

Jacksonville Historic Preservation Commission



February 28, 2024

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



A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, February 28, 2024 (3:00 PM - 5:00 PM)

Members:

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

AGENDA

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

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

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

NOTE: The next regular meeting will be held Wednesday, March 27, 2024.

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

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

Speakers may appeal the decision of the Commission on an item they addressed. Appeals may be made to the City Council within twenty-one (21) days of the date of the Final Order in the matter. To appeal, file a Notice of Appeal with the Legislative Services under §307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal the Order.

A. Call to Order/Verification of Quorum

1. Submittal of Speaker's Cards
2. Breaks at 5 PM, 7 PM and every two hours thereafter until the close of the meeting
3. Approval of Minutes from January 24, 2024

B. Deferred Items

1. **COA-22-27451** (2768 Riverside Avenue)
2. **COA-23-28339** (3664 Richmond Street)
3. **COA-23-29186** (2799 Selma Street)
4. **LS-23-01** (538 Ellis Road, South)
5. **LM-24-02** (315 Forsyth Street, West)

C. Consent Agenda

1. **COA-23-29719**
District: Local Landmark - 2111 Liberty Street, North
Applicant: Michael Mumford, MMCM LLC
Owner: Michael Mumford, MMCM LLC
Request: Alterations - awnings
Staff Recommendation: Approve with Conditions
2. **COA-23-29932**
District: Riverside/Avondale - 2242 Myra Street
Applicant: Maria Cox
Owner: Maria Cox
Request: Alterations
Staff Recommendation: Approve with Conditions
3. **COA-23-30108**
District: Riverside/Avondale - 3606 Boone Park Avenue
Applicant: Laura Todd
Owner: Laura and Camilo Molina
Request: Alterations - deck
Staff Recommendation: Approve with Conditions
4. **COA-23-30123**
District: Riverside/Avondale - 3709 Hedrick Street
Applicant: Christine King
Owner: Christine King
Request: Demolition - accessory structure
Staff Recommendation: Approve

D. Previously Deferred Items to be Heard

E. Condemned Properties

F. Historic Designations

1. LM-24-01

District: Springfield - 1349 Market Street, North
Applicant: House of Leaf & Bean, LLC
Owner: House of Leaf & Bean, LLC
Request: Landmark Designation

G. Certificates of Appropriateness

1. COA-23-30131

District: Riverside/Avondale - 132 6th Street, East
Applicant: Terrawise Homes, Inc.
Owner: Terrawise Homes, Inc.
Request: New construction
Staff Recommendation: Approve with Conditions

2. COA-24-30146

District: Springfield - 1422 Liberty Street, North
Applicant: Michael Tessema, Up & Coming Properties, LLC
Owner: Michael Tessema, Up & Coming Properties, LLC
Request: Demolition
Staff Recommendation: Approve

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

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. Demolition Delay: 700, 700A, 700B Palmetto Street - Eastside National Register
2. HPS Window Supplement

M. Information

1. Restore Endangered Historic Adaptable Buildings (REHAB) Process Memo
2. 2024 Historic Preservation Resource Packet

3. Quasi-Judicial Issues / Due Process
4. Pending Legislation
5. Public Works Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment

A.

Call to Order



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

1.

*Submittal Of
Speaker's Cards*



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, January 24, 2024,
commencing at 3:00 p.m., at the Ed Ball Building,
214 North Hogan Street, Room 851, 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.
JULIA EPSTEIN, Secretary.
OLIVIA FRICK, Commission Member.
MAX GLOBER, Commission Member.
MICHAEL MONTOYA, Commission Member.
ETHAN GREGORY, Commission Member.
WILLIAM HOFF, Commission Member.

ALSO PRESENT:

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

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3

1 commissioner.
2 THE CHAIRMAN: We're going to take a break
3 every two hours, if needed. Please silence
4 your cell phones. Any private conversations,
5 please be had in the hallway.
6 With that, I'll entertain a motion for the
7 December 13th minutes.
8 COMMISSIONER EPSTEIN: Motion to approve
9 the December 13th minutes.
10 COMMISSIONER MONTOYA: Second.
11 THE CHAIRMAN: All in favor?
12 COMMISSION MEMBERS: Aye.
13 THE CHAIRMAN: Those opposed?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: Hearing none, those minutes
16 have been approved.
17 We're going to jump right in here. We've
18 got a couple of deferred items today:
19 COA-22-27451, 2768 Riverside Avenue;
20 COA-23-28339, 3664 Richmond Street; and
21 COA-23-29186, 2799 Selma Street.
22 And with that, we'll jump into Section C,
23 our consent agenda.
24 Arimus, we're still moving --
25 MR. WELLS: Yes.
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2

1 P R O C E E D I N G S
January 24, 2024 3:00 p.m.

2 - - -

3 THE CHAIRMAN: All right. Welcome to the
4 January 24th meeting of the Jacksonville
5 Historic Preservation Commission.
6 If I could start with some introductions,
7 please.
8 MR. ANDERSON: Jermaine Anderson, Historic
9 Preservation.
10 MR. WELLS: Arimus Wells, Historic
11 Preservation.
12 MS. LOPERA: Carla Lopera, Office of
13 General Counsel.
14 COMMISSIONER MONTOYA: Michael Montoya,
15 commissioner.
16 THE CHAIRMAN: J.C. Demetree, chairman.
17 COMMISSIONER GREGORY: Ethan Gregory,
18 commissioner.
19 COMMISSIONER FRICK: Olivia Frick,
20 commissioner.
21 COMMISSIONER EPSTEIN: Julia Epstein,
22 commissioner.
23 COMMISSIONER HOFF: Bill Hoff,
24 commissioner.
25 COMMISSIONER GLOBER: Max Globber,
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4

1 THE CHAIRMAN: So under Section G,
2 Certificates of Appropriateness, we're going to
3 go ahead and pull that to consent. That would
4 be COA-23-29976, 1928 Morningside Street. That
5 is being moved to consent.
6 So our consent agenda now reads:
7 COA-23-29974, 1404 Avondale Avenue;
8 COA-23-30036, 1430 Donald Street; COA-23-30102,
9 1324 Ionia Street; COA-23-30125, 2822 Riverside
10 Avenue; and COA-23-29976, 1928 Morningside
11 Street.
12 Do any commissioners have any ex parte on
13 the consent?
14 COMMISSIONER HOFF: To the Chair, I do, on
15 Item Number 30 [sic]. The applicant sent me
16 the elevation for the (inaudible) in my prior
17 role, and there was no conversation about it.
18 THE CHAIRMAN: Thank you.
19 Does anybody else have any ex parte?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: All right. Anybody have
22 any comments or concerns before we open the
23 public hearing?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: All right. With that,
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9

5

1 we'll open the public hearing.
 2 Is anybody here to speak on any of these
 3 COAs?
 4 AUDIENCE MEMBER: Yeah, Mr. Smith.
 5 THE CHAIRMAN: You can come on up.
 6 AUDIENCE MEMBER: Yeah. Have a seat in
 7 the chair?
 8 THE CHAIRMAN: No, sir.
 9 MR. SMITH: I'm sorry, real quick --
 10 THE CHAIRMAN: If you would just do me a
 11 favor and state your name and address for me.
 12 AUDIENCE MEMBER: Yeah. (Inaudible).
 13 What did y'all just say just now? Please
 14 tell me, he -- he denied, correct?
 15 THE CHAIRMAN: No, sir.
 16 If you'll state your address for me real
 17 quick.
 18 MR. SMITH: Yeah, my address is 1024
 19 Jessie Street.
 20 THE CHAIRMAN: Yes, sir.
 21 He was just saying that somebody sent him
 22 the plans before the meeting.
 23 MR. SMITH: This is my second time in
 24 New York doing the same thing. Let me get to
 25 the point. I won't waste your time. All

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6

1 right? Because I know you're busy.
 2 THE CHAIRMAN: Yes, sir.
 3 MR. SMITH: On this side, they against
 4 y'all, correct? Yes or no?
 5 THE CHAIRMAN: No.
 6 MR. SMITH: This side say yes or no,
 7 correct? They agree with what you said,
 8 correct, sir? Get to the point.
 9 THE CHAIRMAN: No, they -- this is -- I
 10 mean, our staff supports us for the most part,
 11 and we support them, vice versa.
 12 MR. SMITH: So -- so why I'm [sic] here
 13 for?
 14 THE CHAIRMAN: I'm confused.
 15 MR. SMITH: You tell me. You gave me a
 16 letter.
 17 THE CHAIRMAN: I'm confused.
 18 MR. WELLS: Sir --
 19 THE CHAIRMAN: Do you know what's going
 20 on?
 21 MR. WELLS: I believe you said you're --
 22 you live on Jessie Street?
 23 MR. SMITH: I own a few houses on Jessie
 24 Street.
 25 MR. WELLS: Okay. What you have in your

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7

1 hand is a notice of public hearing, so --
 2 MR. SMITH: Okay.
 3 MR. WELLS: There is a property owner who
 4 lives within 350 feet of your property.
 5 MR. SMITH: Yeah.
 6 MR. WELLS: They're looking to landmark
 7 their property. So anyone who lives within
 8 350 feet, or radius, of that property, you get
 9 notified via mail of their landmark
 10 designation.
 11 MR. SMITH: And who put the landmark on
 12 it?
 13 MR. WELLS: So they're requesting it. So
 14 this is --
 15 MR. SMITH: Who's requesting it, sir?
 16 MR. WELLS: So this is the property owners
 17 at 1009 Jessie Street. So they're in the
 18 audience, but -- they will have the opportunity
 19 to speak on their item later in the agenda.
 20 But, ultimately, that's the reason that you
 21 received the notice of public hearing.
 22 MR. SMITH: Okay.
 23 MR. WELLS: So just notifying you if
 24 you --
 25 MR. SMITH: Let me get back to the point.

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8

1 MR. WELLS: Okay.
 2 MR. SMITH: If he say something, he's
 3 denying. That means he's against the board or
 4 he's with the board, yes or no? What I'm
 5 saying is, sir, you're generally on the same
 6 side, yes or no?
 7 MR. WELLS: No. So we, on this side,
 8 we're staff members from the Planning and
 9 Development Department.
 10 MR. SMITH: Okay.
 11 MR. WELLS: This is an independent body.
 12 The rest of the members are an independent
 13 body, an agency called the Historic
 14 Preservation Commission. We present our staff
 15 findings to the Commission. It's up to them to
 16 either adopt it or reject our opinions or issue
 17 their own. So we are two separate entities.
 18 MR. SMITH: Right. So, really, I have no
 19 say so or what -- what you come up with,
 20 correct?
 21 THE CHAIRMAN: Well, this isn't coming up
 22 yet. It will come up here in just a few
 23 minutes on the landmarking, but we can chat
 24 about it now, I suppose.
 25 MR. SMITH: Okay.

