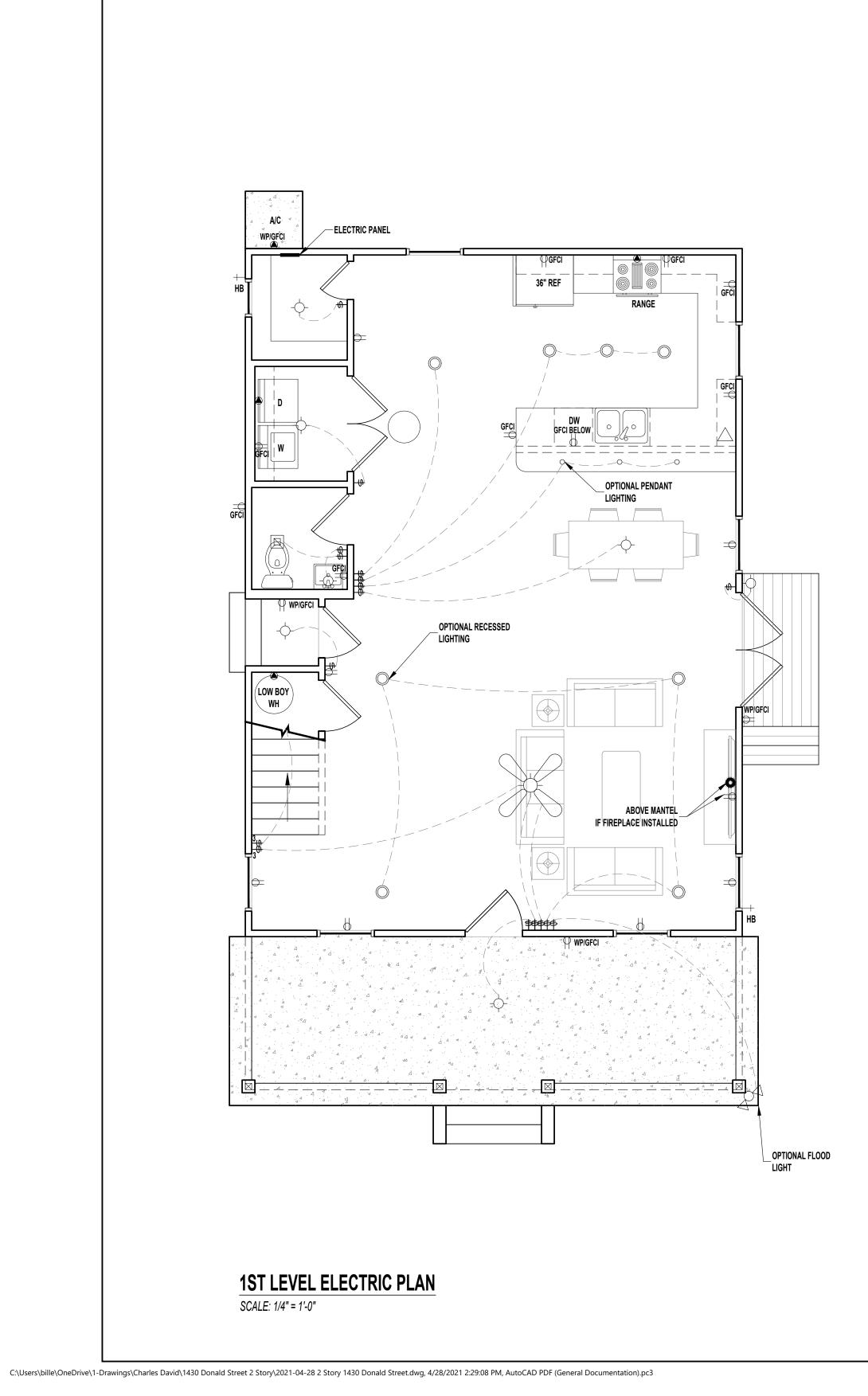


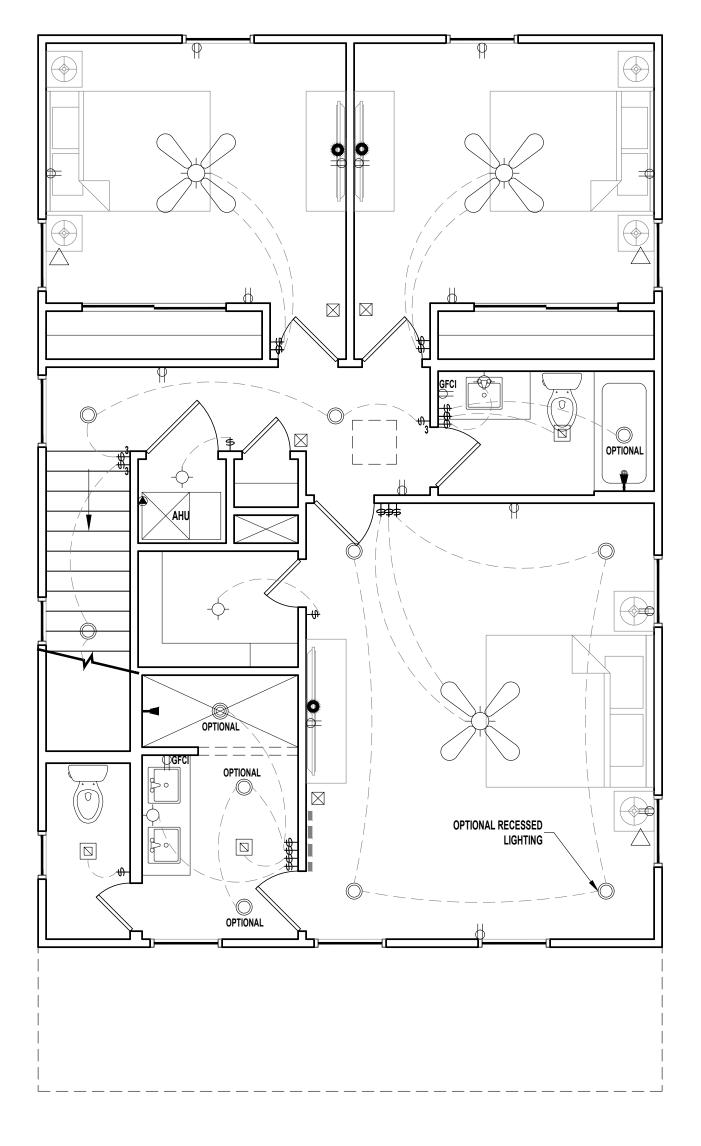
C:\Users\bille\OneDrive\1-Drawings\Charles David\1430 Donald Street 2 Story\2021-04-28 2 Story 1430 Donald Street.dwg, 4/28/2021 2:29:07 PM, AutoCAD PDF (General Documentation).pc3

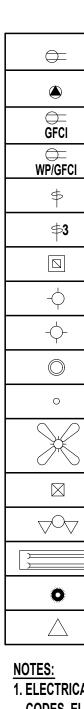




	2 STORY RESIDENCE	1430 DONALD STREET JACKSONVILLE, FL 32205		FOUNDATION AND ROOF PLAN	
	Date By Shields CAD Services	243 Tarrasa Drive Jacksonville, FL 32225	Phone : (904) 241-1540	Website: www.scsjax.com - Email: billeshields@gmail.com	
	Revisions				
2ND FLOOR VENT CALCULATIONS VENTED SOFFIT VENTILATED ATTIC AREA: 940 SQ. FT.	No.	$\left \begin{array}{c} 2\\ \hline 3 \end{array} \right $	4		
940 / 300 = 3.13 SQ. FT. 3.13 SQ. FT. X 144 = 451 SQ. IN. TOTAL NET FREE VENT AREA 451 X 50% = 226 SQ. IN. NET FREE SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF					
226 / 6.55 = 35 LF VENTED SOFFIT REQUIRED <u>OFF-RIDGE VENTS</u> VENTILATED ATTIC AREA: 940 SQ. FT. 940 / 300 = 3.13 SQ. FT.	Date		04-2	8-21	
940 / 300 = 3.13 SQ. FT. 3.13 SQ. FT. X 144 = 451 SQ. IN. TOTAL NET FREE VENT AREA 451 X 50% = 226 SQ. IN. NET FREE	Scale Drawn	AS		DWN WES	
(2) 4' OFF-RIDGE VENTS REQUIRED (144 SQ. IN. EACH)	Sheet	1			
				75	ł







2ND LEVEL ELECTRIC PLAN SCALE: 1/4" = 1'-0"

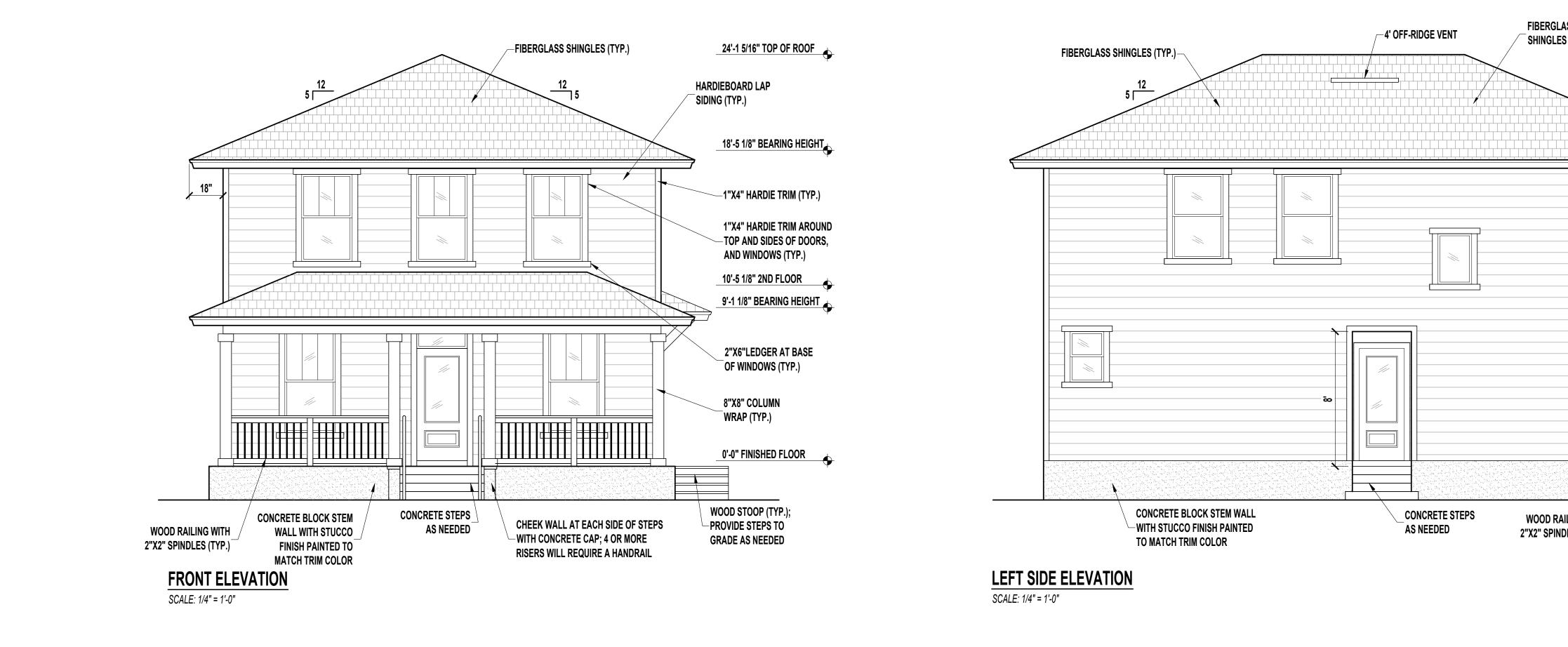
2 STORY RESIDENCE 1430 DONALD STREET JACKSONVILLE, FL 32205	1ST AND 2ND LEVEL ELECTRIC PLANS	
Date By Shields CAD Services 243 Tarrasa Drive Jacksonville, FL 32225	Phone : (904) 241-1540 Website: www.scsjax.com - Email: billeshields@gmail.com	
Revisions		
Scale AS Drawn Sheet	 ✓ ✓ Ø Ø<th></th>	

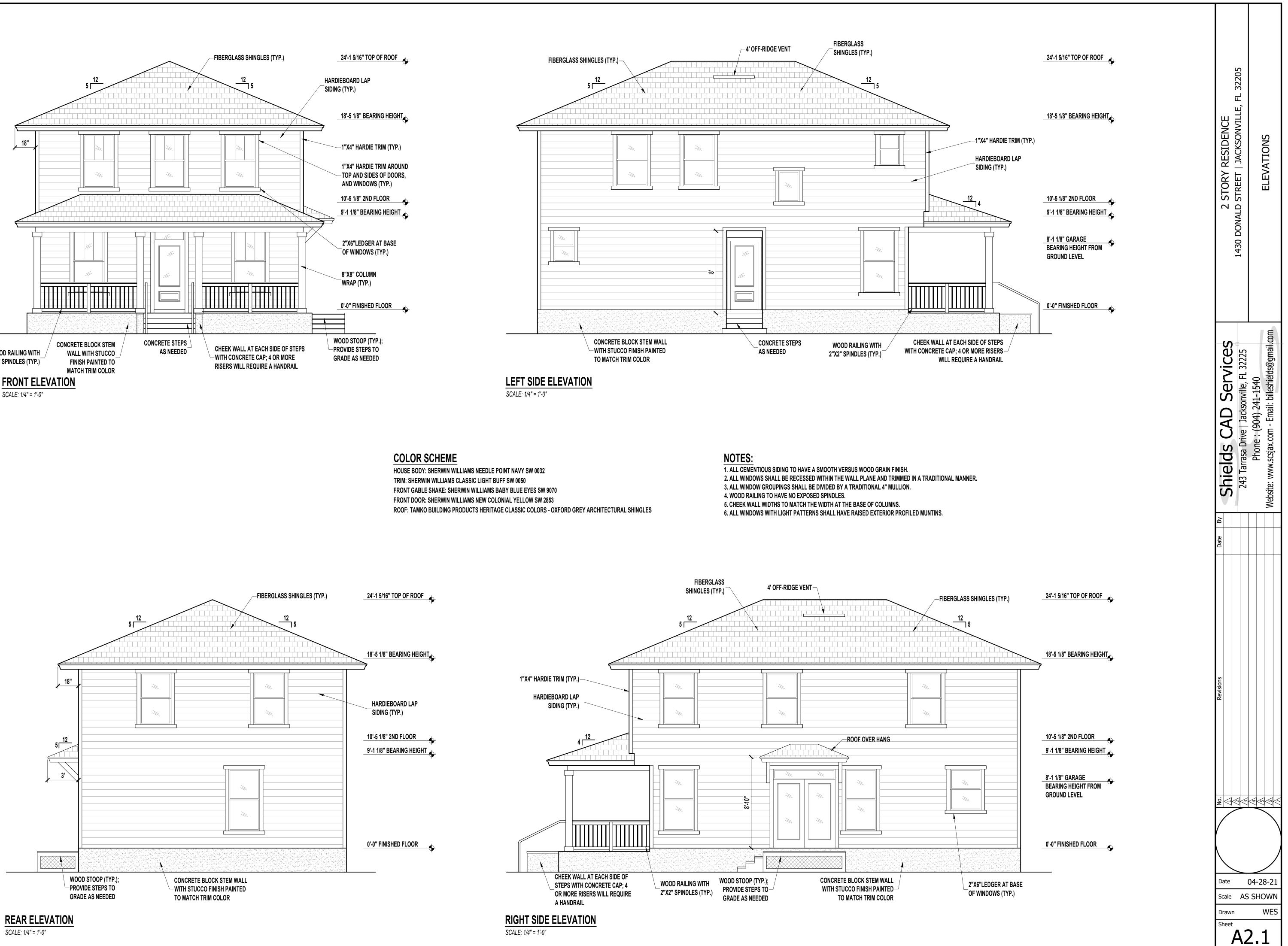
LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	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
μμ	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

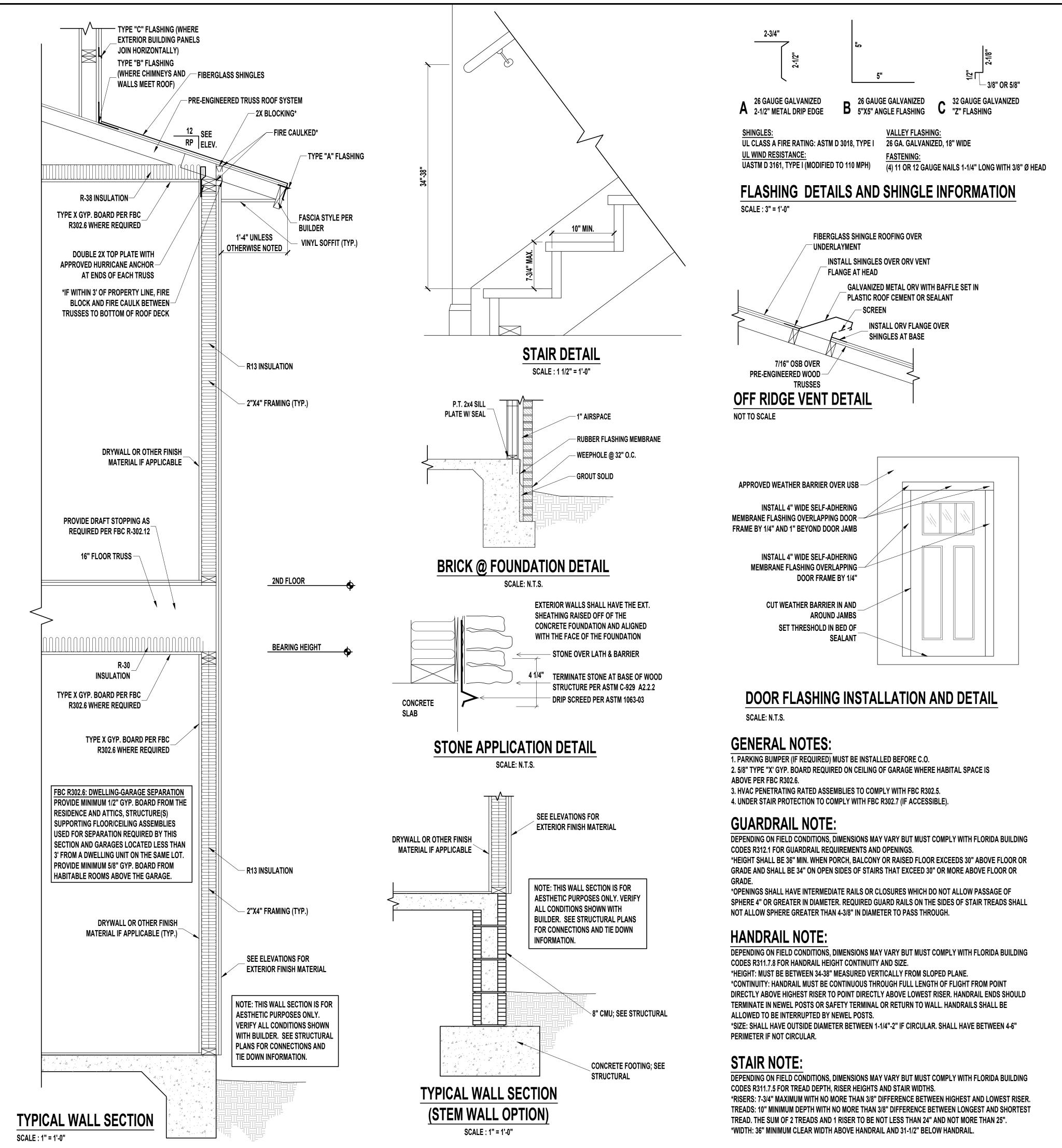
<u>NOTES:</u> 1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.

