

Jacksonville Historic Preservation Commission



December 13, 2023

1.

Submittal Of Speaker's Cards



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

2.

Reminder of Meeting Break Times



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

3.

Approval of the Minutes



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

CITY OF JACKSONVILLE
HISTORIC PRESERVATION
COMMISSION

Proceedings held on Wednesday, November 15, 2023,
commencing at 3:00 p.m., at Jacksonville City Hall,
Lynwood Roberts Room, 117 West Duval Street,
Jacksonville, Florida, before Diane M. Tropa, FPR, a
Notary Public in and for the State of Florida at Large.

PRESENT:

JACK C. DEMETREE, III, Chairman.
ANDRES LOPERA, Vice Chair.
JULIA EPSTEIN, Secretary.
OLIVIA FRICK, Commission Member.
MICHAEL MONTOYA, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planning and Development Dept.
JERMAINE ANDERSON, Planning and Development.
CARLA LOPERA, Office of General Counsel.

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1 hallway.
2 And, with that, I'll entertain a motion
3 for the October 25th minutes.
4 COMMISSIONER MONTOYA: Motion to approve
5 the minutes.
6 COMMISSIONER EPSTEIN: Second.
7 THE CHAIRMAN: All those in favor?
8 COMMISSION MEMBERS: Aye.
9 THE CHAIRMAN: Those opposed?
10 COMMISSION MEMBERS: (No response.)
11 THE CHAIRMAN: Hearing none, we're going
12 to move right in, Section B, our deferred
13 items. We have COA-22-27451, 2768 Riverside
14 Avenue; COA-23-28339, 3664 Richmond Street;
15 COA-23-29186, 2799 Selma Street; COA-23-29765,
16 1971 Phoenix Avenue; COA-23-29813, 3873 Jean
17 Street; and LS-23-01, 0 Ellis Road South.
18 All are deferred.
19 And, with that, we'll pop straight into
20 our consent agenda.
21 Do any commissioners have any ex parte or
22 anything they want to pull off that?
23 COMMISSION MEMBERS: (No response.)
24 THE CHAIRMAN: All right. Hearing none,
25 we're in Section C, our consent agenda. We
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1 P R O C E E D I N G S
2 November 15, 2023 3:00 p.m.

3 THE CHAIRMAN: All right. We're going to
4 go ahead and start the November 15th meeting of
5 the Jacksonville Historic Preservation
6 Commission.
7 If I could start with some introductions,
8 please.
9 MR. WELLS: Arimus Wells, Historic
10 Preservation.
11 MS. LOPERA: Carla Lopera, Office of
12 General Counsel.
13 COMMISSIONER MONTOYA: Michael Montoya,
14 commissioner.
15 THE CHAIRMAN: J.C. Demetree, chairman.
16 COMMISSIONER LOPERA: Andres Lopera,
17 commissioner.
18 COMMISSIONER EPSTEIN: Julia Epstein,
19 commissioner.
20 COMMISSIONER FRICK: Olivia Frick,
21 commissioner.
22 THE CHAIRMAN: We're going to take a break
23 every two hours, if needed. If you would
24 please silence your cell phones. And any
25 private conversations, please be had in the

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1 have COA-23-29848, 0 11th Street West;
2 COA-23-29850, 145 11th Street West;
3 COA-23-29868, 2861 College Street;
4 COA-23-29747, 1290 Edgewood Avenue South.
5 And that is it on consent.
6 I'm going to go ahead and open the public
7 hearing.
8 Is anybody here to speak on anything on
9 the consent agenda?
10 AUDIENCE MEMBERS: (No response.)
11 THE CHAIRMAN: All right. Seeing none,
12 I'll close the public hearing, and I'll
13 entertain a motion.
14 COMMISSIONER LOPERA: Motion to approve
15 the consent agenda.
16 COMMISSIONER MONTOYA: Second.
17 THE CHAIRMAN: Comments, concerns?
18 COMMISSION MEMBERS: (No response.)
19 THE CHAIRMAN: All those in favor?
20 COMMISSION MEMBERS: Aye.
21 THE CHAIRMAN: Those opposed?
22 COMMISSION MEMBERS: (No response.)
23 THE CHAIRMAN: Hearing none, the consent
24 agenda has been approved.
25 I just want to be clear, if anybody was

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1 here for any of those items and they were your
 2 items, they have been approved and you're
 3 welcome to leave. Just FYI.
 4 All right. We're going to just go
 5 straight forward to Section G, Certificates of
 6 Appropriateness. We have COA-23-29525, 1272
 7 Edgewood Avenue South.
 8 (Audience member approaches the podium.)
 9 AUDIENCE MEMBER: Good afternoon.
 10 So --
 11 THE CHAIRMAN: Give me one second. We're
 12 going to have a quick staff report.
 13 AUDIENCE MEMBER: Okay. Sorry.
 14 THE CHAIRMAN: No, you're fine.
 15 MR. WELLS: Okay. So this is application
 16 COA-23-29525 for the property located at 1272
 17 Edgewood Avenue South.
 18 This is a request to demolish a
 19 noncontributing, detached, one-story garage,
 20 and construct a new detached, two-story garage
 21 in a contributing property within the Riverside
 22 Avondale Historic District.
 23 As proposed, the applicant is seeking to
 24 demolish the existing structure and propose a
 25 two-story garage that will have a brick veneer
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1 front elevation, fiber cement lap siding on the
 2 remaining elevations, 6-over-1 windows, a hip
 3 shingled roof, exterior stairs, two pedestrian
 4 doors and two garage doors.
 5 Overall, staff is in support of the new
 6 construction. However, we did -- you'll notice
 7 on Page 173 of the book, staff did have a list
 8 of comments that we wanted the applicant to
 9 incorporate within her -- their overall design.
 10 Overall, the applicant has complied with
 11 those with the exception of Condition Number 9
 12 in the staff report. So this references
 13 additional windows shall be added to the left
 14 elevation. So I believe that's what the
 15 applicant is here to speak on.
 16 But other than that, we recommend approval
 17 with conditions.
 18 THE CHAIRMAN: All right. Questions for
 19 staff?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: Okay. We'll open the
 22 public hearing.
 23 And you can come on up.
 24 (Audience member approaches the podium.)
 25 AUDIENCE MEMBER: So there were two
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1 items --
 2 THE CHAIRMAN: If you'll do me a favor,
 3 state your name and address.
 4 AUDIENCE MEMBER: Kathy Olesen, 1272
 5 Edgewood Avenue South.
 6 THE CHAIRMAN: Kathy, she's going to swear
 7 you in real quick.
 8 THE REPORTER: If you would raise your
 9 right hand for me, please.
 10 MS. OLESEN: (Complies.)
 11 THE REPORTER: Do you affirm that the
 12 testimony you are about to give will be the
 13 truth, the whole truth, and nothing but the
 14 truth?
 15 MS. OLESEN: I do.
 16 THE REPORTER: Thank you.
 17 MS. OLESEN: Okay. So there were two
 18 conditions that I wanted to discuss. One of
 19 them was Number 7, which is the brick veneer;
 20 and Number 9, which were the additional
 21 windows.
 22 On the brick veneer, the current structure
 23 does not have a brick veneer at all. It is a
 24 simple wood structure with cedar shakes on it,
 25 and I'd like to be able to do that with the new
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1 structure as well.
 2 I do have pictures and so forth of the
 3 neighborhood where the other garages are also
 4 wood-sided garages, so it would be similar to
 5 what's already in existence.
 6 On Number 9, it is really just the two
 7 windows on the bottom floor, which would be to
 8 the left. I had asked to not put windows
 9 there. It faces a fence, so it's not viewable
 10 from the street at all. And there would be two
 11 windows on the top, which is fine, but the
 12 fence is about 3 feet away, and there's nothing
 13 to see, really.
 14 THE CHAIRMAN: Okay. Questions for our
 15 applicant?
 16 COMMISSION MEMBERS: (No response.)
 17 THE CHAIRMAN: All right. We'll call you
 18 back up if we need you.
 19 MS. OLESEN: Thank you.
 20 THE CHAIRMAN: Thank you.
 21 All right. Is anybody else here to speak
 22 on this COA?
 23 AUDIENCE MEMBERS: (No response.)
 24 THE CHAIRMAN: Seeing none, we'll close
 25 the public hearing, and I'll entertain a
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1 motion.

2 COMMISSIONER LOPERA: Motion to approve

3 COA-23-29525 with staff conditions.

4 COMMISSIONER EPSTEIN: Second.

5 THE CHAIRMAN: All right. Let's chat.

6 I mean, off the bat, I don't think I have

7 a problem with the -- with the windows,

8 especially if we're doing two up top. And it's

9 3 feet from the fence and not visible from the

10 street.

11 Unless anybody else has thoughts on

12 that ...

13 COMMISSIONER MONTOYA: No, I concur with

14 that. I agree with that.

15 THE CHAIRMAN: Okay.

16 COMMISSIONER LOPERA: And, through the

17 Chair, regarding Condition 7, I'm okay with it

18 being wood siding all the way around. I don't

19 think that adding brick veneer off the

20 (inaudible) elevation is going to make a lot of

21 difference, so -- and also considering the

22 original structure was also wood siding or some

23 kind of siding, I'm okay with it not matching.

24 THE CHAIRMAN: I would agree.

25 COMMISSIONER EPSTEIN: Through the Chair,

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1 I agree with that. And looking at this front

2 elevation, too, this large tree, that it will

3 be blocking a good portion of it.

4 I think -- I know we like our new

5 structures not to exactly always resemble the

6 new -- the existing structures, so -- and it

7 even looks -- like you're saying, there's wood

8 siding on there right now, so I'm good with

9 that.

10 COMMISSIONER MONTOYA: The only other --

11 through the Chair, the only other comment I

12 would add is a question to staff about perhaps

13 visiting this in the design guidelines because

14 I think the applicant makes a good point about

15 the secondary structure historically not always

16 matching the material of the main structure,

17 especially if it was brick.

18 The secondary structure is like garages

19 and even carriage houses. I think there is

20 definitely a historic precedent for those to be

21 of a -- of a wood material rather than a

22 masonry material, so I think that's something

23 we might revisit or -- or look at in the design

24 guidelines.

25 THE CHAIRMAN: All right. We have a

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1 motion on the table that is not addressed.

2 COMMISSIONER LOPERA: Motion to amend

3 striking Condition 7. And on Condition 9,

4 amending Condition 9 that the windows are only

5 to be added to the second level and not the

6 first level -- the left elevation.

7 COMMISSIONER MONTOYA: Second.

8 THE CHAIRMAN: All those in favor?

9 MS. LOPERA: Can we --

10 THE CHAIRMAN: Sorry.

11 I'm assuming you want a limit, correct, on

12 the -- for striking Number 7; is that where

13 we're going?

14 MS. LOPERA: I just wanted to confer --

15 through the Chair, I wanted to confer with

16 staff on one item.

17 (Ms. Lopera confers with Mr. Wells.)

18 THE CHAIRMAN: I was going to say, do you

19 want to list out what the secondary structure

20 can be instead of just amending Number 7, or --

21 (Simultaneous speaking.)

22 COMMISSIONER LOPERA: Condition 3 says

23 (inaudible).

24 THE CHAIRMAN: Yeah, I guess that covers

25 it. Okay.

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1 MS. LOPERA: Through the Chair to the

2 Commission, my only question would be about

3 Condition 9. So on the second level, you're

4 asking to add a second window, and then no

5 additional windows on the first floor, correct?

6 THE CHAIRMAN: Correct.

7 COMMISSIONER LOPERA: That's correct.

8 THE CHAIRMAN: All right. With that, all

9 those in favor?

10 COMMISSION MEMBERS: Aye.

11 THE CHAIRMAN: Those opposed?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: And we'll vote on the

14 motion as amended.

15 All those in favor?

16 COMMISSION MEMBERS: Aye.

17 THE CHAIRMAN: Those opposed?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: Hearing none, you have

20 approved COA-23-29525.

21 And we will move right along.

22 Let's see. Section K, public comment. Do

23 we have any public comment today?

24 AUDIENCE MEMBERS: (No response.)

25 THE CHAIRMAN: All right. With that,

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1 New Business, Number 1, a road renaming,
2 Section L.
3 MR. WELLS: Okay. So we have a road
4 renaming to rename Confederate Street to
5 Ben Frazier Street. So pursuant to Chapter 745
6 of the Jacksonville Ordinance Code, requests to
7 rename streets require a review and
8 recommendation from the Historic Preservation
9 Commission. So making this recommendation, the
10 Commission shall address the six aforementioned
11 criteria within the report itself.

12 So in terms of the nature of the request,
13 the request is to honor the life and legacy of
14 Jacksonville native and civil rights advocate
15 Benjamin, or Ben, Frazier. The change would
16 rename the entire portion of Confederate
17 Street, between Hubbard Street and North
18 Liberty Street.

19 So prior to being named Confederate
20 Street, the subject street was originally named
21 Park Terrace. However, in 1926, it was renamed
22 to Confederate Street. And although it cannot
23 be definitively confirm by staff, it is widely
24 speculated that Park Terrace was renamed to
25 Confederate Street due to its proximity to

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1 Confederate Park, which was renamed to
2 Springfield Park in 2020. So there's a typo in
3 the report, but it should be 2020.

4 So after opening in 1907, Confederate Park
5 was originally named Dignan Park, but it wasn't
6 until after 1914, when the United Confederate
7 Veterans celebrated their 24th annual reunion
8 of the park, in which they had the City rename
9 the park to Confederate Park.

10 While several historic structures have
11 frontage along this portion of the subject
12 street, none of the structures have addresses
13 under Confederate Street, and the street name
14 is also not part of a common theme of street
15 names in the area, nor is it a duplicate street
16 name.

17 So based on the best evidence available,
18 the Department does not have an objection to
19 the proposed street name change, and we forward
20 you our comments herein.

21 THE CHAIRMAN: Any questions for staff?

22 COMMISSION MEMBERS: (No response.)

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

25 Is the applicant here? We don't have an

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1 applicant?
2 MR. WELLS: No. This is being sponsored
3 by Council Member Peluso.
4 THE CHAIRMAN: Okay. Is anybody here to
5 speak on this by chance?
6 AUDIENCE MEMBERS: (No response.)
7 THE CHAIRMAN: Okay. I'll close the
8 public hearing.
9 I guess I'll entertain a motion.
10 COMMISSIONER LOPERA: Motion to recommend
11 for approval, road renaming of Confederate
12 Street to Ben Frazier Street.

13 COMMISSIONER EPSTEIN: Second.
14 THE CHAIRMAN: All those in favor?
15 COMMISSION MEMBERS: Aye.
16 THE CHAIRMAN: Those opposed?
17 COMMISSION MEMBERS: (No response.)
18 THE CHAIRMAN: Hearing none, you have
19 recommended approval, and we'll move on to
20 Number 2, Historic Preservation Section window
21 supplement.

22 MR. WELLS: That is deferred. No report.
23 THE CHAIRMAN: Yes, deferred. Correct.

24 Okay. Number 3, New Business, 2024
25 Certificate of Appropriateness application

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1 matrix.
2 MR. WELLS: All right. So this is just on
3 the agenda again. Last month we introduced
4 some draft changes that we would like to
5 incorporate into the next iteration of the COA
6 matrix. Overall, the changes have not --
7 nothing has changed since last month with the
8 exception of Number 29 on the matrix. So this
9 is for temporary structures. We did strike the
10 time limitation, pursuant to the administrative
11 matrix -- or administrative review versus
12 Commission review to just allow staff some more
13 flexibility.

14 One thing we saw over the past, especially
15 during the summer, is damage that occurred to a
16 school that was connected to a church and they
17 needed time to rebuild their -- their
18 structure, and so they had to replace temporary
19 trailers which would require more than 30 days,
20 so we just want a little bit more time to allow
21 them to make those changes.

22 But other than that, in its current
23 fashion, nothing else has changed, and we would
24 certainly welcome a motion to approve the red
25 line changes and be on our way to forward a new

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1 matrix.

2 COMMISSIONER LOPERA: Through the Chair,
3 since staff didn't give me many COAs to review
4 this time around, I kind of focused my critical
5 efforts on the matrix.

6 One, for the accessibility ramp, that
7 should read "finished floor elevation up to
8 3 feet tall," or I would like that to read
9 "finished floor elevation."

10 And the same for Number 3, Decks and
11 Balconies, that the finished floor of the deck
12 should -- up to 4 feet above grade.

13 MR. WELLS: Okay.

14 COMMISSIONER LOPERA: And one more quick
15 comment on solar panels. Which one is that?

16 MR. WELLS: Under roofs? So Number 9,
17 Page 3.

18 COMMISSIONER LOPERA: That should read --
19 under Skylights.

20 MR. WELLS: Skylights?

21 COMMISSIONER LOPERA: Up to -- less than
22 6 inches above the roof plane.

23 MR. WELLS: Above the roof plane.

24 COMMISSIONER LOPERA: That was all.
25 Thank you.

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1 Commissioner Montoya --

2 COMMISSIONER MONTOYA: In light of
3 Commissioner Lopera's actions, I'd like to say
4 that I, too, will heavily review the matrix for
5 the next meeting.

6 THE CHAIRMAN: Well, I think we're going
7 to vote to approve it today, so --

8 Okay. Is this a public hearing for this?
9 It can be? Does it have to be?

10 COMMISSIONER LOPERA: You can take public
11 comment.

12 THE CHAIRMAN: I'll open the public
13 hearing.

14 Is anyone here to speak on the matrix by
15 chance?

16 AUDIENCE MEMBER: (Indicating.)

17 THE CHAIRMAN: Come on up.
18 (Audience member approaches the podium.)

19 THE CHAIRMAN: If you'll state your name
20 and address.

21 AUDIENCE MEMBER: William Hoff, 1402 North
22 Laura Street, 32206.

23 Okay. Good afternoon. So I'm here
24 speaking on behalf of SPAR.

25 I had a quick question on Page 3, when it

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1 speaks about roofs in the general section.
2 There is a bullet point that's specifically
3 about Springfield, and it talks about
4 installing new metal roofs on frame vernaculars
5 or replacing metal roofs with a gray
6 composition shingle. I had a question as to
7 why that was Springfield specific, I guess.

8 MR. WELLS: Yeah, so this is -- that
9 particular clause was a carryover from the
10 previous administrative matrix. And so from my
11 understanding, that was something that was
12 worked out amongst the Commission staff as well
13 as SPAR as to allow more flexibility for metal
14 roofs because that was the predominant -- or a
15 very common roof form within this district. So
16 to allow for replacement with something that
17 was similar, in color at least, for composition
18 shingles.

19 So that's where it originated from. We
20 just kept it. We carried it over.

21 MR. HOFF: Gotcha.

22 So do you have any knowledge about why
23 that is only for Springfield and not for
24 Riverside/Avondale?

25 MR. WELLS: From my understanding, it's

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1 because Springfield does have more of a
2 predominance of metal roofs as opposed to
3 Riverside.

4 MR. HOFF: Gotcha.

5 Okay. And then I did want to share one
6 comment that Shannon Blankenship, the executive
7 director of RAP, wanted to share. She sent in
8 a question and a comment, I think, late, and
9 she was not able to be here or this afternoon.

10 So this comment is from her and RAP. She
11 says, "Thank you for sharing the proposed
12 changes to the matrix as a part of tonight's
13 agenda. Just two comments on Page 5."

14 And the change that she is referring to is
15 regarding windows, administrative, where "not
16 readily street visible" has been crossed out or
17 red lined out. So her, I guess, concern about
18 this is that -- she mentioned that -- how that
19 reads afterwards is vague and difficult to
20 enforce. That would read, "window alterations
21 that are reasonably compatible with the
22 structure." So her concern, I guess, is that
23 that's vague and that that's hard to enforce.