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10

1 THE CHAIRMAN: All right. Anybody else
 2 here to speak on any items on the consent
 3 agenda that I rambled off?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: Seeing none, we'll close
 6 the public hearing, and I'll entertain a
 7 motion.
 8 COMMISSIONER MONTROYA: Motion to approve
 9 the consent agenda.
 10 COMMISSIONER EPSTEIN: Second.
 11 THE CHAIRMAN: All those in favor?
 12 COMMISSION MEMBERS: Aye.
 13 THE CHAIRMAN: Those opposed?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Hearing none, the consent
 16 agenda has been approved.
 17 And that leads us right into Section F,
 18 Historic Designations. Number 1 on the docket
 19 is LS-23-01. It's at 538 Ellis Road South.
 20 If we could get a -- staff, a report would
 21 be nice.
 22 MR. WELLS: Through the Chair, before I
 23 begin, can we confirm that the applicant is
 24 here?
 25 THE CHAIRMAN: Yes.
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1 recognized for possessing valuable genealogical
 2 information, particularly when state vital
 3 statistics records, including birth and death
 4 records, were not completed until after 1917.
 5 However, in more recent years, cemeteries
 6 are being recognized and protected as
 7 significant historic resources that contribute
 8 to understanding our cultural past. However,
 9 in the case of the Camp Mooney Cemetery, there
 10 have been markers placed that represent
 11 individuals known to be buried in entirely
 12 different locations. A good case is that of
 13 Dr. Holmes Steele, who was born in 1820 and
 14 died in 1867, who, according to historic
 15 records, is buried elsewhere in the old
 16 cemetery or -- Old City Cemetery.
 17 So when placed and how many questionable
 18 markers have been placed has not been
 19 determined using the current site file for the
 20 Camp Mooney Cemetery.
 21 We do find another example, this one being
 22 Jon R. Ferguson, in his 2011 inventory of Camp
 23 Mooney Cemetery, which identified 89 graves.
 24 He also stated in the title sheet that, "There
 25 are several unmarked graves and a collection of
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1 Is the applicant for 538 Ellis Road South
 2 here?
 3 AUDIENCE MEMBER: Yes.
 4 THE CHAIRMAN: Thank you.
 5 MR. WELLS: So LS-23-01 seeks to designate
 6 the property located at 538 South Ellis Road as
 7 a local landmark site. Essentially, this is
 8 a -- referred to as Camp Mooney Cemetery. And
 9 so based on our analysis, the Department found
 10 that the application meets zero of the seven
 11 criteria.
 12 So, typically, with cemeteries we evaluate
 13 it on the first criteria and the seventh
 14 criteria because those are the two criteria
 15 that the Commission -- cemeteries typically
 16 meet. So we just went into further analysis
 17 regarding those two.
 18 So the first one pertains to its value as
 19 a significant reminder of the cultural,
 20 historical, architectural or archaeological
 21 heritage of the city, state or nation.
 22 So it's been our standard practice from a
 23 departmental standpoint to find historic
 24 cemeteries to meet this criterion. However,
 25 the Camp Mooney Cemetery has long been
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1 CSA markers that may be duplicated in other
 2 cemeteries." Additionally, in her 1955
 3 inventory of Camp Mooney, Lucy Ames Edwards
 4 recorded only 16, which is a difference of 73
 5 identifiable markers.
 6 Although the presence of the Camp Mooney
 7 Cemetery has been established by historic
 8 documents and -- as serving as an outpost and
 9 camping grounds for both Confederate and
 10 Federal troops during the Civil War, the actual
 11 physical location has never been completely
 12 determined. Whether there is a physical
 13 relationship between Camp Mooney and the
 14 cemetery is still unclear.
 15 And the seventh criteria -- this is,
 16 again, something that we evaluate landmark
 17 sites, particularly cemeteries, on, and
 18 there's -- and it's based on evidence of
 19 significant exterior alterations that have
 20 negatively impacted historic resources, as well
 21 as represent alterations that are difficult,
 22 costly, or impossible to reverse.
 23 Further, the degree and nature of any
 24 exterior deterioration, as well as evidence of
 25 long-term and potentially ongoing neglect are
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1 also a factor in evaluating potential landmark
2 sites for the suitability for preservation or
3 restoration.

4 So we took the approach in this criteria,
5 just evaluating it, one, on preservation, and
6 the second one on restoration.

7 So in terms of preservation, staff finds
8 the process of designating cemeteries as local
9 landmark sites consistent with the
10 recommendations found in the Blue Ribbon
11 Commission on Abandoned and Neglected
12 Cemeteries report of 2007, particularly in the
13 areas of identifying, mapping, and recording
14 increased public awareness, protection from
15 development, as well as determining and
16 assigning responsibilities.

17 Since taking ownership of the Camp Mooney
18 Cemetery in 2021, the Sons of the Confederate
19 Veterans have installed fencing, a flagpole,
20 updated signage, as well as the cleaning of
21 debris and removing -- or removal of dead
22 trees. An ongoing maintenance plan has also
23 been established.

24 However, when we evaluate this from a
25 restoration standpoint, Camp Mooney Cemetery,
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1 the -- a vast number of discrepancies in the
2 number of burials and the placement of markers,
3 coupled with the tenuous link between Camp
4 Mooney and the cemetery, poses the question of
5 whether the cemetery can be restored to a state
6 of historical accuracy.

7 Furthermore, when preparing landmark
8 applications and reports, it requires a
9 significant amount of research that documents
10 the history of the specific cemetery, but also
11 the general historic context of the area.

12 Given the limited availability of
13 popularly archived information, staff
14 recommends additional research and
15 documentation be conducted in order to clarify
16 the placement of markers and verify the
17 historic context of the cemetery.

18 So based on our findings, again, we found
19 that it does not meet those two particular
20 criteria in depth, but overall it does not meet
21 any of the seven criteria. So based on the
22 findings in the report, staff forwards to you a
23 recommendation for denial of the Camp Mooney
24 Cemetery as a local landmark.

25 THE CHAIRMAN: All right. Questions for
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1 staff?

2 COMMISSIONER EPSTEIN: Through the Chair
3 to staff, when you go into this last part,
4 you're saying that the applicant, you know,
5 should prepare an application and report that
6 includes more information, is that something
7 that, if this was denied now, they could do
8 again later in the future and provide more
9 information?

10 MR. WELLS: Through the Chair to
11 Commissioner Epstein, that is correct. I mean,
12 it is a possibility. We still have to, of
13 course, evaluate the accuracy of it and -- and
14 the contents to make sure that there is a
15 proper linkage, but there is a possibility that
16 it could go before the Commission again for
17 landmarking.

18 THE CHAIRMAN: All right. Any other
19 questions for staff at the moment?

20 COMMISSIONER MONTOYA: Through the Chair,
21 question for staff.

22 In such a scenario, is there an opinion of
23 staff of whether it's better to keep this --
24 should it be considered to keep this
25 application open or, rather, decide this

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1 application if more evidence presents itself
2 and make a new application? I'm just wondering
3 what the ramifications of that are.

4 MR. WELLS: Through the Chair to
5 Commissioner Montoya, we have not run into this
6 issue before in quite sometime, I believe, but
7 I guess that would be up to the discretion of
8 the applicant. So it's up to them on the --
9 and their time frame. Either-or. I mean, they
10 could withdraw the application or they could
11 defer, but that's also at the discretion of the
12 Chair as well.

13 I'll defer to OGC on that.

14 MS. LOPERA: Through the Chair to the
15 Commission, so, yeah, I mean, what Mr. Wells is
16 saying is correct. And the Chair has the
17 deference to defer, if he so chooses.

18 But one of the ramifications I want to
19 highlight is that, when our City Council has
20 denied an application for designation, no
21 further applications shall be made for the same
22 cemetery or landmark for a period of one year.
23 So that would be one potential ramification.
24 However, there is a -- if it's in the best
25 interest of the city, the City Council can

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1 waive that time period.
 2 THE CHAIRMAN: All right. Any other
 3 questions for staff at the moment?
 4 COMMISSIONER MONTOYA: Sorry. Just one
 5 more.
 6 Through the Chair, question for staff.
 7 Were there discussions with the applicant about
 8 other scenarios since no criteria are being met
 9 in this current application as a course of
 10 action?
 11 MR. WELLS: Through the Chair to
 12 Commissioner Montoya, no alternative course of
 13 actions were discussed in-depth besides just --
 14 I mean, because ongoing maintenance plans
 15 already exist, they could -- they certainly
 16 have the right to continue updating it without
 17 the landmark designation.
 18 THE CHAIRMAN: All right. Any other
 19 questions for staff at the moment?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: All right. We'll open the
 22 public hearing.
 23 If the applicant can come on up.
 24 (Audience member approaches the podium.)
 25 AUDIENCE MEMBER: No one has contacted me
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1 actually going to be -- 10 on top of this
 2 cemetery. That's documented in the news
 3 articles that I provided.
 4 Like I said, there was more stuff there
 5 that -- happening. There's a school there
 6 that's in the Civil War official records
 7 identifying where that is. It's part of George
 8 Mooney's property, who's actually buried in --
 9 right beside Old City Cemetery in the Catholic
 10 section.
 11 Those stones you were talking about there,
 12 they're not there. There was some hit piece
 13 put out by some website where some guy got in
 14 there and took pictures of bronze markers that
 15 were on the ground that were found by the
 16 United Daughters of the Confederacy. They
 17 didn't have any place to put them. They laid
 18 them there. We pulled them out because they
 19 were not -- those people weren't buried there.
 20 We did the history. We put them beside the
 21 fence when we were cleaning up.
 22 We bought it, started taking the trees
 23 out, cleaning it up. That hit piece was there.
 24 He wrote that article, took pictures of those
 25 brass -- I guess scrap metal guys came and
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1 about giving -- providing more information. I
 2 gave a folder to Joel --
 3 THE CHAIRMAN: Would you state your name
 4 and address for me?
 5 AUDIENCE MEMBER: Calvin Hart, 4884
 6 Victoria Chase Court, Jacksonville, Florida
 7 322- --
 8 THE CHAIRMAN: Calvin, she's going to
 9 swear you in real quick.
 10 THE REPORTER: If you would raise your
 11 right hand for me, please.
 12 MR. HART: (Complies.)
 13 THE REPORTER: Do you affirm that the
 14 testimony you are about to give will be the
 15 truth, the whole truth, and nothing but the
 16 truth?
 17 MR. HART: Yes, the whole truth.
 18 THE REPORTER: Thank you.
 19 MR. HART: I gave a pamphlet -- I mean, I
 20 gave documentation to Joel McEachin doing this
 21 research, identifying that cemetery.
 22 That cemetery has been in the possession
 23 of the United Daughters of the Confederacy
 24 since the 1950s. That's why when you go out
 25 10, 10 hooks around, because that -- there was
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1 stole them, stole all that stuff, so those
 2 markers are no longer in existence because they
 3 got stolen. That hit piece there was not
 4 factual.
 5 George Mooney owned that property. It's
 6 documented. He owned that property, and it was
 7 used for a school. It was used by the North
 8 and the South during the war as an outpost.
 9 There -- the locals have documented -- told us
 10 and pointed to where Confederates were killed
 11 from the Skirmish at Cedar Creek and brought
 12 there because it was high ground and buried
 13 there.
 14 There was also some girls that drowned --
 15 four girls drowned in a boat that was
 16 documented that I sent in, that there was a
 17 funeral of 2,000 people there.
 18 That cemetery is kind of a shotgun-looking
 19 piece of property, but actually those
 20 commercial properties are on the cemetery,
 21 so -- the only piece left is the piece we own.
 22 Can I ask you, did you go there, or did
 23 you go to the cemetery and look at it yourself?
 24 No? Is the answer no?
 25 THE CHAIRMAN: Real quick, so you said you
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1 sent all this to Joel McEachin?
 2 MR. HART: I sent a pamphlet that thick
 3 (indicating) to him. I also turned over
 4 another historic book to a lady who picked it
 5 up, who helped me get it this far, that worked
 6 for him.
 7 But I'm asking, did anybody from your
 8 group go look at it?
 9 MR. WELLS: Yes.
 10 MR. HART: And where did you look at it
 11 from, what street? You went inside it?
 12 MR. WELLS: No, we did not go inside the
 13 cemetery. We --
 14 MR. HART: You looked at it from Ellis
 15 Road?
 16 MR. WELLS: From --
 17 MR. HART: Did you look at it from --
 18 where, the back, the front?
 19 MR. WELLS: From Ellis Road.
 20 MR. HART: And what did you see?
 21 MR. WELLS: A cemetery.
 22 MR. HART: Could you describe what you're
 23 saying? It was just an open, green field,
 24 right, with graves in the back?
 25 THE CHAIRMAN: We don't need to go
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1 through -- we don't need to go through arguing
 2 back and forth here.
 3 I think best-case scenario is probably a
 4 deferral to get some more information gathered
 5 and -- and probably try and meet in the middle
 6 here. If I had to guess --
 7 MR. HART: I mean, we're just trying to
 8 clean the cemetery up and --
 9 THE CHAIRMAN: No, I understand.
 10 MR. HART: -- restore the cemetery.
 11 THE CHAIRMAN: I understand.
 12 MR. HART: That's the --
 13 (Simultaneous speaking.)
 14 THE CHAIRMAN: You still have --
 15 MR. HART: I mean, if there's an issue
 16 about who's doing it --
 17 THE CHAIRMAN: No, there's -- there's no
 18 issue. We're just trying to figure out if it's
 19 worthy for a landmark status or not, and it
 20 sounds --
 21 MR. HART: It's an historic, significant
 22 place. I mean, the headstones there -- they
 23 gave an invocation -- he said pretty much that
 24 there's -- the headstones there don't belong
 25 there, they've been moved around. That's not
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1 the case. If he went -- or someone had went to
 2 the back -- because he can't see it from Ellis
 3 Road.
 4 THE CHAIRMAN: Yeah.
 5 MR. HART: It's in the back, very back,
 6 where the majority of the graves that are there
 7 have been there for a while. That --
 8 You know, we did put a flagpole up front
 9 with a marker. The original marker was
 10 incorrect. That was there before we got there.
 11 THE CHAIRMAN: Gotcha.
 12 MR. HART: And that's been redone to be
 13 historically accurate.
 14 THE CHAIRMAN: Okay. Well, I think --
 15 MR. HART: I turned this information over
 16 to them, and they had plenty of time to ask me.
 17 I made phone calls to you. I even asked,
 18 did I need any more before this meeting, and it
 19 was never returned to me, the phone call was
 20 never returned.
 21 COMMISSIONER EPSTEIN: Through the Chair,
 22 you keep mentioning Joel McEachin. I think
 23 he -- he's -- a long, long, long time ago was
 24 on --
 25 MR. HART: He works part-time for him.
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1 THE CHAIRMAN: Yeah.
 2 COMMISSIONER EPSTEIN: So -- okay. I
 3 didn't know that.
 4 MR. WELLS: Yeah. Through the Chair to
 5 the Commission, Joel McEachin still works in
 6 our office part-time. So he did collect
 7 information. And, as a staff, we determined
 8 what was accurate and what was inaccurate, so
 9 we have that. For the record, it should be
 10 cleared up.
 11 THE CHAIRMAN: All right.
 12 COMMISSIONER EPSTEIN: Through the Chair,
 13 if there's things that they're not seeing
 14 because they don't want to enter your cemetery,
 15 I mean, could you get with them and kind of --
 16 MR. HART: Sure. I would be more than
 17 happy to --
 18 COMMISSIONER EPSTEIN: I just want to --
 19 (Simultaneous speaking.)
 20 MR. HART: -- (inaudible) anybody and take
 21 a tour --
 22 COMMISSIONER EPSTEIN: -- make sure that,
 23 you know, we're giving everything the proper
 24 look and everything.
 25 THE CHAIRMAN: Yeah.
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1 COMMISSIONER EPSTEIN: So I don't know if
2 you want to defer it and wait until the
3 information can be looked through a little bit
4 more and provide a little bit more
5 information --