2. ALL FIXTURES TO BE CFL OR LED. 3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

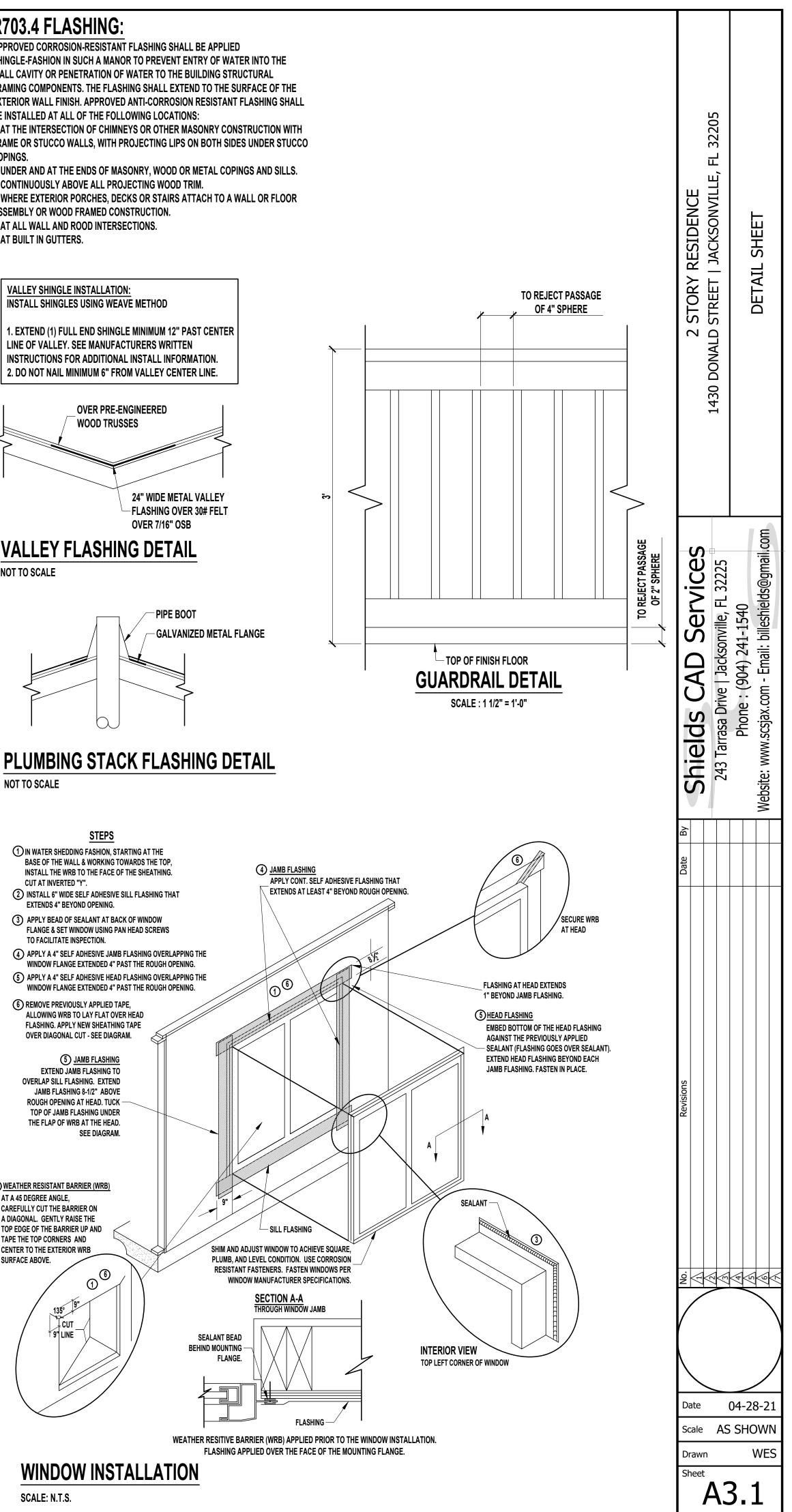


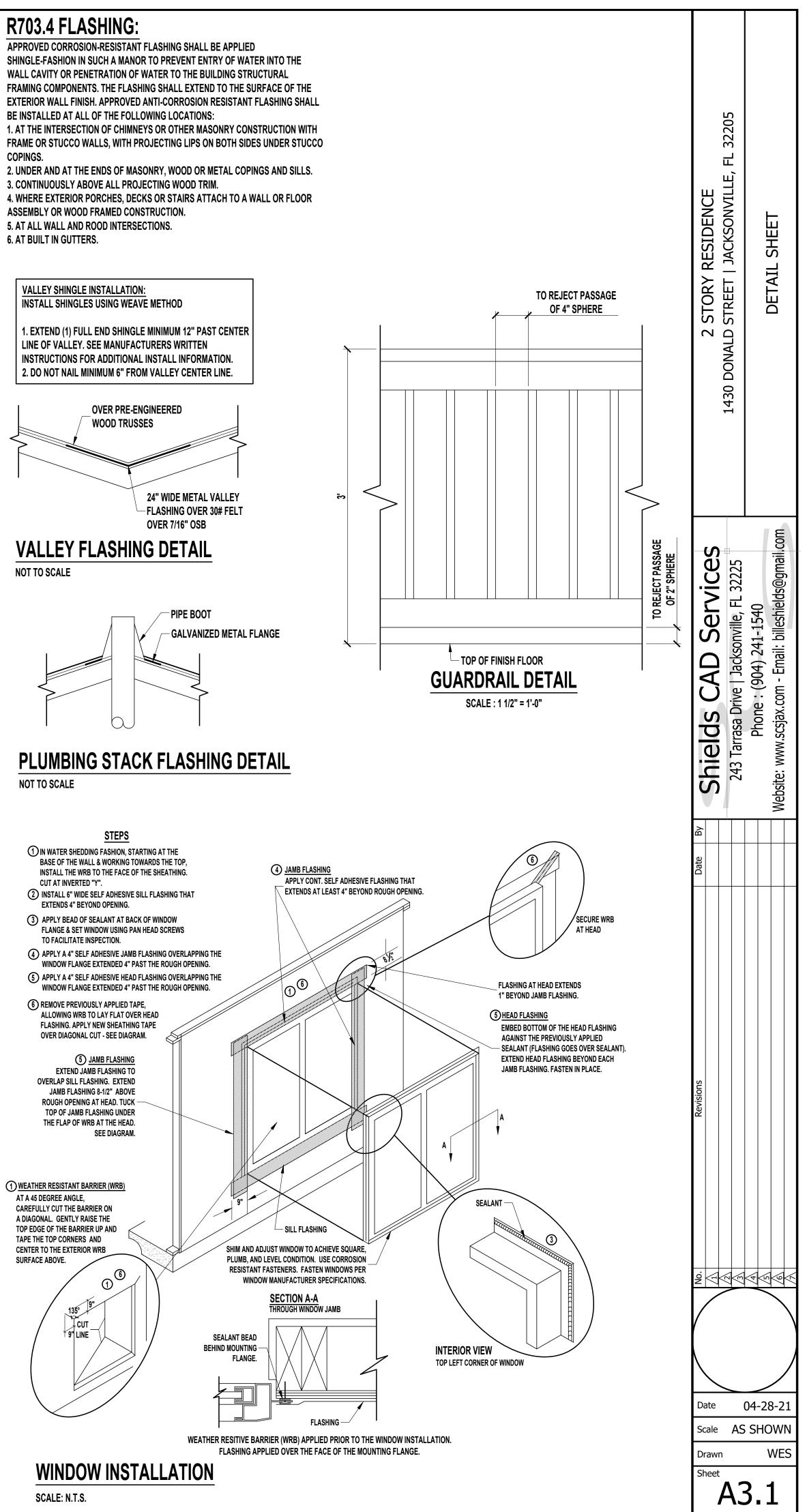


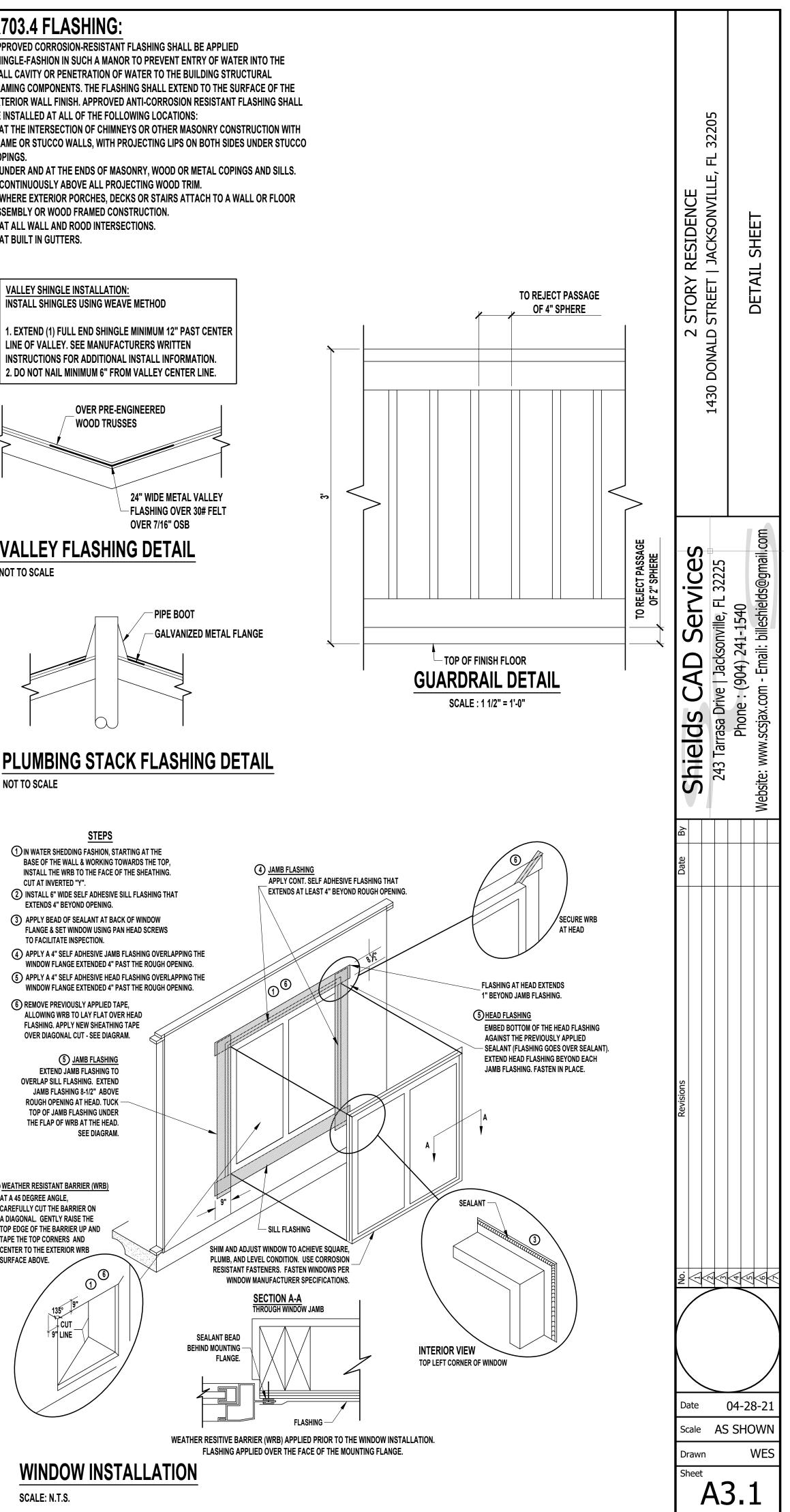
C:\Users\bille\OneDrive\1-Drawings\Charles David\1430 Donald Street 2 Story\2021-04-28 2 Story 1430 Donald Street.dwg, 4/28/2021 2:29:08 PM, AutoCAD PDF (General Documentation).pc3

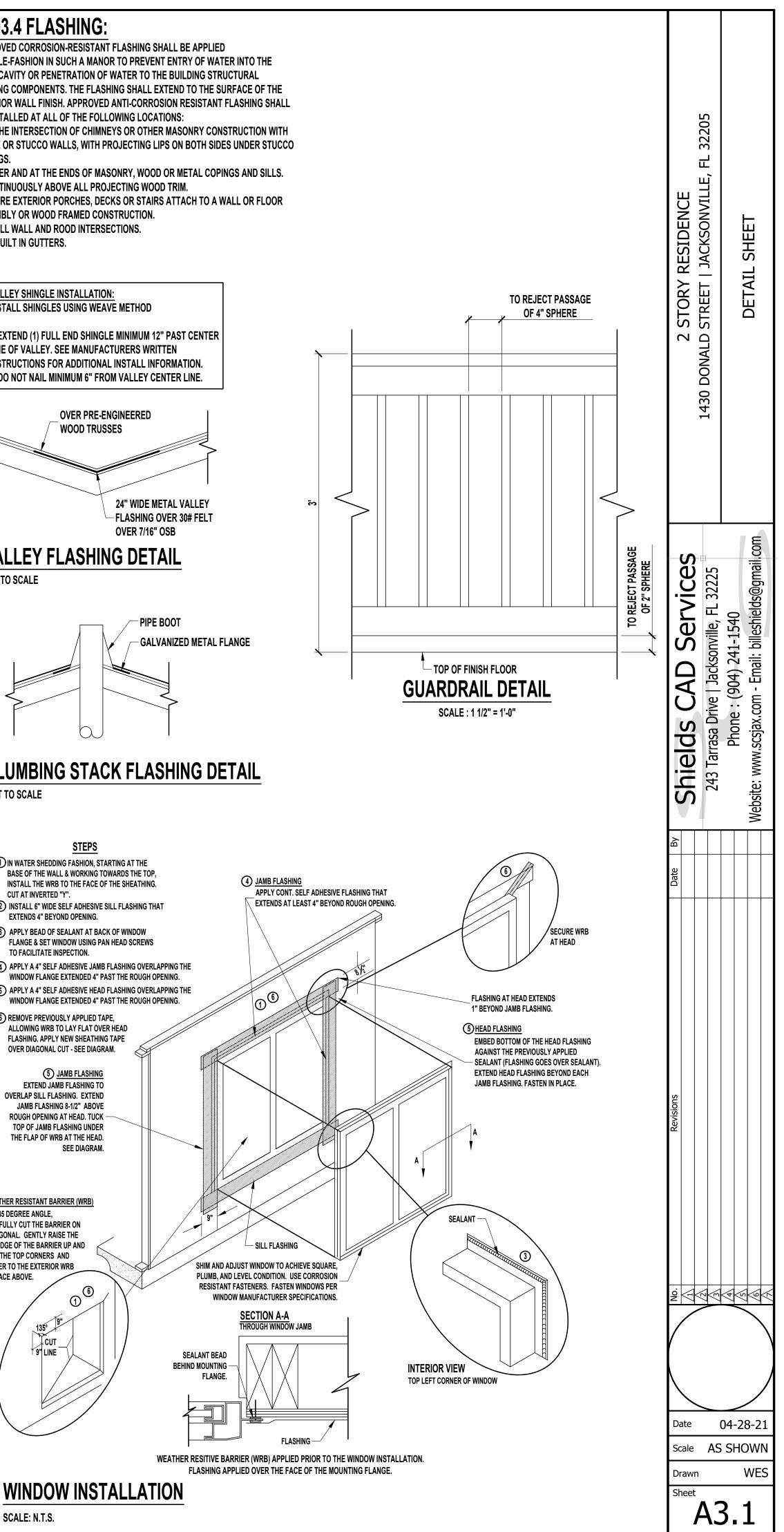


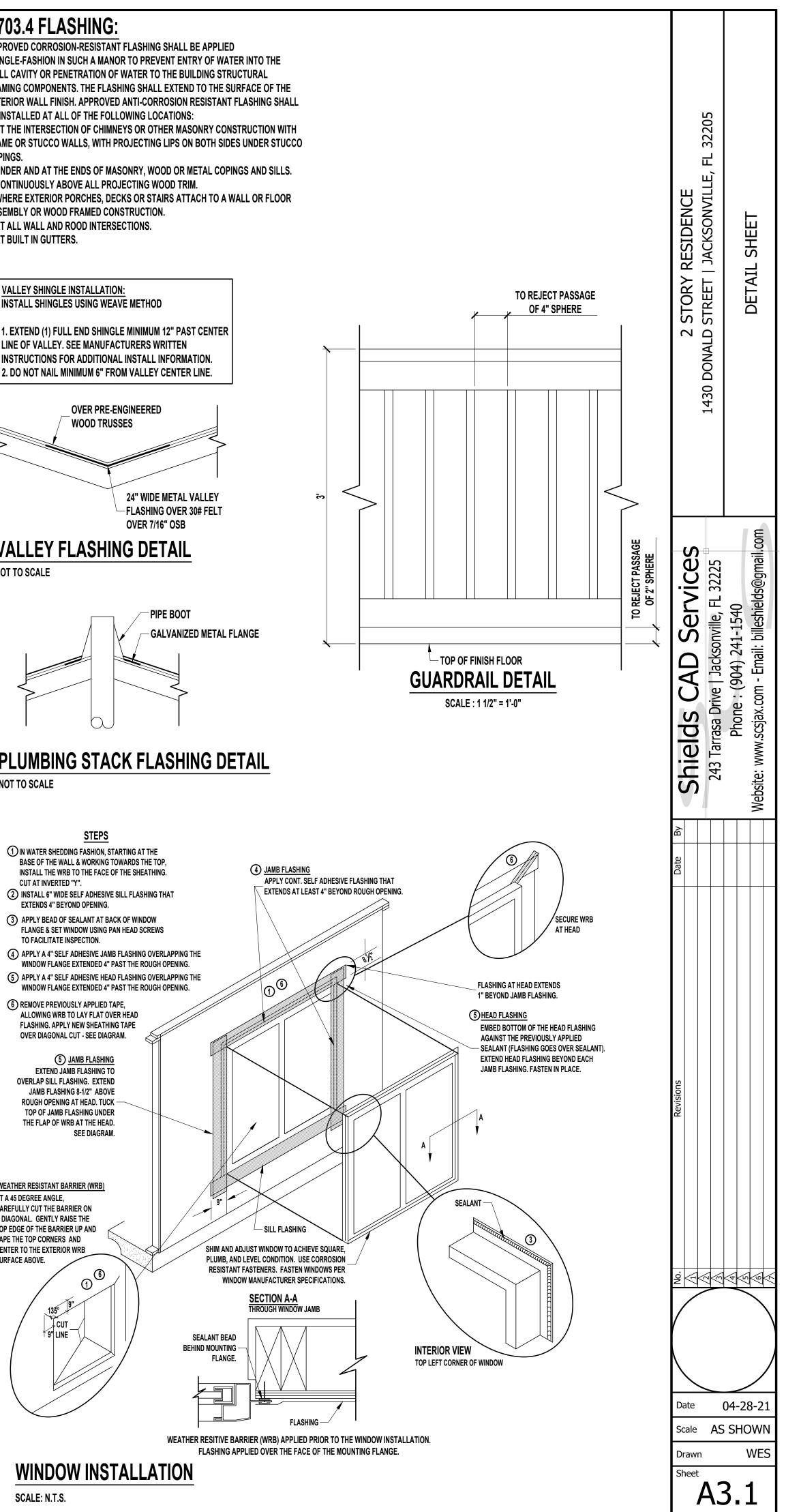
C:\Users\bille\OneDrive\1-Drawings\Charles David\1430 Donald Street 2 Story\2021-04-28 2 Story 1430 Donald Street.dwg, 4/28/2021 2:29:09 PM, AutoCAD PDF (General Documentation).pc3



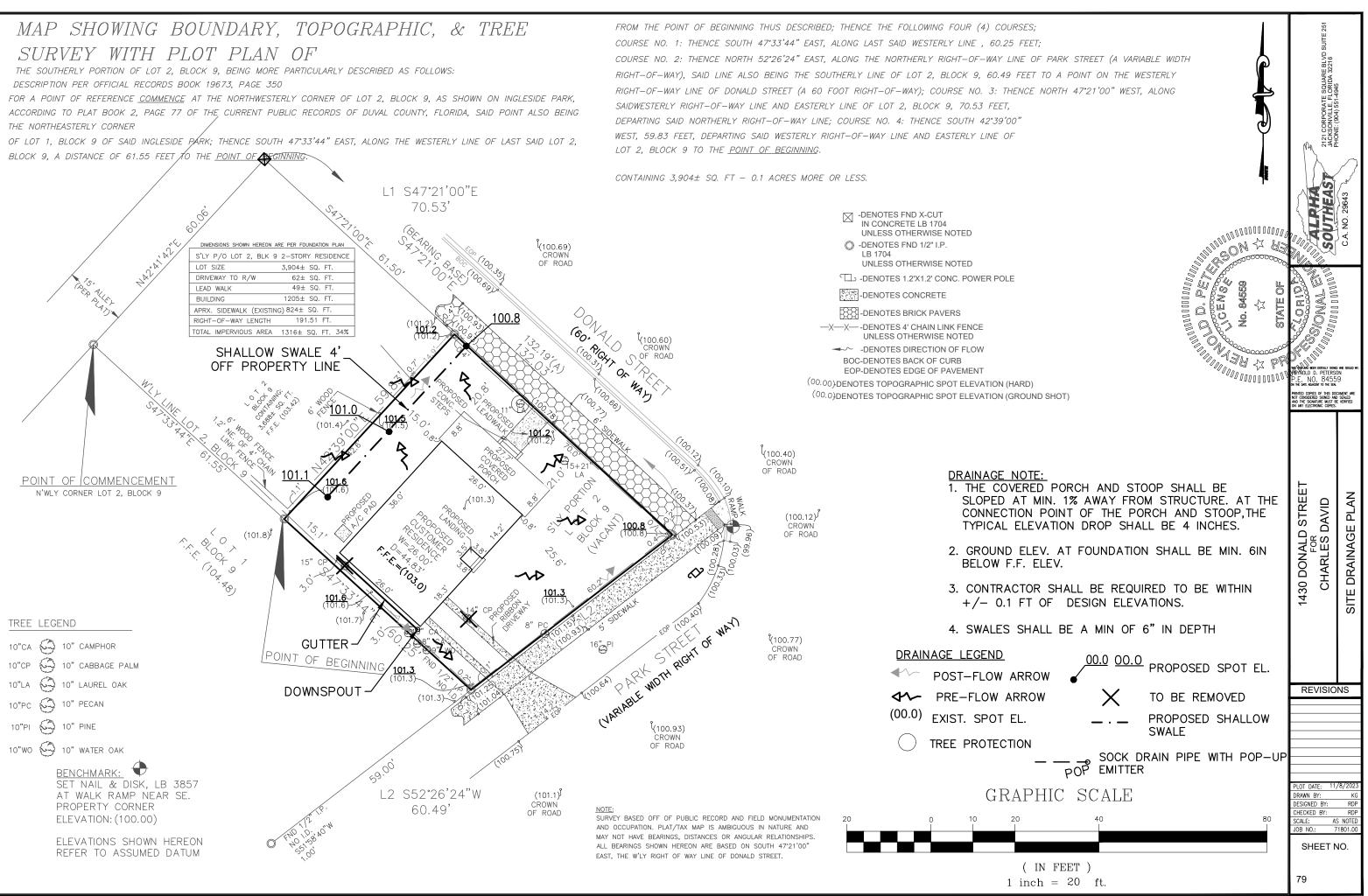








CONTAINING 3.904± SQ. FT - 0.1 ACRES MORE OR LESS.













<u>COA-23-30102</u> 1324 Ionia St



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

January 24, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-23-30102</u>

- <u>Address</u>: 1320 Ionia Street, RE# 072535-0000 1324 Ionia Street, RE# 072535-0010
- *Location*: West side of Ionia Street, between 3rd Street East and 4th Street East
- Owner: Harmony Family Group, LLC 426 Orange Bluff Avenue Jacksonville, Florida 32211
- Applicant: Jac Shacter Terrawise Homes, Inc. 1334 Walnut Street Jacksonville, Florida 32206
- <u>Year Built</u>: N/A
- Designation: Springfield

<u>Request</u>: New Construction (two-story single-family residence)

Summary Scope of Work:

- 1. New construction of a two-story single-family home
- 2. Installation of solar panels (optional)

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 November 16, 2023, or as otherwise approved by the Historic Preservation Section.
- 2. Location and orientation shall be as substantially shown on the site plan dated November 16, 2023.
- 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.
- PROPINE SNALE I. THE soo**m** o ARCHITECTURES, MINING CO. 74 (iur) CARDON I LEFT ELEVATION FRONT ELEVATION ELEV GNR# UNIERTED ROOF PER 2020 FLORIDA IN LONG THE FUTTON, IN-1006 PLAN WINDOW TRIM DETAIL HANDRAIL DETAIL norma concentration and concentration and a second CORDER S 165 MILLION TRUE DETAIL THE SHEET --5 **RIGHT ELEVATION REAR ELEVATION**
- 12. Solar panels shall be reviewed under a separate COA application.

PROJECT DESCRIPTION

The request is for the construction of a two-story single-family home with optional solar panels on two abutting parcels. The subject parcels are currently vacant and are approximately 34 feet wide and 125 feet long, collectively. The lots on this portion of the block are a mixture of onestory and two-story homes. As designed, the home consists of a gable roof and a full-width porch along the front elevation. Primary materials of the structure include architectural shingles for the roof, one-over-one windows, fiber cement lap siding and shingles, wood railings, concrete block with stucco finish for the foundation, and 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 property 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 28 feet and 6 inches, which is compatible with the heights of adjacent 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 November 16, 2023 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 elevations show one-over-one light pattern windows with 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 two (2) 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 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 painted CMU finish;
 - The one-story, full-width porch 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 for 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"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

ATW

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.

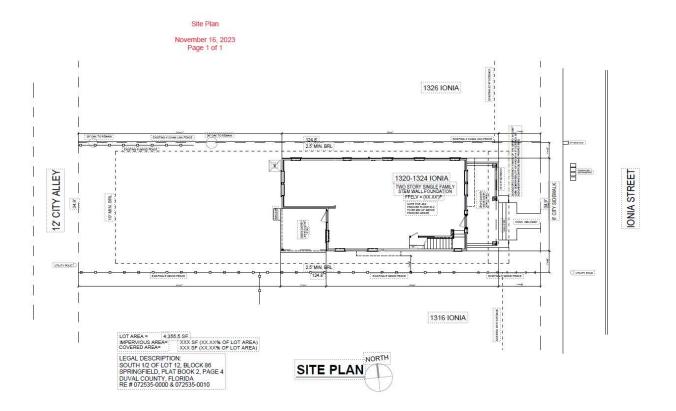
LOCATION MAP



POSTED SIGN PHOTOGRAPH



PROPOSED SITE PLAN DATED NOVEMBER 16, 2023



PROPOSED ELEVATIONS DATED NOVEMBER 16, 2023





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: Jan 9,2024	COA#: COA-23-30102
Address: 1320/1324 Jonna 8t	Owner: Terra Vise Hores
Jux FL 32206	

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

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

provided to me for application
072535-0000 \$ 072535-0010
Real Estate Number(s)
1320 \$ 1324 Jonn st
Street Address Jax FL 32206
City, State Zip Code
Printed Name Jacob Shart
Signature
Dated this 9th day of January, 2024.

HARMONY FAMILY GROUP LLC

426 ORANGE BLUFF AVE JACKSONVILLE, FL 32211

1320 IONIA ST

Property Detail					
RE #	072535-0000				
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	2181				
Characteristics	Historic Designation				

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

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)	\$35,239.00	\$35,239.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$35,239.00	\$35,239.00
Assessed Value	\$28,426.00	\$31,268.00
Cap Diff/Portability Amt	\$6,813.00 / \$0.00	\$3,971.00 / \$0.00
<u>Exemptions</u>	\$0.00	See below
Taxable Value	\$28,426.00	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

Primary Site Address

Jacksonville FL 32206

1320 IONIA ST

School Taxable Value No applicable exemptions

Sales	History	
Jaics	TISLULY	_

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>19471-01328</u>	11/20/2020	\$15,000.00	WD - Warranty Deed	Unqualified	Vacant
<u>19471-01326</u>	11/20/2020	\$100.00	QC - Quit Claim	Unqualified	Vacant
<u>19218-01131</u>	5/27/2020	\$100.00	QC - Quit Claim	Unqualified	Vacant
<u>18350-01408</u>	4/13/2018	\$100.00	QC - Quit Claim	Unqualified	Vacant
<u>17555-00965</u>	4/13/2016	\$6,800.00	TD - Tax Deed	Unqualified	Vacant
<u>13797-01575</u>	2/5/2007	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>11172-01848</u>	6/24/2003	\$36,900.00	WD - Warranty Deed	Unqualified	Improved
<u>11024-00157</u>	4/4/2003	\$100.00	CT - Certificate of Title	Unqualified	Improved
<u>10250-01808</u>	11/29/2001	\$58,000.00	WD - Warranty Deed	Qualified	Improved
<u>10140-00651</u>	9/7/2001	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>05012-01128</u>	12/1/1979	\$5,000.00	WD - Warranty Deed	Unqualified	Improved
<u>04307-00711</u>	1/17/1977	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>03968-01150</u>	6/30/1975	\$3,950.00	AG - Agreement for Deed	Unqualified	Improved
<u>03167-01023</u>	11/23/1970	\$3,000.00	MS - Miscellaneous	Unqualified	Improved

Extra Features 🕻

No data found for this section

Land & Legal 📒

L	Land									
	LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land Type</u>	Land Value
Γ	1	0101	RES MD 8-19 UNITS PER AC	RMD-S	34.83	62.50	Common	34.83	Front Footage	\$35,239.00

Legal	
LN	Legal Description
1	2-4 37-2S-26E .049
2	SPRINGFIELD
3	S1/2 LOT 12(EX W 50FT)
4	BLK 86

Buildings 🛄

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$28,426.00	\$0.00	\$28,426.00	\$292.45	\$321.69	\$294.08
Urban Service Dist1	\$28,426.00	\$0.00	\$28,426.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$35,239.00	\$0.00	\$35,239.00	\$114.03	\$112.17	\$103.40
By Local Board	\$35,239.00	\$0.00	\$35,239.00	\$79.22	\$79.22	\$71.83
FL Inland Navigation Dist.	\$28,426.00	\$0.00	\$28,426.00	\$0.83	\$0.82	\$0.82

Official Record Book/Page 19471-01328

Value Summary

6412

1/2

96

1/19/24, 12:26 PM

Property Appraiser - Property Details

Water Mgmt Dist. SJRWMD		\$28,426.00		\$0.00	\$28,426.00		\$5.10	\$5.10	\$5.10
School Board Voted		\$35,239.00		\$0.00	\$35,239.00		\$0.00	\$35.24	\$0.00
Urb Ser Dist1 Voted	ĺ	\$28,426.00		\$0.00	\$28,426.00		\$0.00	\$0.00	\$0.00
	ĺ				Totals		\$491.63	\$554.24	\$475.23
Description	Just	Value	Assessed Value			Exemptio	ns	Taxable Valu	e
Last Year \$35,239.00 \$		\$25,842.00		\$0.00		\$25,842.00			
Current Year \$35,239.00		\$28,426.00		\$0.00		\$28,426.00			

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	
<u>2021</u>	
<u>2020</u>	
2019	
2018	
<u>2017</u>	
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

HARMONY FAMILY GROUP LLC

426 ORANGE BLUFF AVE JACKSONVILLE, FL 32211

1324 IONIA ST anorty Dotail

Property Detail	
RE #	072535-0010
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	2181
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 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)	\$35,239.00	\$35,239.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$35,239.00	\$35,239.00
Assessed Value	\$28,861.00	\$31,747 . 00
Cap Diff/Portability Amt	\$6,378.00 / \$0.00	\$3,492.00 / \$0.00
<u>Exemptions</u>	\$0.00	See below
Taxable Value	\$28,861.00	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

Primary Site Address

Jacksonville FL 32206

1324 IONIA ST

School Taxable Value No applicable exemptions

Sales History	
---------------	--

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>19465-00687</u>	11/18/2020	\$25,000.00	SW - Special Warranty	Unqualified	Improved
<u>15792-01101</u>	11/11/2011	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>14875-00467</u>	5/11/2009	\$12,000.00	QC - Quit Claim	Unqualified	Improved
<u>14657-00605</u>	7/30/2008	\$6,000.00	QC - Quit Claim	Unqualified	Improved
<u>14657-00604</u>	7/30/2008	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>13835-02393</u>	2/23/2007	\$100.00	CT - Certificate of Title	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal 📒

LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land Type</u>	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	34.83	62.50	Common	34.83	Front Footage	\$35,239.00

l ena

LN	Legal Description
1	2-4 12-2S-26E .049
2	SPRINGFIELD
3	W 50FT LOT 12 BLK 86

Buildings 🛄

No data found for this section

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Val	ue Last Year	Proposed	Rolled-back	
Gen Govt Ex B&B	\$28,861.00	\$0.00	\$28,861.00	\$321.30	\$326.62	\$298.58	
Urban Service Dist1	\$28,861.00	\$0.00	\$28,861.00	\$0.00	\$0.00	\$0.00	
Public Schools: By State Law	\$35,239.00	\$0.00	\$35,239.00	\$123.39	\$112.17	\$103.40	
By Local Board	\$35,239.00	\$0.00	\$35,239.00	\$85.72	\$79.22	\$71.83	
FL Inland Navigation Dist.	\$28,861.00	\$0.00	\$28,861.00	\$0.91	\$0.83	\$0.83	
Water Mgmt Dist. SJRWMD	\$28,861.00	\$0.00	\$28,861.00	\$5.60	\$5.17	\$5.17	
School Board Voted	\$35,239.00	\$0.00	\$35,239.00	\$0.00	\$35.24	\$0.00	
Urb Ser Dist1 Voted	\$28,861.00	\$0.00	\$28,861.00	\$0.00	\$0.00	\$0.00	
			Totals	\$536.92	\$559.25	\$479.81	
Description Just Value		Assessed Value	Assessed Value		Taxable Va	alue	
Last Year \$38,131.00		\$28,391.00	\$28,391.00		\$28,391.00		
Current Year	\$35,239.00	\$28,861.00	\$28,861.00		\$28,861.00	\$28,861.00	

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) an August.