24 And then her one other comment was about
25 wholesale replacement of historic windows being

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1 removed from the JHPC, and she's not sure where
 2 that goes. Her question is, quote, "You're
 3 adding replacement of historic windows with a
 4 vinyl material in the same section. Is that
 5 meant to cover wholesale window replacement?"
 6 I'm not sure if you followed that, but --
 7 MR. WELLS: Yeah. In terms of your last
 8 question, or the last comment that Shannon
 9 made, yes, that -- the new red line on the
 10 Commission side for contributing structure
 11 replacement, yeah, that -- that's supposed to
 12 replace the strike-through, also replacement of
 13 historic windows. So in lieu of that, it would
 14 be replacement of historic windows with a vinyl
 15 material.
 16 MR. HOFF: Gotcha.
 17 All right. I think that's it.
 18 THE CHAIRMAN: Thank you.
 19 Is anybody else here to speak on the
 20 matrix?
 21 AUDIENCE MEMBERS: (No response.)
 22 THE CHAIRMAN: All right. With that,
 23 we'll close the public hearing.
 24 And, let's see, I'll take a vote to
 25 approve.

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1 MS. LOPERA: So through the Chair to the
 2 Commission, I think you've made a few
 3 amendments -- Commissioner Lopera has made a
 4 few amendments to the matrix. So if you
 5 could -- if somebody wants to make a motion to
 6 approve and state those changes with the --
 7 THE CHAIRMAN: It sounds like a --
 8 COMMISSIONER LOPERA: It sounds like a job
 9 for me.
 10 THE CHAIRMAN: It sounds like a you
 11 motion, yes.
 12 COMMISSIONER LOPERA: Through the Chair,
 13 so do I have to restate those all over again?
 14 MS. LOPERA: Yes.
 15 COMMISSIONER LOPERA: Can I just have the
 16 record read back?
 17 MS. LOPERA: No.
 18 THE CHAIRMAN: It doesn't work like that.
 19 COMMISSIONER LOPERA: Then motion to amend
 20 the 2023 COA matrix criteria, Item Number 1,
 21 Accessibility Ramps, amend that to read --
 22 under the size of that, to read, "Finished
 23 floor elevation up to 3 feet tall."
 24 Number 3, Decks and Balconies, amend the
 25 size to read, "Finished floor elevation of the

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1 decks up to 4 feet above grade."
 2 Item Number 9, Roofs, under Skylights,
 3 amend the size to read, "Less than 6 inches
 4 above the roof plane."
 5 That's all.
 6 COMMISSIONER EPSTEIN: Second.
 7 THE CHAIRMAN: All those in favor?
 8 COMMISSION MEMBERS: Aye.
 9 THE CHAIRMAN: Those opposed?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: So now I can --
 12 MS. LOPERA: So that was the final vote on
 13 that because you voted to approve it with some
 14 changes --
 15 THE CHAIRMAN: Okay. So we're good.
 16 MS. LOPERA: -- as stated by Commissioner
 17 Lopera.
 18 THE CHAIRMAN: Okay. So we will move
 19 right along.
 20 Section M, Information, Pending
 21 Legislation, or litigation, as I said last
 22 time.
 23 MR. WELLS: All right. So just a little
 24 preface here, but -- again, this is something
 25 that I want to start getting in the habit of

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1 doing for the Commission, essentially, just
 2 updating you all about pending legislative
 3 matters that pertain to historic preservation,
 4 just making you all aware of what's moving
 5 through City Council.
 6 So, again, we have two landmarks going.
 7 So we have the first one, which is 2023-0700.
 8 So this is the 3239 Dellwood Avenue property,
 9 a/k/a Elvis. It's going to the Land Use and
 10 Zoning Committee of City Council on
 11 November 21st.
 12 And then the second one is the Arlington
 13 Federal Loans and Savings [sic] building, so
 14 that's going to the Land Use and Zoning
 15 Committee on December 5th.
 16 And then the next three ordinances -- so
 17 this is -0717, -0718, and -0719 -- they are for
 18 ad valorem property tax exemptions. And so
 19 this is something that's done internally with
 20 staff, so you don't really get any interface
 21 here, but ultimately it's going to two
 22 different public hearings. So the first one is
 23 with the Neighborhoods Committee [sic], and
 24 that's on November 20th. And the second one is
 25 the Finance Committee, which is on

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1 November 21st.
 2 And on the second page, we have some -- we
 3 have two pending ordinances. So the first one
 4 is an appeal. So we -- you all, as a
 5 Commission, voted to recommend denial of a COA
 6 for an after-the-fact wholesale window
 7 replacement last month, so the applicants have
 8 decided to do an appeal route. So that will be
 9 coming through the pipeline, through City
 10 Council.
 11 And then the second one, which recently
 12 was just introduced to City Council last night,
 13 so this is Ordinance 2023-0396. This is for
 14 another landmark, so this is the 411 North
 15 Liberty Street property, so that will be going
 16 to the Land Use and Zoning Committee on
 17 January 3rd of next year, so --
 18 Again, besides just updating you all, this
 19 is an opportunity for you all to participate if
 20 you deem so, but, again, I just want to get in
 21 the habit of doing that.
 22 That's the report.
 23 THE CHAIRMAN: Thank you.
 24 COMMISSIONER MONTOYA: Through the Chair,
 25 just a question for staff.

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1 On the -- I'm just curious about -- do you
 2 have any other information about -17, -18, -19,
 3 or just letting us know?
 4 MR. WELLS: Through the Chair to
 5 Commissioner Montoya, we do have a bill
 6 summary, so that's on the next couple of pages
 7 of the book. But if you do want more details,
 8 I can give you that.
 9 But, essentially, these are commercial
 10 buildings that are all owned by JWB. They're
 11 doing some improvements, so -- the way the
 12 ad valorem tax exemption works is -- they're
 13 doing -- they're seeking an exemption on the
 14 qualified improvements that they make within
 15 the building itself, so -- it's just a ten-year
 16 deferment on taxes, essentially.
 17 COMMISSIONER MONTOYA: Okay.
 18 MR. WELLS: But there's a bill summary
 19 included within the book that goes into more
 20 details.
 21 COMMISSIONER MONTOYA: Okay. I'm not
 22 familiar with the other two, but the 510 Julia
 23 Street, I know, is a Klutho building, the
 24 Porter Mansion, so that one is a significant
 25 (inaudible) --

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1 (Reporter clarification.)
 2 COMMISSIONER MONTOYA: I'm so sorry.
 3 I said, I'm not familiar with the other
 4 two, but the one on 510 Julia Street is the
 5 Porter Mansion that was designed by Klutho, so
 6 it's of historic value to (inaudible).
 7 THE CHAIRMAN: Okay. Public Works.
 8 MR. WELLS: Deferred. No report.
 9 THE CHAIRMAN: All right. Well, unless
 10 anyone has anything else --
 11 COMMISSIONER MONTOYA: One thing --
 12 THE CHAIRMAN: Please.
 13 COMMISSIONER MONTOYA: Just one thing.
 14 When we're reviewing the matrix -- it
 15 wasn't part of it, but I know that in previous
 16 hearings -- or meetings, rather, we have had
 17 discussion about new windows being installed in
 18 existing historic structures, primarily
 19 residential, where there was a dispute about
 20 the plane of the window and the glass surface
 21 being more flush with the envelope of the
 22 building as opposed to -- in difference to the
 23 historic windows, which tend to have a more
 24 punched opening in the envelope and the plane
 25 of the glass being more recessed.

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1 And we haven't discussed it at length, but
 2 I think this is something I want on record as
 3 being considered for either discussion or in
 4 review of the matrix, future matrix revisions,
 5 because I -- I understand that, the way
 6 buildings are made now and the way new windows
 7 are installed, there's a -- there's a logic to
 8 the way that the glass is situated relative to
 9 the jam and the head and the sill.
 10 And Commissioner Epstein mentioned it
 11 earlier, about new construction not imitating
 12 historic structures. I think there's an
 13 argument for some difference in the -- in that
 14 regard because of the efficiency -- the energy
 15 efficiency that new windows provide. So I
 16 think that just needs to be something that's
 17 discussed.
 18 It's especially in consideration of new
 19 construction on historic sites where they're
 20 all new windows and there's no comparison of
 21 the new windows to the historic windows. Most
 22 people, when they build a new house, they want
 23 to use the most efficient materials and
 24 assemblies that they can use, and so I think
 25 that's a valid argument that should be

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1 discussed.
 2 THE CHAIRMAN: I agree.
 3 All right. Does anybody else have
 4 anything else?
 5 COMMISSION MEMBERS: (No response.)
 6 THE CHAIRMAN: All right. Well, with
 7 that, we are adjourned.
 8 (The foregoing proceedings were adjourned
 9 at 3:30 p.m.)

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1 CERTIFICATE OF REPORTER

2
 3 STATE OF FLORIDA)
)
 4 COUNTY OF DUVAL)

5
 6
 7 I, Diane M. Tropa, Florida Professional
 8 Reporter, certify that I was authorized to and did
 9 stenographically report the foregoing proceedings and
 10 that the transcript is a true and complete record of my
 11 stenographic notes.

12
 13
 14
 15 DATED this 26th day of November 2023.

16
 17 _____
 18 Diane M. Tropa
 Florida Professional Reporter

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Public Hearing on Applications



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

B. Deferred Items



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness

COA-22-27451

2768 Riverside Avenue



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness
COA-23-28339
3664 Richmond Street



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Certificate of Appropriateness
COA-23-29186
2799 Selma Street



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Landmark Site
LS-23-01
538 Ellis Road South



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

C. Consent Agenda



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-23-29757
2257 Riverside Avenue



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

December 13, 2023

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-29757

Address: 2257 Riverside Avenue, RE# 090659-0000

Location: Northeast corner of Riverside Avenue and Osceola Street

Owner/ Allen L. Poucher

Applicant: 2257 Riverside Avenue Investors LLP
 2257 Riverside Avenue
 Jacksonville, Florida 32204

Year Built: c. 1919 (Property Appraiser)

Designation: Riverside-Avondale, Contributing

Request: Alterations (After-the-Fact)

Summary Scope of Work:

1. After-the-fact partial siding and trim replacement
2. Wholesale siding and trim replacement
3. Partial window replacement (*Administrative*)
4. Reroof (*Administrative*)
5. Soffit and fascia repairs (*Administrative*)
6. Porch and balcony repairs (*Administrative*)

Recommendation: **Approve with Conditions**

Conditions:

Wholesale Siding and Trim Replacement

1. The design and location shall be substantially similar to the elevation plans dated February 15, 2006.
2. The siding shall replicate the original in material (wood), board width (6 inches), exposure, and profile of the historic siding.
3. Siding shall be installed with the smooth side facing outwards.
4. Siding shall be installed to ensure that all windows are recessed within the openings (not flush with the wall).
5. Any trim that needs to be replaced as part of the work shall match the historic material and design.
6. Fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl).

Partial Window Replacement (*Administrative*)

7. The design, size, and location shall be substantially similar to the elevation plans dated February 15, 2006.
8. The only window to be replaced shall be the first-story window located on the south elevation, and it shall replicate the existing 24-pane grid pattern.
9. The new window product shall not have nailing fins; Staff only approves of a window product with removable nailing fins.
10. The new window shall be wood, wood blend, or wood clad.
11. All windows with a grid pattern shall have manufacturer-installed exterior raised muntins (no interior or post-manufactured muntins).
12. Any trim that needs to be replaced as part of the work shall match the historic material and design.
13. The removal of the window shall be done with care to ensure the least amount of damage, and the window shall be secured in a manner that does not damage the historic casing.
14. Any trim that needs to be replaced as part of the work shall match the historic material and design.
15. All new windows shall fit the original openings both horizontally and vertically and be recessed within the opening (not flush with the wall), subject to the review and approval of Staff.
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.

Reroof including Soffit and Fascia Repairs (*Administrative*)

18. The new roof material shall be fish scale architectural shingles in a silver color.
19. Shingles shall not be stacked on the roof in one location. Historic homes 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.
20. 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.

Porch and Balcony Repairs (*Administrative*)

21. All porch and balcony repairs (including columns, wood railing, etc.) shall be made with like materials.



PROJECT DESCRIPTION

COA-23-29757 is for alterations to a contributing structure within the Riverside Avondale Historic District. Located on a corner lot, the subject property consists of a two-story converted commercial office. The scope of work includes after-the-fact partial siding and trim removal on the north elevation, and wholesale siding and trim replacement of deteriorated siding and trim on the south, east, and west elevations, under expired COA-16-183. The property owner proposes to install new horizontal Hardie plank lap siding on all of the elevations to match the original 6-inch wide wood plank lap siding.

In addition to the after-the-fact work and wholesale siding and trim replacement, the applicant also proposes window replacement, reroofing, and porch and balcony repairs. Pursuant to the authority granted to Staff via the 2024 COA Matrix, irreparable window replacement with a wood clad material and structural repairs can be approved administratively. As such, this report will focus on the after-the-fact work and wholesale siding replacement.

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 Historic Preservation Guidelines for the Riverside Avondale Historic District references "Exterior Fabric - Wood" and lists Recommendation #1 to "Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, [etc...] These are essential components of a building's appearance and architectural style." Additionally, the Design Guidelines lists Recommendation #2 to "Repair or replace, where necessary,

deteriorated material that duplicates in size, shape, and texture the original as closely as possible.” The proposed work of replacing the wood plank lap siding and trim on a contributing structure with new horizontal Hardie lap siding and trim is consistent with the Design Guidelines and Section 307.106(k)(1 and 3), and will not significantly alter the architectural style and design of the structure.

- The effect of the proposed work on the property does not negatively impact the relationship between this property and others in the area, nor does it detract from the structure’s architectural design, which is consistent with the Design Guidelines and Section 307.103(k)(2 and 3). Horizontal Hardie lap siding and trim are a design and material found throughout the District.
- The proposed siding and trim replacement would require minimal alteration of the building, does not destroy the distinguishing original qualities or character of the building, and does not mimic an earlier appearance. This is consistent with Section 307.103(l)(1-3).

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

1. Section 307.106(k) General Standards: 1, 2, and 3.
2. Section 307.106(l) Guidelines on “Alterations”: 1, 2, and 3.
3. Historic District Design Guidelines, Sections on “Exterior Fabric - Wood”

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

Alterations

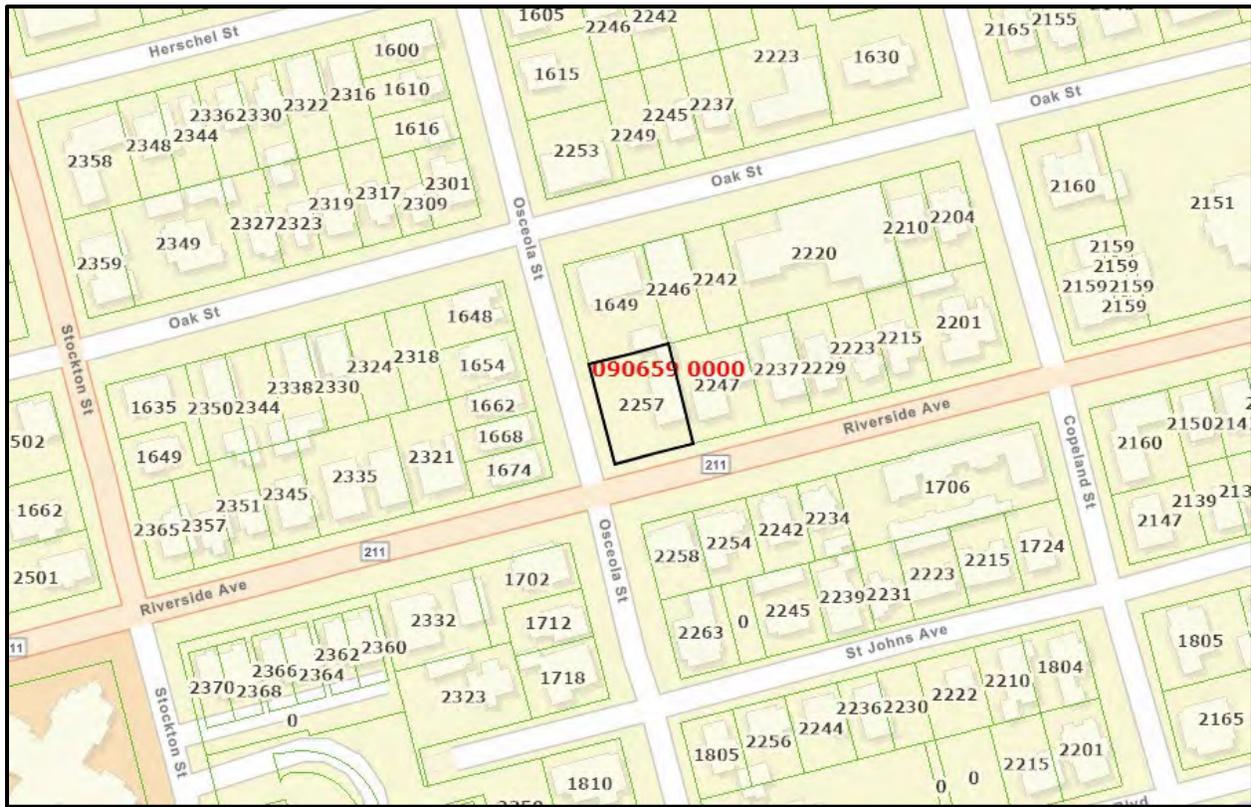
- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(l)(2) - The distinguishing original qualities or character of a building,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

- 307.106(l)(3) - Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.

Historic District Design Guidelines, “Exterior Fabric - Wood”

- Exterior Fabric – Wood, Recommend #1: “Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building’s appearance and architectural style.”