6 THE CHAIRMAN: I think that would probably
7 be the best step forward.

8 MR. HART: But I'm telling you that the
9 cooperation of -- that back and forth you're
10 talking about is not happening.

11 THE CHAIRMAN: Well, we can try to --

12 MR. HART: It doesn't happen.

13 THE CHAIRMAN: We can try and --

14 MR. HART: In fact, I had to call City
15 Council members to say, hey, take -- pick his
16 phone up from this guy.

17 THE CHAIRMAN: Okay. Well, we will --
18 we'll work on it, but I think the best course
19 of action would probably be to defer it and
20 come back in a month and hopefully we can get
21 everything on the books.

22 MR. HART: So does that entail paying
23 another fee or -- and all that?

24 MR. WELLS: No. You don't have to pay a
25 fee. The application is free.

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1 We'll --

2 AUDIENCE MEMBER: I live in the
3 neighborhood.

4 THE CHAIRMAN: Yeah, come on up. That's
5 fine. You can speak into the record real
6 quick.

7 (Audience member approaches the podium.)

8 THE CHAIRMAN: If you'll just state your
9 name and address for me.

10 AUDIENCE MEMBER: My name is Chris Smart,
11 and I live at 541 Cynthia Street, Jacksonville,
12 Florida 32254.

13 I've lived in the neighborhood for about
14 five years now. It wasn't till about three
15 days ago that I even knew there was a cemetery
16 back there. The nicest part of the cemetery is
17 the gate that -- I'm sure that they provided
18 for it. It is a derelict of a cemetery.

19 I don't know, financially, how it would
20 impact our neighborhood pending -- if this was
21 approved. This is all new to me, and I'm not
22 sure what to do next.

23 THE CHAIRMAN: Right.

24 MR. SMART: But, to me, if it's something
25 that he's asking for the -- tax dollars from

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1 MR. HART: Well, I had to pay something.
2 I wrote a check to somebody.

3 THE CHAIRMAN: The initial application,
4 yes, but not for -- not to come back.

5 MR. HART: Not to come back?

6 MR. WELLS: Correct.

7 MR. HART: Is there a time that I can
8 schedule to work with somebody to take a walk
9 out there with them to show --

10 MR. WELLS: I will contact you for an
11 actual inspection of the cemetery.

12 MR. HART: Okay.

13 THE CHAIRMAN: All right.

14 MR. HART: Thank you.

15 THE CHAIRMAN: Thank you.

16 I think -- let's go ahead and defer
17 LS-23-01.

18 And, with that, we'll move forward to
19 LM-23-08, 1009 Jessie Street.

20 AUDIENCE MEMBER: (Indicating.)

21 THE CHAIRMAN: Yeah.

22 AUDIENCE MEMBER: I wanted to comment on
23 what you were just talking about. I didn't
24 know when my time was.

25 THE CHAIRMAN: No, that's all right.

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1 the City, I disagree a hundred percent, a
2 hundred percent.

3 What they've done -- I'm sure it looks
4 really nice compared to what it is, but our
5 money could be used somewhere else.

6 THE CHAIRMAN: Okay.

7 MR. SMART: It is a negative impact to our
8 neighborhood. It's at a dead-end road. You
9 wouldn't know it if you lived there. I live
10 there. I didn't know it until I received this.

11 That's about all I got to say.

12 THE CHAIRMAN: Well, I appreciate the
13 insight.

14 MR. SMART: Thank you.

15 THE CHAIRMAN: Thank you.

16 COMMISSIONER MONTOYA: (Inaudible.)

17 THE CHAIRMAN: Go ahead. Do you have a
18 question?

19 COMMISSIONER MONTOYA: Through the Chair,
20 question for staff, (inaudible) --
21 (Reporter clarification.)

22 COMMISSIONER MONTOYA: The participation
23 of Joel McEachin and -- and the first
24 gentleman's time at the podium, was that a
25 contribution to the report and (inaudible) --

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1 MR. WELLS: Through the Chair to
2 Commissioner Montoya and the Commission, so
3 there is -- on the latter pages of the actual
4 package itself, there's an application that the
5 applicant provided, a couple of additional
6 photos and whatnot. So what he presented was
7 what we already had for the record.

8 COMMISSIONER MONTOYA: And so, through the
9 Chair, from what you said, I'm presuming
10 that -- I'm hearing that Joel McEachin did
11 participate, as the gentleman said, and he gave
12 you that information, and that was used to make
13 the report to say that there were zero criteria
14 met to designate it as a landmark?

15 MR. WELLS: That is correct.

16 COMMISSIONER MONTOYA: Okay.

17 THE CHAIRMAN: Well, we'll give him the
18 month to figure anything else out and go from
19 there.

20 COMMISSIONER EPSTEIN: Through the Chair,
21 it might be good, when you have the meeting
22 with the gentleman, that Joel is part of that
23 so that if there are any -- if there's any
24 inconsistencies that (inaudible), he doesn't
25 feel like it's not -- you know.

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1 with a person or persons who significantly
2 contributed to the development of the city,
3 state or nation.

4 As stated before, the subject property is
5 associated with Dr. Charles B. McIntosh, a
6 well-known medical legend who conducted a
7 portion of his medical studies at the two-story
8 structure and he lived in the one-story
9 single-family residence located on the site.
10 Dr. Charles B. McIntosh is well known for his
11 sickle cell research, and that was basically
12 his contribution to the nation.

13 And the third criteria being its
14 suitability for preservation or restoration.

15 Not having any evidence of significant
16 exterior deterioration, the structure has been
17 well-maintained over the years. According to
18 archival records and permitting, the structure
19 does not show any evidence of being
20 significantly altered, thereby retaining its
21 historical integrity and fabric.

22 Based on the findings of this report, the
23 Planning and Development Department recommends
24 approval of 1009 Jessie Street.

25 End of report.

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1 MR. WELLS: Yeah.

2 THE CHAIRMAN: All right. With that,
3 we'll move forward to LM-23-08, 1009 Jessie
4 Street.

5 Can I have a staff report?

6 MR. ANDERSON: LM-23-08 seeks to designate
7 the subject property located at 1009 Jessie
8 Street for a local landmark designation. Based
9 on our analysis, the Planning and Development
10 Department has found the application to meet
11 three of the seven criteria. The three
12 criteria include the following:

13 Its value as a significant reminder of the
14 cultural, historical, architectural or
15 archaeological heritage of the city, state or
16 nation.

17 The two-story concrete block structure on
18 the property was constructed in 1958 to be a
19 doctor's office with two apartments. The
20 one-story, single-family, masonry, vernacular
21 structure was constructed in 1955. Both
22 structures are associated with Dr. Charles B.
23 McIntosh, known to be the first black
24 pediatrician in Jacksonville.

25 The second criteria being it's identified

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1 THE CHAIRMAN: Thank you.
2 Any questions for staff?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: Okay. We'll open the
5 public hearing.