Official Record Book/Page 19465-00687

Value Summary

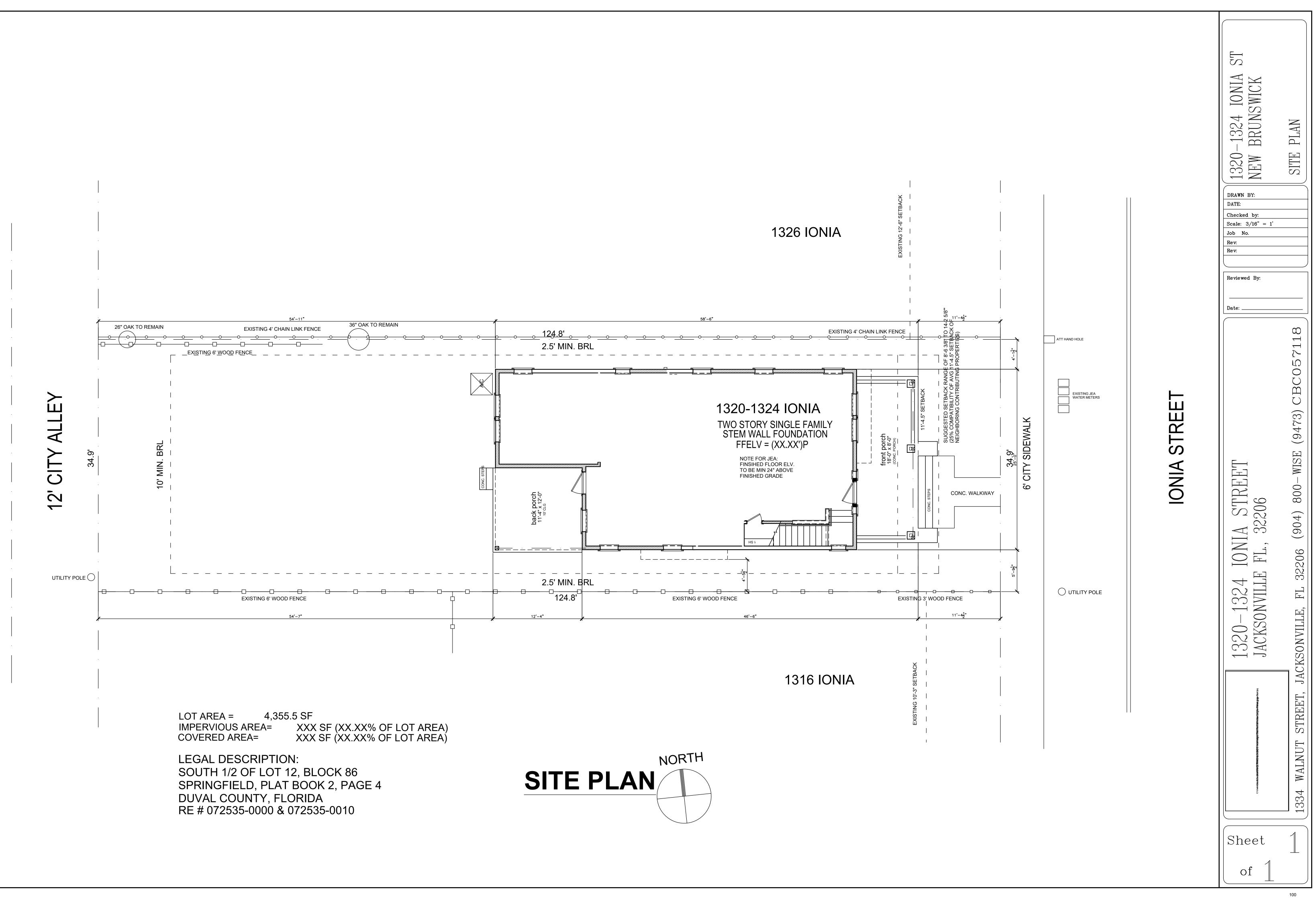
Property Record Card (PRC)

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

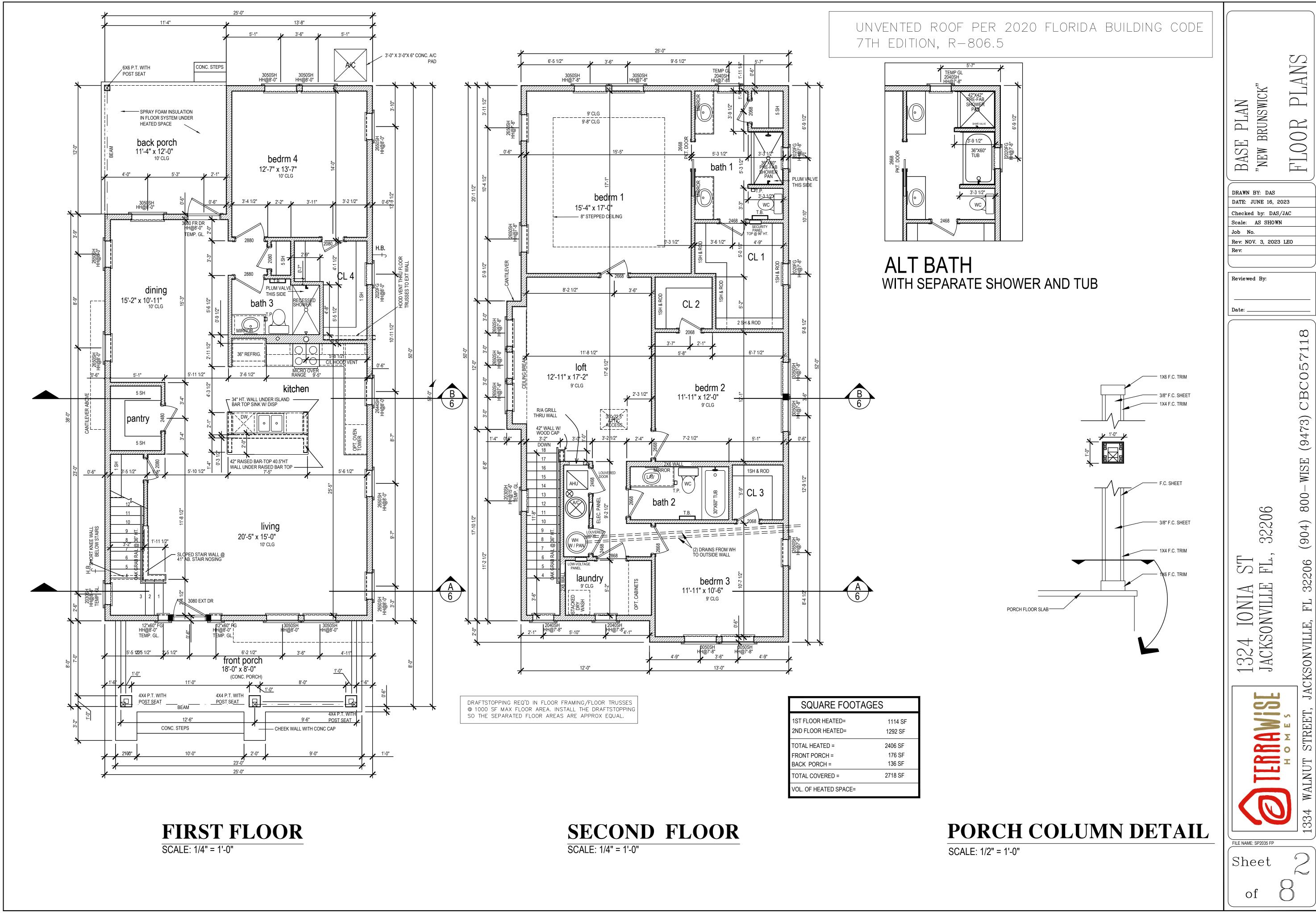
2023	
2022	
2021	
2020	
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2018	
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2016	
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2014	

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

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









COA-23-30102 1320-1324 Ionia St.

RE# 072535-0000 & 072535-0010



453 E 3rd St. RE 072540-0000



1310 Ionia St. & 1316 Ionia St. RE 072537-0030 & 072537-0020 (Adjacent to Subject Property, To South)



1320 Ionia St. & 1324 Ionia St. (To Be Combined)

RE 072535-0000 & 072535-0010

(Subject Property)



1326 Ionia St. & 0 Ionia St. RE 072534-0040 & 072534-0020 (Adjacent to Subject Property, To North)



1332 Ionia St. RE 072533-0010



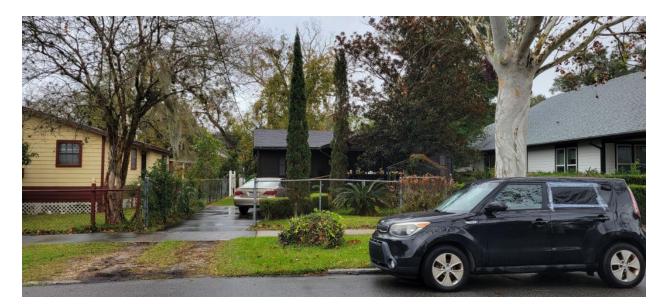
1338 Ionia St. & 1340 Ionia St. RE 072531-0000 & 072532-0000



1344 Ionia St. & 1354 Ionia St. RE 072530-0000 & 072528-0000



508 E 4th St. & 1345 Ionia St. RE 072504-0000 & 072503-0000



1339 Ionia St.

RE 072502-0000



1331 Ionia St.

RE 072501-0000



1323 Ionia St. RE 072500-0010



1317 Ionia St. RE 072500-0000



1311 Ionia St. RE 072499-0000



1305 Ionia St. RE 072498-0000

COA-23-30125 2822 Riverside Ave



January 24, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-23-30125</u>

Address: 2822 Riverside Avenue, RE# 078385-0000

Location: Southeast corner of Riverside Avenue

- <u>Owner</u>: Kevin Murphy 2822 Riverside Avenue Jacksonville, Florida, 32205
- Applicant: Same as Owner
- Year Built: c. 1928 (Florida Master Site File)
- *Designation:* Riverside Avondale, Contributing

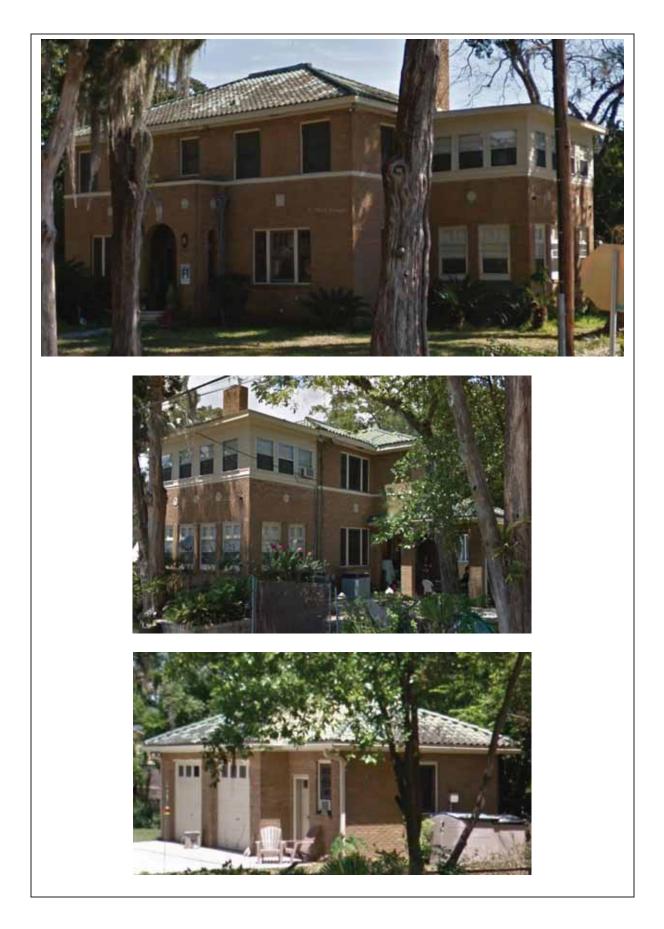
<u>Request</u>: Alteration

Summary Scope of Work:

1. Tile Roof Replacement

Recommendation: Approve with Conditions

- 1. The new roof shall be a barrel-vault metal tile that matches the design of the Ludowici tile in a traditional terra-cotta color.
- 2. The garage shall be reroofed in a matching material so the main house and detached garage match in material and color.
- 3. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.). During the course of the work, the repairs shall be made with like materials. If wholesale replacement is necessary and the existing materials are not historic, then the replacement materials shall be historically appropriate.
- 4. The roofing materials shall not be stacked on the roof in one location. Historic structures are often fragile, and the roof cannot support the weight of a large stack of shingles in one location. Severe damage to the structure may result.



PROJECT DESCRIPTION

COA-24-30125 is for the replacement of a green clay Ludowici barrel tile roof with a barrel-vault metal tile roof on a contributing structure in Riverside Avondale. The structure is a two-story brick Mediterranean style structure with a heavily faded green tile roof, decorative weep hole tiles, a flat roof entry, and eight-over-one grid windows. The surrounding block consists of mostly two-story homes with heavy Mediterranean influence where tile roofs are a common material. The property is a corner lot with high visibility and a rear detached one-story garage with matching green Ludowici tile.

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 original roof replacement request was for chateau green architectural asphalt shingles. The applicant added a request for the option to install a deep brown timberwood color barrel-vault metal tile roof after speaking with Staff about alternative material options. However, a tile roof in a terra-cotta color that resembles the traditional Spanish tile would be an appropriate replacement option consistent with the architectural style. The applicant found a matching tile in Italy that has a 5-year waitlist but are unable to wait that long to address the needed roof repairs. As conditioned, the replacement of the roof to allow for needed repairs is consistent with Sections 307.106(k)(1) and 307.106(l)(5), when replaced with a traditional terra-cotta color metal imitation tile.
- Very few structures in the district have green Ludowici tile roofs and this is a characterdefining feature of the structure. However, this structure's tile has deteriorated over the years and most of the green color on the front of the structure is gone. Therefore, the proposal for a metal barrel-vault tile in a traditional terra-cotta color, as conditioned, is consistent with Sections 307.106(k)(2 and 3) and 307.106(l)(3 and 6).
- The applicant has reported that extensive roof repairs are required for the health and longevity of the structure. Additionally, the insurance company has imposed a deadline of February 15, 2024 for the owners to replace the roof and begin repairs or their insurance rates will be increased. The request to replace the roof with a metal imitation tile in a matching design and traditional terra-cotta color is reasonably consistent with the Historic District Design Guidelines, Section on "Roofs and Roof Surfaces" when an exact matching replacement is not reasonably available.

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

- 1. Section 307.106(k) General Standards: 1-3
- 2. Section 307.106(I) Guidelines on "Alterations": 3, 5, and 6
- 3. Historic District Design Guidelines, Section on "Roofs and Roof Surfaces"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

Alterations

- 307.106(I)(3) Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.
- 307.106(I)(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- 307.106(I)(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Historic District Design Guidelines, "Roofs and Roof Surfaces"

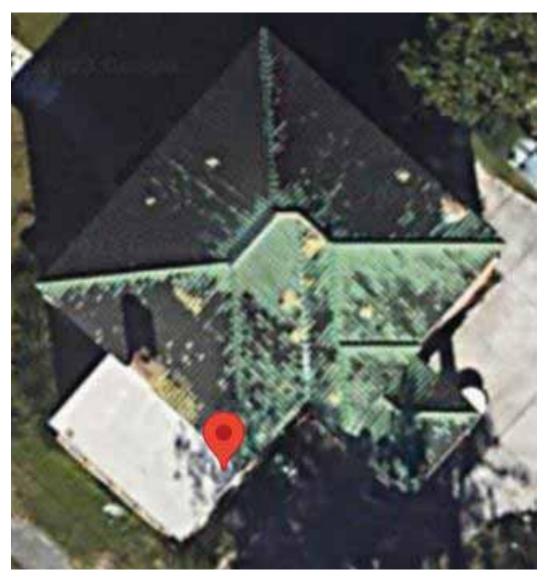
- Secretary of the Interior's Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.
- Roofs and Roof Surfaces, Recommend #1: "Preserve the original roof form in the course of rehabilitation."
- Roofs and Roof Surfaces, Recommend #3: "Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture."



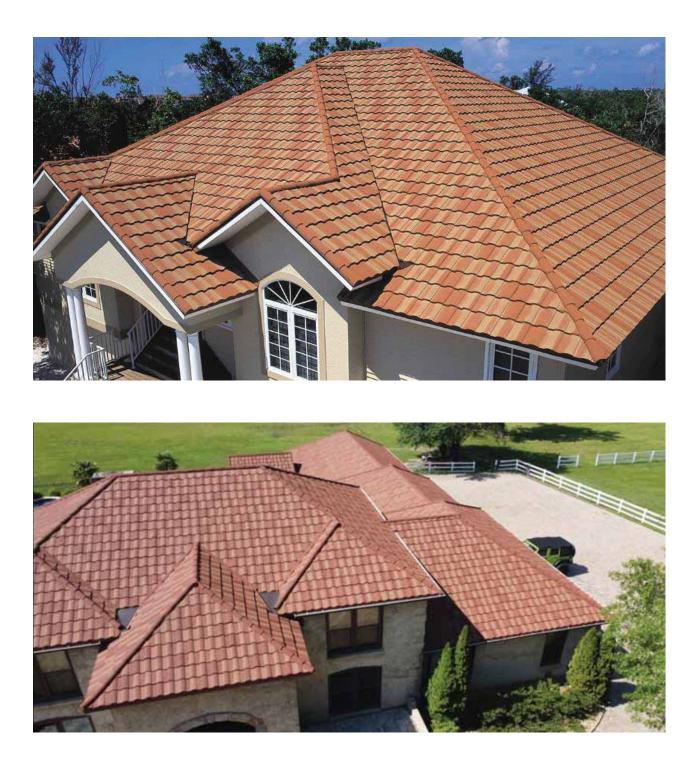
PICTURE OF PROPERTY WITH POSTED SIGN



SATELLITE IMAGE OF THE ROOF CONDITION



PROPOSED BARREL-VAULT METAL TILE ROOF MATERIAL



Application For Certificate Of Appropriateness

-Application Info						
Tracking #	30125	Application Status	FOUND SUFFICIENT			
Date Started	12/27/2023	Date Submitted	12/27/2023			

Planning and Development Department Info-

COA #	COA-23-30125
Admin Review	
Admin Recommendation	N/A
Admin Date Of Action	N/A
Forwarded to JHPC	
JHPC Meeting Date	1/24/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details N/A	
JHPC Details N/A	

-General Information On A	Applicant ———	
Last Name	First Name	Middle Name
MURPHY	KEVIN	CHRISTOPHER
Company Name		
Mailing Address 2822 RIVERSIDE AVENUE		
City JACKSONVILLE	State FL	Zip Code 32205
Phone Fax 904 312 904 1690	Email KEVIN@TB	TG.BIZ

Agent represents 🦲	Owner Ocontractor Archi	tect Oconsultant Othe
Last Name MURPHY	First Name KEVIN	Middle Name CHRISTOPHER
Company/Trust Nam	e	
Mailing Address 2822 RIVERSIDE AVE City	NUE	Zip Code
2822 RIVERSIDE AVER		Zip Code 32205

Description O	f Property —
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F	Property Ap	praiser's RE #(s)	(10 digit number with	a space	######	####)	
	Мар	R	E#				

	07838	5 0000	
ocation O	f Property——		
eneral Loc Riverside/Av	a tion rondale Historic Dis	strict	
louse # 2822	Street Name, 1 RIVERSIDE AVE	Type and Direction	Zip Code 32205
pe Of Imp	provement		
Additior	n Driveway	New Construction	Accessory Structures
Alteratio	on Relocation	Window Replacement	Other
Fencing	Demolition	🛛 🖉 Reroof/Minor Repairs	
roposed W EROOF. REP HAT ARE AV JDIWICI TII DNG AND W EPAIRS TO ITERIOR OF	Vork PLACE LUDIWICI GF AILABLE. WE ARE LE IS ONLY MADE I VE HAVE BEEN QUO THE ROOF ARE CRI THE ROOF ARE CRI THE HOUSE. WE F	gray 3-tab shingles with bla REEN TILE ROOF WITH ARCHITI UNABLE TO GET THE EXACT LU IN 2 PLACES IN THE WORLD AN DTED A WAIT LIST OF OVER 2 Y ITICALLY NEEDED TO PREVENT PROPOSE TO FIND A ROOFING BLE TIMEFRAME. UNFORTUNATI FEB. 15TH, 2024, AND WE HAVI	ECTURAL ASPHALT SHINGLES DIWICI TILE BECAUSE D THE WAIT LIST IS VERY EARS FOR INSTALLATION. THE FURTHER DAMAGE TO THE ALTERNATIVE, THAT CAN BE ELY, OUR CURRENT INSURER

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-

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.

Primary Site Address 2822 RIVERSIDE AVE Jacksonville FL 32205

2822 RIVERSIDE AVE

078385-0000
USD1
0100 Single Family
1
For full legal description see Land & Legal section below
01320 STARE, S S/D
18086
Historic Designation

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

Value Summary						
Value Description	2023 Certified	2024 In Progress				
Value Method	CAMA	CAMA				
Total Building Value	\$441,938.00	\$438,458.00				
Extra Feature Value	\$1,974.00	\$1,974.00				
Land Value (Market)	\$322,392.00	\$322,392.00				
Land Value (Agric.)	\$0.00	\$0.00				
Just (Market) Value	\$766,304.00	\$762,824.00				
Assessed Value	\$252,858.00	\$252,858.00				
Cap Diff/Portability Amt	\$513,446.00 / \$0.00	\$509,966.00 / \$0.00				
Exemptions	\$50,000.00	See below				

\$202,858.00

See below

Taxable Value

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value		SJRWMD/FIND Taxable Value		School Taxable Value	
Assessed Value	\$252,858.00	Assessed Value	\$252,858.00	Assessed Value	\$252,858.00
Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	Taxable Value	\$227,858.00
Taxable Value	\$202,858.00	Taxable Value \$	202,858.00		

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>05070-00793</u>	3/12/1980	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>06414-00003</u>	10/9/1987	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>06489-01975</u>	3/25/1988	\$156,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 🛅

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SHTR2	Shed Tin	1	27	10	270.00	\$405.00
2	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,569.00

Land & Legal 芷

LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-D	133.00	139.00	Common	133.00	Front Footage	\$322,392.00

Legal				
LN	Legal Description			
1	02-080 42-2S-26E			
2	STARKES S/D			
3	W 50FT LOT 4,LOT 5,N 12FT LOT 6			
4	BLK 6			

Buildings ^芷		
Building 1		

Building 1 Site Address 2822 RIVERSIDE AVE Unit Jacksonville FL 32205

Building Type	0108 - SFR CLASS 2		
Year Built	1929		
Building Value	\$438,458.00		

Туре	Gross Area	Heated Area	Effective Area	
Unfin Det Garage	437	0	218	
Finished Storage	128	0	64	
Addition	260	260	234	

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	8	8 Clay/Berm Tile
Interior Wall	5	5 Drywall
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	

|--|

Finished upper story 1	1494	1494	1419
Finished Open Porch	66	0	20
Base Area	1494	1494	1494
Finished Carport	121	0	30
Addition	240	240	216
Finished Open Porch	40	0	12
Finished Open Porch	20	0	6
Total	4300	3488	3713

Bedrooms	4.000	
Baths	3.500	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Valu	e Last Year	Proposed	Rolled-back	
Gen Govt Ex B&B	\$252,858.00	\$50,000.00	\$202,858.00	\$2,212.39	\$2,295.72	\$2,098.67	
Urban Service Dist1	\$252,858.00	\$50,000.00	\$202,858.00	\$0.00	\$0.00	\$0.00	
Public Schools: By State Law	\$252,858.00	\$25,000.00	\$227,858.00	\$713.52	\$725.27	\$668.58	
By Local Board	\$252,858.00	\$25,000.00	\$227,858.00	\$495.67	\$512.22	\$464.47	
FL Inland Navigation Dist.	\$252,858.00	\$50,000.00	\$202,858.00	\$6.26	\$5.84	\$5.84	
Water Mgmt Dist. SJRWMD	\$252,858.00	\$50,000.00	\$202,858.00	\$38.59	\$36.37	\$36.37	
School Board Voted	\$252,858.00	\$25,000.00	\$227,858.00	\$0.00	\$227.86	\$0.00	
Urb Ser Dist1 Voted	\$252,858.00	\$50,000.00	\$202,858.00	\$0.00	\$0.00	\$0.00	
			Totals	\$3,466.43	\$3,803.28	\$3,273.93	
Description	Just Value	Assessed Value		Exemptions	Taxable V	alue	
Last Year	\$749,914.00	\$245,494.00	\$245,494.00		\$195,494.0	\$195,494.00	
Current Year	\$766,304.00	\$252,858.00	\$252,858.00		\$202,858.0	\$202,858.00	

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



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: 1/10/2024	COA#:		
Address: 2822 RIVERSIDE AVE	Owner: Keur		
JACKSONVILLE, FL 32205	ŧ.		

wner:	SULANNE	ρ	Murphy
-------	---------	---	--------

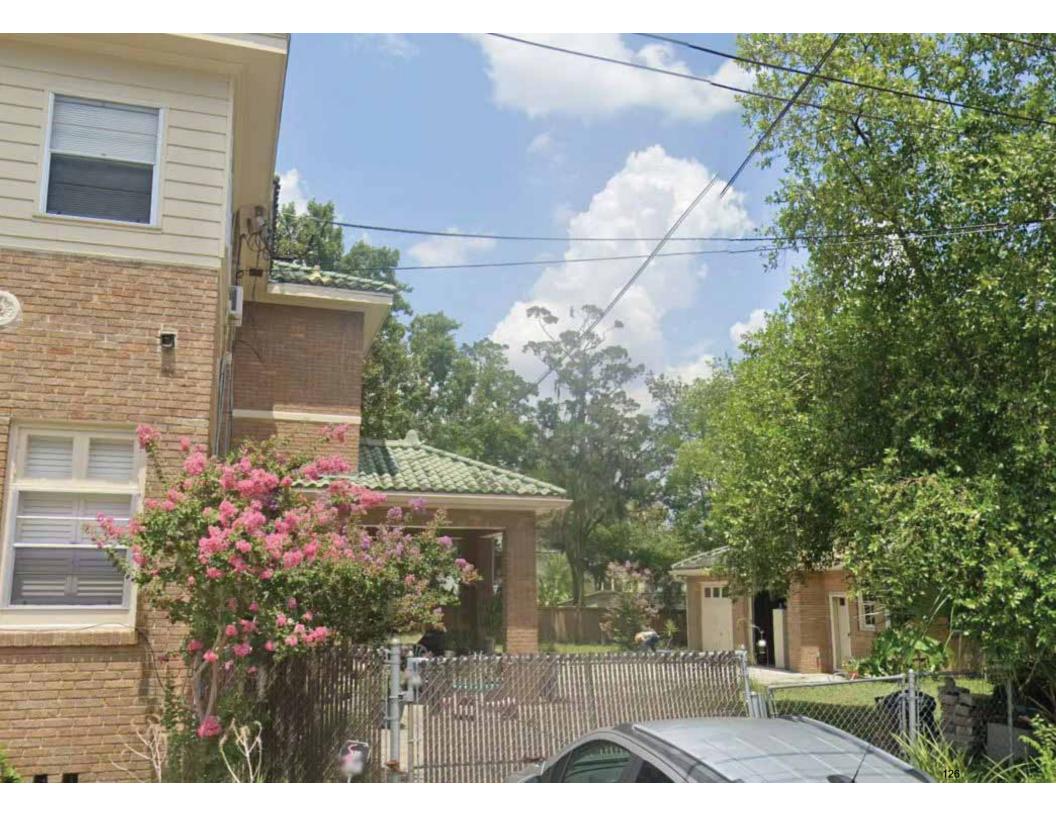
As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be 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 $\underline{COA \cdot 23} - \underline{30125}$ were posted on the property/site located at:

078385 0000 Real Estate Number(s) 2822 RIVERSINE AVE Street Address 32205 JACKSONVILLE _____ City, State Zip Code Printed Name KEVINC. MURphy - Muglig Signature Dated this 10th day of JANUARY, 2014.