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



PICTURES OF SUBJECT PROPERTY FROM MARCH 2018 STAFF SITE VISIT

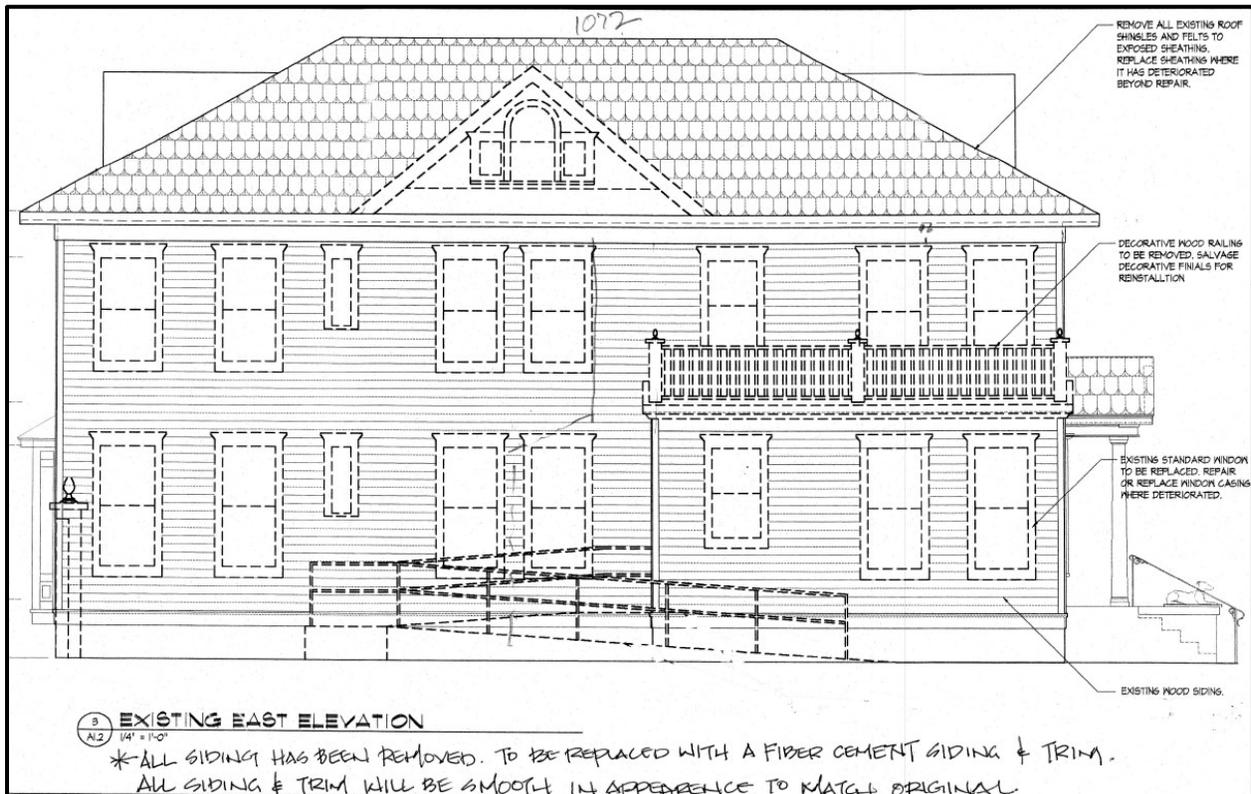


CURRENT PICTURES OF SUBJECT PROPERTY FROM 2023





ELEVATION PLANS DATED FEBRUARY 15, 2006





Application For Certificate Of Appropriateness

Application Info

Tracking #	29757	Application Status	FOUND SUFFICIENT
Date Started	09/19/2023	Date Submitted	09/29/2023

Planning and Development Department Info

COA #	COA-23-29757
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	11/9/2023
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	12/13/2023
Staff Recommendation	APPROVED WITH CONDITION
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
POUCHER	ALLEN	L
Company Name		
2257 RIVERSIDE AVENUE INVESTORS, LLLP		
Mailing Address		
2257 RIVERSIDE AVE		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone	Fax	Email
904 389 2200	904 389 2616	APOUCHER@POUCHERLAW.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
POUCHER	ALLEN	L
Company/Trust Name		
2257 RIVERSIDE AVENUE INVESTORS, LLLP		
Mailing Address		
2257 RIVERSIDE AVE		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone	Fax	Email
9043892200	9043892616	APOUCHER@POUCHERLAW.COM

Description Of Property

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

Map	RE#
	090659 0000

Location Of Property

General Location

Riverside/Avondale Historic District

House

2257

Street Name, Type and Direction

RIVERSIDE AVE

Zip Code

32204

Type Of Improvement

- Addition Driveway New Construction Accessory Structures
 Alteration Relocation Window Replacement Other
 Fencing Demolition Reroof/Minor Repairs

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.

(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

WHOLESALE REPLACEMENT OF SIDING, SOFFIT AND TRIM ELEMENTS. WE WILL REPLACE WITH SIMILAR STYLE AND SHAPE MATERIALS AS HISTORICALLY ON BUILDING. SEE THE PREVIOUS COA-16-183 FOR THE FINDING THAT ALL MATERIALS WERE DETERIORATED SUFFICIENTLY TO REQUIRE REPLACEMENT AND APPROVAL OF REMOVAL AND REPLACEMENT. ALL OF THE OLD SIDING, SOFFIT AND TRIM WERE REMOVED IN 2016 OR 2017. THE WINDOWS HAVE ALSO BEEN REPLACED AND THE NEW WINDOWS ARE COMPLETELY INSTALLED. WE ARE READY TO FINISH THE EXTERIOR OF THE BUILDING AND THE SIDING, SOFFIT AND TRIM WILL BE REPLACED WITH WOOD AND CEMENTITIOUS MATERIAL WHERE POSSIBLE. THE WALLS AND EVES ARE BARE WITH ALL PRIOR ELEMENTS REMOVED AND READY TO BE REPLACED.

Addition Information

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

If you have been working with a planner choose one from the list: FIGUEROA, BRITTANY

Alteration - Required Attachments For Complete Application

- 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.

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	REAR PICTURE
<input checked="" type="checkbox"/>	SIDING PRODUCT 1
<input checked="" type="checkbox"/>	SIDING PRODUCT 2
<input checked="" type="checkbox"/>	REPLACEMENT WINDOW PRODUCT

Application Certification

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

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

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

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

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

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

2257 RIVERSIDE AVE

Property Detail

RE #	090659-0000
Tax District	USD1
Property Use	1700 Office 1-2 Story
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01556 RIVERSIDE
Total Area	12715
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$147,140.00	\$146,172.00
Extra Feature Value	\$1,915.00	\$1,915.00
Land Value (Market)	\$280,305.00	\$280,305.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$429,360.00	\$428,392.00
Assessed Value	\$338,083.00	\$371,891.00
Cap Diff/Portability Amt	\$91,277.00 / \$0.00	\$56,501.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$338,083.00	See below

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.](#)

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
03119-00950	5/26/1970	\$15,500.00	MS - Miscellaneous	Unqualified	Improved
11535-00115	12/11/2003	\$315,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FWDC1	Fence Wood	1	0	0	7.00	\$31.00
2	WMCC1	Wall Masonry/Concrt	1	0	0	492.00	\$1,565.00
3	PVCC1	Paving Concrete	1	0	0	168.00	\$319.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO	0.00	0.00	Common	12,458.00	Square Footage	\$280,305.00

Legal

LN	Legal Description
1	1-109 56-2S-26E .286
2	RIVERSIDE
3	LOT 5 BLK 49

Buildings 

Building 1
 Building 1 Site Address
 2257 RIVERSIDE AVE Unit
 Jacksonville FL 32204-

Building Type	1201 - CONVERTED RESIDENCE
Year Built	1919
Building Value	\$4,838.00

Type	Gross Area	Heated Area	Effective Area
Finished Open Porch	32	0	10
Finished upper story 1	540	540	540
Base Area	540	540	540
Addition	154	154	154
Unfinished Storage	300	0	120
Finished upper story 1	300	300	300

Element	Code	Detail
Exterior Wall	4	4 Single Siding
Roof Struct	4	4 Wood Truss
Roofing Cover	12	12 Modular Metal
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	7	7 NS Ceil Wall Unfn
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame

Element	Code	Detail
Stories	2.000	
Restrooms	2.000	
Baths	7.000	
Rooms / Units	11.000	



Base Area	300	300	300	Avg Story Height	10.000	
Finished upper story 1	750	750	750			
Base Area	750	750	750			
Unfin Loading Platform	220	0	33			
Total	3886	3334	3497			

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	\$338,083.00	\$0.00	\$338,083.00	\$3,478.24	\$3,826.05	\$3,497.64
Urban Service Dist1	\$338,083.00	\$0.00	\$338,083.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$429,360.00	\$0.00	\$429,360.00	\$994.58	\$1,366.65	\$1,259.83
By Local Board	\$429,360.00	\$0.00	\$429,360.00	\$690.92	\$965.20	\$875.21
FL Inland Navigation Dist.	\$338,083.00	\$0.00	\$338,083.00	\$9.84	\$9.74	\$9.74
Water Mgmt Dist. SJRWMD	\$338,083.00	\$0.00	\$338,083.00	\$60.67	\$60.62	\$60.62
School Board Voted	\$429,360.00	\$0.00	\$429,360.00	\$0.00	\$429.36	\$0.00
Urb Ser Dist1 Voted	\$338,083.00	\$0.00	\$338,083.00	\$0.00	\$0.00	\$0.00
			Totals	\$5,234.25	\$6,657.62	\$5,703.04

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$307,349.00	\$307,349.00	\$0.00	\$307,349.00
Current Year	\$429,360.00	\$338,083.00	\$0.00	\$338,083.00

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

[Contact 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: 11/27/2023

COA#: 29757

Address: 2257 Riverside Avenue
Jacksonville, Florida 32204

Owner: 2257 Riverside Avenue Investors, LLLP

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

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

provided to me for application H-29757 were posted on the property/site located at:

2257
Real Estate Number(s)

Riverside Avenue
Street Address

Jacksonville, Florida 32204
City, State Zip Code

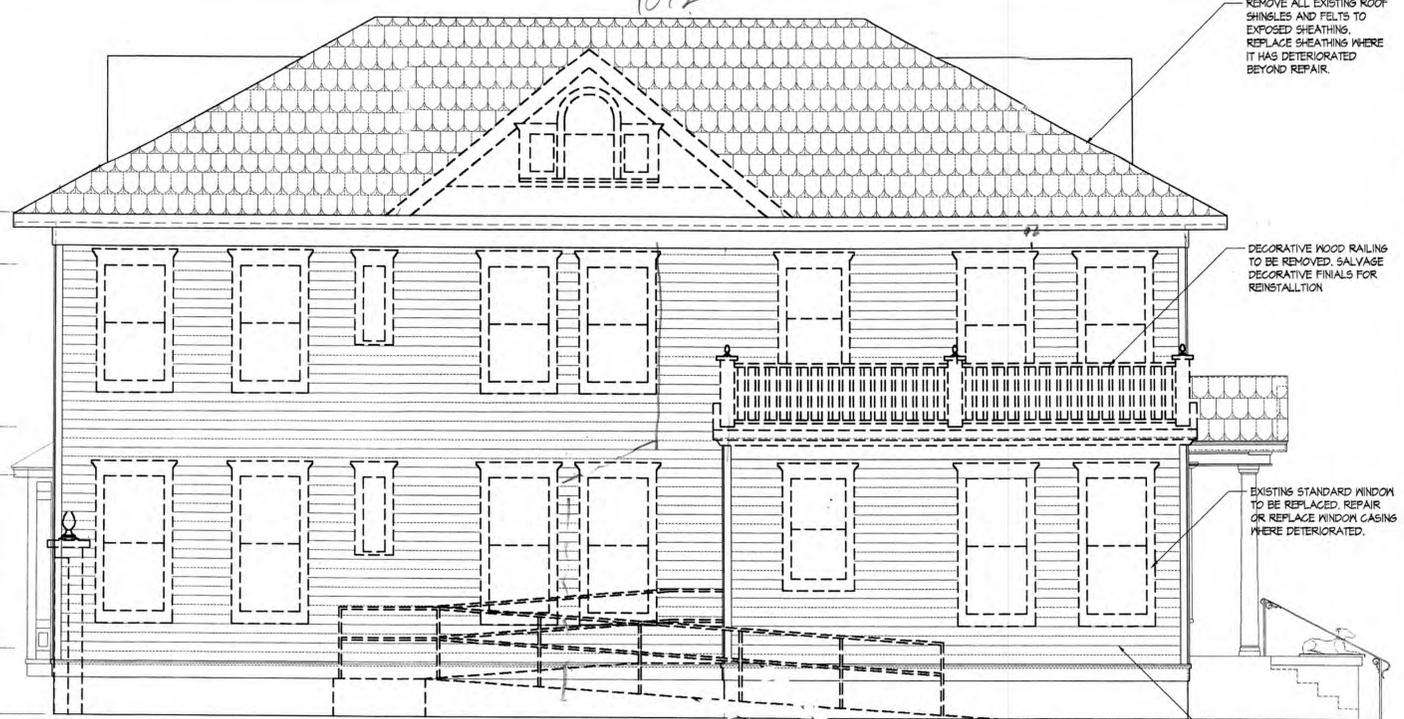
Printed Name Allen L. Poucher, Jr

Signature 

Dated this 27 day of November, 2023.



4 EXISTING SOUTH ELEVATION
A1.2 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
A1.2 1/4" = 1'-0"

GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL EXPLORE SITE AND BUILDING AND NOTIFY ARCHITECT OF ANY POSSIBLE PROBLEMS OR DRAWING EXCLUSIONS PRIOR TO FINALIZING PRICING OR COMMENCING WITH CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING TO ENSURE STRUCTURAL STABILITY FOR THE BUILDING THROUGHOUT DEMOLITION.

**ALL WINDOWS WERE APPROVED & REPLACED.*

3. THE CONTRACTOR SHALL HAVE A KICK-OFF MEETING PRIOR TO FINAL PRICING WITH ARCHITECT AND OWNER TO EXPLAIN HOW THE SCOPE OF WORK HE HAS PREPARED COMPLIES WITH THE DRAWINGS. CONTRACTOR SHALL ADDRESS ALL QUESTIONS PERTAINING TO DEMOLITION TO THE ARCHITECT. THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF DEMOLITION AND DEMOLITION DUMPSTER LOCATION TO THE OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK.
4. THE CONTRACTOR SHALL PROVIDE A NOTICE TO THE OWNER PRIOR TO COMPROMISING POWER, WATER OR OTHER UTILITIES DURING THE DEMOLITION PROCESS.

**ALL SIDING HAS BEEN REMOVED. TO BE REPLACED WITH A FIBER CEMENT SIDING & TRIM. ALL SIDING & TRIM WILL BE SMOOTH IN APPEARANCE TO MATCH ORIGINAL.*

5. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE FOR DEMOLITION AND THE LOCATION OF ON SITE STORAGE AREAS FOR EXISTING ITEMS TO BE REUSED, AND PROVIDE THE OWNER'S REP. WITH COPIES OF DEMOLITION INVENTORY.
6. THE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION ENGINEERING DRAWINGS FOR ADDITIONAL DEMOLITION REQUIRED FOR FUTURE TENANT IMPROVEMENTS.

7. DEMOLISH ALL AREAS DENOTED ON THE DRAWINGS AS EXISTING TO BE REMOVED, INCLUDING, BUT NOT LIMITED TO: PARTITIONS, CONDUIT, INSULATION, (INCLUDING ELEMENTS OCCURRING ABOVE THE FINISHED CEILING), HANGERS, STRAPS AND OTHER ACCESSORY OBJECTS CONNECTED WITH THE ITEMS BEING REMOVED.
8. WHERE WATER LINES OR DRAINS TO EXISTING PLUMBING FIXTURES ARE DISCONNECTED AND NOT REUSED, CAP THE TAP CONNECTION, AND ADEQUATELY RECESS TO ACCOMMODATE PATCHING OF FINISHED WALL OR FLOOR FOR A SMOOTH FLUSH APPEARANCE.

9. THE DISCONNECT OF ALL ELECTRICAL DEVICES REMOVED SHALL BE AT THE SUPPLY JUNCTION BOX OUTLETS.
10. WHERE CARPET AND PAD IS BEING REMOVED, THE MECHANICAL ATTACHMENT TO THE FLOOR SUBSTRATE SHALL ALSO BE REMOVED. WHERE GLUE DOWN CARPET, RESILIENT FLOOR, OR OTHER GLUED FLOORING INSTALLATION IS REMOVED, REMOVE ALL ADHESIVE TO LEAVE FLOOR WITH A SMOOTH LEVEL FINISH.
11. COORDINATE WITH ADDITIONAL DEMOLITION NOTATION ON EXISTING PLANS ON SHEET A11



2 EXISTING WEST ELEVATION
A1.2 1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
A1.2 1/4" = 1'-0"

BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-16-183**

IN RE: The Certificate of Appropriateness Application of

2257 Riverside Avenue Investors, LLLP
2257 Riverside Avenue
Jacksonville, FL 32205

ORDER ON COA-16-183 Approved WITH CONDITIONS

This matter came to be heard upon the Certificate of Appropriateness (COA) Application file, **2257 Riverside Avenue Investors, LLLP, a Florida limited liability limited partnership**, the owner of certain real property located at **2257 Riverside Avenue, RE #090659-0000**, seeking approval for **siding replacement, window repair, and wood repair and selective replacement**.

Having duly considered both the testimonial and documentary evidence presented at the public hearings on **March 23, 2016 and April 27, 2016**, 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 of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report to the extent consistent with the Order, and

FINDS AND DETERMINES:

1. That the applicant has complied with all application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code;
2. That substantial competent evidence demonstrates that application **COA-16-183** 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 Jacksonville Ordinance Code; and
3. That the land which is the subject of this application **COA-183** is owned by **2257 Riverside Avenue Investors, LLLP**.

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

Application **COA-16-183** is hereby **APPROVED**, subject to the following **CONDITIONS**:

- A. Regarding the request for **siding replacement, window repair, and wood repair and selective replacement**, the following conditions shall apply:

- 1) The new siding, including the siding already installed on the north elevation, shall replicate the materials (wood), size, style, and reveal.
- 2) Any deteriorated wood found on the soffits, fascia, and other exterior elements shall be replaced with a product matching the original in design and material.
- 3) Repair of windows shall be done in a manner to preserve as much original fabric as possible while replacing any deteriorated members with a product matching the original in material, design and size.
- 4) Re-installation of windows shall be done in a manner to recreate the reveal of traditional windows by being recessed in the wall plane, and shall include the repair or replication of any window trim including sills, sideboards, and header with crown molding.
- 5) The original windows shall be re-installed on the north side elevation as conditioned above within 120 days from the date of the Final Order.

B. Failure to exercise the COA hereby granted by performance of the action herein approved within one (1) year of the effective date of this Order shall render this COA invalid and all rights arising hereunder shall terminate.

Executed this 12 day of May, 2016.

FORM APPROVED


 Sondra R. Fetner
 Office of General Counsel


 Jennifer A. Mansfield
 Chairman,
 Historic Preservation Commission

Copies to:

Owner/Applicant: **2257 Riverside Avenue Investors, LLLP**
 2257 Riverside Avenue
 Jacksonville, FL 32205

DISCLAIMER. The certificate of appropriateness granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this certificate of appropriateness is based upon acknowledgement, representation and confirmation made by the

applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this certificate of appropriateness does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

TIMEFRAMES AND NOTICE OF RIGHT TO APPEAL

Chapter 307.106(S) of the Jacksonville Ordinance Code states, “Any certificate of appropriateness which has been approved pursuant to the provisions of this section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission.”

Persons listed in Section 307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by section 307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order. Therefore, this Order does not become final until the expiration of the twenty-one (21) day appeal period provided in Chapter 307, Jacksonville Ordinance Code. Any work commenced during this appeal period is done at the risk of the applicant.

G:\Land Use\Historic Preservation\2016\Orders\04.27.16\Order_COA_16-183_2257_Riverside_Avenue_COA Approved w conditions.docx

Exhibit "A"

Application for Certificate of Appropriateness

COA - 16 - 183	
Date Received:	3/1/16
Planner Initials:	JM
Date Found Sufficient:	
<input type="checkbox"/> Violation/Citation #:	
<input type="checkbox"/> Plan Review/COA Inspection Required	

For more information regarding this form call: (904) 255-7859. Submit signed, completed form in person, by email (historicpreservation@coj.net), U.S. mail (see address below), or by faxing it to: (904) 255-7885.

PROPERTY INFORMATION	
Property Designation	<input checked="" type="checkbox"/> Riverside/Avondale Historic District <input type="checkbox"/> St. Johns Quarter Historic District <input type="checkbox"/> Springfield Historic District <input type="checkbox"/> Local Landmark
Property Address	2257 Riverside Ave Jacksonville Zip Code 32209
Real Estate #	090659-0000
Type of Improvement	Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible (Example: reroof; replacing grey 3-tab shingles with black architectural shingles). Submit all required supplemental information/documentation (See Sufficiency Rider) with application.
Replace + Repair Wooden Extension Covering + Repair Existing Windows Repair and re-install windows on North east side of building where new siding already installed	

APPLICANT INFORMATION (Please Print Neatly)	
Applicant is (check one and must sign below): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> other agent	
★ Building Owner's Name: 2257 Riverside Avenue	Architect's Name:
Address: 2257 Riverside Ave Investors LLC	Address:
City, State & Zip: Jacksonville FL	City, State & Zip:
Phone: 904 384 2200 Fax: 904 384 2416	Phone: Fax:
Email: A.Paucken@PauckenLaw.com	Email:
Agent represents <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other	
Contractor's Name:	Agent's Name:
Address:	Address:
City, State & Zip:	City, State & Zip:
Phone: Fax:	Phone: Fax:
Email:	Email:

I HEREBY CERTIFY that I understand this application will not be processed until all the requested information has been supplied and is not considered complete until staff deems it is complete. I also understand this application may require a site visit, sufficiency review meeting, additional research, staff discussion and a PUBLIC HEARING by the JACKSONVILLE HISTORIC PRESERVATION COMMISSION (JHPC) which may affect the processing time.