6 Is the applicant here?

7 AUDIENCE MEMBER: Yes.

8 THE CHAIRMAN: Come on up.
9 (Audience member approaches the podium.)

10 AUDIENCE MEMBER: Hello.

11 THE CHAIRMAN: If you will state your name
12 and address for me.

13 AUDIENCE MEMBER: Fatima Floyd, 1009
14 Jessie Street.

15 THE CHAIRMAN: Fatima, she's going to
16 swear you in real quick.

17 MS. FLOYD: Pardon? I couldn't hear you.

18 THE REPORTER: I'm going to swear you
19 in --

20 MS. FLOYD: Oh, I'm sorry.

21 THE REPORTER: That's fine. Thank you.

22 If you would raise your right hand for me,
23 please.

24 MS. FLOYD: (Complies.)

25 THE REPORTER: Do you affirm that the

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1 testimony you are about to give will be the
 2 truth, the whole truth, and nothing but the
 3 truth?
 4 MS. FLOYD: Yes.
 5 THE REPORTER: Thank you.
 6 THE CHAIRMAN: All right. Welcome.
 7 MS. FLOYD: Thank you.
 8 THE CHAIRMAN: You can present or --
 9 anything to talk about?
 10 MS. FLOYD: Well, it's my second cousin,
 11 which is Dr. McIntosh, and he was the first
 12 black pediatrician here in Jacksonville, and we
 13 would just like to honor his legacy. And we
 14 would like to just keep the building and fix it
 15 up better and -- to make it even healthier for
 16 the neighborhood. We're planning to have a
 17 spot just for, you know, health and wellness,
 18 just to keep his legacy.
 19 THE CHAIRMAN: Okay. Great.
 20 Any questions for our applicant at the
 21 moment?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: We'll call you back up if
 24 we need you.
 25 MS. FLOYD: Thank you.
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1 property, based on the building renaming for
 2 the abutting parcel next door. It was during
 3 that discovery that we found this particular
 4 parcel was -- and this property was never
 5 actually landmarked, so that's why you-all took
 6 the initiative in initiating that process.
 7 So this -- these two parcels are a part of
 8 what we refer to as the Norman Film Studios.
 9 They were originally Eagle Film City. And so
 10 based on our analysis, we found that it met
 11 four of the seven criteria. So the first one
 12 pertains to its value as a significant reminder
 13 of the cultural, historical, architectural or
 14 archaeological heritage of the city, state, or
 15 nation.
 16 So starting with the Kalem Company in
 17 1908, Jacksonville had attracted so many film
 18 companies by 1912, the city was billed as the
 19 "World's Winter Film Capital." So between 1908
 20 to 1922, Jacksonville was home to over 30
 21 silent motion picture studios, including Eagle
 22 Film City, established in Arlington.
 23 Shortly after Eagle Film City opened in
 24 1916, the movie industry began to decline in
 25 Jacksonville due to competition from
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1 THE CHAIRMAN: Thank you.
 2 Is anybody else here to speak on this
 3 landmarking?
 4 AUDIENCE MEMBERS: (No response.)
 5 THE CHAIRMAN: Okay. Well, with that,
 6 we'll close the public hearing, and I'll
 7 entertain a motion.
 8 COMMISSIONER EPSTEIN: Motion to approve
 9 the landmarking of LM-23-08, 1009 Jessie
 10 Street.
 11 COMMISSIONER GREGORY: Second.
 12 THE CHAIRMAN: All those in favor?
 13 COMMISSION MEMBERS: Aye.
 14 THE CHAIRMAN: Those opposed?
 15 COMMISSION MEMBERS: (No response.)
 16 THE CHAIRMAN: Hearing none, you have
 17 approved the landmark request.
 18 And we're going to move on to LM-23-09,
 19 6360 Commerce Street.
 20 MR. WELLS: So this is LM-23-09 for the
 21 property located at 6360 Commerce Street as
 22 well as 0 Arlington Road.
 23 So just to -- for a reminder, last month
 24 the Commission, you-all initiated a local
 25 landmark designation for this particular
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1 California, local politics, lack of financial
 2 support, and material shortages caused by World
 3 War I.
 4 The second criteria pertains to its
 5 location of a significant local, state or
 6 national event.
 7 So this is -- this property is connected
 8 to Richard E. Norman, Sr., who began his
 9 filmmaking career by traveling extensively
 10 throughout the Midwest and the Northwest
 11 sections of the country where he would write
 12 scenarios and filming as he went.
 13 So Norman was one of the first independent
 14 movie producers to recognize the commercial
 15 potential of making black cast movies
 16 specifically for the African-American
 17 community. Contrary to most movies made during
 18 the silent screen era, Norman's films were one
 19 of the first to show African-Americans in a
 20 positive light. And so between 1920 and 1928,
 21 Norman produced eight feature films featuring
 22 an all black cast.
 23 Although the post-production work was done
 24 at the Arlington studios, in fact -- so these
 25 African-American films that were made by Norman
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1 have acclaimed national significance in
2 documenting the important little-known
3 contributions of the African-American film
4 industry. Unfortunately, only one Norman film
5 is known to exist.

6 The third criteria relates to it being
7 identified with a person who has significantly
8 contributed to the development of the city,
9 state or nation.

10 So, once again, Eagle Film City is
11 associated with filmmaker Richard E. Norman,
12 Sr., who was born in 1891. Mr. Norman was a
13 native of Middleburg in Clay County. He
14 acquired an interest in chemistry and motion
15 pictures while attending college in Tampa.

16 In terms of the fourth criteria -- relates
17 to its suitability for preservation or
18 restoration. So Eagle Film City or Norman Film
19 Studios is particularly significant since it is
20 a complex of buildings utilized in early film
21 production. The entire complex includes five
22 separate buildings and the site of an outdoor
23 pool.

24 The referenced building for landmark
25 designation is the two-story building with a
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1 that was closed, of course.
2 COMMISSIONER GREGORY: And that is
3 currently an empty lot, my understanding from
4 what it looks like here?

5 MR. WELLS: Correct.

6 COMMISSIONER EPSTEIN: Through the Chair
7 to staff, so if this gets landmarked -- that
8 site gets landmarked, if anybody ever uses it,
9 do they have to put the pool back because of
10 the landmarking, or what -- what's the -- what
11 happens with that?

12 MR. WELLS: Through the Chair to
13 Commissioner Epstein, that's a good question.

14 Not necessarily does it bind them to
15 restoring the pool, per se. It does -- because
16 there's -- it does allow them to -- they can
17 certainly construct around it, but I think, if
18 anything, we probably would bind them to
19 keeping that area preserved in a sense to just
20 make some type of notice that this is what
21 formerly existed there. I don't know if
22 that -- hopefully that answered your question.

23 COMMISSIONER EPSTEIN: To continue, so
24 would you recommend -- and I know that this is
25 kind of -- kind of (inaudible) here.

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1 composition hip roof, wooden clapboard siding,
2 and open rafter ends. Meanwhile, the outdoor
3 pool, which was built for water scenes, has
4 since been enclosed and filled and is not
5 presently visible.

6 According to City permits and archival
7 records, the following restoration and repairs
8 to the referenced building have occurred over
9 the years, such as structural repairs and
10 enhancements, reroofing, lead abatement, repair
11 and replacement of windows and doors, as well
12 as exterior painting.

13 So based on our analysis -- again, this
14 application meets four of the seven criteria.
15 As such, the Department forwards you a
16 recommendation for approval of the local -- of
17 the referenced property.

18 THE CHAIRMAN: Questions for staff?

19 COMMISSIONER GREGORY: So just to be
20 clear, through the Chair, 6360 Commerce Street
21 is a two-story structure? And 0 Arlington Road
22 we are including with this?

23 MR. WELLS: Through the Chair to
24 Commissioner Gregory, that is correct. So
25 0 Arlington Road is the site of the former pool

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1 Would you recommend, then, that they leave
2 where the pool was open on site and not
3 construct the area or are we talking about
4 marking it as a historical designation?

5 I just want to make sure we're not --
6 we're not putting a requirement on an empty
7 piece of land that would halt development
8 because I'm sure somebody is not going to bring
9 that pool back --

10 MR. WELLS: That's a good --

11 COMMISSIONER EPSTEIN: -- especially if
12 the City owns the land.

13 MR. WELLS: And that's a good point.

14 I mean, yeah -- presently as is, if you
15 were to landmark the site, it would -- it would
16 protect the historic nature of the pool, so
17 that -- that would hinder development. So
18 that's something to consider.

19 THE CHAIRMAN: That's a good point. How
20 do we go about --

21 COMMISSIONER FRICK: So, through the
22 Chair, could we then separate 6360 Commerce
23 Street from 0 Arlington Road?

24 MR. WELLS: Through the Chair, I'm going
25 to defer to General Counsel on that, but I

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1 believe it can be done.
 2 MS. LOPERA: Well, through the Chair to
 3 Mr. Wells, those are two different parcels; is
 4 that correct?
 5 MR. WELLS: Correct.
 6 MS. LOPERA: Then my advice, through the
 7 Chair to the Commission, would be, yes, someone
 8 can move to landmark one and not the other
 9 based on (inaudible).
 10 I would like to state that landmarking the
 11 property does not put any requirements on --
 12 that there be any signage erected or any
 13 additional (inaudible) of that nature. It just
 14 would require a COA to do anything. At that
 15 time, if a COA, Certificate of Appropriateness,
 16 application was submitted, then you would see
 17 if you allow that type of development or -- or
 18 alteration.
 19 COMMISSIONER GREGORY: I guess, thinking
 20 in the future about it all, let's say we did
 21 landmark 0 Arlington Road and the City wanted
 22 to build something there, that would come
 23 before this commission to approve whatever it
 24 is they're going to build and we would be the
 25 arbiters, essentially, of whether or not it

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1 want any new construction to honor the history
 2 of the property. So whether that new library
 3 came in and they did something with an exhibit
 4 or markers or displayed something of that
 5 nature or kept that particular area just --
 6 just develop around it, that would be another
 7 alternative.
 8 COMMISSIONER EPSTEIN: I have one more.
 9 Do we have a representative from the City
 10 that's not staff to comment on if they want
 11 that site landmarked or if they had any kind of
 12 use for (inaudible) in the future?
 13 THE CHAIRMAN: Or the applicant.
 14 COMMISSIONER EPSTEIN: Or the -- yeah,
 15 the -- we're the applicant, so the City --
 16 I mean, I have no problem landmarking a
 17 building, but a site that was something and is
 18 now just an empty parcel that the City owns,
 19 that they may want to do something with one
 20 day -- they can't stand here and tell us, you
 21 know, yeah, I'm fine with you doing that and
 22 we'll honor the pool in the future if we do
 23 anything or we're never going to do anything
 24 with it.
 25 So those -- those are -- typically, we

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1 meets the criteria, and -- and what criteria
 2 that is, I don't know, because there's nothing
 3 there, so --
 4 COMMISSIONER FRICK: There was something
 5 there.
 6 COMMISSIONER GREGORY: There was something
 7 there, yeah.
 8 MR. WELLS: That is correct.
 9 COMMISSIONER GREGORY: Okay.
 10 COMMISSIONER EPSTEIN: Through the Chair
 11 to the -- so it would be -- like, if the City
 12 came and they decided they wanted to build a
 13 library there, would your recommendation from
 14 staff take into account the footprint of the
 15 pool and historical -- any kind of historical
 16 photography and site plan you had? And you
 17 might alter the form of the building because of
 18 that?
 19 MR. WELLS: Through the Chair to
 20 Commissioner Epstein, that -- all of those are
 21 certainly possibilities, but it would be -- I
 22 couldn't give you a definitive answer where we
 23 would land, but ultimately it would be -- in
 24 terms of that being -- if you were to designate
 25 that property as a landmark, we would certainly

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1 have someone who comes to us and gives their
 2 stance on whether they want this to be
 3 landmarked or not, and I -- I'm just a little
 4 hesitant to landmark an empty site that the
 5 City -- the City isn't here to talk about how
 6 they feel about that.
 7 COMMISSIONER MONTOYA: I guess -- are we
 8 in the discussion period?
 9 THE CHAIRMAN: No, we're not. Let me go
 10 ahead and --
 11 (Simultaneous speaking.)
 12 COMMISSIONER MONTOYA: (Inaudible.)
 13 THE CHAIRMAN: I'll open the public
 14 hearing here.
 15 Is anybody here to speak on this landmark?
 16 AUDIENCE MEMBERS: (No response.)
 17 THE CHAIRMAN: Seeing none, I'll close the
 18 public hearing.
 19 Now I'll entertain a motion.
 20 COMMISSIONER MONTOYA: A motion in order
 21 to have the discussion, right?
 22 THE CHAIRMAN: We have to, yes.
 23 COMMISSIONER GREGORY: Motion to approve
 24 LM-23-09, 6360 Commerce Street and 0 Arlington
 25 Road.