BARREL-VAULT Tile - Sunset Gold

SKU: 4DDP96165SF

Resembles the authentic look of traditional Spanish Tile that increases the curb appeal of any home.







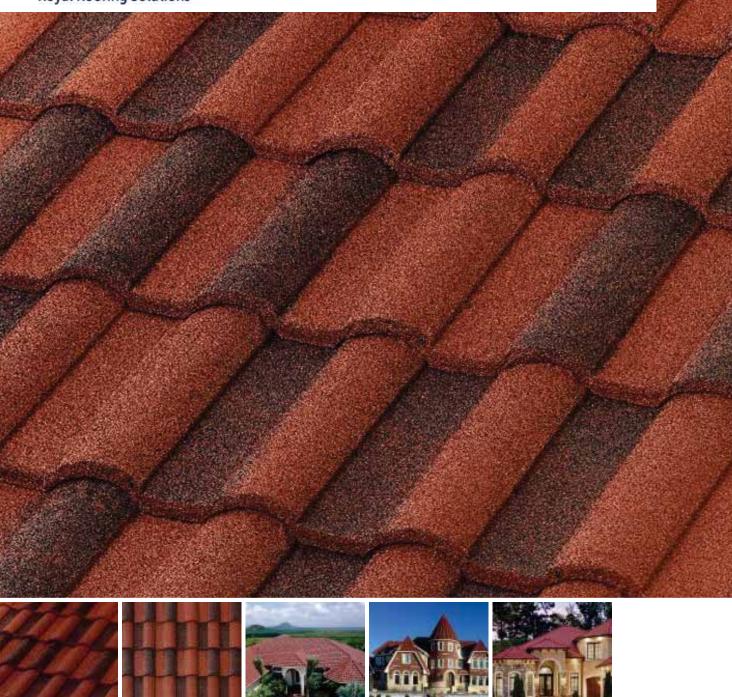
Login

BARREL-VAULT Tile – Spanish Red

SKU: 4DDP9732500

Resembles the authentic look of traditional Spanish Tile that increases the curb appeal of any home.





BARREL-VAULT Tile – Barcelona

SKU: 4DDP97335SF

Resembles the authentic look of traditional Spanish Tile that increases the curb appeal of any home.

Search	Q
	Open until 9 PM 🂙

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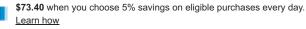
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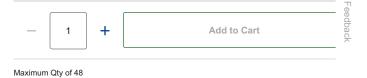
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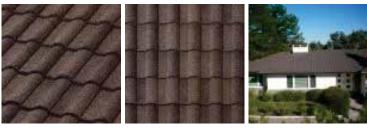
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D. Previously Deferred Items to be Heard



E. Condemned Properties



F.

Historic Designations



<u>LS-23-01</u> 538 Ellis Road, South

City of Jacksonville Landmark Designation Report

Camp Mooney Cemetery at 538 South Ellis Road

LS-23-01 January 24, 2024



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 SITE

LS-23-01 Camp Mooney Cemetery 538 South Ellis Road Jacksonville, Florida 32254

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, <u>LS-23-01</u>. The owner of the property is:

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 application for designation of the property at 538 Ellis Road South 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 Ellis Road South 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 activity affecting the proposed landmark site at 538 Ellis Road South, 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 <u>zero of the seven</u> criteria. All seven criteria are analyzed below:

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 not meet this landmark criterion.

Please Note: It has been the practice of the Planning and Development Department to find historic cemeteries as meeting criterion A. 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 complete 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. However, in the case of the Camp Mooney Cemetery there have been markers placed that represent individuals known to have been buried in entirely different locations. A good case is that of Dr. Holmes Steele (c. 1820-1867) who according to historic records is buried in the Old City Cemetery.

When placed and how many questionable markers have been placed has not been determined using the current site file for the Camp Mooney Cemetery. For example, Jon R. Ferguson in his 2011 inventory of Camp Mooney Cemetery identified 89 graves. He also stated in the title sheet that *"There are several unmarked graves and a collection of CSA markers that may be duplicated in other cemeteries."* In her 1955 inventory of Camp Mooney, Lucy Ames Edwards recorded only sixteen, a difference of 73 identifiable markers. Some of the difference may be due to the cemetery being heavily overgrown at the time of her survey, as well as grave markers possibly uncovered before 2011. This discrepancy in the number of burials and the placement of markers of individuals elsewhere questions the integrity of the cemetery as a historic resource.

Although the presence of the Camp Mooney Cemetery has been established by historic documents as serving as an outpost and camping grounds for both Confederate and Federal troops during the

Civil War, the actual physical location has never been completely determined. Whether there is a physical relationship between Camp Mooney and the cemetery is unclear.

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.

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.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmark sites based on evidence of significant exterior alterations that have negatively impacted historic resources, 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 ongoing neglect are also a factor in evaluating potential landmarks sites for their suitability for preservation or restoration. In terms of preservation, Staff finds the process of designating cemeteries as local landmark sites consistent with the recommendations the Blue-Ribbon Commission on Abandoned and Neglected Cemeteries' report (December 2007), particularly in the areas of identifying, mapping, and recording, increased public awareness, protection from development as well as determining and assigning responsibilities. Since taking ownership of the Camp Mooney Cemetery in 2021, the Sons of the Confederate Veterans has installed fencing, a flagpole, updated signage, as well as the cleaning of debris and removing of dead trees. An ongoing maintenance plan has also been established.

However, when analyzed from a restoration lens, Camp Mooney Cemetery, the vast number of discrepancies in the number of burials and the placement of markers coupled with the tenuous link between Camp Mooney and the cemetery poses the question of whether the cemetery can be restored to a state of historical accuracy. Furthermore, preparing landmark applications and reports require a significant amount of research documenting the history of the specific cemetery, but also the general historic context of the area. Given the limited availability of properly archived information, Staff recommends additional research and documentation be conducted in order to clarify the placements of markers and verify the historic context of the cemetery.

It is the opinion of the Planning and Development Department that the subject property at 538 South Ellis Road, the Camp Mooney Cemetery, does not meet this landmark criterion.

RECOMMENDATION

In reviewing the application, the Planning and Development Department has found the application to meet <u>zero of the seven</u> criteria. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission <u>DENY</u> the designation of 538 South Ellis Road (<u>LS-23-01</u>) as a City of Jacksonville Landmark Site.

II. Designation Application

Camp Mooney



Jacksonville, Florida

Historic Landmark Application



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

ł	Historic Name: Camp Mooney Cemetery	Designation: (check all applicable)
F	Other Names: FMSF Number:	ResidentialCommercialInstitutionalPublicIndustrialArchaeologicCemeteryOther:
	2. LOCATION	
	Street name & number: 538 Ellis Rd S,	
	City or town: Jacksonville	
	state: FI County: Duval	
	Real estate number(s): <u>12-55</u> 19-25-26 E	MOONEYS S/D CEMETERY PT CL STS RECDO/R 4772-51
3	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-a gravesites	cre property with over 126 marked

9

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 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

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

5. REQUIRED ATTACHMENTS

Signature of property owner Date:	6. SPONSORSHIP STATEMENT		
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: <u>Calvin Hart</u> Phone number: _(904 226-1837 Email: <u>calvinhart@bellsouth.net</u>	Jacksonville landmark or landmark site and am Jacksonville Historic Preservation Commission a notified of the date and place of any public me Jacksonville Historic Preservation Commission a construction activities affecting the subject pro and relocation, will require a consistency review Appropriateness. If the proposed designation is Signature of property owner: Printed name: <u>Calvin Hart</u>	aware of the procedures for review and the Jacksonville City Council. Fur eetings at which the proposal will be and the City Council. I am also aware operties including alterations, new co w through an application for a Certif splenied. I am aware that I must wai Phone num	of the proposal by the inderstand that I will be considered by the that if designated, any onstruction, demolition ication of t one year to re-apply. Date: <u>12/</u> /202: ber: <u>(904)</u> 226-1837
(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	Address: 4884 Victoria Chase Ct	City: Jacksonville	Zip: <u>32257</u>
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			
Address: <u>4884 Victorioa Chase Ct</u> <u>City:</u> <u>Jacksonville</u> <u>Sponsorship other than the owner</u> Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation as a City of Jacksonville	Printed name: Calvin Hart	Phone numb	er: <u>(904) 226-1837</u>
Sponsorship other than the owner Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation as a City of Jacksonville	Email: calvinhart@bellsouth.net		
Sponsorship other than the owner Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation as a City of Jacksonville	Address: 4884 Victorioa Chase Ct	City: Jacksonville	zip: Fl
Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation as a City of Jacksonville			
	Sponsorship other than the owner		
landmark or landmark site is being sponsored by:	Consistent with Jacksonville Ordinance Code 307.1	LO4(a), the proposal for designation a	is a City of Jacksonville
	landmark or landmark site is being sponsored by: _		
	Signature of sponsor:		

POSITION AFFIDAVIT FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE

City of Jacksonville Historic Preservation

PROPERTY INFORMATION

Historic Name: Camp Mooney Cer	netery Other Names:	
Street Name and Number: 538 Ellis R	d S,	
Zip Code: Duval	City: Jacksonville	State: Fl
Real Estate Number(s): 12-55	19-25-26E	MOONEYS SID CEMETERY PT CL STS RECD OT 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 myminated for local landmark status.
.	CONTA
-	re of Property Owner:
Printed	Name of Property Owner: Calvin Hart
	2/13/2023

STATE OF FLORIDA COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me by means of [A physical presence or [_] online notarization, this 13 that 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, 2028

(Signature of NOTARY PUBLIC)

(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:
- 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)

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)

^{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)

Request for Designation of Landmark or Landmark Site Page 2

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

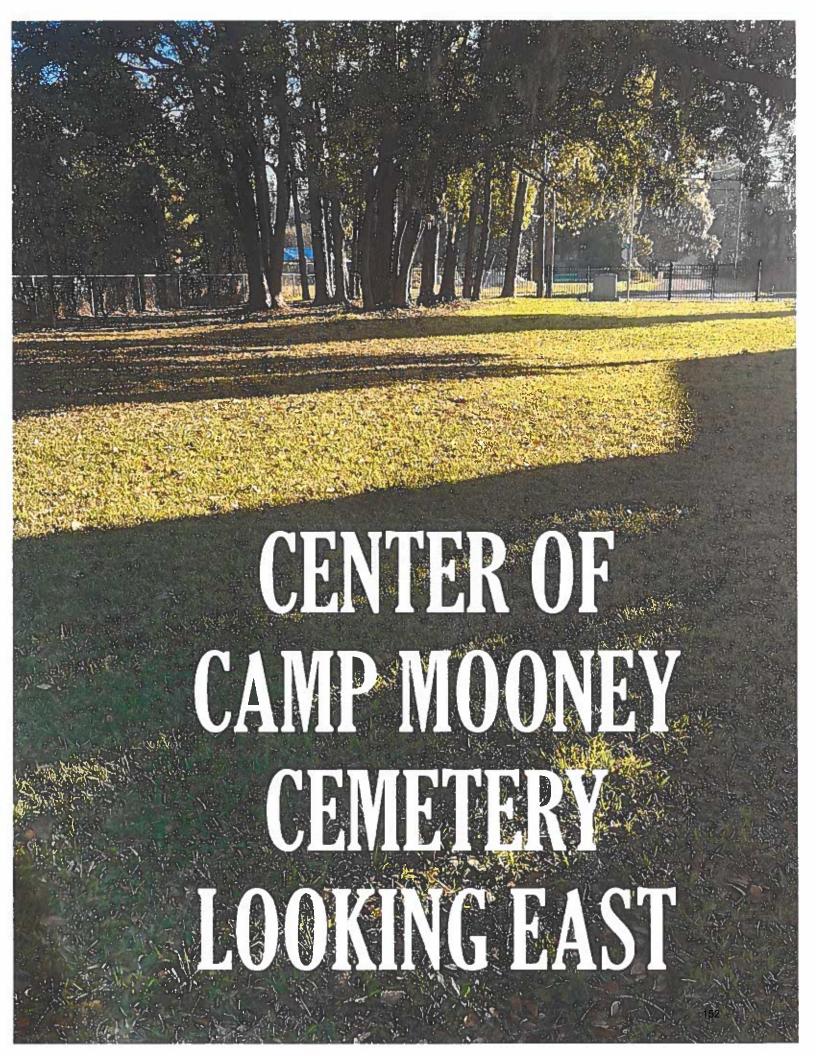
Appraiser Office. RE# 060209-0100

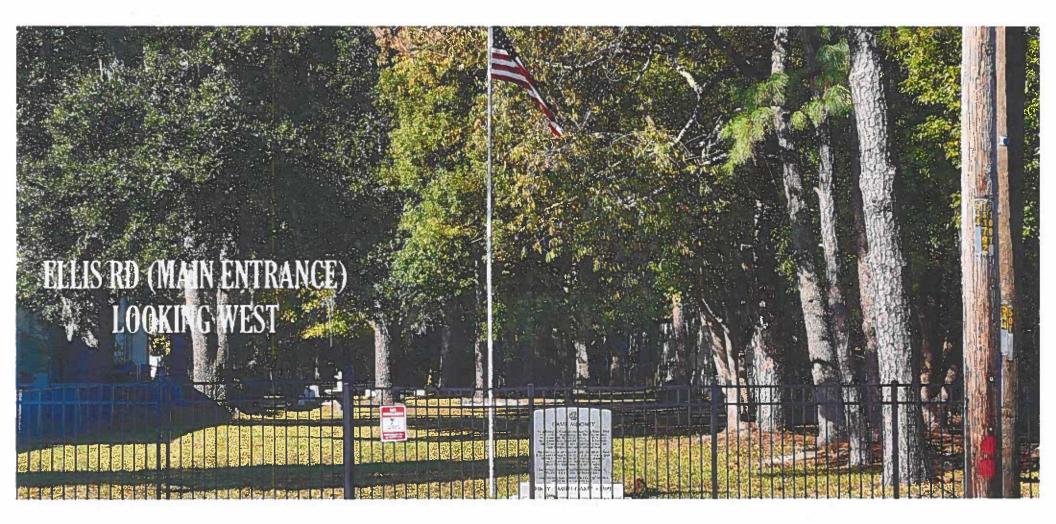
1958-1961 with the pending construction of Interstate-10 (eastern end at present-day I10 & I95) Maggie Silcox Lee learned the path of I10 would pass over/eliminate the Camp Mooney cemetery. She contacted Joe Hammon, a former Duval County commissioner, who petitioned Tallahassee to change route. Their success resulted in curve in the highway and preserved the cemetery. (Attachment 7)

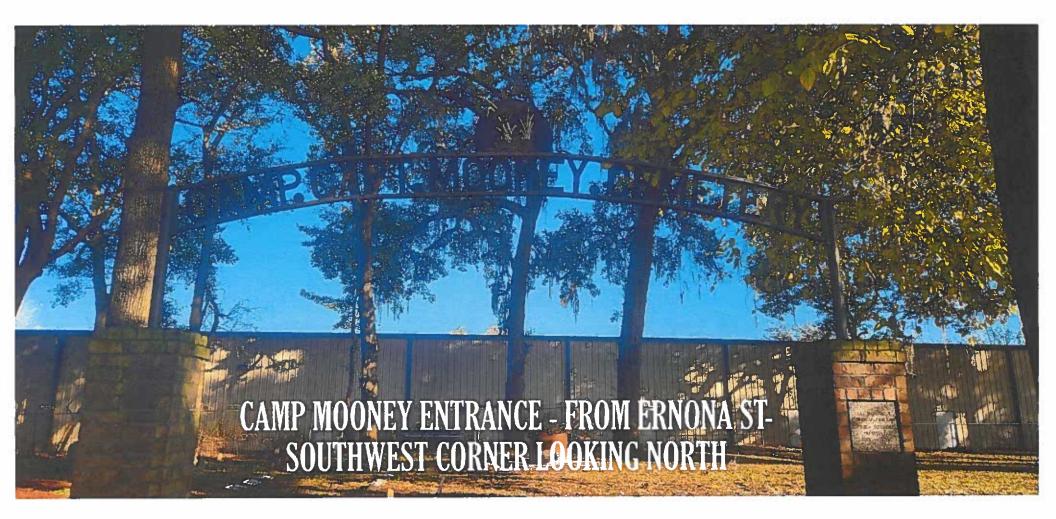
02/27/1998 see fax documents (attachment 8) from Gene Cowger, PE to Joel McEachin COJ detailing quit-claim documents from various individuals/companies to Maggie Lee, Trustee for the Dr. Thomas M.

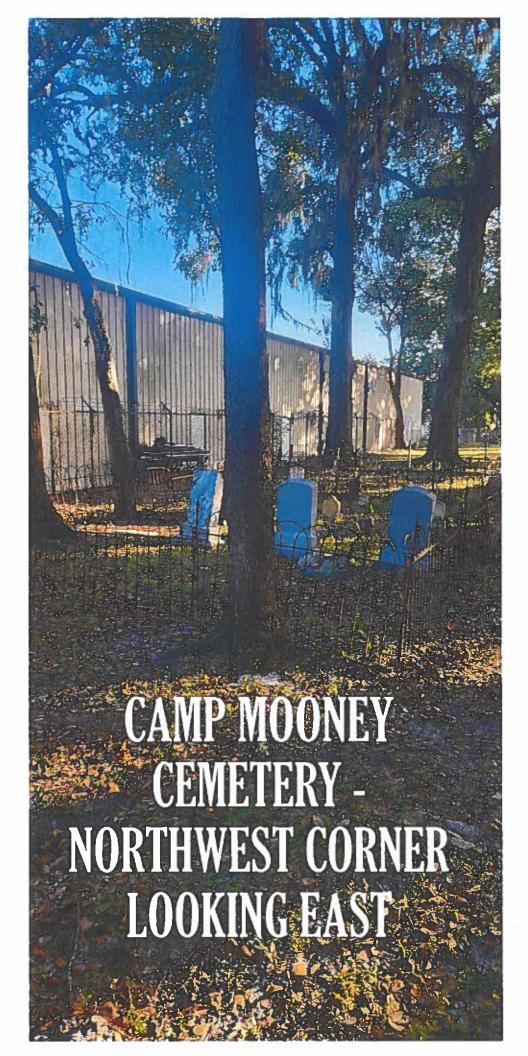
Palmer Chapter 2261 United Daughters of the Confederacy (UDC). Those quit claims were executed in 1974 09/18/1998 warranty deed (attachment 9) ownership passed from Maggie Lee/Dr Thomas M. Palmer UDC Chapter #2261 to the Florida Division United Daughters of the Confederacy. 06/28/2001 Historical Cemetery Form (attachment 10)

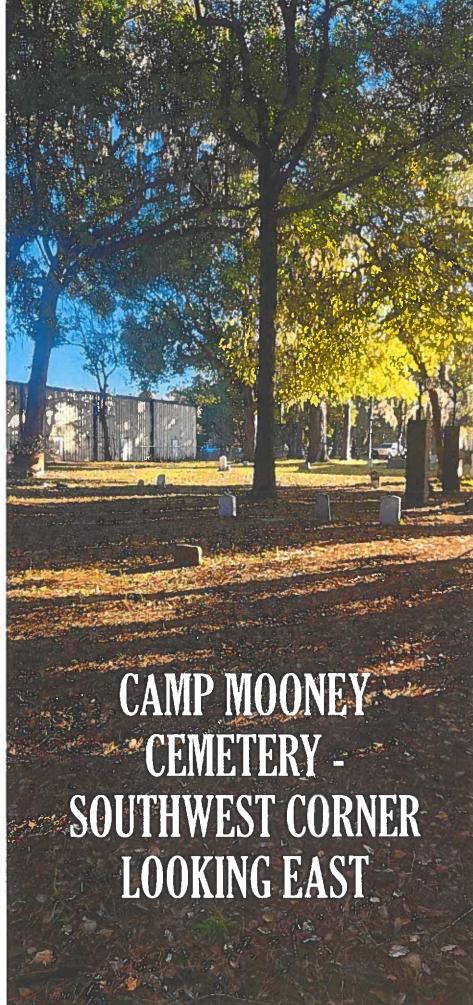
01/23/2021 quit claim deed (attachment 11) from Florida Division UDC to Sons of Confederate Veterans (SCV) Kirby-Smith Camp 1209..... Since acquiring cemetery, Kirby-Smith Camp 31209 has cleared debris, removed dead trees, installed a flagpole as well as updated signage. Headstones have been installed. The cemetery is maintained by mowing, raking & debris removal as needed.

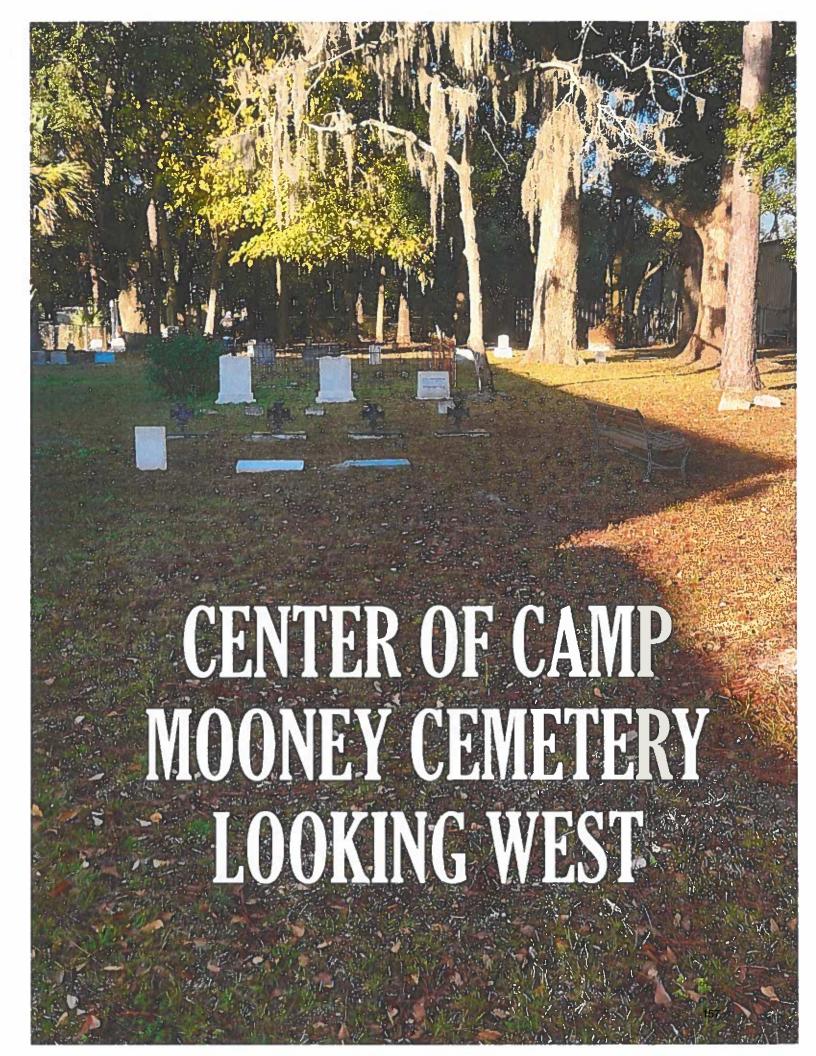


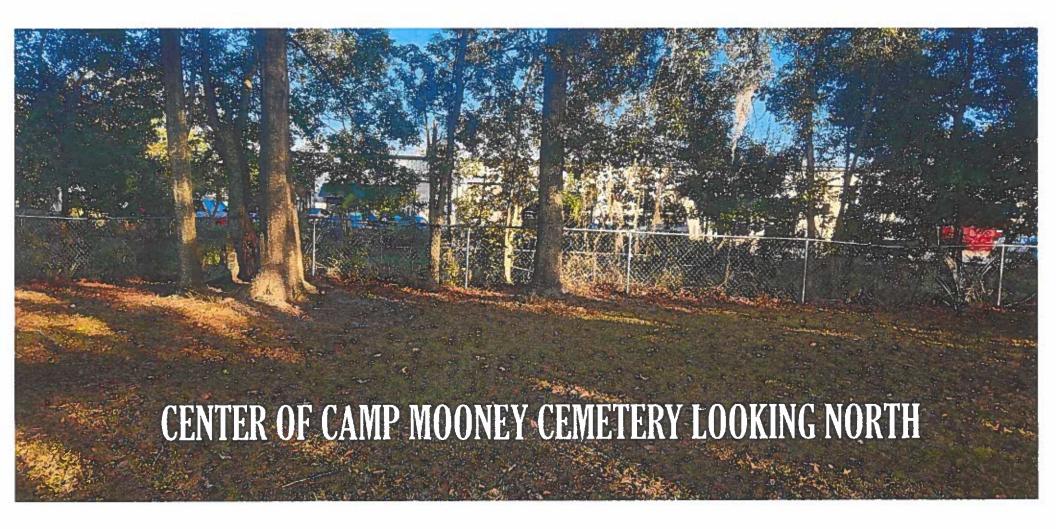












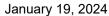
III. Legal Description and Location Map

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





Esri Community Maps Contributors, City of Jacksonville, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

IV. Proof of Public Notice



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared <u>Nichol Stringer</u>, 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 <u>Notice of Public Hearing on Application to Designate</u> 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 <u>1/4/24</u>.

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. Soinger

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 Fic My Comm. Expires 08/10/2024 **Commission No. HH435N**

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 15-23-01 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 bearing for the consider-ation of the Camp Mooney Cem-etery, 538 Ellis Road South as a City of Jacksonville Historic Landmark Site, pursuant to Jackson-ville 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

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 propertyowner, 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, Jacksmville, Florida, (904) 255-7800. All interested parties are notified to be present and will be beard at the Public Hearing. Please contact the Historic Preservation Section at his-

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 Jun. 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_ADDF	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	ТХ	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



Camp Mooney, August 26, Erecting Crosses of Honor

























LM-23-08 1009 Jessie Street

City of Jacksonville Landmark Designation Report

Dr. Charles B. McIntosh Buildings at 1009 Jessie Street

LM-23-08 January 24, 2024



Application Prepared By:

Noriko Floyd 5127 Banshee Avenue Jacksonville, Florida, 32244

Property Owner:

Fatima and Noriko Floyd 5127 Banshee Avenue Jacksonville, Florida, 32244

 Planning and Development Department – Findings, Conclusions, and Recommendation

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

LM-23-08 Dr. Charles B. McIntosh Buildings 1009 Jessie Street Jacksonville, Florida 32206

GENERAL LOCATION:	Northeastern corner of A Phillip Randolph
	Boulevard and Jessie Street, between A Phillip
	Randolph Boulevard and Van Buren Street in the
	Eastside National Register Historic District

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, <u>LM-23-08</u>. The owner of the property is:

Fatima and Noriko Floyd 5127 Banshee Avenue Jacksonville, Florida 32244

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 1009 Jessie 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 1009 Jessie 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 1009 Jessie 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 twostory masonry building and the one-story masonry vernacular single-family residence at 1009 Jessie Street and 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 ensure any future development of the site is compatible with and sensitive to this primary historic resource.