Allen L. Paucken Jr 2-26-16
 Print name and Signature(s) of Owner(s) Date
 ★ Allen L. Paucken Jr, Manager
 Owners Info Always Required
 2257 Riverside Ave Investors LLC
 Print name and Signature of Agent/Arch/Cont Date

COA-16-183

THIS SIDE ADMINISTRATIVE USE ONLY

IF APPROVED, THIS CERTIFICATE IS VALID TO INITIATE WORK FOR ONE YEAR AND TO COMPLETE WORK WITHIN FIVE YEARS. A COPY OF THIS CERTIFICATE MUST REMAIN ON JOB SITE AND BE AVAILABLE TO INSPECTORS FOR THE DURATION OF THE WORK.

PLANNING AND DEVELOPMENT DEPARTMENT

Approve Approved with Conditions Denied Withdrawn Forwarded to the JHPC * Date of Action: 3-1-16

Historic Preservation Planner

ALL ADMINISTRATIVE REVIEWED COAS ARE APPEALABLE TO THE JHPC. NORMAL FEES APPLY. ANY DEVIATION FROM THE APPROVED PLANS INCLUDING BOTH DESIGN AND MATERIAL REQUIRE ADDITIONAL REVIEW AND APPROVAL BY THE HISTORIC PRESERVATION SECTION PRIOR TO IMPLEMENTATION. ANY CONDITIONS ARE INCLUDED AS A REQUIREMENT TO ANY BUILDING PERMIT FOR WHICH THE COA IS ISSUED.

PUBLIC HEARING NOTIFICATION FOR APPLICATIONS FORWARDED TO THE JHPC

Street Signage Meeting notice to parties listed under "APPLICANT INFORMATION"

I hereby certify that I have received 2 sign(s) to be posted by 3-5-16 in a street visible location on all street sides of the subject property, or otherwise determined by the Planning and Development Department. I understand it is my responsibility to maintain the signage until a final determination has been made by the Commission.

3-1-16
SIGNATURE OF RECIPIENT(S) DATE

* APPLICATIONS REVIEWED BY THE JHPC REQUIRE FINAL ORDER FOR PERMITTING.

AMENDMENT SECTION

Describe nature of amendment including scope of work and extension date. To be signed and dated by staff.

[Empty space for amendment description]

March 23, 2016

THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
CERTIFICATE OF APPROPRIATENESS APPLICATION COA-16-183

Address: 2257 Riverside Avenue **Year Built:** c. 1913
Location: Northeast Corner of **Designation:** Riverside/Avondale
Riverside Avenue and
Osceola Street **Status:** Contributing
Owner: 2257 Riverside Avenue **Applicant:** Same as Owner
Investors, LLC.
2257 Riverside Avenue
Jacksonville, FL 32205

REQUEST / RECOMMENDATION

Request: Siding Replacement, Window Repair, and Wood Repair and Selective Replacement.
Recommendation: Approve with Conditions

1. The new siding, including that already installed on the north elevation, shall replicate the original in materials (wood), size, style, and reveal.
2. Any deteriorated wood found on the soffits, fascia, and other exterior elements shall be replaced with a product matching the original in design and material.
3. Repair of windows shall be done in a manner to preserve as much original fabric as possible while replacing any deteriorated members with a product matching the original in material, design and size.
4. Re-installation of windows shall be done in a manner to recreate the reveal of traditional windows by being recessed in the wall plane, and shall include the repair or replication of any window trim including sills, sideboards, and header with crown molding.
5. The original windows shall be re-installed on the north side elevation as conditioned above within sixty days from the date of the Final Order.

It is the position of the Planning and Development Department that the proposed work as conditioned would be consistent with all or in part with:

1. The *Historic Preservation Design Regulations for the Riverside/Avondale Historic District's* section on Windows/Awnings/Shutters and Exterior Fabric – Wood
2. The *Secretary of the Interior's Standards for Rehabilitation* Number Six

3. **Chapter 307.106(k) General Standards: 1 – 4**
4. **Chapter 307.106(l) Guidelines on Alterations: 1 – 8**

GENERAL INFORMATION

Chapter 307.106(k), *City of Jacksonville Ordinance Code* states that in considering applications for a Certificate of Appropriateness for alterations, new construction, demolition, or relocation, the Commission shall be guided by four general standards. Chapter 307.106(l), *City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for alterations, the Jacksonville Historic Preservation Commission shall consider eight additional standards that reflect the same concerns as the Secretary of the Interior Standards for Rehabilitation. Chapter 307.106(m), *City of Jacksonville Ordinance Code* states that in considering applications for Certificates of Appropriateness for new construction, the Commission shall consider nine additional standards. In an effort to streamline the staff findings and recommendation, these additional standards are addressed under #2 and #3.

GUIDELINES, STANDARDS AND FINDINGS

1. *The effect of the proposed work on the landmark, landmark site or property within a historic district upon which such work is to be done;*

DESCRIPTION OF WORK

- This application for a *Certificate of Appropriateness* (COA-16-183) is for the repair and re-installation of original windows, repair and selective replacement of deteriorated wood, as well as a total siding replacement. Since 2003, five COA applications were submitted by the applicant that included all or some of the same work now being requested in the current application. These applications include the following;
 1. COA-03-586 was approved for window replacements, alterations, a chair lift, and landscaping;
 2. COA-05-384 was approved for window replacement, site alterations, re-roofing, an addition, and limited siding replacement;
 3. COA-08-242 was approved for a side addition, window repair and replacement;
 4. COA-10-240 was administratively approval for limited siding replacement on the north side elevation (no more than 25%);
 5. COA-10-283 was approved for a total siding replacement, new windows, restoration of two decorative windows, new fence, removal of non-historic addition and construction of a new addition to house an elevator, and replacing the original tin shingles with gray composition shingles.
 6. A separate application, COA-10-525, was approved for signage.

- Four of the six applications were never initiated in the five year period required to start work, and thus had expired. Approved administratively on April 10, 2010, COA-10-240 for limited siding replacement, 25% or less, was initiated by the removal of the original siding, the installation of a moisture barrier and the later application of new wood siding on the north side elevation. In the process all of the windows were removed and the siding applied directly over the openings in violation of COA-10-240.
- After the original siding and windows were removed and the entire north side elevation covered with a moisture barrier, the work stopped. In response, the Historic Preservation Inspector issued a Notice of Violation on April 30, 2014 which went to a Special Magistrate hearing on September 17, 2014. Work was started for the installation of the new wood siding, but no action was initiated for exposing the original openings and re-installing the windows. Another Notice of Violation for not re-installing the windows was issued on July 15, 2015 and after no action was forwarded to a Special Magistrate hearing on September 14, 2015. The violation was again heard by the Special Magistrate on March 11, 2016 who ordered the violation corrected within 120 days from the March 3, 2016 hearing. If not corrected by July 1, 2016, the Special Magistrate may consider further adjudication that may possibly include an administrative fine.
- Further, a recent evaluation of the replacement product on the north elevation has revealed the use of simple drop or novelty siding rather than the original clapboard or lapped siding found on the subject property which would be in conflict with previously approved applications, COA-05-384, COA-10-240, and COA-10-283.

DOCUMENTED AND CURRENT CONDITIONS

- The two-story Colonial Revival style framed structure was originally used as a residence but had been converted to commercial use. Characteristics of the structure include a fairly symmetrical façade, 6/6 wood windows, triangular dormers with Palladian windows, a hipped roof with boxed eaves and a central portico with a triangular pediment roof and Doric columns. Gutted on the interior, the building has been unoccupied for at least thirteen years.
- The 1913 and 1969 Sanborn maps indicate that the structure has been altered from its original appearance which included a full width front porch. Additional alterations include the enclosure of several of the windows with shutters and the alteration of windows located on the first floor of the front façade. The property originally included another structure to the south in the location of the present parking lot.
- First requested in COA-05-384, the Planning and Development Department recommended the denial for a total siding replacement which was upheld by the Jacksonville Historic Preservation Commission. On April 10, 2010, COA application, COA-10-240, was administratively approved for replacement of up to 25% of the original siding based on the testimony of the applicant to use a product matching the original in design, appearance and material (wood). COA-10-283 requested among other work the removal and replacement of all exterior wood including siding, soffits, eaves, and trim. At the May 26, 2010 meeting, the Commission determined that based on the staff report a majority of the siding appeared to be

sufficiently deteriorated to warrant replacement. The Commission approved the total wood replacement with the condition that the replacement product, including the siding, match the original in material, design, and reveal. It was concluded that the use of a matching product would maintain the traditional design and appearance of the residence and thus continue its contribution to the ambiance of the district.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

EFFECT OF WORK ON HISTORIC DISTRICT

- The *Historic Preservation Regulations for the Riverside-Avondale Historic District*, states that horizontal wood siding is the dominant exterior finish in Riverside and Avondale. The *Design Regulations* goes on to identify important characteristics of wood siding which includes design, width of exposure, length and trim details such as corner boards which should be considered in making repairs or replacement. The *Design Regulations* also states that the placement, design, and materials of windows are often a significant part of the architectural character of a building and emphasizes their repair rather than replacement.
 - As conditioned, the proposed siding replacement would be consistent with the *Design Regulations* since it would be using a product matching the original in design, width of exposure, length, as well as material. Proper repair and re-installation of the original windows, as conditioned, would result in the preservation of a significant design feature. Hence, the proposed work, as conditioned, would maintain the traditional relationship between the subject property and its contribution to the district.
3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property would be affected.*

EFFECT OF WORK ON STRUCTURE OR SITE

- Standard Six of the *Secretary of the Interior's Standards for Rehabilitation* states, "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence."
- The Commission and the Planning and Development Department had previously concluded in 2010 that over 50% of the original wood siding had deteriorated beyond repair and warranted wholesale replacement. It is the stated intention of the applicant to match the historic sidings in design, size, reveal and material, consistent with Standard Six. The wholesale replacement of the siding on this structure, as well as the repair and re-installation of the original windows, **as conditioned**, will restore character-defining features of the

structure and thus, will not negatively detract from the historic integrity of the contributing property.

4. *Whether the plans may be carried out by the applicant within a reasonable period of time*

TIME FRAMES

Chapter 307.106 (S) of the Jacksonville Ordinance Code states, "Any certificate of appropriateness which has been approved pursuant to the provisions of this Section shall expire 12 months from the date of issuance if the work authorized is not commenced within this period. Further, such certificate shall expire if the work authorized is not completed within five years of the date of issuance, unless otherwise extended by the Commission." It is the opinion of the Planning and Development Department that the proposed work could be completed within a reasonable period of time. However, since in violation, the original windows shall be re-installed on the north side elevation as previously conditioned within sixty days from the date of the Final Order.

BEFORE THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

**IN RE: The Certificate of Appropriateness Application of
2257 Riverside Avenue, Riverside-Avondale Historic District
2257 Riverside Avenue Investors, LLC**

COA-10-283

**ORDER APPROVING, WITH CONDITIONS,
CERTIFICATE OF APPROPRIATENESS APPLICATION 10-283**

This matter came to be heard upon the Certificate of Appropriateness (“COA”) Application submitted by owner, 2257 Riverside Avenue Investors, LLC. The applicant seeks approval to a) replace the siding; b) construct a new addition; c) replace the windows; d) install a new fence and e) replace the roof for the property located at 2257 Riverside Avenue.

At the duly noticed May 26, 2010 meeting, the JACKSONVILLE HISTORIC PRESERVATION COMMISSION (“Commission”) considered the COA application, and the Planning and Development Department Staff’s Report and Recommendations. Having duly considered all testimony and documentary evidence presented at the public hearing, including the Planning and Development Department’s Staff Report and Recommendations for COA-10-283 and all attachments thereto (hereinafter “Staff Report”), a copy of which is attached as “**Exhibit A**”, the Commission hereby adopts and incorporates the recommendations of the Staff Report, **in part**, and makes the following findings:

1. The subject property, built *circa* 1913 at 2257 Riverside Avenue is a contributing structure located in the Riverside-Avondale Historic District.
2. The applicant seeks reapproval for work previously approved under expired COA 03-586, COA 05-384 and COA 08-242. The proposed work involves the removal of the existing accessibility ramp, and non-original one story addition on the left elevation. The applicant

intends to construct a new two story addition to include an elevator lift on the north elevation of the new proposed addition. The proposed work also includes replacement of the remaining original windows, restoration of the two (2) decorative windows, and restoration of the non-historic bay window to its original sash-style window. The applicant also seeks approval to replace the original wood horizontal lap siding with identical siding and to install a new 6' (foot) wrought iron style. Lastly, the original tin roof will be replaced with an architectural composition shingle roof.

3. The applicant, Allen Poucher, appeared and explained the history of the financing for the project. He indicated agreement with the staff recommend condition for the proposed roof. He also stated that the siding needs replacement due to rotting and water seepage. He further indicated that the proposed new siding will replicate the original siding. Regarding the new addition, he testified that the proposed design is the best to accommodate the elevator being installed in the building. He further testified that the staff recommended condition no. one for the windows makes it difficult to fit within the current opening due to the code requirements. He indicated that the proposed new Pella windows would not leave a significant gap in the original openings. However, he stated that if he has to custom order the windows the window costs would significantly increase and the project becomes cost prohibitive.

4. Mike LaVoy, the contractor, also appeared to clarify the siding issue. He stated that he will provide the same look and material. He also testified that he talked with the Pella representatives who indicated the window size openings will be uniform throughout the building. He further testified that the proposed windows are more symmetrical and will look better.

Substantial, competent evidence demonstrates that COA-10-283 meets, to the extent applicable, the *Secretary of the Interior's Standards for Rehabilitation, the Historic Preservation*

Regulations for the Riverside and Avondale Districts and Chapter 307, Ordinance Code.

Therefore, the Certificate of Appropriateness is **APPROVED**, subject to the following conditions:

- a. The proposed new siding shall replicate the original in materials (wood), style, design and six (6) inch exposure.
- b. The applicant shall coordinate with staff for review and approval of window measurements to ensure that the new replacement windows appropriately fit the original window openings.
- c. The design and size of the replacement windows shall replicate the original window configuration (6/6) with equal size sashes, and a raised profile exterior muntin.
- d. The replacement windows shall be recessed within the opening to re-create the reveal of traditional sash style windows.
- e. All windows shall be trimmed out traditionally, including the presence of crown molding.
- f. The diamond pattern window above the front entry on the front façade, and the large diamond pattern leaded window on the rear façade, shall be restored, not replaced.
- g. The fixed glass window to the right of the front entry on the front façade shall be replaced with a single, 6/6 sash-style window which aligns with the other historic windows on the front façade.
- h. The wrought iron style fencing in the parking area shall be reduced to four (4) feet along Riverside Avenue and Osceola Street.

- i. A six (6) foot opaque style fence shall be installed along the north property line to buffer the adjoining residential structure from the parking area. Said fence shall be reduced to a four (4) feet in front of the front corner of the structure.
- j. Any fencing along the east property line shall be a maximum six (6) feet high, and shall be reduced to four (4) feet in front of the front corner of the structure.
- k. The applicant shall use a gray color shingle to replicate the color of the existing tin shingle roof.

DONE AND ORDERED by the Jacksonville Historic Preservation Commission at the May 26, 2010, public meeting.

JOSEPH F. THOMPSON, Architect
CHAIRMAN

Dated: _____

FORM APPROVED:

CHERRY A. SHAW
ASSISTANT GENERAL COUNSEL

Copy to:
2257 Riverside Avenue Investors, LLC
2257 Riverside Avenue
Jacksonville, FL 32205
Owner

NOTICE OF RIGHT TO APPEAL

Persons listed in §307.202, Ord. Code, may appeal this decision to the City Council within twenty-one (21) days of the date of this Order by filing a Notice of Appeal with the Legislative Services Division of the Council as required by §307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal this Order.

G:\Land Use\CSHaw\Historic Preservation\COAs\2010 Final Orders\COA 10-283 AC 060210.doc

COA-23-29813
3873 Jean Street



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

December 13, 2023

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-29813

Address: 3873 Jean Street, RE# 092450-0010

Location: North side of Jean Street, between Glendale Street and Park Street

Owner/ Kimberly James

Applicant: Timeless Designs Duval LLC
 10200 Belle Rive Boulevard, Unit 4702
 Jacksonville, Florida 32256

Year Built: c. 1949 (Property Appraiser)

Designation: Riverside Avondale, Non-Contributing

Request: Alterations (After-the-Fact)

Summary Scope of Work:

1. After-the-fact two-story porch enclosure
2. Wholesale siding replacement and stucco finish application

Recommendation: **Approve with Conditions**

Conditions:

Two-Story Open Porch Enclosure

1. The design, size, and location shall be substantially similar to the elevation plans dated November 29, 2023.
2. The front doors shall have clear glass without decorative etching.
3. Fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl).
4. All new windows shall be recessed within the opening (not flush with the wall).
5. All new windows shall be wood, wood clad, cellular PVC, or vinyl.
6. All sash-style window groupings shall have traditional 4-6 inch flat mullions between units.
7. All windows with a grid pattern shall have manufacturer-installed exterior raised muntins (no interior or post-manufactured muntins).
8. Any trim that needs to be replaced as part of the work shall match the historic material and design.
9. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

10. Siding shall be installed with the smooth side facing outwards.
11. The first-floor CMU walls shall have a stucco finish.

Wholesale Siding Replacement and Stucco Finish Application

12. The design, size, and location shall be substantially similar to the elevation plans dated November 29, 2023 with lap siding on the second-floor and shake shingle in the gable ends.
13. Siding shall be installed with the smooth side facing outwards.
14. The first-floor CMU walls shall have a stucco finish.



PROJECT DESCRIPTION

COA-23-29813 is for after-the-fact alterations to a non-contributing structure within the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a two-story garage apartment. The applicant plans to enclose the garage and convert the structure into a single-family dwelling. The after-the-fact work includes removing the original porch screens and wood framing, rebuilding the wood framing to support new windows, removing a small portion of shake shingle siding on the porch, replacing the porch floor, removing vertical wood privacy boards on the first-floor front porch, and beginning to enclose a garage door.

As designed, the first floor will have three (3) new sets of French doors installed along the front elevation and a new stucco finish applied to all sides of the first floor. Meanwhile, the second floor will have vinyl windows in a 4-over-1 and 6-over-1 grid pattern along the front elevation, a new full circle vinyl window in the front roof gable, cedar shake siding in both roof gables, and

horizontal Hardie board lap siding on all sides of the second floor.

A separate COA was submitted for wholesale window replacement of not readily street-visible windows, rear door alterations, and hardscaping installation. These items of work can be administratively approved.