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1 COMMISSIONER MONTOYA: Now we can --
 2 THE CHAIRMAN: I'm in --
 3 COMMISSIONER EPSTEIN: Second.
 4 THE CHAIRMAN: I'm in complete agreeance
 5 on not landmarking a piece of dirt. It makes
 6 no sense to me.
 7 COMMISSIONER EPSTEIN: Through the Chair,
 8 I believe when we brought this up as a
 9 possibility and wanted to sponsor this process,
 10 we weren't sure if there was a pool there, we
 11 weren't sure what was there. So now what I'm
 12 finding out, it's just a piece of land. I
 13 would be in favor of not landmarking 0
 14 Arlington Road but landmarking 6360 Commerce
 15 Street. I just don't feel like -- that that's
 16 a good use of our power here.
 17 THE CHAIRMAN: I agree.
 18 COMMISSIONER MONTOYA: Question for staff.
 19 Is the -- is the pool removed or was the
 20 pool filled in and still there?
 21 MR. WELLS: Through the Chair to
 22 Commissioner Montoya, our understanding is it's
 23 been filled in. If you see those little posts
 24 right there, that's our belief of where the
 25 pool existed. So, again, from our
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1 understanding it's been just infilled.
 2 COMMISSIONER MONTOYA: So in some ways
 3 this is an archaeological site we're talking
 4 about. We're landmarking it as a historic
 5 place, right?
 6 MR. WELLS: Right.
 7 COMMISSIONER MONTOYA: And I don't -- I'm
 8 not trying to be argumentative with my
 9 colleagues, but I think we have to see it for
 10 what it is and make that decision as well.
 11 On the one hand, we certainly wouldn't
 12 want to stand in the way of something like a
 13 library or a civic structure. But as a
 14 City-owned property, those aren't the only
 15 programs that can be programmed for City
 16 property. It could be a water treatment plant,
 17 it could be a transformer station.
 18 So I think we have to at least consider
 19 the archaeological significance of it as a site
 20 if we're going to -- if we designate it as an
 21 historic landmark.
 22 THE CHAIRMAN: Yeah, I -- I agree with
 23 where you're coming from, but at the same time,
 24 this isn't serving -- as it stands, to me, it's
 25 not serving any purpose at the moment as far as
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1 any kind of historical artifact because it
 2 can't be seen.
 3 COMMISSIONER GREGORY: Does --
 4 COMMISSIONER MONTOYA: But -- no offense,
 5 you know, in some places, they have to bring in
 6 archeologists to the site (inaudible) to break
 7 ground because --
 8 THE CHAIRMAN: Yeah, that --
 9 (Simultaneous speaking.)
 10 COMMISSIONER MONTOYA: -- of
 11 archaeological significance.
 12 THE CHAIRMAN: No, that's fair.
 13 COMMISSIONER MONTOYA: I'm not -- also not
 14 trying to extend our time here.
 15 THE CHAIRMAN: No, I think it's
 16 interesting -- it's an interesting point.
 17 COMMISSIONER MONTOYA: (Inaudible) and you
 18 have to think about that.
 19 COMMISSIONER GREGORY: One thing I want to
 20 consider is, if we are preserving Norman
 21 Studios, which is already landmarked, Commerce
 22 Street, 6360, is it important for us to also
 23 designate 0 Arlington Road just for the sheer
 24 fact of, we don't want just anything going up
 25 there next to Norman Studios and Commerce
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1 Street?
 2 I think -- you don't want a water
 3 treatment facility there, potentially next to
 4 there, versus you might want something that
 5 would look -- a library that would be similar
 6 in design as Norman Studios, for example.
 7 Is that worth landmarking just for that
 8 purpose, I guess, is the question.
 9 COMMISSIONER HOFF: Through the Chair to
 10 Commissioner Gregory, so we actually do have
 11 two utility parcels in our historic districts
 12 right now, but they do have to have (inaudible)
 13 in the design, so I just wanted to put that out
 14 there.
 15 THE CHAIRMAN: So I'm -- I feel like -- I
 16 know where I stand personally, but we have a
 17 motion on the table currently. So we can
 18 either -- work with that motion and vote on
 19 that and go from there.
 20 It's your motion, so --
 21 COMMISSIONER GREGORY: Yeah. I mean, me,
 22 personally, I'm not -- I am ready to recommend
 23 6360 Commerce Street be landmarked, but not
 24 ready for 0 Arlington Road. I have to think
 25 that we could in the future, if need be, I
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1 think, but I'm not ready at this point.
 2 THE CHAIRMAN: So you can --
 3 COMMISSIONER EPSTEIN: Through the Chair,
 4 that is something that -- if the City does
 5 propose something on that land that -- we could
 6 look again at landmarking just because it's
 7 part of this campus area and it has that
 8 history to it, or does this deny it --
 9 COMMISSIONER GREGORY: It wouldn't come to
 10 us, I don't think, if it's -- if it's not
 11 landmarked, it's not going to come us.
 12 COMMISSIONER EPSTEIN: But it can be
 13 proposed to be landmarked again.
 14 THE CHAIRMAN: Right.
 15 MS. LOPERA: Through the Chair to
 16 Commissioner Epstein, yes, another application
 17 for landmarking could be made, you know, after
 18 a year passes if you choose not to recommend
 19 landmarking this.
 20 But one other thing that I will highlight,
 21 yes, the City owns this now but may not always
 22 in the future. They could sell it, could
 23 donate it or something of that nature. So
 24 landmarking does travel with the parcel and not
 25 the owner.

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1 some reminder of the history of that place to
 2 speak about what was there before. There are
 3 ways to -- there are ways to do that and still
 4 recognize the history of it and develop the
 5 property.
 6 That, for me, is -- that's the big
 7 question for me; is it one entity that we're
 8 considering as a historic landmark or is it a
 9 pick-and-choose situation? And the
 10 pick-and-choose situation -- I don't know how
 11 else to say this because I'm a comic book guy,
 12 but my Spidey sense is tingling on the back of
 13 my neck when we say "pick and choose," right?
 14 It was a place, it has historic significance,
 15 and I think that's what's being questioned
 16 about the landmark.
 17 COMMISSIONER EPSTEIN: Through the Chair,
 18 thinking about it holistically has talked me
 19 out of what I was saying earlier because in --
 20 in looking at it as just a block, (inaudible),
 21 you know, you would want to consider what was
 22 happening on that site, you know, even though
 23 there's absolutely nothing there now. So I
 24 talked myself out of it.

25 THE CHAIRMAN: Yeah, you're making good
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1 COMMISSIONER EPSTEIN: Through the Chair,
 2 that's good to know because it -- even though
 3 it does put some rules on that site, keeping
 4 the -- if the City does sell that, keeping that
 5 as a holistic parcel of the entire Norman
 6 Studios I think is helpful.
 7 COMMISSIONER MONTOYA: Yeah. I mean, I --
 8 for me, I think it's a difficult decision to --
 9 when you think about it. And I like the -- I
 10 really respect the comments that are being made
 11 about future development for the property, but
 12 I think that the -- the property and its
 13 development as a whole is what's contributing
 14 to it being designated as a historic landmark.
 15 And I'm not trying to restate staff's
 16 words -- or Arimus, your words -- but it sounds
 17 like, if the entire site, including the pool
 18 area, isn't designated as a historic landmark,
 19 it doesn't preclude something from being
 20 constructed there. It's just going to have to
 21 be reviewed and approved, and it will have to
 22 seek approval through the Planning -- through
 23 Historic Preservation, and we'll review it.
 24 So if something were to be constructed
 25 there, then I'm certain there would have to be

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1 points. It's part of a campus. I can get
 2 behind it.
 3 (Simultaneous speaking.)
 4 COMMISSIONER GREGORY: (Inaudible.)
 5 THE CHAIRMAN: Yeah.
 6 Okay. Well, we have a motion on the
 7 table. So all those in favor?
 8 COMMISSION MEMBERS: Aye.
 9 THE CHAIRMAN: Those opposed?
 10 COMMISSION MEMBERS: (No response.)
 11 THE CHAIRMAN: Hearing none, you have
 12 approved LM-23-09.
 13 And, with that, we're going to jump to
 14 public comment. Is anybody else here to speak
 15 on anything by chance?
 16 AUDIENCE MEMBER: I'd just like to add to
 17 that --
 18 MS. LOPERA: If you could come up to the
 19 microphone.
 20 (Simultaneous speaking.)
 21 THE CHAIRMAN: (Inaudible.)
 22 AUDIENCE MEMBER: Yeah.
 23 THE CHAIRMAN: Public comment, I don't
 24 need to swear you in, so --
 25 AUDIENCE MEMBER: Hi. My name is Andy

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1 Mueller. I'm a volunteer in the Planning
2 Department and I work with Arimus and Jermaine
3 here.

4 I just want to add to what you said
5 about -- I think landmarking a site that's not
6 inhabited or that there's no structure is still
7 appropriate because you can put up a
8 landmark -- put up a sign -- signage that
9 indicates the history of an area. There are
10 plenty of -- I'm a little bit more familiar
11 with the signage in St. Augustine, but there
12 are plenty of areas where -- that have been
13 demolished, but there's still signs that say,
14 this was once this location.

15 So that -- that's a justification for
16 landmarking the Arlington address in
17 conjunction with the -- where the actual Eagle
18 and Norman Film Studios stood.

19 That's all.

20 THE CHAIRMAN: Thank you.

21 MR. MUELLER: That's it.

22 THE CHAIRMAN: No, that was great.

23 Thank you.

24 MR. MUELLER: Thank you.

25 THE CHAIRMAN: Is anyone else here to

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1 speak on anything?

2 AUDIENCE MEMBERS: (No response.)

3 THE CHAIRMAN: All right. We'll close the
4 public comment and jump to New Business.

5 I believe we have some elections to get
6 to?

7 MR. WELLS: Yes, so I'll go ahead and
8 throw it over to Carla here.

9 I just -- (inaudible), but ultimately, as
10 you are aware, there's a vacancy for vice
11 chair. So I think, depending on how you-all
12 vote, that may open another opportunity for
13 secretary, but I'll defer to Carla.

14 MS. LOPERA: So through the Chair to the
15 Commission, normally, our officer elections are
16 held at the meeting in May and the officers
17 start in June. Because Commissioner Lopera has
18 departed the Commission, that leaves, like
19 Arimus said, a vacancy for vice chair. So we
20 can vote on that today. The person will serve
21 the remainder of his term and then we'll have
22 normal officer elections again in May.

23 THE CHAIRMAN: All right. Who wants to be
24 vice chair?

25 COMMISSIONER GLOBER: Don't be shy.

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1 (Simultaneous speaking.)

2 COMMISSIONER MONTTOYA: It's till when,
3 May?

4 MS. LOPERA: In May, we'll have elections,
5 and then in June the new person will take --

6 COMMISSIONER MONTTOYA: I'll put my --

7 THE CHAIRMAN: Hat in the ring?

8 COMMISSIONER MONTTOYA: -- hat in the ring.

9 THE CHAIRMAN: Okay.

10 COMMISSIONER MONTTOYA: I can last till
11 May.

12 THE CHAIRMAN: I will nominate
13 Commissioner Montoya. Can I nominate --

14 MS. LOPERA: Yes.

15 THE CHAIRMAN: Okay. I'll nominate
16 Commissioner Montoya.

17 Anybody else have any interest?

18 COMMISSIONER FRICK: I'll second your
19 nomination.

20 THE CHAIRMAN: Okay. Well -- crickets.

21 So, with that, do we vote on a one-person
22 race?

23 MS. LOPERA: Yes. You can open that up
24 now if you would like, or if there are more

25 nominations, you can --

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1 THE CHAIRMAN: Any more nominations?