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

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

The two-story concrete block structure on the property was constructed in 1958 to be a doctor's office with two apartments. The one-story single-family masonry vernacular structure was constructed in 1955. Both structures are associated with Dr. Charles B. McIntosh, known to be the first Black pediatrician in Jacksonville. McIntosh used the two-story block structure as a research facility where he conducted his studies regarding Sickle-Cell disease (SCD). The one-story block structure has been identified as his place of residence during his time using the two-story structure.

Both structures are situated in the historically black Oakland community in East Jacksonville. Located to the north of East Jacksonville, the Oakland community was originally part of the property purchased by steamboat captain Charles Willey in 1842. This 278-acre tract was acquired by Captain Willey as the result of an execution sale based on a judgment against the owner, John Warren. In 1852, Captain Willey and his wife, Francis, deeded four acres to the City of Jacksonville for the purpose of a public cemetery. The cemetery, now known as the Old City Cemetery, was expanded by three acres, with one acre conveyed to the Roman Catholic Bishop of Florida. By 1869, the remaining portions of Captain Willey's properties had come under the ownership of Jesse D. Cole.¹ That same year, Cole filed a plat for the town of Oakland.²

The 1869 plat map of Oakland was divided into two major sections. The first section was composed of forty-three tracts divided into individual lots. This section also included the Old City Cemetery, as well as numerous individual lots to the west and south of the cemetery along

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

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

Hogans Creek. The second section, north of Jessie Street, was composed of twenty-eight tracts not divided into individual lots. Historically, Hogans Creek bound Oakland on the west and south, Grant and East Union Streets on the south, Haines Street on the east, and East First Street on the north.

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

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

It is the determination of the Planning and Development Department that the subject property at 1009 Jessie Street 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.

The subject property is associated with Dr. Charles B. McIntosh, a well-known medical legend who conducted a portion of his medical studies at the two-story structure and lived in the onestory single residence located on the site. Charles B. McIntosh graduated from Florida A&M University (FAMU) in the class of 1948. He then went on to obtain his master's degree in biology from New York University, and soon after received his M.D. at Meharry Medical College³. McIntosh made great strides during his career, being known as the first Black pediatrician in Jacksonville to open a private practice in 1958, a founding member and past president of Volunteers in Medicine, and the first African American to sit on the Florida Board of Medical Examiners. As stated in a Jacksonville Free Press article, Dr. Charles B. McIntosh spent seven decades providing quality healthcare to Jacksonville's underserved youth⁴. His main contribution to the nation is his Sickle-Cell research which heavily impacts African Americans. In 1969, he started the Sickle Cell Disease Association of Northeast Florida, to inform the community about the disease and its warning signs. Sickle-cell disease (SCD) is a group of inherited red blood cell disorders. According to the Centers for Disease Control and Prevention (CDC), red blood cells are traditionally round, however, someone who suffers from SCD has abnormal red blood cells which becomes hard and sticky and look like a C-shaped farm tool called a "sickle." The sickle cells die quickly which causes a continuous shortage of red blood cells which carry oxygen through the body. Additionally, as the sickle cells travel together through small blood vessels, they can get stuck and clog the blood flow which results in serious health complications such as infection, acute chest syndrome, and stroke⁵.

³ "Building a Legacy: Dr. Charles McIntosh, Jacksonville's first Black pediatrician", https://www.firstcoastnews.com/article/life/holidays/black-history-month/jacksonvilles-first-black-pediatrician/77-6c859d7e-ef76-43f8-92c1-a6bd1d962a28

⁴ "Ground Broken on Center Honoring Medical Trailblazer Dr. C.B. McIntosh",

https://jacksonvillefreepress.com/ground-broken-on-center-honoring-medical-trailblazer-dr-c-b-mcintosh/

⁵ "Sickle Cell Disease (SCD)", https://www.cdc.gov/ncbddd/sicklecell/facts.html

The Jacksonville Business Journal has honored McIntosh as one of its "Health Care Heroes" because of his astonishing community service. McIntosh's contributions to the nation and community of Jacksonville have had a lasting impact. Recently, the doctor was awarded the Certificate of Merit, which is the highest honor given by the Florida Medical Association⁶. In addition to McIntosh's numerous accolades, a facility within Northwest Jacksonville has been in development and will honor his legacy. According to an article published by Jax Today, the Charles B. McIntosh Community Achievement Center is planned to open in July 2024⁷.

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.

Based upon the limited information available, the Planning and Development Department determines that the subject property at 1009 Jessie Street 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.

Based upon the limited information available, it is the determination of the Planning and Development Department that the subject property at 1009 Jessie Street 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.

Based upon the limited information available, the Planning and Development Department determines that the subject property at 1009 Jessie Street 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 ongoing neglect is also a factor in evaluating potential landmarks 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 structures do not show any evidence of being significantly altered, thereby retaining their historical integrity and fabric.

RECOMMENDATION

https://handsonjacksonvilleblog.wordpress.com/2011/04/20/honoring-dr-mcintosh-a-local-health-care-hero/ ⁷ "Trailblazer Dr. Charles B. McIntosh paves path for clinic, community center in Northwest Jax",

⁶ "Honoring Dr. McIntosh – a Local Health Care Hero",

https://jaxtoday.org/2022/11/07/trailblazer-dr-charles-b-mcintosh-paves-path-for-clinic-community-center-in-northwest-jax/

In reviewing the application, the Planning and Development Department has found the application to meet <u>three of the seven</u> criteria. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission <u>APPROVE</u> the designation of 1009 Jessie Street <u>(LM-23-08)</u> as a City of Jacksonville Landmark.

II. Designation Application



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

 $\dot{\Phi}$

listoric Name: <u>Dr. Charles B. McIntosh Building</u>	
	Designation: (check all applicable)
Other Names:	XResidential XCommercial Institutional Public
MSF Number:	Industrial Archaeologic Cemetery Other:
. LOCATION	
treet name & number: <u>1009 Jessie St</u>	
	Zip Code: <u>32206</u>
tate: <u>Florida</u> <u>County:</u> Duval	
eal estate number(s):20708-01776	•
HISTORICAL INFORMATION	
ate of construction and additions: Year Built 1958 -QUADRUPLEX B	uilding Type 0803
gnificant historical associations: The first Pediatric office with Jacksonville's and the first Black American to sit on the Fl	
riginal use: Children's Medical Services (CMS)/Pedia	tric healthcare
esent use: Vacant	
ysical description (basic design, construction and conditions): Good condition the building has undergone periodi	c maintenance to preserve its
riginal character and new roof to preserve the insid	le.

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

 \mathbf{X} Its location is the site of a significant local, state, or national event.

 \mathbf{X} It is identified with a person or persons who significantly contributed to the development of the city, state, or nation

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

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

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

X Its suitability for preservation of restoration

This building is a poignant testament to the cultural, historical, and medical heritage of Jacksonville. Dr. Charles B. McIntosh's groundbreaking contributions, both as the first African American

pediatrician in the city, and a pioneer in Sickle Cell research.

The first Black American to sit on the Florida Board of Medical Examiners, this location holds historical importance, reflecting his groundbreaking achievements in the medical field.

Dr. Charles B. McIntosh, an influential figure who significantly contributed to the development of healthcare in Jacksonville and beyond.

<u>Dr. McIntosh's legacy is deeply intertwined with the building. making it a</u> place of historical and cultural importance.

The Historic CB McIntosh building is distinguished as a work of. architectural significance, embodying the craftsmanship and design that has influenced the development of Jacksonville. As a testament to

the skill of its creators, the building stands as a tribute to masterful architecture and contributes to the rich heritage of the city.

The enduring features of the building showcase a commitment to architectural excellence, contributing to its recognition and value

within the community.

CB McIntosh building possesses distinctive characteristics representative of an architectural style.

The Historic CB McIntosh building exhibits a remarkable suitability for preservation or restoration efforts. Its structural integrity and historical significance make it a prime candidate for initiatives aimed at

conserving and restoring this valuable cultural and architectural heritage.

5. REQUIRED ATTACHMENTS

A minimum of five (5) labeled (with location and description) photographs of the site Area map showing property location

Ø

Any available historic and or existing drawings such as elevations, floor plans, diagrams, etc.

Legal Description

 \mathbb{X}

'M

6. SPONSORSHIP STATEMENT

I am aware of the proposal for designation of the subject property or properties is Jacksonville landmark or landmark site and am aware of the procedures for review Jacksonville Historic Preservation Commission and the Jacksonville City Council. I notified of the date and place of any public meetings at which the proposal will be Jacksonville Historic Preservation Commission and the City Council. I am also awa construction activities affecting the subject properties including alterations, new of and relocation, will require a consistency review through an application for a Cert Appropriateness. if the proposed designation is denied, I am aware that I must Signature of property owner:	w of the proposal by the understand that I will be e considered by the re that if designated, any construction, demolition ification of Date: $10/27/2^{-2}$ mber: (305) 213-0463
Signature of applicant (if different from property owner):	em as their official agent.) ber: _()
Address: City:	Zip:
Sponsorship other than the owner	
Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation landmark or landmark site is being sponsored by:	,
Signature of sponsor: Da	ate:
Printed name: Phone number: _() Email:	

POSITION AFFIDAVIT FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE

City of Jacksonville Historic Preservation

PROPERTY INFORMATION

Historic Name: Dr. Charles I	3. McIntosh Building Other Names:	
Street Name and Number: _	1009 Jessie St	
Zip Code: <u>32206</u>	City: Jacksonville	State: Florida
Real Estate Number(s):	20708-01776	

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.



Date:

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: Fatima Floyd and Noriko Floyd

STATE OF FLORIDA COUNTY OF DUVAL

NEFERTITI WEBB Commission # HH 316914

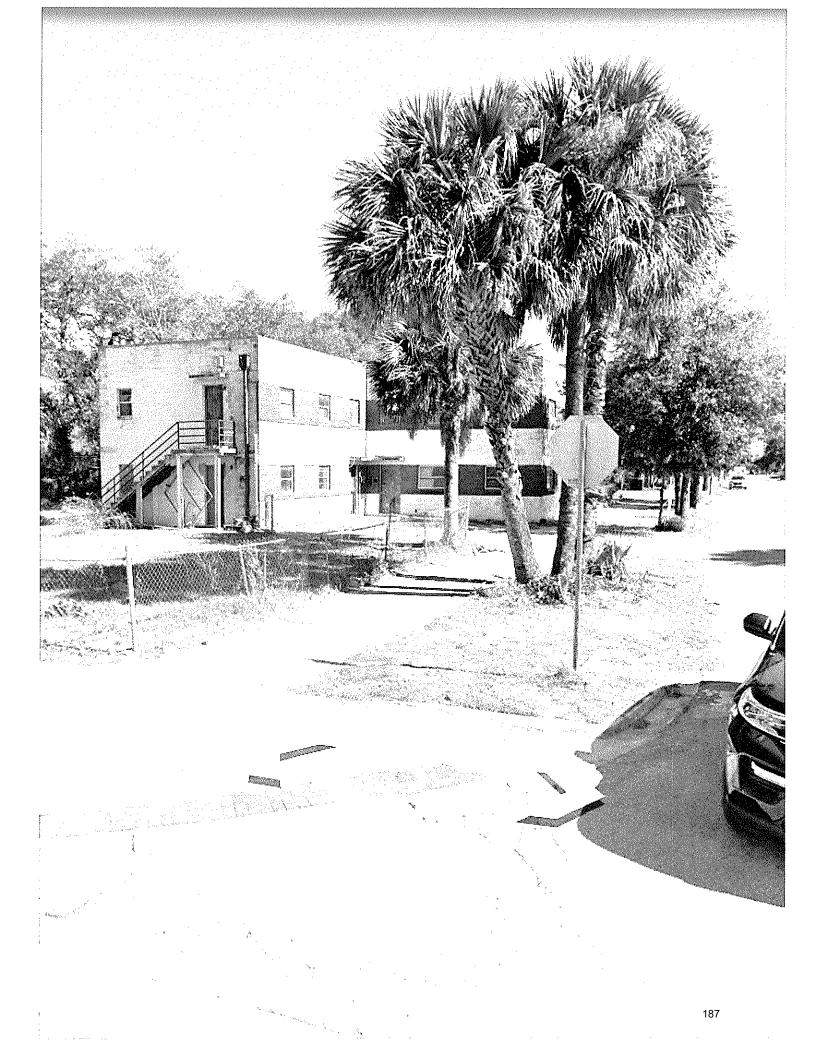
Expires September 27, 2026

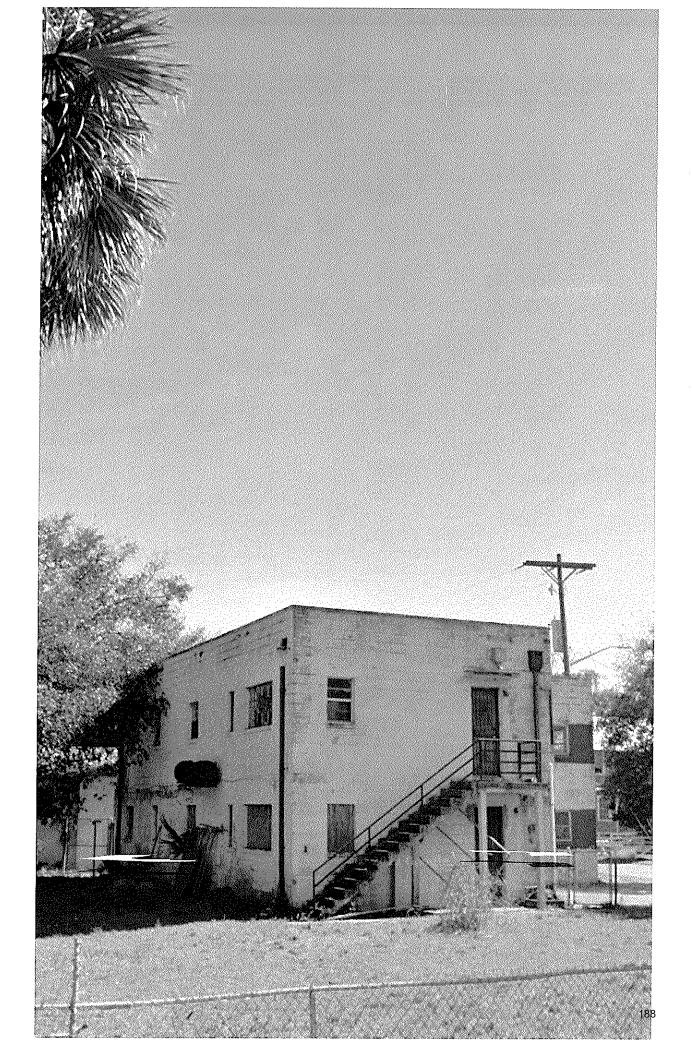
Sworn to and subscribed and acknowledged before me by means of [] physical presence or [] online notarization, this 27 day of <u>Detober</u> 2023, by <u>Feetima Floy</u> and Noriko Poyd who is personally known to me or who has produced <u>Driver's License</u> as identification and who took an oath.

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large. My commission expires: <u>September 27</u>2026







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

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

The house adjacent to the CB McIntosh Building serves as a vital reminder of the cultural and historical fabric of our city. Built in 1955, it stands as an architectural relic, echoing the rich heritage of the Eastside community and contributing to the cultural tapestry of Jacksonville.

The house to the CB McIntosh Building is the site of a significant local historical living at this site, as it predates the construction of the CB McIntosh Building and holds historical value in its own right.

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

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

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

It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials Dr. Charles B. McIntosh, an influential figure who significantly contributed to the development of healthcare in Jacksonville and beyond. Dr. McIntosh's legacy is deeply intertwined with the building. Lived with family and raised his daughter. making it a place of historical and cultural importance.

The house adjoining the CB McIntosh Building is recognized as the work of master builders from a bygone era, with its construction in 1955 showcasing the craftsmanship and architectural influence of its time. This dwelling contributes to the development of our city, adding a layer of historical significance to the architectural landscape of Jacksonville.

The house holds intrinsic value as a building of architectural excellence, embodying quality design elements that underscore its historical and cultural significance. These features, preserved overtime, attest to the enduring architectural merit of the structure within our community.

The house possesses distinctive characteristics indicative of an architectural style that holds historical value. These features, including unique design elements, construction methods, and the use of indigenous materials, make it a valuable subject for the study of a specific period, architectural techniques, and the utilization of locally sourced materials.

X Its suitability for preservation of restoration

The house exhibits notable suitability for preservation or restoration efforts. Its structural condition, historical significance, and architectural qualities make it a prime candidate for initiatives aimed at maintaining its cultural and historical integrity. 2 of 3



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

Listoria No.	(INFORMATION	
Other Names:	: <u>Dr. Charles B. McIntosh Building</u> House	and Designation: (check all applicable)
2. LOCATION		
Street name & City or town: _ State:	number: <u>1009 and 1015 Jessie St</u> Jacksonville Florida _{County:} Du	Zip Code: <u>32206</u> val
3. HISTORICA	L INFORMATION	
Significant hist The h Black	Vear Built 1955 -0101 - SFR 1 ST orical associations: ouse with Jacksonville's first Black An American to sit on the Florida Board Living for the Family	nerican pediatrician, and the first
Present use:	In Use	
Good cond	otion (basic design, construction and conditions): lition the building has undergone peri aracter and new roof to preserve the in	

III. Legal Description and Location Map

😑 Land & Legal 📁

Land	0								
LN	Code ^O	Use Description	Zoning Assessment ^O	Front	Depth	Category ^O	Land Units	Land Type ^O	Land Value
1	1000	COMMERCIAL	CCG-2	51.00	107.00	Common	5,457.00	Square Footage	\$12,278.00
2	0101	RES MD 8-19 UNITS PER AC	RMD-A	40.00	103.00	Common	40.00	Front Footage	\$2,700.00

🗧 Buildings 🛅

Building 1

Building 1 Site Address 1009 JESSIE ST Unit Jacksonville FL 32206

Building	g Type 🔍	0803 - QUADR	UPLEX	
Yea	r Built 🔍	1958		
Building	Value ⁰	\$38,941.00		
<u>Type</u> O	Gross Area	Heated Area [©]	Effective Area [©]	
Base Area	1606	1606	1606	
Finished upper story 1	1606	1606	1526	
Finished Open Porch	15	0	4	
Total	3227	3212	3136	

lement	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	1	1 Flat
Roofing Cover	4	4 Built Up/T&G
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
lement ^o	Code	Detail
Stories	2.000	

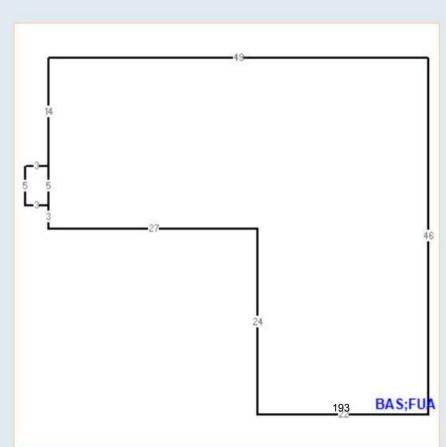
 Bedrooms
 4.000

 Baths
 4.000

Rooms / Units 4.000

Legal

Legal	
LN	Legal Description
1	Q-443 18-25-27E .22
2	OAKLAND
3	S 51.25FT LOT 108,
4	W 40FT LOT 109 BLK 17

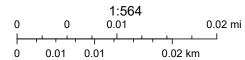


Land Development Review



January 19, 2024

Parcels



IV. Proof of Public Notice



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared <u>Nichol Stringer</u>, 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 <u>Notice of Public Hearing on Application to Designate</u> <u>a City of Jacksonville Historic Landmark</u>

in the matter of LM-23-08 1009 Jessie Street

in the Court, was published in said newspaper by print in the issues of $\frac{1/4/24}{2}$.

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. Stinger

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 09/16/2024 Commission No. HH43555

PROOF OF PUBLICATION DUVAL COUNTY

NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE SUBJECT PROPERTY LOCATED AT 1009 JESSIE STREET LM-23-08 AS A CITY OF JACKSONVILLE HISTORIC LANDMARK NOTICE IS HEREBY GIVEN that on January 24, 2024, at 3:00 PM., the Jacksonville Historic Preservation Commission of the

Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of the subject property, 1009 Jessie Street as a City of Jacksonville Historic Landmark, pursuant to Jacksonville Ordinance Code 307.104. The public hearing will be in Conference Room 4851, 8th floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida.

Exhibit A Legal Description Q-443 18-25-27E .22 OAKLAND S 51.25FT LOT 108, W 40FT LOT 109 BLK 17 RE #122356-0000

This application (LM-23-08) is being sponsored by the property owners, Fatima and Noriko Floyd. A copy of the application may be examined in the Offices 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 (24-00006D)

V. List of Property Owners Located within 350 Feet of the Proposed Landmark

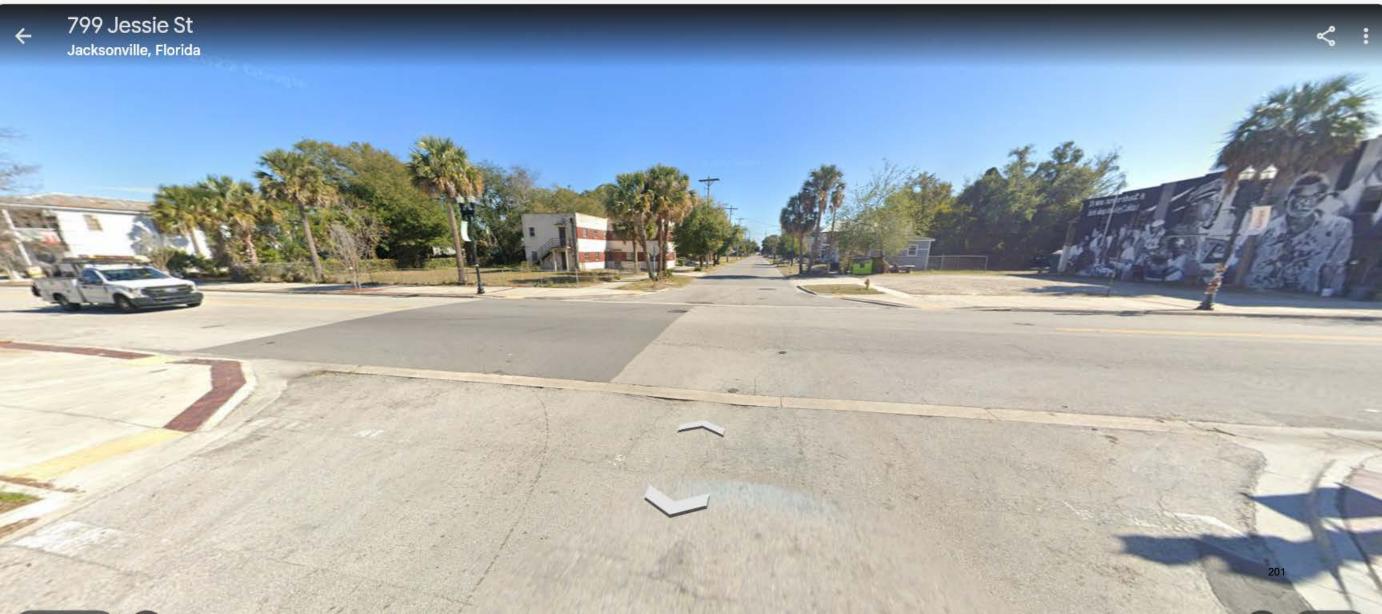
RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3 MAIL_CITY	MAIL_STA	TE MAIL_ZIP
122943 0000	1024 PHELPS ST LLC		3711 E EUGIE AVE	_	PHOENIX	AZ	85032
122370 0000	365 DEVELOPMENT LLC		630 KINGSLEY AVE		ORANGE PARK	FL	32073
122753 0000	511 W 17TH STREET LAND TRUST		1919 8 BLANDING BLVD		JACKSONVILLE	FL	32210
122954 0000	AGULLA SORAYA		10960 BEACH BLVD 222		JACKSONVILLE	FL	32246
122752 0000	BCEL 8C LLC		7563 PHILIPS HWY STE 208		JACKSONVILLE	FL	32256
122887 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202
122951 0000	CREPEAU RONALD		12209 SUNOWA SPRINGS TRL		BRYCEVILLE	FL	32009-1551
122920 0000	DALLAS MONIQUE M		1030 TROYAN ST		JACKSONVILLE	FL	32206-5743
122372 0010	DANIELS JOE L ET AL		427 JAX ESTATES DR N		JACKSONVILLE	FL	32218-2509
122368 0000	EASTSIDE BROTHERHOOD CLUB INC ET AL		915 A PHILIP RANDOLPH BLVD		JACKSONVILLE	FL	32206
	EASTSIDE BROTHERHOOD INC.	CHRISTOPHER HINES	917 A PHILIP RANDOLPH BLVD		JACKSONVILLE	FL	32206
	EASTSIDE ENVIRONMENTAL COUNCIL	WYNETT WRIGHT	1637 WALNUT STREET		JACKSONVILLE	FL	32206
	EASTSIDE NEIGHBORHOOD ASSOCIATION	JANICE LOVE	1611 ELIZABETH ST				
122284 0000	EASY BUY PROPERTIES LLC		P O BOX 450841		SUNRISE	FL	33345
122944 0000	EVANS KRISTEN		1018 PHELPS ST		JACKSONVILLE	FL	32206
122361 0000	FIRST BAPTIST CHURCH OF OAKLAND INC		1025 JESSIE ST		JACKSONVILLE	FL	32206-5714
122271 0000	FITOZ BIZ LLC		7563 PHILIPS HWY BLDG 500		JACKSONVILLE	FL	32256
122266 0000	FITOZ BIZ LLC		7563 PHILIPS HWY STE 208		JACKSONVILLE	FL	32256
122356 0000	FLOYD FATIMA ET AL		5127 BANSHEE AVE		JACKSONVILLE	FL	32244
122372 0000	FORD B E		1181 N DURKEE DR		JACKSONVILLE	FL	32209-5645
122265 0000	FOUNTAIN CHAPEL A M E		737 JESSIE ST		JACKSONVILLE	FL	32206-5712
122367 0000	FRAZIER RODERICK IRA		1722 E 24TH ST		JACKSONVILLE	FL	32206
122375 0000	GAY MARION CRAFTON		1036 JESSIE ST		JACKSONVILLE	FL	32206
122957 0000	HARLEY LENWOOD		2013 BRACKLAND ST		JACKSONVILLE	FL	32206
122373 0000	HARRELL ALISA K		1032 JESSIE ST		JACKSONVILLE	FL	32206-5715
	HISTORIC EASTSIDE COMMUNITY DEV CORP	SUZANNE PICKETT	1105 PHELPS ST		JACKSONVILLE	FL	32206
122949 0040	HOARD DAVID D		3559 LINCOLN RD UNIT 1		HAMILTON	MI	49419
	JACKSONVILLE CULTURAL DEVLP CORP	SUZANNE PICKETT	648 UNION ST E		JACKSONVILLE	FL	32206
122939 0000	JACKSONVILLE ELECTRIC AUTHORITY		225 N PEARL ST		JACKSONVILLE	FL	32202
122369 0000	JOHNSON MARY A ET AL		40-20 W MOSHOLU PKWAY S		BRONX	NY	10468-1150
122919 0020	JOHNSON PHILANDER R		1019 TROYAN ST		JACKSONVILLE	FL	32206-5790
122378 0000	JONES DAVID M		PO BOX 371305		DECATUR	GA	30037-1305
122377 0000	KIMBROUGH ALICE M		898 VAN BUREN ST		JACKSONVILLE	FL	32206-5783
122267 0000	KING REALITY LLC		1029 CALIENTE DR		JACKSONVILLE	FL	32211
122941 0000	LEMMON AVA MARIE		3909 BEVERLY AV		JACKSONVILLE	FL	32208
122268 0000	MEAD CARRINGTON MADISON		PO BOX 7431		JACKSONVILLE	FL	32238-0431
122748 0000	MGG REAL ESTATE LLC		1431 POMPANO PKWY		POMPANO BEACH	FL	33069
122286 0010	MT MORIAH HOUSE OF GOD SAINTS IN CHRIST OF JACKSON		PO BOX 9962		JACKSONVILLE	FL	32208
122749 0000	NEW FOUNTAIN CHAPEL AFRICAN METHODIST EPISCOPAL CH		737 JESSIE ST		JACKSONVILLE	FL	32206-5712
	OAKLAND TRACE COMMUNITY ASSOCITION	CARLA FOSTER	1233 E. UNION ST		JACKSONVILLE	FL	32206
122959 0000	PALAMORE AMON		825 LEONIE CIR		JACKSONVILLE	FL	32211
122282 0010	PINKNEY TERETHA L		727 ODESSA ST		JACKSONVILLE	FL	32206-5719
122949 0020	ROBINSON WILLIAM		1057 PHELPS ST		JACKSONVILLE	FL	32206-5727
122919 0000	SIMON VICKIE SHEDRICK		1020 TROYAN ST		JACKSONVILLE	FL	32206-5743
122371 0010	SMITH GILBERT ABRAHAM		264 BELFORT ST		JACKSONVILLE	FL	32206
122936 0000	SMITH NAJEE JAMAL		13941 BRADLEY COVE RD		JACKSONVILLE	FL	32218
122949 0010	STALLINGS REVA M		1053 PHELPS ST		JACKSONVILLE	FL	32206-5727
122949 0030	SUN XIANG		5420 SYLMAR AVE		LOS ANGELES	CA	91401
122273 0000	THOMAS MILTON VAN ET AL		313 E CHURCH ST		JACKSONVILLE	FL	32202
	URBAN CORE	BRYANT SHUMAKER	303 4TH ST W		JACKSONVILLE	FL	32206

WE MAKE THE SHIRTS 122751 0000 WILLIAMS JAMES JR DAWN CURLING 822 A PH

822 A PHILLIP RANDOLPH BV 738 PHELPS ST

JACKSONVILLE	FL	32206
JACKSONVILLE	FL	32206-5726

VI. Photographs and Images





<u>LM-23-09</u> 6360 Commerce Street / 0 Arlington Road

City of Jacksonville Landmark Designation Report

Eagle Film City (Norman Film Studios)

LM-23-09 January 24, 2024



Application Prepared By: Historic Preservation Section 214 North Hogan Street Jacksonville, Florida 32202

Property Owner:

City of Jacksonville 117 Duval Street East Jacksonville, Florida 32202

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- VI. Photographs and Images

 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

LM-23-09 Norman Film Studios Complex 6360 Commerce Street / 0 Arlington Road Jacksonville, Florida 32211

GENERAL LOCATION:	Between Westdale Drive and Sprinkle Drive in the
	Norman Film Studios National Register

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, <u>LM-23-09</u>. The owner of the property is:

City of Jacksonville 117 Duval Street East Jacksonville, Florida 32202

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 6360 Commerce Street / 0 Arlington Road 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 6360 Commerce Street / 0 Arlington Road 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 6360 Commerce Street / 0 Arlington Road 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 twostory structure and the enclosed pool at 6360 Commerce Street / 0 Arlington Road and 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 ensure any future development of the site is compatible with and sensitive to this primary historic resource.