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 Historic Preservation Guidelines for the Riverside Avondale Historic District references "Exterior Fabric - Wood" and lists Recommendation #1 to "Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, [etc...] These are essential components of a building's appearance and architectural style." Additionally, the Design Guidelines lists Recommendation #2 to "Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture the original as closely as possible." The proposed work of replacing the shake shingle and board and batten siding on a non-contributing structure with new horizontal lap siding is consistent with the Design Guidelines and Section 307.106(k)(1 and 3). Shake shingle siding placed in the gable and horizontal wood siding installed below it will not significantly alter the architectural style and design of the structure.
- The Historic Preservation Guidelines for the Riverside Avondale Historic District references "Exterior Fabric - Masonry" and lists Recommendation #1 to "Retain masonry features such as walls, brackets, railings, cornices, [etc...]." The proposed work of applying a stucco finish to the existing concrete blocks on a non-contributing structure is consistent with the Design Guidelines and Section 307.106(l)(1).
- While the original metal windows and door are being replaced on the front elevation, the relationship between this property and others in the area would not be negatively impacted, as the existing metal windows would be replaced with new vinyl windows that follow a compatible design and size of the existing windows, as conditioned. For these reasons, the alteration is consistent with Sections 307.106(k)(2 and 3).
- 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, [etc.] where they contribute to the architectural character of the building." The proposed work of replacing a non-historic street-visible door with three (3) sets of French doors with $\frac{3}{4}$ -lites and full-lites is consistent with the Design Guidelines. The original door was indistinguishable behind the screen porch on the second-floor, and installing new doors on the first-floor allows them to be recognizable on the streetscape.
- The effect of the proposed work on the property does not detract from the structure's architectural design, which is consistent with Sections 307.103(k)(3 and 4).
- The proposed porch enclosures, siding replacement, vinyl windows with grid patterns, and street-visible door alterations would require minimal alteration of the building, does

not destroy the distinguishing original qualities or character of the building, and does not mimic an earlier appearance. This is consistent with Section 307.103(l)(1-3).

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

1. Section 307.106(k) General Standards: 1, 2, 3, and 4
2. Section 307.106(l) Guidelines on "Alterations": 1, 2, and 3
3. Historic District Design Guidelines, Sections on "Exterior Fabric," "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(l)(3) - Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.

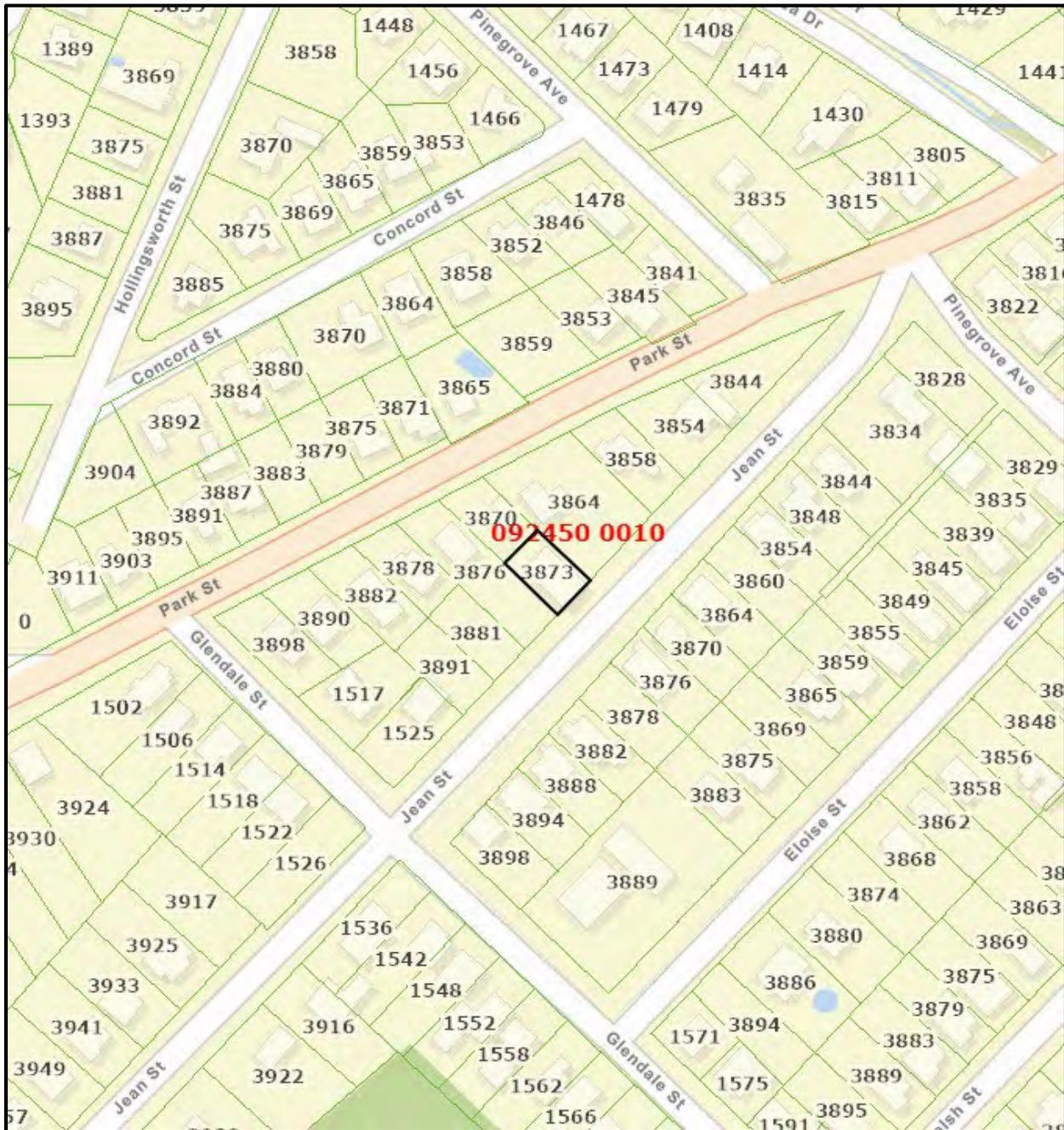
Historic District Design Guidelines, "Exterior Fabric," "Doors and Entrances"

- Exterior Fabric – Wood, Recommend #1: "Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments,

wherever possible. These are essential components of a building's appearance and architectural style.”

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



GOOGLE STREET VIEW OF SUBJECT PROPERTY FROM OCTOBER 2019



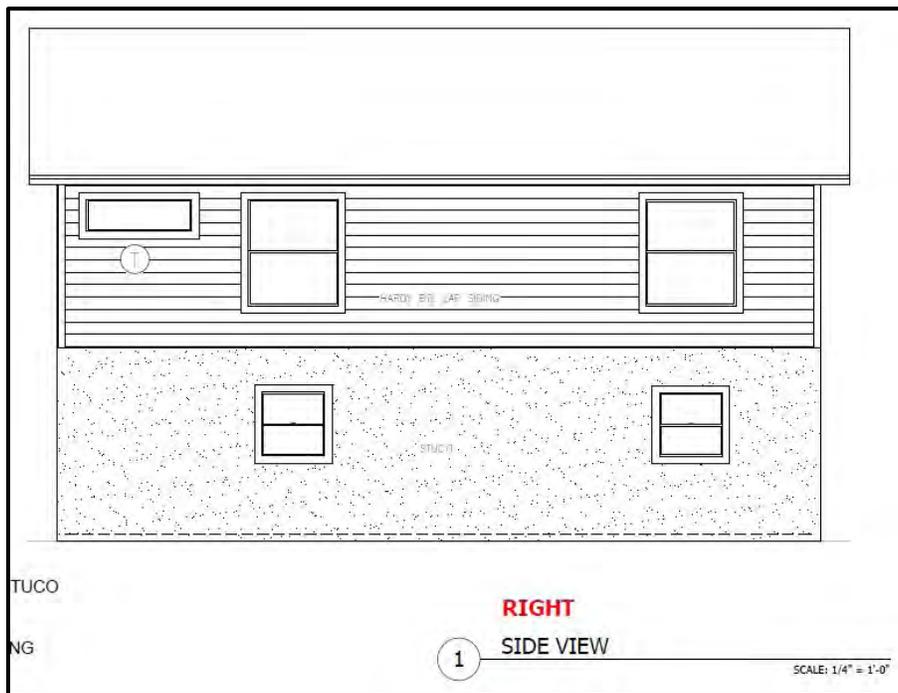
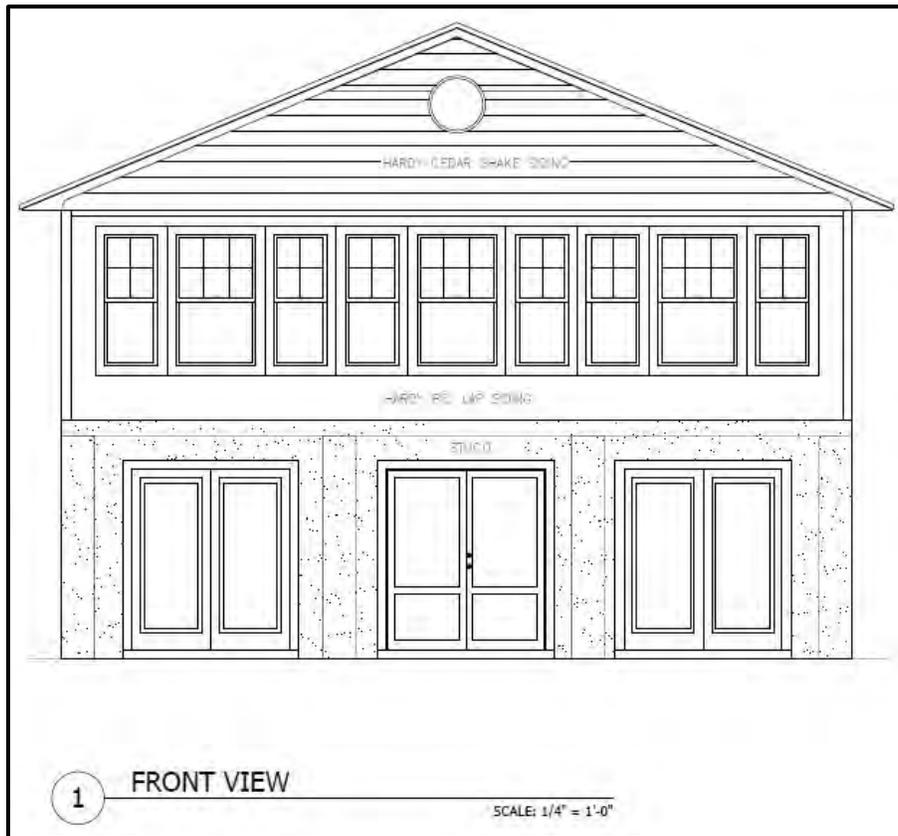
SITE VISIT OF SUBJECT PROPERTY ON OCTOBER 19, 2023

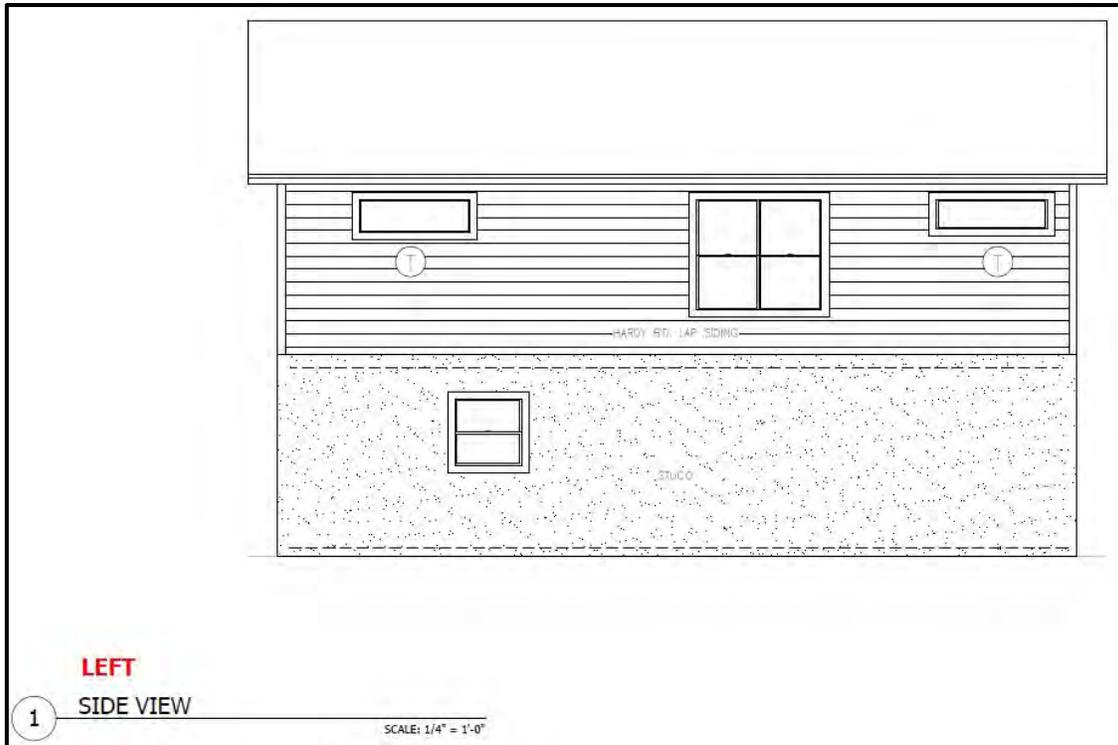






ELEVATION PLANS DATED NOVEMBER 29, 2023





Application For Certificate Of Appropriateness

Application Info

Tracking #	29813	Application Status	FOUND SUFFICIENT
Date Started	10/03/2023	Date Submitted	10/11/2023

Planning and Development Department Info

COA #	COA-23-29813
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	N/A
Admin Date Of Action	N/A
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	12/13/2023
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
JAMES	KIMBERLY	
Company Name		
TIMELESS DESIGNS DUVAL LLC		
Mailing Address		
10200 BELLE RIVE BLVD, UNIT 4702		
City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email
407 619 5563		KIMJAMESFLBROKER@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
JAMES	KIMBERLY	
Company/Trust Name		
TIMELESS DESIGNS DUVAL LLC		
Mailing Address		
10200 BELLE RIVE BLVD, UNIT 4702		
City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email
4076195563		KIMJAMESFLBROKER@GMAIL.COM

Description Of Property

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

Map	RE#
	092450 0010

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Location Of Property

General Location

House

Street Name, Type and Direction

Zip Code

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

NEW WINDOWS, HARDY LAP SIDING IN UPPER PORTION OF HOUSE, SYNTHETIC STUCCO ON BOTTOM CONCRETE BLOCKS, HARDY SHAKES ON FRONT & GABLES. BEGAN FRAMING A PORCH ENCLOSURE SEE PICTURES.

Addition Information

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

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

Alteration - Required Attachments For Complete Application

- 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.

Window Replacement - Required Attachments For Complete Application

- Window Survey** - Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a [Window Survey](#) template in the Forms & Instructions link to the left.
- Window Design** - Proposed window design, light pattern and materials.
- Window Product** - Brochure/sample of window product.

Additional Documents Provided

Description

<input checked="" type="checkbox"/>	EXTERIOR
<input checked="" type="checkbox"/>	EXTERIOR 2
<input checked="" type="checkbox"/>	EXTERIOR 3
<input checked="" type="checkbox"/>	EXTERIOR 4
<input checked="" type="checkbox"/>	EXTERIOR 5
<input checked="" type="checkbox"/>	WINDOW 1 EXTERIOR VIEW
<input checked="" type="checkbox"/>	WINDOW 1 INTEROR VIEW
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<input checked="" type="checkbox"/>	WINDOW 9 INTERIOR
<input checked="" type="checkbox"/>	WINDOW 12 INTERIOR VIEW
<input checked="" type="checkbox"/>	WINDOW 10 EXTERIOR CORRECTED
<input checked="" type="checkbox"/>	WINDOW 13 EXTERIOR CORRECTED
<input checked="" type="checkbox"/>	FRONT ELEVATION NUMBERED
<input checked="" type="checkbox"/>	RIGHT ELEVATION NUMBERED
<input checked="" type="checkbox"/>	REAR ELEVATION NUMBERED
<input checked="" type="checkbox"/>	LEFT ELEVATION NUMBERED
<input checked="" type="checkbox"/>	UPDATED EXISTING ELEVATIONS
<input checked="" type="checkbox"/>	PROPOSED ELEVATIONS 11.03.2023
<input checked="" type="checkbox"/>	WINDOW SURVEY WITH WINDOW 13
<input checked="" type="checkbox"/>	DOOR PRODUCTS
<input checked="" type="checkbox"/>	UPDATED WINDOW PRODUCTS
<input checked="" type="checkbox"/>	UPDATED ELEVATION PLANS 11.30.2023

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.

3873 JEAN ST

Property Detail

RE #	092450-0010
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01588 FISHWEIR PARK
Total Area	4062
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$92,078.00	\$91,196.00
Extra Feature Value	\$659.00	\$659.00
Land Value (Market)	\$89,700.00	\$89,700.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$182,437.00	\$181,555.00
Assessed Value	\$164,622.00	\$181,555.00
Cap Diff/Portability Amt	\$17,815.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$164,622.00	See below

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.](#)

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
20776-01594	8/2/2023	\$279,000.00	WD - Warranty Deed	Qualified	Improved
10624-01983	4/30/2002	\$100.00	WD - Warranty Deed	Unqualified	Improved
07949-00870	9/20/1994	\$100.00	QC - Quit Claim	Unqualified	Improved
05140-01051	6/30/1980	\$29,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SHWR2	Shed Wood	1	8	16	128.00	\$659.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	50.00	80.00	Common	50.00	Front Footage	\$89,700.00

Legal

LN	Legal Description
1	3-84 58-2S-26E
2	FISHWEIR PARK
3	SE 80FT OF LOT 4 BLK 1

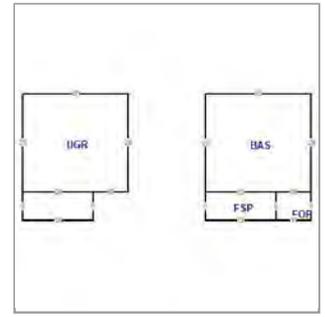
Buildings 

Building 1
 Building 1 Site Address
 3873 JEAN ST Unit
 Jacksonville FL 32205

Building Type	0106 - GARAGE APT
Year Built	1949
Building Value	\$91,196.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Garage	840	0	378
Unfin Open Porch	160	0	32
Base Area	840	840	840
Finished Open Porch	80	0	24
Fin Screened Porch	160	0	56
Total	2080	840	1330

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shng
Exterior Wall	15	15 Concrete Blk
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	8	8 Sheet Vinyl
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	3	3 Frcd Not Ductd
Air Cond	2	2 Wall Unit



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

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$164,622.00	\$0.00	\$164,622.00	\$1,693.65	\$1,863.01	\$1,703.10
Urban Service Dist1	\$164,622.00	\$0.00	\$164,622.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$182,437.00	\$0.00	\$182,437.00	\$484.29	\$580.70	\$535.31
By Local Board	\$182,437.00	\$0.00	\$182,437.00	\$336.43	\$410.12	\$371.88
FL Inland Navigation Dist.	\$164,622.00	\$0.00	\$164,622.00	\$4.79	\$4.74	\$4.74
Water Mgmt Dist. SJRWMD	\$164,622.00	\$0.00	\$164,622.00	\$29.54	\$29.52	\$29.52
School Board Voted	\$182,437.00	\$0.00	\$182,437.00	\$0.00	\$182.44	\$0.00
Urb Ser Dist1 Voted	\$164,622.00	\$0.00	\$164,622.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,548.70	\$3,070.53	\$2,644.55
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$149,657.00	\$149,657.00	\$0.00	\$149,657.00		
Current Year	\$182,437.00	\$164,622.00	\$0.00	\$164,622.00		