2 COMMISSIONER FRICK: Can we hear the
3 campaign speech? It's very compelling.

4 THE CHAIRMAN: All right. Well, all those
5 in favor?

6 COMMISSION MEMBERS: Aye.

7 THE CHAIRMAN: Those opposed?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: All right.

10 Congratulations, Commissioner Montoya. It was
11 a tight race.

12 COMMISSIONER MONTTOYA: In my first act as
13 vice chairman, I propose that we --

14 THE CHAIRMAN: We'll move on to the
15 Historic Preservation window supplement. It
16 should be printed out.

17 MR. WELLS: Yes.

18 Through the Chair to the Commission, so
19 apologize, this was not included in the book,
20 but you have a handout before you. And this is
21 our revised -- or proposed revised window
22 supplement.

23 So a few months ago, we implemented this
24 new supplement to streamline the way that we
25 communicate with customers and -- to create a

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1 helpful, intuitive guide for customers and
 2 contractors to use to understand what window
 3 repairs entail, what window trim, window
 4 installation, just the different, various
 5 windows types.
 6 So, one, we wanted to make some additional
 7 changes to encompass just the new construction
 8 because that has been a longstanding tradition
 9 that we -- or, not tradition, but longstanding
 10 condition that we binded [sic] new construction
 11 to in terms of recessed windows. So we just
 12 wanted to add some language in there to just
 13 clarify that because the way that the current
 14 supplement reads, it only applies to historic
 15 windows. So I just wanted to clarify that
 16 again for this new revision. So other than
 17 that, those are the main changes we
 18 (inaudible).
 19 THE CHAIRMAN: All right. Questions for
 20 staff?
 21 COMMISSIONER HOFF: Mr. Wells, on the
 22 second page, top of the page, the first two
 23 sentences that have been crossed out -- the
 24 first talks about the staff being available to
 25 inspect, upon request; and the second talks
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1 on the record just stating that that should be
 2 submitted prior, because it -- again, just due
 3 to the timing of when they submit versus -- and
 4 also with the timing of when they order, the
 5 actual window product just varies, so we don't
 6 necessarily look at window product information
 7 besides just the grid pattern and whether or
 8 not it can be recessed. So we just thought it
 9 would be more prudent to strike it.
 10 COMMISSIONER HOFF: Okay.
 11 COMMISSIONER MONTOYA: A question for
 12 staff. The time between COA approval, a window
 13 type is approved, and you get the COA, and then
 14 you move to construction, what I'm hearing is
 15 there is sometimes a change in the product that
 16 might be presented at the COA and the product
 17 that's submitted as part of the permitting
 18 process, right?
 19 MR. WELLS: Yes, sir.
 20 COMMISSIONER MONTOYA: Is there -- what is
 21 the -- what's the -- how does that not
 22 sometimes -- how do we not let that fall
 23 through the cracks if something is submitted
 24 for permit that doesn't meet the requirement of
 25 the COA? Whose wheelhouse is that?
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1 about submitting products, a brochure in
 2 advance. Can you share why those were removed?
 3 MR. WELLS: Through the Chair to
 4 Commissioner Hoff, those are two good
 5 questions.
 6 So the first strike-through -- so that's
 7 lines 2 and 3 on the second page. And this --
 8 originally, it was written as, you know, staff
 9 should inspect -- or is available to inspect
 10 windows upon request before a COA is submitted
 11 in a site visit. We wanted to strike that
 12 because, ultimately, just from a capacity
 13 standpoint, we do not -- we're not able to do
 14 that. We are short-staffed as is.
 15 And then, secondly, any time we do have
 16 window applications come in through a COA, we
 17 do a site visit regardless. So that's standard
 18 operating procedure.
 19 And in terms of the second strike-through,
 20 so submitting a specific window product
 21 brochure, that's also required within the
 22 application itself. So we just wanted to
 23 strike that part because we don't -- window
 24 product information changes from COA submittal
 25 to actual permitting, so we didn't want to go
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1 MR. WELLS: So we do have a planner that's
 2 assigned to handle the permitting aspect, so
 3 for the COA to permitting, installation, so --
 4 to handle those -- those slips in the cracks.
 5 Ultimately, we just kept it -- the
 6 condition language in terms of the COAs pretty
 7 general. So it has to, of course, be recessed,
 8 and then it's up to the permitting staff to
 9 verify that from whatever window product
 10 information they've supplied.
 11 COMMISSIONER MONTOYA: Okay.
 12 THE CHAIRMAN: All right. Any other
 13 questions for staff?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: Okay.
 16 COMMISSIONER MONTOYA: Can I --
 17 THE CHAIRMAN: Yeah, sure. Please go
 18 ahead. You're vice chairman now.
 19 COMMISSIONER MONTOYA: There was a citizen
 20 who spoke about windows a few times prior and
 21 about the plane of the window in regards to the
 22 envelope and those kinds of things. Is that --
 23 was that also -- has there been any
 24 determination on that or what's the status of
 25 that?
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1 MR. WELLS: Through the Chair to
2 Commission Gregory -- or not Gregory --
3 Montoya, that is a good question. We are
4 waiting on the appointment of our new director
5 to -- because that's going to be our long-term
6 discussion, especially when we're waiting on
7 these cases that stem from new construction
8 from 2016 and whether or not we should have the
9 ability to enforce citations and violations
10 from back then.

11 But in terms of just the active cases
12 right now, the revisions that we made -- so the
13 installing of a new window, that new
14 construction piece that hopefully should --
15 it's our intent that that would cut down on
16 just the disconnect between historic versus new
17 construction in terms of recess placement of
18 windows.

19 So that's one of the ways that we're
20 trying to do this. We're also in the process
21 of updating our window survey form, so we're --
22 we have a section on there that requires
23 applicants to provide how much the window
24 should be recessed -- or will be recessed.

25 COMMISSIONER MONTROYA: Awesome.
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1 Thank you.

2 THE CHAIRMAN: All right. Anything else
3 for staff?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: We are voting on this,
6 correct?

7 MR. WELLS: Yes.

8 THE CHAIRMAN: I'll take a motion.

9 COMMISSIONER GREGORY: Motion to approve
10 the Historic Preservation window supplement as
11 provided.

12 COMMISSIONER HOFF: I second.

13 THE CHAIRMAN: All those in favor?

14 COMMISSION MEMBERS: Aye.

15 THE CHAIRMAN: Those opposed?

16 COMMISSION MEMBERS: (No response.)

17 THE CHAIRMAN: Seeing none, you have
18 approved the Historic Preservation window
19 supplement as provided.

20 We'll now go to Public Works improvement
21 projects.

22 MR. WELLS: All right. Through the Chair
23 to the Commission, this is a -- again, this is
24 a customary thing, that all City agencies are
25 to notify you all prior to planning and

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1 construction of improvement projects within the
2 local historic districts or projects that
3 affect a local landmark.

4 So there's a memo here. It's a
5 three-pager that entails some sidewalk repairs
6 and resurfacing of sidewalks that will be
7 occurring throughout both districts.

8 So, again, this is just a notification,
9 and it also has the start dates and the
10 completion dates.

11 End of report.

12 THE CHAIRMAN: All right. And pending
13 legislation.

14 MR. WELLS: This is also a continuous
15 placeholder for pending legislative matters
16 that pertain to historic preservation.

17 So the first one is just Ordinance
18 2023-0876. So this -- there's been some
19 ongoing discussions pertaining to the Laura
20 Street Trio project. So in terms of just a
21 general synopsis, this is an appropriation of
22 \$22 million from the City's General Fund to
23 fund a participation loan for the project. And
24 so it goes into detail on the next page in
25 terms of a bill summary, but ultimately that is

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1 making its way through the legislative process
2 somewhat.

3 And then the second piece is just an
4 appeal. So this is something that the
5 Commission, you-all denied several months ago.
6 It did receive an ordinance number last night
7 from City Council. So by the -- hopefully by
8 the next Commission, we'll have public hearing
9 dates, but that would be Ordinance 2024-0067.

10 THE CHAIRMAN: All right. Anything else?

11 MR. WELLS: No.

12 THE CHAIRMAN: All right. Well, with
13 that, we are adjourned.

14 (The foregoing proceedings were adjourned
15 at 4:03 p.m.)

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1 CERTIFICATE OF REPORTER

2

3 STATE OF FLORIDA)

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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 2nd day of February 2024.

16

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Diane M. Tropa
Florida Professional Reporter