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

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

Starting with the Kalem Company in 1908, Jacksonville had attracted so many film companies by 1912, that the City was billed as the "World's Winter Film Capital." From 1908 to 1922, Jacksonville was home to over thirty silent motion picture studios including the Eagle Film City established in Arlington. The film companies were attracted by the area's mild, winter climate, abundant sunlight, varied scenery, and excellent transportation facilities. Shortly after the Eagle Film City opened in 1916, the movie industry began to decline in Jacksonville due to competition from California, local politics, lack of local financial support and material shortages caused by World War I. The Movie production facilities in Jacksonville were located in several areas, including Springfield, Riverside, Fairfield, Oklahoma, and Arlington. Because of its brief history in Jacksonville and predominately wood frame construction, all of the actual studio buildings and support facilities have been demolished except for the Eagle Film City (Norman Film Studios) and the wood frame house at 20-24 West Ninth Street, which was part of the old Klutho Studios in Springfield. The Eagle Film City (Norman Film Studios) is especially significant since it contains a majority of the structures that made up the original production complex.

The first black film company was formed by William Foster from Chicago 1909-1913. Foster was the first to produce all black cast film shorts. He successfully completed two films—The Pullman Porter in 1910 and The Railroad Porter in 1912. Foster's difficulties with distribution of his films were cited as the cause for the final curtain on his film making career and the end of his business. Ironically, the movie credited as being the catalyst for the resurgence of black film making in America was the notoriously disturbing 1915 film produced by D. W. Griffith "Birth of a Nation".

White actors in "black face" depicted blacks during the Reconstruction Era as crazed, murderous, lecherous, incompetent buffoons." Actually titled *The Clansman* for its first month of release, the film provides a highly subjective history of the Civil War, Reconstruction, and the rise of the Ku Klux Klan. Studied today as a masterpiece of political propaganda, *Birth of a Nation* caused riots in several cities and was banned in others but was seen by millions." ¹

To counteract this offensive and inaccurate depiction of Black life, the Lincoln Motion Picture Company, started by Noble Johnson, produced one of the first positive image feature films. Race films, as they were called, were films produced with all black casts, especially for black audiences depicting the Negro race in a positive life. As early as 1916, Race films began to emerge. The Lincoln Motion Picture Company was the first of these companies and it started on May 24, 1916. Noble Johnson was an actor as well as the company's President. The first production produced by Lincoln was The Realization of a Negro's Ambition which was released in mid-1916. It was a two reel film and dealt with the theme of drama, love and adventure. The second of Lincoln's films was a three-reeled movie titled A Trooper of Troop K (released January 1919) which was about the massacre of Black troops in the Army's 10th Calvary with a cast of over 300 extras. Johnson had hoped to play to a wide audience with the film. The company was able to secure costumes and props from the more established Hollywood studios. Unfortunately, the film had a limited distribution and was shown at churches and schools and the few "Colored Only" theatres. By 1920, the Lincoln Company had completed five films. Two pictorial and three dramatic subjects, including a five-reel feature titled A Man's Duty (released September 1919). By Right of Birth (released October 1921) was the company's swan song. A six-reel drama. Johnson arranged to have the film open at the Trinity Auditorium (now the Embassy Auditorium) in the Embassy Hotel at 9th Street and Grand Avenue in downtown Los Angeles in June of 1921 as a Hollywood premier/gala. According to Johnson, the entire event was a success. Unfortunately, the commercial prospects for the film were still limited because of there were few black theaters and other venues for black audiences and the white audience did not materialize.

In 1917, the Lincoln Motion Picture Company contacted a young black novelist about making his book, "The Homesteader" into a movie. The novelist's request to be included in the directing of the film and certain budget requests were refused by the movie executives. Undaunted, the young novelist. Oscar Micheaux (1884-1951) converted his publishing company into the Micheaux Film and Book Company and would become the most "prolific writer, director, and producer of Race films in the history of motion pictures."² Micheaux, over the course of a 30 year career, would produce more than 40 films. In 1948, Micheaux's last film, Betrayal, was the first African-American produced film to open in white theaters. In 1987, Micheaux received a star on Hollywood Boulevard's Walk of Fame.

The twenties were the boom years for Race films. There were many black-owned and operated film studios in Philadelphia, New York, Chicago, Los Angeles and Kansas City. World War II had an adverse impact on Race Films. The government began to make films as recruitment propaganda tools to recruit blacks into the military. In addition, the government took control of all film stock and rationed it out to only Hollywood. The cost to filmmaking became too

¹ This day in history "Birth of a Nation Opens" <u>https://www.history.com/</u>

² "Early Black Film History" <u>https://acinemaapart.com/idl.html</u>

expensive for the smaller race film makers. Furthermore, the Great Depression and the advent of the "talkies," which brought on more expense, the black independent film companies for the most part, went bankrupt. The only black film company to survive the Talkie era was the Micheaux Film Company.

In the forties, after the war most of the films about blacks were musicals. By the fifties, Hollywood began to make films with blacks, not as servants or slaves. Hollywood produced Carmen Jones, with Dorothy Dandridge, Porgy and Bess, Alma Lucasta and St. Louis Blues. Race films ended wid1 blacks were portrayed, not as stereotypes or derogatory caricatures, but as characters portraying their dramatic or comedic live styles, tragedies and triumphs.

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

A native of Middleburg, Florida, Richard E. Norman Sr. began his filmmaking career by traveling extensively throughout the Midwest and Northeast sections of the country, writing scenarios and filming as he went. With headquarters in Des Moines, Iowa, Norman ventured from city to city setting up shop, obtaining local financing, using local actors and crew, and then shoot the movie which was developed and edited at the Iowa lab. While working in Jacksonville, Norman decided to return to Florida and took advantage of reasonably priced studio space in the City. In 1922, he purchased the former Eagle Film City in Arlington.

Norman was one of the first independent movie producers to recognize the commercial potential of making black cast movies specifically for the African-American community. Contrary to most movies made during the silent screen era, Norman's films were one of the first to show African-Americans in a positive light Between 1920 and 1928, Norman produced eight feature films featuring an all-black cast The films included, The *Green-Eyed Monster* (1920), *The Crimson Skull* (1921), *The Bull-Dogger* (1921), *Regeneration* (1923), *A Debtor to the Law* (1924), *The Flying Ace* (1926), and *The Black Gold* (1928). After 1922, most of these movies were shot on location in Jacksonville and included many Arlington residents as extras. All the post production work was done at the Arlington studios. These African-American films made by Norman at the old Eagle Film City studios have national significance in documenting the important but little known contributions of African-Americans to the American film history. Unfortunately, only one Norman film is known to exist.

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

The Eagle Film City (Norman Film Studios) is directly associated with the pioneer film making of Richard E. Norman Sr. Born in 1891, Norman was a native of Middleburg in Clay County, Florida. He acquired an interest in chemistry and motion pictures while attending college in Tampa. As stated above, Norman began his film making career in the Midwest, working out of a studio in Des Moines, Iowa. In 1920, he returned to Florida, and purchased the old Eagle Film City studios in 1922. By this time, he was already concentrating on the production of films utilizing all African-American cast members. These films, which were produced for African-American audiences, were some of the earliest movies featuring African-Americans in a more positive light. In a 1978 interview, Richard E. Norman Jr. said his father though white was "deeply concerned about prejudice" and had an underlying desire to do something constructive to

better race relations while allowing African-American actors the opportunity to display their theatrical talents beyond roles that emphasized racial stereotypes.

During this same period, Norman invested heavily in his invention of a practical synchronization device that joined picture and voice. Costing upward to six thousand dollars each, Norman sold over a dozen units to theater owners. However, Western Electric came out with a photoelectric sound-on-film system that made Norman's disk sound system obsolete. Bankruptcy followed, and Norman was forced to abandon theatrical production and confined his operation to industrial films. Norman is credited with being one of the first film producers to synchronize sound and motion to create the early "talkies."

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 Planning and Development Department that the subject property at 6360 Commerce Street / 0 Arlington Road 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 Planning and Development Department that the subject property at 6360 Commerce Street / 0 Arlington Road 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.

It is the determination of the Planning and Development Department that the subject property at 6360 Commerce Street / 0 Arlington Road 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 ongoing neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration.

The Eagle Film City (Norman Film Studios) is particularly significant since it is a complex of buildings utilized in early film production. The entire complex includes five separate buildings and the site of the outdoor pool. The referenced building for landmark designation is two-story with a composition hip roof, wooden clapboard siding and open rafter ends. The outdoor pool built for water scenes has been filled, and is not presently visible. According to City permits and archival records, the following restoration repairs to the referenced building: structural repairs and enhancements, re-roofing, lead abatement, repair/replacement of windows and doors, exterior

painting, and installation of electrical systems. It is the opinion of the Planning and Development Department that Norman Film Studios meets criterion G.

RECOMMENDATION

In reviewing the application, the Planning and Development Department has found the application to meet <u>four of the seven</u> criteria. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission <u>APPROVE</u> the designation of 6360 Commerce Street / 0 Arlington Road (<u>LM-23-09</u>) as a City of Jacksonville Landmark.

II. Designation Application

JHPC INITIATED

III. Legal Description and Location Map

4-19 52-2S-27E ARLINGTON HEIGHTS LOTS 10 TO 18 BLK 47

RE # 141476-0010 AND 141476-0000

Duval Map



January 19, 2024

 1:2,257

 0
 0.01
 0.03
 0.06 mi

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 ↓
 ↓

 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



STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

Before the undersigned authority personally appeared <u>Nichol Stringer</u>, 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-23-09 6360 Commerce Street and 0 Arlington Road

in the Court, was published in said newspaper by print in the issues of <u>1/4/24</u>.

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. Sninger

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 Natary Public, State of Rorlds My Caren, Explore 08/18/2020 Correntation No. 18442686

Seal

Notary Public, State of Florida

PROOF OF PUBLICATION DUVAL COUNTY

NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE NORMAN STUDIOS COMPLEX 6360 COMMERCE STREET AND 0 ARLINGTON ROAD LM-23-09 AS A CITY OF JACKSONVILLE HISTORIC LANDMARK NOTICE IS HEREBY GIVE that 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 Norman Studios Complex, 6360 Commerce Street and 0 Arlington Read as a City of Jacksonville Historic Landmark, pursuant to *lacksonville* Ordinumer Code 302304. The public bearing will be in the Conference Room 4851, stb floor, Ed Ball Building, 214 North Hugan Street, Jacksonville, Florida, Eshibit A

Legal Description 4-19 52-25-27E ARLINGTON INEIGHTS LOTS 10 TO 18 BLK 47 RE = 141476-0010 AND 141476-0000

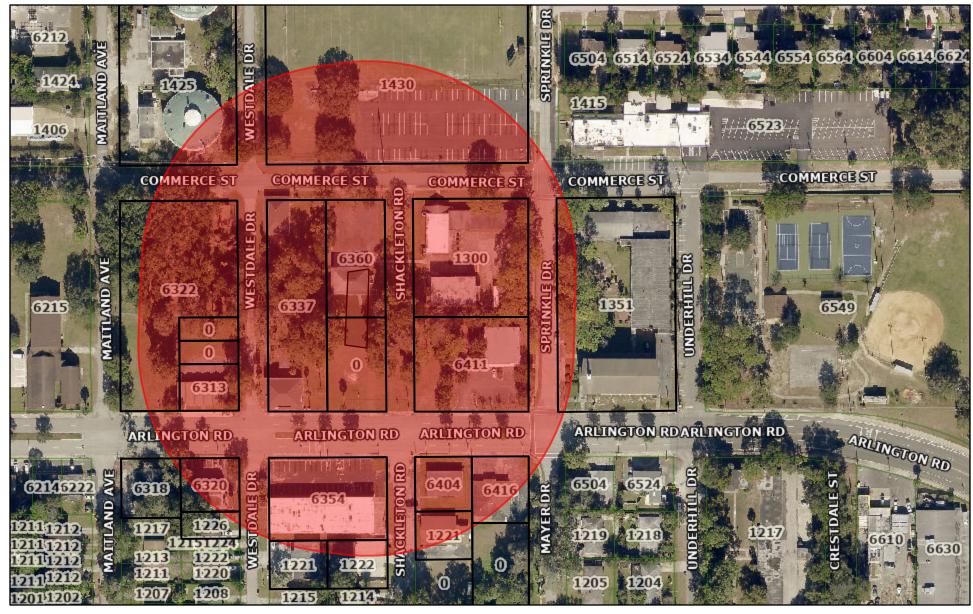
This application (LM-23-09) is being sponsored by the Jacksonville Historic Preservation Commission. A copy of the application may be examined in the Office of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800, All interested parties are notified to be present and will be used at the *Public Harring*. Please contact the Historic

Please contact the Historic Preservation Section at historic preservation (see and or by phone at (904) 255-7800. DATED this 4th day of January, 2024.

Jack C. Demetree, HI Chairman Jacksonville Historic Preservation Commission City of Jacksonville Jon. 4 00 (24-00007D)

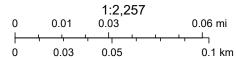
V. List of Property Owners Located within 350 Feet of the Proposed Landmark

Land Development Review



January 19, 2024

Parcels



RE 🗾	LNAME	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STA	MAIL_ZIP
141462 0005	ARLINGTON CHURCH OF CHRIST JACKSONVILLE FLORIDA IN	6215 ARLINGTON RD		JACKSONVILLE	FL	32211
141471 0000	ARLINGTON HAVEN INC TRUSTEE	PO BOX 1000		MIDDLEBURG	FL	32050-1000
141500 0110	ARLINGTON LIONS CLUB HOLDING CORP	6523 COMMERCE ST		JACKSONVILLE	FL	32211-5441
141499 0000	ARLINGTON PRESBYTERIAN CHURCH	1300 SPRINKLE DR		JACKSONVILLE	FL	32211-5494
141470 0130	ATTAUD CAROLYNNE DIANA	1208 WESTDALE DR		JACKSONVILLE	FL	32211
141495 0000	BCEL 10D LLC	7563 PHILIPS HIGHWAY STE 208		JACKSONVILLE	FL	32256
141470 0055	BELIZAIRE COLLETTE	1217 MAITLAND AVE		JACKSONVILLE	FL	32211-5777
141486 0000	CIRCLE OF FAITH INC	6360 COMMERCE ST		JACKSONVILLE	FL	32211-5439
141475 0090	CITY OF JACKSONVILLE	C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL	JACKSONVILLE	FL	32202
142233 0000	CRUCIAL INC	9802 BAYMEADOWS RD STE 12 188		JACKSONVILLE	FL	32256
141474 0047	GLM RENTAL ENTERPRISES LLC	11277 KINGSLEY MANOR WAY		JACKSONVILLE	FL	32225
141474 0040	HARMS J F ET AL	1221 WESTDALE DR		JACKSONVILLE	FL	32211-5763
141499 0100	JACKSONVILLE ELECTRIC AUTHORITY	225 N PEARL ST		JACKSONVILLE	FL	32202
141495 0020	LOPEZ ELSSY CAROLYNNE	PO BOX 10871		JACKSONVILLE	FL	32247
141464 0000	MACKOUL CAROL CYCMANICK TRUST	2280 SHEPARD ST #606		JACKSONVILLE	FL	32211
141474 0042	MBI HOLDINGS LLC	3122 HONEYWOOD DR		JACKSONVILLE	FL	32277
141488 0000	PAM LLC	720 OAKS FIELD RD		JACKSONVILLE	FL	32211
141474 0050	RTG RENTALS LLC	2223 ATLANTIC BLVD		JACKSONVILLE	FL	32207
141474 0046	RUCKER SHARONE D	1212 SHACKLETON RD		JACKSONVILLE	FL	32211-5760
141474 0041	RUSSELL WILLIAM H LIFE ESTATE	3764 WAYLAND ST		JACKSONVILLE	FL	32277
141470 0065	SPEIGHT THEODORE C	1213 MAITLAND AVE		JACKSONVILLE	FL	32211
141470 0000	SPINSPIRE LLC	887 W AMERICAN EAGLE DR		SAINT AUGUSTINE	FL	32092
141470 0060	STEVENS NOEL	1215 MAITLAND AV		JACKSONVILLE	FL	32211
141490 0000	TACKETT RICHARD C	2653 SCOTT MILL LN		JACKSONVILLE	FL	32223
141470 0170	TEL AVIV FLORIDA LLC	4596 LEXINGTON AVE		JACKSONVILLE	FL	32210
141492 0000	TRUTH BAPTIST CHURCH OF JACKSONVILLE FLORIDA INC	1211 SHACKLETON RD		JACKSONVILLE	FL	32211-5759
141474 0045	WARNER JENNIFER LYNN	1210 SHACKLETON RD		JACKSONVILLE	FL	32211-5760
142232 0000	WASHINGTON ELIZABETH	1219 MAYER DR		JACKSONVILLE	FL	32211
141474 0000	WELLSEN LIMITED INC	6354 ARLINGTON RD		JACKSONVILLE	FL	32211

VI. Photographs and Images

NOTICE OF PUBLIC HEARINGS THE CITY OF JACKSONVILLE WILL HOLD PUBLIC HEARINGS CONCERNING THE HISTORIC DESIGNATION FOR NORMAN FILM STUGIOS TELEPHONE 255-7800 FOR INFORMATION ON LLM+2:3-09

CHART!

224



G.

Certificates of Appropriateness



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-23-29976 1928 Morningdale St



January 24, 2024

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-23-29976</u>

- Address: 1928 Morningside Street, RE# 092731-0000
- *Location*: South side of Morningside Street, between Arden Street and Richmond Street
- <u>Owner:</u> Patrick and Katherine Snyder 1928 Morningside Street Jacksonville, Florida 32205
- <u>Applicant:</u> Stephen Anthony Reinel Reinel Architecture & Design, LLC 5000 Ortega Cove Circle Jacksonville, Florida 32244
- Year Built: c. 1945 (Property Appraiser)
- Designation: Riverside Avondale, Contributing
- <u>Request</u>: Alterations

Summary Scope of Work:

- 1. Paint unpainted masonry
- 2. Demolition of two additions to the primary structure
- 3. Construction of one-story garage, second floor closet, and carport additions
- 4. Demolition and construction of a front porch
- 5. Front door, transom window, and sidelight replacement
- 6. Roof gable construction
- 7. Chimney removal and construction
- 8. Window removal and installation
- 9. Driveway replacement and hardscaping
- 10. Window and door alterations (Administrative)

Recommendation: Approve with Conditions

Conditions:

Paint Unpainted Masonry

1. All painting shall be limited to wood/wood-like materials (no painting unpainted masonry).

New Construction and Alterations

- 2. The design, size, and location shall be substantially similar to the plans attached to the book package, or as otherwise approved by the Planning and Development Department.
- 3. The new door must fit the historic opening with no fill.
- 4. Trim, along with any sidelights and transoms, shall be preserved.
- 5. Door installation shall have minimal damage to the existing structure.
- 6. Any new fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
- 7. Any siding shall be installed with the smooth side facing outward.
- 8. The shutters shall be the same height and half of the width of the windows.
- 9. The shutters shall be wood or composite materials (no vinyl).
- 10. The chimney removals shall be done in a way which causes the least amount of damage to the structure.
- 11. The areas where the chimneys are to be removed shall be infilled with materials matching the existing roof form and the existing red brick and mortar.
- 12. The new brick and mortar materials shall match the existing red brick and mortar as close as possible.
- 13. All repointing and new mortar work shall duplicate the original mortar in strength, composition, color, texture, and joint profile/width.
- 14. The new windows shall be wood, wood clad, or wood blend.
- 15. The new windows light pattern shall be 6-over-6 and have exterior raised profiled muntins (true or simulated divided lights).
- 16. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 17. 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.

Hardscaping Improvements

- 18. The design, size, and location shall be substantially similar to the plans attached to the book package, or as otherwise approved by the Planning and Development Department.
- 19. 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).
- 20. The driveway can be poured concrete past the front wall of the main structure toward the rear of the lot.
- 21. Any existing sidewalk is not to be altered or disturbed in any way.
- 22. A right-of-way permit may be required through Development Services, the approval of this COA does not grant approval in the right-of-way with review by the Development Services Division.

General Demolition

- 23. The design and materials of the alteration shall be substantially similar to the elevation drawings submitted with the application.
- 24. The demolition shall be limited to the area highlighted on the site plan submitted with the application.



25. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

PROJECT DESCRIPTION

COA-23-29976 is for several alterations to a contributing structure within the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a two-story Masonry Vernacular-style home characterized by its red brick exterior, covered front porch entrance, red brick and poured concrete primary walkway, gridded windows, and shingled gable roof. The proposed work includes the painting of unpainted masonry on the entire structure and the demolition of a second-floor master bedroom closet and first-floor family room addition. The new addition will include constructing a rear one-story garage, a new second-floor master closet, and a carport. Additionally, the front porch will be demolished and rebuilt, a new roof gable will be constructed above the porch, a street-visible window will be enclosed, and there will be hardscaping alterations. The homeowner was previously approved under expired **COA-21-26128** for the demolition of a street-visible bay window addition, a street-visible mid-roofline chimney, and a non-historic chimney. The applicant requests to include these items in this COA.

As designed, the 1,058-square foot attached two-car garage will be made of red brick and include new 6-over-6 aluminum clad windows and a steel double garage door. The new carport will have painted fiberglass square columns. The 706-square foot master closet above the carport will have horizontal lap siding, new 6-over-6 aluminum clad windows, and a shingled roof. The front porch footprint will expand to 8-feet-long and 12-feet-wide, and there will be new brick steps, a copper porch roof, and wrought-iron trellises to match the existing porch materials. Meanwhile, the existing ¼-lite curved glass 4-panel wood front door will be replaced with a 6-panel wood door, the sidelites and wood panels will be replaced with new glass and wood, and the transom window will be altered to have a 6-pane glass design. The new front roof gable will include new architectural shingles, horizontal lap siding, and a 4-grid patterned faux round window. The existing poured concrete and ribbon driveway will be expanded and made of pavers, the primary walkway will be removed, and a 4-foot-wide secondary walkway made of pavers and poured concrete will be installed. Lastly, the bay window addition will be removed and replaced with brick infill and three (3) new 6-over-6 aluminum clad windows, the existing right elevation chimney will be removed and replaced with brick infill, and a new brick chimney will be constructed towards the rear.

In addition to the work mentioned above, the applicant also proposes to create new window openings and a door opening. Pursuant to the authority granted to Staff via the 2024 COA Matrix, window alterations that are reasonably compatible with the structure, and not readily street-visible door alterations with a compatible design, can be approved of administratively. As such, this report will focus on the partial demolitions, addition construction, and other alterations.