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

[Contact 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: 10/23/23

COA#: 29813 / CR 704218

Address: 3873 Jean St
Jacksonville, FL 32205

Owner: Timeless Designs Duval LLC

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

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

provided to me for application 29813 were posted on the property/site located at:

092450 - 0010

Real Estate Number(s)

3873 Jean Street

Street Address

Jacksonville, FL 32256

City, State Zip Code

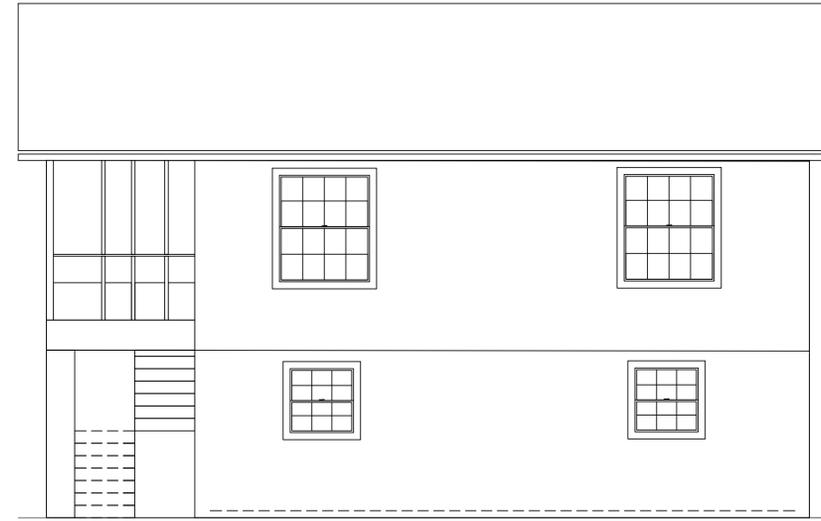
Printed Name Kimberly James

Signature Kimberly James

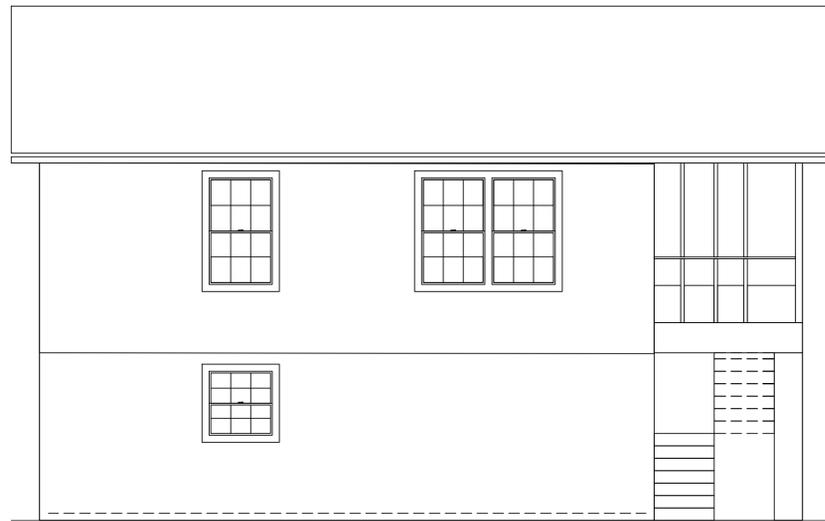
Dated this 23rd day of October, 2023.



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



1 RIGHT SIDE VIEW SCALE: 1/4" = 1'-0"



1 LEFT SIDE VIEW SCALE: 1/4" = 1'-0"



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

DATE: 11/29/2023

JOB NO.

RECENT PERMITS

REVISIONS

DATE:

RESIDENTIAL RENOVATION
3873 JEAN STREET
JACKSONVILLE, FLORIDA 32206



DRAWN BY:
MICHAEL COLEMAN

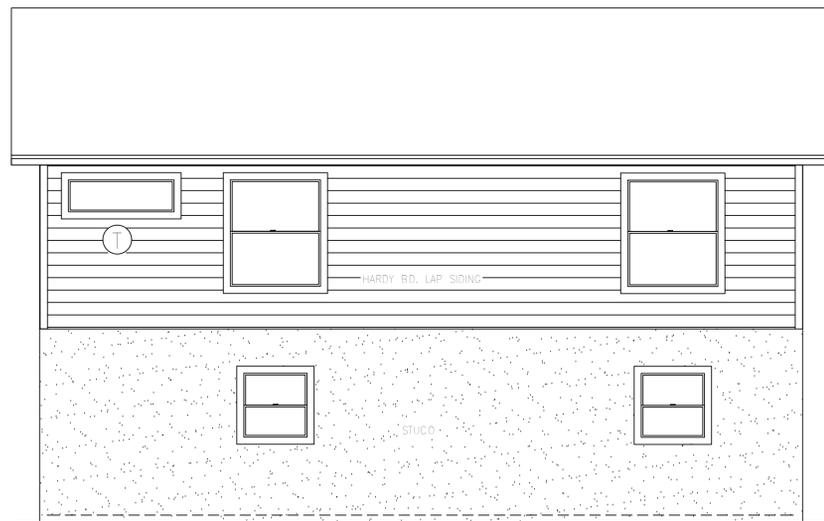
SCALE: AS INDICATED

EXISTING ELEVATIONS

A1.0

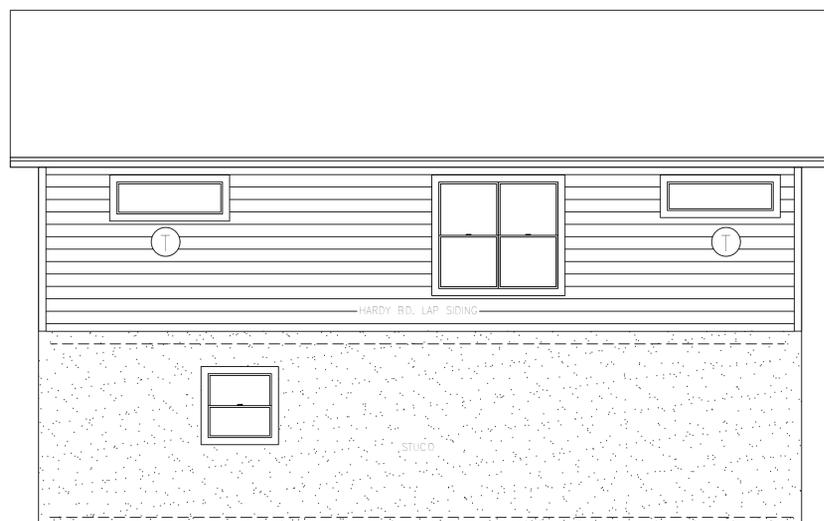


1 FRONT VIEW SCALE: 1/4" = 1'-0"



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

NOTE:
 - ALL EXTERIOR TRIM IS 1"x4"
 - ALL FIRST FLOOR EXTERIOR SIDING IS STUCCO INCLUDING COLUMNS
 - ALL SECOND FLOOR EXTERIOR SIDING IS 7.25" HARDY CEDAR SHAKE LAP SIDING
 - (T) = TANDEM WINDOWS
 - (TP) = TEMPER GLASS WINDOW
 - THE DRIVE IS PAVER RIBBON DRIVE



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



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

DATE:	11/29/2023
JOB NO.	
RECENT PERMITS	
REVISIONS	
DATE:	

RESIDENTIAL RENOVATION
 3873 JEAN STREET
 JACKSONVILLE, FLORIDA 32206

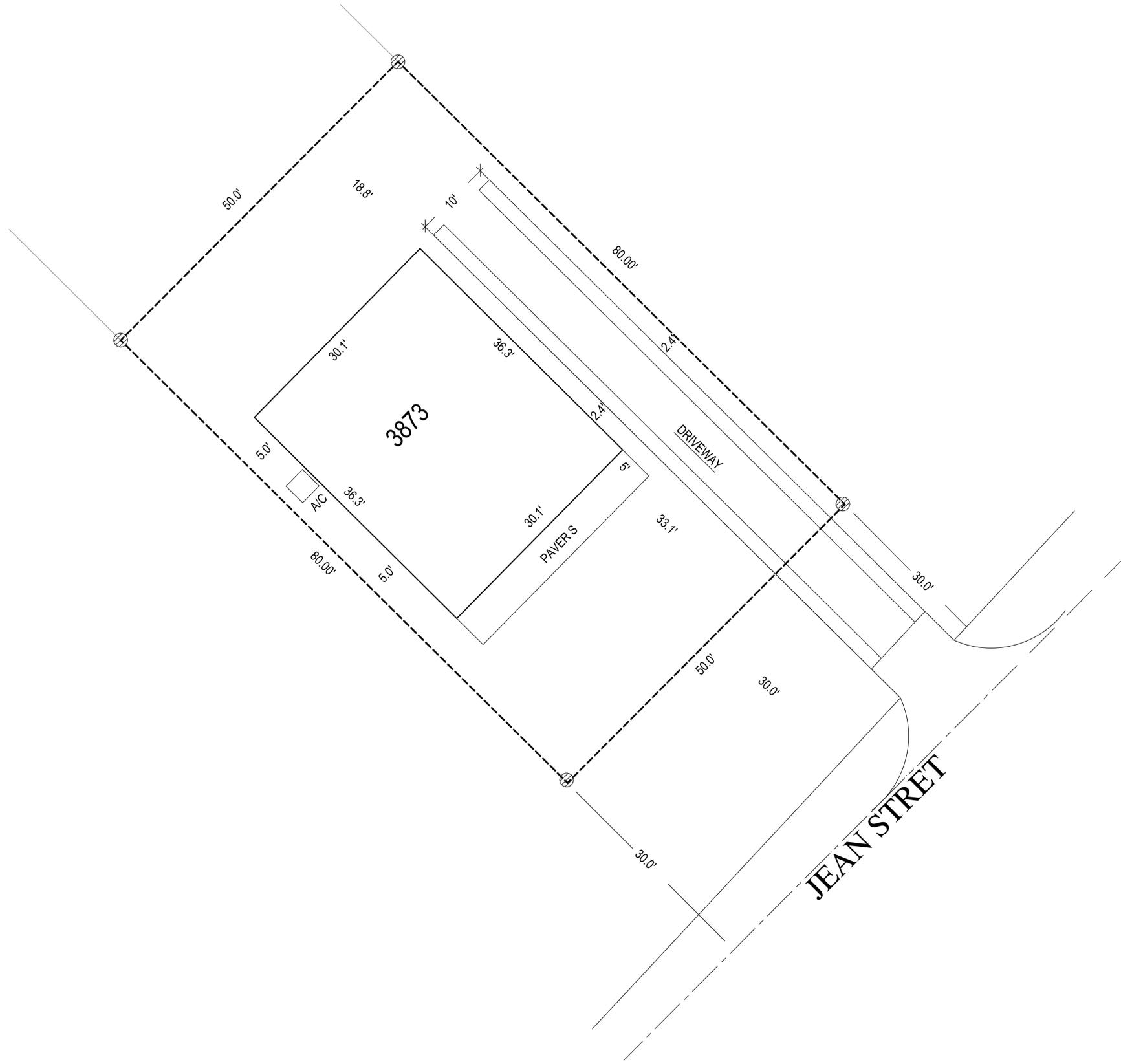


DRAWN BY:
 MICHAEL COLEMAN

SCALE: AS INDICATED

NEW ELEVATIONS

A1.1



DATE: 11/29/2023

JOB NO.

RECENT PERMITS

REVISIONS	DATE:

RESIDENTIAL RENOVATION
 3873 JEAN STREET
 JACKSONVILLE, FLORIDA 32206



DRAWN BY:
MICHAEL COLEMAN

SCALE: AS INDICATED

SITE PLAN

A1.2

COA-23-29935
1818 Montgomery
Place



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

December 13, 2023

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-29935

Address: 1818 Montgomery Place, RE# 092905-0000

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

Owner: Julie Peckman & Michael Tostrud
1818 Montgomery Place
Jacksonville, Florida, 32205

Applicant: Adam Brannan, Brannan Builders, Inc.
1166 Old Ridge Road
Jacksonville, Florida, 32220

Year Built: c. 1966 (*Property Appraiser*)

Designation: Riverside Avondale; Non-Contributing

Request: New Construction – Addition

Summary Scope of Work:

1. One-Story Addition to Accessory Structure

Recommendation: **Approve with Conditions**

Conditions:

1. The design, size, and location shall be substantially similar to the plans attached within the book package.
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 in accordance with the latest version of the HPS Window Supplement.
6. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-23-29935 is for the construction of a small addition on the rear of a detached garage located at the rear right corner of the property. The primary structure on the property is non-contributing to the Riverside Avondale Historic District. It can be described as a split-level ranch home characterized by its low-sloped cross-gabled roof form, long slender windows, and brick exterior. As proposed, the applicant seeks to construct a 336-square-foot addition on the rear of an existing concrete block garage. As designed, the small addition will consist of Hardie plank lap siding, three one-over-one windows, a circular vent within the gable roof form, and a set of French doors. Historic Preservation Staff can only approve accessory structures that are 576 square feet or less. Since the combined square footage of the accessory structure (720 square feet) and the proposed addition (336 square feet) exceeds the approvable Staff-level size, this COA application must be reviewed by the Commission.

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:

- As designed, the height and roof form of the proposed addition is compatible with the existing height and roof form of both the primary structure and the detached garage. As such, the proposed work is consistent with Chapter 307.106(k)(1) and Section 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 and accessory structure, which is consistent with 307.106(m)(2), 307.106(m)(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 Chapter 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;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

New Construction

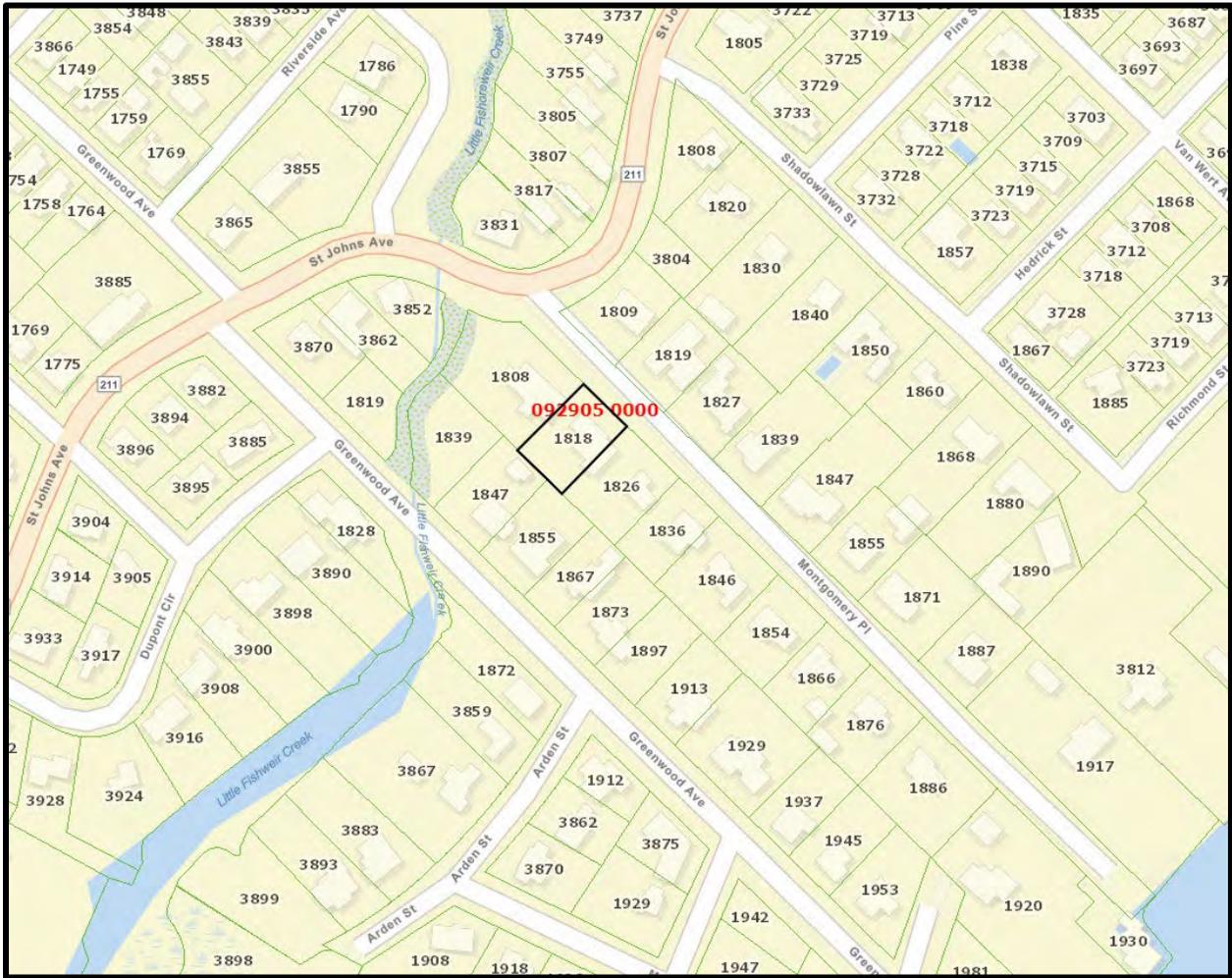
- 307.106(m)(1) - *Height*. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in a historic district.
- 307.106(m)(2) - *Proportions of windows and doors*. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in a historic district.

- 307.106(m)(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.