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\$	3	actual [6] - 12:10, 26:11, 29:3, 53:17, 58:25, 59:5	42:22	ARIMUS [1] - 1:18
\$22 [1] - 63:22	3 [1] - 58:7	add [3] - 52:16, 53:4, 57:12	answered [1] - 39:22	Arimus [5] - 2:10, 3:24, 50:16, 53:2, 54:19
0	30 [2] - 4:15, 35:20	additional [4] - 14:14, 29:5, 41:13, 57:6	apartments [1] - 30:19	Arlington [12] - 34:22, 35:22, 36:24, 38:21, 38:25, 40:23, 41:21, 44:24, 45:14, 47:23, 48:24, 53:16
0 [9] - 34:22, 38:21, 38:25, 40:23, 41:21, 44:24, 45:13, 47:23, 48:24	322 [1] - 18:7	address [7] - 5:11, 5:16, 5:18, 18:4, 27:9, 32:12, 53:16	apologize [1] - 56:19	article [1] - 19:24
1	32254 [1] - 27:12	adjoined [2] - 64:13, 64:14	appeal [1] - 64:4	articles [1] - 19:3
1 [1] - 9:18	350 [2] - 7:4, 7:8	adopt [1] - 8:16	applicant [12] - 4:15, 9:23, 10:1, 15:4, 16:8, 17:7, 17:23, 29:5, 32:6, 33:20, 43:13, 43:15	artifact [1] - 47:1
10 [3] - 18:25, 19:1	3664 [1] - 3:20	advance [1] - 58:2	applicants [1] - 61:23	aspect [1] - 60:2
1009 [7] - 7:17, 26:19, 30:3, 30:7, 31:24, 32:13, 34:9	3:00 [2] - 1:7, 2:1	advice [1] - 41:6	application [16] - 10:10, 15:5, 15:25, 16:1, 16:2, 16:10, 16:20, 17:9, 25:25, 26:3, 29:4, 30:10, 38:14, 41:16, 49:16, 58:22	assigned [1] - 60:2
1024 [1] - 5:18	4	affect [1] - 63:3	applicability [3] - 14:8, 16:21, 58:16	assigning [1] - 13:16
1324 [1] - 4:9	4884 [1] - 18:5	affirm [2] - 18:13, 32:25	applies [1] - 57:14	associated [3] - 30:22, 31:5, 37:11
13th [2] - 3:7, 3:9	4:03 [1] - 64:15	African [4] - 36:16, 36:19, 36:25, 37:3	appointment [1] - 61:4	attending [1] - 37:15
1404 [1] - 4:7	5	African-American [3] - 36:16, 36:25, 37:3	approach [1] - 13:4	attracted [1] - 35:17
1430 [1] - 4:8	538 [3] - 9:19, 10:1, 10:6	African-Americans [1] - 36:19	approaches [3] - 17:24, 27:7, 32:9	audience [1] - 7:18
16 [1] - 12:4	541 [1] - 27:11	agencies [1] - 62:24	appropriate [1] - 53:7	AUDIENCE [20] - 5:4, 5:6, 5:12, 9:4, 10:3, 17:25, 18:5, 26:20, 26:22, 27:2, 27:10, 32:7, 32:10, 32:13, 34:4, 44:16, 52:16, 52:22, 52:25, 54:2
1820 [1] - 11:13	6	agency [1] - 8:13	appropriateness [2] - 4:2, 41:15	Audience [3] - 17:24, 27:7, 32:9
1867 [1] - 11:14	6360 [8] - 34:19, 34:21, 38:20, 40:22, 44:24, 45:14, 47:22, 48:23	agenda [6] - 3:23, 4:6, 7:19, 9:3, 9:9, 9:16	appropriation [1] - 63:21	Augustine [1] - 53:11
1891 [1] - 37:12	7	ago [4] - 23:23, 27:15, 56:23, 64:5	approval [4] - 31:24, 38:16, 50:22, 59:12	authorized [1] - 65:8
1908 [2] - 35:17, 35:19	73 [1] - 12:4	agree [3] - 6:7, 45:17, 46:22	approve [6] - 3:8, 9:8, 34:8, 41:23, 44:23, 62:9	availability [1] - 14:12
1912 [1] - 35:18	8	agreement [1] - 45:4	approved [8] - 3:16, 9:16, 27:21, 34:17, 50:21, 52:12, 59:13, 62:18	available [2] - 57:24, 58:9
1916 [1] - 35:24	851 [1] - 1:8	ahead [6] - 4:3, 26:16, 28:17, 44:10, 54:7, 60:18	archaeological [6] - 10:20, 30:15, 35:14, 46:3, 46:19, 47:11	Avenue [3] - 3:19, 4:7, 4:10
1917 [1] - 11:4	89 [1] - 11:23	allow [2] - 39:16, 41:17	archeologists [1] - 47:6	Avondale [1] - 4:7
1920 [1] - 36:20	A	ALSO [1] - 1:17	architectural [3] - 10:20, 30:14, 35:13	aware [1] - 54:10
1922 [1] - 35:20	Abandoned [1] - 13:11	alter [1] - 42:17	archival [2] - 31:18, 38:6	awareness [1] - 13:14
1928 [3] - 4:4, 4:10, 36:20	abatement [1] - 38:10	alteration [1] - 41:18	archived [1] - 14:13	awesome [1] - 61:25
1950s [1] - 18:24	ability [1] - 61:9	alterations [2] - 12:19, 12:21	area [7] - 14:11, 39:19, 40:3, 43:5, 49:7, 50:18, 53:9	aye [6] - 3:12, 9:12, 34:13, 52:8, 56:6, 62:14
1955 [2] - 12:2, 30:21	able [1] - 58:13	altered [1] - 31:20	areas [2] - 13:13, 53:12	Ball [1] - 1:7
1958 [1] - 30:18	absolutely [1] - 51:23	alternative [2] - 17:12, 43:7	arguing [1] - 22:1	based [10] - 10:9, 12:18, 14:18, 14:21, 30:8, 31:22, 35:1, 35:10, 38:13, 41:9
2	abutting [1] - 35:2	American [3] - 36:16, 36:25, 37:3	argumentative [1] - 46:8	began [2] - 35:24, 36:8
2 [1] - 58:7	acclaimed [1] - 37:1	Americans [1] - 36:19		begin [1] - 9:23
2,000 [1] - 20:17	according [3] - 11:14, 31:17, 38:6	Ames [1] - 12:3		behind [1] - 52:2
2007 [1] - 13:12	account [1] - 42:14	amount [1] - 14:9		belief [1] - 45:24
2011 [1] - 11:22	accuracy [2] - 14:6, 15:13	analysis [5] - 10:9, 10:16, 30:9, 35:10, 38:13		belong [1] - 22:24
2016 [1] - 61:8	accurate [2] - 23:13, 24:8	ANDERSON [3] - 1:19, 2:8, 30:6		beside [2] - 19:9, 19:20
2021 [1] - 13:18	acquired [1] - 37:14	Anderson [1] - 2:8		best [4] - 16:24, 22:3,
2023-0876 [1] - 63:18	act [1] - 56:12	Andy [1] - 52:25		
2024 [3] - 1:6, 2:1, 65:15	action [2] - 17:10, 25:19	answer [2] - 20:24,		
2024-0067 [1] - 64:9	actions [1] - 17:13			
214 [1] - 1:8	active [1] - 61:11			
24 [2] - 1:6, 2:1				
24th [1] - 2:4				
2768 [1] - 3:19				
2799 [1] - 3:21				
2822 [1] - 4:9				
2nd [1] - 65:15				