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted a site visit on January 11, 2024 and deems the original brick and mortar to be in excellent condition. Structures on this block have a mixture of brick with Cottage (1918 Morningside Street), Masonry Vernacular (1947 Morningside Street), Dutch Colonial Revival (1950 Morningside Street), and Tudor (1954 Morningside Street) influences. The few structures on this block all have original red brick as a character defining feature, which tie them as a group and represent the period of significance for the neighborhood with its variety and quality craftsmanship. The impact of painting a brick structure instead of repointing the mortar and performing routine maintenance affects the whole block and diminishes the grand historic appearance of these historic structures within the District. Therefore, the painting of this healthy brick structure is inconsistent with Sections 307.106(k)(2 and 3) and 307.106(l)(1, 2 and 5).
- As designed, the height and roof form of the proposed garage addition, the second floor addition above the carport, and the new roof gable is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- Section 307.106(m)(2) states, "The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district." As designed, the proposed windows will match existing windows in height and a 6-over-6 grid pattern. The new front door with a wood 6-panel design will be more compatible with the structure compared to the previous non-historic ¼-lite curved glass 4-panel wood front door. The design of the

- The effect of the proposed work on the property does not detract from the structure's architectural design, which is consistent with Section 307.103(k)(3 and 4).
- Consistent with the Historic District Design Guidelines, section on "Additions," the proposed scope of work does not require any changes to significant historic fabric. If removed in the future, the removal of the addition would not cause any damage to or detract from the historic property or the historic primary structure. As such, the proposed scope of work is consistent with Section 307.106(k)(1 and 2).
- The Historic Preservation Guidelines for the Riverside Avondale Historic District references "Doors and Entrances" and lists Recommendation #1 to "Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights [etc.] where they contribute to the architectural character of the building." The proposed work of replacing a non-historic street-visible door with a 6-panel wood door is consistent with the Design Guidelines. The original door had a ¼-lite curved glass door that was incompatible with the Masonry Vernacular style of the home, and installing a new wood door does not detract from the distinguishing front porch entrance. Upon visual inspection of the subject property on January 11, 2024, Staff determined that the existing transom and sidelights are in excellent condition and appear to be original to the structure. Therefore, they should remain, consistent with the Design Guidelines.
- The proposed driveway replacement, new secondary walkway, and the removal of a nonoriginal primary walkway would require minimal alteration of the site, 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 under the stated conditions is consistent with:

- 1. Section 307.106(k) General Standards: 1-4
- 2. Section 307.106(I) Guidelines on "Alterations": 1, 2, 3, 5
- 3. Section 307.106(m) Guidelines on "New Construction": 1, 2, 4, and 8
- 4. Historic District Design Guidelines, Section on "Additions," and "Doors and Entrances."

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

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

Alterations

- 307.106(l)(1) Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(l)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(I)(3) Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.
- 307.106(l)(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

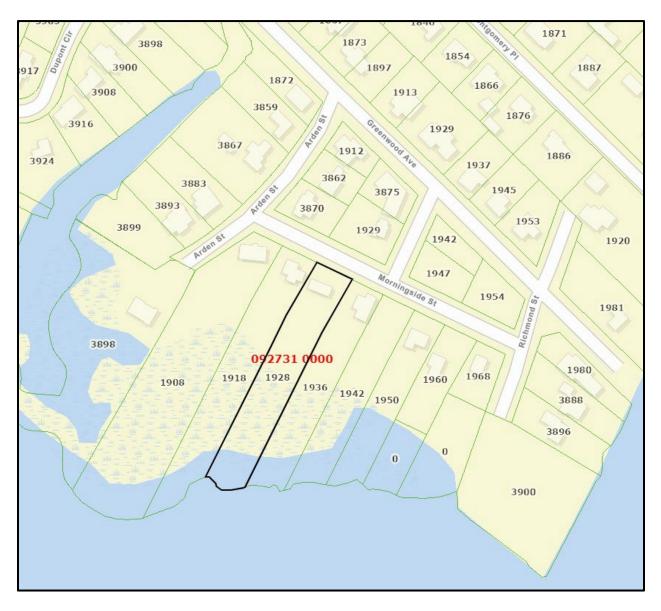
New Construction

- 307.106(m)(1) *Height*. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.
- 307.106(m)(2) *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.
- 307.106(m)(4) *Roof shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in a historic district.
- 307.106(m)(8) Architectural details. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, Sections on "Additions," and "Doors and Entrances"

- Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- Additions, Recommend #1: "Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."
- Additions, Recommend #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."
- Additions, Recommend #3: "Use contemporary designs compatible with the character and feeling of the building and neighborhood."
- Doors and Entrances, Recommend #1: "Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of the building."

LOCATION MAP



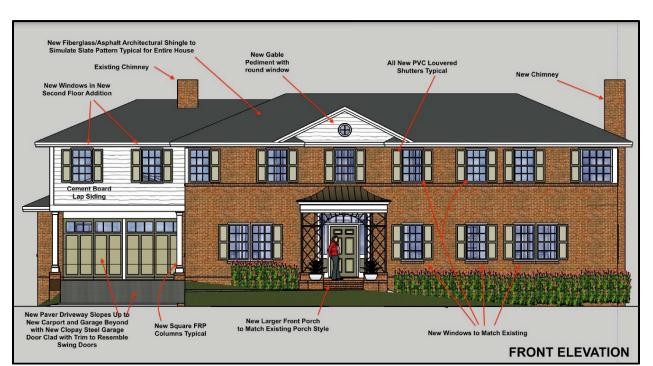
PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN





SITE VISIT OF SUBJECT PROPERTY ON JANUARY 11, 2024





ELEVATION PLANS DATED JANUARY 15, 2024





New Brick Foundation Wall and Stairs



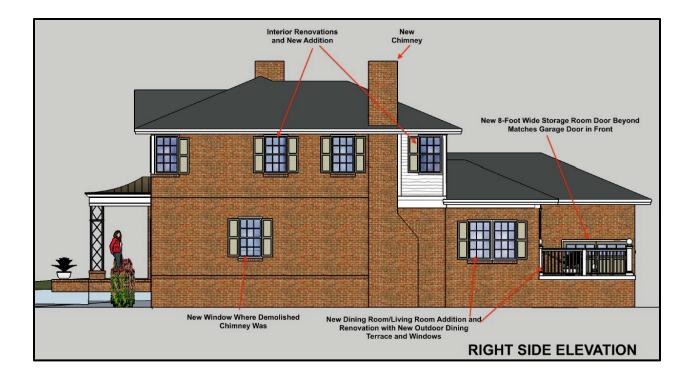
4

Garage/Workshop Addition

REAR ELEVATION

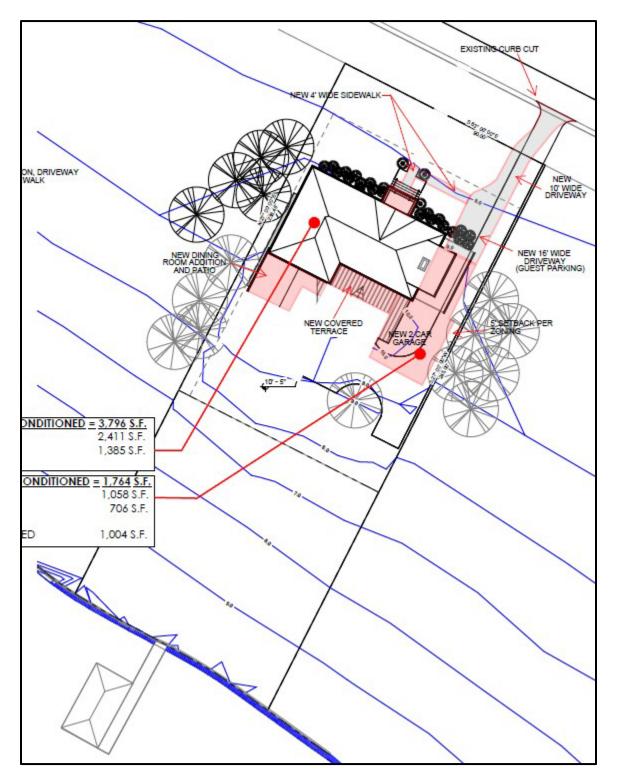
New PVC Porch Railing System and FRP Columns

New Covered River Terrace with all New Aluminum Clad Wood French Doors



BMF

SITE PLAN DATED JANUARY 10, 2024



Application For Certificate Of Appropriateness

Γ	-Application I	nto			
	Tracking #	29976	Application Status	FOUND SUFFICIENT	
	Date Started	11/14/2023	Date Submitted	11/15/2023	

Planning and Development Department Info-

COA #	COA-23-29976
Admin Review	
Admin Recommendation	FORWARD
Admin Date Of Action	12/3/2023
Forwarded to JHPC	
JHPC Meeting Date	1/24/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details N/A	
JHPC Details N/A	

-General Information On Applicant-

Last Nam	e	First Name STEPHEN		Middle Name ANTHONY
Company REINEL A	Name RCHITECTURE AND DESIG	SN. LLC		
Mailing A		, 220		
City JACKSON	VILLE	State FL	Zip Code	32244
Phone 904 33	Fax 33 5714 904	Email STEVE	@RADLLCJA	X.COM

General Information On Owner(s)

Last Name		First Name	Middle Name
SNYDER		KATHERINE	м
Company/Trus	at Name		
Mailing Addres	S		
1928 MORNING	SIDE STREE	Г	
City		State	Zip Code
JACKSONVILLE		FL	32205
Phone	Fax	Email	
9048138674		KATHERINEMSN	YDER88@GMAIL.COM
Agent represe	nts 🔍 Own	er 🔵 Contractor 🔵 Archi	tect 🔵 Consultant 🔵 Othe
Last Name		First Name	Middle Name
		PATRICK	_

ailing Addres 928 MORNING				
ty		State	Zip Code	
ACKSONVILLE		FL	32205	
hone	Fax	Email		
3569128117		PJSNYDER@GMAIL.	СОМ	
operty Appra	iser's RE #(s)	(10 digit number with a sp	Dace ##########)	
escription Of F operty Appra Map	iser's RE #(s)	RE#	Dace ##########)	
operty Appra	iser's RE #(s) I	RE#	Dace #########)	
operty Appra	iser's RE #(s) I	RE#	Dace #########)	
operty Appra	iser's RE #(s) I 092731	RE#	oace #########)	

House #	Street Name, Type and Direction	Zip Code
1928	MORNINGSIDE ST	32205

Type Of Improvement
Type of improvement
🗹 Addition 🛛 Driveway 📄 New Construction 👘 Accessory Structures
Alteration Relocation Window Replacement Other
Fencing Demolition Reroof/Minor Repairs
Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).
Proposed Work DEMOLISH LATER-ADDED GUEST BEDROOM FACING STREET AND EXISTING FRONT PORCH (AND FRONT BAY WINDOW APPROVED UNDER PREVIOUS COA). ADD NEW PEDIMENT ROOF ABOVE ENTRANCE, REPLACE ENTRANCE, CONSTRUCT NEW FRONT PORCH AND ROOF, NEW SECOND FLOOR MASTER CLOSET ABOVE NEW CARPORT, CONSTRUCT NEW TWO-CAR GARAGE BEHIND HOUSE. MAJOR ALTERATIONS PLANNED FOR BACK OF HOUSE THAT WILL NOT AFFECT THE FRONT.
-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
- Addition - Required Attachments For Complete Application
Site Plan - Existing/proposed site plan with addition identified. (To scale bar scaled dimensional drawings needed. Directional arrows needed.)

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

Proposed Elevations - Proposed front, sides and rear elevations. (*To scale bar scaled dimensional drawings needed.*)

🗹 Overall Photos Of Site

Photos Of Addition Area

Description Of Any Demo

-Alteration - Required Attachments For Complete Application -

Site Plan - Site plan if elevation includes new. (*To scale bar scaled dimensional drawings needed. Directional arrows needed.*)

Elevations - Existing and proposed elevations or photos. (*To scale bar scaled dimensional drawings needed.*)

Area Pictures - Pictures of area affected by alteration.

Structure Photos - Overall photos of structure.

Product - Brochure/specifications and sample.

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.

Additional Documents Provided -

	Description
\checkmark	COVER LETTER WITH DESCRIPTION OF ENTIRE SCOPE OF THE PROJECT
\checkmark	FINAL PROPOSED ELEVATIONS 01.15.2024
\checkmark	FINAL EXISTING ELEVATIONS 11.14.2023
\checkmark	FINAL EXISTING & PROPOSED SITE PLAN 01.10.2024
-	

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.

SNYDER PATRICK 1928 MORNINGSIDE ST JACKSONVILLE, FL 32205 **SNYDER KATHERINE**

Primary Site Address 1928 MORNINGSIDE ST Jacksonville FL 32205

1928 MORNINGSIDE ST

Toperty betail	
RE #	092731-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01590 ARDEN
Total Area	50677

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	\$522,456.00	\$518,902.00
Extra Feature Value	\$41,642.00	\$41,406.00
Land Value (Market)	\$613,897.00	\$613,897.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,177,995.00	\$1,174,205.00
Assessed Value	\$654,684.00	\$654,684.00
Cap Diff/Portability Amt	\$523,311.00 / \$0.00	\$519,521.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$604,684.00	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.

Taxable Value	\$604,684.00	Taxable Value	604,684.00		
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	Taxable Value	\$629,684.00
Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00
Assessed Value	\$654,684.00	Assessed Value	\$654,684.00	Assessed Value	\$654,684.00
County/Municipal Taxable Value		SJRWMD/FIND Taxable Value		School Taxable Value	

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>19196-00119</u>	4/30/2020	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>19196-00117</u>	4/30/2020	\$860,000.00	WD - Warranty Deed	Qualified	Improved
<u>10540-01709</u>	5/25/2002	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>08373-01419</u>	6/14/1996	\$14,900.00	WD - Warranty Deed	Unqualified	Improved
<u>06107-01391</u>	3/27/1986	\$175,000.00	WD - Warranty Deed	Unqualified	Improved
<u>03263-00763</u>	9/10/1971	\$33,500.00	MS - Miscellaneous	Unqualified	Improved

Extra Features 🛅

LN	Feature Code	Feature Description	Bidg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,569.00
2	DKWR2	Deck Wooden	1	0	0	572.00	\$3,621.00
3	DLWR6	Dock Wood Light Wgt	1	0	0	2,562.00	\$20,867.00
4	BCWR6	Boat Cover	1	36	21	756.00	\$7,879.00
5	FPMR7	Fireplace Masonry	1	0	0	1.00	\$6,120.00
6	SHWR2	Shed Wood	1	10	14	140.00	\$801.00
7	SHWR2	Shed Wood	1	8	12	96.00	\$549.00

Land & Legal 📁

Lan	Land								
LN	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	<u>Land</u> Type	Land Value
1	0170	RES MARSH LD 3-7 UNITS PER AC	RLD-60	90.00	266.00	Common	90.00	Front Footage	\$613,800.00
2	9601	MARSH	RLD-60	0.00	0.00	Common	0.57	Acreage	\$97.00

Legal

Legal Description
5-89 58-2S-26E 1.11
ARDEN
LOT 52,PT SEC 58-2S-26E RECD
O/R 10540-1709

Buildings 膉

Building 1 Building 1 Site Address 1928 MORNINGSIDE ST Unit Jacksonville FL 32205

Building Type	0108 - SFR CLASS 2	
Year Built	1945	

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered

-			
Туре	Gross Area	Heated Area	Effective Area
Base Area	528	528	528
Finished upper story 1	528	528	502
Finished Encl Porch	288	0	173
Base Area	311	311	311
Base Area	932	932	932
Finished upper story 1	932	932	885
Finished Open Porch	24	0	7
Base Area	310	310	310
Base Area	60	60	60
Total	3913	3601	3708

\$518,902.00

Building Value

Int Flooring	14	14 Carpet
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

		i
Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	3.500	
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	\$654,684.00	\$50,000.00	\$604,684.00	\$6,627.36	\$6,843.15	\$6,255.76	
Urban Service Dist1	\$654,684.00	\$50,000.00	\$604,684.00	\$0.00	\$0.00	\$0.00	
Public Schools: By State Law	\$654,684.00	\$25,000.00	\$629,684.00	\$1,975.95	\$2,004.28	\$1,847.62	
By Local Board	\$654,684.00	\$25,000.00	\$629,684.00	\$1,372.66	\$1,415.53	\$1,283.55	
FL Inland Navigation Dist.	\$654,684.00	\$50,000.00	\$604,684.00	\$18.74	\$17.41	\$17.41	
Water Mgmt Dist. SJRWMD	\$654,684.00	\$50,000.00	\$604,684.00	\$115.60	\$108.42	\$108.42	
School Board Voted	\$654,684.00	\$25,000.00	\$629,684.00	\$0.00	\$629.68	\$0.00	
Urb Ser Dist1 Voted	\$654,684.00	\$50,000.00	\$604,684.00	\$0.00	\$0.00	\$0.00	
			Totals	\$10,110.31	\$11,018.47	\$9,512.76	
Description	Just Value	Assessed Value	Assessed Value		Taxable V	Taxable Value	
Last Year	\$817,977.00	\$635,616.00	\$635,616.00		\$585,616.0	\$585,616.00	
Current Year	\$1,177,995.00	\$654,684.00	\$654,684.00		\$604,684.0	\$604,684.00	

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	
<u>2021</u>	
<u>2020</u>	
<u>2019</u>	
2018	
<u>2018</u> 2017	
<u>2016</u>	
<u>2015</u> 2014	
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

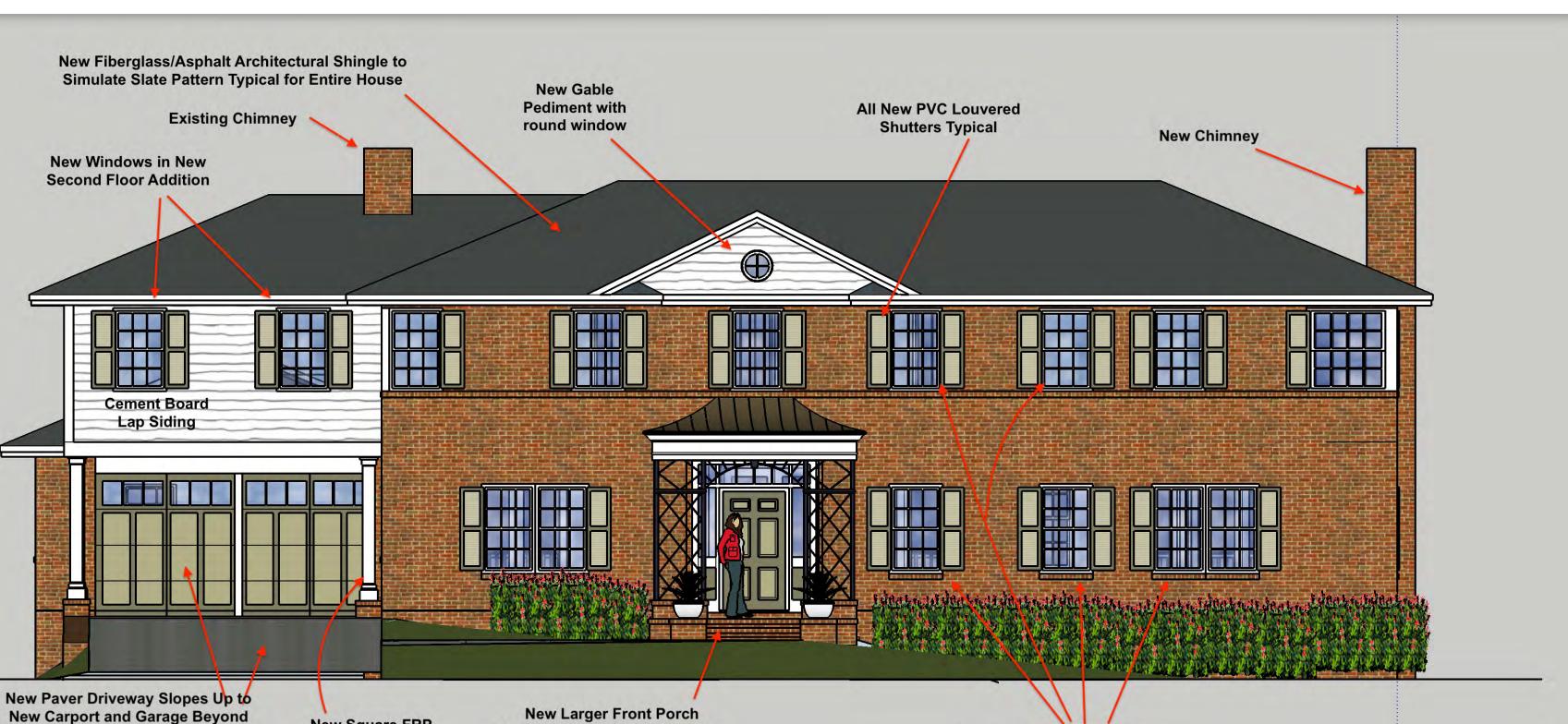
Date: 1/5/24	COA#: 23-29976
Address: 1928 Marningside Street Jackgonville, FL 32205	Owner: Patrick Sneder

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 29976 were posted on the property/site local	ted at:
Real Estate Number(s)	
1928 Morningside Street	
Street Address Jacksonville, FL 32205	
City, State Zip Code	
Printed Name Patrick Snyder	
Signature	
Dated this day of January, 2024.	

249



New Paver Driveway Slopes Up to New Carport and Garage Beyond with New Clopay Steel Garage Door Clad with Trim to Resemble Swing Doors

New Square FRP Columns Typical

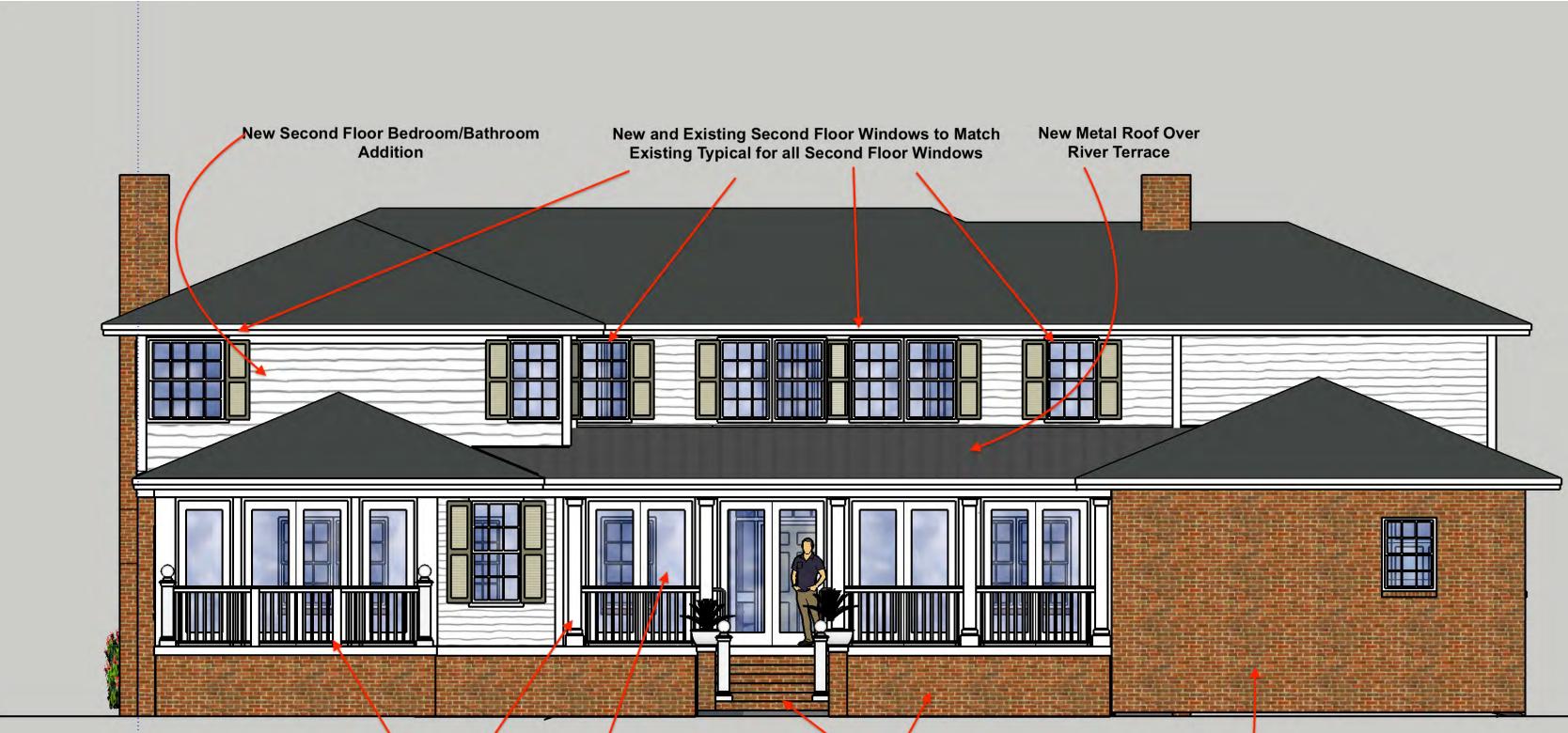
New Larger Front Porch to Match Existing Porch Style

New Windows to Match Existing

FRONT ELEVATION



LEFT SIDE ELEVATION



New PVC Porch Railing System and FRP Columns New Covered River Terrace with all New Aluminum Clad Wood French Doors