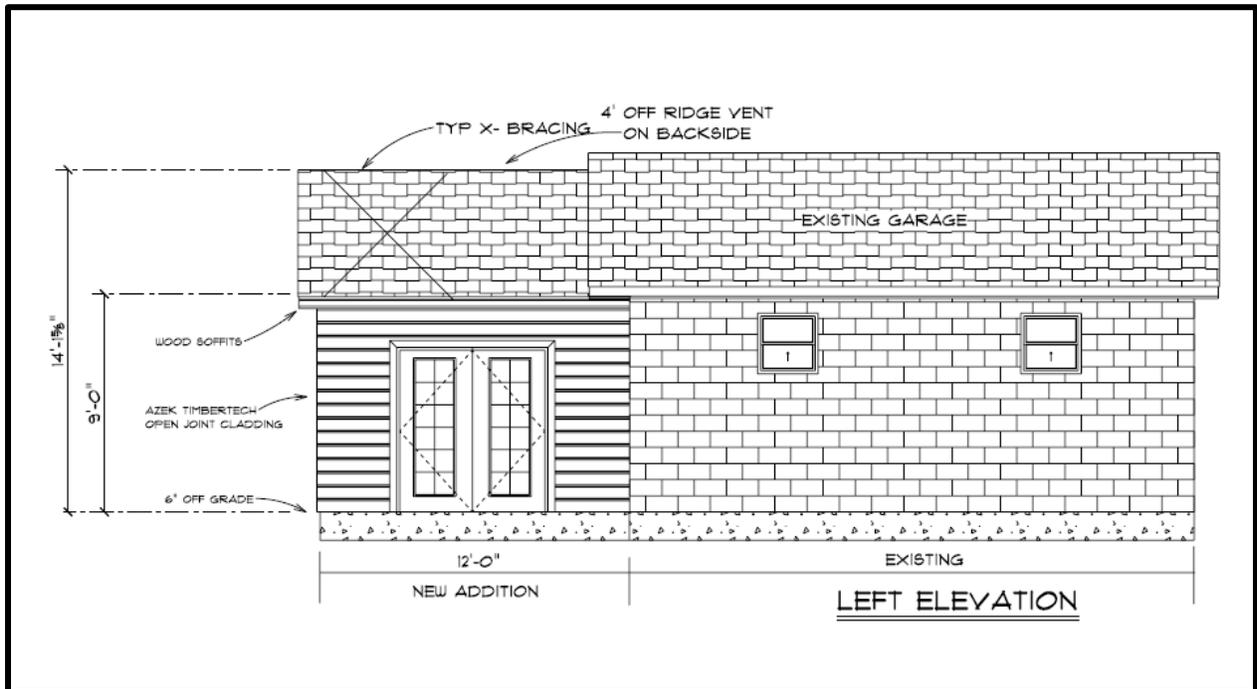
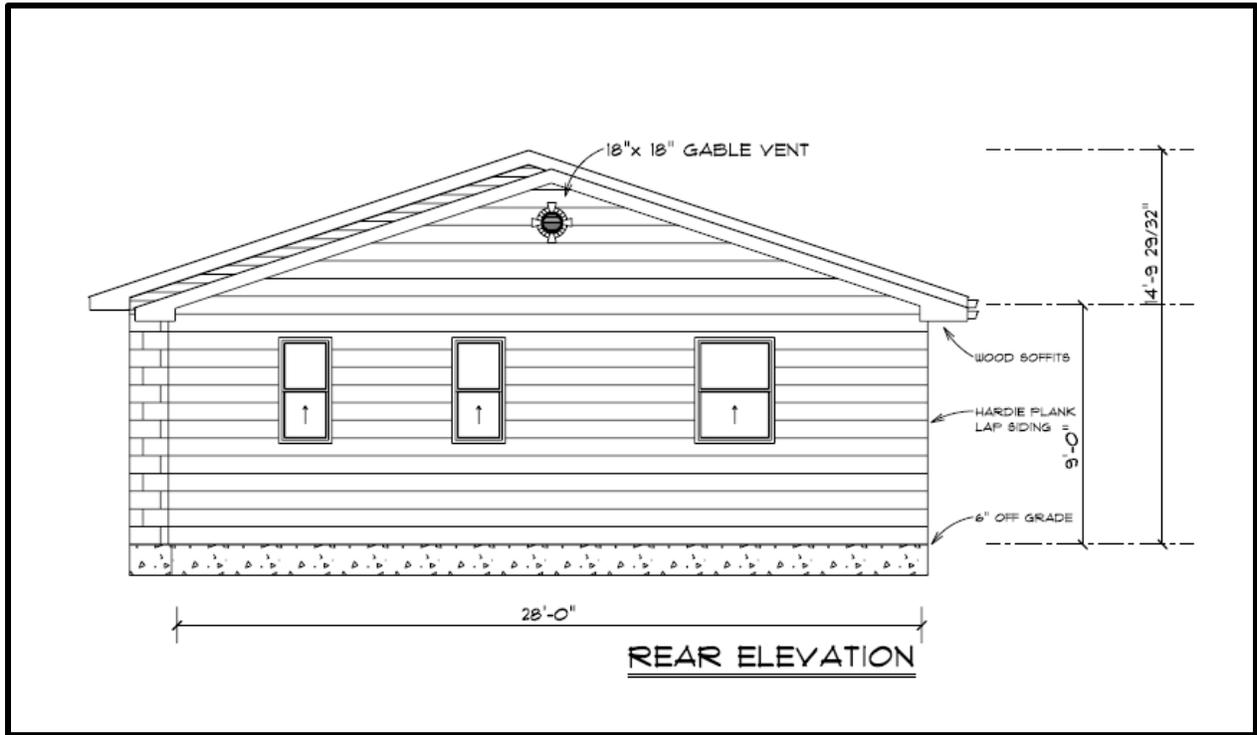
LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



ELEVATION DRAWINGS DATED OCTOBER 26, 2023



Application For Certificate Of Appropriateness

Application Info

Tracking #	29935	Application Status	FOUND SUFFICIENT
Date Started	11/02/2023	Date Submitted	11/02/2023

Planning and Development Department Info

COA #	COA-23-29935
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	11/17/2023
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	12/13/2023
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
BRANNAN	ADAM	
Company Name		
BRANNAN BUILDERS, INC		
Mailing Address		
1166 OLD RIDGE ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32220
Phone	Fax	Email
904 813 5067	904	ABRANNAN19@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
TOSTRUD	JULIE	
Company/Trust Name		
HOMEOWNER		
Mailing Address		
1818 MONTGOMERY PLACE		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
3128060553		JULIETOSTRUD@GMAIL.COM

Description Of Property

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

Map	RE#
	092905 0000

--	--

Location Of Property

General Location

Riverside/Avondale Historic District

House #

1818

Street Name, Type and Direction

MONTGOMERY PL

Zip Code

32205

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

DETACHED GARAGE, ADDITION. REMOVE EXISTING SHED, ADD ON TO EXISTING BLOCK GARAGE WITH NEW WOOD FRAME CONSTRUCTION/HARDIE PLANK LAP SIDING.

Addition Information

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

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

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	BB TOSTRUD COVER SHEET
<input checked="" type="checkbox"/>	FLOOR & FOUNDATION V3.PDF
<input checked="" type="checkbox"/>	TOSTRUD ELEVATIONS V3.PDF
<input checked="" type="checkbox"/>	WALL DETAIL V3.PDF

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: 11.21.23

COA#: 29935

Address: 1818 Montgomery Place
Jax, FL 32205

Owner: Jule Tostrud

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 29935 were posted on the property/site located at:

092905-0000
Real Estate Number(s)

1818 Montgomery Place
Street Address

Jax, FL 32205
City, State Zip Code

Printed Name Adam Brayman

Signature [Handwritten Signature]

Dated this 21 day of November, 2023.

TOSTRUD MICHAEL STEVEN
 1818 MONTGOMERY PL
 JACKSONVILLE, FL 32205
PECKHAM JULIE CHRISTINE

Primary Site Address
 1818 MONTGOMERY PL
 Jacksonville FL 32205

Official Record Book/Page
 19426-00413

Tile #
 6433

1818 MONTGOMERY PL

Property Detail

RE #	092905-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01593 MONTGOMERY PLACE
Total Area	12540
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$529,477.00	\$534,492.00
Extra Feature Value	\$24,213.00	\$22,326.00
Land Value (Market)	\$335,825.00	\$335,825.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$889,515.00	\$892,643.00
Assessed Value	\$672,925.00	\$682,888.00
Cap Diff/Portability Amt	\$216,590.00 / \$0.00	\$209,755.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$622,925.00	See below

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.](#)

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value

Assessed Value	\$682,888.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$632,888.00

SJRWMD/FIND Taxable Value

Assessed Value	\$682,888.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$632,888.00

School Taxable Value

Assessed Value	\$682,888.00
Homestead (HX)	- \$25,000.00
Taxable Value	\$657,888.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19426-00413	10/14/2020	\$870,000.00	WD - Warranty Deed	Qualified	Improved
17231-01606	6/30/2015	\$674,000.00	WD - Warranty Deed	Qualified	Improved
16309-00646	3/26/2013	\$560,000.00	WD - Warranty Deed	Qualified	Improved
09890-01776	2/16/2001	\$296,000.00	WD - Warranty Deed	Qualified	Improved
07018-01032	12/20/1990	\$100.00	WD - Warranty Deed	Unqualified	Improved
06530-02297	6/10/1988	\$183,700.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,569.00
2	POLR3	Pool	1	0	0	1.00	\$20,757.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	95.00	140.00	Common	95.00	Front Footage	\$335,825.00

Legal

LN	Legal Description
1	9-30 58-2S-26E .29
2	MONTGOMERY PLACE
3	SE1/2 LOT 8(EX SE 5FT)

Buildings

Building 1

Building 1 Site Address
 1818 MONTGOMERY PL Unit
 Jacksonville FL 32205

Building Type	0108 - SFR CLASS 2
Year Built	1966
Building Value	\$534,492.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1989	1989	1989

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Exterior Wall	6	6 Vertical Sheet
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	10	10 Terrazzo Mono
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted



Finished Open Porch	20	0	6
Finished upper story 1	645	645	613
Unfin Det Garage	720	0	360
Addition	630	630	567
Unfinished Storage	12	0	5
Adds Additional Area	0	0	0
Total	4016	3264	3540

Air Cond	3	3 Central
----------	---	-----------

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

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$672,925.00	\$50,000.00	\$622,925.00	\$6,827.78	\$7,049.58	\$6,444.47
Urban Service Dist1	\$672,925.00	\$50,000.00	\$622,925.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$672,925.00	\$25,000.00	\$647,925.00	\$2,033.26	\$2,062.35	\$1,901.14
By Local Board	\$672,925.00	\$25,000.00	\$647,925.00	\$1,412.48	\$1,456.54	\$1,320.73
FL Inland Navigation Dist.	\$672,925.00	\$50,000.00	\$622,925.00	\$19.31	\$17.94	\$17.94
Water Mgmt Dist. SJRWMD	\$672,925.00	\$50,000.00	\$622,925.00	\$119.10	\$111.69	\$111.69
School Board Voted	\$672,925.00	\$25,000.00	\$647,925.00	\$0.00	\$647.93	\$0.00
Urb Ser Dist1 Voted	\$672,925.00	\$50,000.00	\$622,925.00	\$0.00	\$0.00	\$0.00
			Totals	\$10,411.93	\$11,346.03	\$9,795.97

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$680,875.00	\$653,326.00	\$50,000.00	\$603,326.00
Current Year	\$889,515.00	\$672,925.00	\$50,000.00	\$622,925.00

2023 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

- 2023**

- 2022**

- 2021**

- 2020**

- 2019**

- 2018**

- 2017**

- 2016**

- 2015**

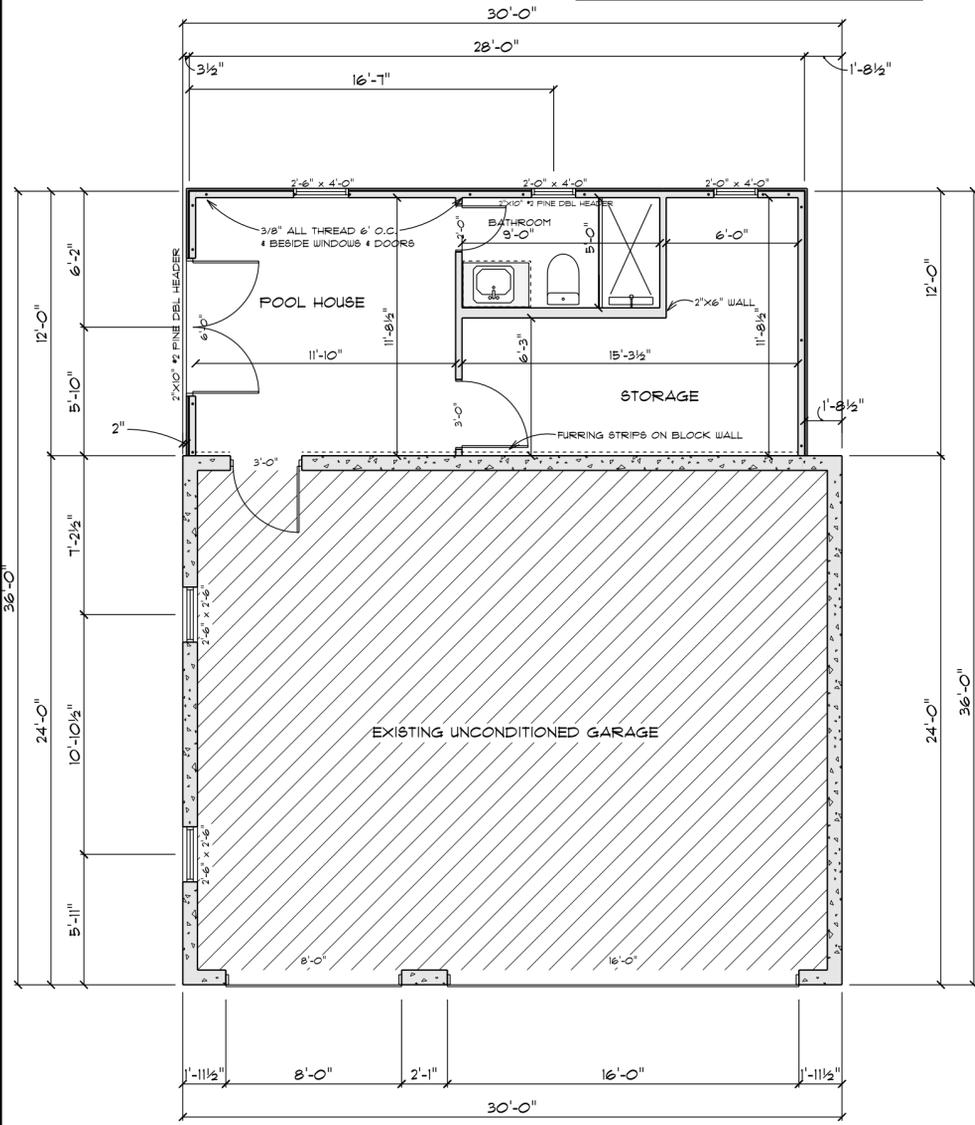
- 2014**

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

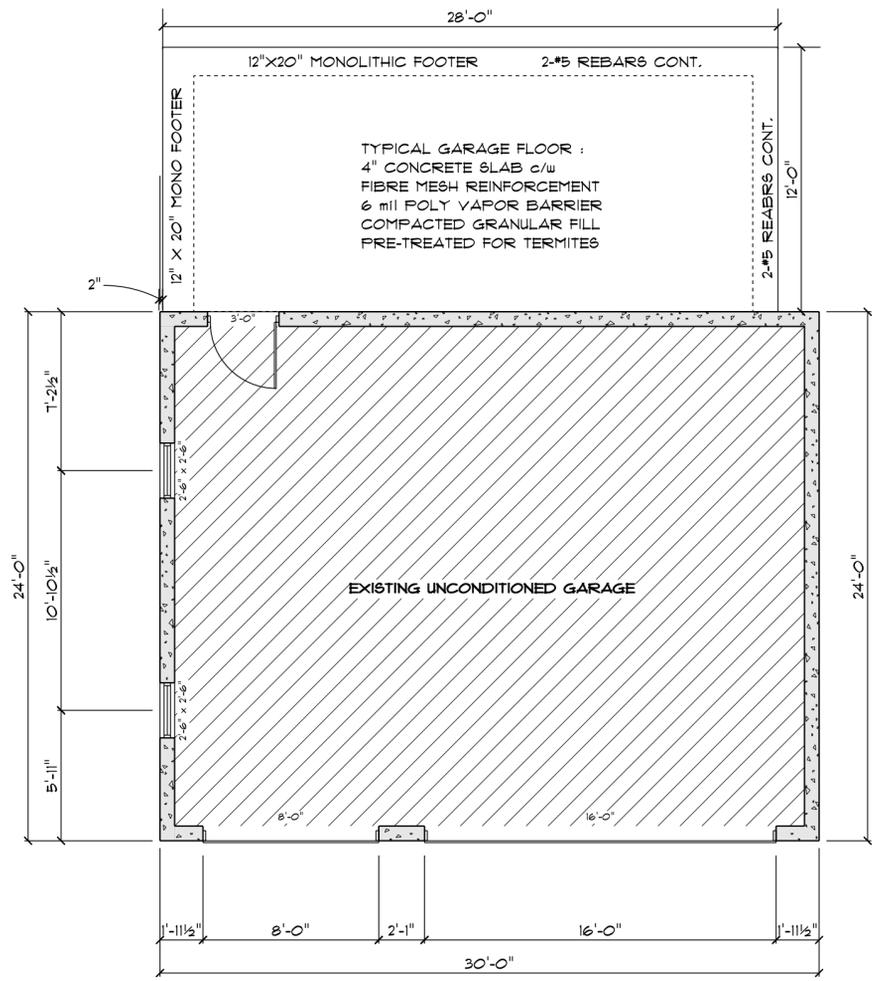
More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

PROPOSED FLOOR PLAN



PROPOSED FOUNDATION PLAN

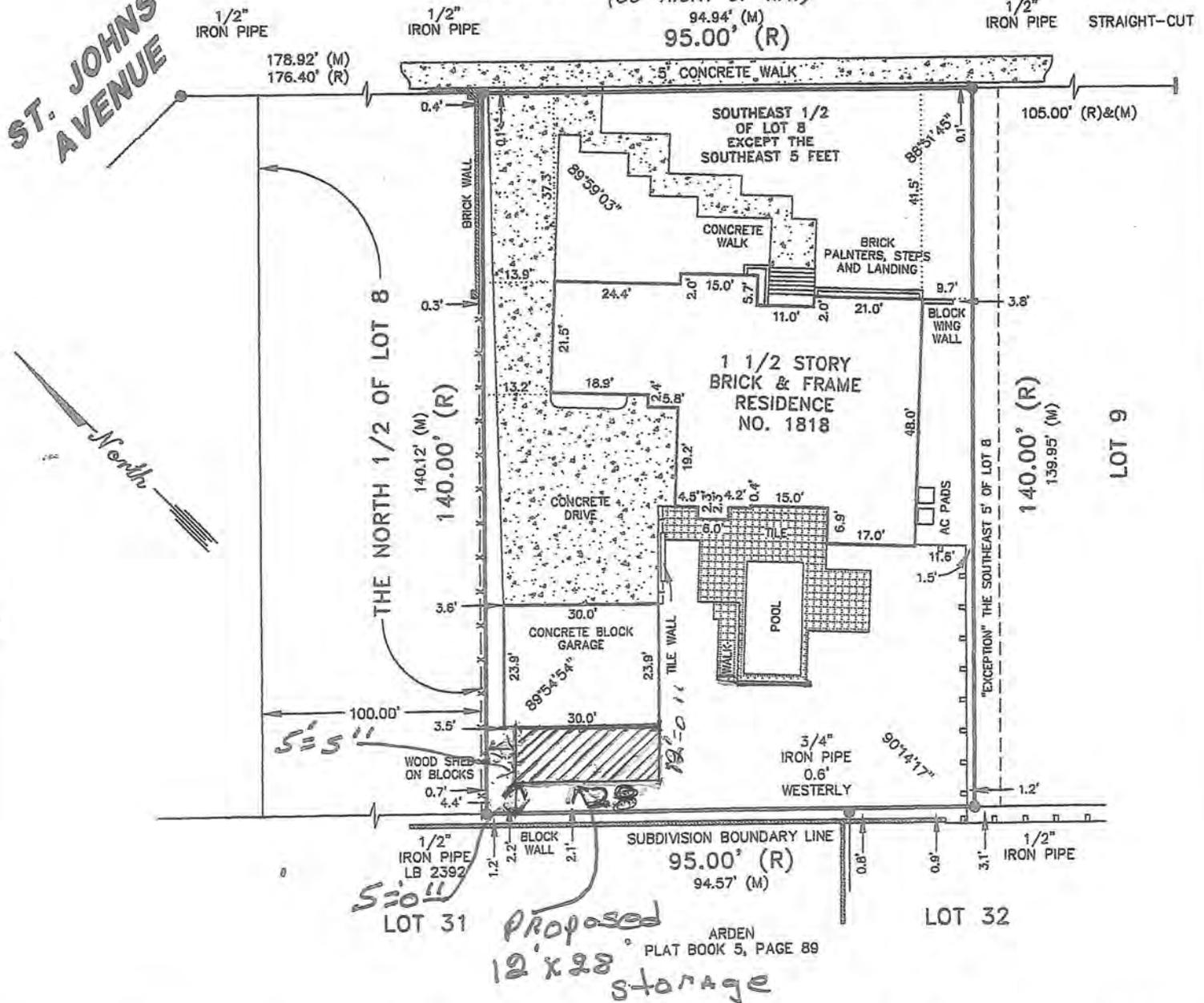


<p>BRANNAN BUILDERS, INC 1166 OLD RIDGE RD JACKSONVILLE, FL 32220 CBC1251023</p>	<p>THE TOSTRUD PROJECT 1818 MONTGOMERY PLACE JACKSONVILLE, FL 32205</p>	<p>ENGINEER INFORMATION HAROLD WILLIAM COFFIELD 2743 ANNISTON RD JACKSONVILLE, FLORIDA 32246 (904) 511-1106 FL 50401</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DRAWN BY: ADAM BRANNAN</p>	<p>DATE: 10/26/2023</p>
			<p>SECTION LETTER: A</p>	<p>PAGE: 2</p>	