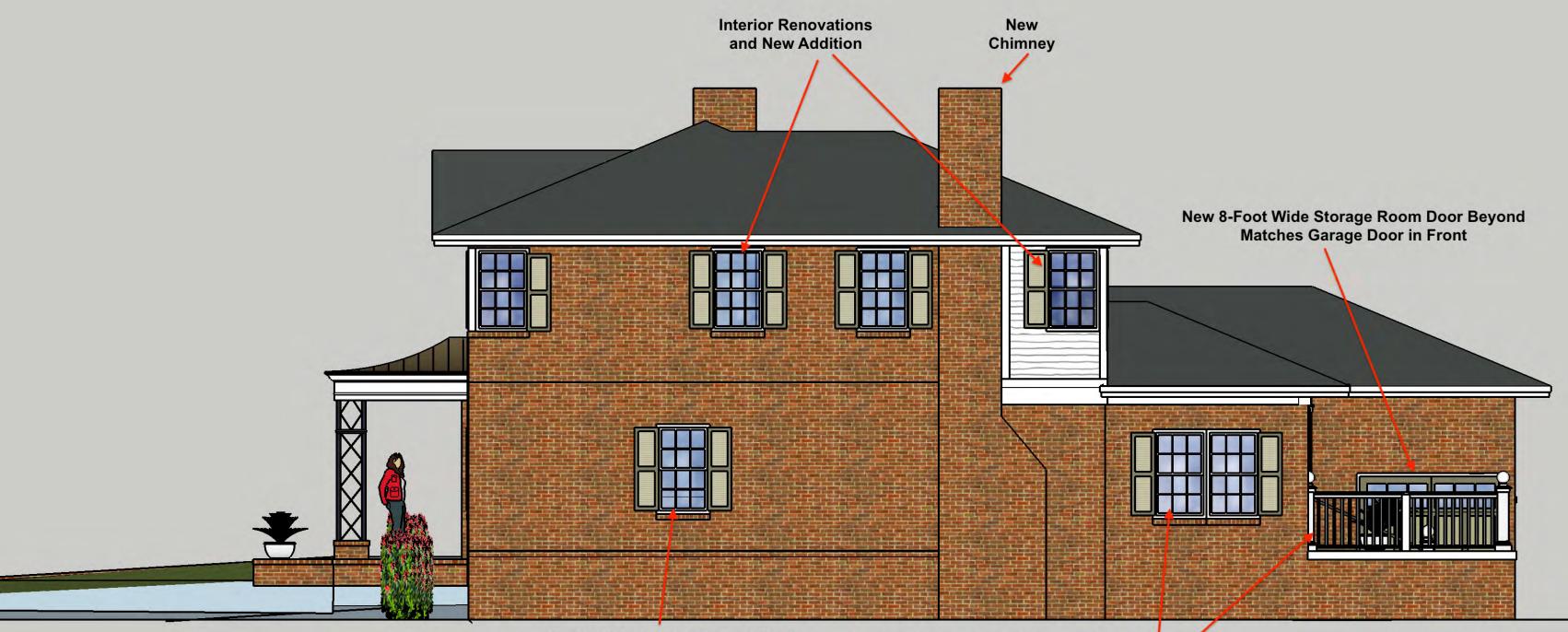
Right

New Brick Foundation Wall and Stairs

Garage/Workshop Addition

REAR ELEVATION



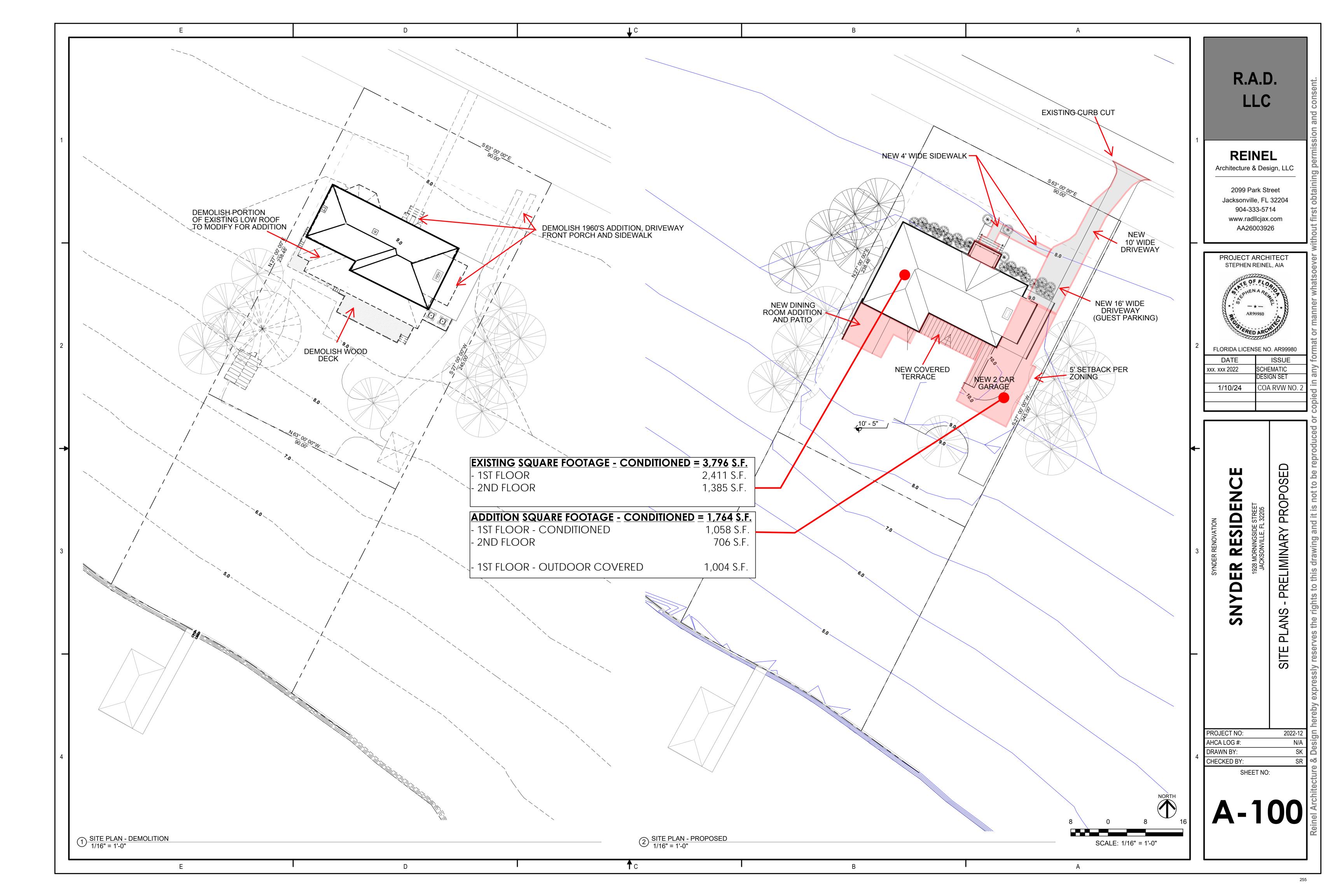


New Window Where Demolished Chimney Was

Front

New Dining Room/Living Room Addition and Renovation with New Outdoor Dining Terrace and Windows

RIGHT SIDE ELEVATION



BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: COA-21-26128

IN RE: The Certificate of Appropriateness Application of

Patrick Snyder 1928 Morningside Street Jacksonville, FL 32205

ORDER ON COA-21-26128: APPROVED with CONDITIONS

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **Patrick Snyder**, the owner of certain real property located **1928 Morningside Street**, **R.E. No. 092731-0000**, seeking approval for **building alterations**.

Having duly considered the evidence presented at the public hearing and meeting on March 23, 2022, 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 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-21-26128** 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-21-26128, 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-21-26128** is owned by **Patrick Snyder.**

NOW THEREFORE, it is ORDERED by the Historic Preservation Commission:

Application **COA-21-26128** is hereby **APPROVED**, and a certificate of appropriateness is hereby granted for **building alterations**, subject to the following **CONDITIONS**:

1. New windows shall match the historic window design with no brick decorative header.

- 2. The brick used to fill the bay window shall match the historic brick on the building.
- 3. The new foundation wall shall retain openings for airflow and match brick screening.
- 4. The new window shutters shall match the historic shutters is design and scale.
- 5. The chimney removal shall involve the least amount of damage to the historic structure as possible.
- 6. Regarding the chimney removal, the roof/roofline shall be repaired as necessary.
- 7. Brick fill at the location of the side entry shall match the historic brick on the building.
- 8. The new door opening shall have trim that matches the trim on the historic doors.
- 9. Final plans and product information shall be submitted to and approved by the Planning and Development Department prior to permitting and construction.
- 10. 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.
- 11. 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.

Executed on this <u>7th</u> day of <u>April 2022</u>

FORM APPROVED

Quan C. Mardi

Susan Grandin Office of General Counsel

Jack C. Demetree, III Chairman Historic Preservation Commission

Copies to:

Owner/Applicant:

Patrick Snyder 1928 Morningside Street Jacksonville, FL 32205

NOTICE: 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.

GC-#1489536-v1-Order_on_COA-21-26128_AC_3_23_22.docx

February 23, 2022

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-21-26128</u>

Revised (February 23, 2022)

- Address: 1928 Morningside Street, RE# 092731-0000
- *Location:* South side of Morningside Street, between Arden Street and Richmond Street
- <u>Owner</u>: Patrick Snyder 1928 Morningside Street Jacksonville, FL 32205
- Applicant: Patrick Snyder
- <u>Year Built</u>: 1945
- Designation: Riverside Avondale, Contributing

<u>Request</u>: Alterations

Summary Scope of Work:

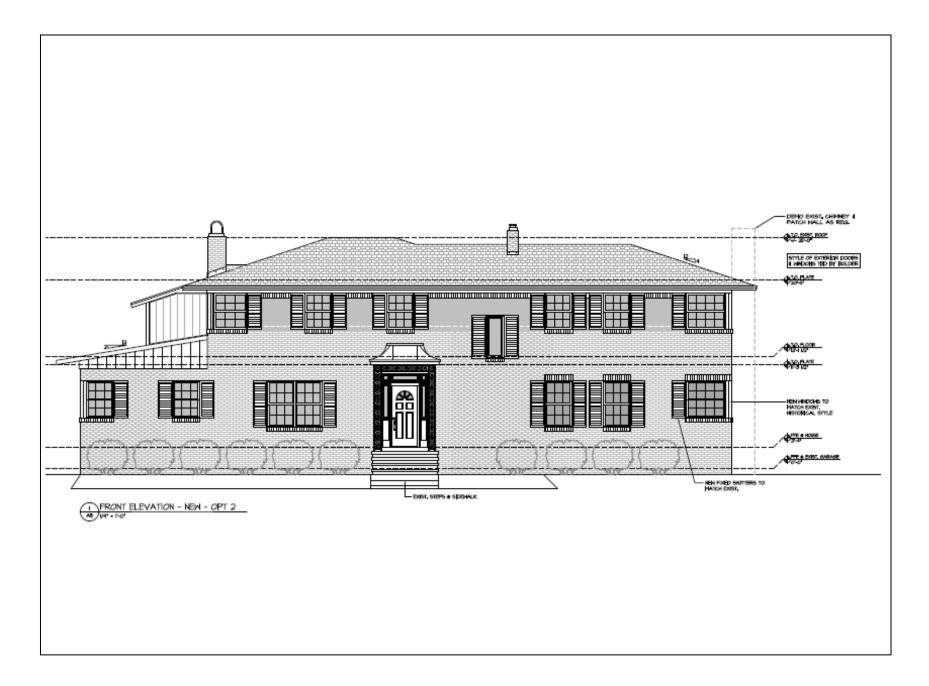
- 1. Remove bay window on front elevation and replace with brick wall infill and windows
- 2. Full length chimney removal (side elevation)
- 3. Chimney Stack Removal (on roof, center of structure)
- 4. Side entry relocation

Recommendation: Approve with Conditions

Conditions:

- 1. New windows shall match the historic window design with no brick decorative header.
- 2. The brick used to fill the bay window shall match the historic brick on the building.
- 3. The new foundation wall shall retain openings for airflow and match brick screening.
- 4. The new window shutters shall match the historic shutters is design and scale.
- 5. The chimney removal shall involve the least amount of damage to the historic structure as possible.
- 6. Regarding the chimney removal, the roof/roofline shall be repaired as necessary.
- 7. Brick fill at the location of the side entry shall match the historic brick on the building.
- 8. The new door opening shall have trim that matches the trim on the historic doors.
- 9. Final plans and product information shall be submitted to and approved by the Planning and Development Department prior to permitting and construction.

EXHIBIT A



PROJECT DESCRIPTION

This Certificate of Appropriateness (COA) is for the replacement of an existing bay window on the front elevation with windows aligned with those on the first and second floors. The twostory brick contributing structure is on an inner lot on the southeast end of Riverside Avondale. The new windows would be spaced and sized to match the historic windows on the front plane of the house. Applicant is also requesting to remove the existing exterior chimney, which has been identified as not being original to the structure. The side door relocation would remove an entry at the very front corner of the building by the chimney (being removed) and relocate it farther down the side to the middle, at an existing window location. Also, the applicant seeks to remove a smaller chimney stack in the middle of the building on the roof that is attached to a non-functional chimney that is being removed in the course of renovations.

STAFF SUMMARY AND ANALYSIS

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

- The applicant submitted a revised design on February 8, 2022 for review to include the removal of the bay window to be replaced with brick wall and windows to match the design of the home.
- The bay window is not original to the structure, as documented on the Sanborn Map and by a staff visit on August 12, 2021. The removal of the bay window decreases the setback from the street and, according to historic records, is restoring the original footprint of the building. Raising the room floor height to match the rest of the house creates a new crawl space and foundation at the existing bay window location. This new foundation, as conditioned, will match the design and height of the existing foundation on the front of the building with openings to retain airflow. The brick screening, as conditioned, will match the existing brick screening design, which is consistent with the Design Regulations section on "Foundation and Infill" as well as Sections 307.106(I)(1 and 5) and Section 307.106(k)(1).
- The proposed new windows, as conditioned, are consistent with the character and scale of the building's existing historic windows. The bay window is not original to the structure, and the new windows will match the placement and character of the building. The details and placement are consistent with the character of the structure and respect the architectural details of the historic windows. The placement of the shutters, window grid pattern, and alignment with historic windows are all consistent with the Design Regulations section on "Windows" as well as Section 307.106(I)(2).
- The chimney brick, based on a staff site visit on 8/12/2021, matches non-original brick below the bay window and is believed to be non-original. There is an "exterior" chimneystack on the interior of the home that is visible within one of the closets and supports that the chimney to be removed is not original. The removal of this nonoriginal exterior chimney is consistent with Section 307.106(k)(3).
- The middle chimney stack is a non-decorative, non-functional small stack, where there would still be a full chimney on the left side of the building. This small chimney stack is

not character defining and the interior portion of the non-functional chimney is being removed. The removal of this small stack is consistent with Section 307.106(I)(1).

• The side entry door to be relocated is not street visible, and the change does not have a negative effect on the structure's character or the district as a whole. The side door is also not street visible and its relocation has no impact on the character of the building. This is consistent with 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: 1-3
- 2. Section 307.106(I) Guidelines on "Alterations": 1, 2, and 5
- 3. Historic District Design Regulations, Section on "Windows" and "Foundations and Infill"

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

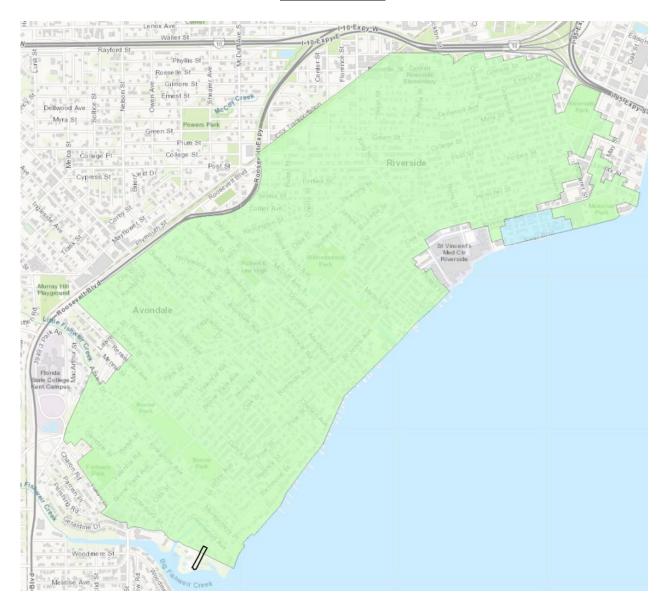
- 307.106(I)(1) Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(I)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(I)(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Historic District Design Regulations, "Windows" and "Foundations and Infill"

• 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 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- Windows, 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."
- Foundation, Recommend #1: "Retain, repair as needed or replace historic foundations with matching materials."
- Foundation, Recommend #3: "Retain, repair as needed or replace historic foundation enclosures with matching materials."
- Foundation, Recommend #4: "If foundation enclosures are missing, enclose with an appropriate materials such as lattice or pierced brick."

LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



H.

Certificates of Appropriateness

Work Initiated or Completed without a COA



I. Appeal of Administratively Approved COA's



J.

Minor Modifications



K. Public Comments



L. New Business



1.

Officer Elections



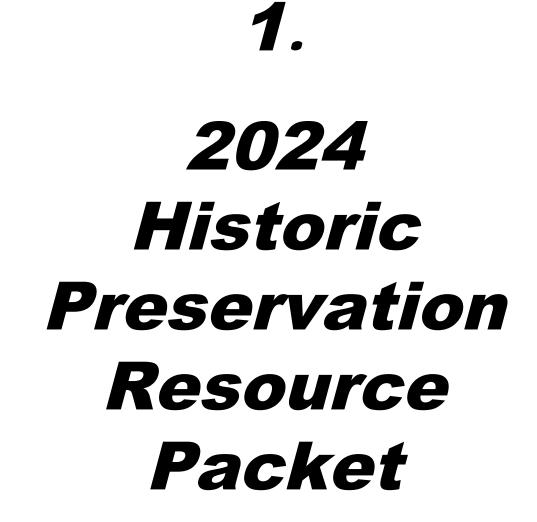
2. HPS Window Supplement



М.

Information







2. Public Works Improvement Projects





City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department 214 North Hogan Street Jacksonville, FL 32202 (904) 255-7800 www.jacksonville.gov

MEMORANDUM

- TO: Chairperson and Members Jacksonville Historic Preservation Commission
 FROM: Arimus T. Wells, City Planner Supervisor Community Planning Division, Historic Preservation Section
 SUBJECT: Notification for Upcoming Improvement Projects
- **DATE:** January 24, 2024

Pursuant to Section 307.106(c), Ordinance Code, all City agencies are required to notify the Historic Preservation Commission prior to the planning and construction of improvements projects within a locally designated historic district or projects that affect a local landmark.

This memo serves as a notification for the following improvement projects:

Project Location	Project Scope	Estimated Start Date	Estimated Completion Date	Project Details
1515 Laura St N	N/A	Late December 2023	January 2024	Hardscape paver sidewalk repairs
231 7th St E	N/A	Late December 2023	January 2024	Hardscape paver sidewalk repairs
3214 Riverside Ave	N/A	January 2024	January 2024	Hardscape paver sidewalk repairs
2978 Riverside Ave	N/A	January 2024	January 2024	Hardscape paver sidewalk repairs
3311 Riverside Ave	N/A	January 2024	January 2024	Hardscape paver sidewalk repairs
3627 St Johns Av	N/A	Late December 2023	January 2024	Resurface sidewalk



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department 214 North Hogan Street Jacksonville, FL 32202 (904) 255-7800 www.jacksonville.gov

Project Location	Project Scope	Estimated Start Date	Estimated Completion Date	Project Details
343 Bay St E	N/A	Late December 2023	January 2024	Resurface sidewalk
500 Bay St E	N/A	Late December 2023	January 2024	Resurface sidewalk
37 Hogan St S	N/A	Late December 2023	January 2024	Resurface sidewalk
2200 College St	N/A	Late December 2023	January 2024	Hardscape paver sidewalk repairs
2358 Dellwood Ave	N/A	Late December 2023	January 2024	Hardscape paver sidewalk repairs
2250 Dellwood Ave	N/A	Late December 2023	January 2024	Hardscape paver sidewalk repairs
2108 Dellwood Ave	N/A	Late December 2023	January 2024	Hardscape paver sidewalk repairs
2019 Dellwood Ave	N/A	Late December 2023	January 2024	Hardscape paver sidewalk repairs
2103 Gilmore St	N/A	Late December 2023	January 2024	Hardscape paver sidewalk repairs
1718 Osceola St	N/A	Late December 2023	January 2024	Hardscape paver sidewalk repairs
1440 Pearl St N	N/A	Late December 2023	January 2024	Hardscape stamp sidewalk repairs
1407 Hubbard St	N/A	Late December 2023	January 2024	Hardscape stamp sidewalk repairs



City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department 214 North Hogan Street Jacksonville, FL 32202 (904) 255-7800 www.jacksonville.gov

Project Location	Project Scope	Estimated Start Date	Estimated Completion Date	Project Details
341 8th St E	N/A	Late December 2023	January 2024	Hardscape stamp sidewalk repairs
330 1st St E	N/A	Late December 2023	January 2024	Hardscape stamp sidewalk repairs
421 6th St W (6th St East)	N/A	Late December 2023	January 2024	Hardscape stamp sidewalk repairs
1734 5th St W	N/A	Late December 2023	January 2024	Hardscape stamp sidewalk repairs
1951 Market St N	N/A	Late December 2023	January 2024	Hardscape stamp sidewalk repairs



Pending Legislation





City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department 214 North Hogan Street Jacksonville, FL 32202 (904) 255-7800 www.jacksonville.gov

MEMORANDUM

TO:	Chairperson and Members Jacksonville Historic Preservation Commission
FROM:	Arimus T. Wells, City Planner Supervisor Community Planning Division, Historic Preservation Section
SUBJECT:	Pending Historic Preservation Legislation
DATE:	January 24, 2024

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.
- **Pending Ordinance** An appeal has been filed for the denial of after-the-fact wholesale window replacement (COA-23-29677) at 1764 Greenwood Avenue.

CITY COUNCIL RESEARCH DIVISION LEGISLATIVE SUMMARY

JEFFREY R. CLEMENTS Chief of Research (904) 255-5137



117 West Duval Street City Hall, Suite 425 Jacksonville, FL 32202 FAX (904) 255-5229

Bill Type and Number: Ordinance 2023-876

Introducer/Sponsor(s): Council Members M. Carlucci, Boylan, Arias, J. Carlucci and Amaro

Date of Introduction: December 12, 2023

Committee(s) of Reference: Committee of the Whole

Date of Analysis: December 14, 2023

Type of Action: Appropriation; authorization to execute redevelopment agreement, replenishment guaranty and loan documents; Ordinance Code waiver; waiver of DIA Business Development and Investment Plan; authorization of REV grant; authorization of City participation loan and forgivable loan; designation of oversight agency; waiver of Public Investment policy; waiver of DPRP guidelines; request for emergency passage on one committee cycle

Bill Summary: The bill appropriates \$22 million from General Fund-GSD Fund Balance to fund a Participation Loan for the Laura Street Trio project subject to the terms of a redevelopment agreement. It authorizes the CEO of the Downtown Investment Authority to execute a Redevelopment Agreement, Replenishment Agreement and related loan documents for a Participation Loan and Forgivable Loan for the Trio project with Laura Trio, LLC, the project developer, and its affiliate organizations, Laura Trio Hospitality, LLC and The Residences at Laura Trio, LLC.

The bill waives provisions of Ordinance Code Chapter 500 - Community Redevelopment Policies and Procedures – and Chapter 55 - Downtown Investment Authority - to permit the City Council to exercise powers previously delegated to the DIA and approve the redevelopment agreement for a downtown project. It waives provisions of Ordinance Code Chapter 106 – Budget and Accounting Code – to authorize contingent liabilities under the Replenishment Guaranty without a current appropriation for that purpose, and waives the requirement that all contracts incurring any liability must specify a total maximum monetary indebtedness. It waives provisions of the DIA Business Investment and Development Plan for the following reasons: the project having an ROI of less than 1-1 on a REV Grant supported project; failure to satisfy the tiers analysis required to offer any incentive above a REV Grant and the DPRP loans; insufficient minimum developer total contribution to Total Development Cost; and exceeding the 40% cap on maximum City/DIA combined funding as to the historic Hospitality Component.

The bill waives the Public Investment Policy to authorize an \$8,500,000 Forgivable Loan and a \$13,500,000 Completion Grant not currently contemplated by the policy. It waives the DPRP guidelines to allow a developer equity threshold below 10%, to subordinate the position of the DPRP loan, to provide private capital to the project at less than the required percentage, and to authorize public investment in greater than authorized amounts. It waives provisions of Ordinance Code Chapter 91 – Municipal Code Enforcement Board - regarding the City's policy of settlement of fines and liens imposed by the Municipal Code Enforcement Board or Special Magistrate to authorize a \$10,000 upfront payment, if not previously paid, and to authorize a sixty (60) month term (rather than twenty-four months) to bring the project parcel into compliance.

The bill authorizes Hotel Component DPRP Loans in an aggregate amount not to exceed \$16,010,300, which will be comprised of: 1) a Historic Preservation Restoration and Rehabilitation Forgivable Loan ("HPRR") in the not-to-exceed amount of \$7,461,900; 2) a Code Compliance Renovations Forgivable Loan ("CCR") in the not-to-

exceed amount of \$5,346,300, with the HPRR and CCR Loans forgiven at a rate of 20% per year (with claw back provisions provided in the Agreement); and 3) a DPRP Deferred Principal Loan in the not-to-exceed amount of \$3,202,100 which requires interest payments annually with principal to be repaid at maturity (10 years from the date of funding).

The bill authorizes Multi-family Component DPRP Loans in an aggregate amount not to exceed \$6,024,300, which will be comprised of: 1) a Historic Preservation Restoration and Rehabilitation Forgivable Loan ("HPRR") in the not-to-exceed amount of \$2,840,000; 2) a Code Compliance Renovations Forgivable Loan ("CCR") in the not-to-exceed amount of \$1,979,000, with said HPRR and CCR Loans forgiven at a rate of 20% per year (with claw back provisions provided in the Agreement; and 3) a DPRP Deferred Principal Loan in the not-to-exceed amount of \$1,204,900 which requires interest payments annually with principal to be repaid at maturity (10 years from the date of funding).

The bill authorizes a Targeted Hotel Recapture Enhanced Value (REV) grant in an amount not to exceed \$5,670,400 and a Multi-Family Housing REV grant in an amount not to exceed \$8,853,600. It authorizes a City Participation Loan in an initial principal amount of \$22 million for a maximum term of 25 years and authorizes a \$2 million forgivable loan to the developer as previously authorized and appropriated by Ordinance 2021-453-E.

The DIA is designated as the City's oversight agency and contract monitor for the project. Emergency approval on second reading is requested.

Background Information: Efforts have been underway by various parties for more than two decades to preserve and restore the Florida Life Insurance, Bisbee and Florida National Bank buildings that comprise the Trio at the northeast corner of Laura and Forsyth streets, which present a unique grouping of early 20th century buildings that illustrate downtown Jacksonville's recovery during the reconstruction boom period following the Great Fire of 1901. The City Council has passed a number of ordinances over the years authorizing incentives to developers seeking to revitalize the buildings, none of which have come to fruition. In June the DIA board passed a resolution finding that the rehabilitation of the Trio buildings furthers the redevelopment goals and strategic objectives of the Northbank Downtown Community Redevelopment Area, but that the incentive package proposed by the developer did not meet the criteria of the DIA's available funding programs. Therefore, it referred consideration of the incentive proposal to the City Council for its consideration and appropriation of sufficient funding, should that be the Council's decision.

The DIA's project term sheet at the time of its meeting in June 2023 showed a total estimated project cost of \$175,097,700, which would encompass the renovation of the three existing buildings and the construction of two new 11-story buildings which would include a Marriott Autograph hotel with restaurant and bar and a new 149-unit apartment building.

The proposed incentive package includes the \$36.5 million of incentives considered by the DIA at its meeting in June including: 3 hotel-related DPRP loans in an amount not to exceed \$16,010,300; 3 multifamily housing DPRP loans in an amount not to exceed \$\$6,024,300, a targeted hotel REV grant in an amount not to exceed \$\$5,670,400 (75% of county taxes for 20 years), a multifamily REV grant in an amount not to exceed \$\$8,853,600. It also includes a \$2,000,000 forgivable loan previously authorized by Ordinance 2021-453-E.

The incentive package also includes a new City Participation Loan of \$22,000,000 which would serve as a replenishment guarantee for the project lender (Capital One Public Funding LLC) to ensure payment of Laura Street Trio, LLC's bond debt obligations. The City's \$22 million (an amount equal to one year of principal and interest payments on the bonds) would be placed into an interest-bearing account to be drawn upon by the lender in the event the developer fails to make required bond payments over a term of 25 years. Should the lender draw upon the guarantee funds, the City would be obligated to replenish the funds on an annual basis to restore a balance of one year's principal and interest payments. Should the amounts drawn under the Replenishment Guaranty exceed \$22,000,000, the City may elect to take title to portions of the Project Parcel subject to the mortgage of the City Participation Loan. The City Participation Loan shall provide that upon substantial completion of the Project the City will receive twelve percent (12%) of Net Cash Flows (as defined in the Redevelopment Agreement) from the Project for the term of the Participation Loan, and 5% of net proceeds from the sale or refinancing of the Project

Policy Impact Area: Downtown redevelopment; historic building preservation and re-use

Fiscal Impact: The bill commits the City to making six DPRP loans in the total amount of \$22,034,600, two REV grants in the total amount of \$14,524,000, a \$2,000,000 forgivable loan previously authorized, and a \$22,000,000 loan replenishment guarantee.

Analyst: Clements

N. Old Business



O. Design Issues



P.

Addendum



Q. Adjournment