MAP SHOWING BOUNDARY SURVEY OF THE SOUTHEAST 1/2 OF LOT 8, (EXCEPT THE SOUTHEAST 5 FEET), MONTGOMERY PLACE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 30, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ST. JOHNS AVENUE

MONTGOMERY PLACE (50' RIGHT OF WAY)



FLOOD ZONE "x" = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "x (SHADED)" = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



ASSOCIATED SURVEYORS INC.
LAND & ENGINEERING SURVEYS

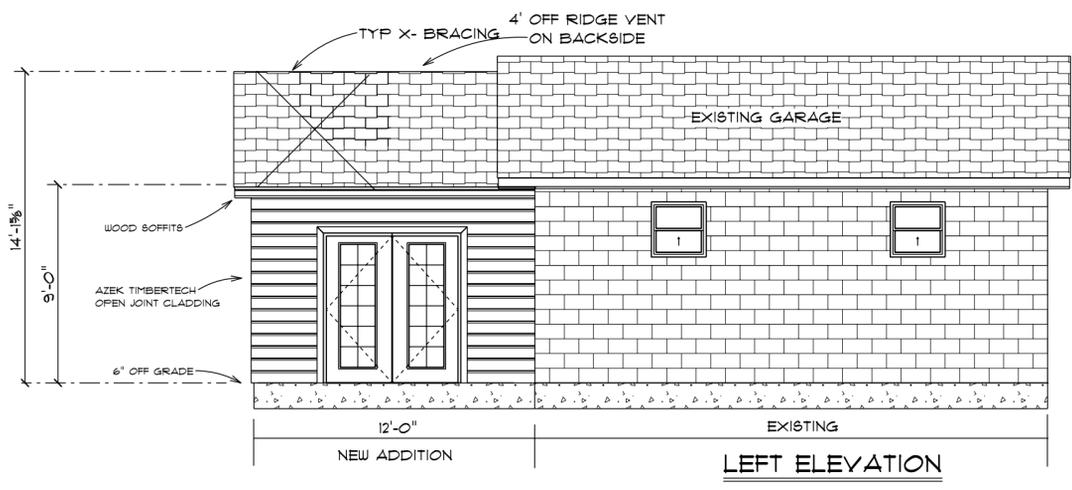
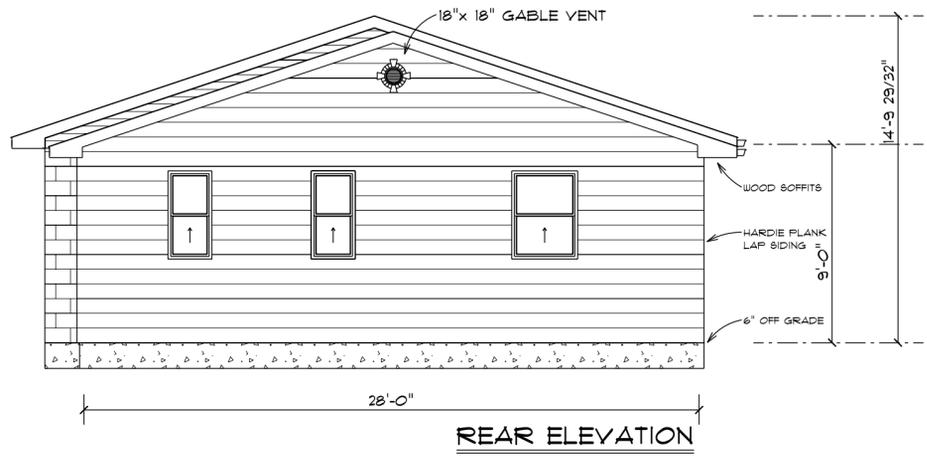
3846 BLANDING BOULEVARD
JACKSONVILLE, FLORIDA 32210
904-771-6468

GENERAL NOTES:

1. ANGLES ARE SHOWN ON THIS SURVEY.
2. STRUCTURE NO. 1818 SHOWN HEREON LIES WITHIN FLOOD ZONE X AS BEST DETERMINED FROM F.E.M.A. FLOOD MAPS PANEL NO. 362 DATED 03-05-2013
3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PIPES AND UTILITIES, IF ANY, NOT DETERMINED.
4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.
5. THIS SURVEY BASED ON LEGAL DESCRIPTIONS FURNISHED. THE PUBLIC RECORDS WERE NOT SEARCHED BY THIS SURVEYOR FOR EASEMENTS, TITLE, COVENANTS, B.R.L.'S RESTRICTIONS, CLOSURES, TAKINGS OR ORDINANCES, ETC.
6. UNLESS OTHERWISE STATED ALL IRON PIPES FOUND HAVE NO IDENTIFICATION.

LEGEND/ABBREVIATIONS

AC = AIR CONDITIONER PLS = PROFESSIONAL LAND SURVEYOR



	SCALE:	ADAM BRANNAN	PAGE: 3
	DRAWN BY:	DATE: 10/26/2023	PAGE NUMBERS: 13
ENGINEER INFORMATION HAROLD WILLIAM COFFIELD 2743 ANNISTON RD JACKSONVILLE, FLORIDA 32246 (904) 511-1106 FL 50401			
THE TOSTRUD PROJECT 1818 MONTGOMERY PLACE JACKSONVILLE, FL 32205			
BRANNAN BUILDERS, INC 1166 OLD RIDGE RD JACKSONVILLE, FL 32220 CBC1251023			

D. Previously Deferred Items to be Heard



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

E. Condemned Properties



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

F. Historic Designations



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

G. Certificate of Appropriateness



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

H. Certificate of Appropriateness (Work initiated or completed without a COA)



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

I.

Appeal of

Administratively

Approved COA's



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

J. Minor Modifications to Previously Approved COA's



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

K.

Public Comments



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

L.

New Business



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Building Renaming 6360 Commerce Street



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Demolition Delay 411-415 North Duval Street



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Fencing and Wall Guidelines



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

FENCING AND WALL GUIDELINES



Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

HistoricPreservation@coj.net

904-255-7800



2024 Fencing and Wall Guidelines

Appropriate Street-visible Designs

Fencing

- Vertically oriented, simple design (Stockade, Board-on-Board, Cap and Trim, Shadowbox, Dog Ear, French Gothic Picket, and Picket)
- The gates shall be the same design as the fence

Walls

- Simple design, coping, pilasters, columns



Highly Ornate



Wood (Dog-Ear)



Horizontal Fencing



Wrought Iron (Aluminum)

Inappropriate Street-Visible Designs

Fencing

- Horizontally oriented, highly ornate (Chippendale, Pike, Hairpin, Lattice, etc.)
- The gate does not match the design of the fence

Walls

- Highly ornate



Vinyl Fencing



Masonry & Picket

Appropriate Street-Visible Materials

Fencing

- Wood, cast iron, wrought-iron and wrought-iron looking (aluminum, steel, etc.), masonry columns between wrought iron style fencing

Walls

- CMU block, rusticated block, split-face block, masonry (stucco, brick, etc.)

Inappropriate Street-Visible Materials

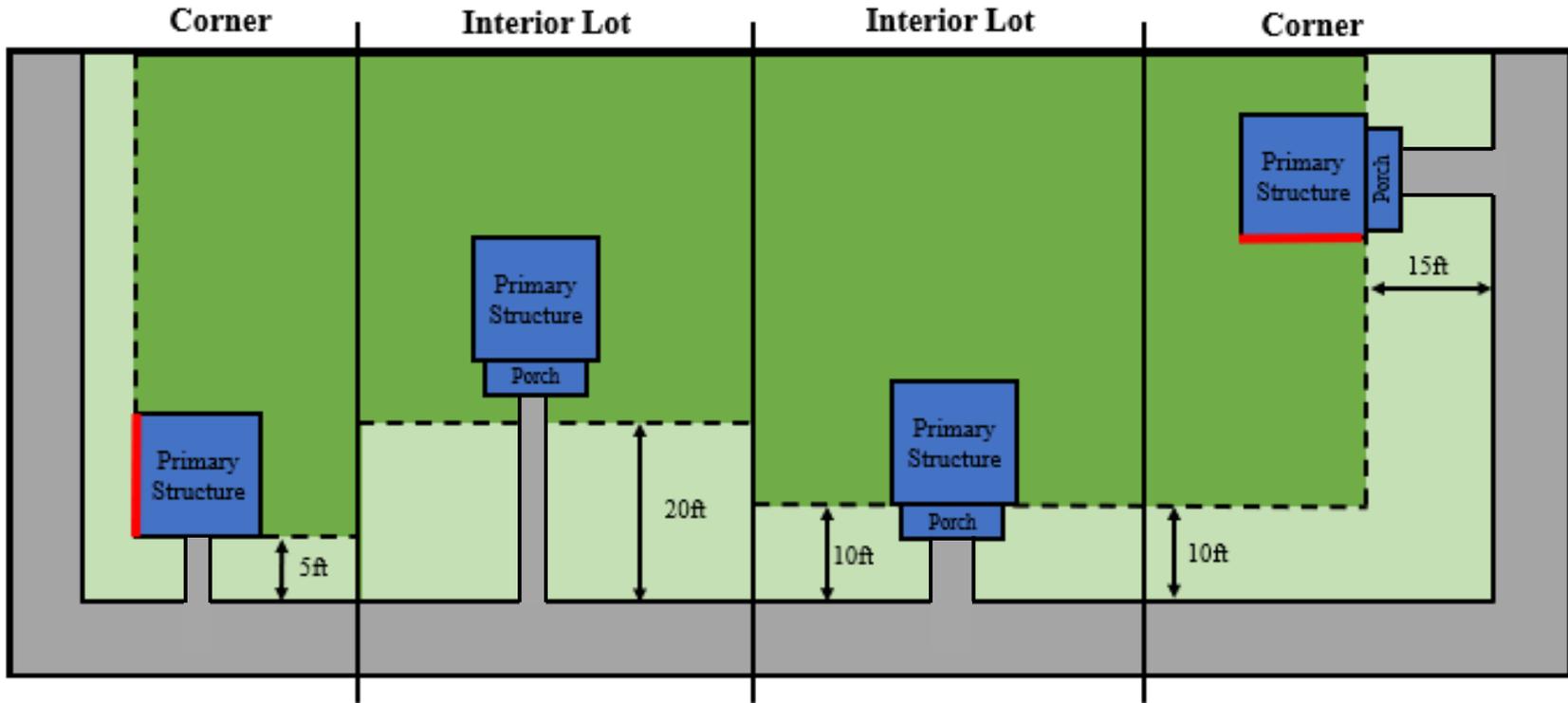
Fencing

- Street-visible vinyl, street-visible chain link, chicken/hog-wire, metal panels

Walls

- Stone and poured concrete

2024 Fencing and Wall Guidelines

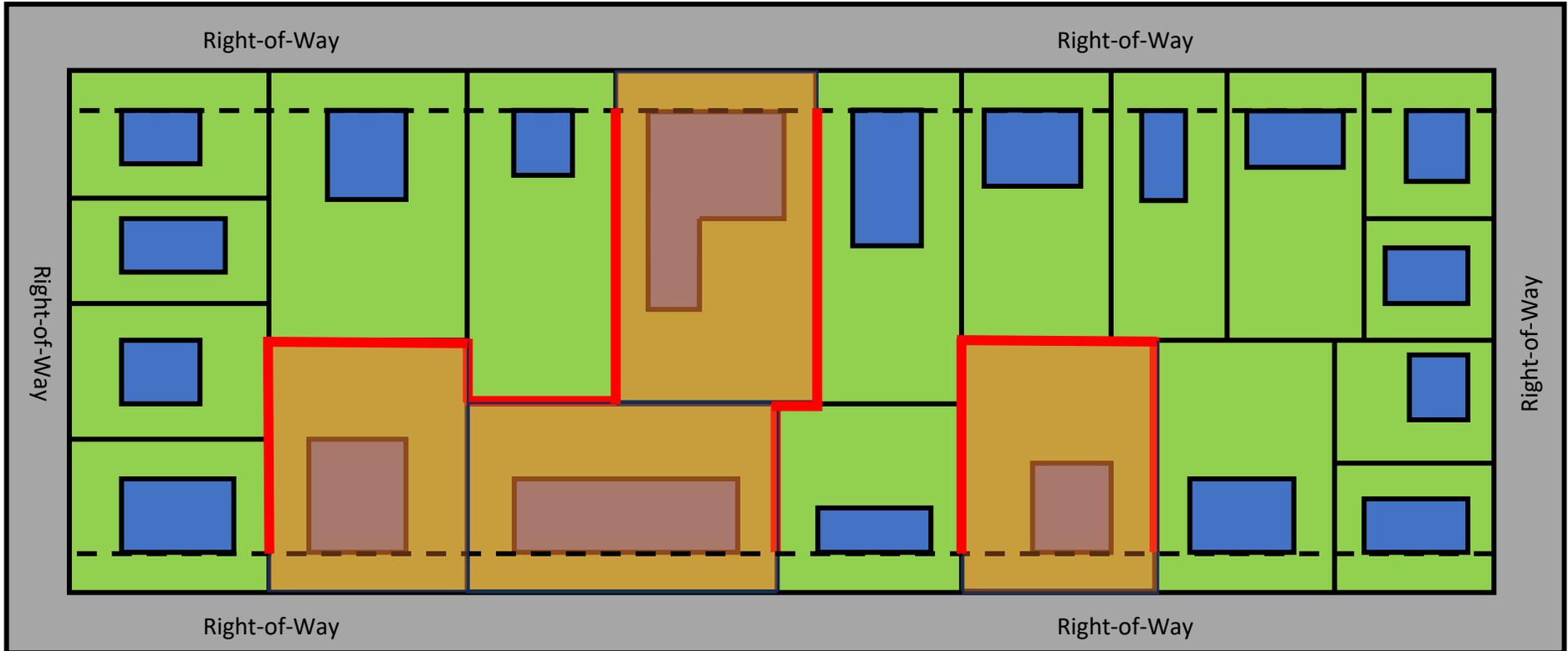


 Secondary wall plane	 4ft max height  6ft max height	Required Front Yard: (1) The space between the front plane of the home and the Right-Of-Way OR (2) 20 feet back from the Right-Of-Way, whichever is the least	Secondary Front Yard: (1) The space between the secondary wall plane of the home and the Right-Of-Way OR (2) 10 feet back from the Right-Of-Way, whichever is the least
---	--	--	--

Appropriate Height & Placement - Fencing	Appropriate Height & Placement - Walls	Inappropriate Height & Placement
General ➤ Support posts shall not exceed one (1) foot above the fencing Front and Secondary Front Yards ➤ Fencing shall not exceed four (4) feet in height Back Yards ➤ Fencing shall not exceed six (6) feet in height	Front and Secondary Front yard ➤ Walls shall not exceed three (3) feet in height Back Yards ➤ Walls shall not exceed six (6) feet in height	Front and Secondary Front Yards ➤ Fencing shall not exceed four (4) feet in height ➤ Walls shall not exceed three (3) feet in height Back Yards ➤ Fencing/Walls shall not exceed six (6) feet in height

2024 Fencing and Wall Guidelines

8ft Fencing In-Between Incompatible Uses



 Non-residential Use	 Residential Use	 Areas where 8ft fencing is appropriate
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Note: 8ft fencing is appropriate where the property line abuts an incompatible use. The proposed 8ft fencing would still need to start either at the front plane of the primary structure or 20ft back from the right-of-way

FAQ Section

1) Fencing doesn't require a permit; Why do I need to complete a COA?

A. Regardless of its street visibility or whether a permit is required, any exterior change within a historic district or local landmark requires a COA.

2) What if I install a new fence without a COA?

A. It is possible that your property will be held in violation. Once your property is in violation and it is a scope of work that can not be approved administratively, it must be reviewed by the Jacksonville Historic Preservation Commission (JHPC). In this case, fees are doubled and the JHPC must review the work as if it had not been done.

3) Why can't I have a horizontal fence?

A. Horizontal fencing is considered a non-historic design within the Historic Districts. Vertical fencing is the predominant fencing design within the Districts.

4) What would happen if I proposed horizontal fencing for my property?

A. Horizontal fencing cannot be approved administratively. Therefore, it must be reviewed by the JHPC, and staff would not recommend approval as it is inconsistent with the Fencing and Wall Guidelines.

5) If I have a corner lot property and my existing 6-foot fence is on the property line facing the street, can I replace it with a new fence?

A. If you are replacing the entire fence with new fencing materials, then the new fence needs to comply with the existing codes/regulations because the fence has lost its grandfathered status. This means the new fence would need to be either ten (10) feet away from the side property line or start at the edge of the primary structure's secondary wall plane. If you are replacing a few boards on the fence, that would **not** require the existing fencing to come into compliance.

B. If you would prefer to keep the existing placement of the 6-foot fence, you would need to obtain an Administrative Deviation (AD) as the new fencing would be inconsistent with the Zoning Code.

6) What does "grandfathered status" mean?

A. Grandfathered refers to the status provided to structures (fencing, building, hardscaping, etc.) that legally existed prior to the date of adoption of a new code or regulation. However, if the structure is demolished, removed, or altered, it would lose that grandfathered status and must conform to the current codes/regulations.

7) I want to apply using a hand-drawn survey of my property. Is that acceptable?

A. Hand-drawn surveys are typically not allowed as they are not drawn to scale. Usually, when properties are purchased, they are given a survey of their property. If you did not receive a survey with the purchase of your property, Staff recommends reaching out to the Archives Section (bidarchives@coj.net) as they typically have surveys of properties on file. If they do not, you would need to contact a land surveying company. *As a government entity, we cannot recommend any specific company.

HPS Contact Information:

Email: historicpreservation@coj.net

Website: <https://www.jacksonville.gov/departments/planning-and-development/community-planning-division/default>

Phone: (904) 255 7800 (Ask to speak with a Historic Planner)

M. Information



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

2024 Historic Preservation Resource Packet



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

20
24
:
:
:



HISTORIC PRESERVATION RESOURCE PACKET

Planning and Development Department

HistoricPreservation@coj.net

www.jacksonville.gov

(904) 255-7800

Table of Contents

- General Information
- Helpful Links and Resources
- COA Matrix
 - Scope of Work Quick Reference Guide
- Definitions
- COA Instructions
- Sufficiency Deadlines
- COA Process Chart
- Commission Fees
- Differences between local and NR Historic Districts
- Fencing and Wall Guidelines
- HPS Window Supplement

Pending Legislation



JACKSONVILLE HISTORIC PRESERVATION COMMISSION



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

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: December 13, 2023

The following historic preservation items are pending legislative action from City Council. Please see the attached bill summaries for more details:

- **Ordinance 2023-0796** – The bill designates a residential building at 411 North Liberty Street as a local landmark. (LUZ: 1/3/24 PH)
- **Pending Ordinance** – An appeal has been filed for the denial of after-the-fact wholesale window replacement (COA-23-29677) at 1764 Greenwood Avenue.

Public Works Improvement Projects



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

N.

Old Business



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

O.

Design Issues



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

P.

Addendum



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Q.

Adjournment



JACKSONVILLE HISTORIC PRESERVATION COMMISSION