<p>25:7, 25:18 best-case [1] - 22:3 better [2] - 15:23, 33:15 between [6] - 12:13, 14:3, 35:19, 36:20, 59:12, 61:16 big [1] - 51:6 bill [1] - 63:25 Bill [1] - 2:23 billed [1] - 35:18 bind [2] - 39:14, 39:18 binded [1] - 57:10 birth [1] - 11:3 bit [3] - 25:3, 25:4, 53:10 black [4] - 30:23, 33:12, 36:15, 36:22 block [2] - 30:17, 51:20 Blue [1] - 13:10 board [2] - 8:3, 8:4 boat [1] - 20:15 body [2] - 8:11, 8:13 book [3] - 21:4, 51:11, 56:19 books [1] - 25:21 born [2] - 11:13, 37:12 bought [1] - 19:22 brass [1] - 19:25 break [2] - 3:2, 47:6 bring [2] - 40:8, 47:5 brochure [2] - 58:1, 58:21 bronze [1] - 19:14 brought [2] - 20:11, 45:8 build [3] - 41:22, 41:24, 42:12 Building [1] - 1:7 building [7] - 33:14, 35:1, 37:24, 37:25, 38:8, 42:17, 43:17 buildings [2] - 37:20, 37:22 built [1] - 38:3 burials [1] - 14:2 buried [5] - 11:11, 11:15, 19:8, 19:19, 20:12 Business [1] - 54:4 busy [1] - 6:1</p>	<p>12:13, 13:17, 13:25, 14:3, 14:23 campaign [1] - 56:3 camping [1] - 12:9 campus [2] - 49:7, 52:1 capacity [1] - 58:12 Capital [1] - 35:19 career [1] - 36:9 Carla [3] - 2:12, 54:8, 54:13 CARLA [1] - 1:19 case [4] - 11:9, 11:12, 22:3, 23:1 cases [2] - 61:7, 61:11 cast [2] - 36:15, 36:22 Catholic [1] - 19:9 caused [1] - 36:2 Cedar [1] - 20:11 cell [2] - 3:4, 31:11 cemeteries [7] - 10:12, 10:15, 10:24, 11:5, 12:2, 12:17, 13:8 Cemeteries [1] - 13:12 Cemetery [11] - 10:8, 10:25, 11:9, 11:16, 11:20, 11:23, 12:7, 13:18, 13:25, 14:24, 19:9 cemetery [22] - 11:16, 12:14, 14:4, 14:5, 14:10, 14:17, 16:22, 18:21, 18:22, 19:2, 20:18, 20:20, 20:23, 21:13, 21:21, 22:8, 22:10, 24:14, 26:11, 27:15, 27:16, 27:18 certain [1] - 50:25 certainly [5] - 17:15, 39:17, 42:21, 42:25, 46:11 Certificate [1] - 41:15 CERTIFICATE [1] - 65:1 Certificates [1] - 4:2 certify [1] - 65:8 chair [4] - 5:7, 54:11, 54:19, 54:24 Chair [40] - 4:14, 9:22, 15:2, 15:10, 15:20, 16:4, 16:12, 16:14, 16:16, 17:6, 17:11, 23:21, 24:4, 24:12, 28:19, 29:1, 29:9, 29:20, 38:20, 38:23, 39:6, 39:12, 40:22, 40:24, 41:2, 41:7, 42:10, 42:19, 45:7, 45:21, 48:9, 49:3,</p>	<p>49:15, 50:1, 51:17, 54:14, 56:18, 58:3, 61:1, 62:22 Chairman [1] - 1:13 CHAIRMAN [131] - 2:3, 2:16, 3:2, 3:11, 3:13, 3:15, 4:1, 4:18, 4:21, 4:25, 5:5, 5:8, 5:10, 5:15, 5:20, 6:2, 6:5, 6:9, 6:14, 6:17, 6:19, 8:21, 9:1, 9:5, 9:11, 9:13, 9:15, 9:25, 10:4, 14:25, 15:18, 17:2, 17:18, 17:21, 18:3, 18:8, 20:25, 21:25, 22:9, 22:11, 22:14, 22:17, 23:4, 23:11, 23:14, 24:1, 24:11, 24:25, 25:6, 25:11, 25:13, 25:17, 26:3, 26:13, 26:15, 26:21, 26:25, 27:4, 27:8, 27:23, 28:6, 28:12, 28:15, 28:17, 29:17, 30:2, 32:1, 32:4, 32:8, 32:11, 32:15, 33:6, 33:8, 33:19, 33:23, 34:1, 34:5, 34:12, 34:14, 34:16, 38:18, 40:19, 43:13, 44:9, 44:13, 44:17, 44:22, 45:2, 45:4, 45:17, 46:22, 47:8, 47:12, 47:15, 48:15, 49:2, 49:14, 51:25, 52:5, 52:9, 52:11, 52:21, 52:23, 53:20, 53:22, 53:25, 54:3, 54:23, 55:7, 55:9, 55:12, 55:15, 55:20, 56:1, 56:4, 56:7, 56:9, 56:14, 57:19, 60:12, 60:15, 60:17, 62:2, 62:5, 62:8, 62:13, 62:15, 62:17, 63:12, 64:10, 64:12 chairman [3] - 2:16, 56:13, 60:18 chance [1] - 52:15 change [1] - 59:15 changes [3] - 57:7, 57:17, 58:24 Charles [3] - 30:22, 31:5, 31:10 Chase [1] - 18:6 chat [1] - 8:23 check [1] - 26:2 chemistry [1] - 37:14 choose [4] - 49:18,</p>	<p>51:9, 51:10, 51:13 chooses [1] - 16:17 Chris [1] - 27:10 citations [1] - 61:9 citizen [1] - 60:19 city [7] - 10:21, 16:25, 30:15, 31:2, 35:14, 35:18, 37:8 CITY [1] - 1:1 City [27] - 11:16, 16:19, 16:25, 19:9, 25:14, 28:1, 35:9, 35:22, 35:23, 37:10, 37:18, 38:6, 40:12, 41:21, 42:11, 43:9, 43:15, 43:18, 44:5, 46:14, 46:15, 49:4, 49:21, 50:4, 62:24, 64:7 City's [1] - 63:22 City-owned [1] - 46:14 civic [1] - 46:13 Civil [2] - 12:10, 19:6 clapboard [1] - 38:1 clarification [1] - 28:21 clarify [3] - 14:15, 57:13, 57:15 Clay [1] - 37:13 clean [1] - 22:8 cleaning [3] - 13:20, 19:21, 19:23 clear [1] - 38:20 cleared [1] - 24:10 close [4] - 9:5, 34:6, 44:17, 54:3 closed [1] - 39:1 COA [10] - 41:14, 41:15, 58:10, 58:16, 58:24, 59:12, 59:13, 59:16, 59:25, 60:3 COA-22-27451 [1] - 3:19 COA-23-28339 [1] - 3:20 COA-23-29186 [1] - 3:21 COA-23-29974 [1] - 4:7 COA-23-29976 [2] - 4:4, 4:10 COA-23-30036 [1] - 4:8 COA-23-30102 [1] - 4:8 COA-23-30125 [1] - 4:9 COAs [2] - 5:3, 60:6 colleagues [1] - 46:9 collect [1] - 24:6</p>	<p>collection [1] - 11:25 college [1] - 37:15 comic [1] - 51:11 coming [2] - 8:21, 46:23 commencing [1] - 1:7 comment [5] - 26:22, 43:10, 52:14, 52:23, 54:4 comments [2] - 4:22, 50:10 Commerce [9] - 34:19, 34:21, 38:20, 40:22, 44:24, 45:14, 47:21, 47:25, 48:23 commercial [2] - 20:20, 36:14 COMMISSION [20] - 1:3, 3:12, 3:14, 4:20, 4:24, 9:12, 9:14, 17:20, 32:3, 33:22, 34:13, 34:15, 52:8, 52:10, 56:6, 56:8, 60:14, 62:4, 62:14, 62:16 commission [1] - 41:23 Commission [23] - 1:14, 1:14, 1:15, 1:15, 1:16, 2:5, 8:14, 8:15, 10:15, 13:11, 15:16, 16:15, 24:5, 29:2, 34:24, 41:7, 54:15, 54:18, 56:18, 61:2, 62:23, 64:5, 64:8 Commissioner [15] - 15:11, 16:5, 17:12, 29:2, 38:24, 39:13, 42:20, 45:22, 48:10, 49:16, 54:17, 55:13, 55:16, 56:10, 58:4 COMMISSIONER [84] - 2:14, 2:17, 2:19, 2:21, 2:23, 2:25, 3:8, 3:10, 4:14, 9:8, 9:10, 15:2, 15:20, 17:4, 23:21, 24:2, 24:12, 24:18, 24:22, 25:1, 28:16, 28:19, 28:22, 29:8, 29:16, 29:20, 34:8, 34:11, 38:19, 39:2, 39:6, 39:23, 40:11, 40:21, 41:19, 42:4, 42:6, 42:9, 42:10, 43:8, 43:14, 44:7, 44:12, 44:20, 44:23, 45:1, 45:3, 45:7, 45:18, 46:2, 46:7, 47:3, 47:4,</p>
C				
<p>California [1] - 36:1 Calvin [2] - 18:5, 18:8 Camp [12] - 10:8, 10:25, 11:9, 11:20, 11:22, 12:3, 12:6,</p>	<p>12:13, 13:17, 13:25, 14:3, 14:23 campaign [1] - 56:3 camping [1] - 12:9 campus [2] - 49:7, 52:1 capacity [1] - 58:12 Capital [1] - 35:19 career [1] - 36:9 Carla [3] - 2:12, 54:8, 54:13 CARLA [1] - 1:19 case [4] - 11:9, 11:12, 22:3, 23:1 cases [2] - 61:7, 61:11 cast [2] - 36:15, 36:22 Catholic [1] - 19:9 caused [1] - 36:2 Cedar [1] - 20:11 cell [2] - 3:4, 31:11 cemeteries [7] - 10:12, 10:15, 10:24, 11:5, 12:2, 12:17, 13:8 Cemeteries [1] - 13:12 Cemetery [11] - 10:8, 10:25, 11:9, 11:16, 11:20, 11:23, 12:7, 13:18, 13:25, 14:24, 19:9 cemetery [22] - 11:16, 12:14, 14:4, 14:5, 14:10, 14:17, 16:22, 18:21, 18:22, 19:2, 20:18, 20:20, 20:23, 21:13, 21:21, 22:8, 22:10, 24:14, 26:11, 27:15, 27:16, 27:18 certain [1] - 50:25 certainly [5] - 17:15, 39:17, 42:21, 42:25, 46:11 Certificate [1] - 41:15 CERTIFICATE [1] - 65:1 Certificates [1] - 4:2 certify [1] - 65:8 chair [4] - 5:7, 54:11, 54:19, 54:24 Chair [40] - 4:14, 9:22, 15:2, 15:10, 15:20, 16:4, 16:12, 16:14, 16:16, 17:6, 17:11, 23:21, 24:4, 24:12, 28:19, 29:1, 29:9, 29:20, 38:20, 38:23, 39:6, 39:12, 40:22, 40:24, 41:2, 41:7, 42:10, 42:19, 45:7, 45:21, 48:9, 49:3,</p>	<p>49:15, 50:1, 51:17, 54:14, 56:18, 58:3, 61:1, 62:22 Chairman [1] - 1:13 CHAIRMAN [131] - 2:3, 2:16, 3:2, 3:11, 3:13, 3:15, 4:1, 4:18, 4:21, 4:25, 5:5, 5:8, 5:10, 5:15, 5:20, 6:2, 6:5, 6:9, 6:14, 6:17, 6:19, 8:21, 9:1, 9:5, 9:11, 9:13, 9:15, 9:25, 10:4, 14:25, 15:18, 17:2, 17:18, 17:21, 18:3, 18:8, 20:25, 21:25, 22:9, 22:11, 22:14, 22:17, 23:4, 23:11, 23:14, 24:1, 24:11, 24:25, 25:6, 25:11, 25:13, 25:17, 26:3, 26:13, 26:15, 26:21, 26:25, 27:4, 27:8, 27:23, 28:6, 28:12, 28:15, 28:17, 29:17, 30:2, 32:1, 32:4, 32:8, 32:11, 32:15, 33:6, 33:8, 33:19, 33:23, 34:1, 34:5, 34:12, 34:14, 34:16, 38:18, 40:19, 43:13, 44:9, 44:13, 44:17, 44:22, 45:2, 45:4, 45:17, 46:22, 47:8, 47:12, 47:15, 48:15, 49:2, 49:14, 51:25, 52:5, 52:9, 52:11, 52:21, 52:23, 53:20, 53:22, 53:25, 54:3, 54:23, 55:7, 55:9, 55:12, 55:15, 55:20, 56:1, 56:4, 56:7, 56:9, 56:14, 57:19, 60:12, 60:15, 60:17, 62:2, 62:5, 62:8, 62:13, 62:15, 62:17, 63:12, 64:10, 64:12 chairman [3] - 2:16, 56:13, 60:18 chance [1] - 52:15 change [1] - 59:15 changes [3] - 57:7, 57:17, 58:24 Charles [3] - 30:22, 31:5, 31:10 Chase [1] - 18:6 chat [1] - 8:23 check [1] - 26:2 chemistry [1] - 37:14 choose [4] - 49:18,</p>	<p>51:9, 51:10, 51:13 chooses [1] - 16:17 Chris [1] - 27:10 citations [1] - 61:9 citizen [1] - 60:19 city [7] - 10:21, 16:25, 30:15, 31:2, 35:14, 35:18, 37:8 CITY [1] - 1:1 City [27] - 11:16, 16:19, 16:25, 19:9, 25:14, 28:1, 35:9, 35:22, 35:23, 37:10, 37:18, 38:6, 40:12, 41:21, 42:11, 43:9, 43:15, 43:18, 44:5, 46:14, 46:15, 49:4, 49:21, 50:4, 62:24, 64:7 City's [1] - 63:22 City-owned [1] - 46:14 civic [1] - 46:13 Civil [2] - 12:10, 19:6 clapboard [1] - 38:1 clarification [1] - 28:21 clarify [3] - 14:15, 57:13, 57:15 Clay [1] - 37:13 clean [1] - 22:8 cleaning [3] - 13:20, 19:21, 19:23 clear [1] - 38:20 cleared [1] - 24:10 close [4] - 9:5, 34:6, 44:17, 54:3 closed [1] - 39:1 COA [10] - 41:14, 41:15, 58:10, 58:16, 58:24, 59:12, 59:13, 59:16, 59:25, 60:3 COA-22-27451 [1] - 3:19 COA-23-28339 [1] - 3:20 COA-23-29186 [1] - 3:21 COA-23-29974 [1] - 4:7 COA-23-29976 [2] - 4:4, 4:10 COA-23-30036 [1] - 4:8 COA-23-30102 [1] - 4:8 COA-23-30125 [1] - 4:9 COAs [2] - 5:3, 60:6 colleagues [1] - 46:9 collect [1] - 24:6</p>	<p>collection [1] - 11:25 college [1] - 37:15 comic [1] - 51:11 coming [2] - 8:21, 46:23 commencing [1] - 1:7 comment [5] - 26:22, 43:10, 52:14, 52:23, 54:4 comments [2] - 4:22, 50:10 Commerce [9] - 34:19, 34:21, 38:20, 40:22, 44:24, 45:14, 47:21, 47:25, 48:23 commercial [2] - 20:20, 36:14 COMMISSION [20] - 1:3, 3:12, 3:14, 4:20, 4:24, 9:12, 9:14, 17:20, 32:3, 33:22, 34:13, 34:15, 52:8, 52:10, 56:6, 56:8, 60:14, 62:4, 62:14, 62:16 commission [1] - 41:23 Commission [23] - 1:14, 1:14, 1:15, 1:15, 1:16, 2:5, 8:14, 8:15, 10:15, 13:11, 15:16, 16:15, 24:5, 29:2, 34:24, 41:7, 54:15, 54:18, 56:18, 61:2, 62:23, 64:5, 64:8 Commissioner [15] - 15:11, 16:5, 17:12, 29:2, 38:24, 39:13, 42:20, 45:22, 48:10, 49:16, 54:17, 55:13, 55:16, 56:10, 58:4 COMMISSIONER [84] - 2:14, 2:17, 2:19, 2:21, 2:23, 2:25, 3:8, 3:10, 4:14, 9:8, 9:10, 15:2, 15:20, 17:4, 23:21, 24:2, 24:12, 24:18, 24:22, 25:1, 28:16, 28:19, 28:22, 29:8, 29:16, 29:20, 34:8, 34:11, 38:19, 39:2, 39:6, 39:23, 40:11, 40:21, 41:19, 42:4, 42:6, 42:9, 42:10, 43:8, 43:14, 44:7, 44:12, 44:20, 44:23, 45:1, 45:3, 45:7, 45:18, 46:2, 46:7, 47:3, 47:4,</p>

<p>47:10, 47:13, 47:17, 47:19, 48:9, 48:21, 49:3, 49:9, 49:12, 50:1, 50:7, 51:17, 52:4, 54:25, 55:2, 55:6, 55:8, 55:10, 55:18, 56:2, 56:12, 57:21, 59:10, 59:11, 59:20, 60:11, 60:16, 60:19, 61:25, 62:9, 62:12</p> <p>commissioner [6] - 2:15, 2:18, 2:20, 2:22, 2:24, 3:1</p> <p>commissioners [1] - 4:12</p> <p>communicate [1] - 56:25</p> <p>community [1] - 36:17</p> <p>companies [1] - 35:18</p> <p>Company [1] - 35:16</p> <p>compared [1] - 28:4</p> <p>compelling [1] - 56:3</p> <p>competition [1] - 35:25</p> <p>complete [2] - 45:4, 65:10</p> <p>completed [1] - 11:4</p> <p>completely [1] - 12:11</p> <p>completion [1] - 63:10</p> <p>complex [2] - 37:20, 37:21</p> <p>Complies [2] - 18:12, 32:24</p> <p>composition [1] - 38:1</p> <p>concerns [1] - 4:22</p> <p>concrete [1] - 30:17</p> <p>condition [2] - 57:10, 60:6</p> <p>conducted [2] - 14:15, 31:6</p> <p>Confederacy [2] - 18:23, 19:16</p> <p>Confederate [2] - 12:9, 13:18</p> <p>Confederates [1] - 20:10</p> <p>confirm [1] - 9:23</p> <p>confused [2] - 6:14, 6:17</p> <p>congratulations [1] - 56:10</p> <p>conjunction [1] - 53:17</p> <p>connected [1] - 36:7</p> <p>consent [8] - 3:23, 4:3, 4:5, 4:6, 4:13, 9:2, 9:9, 9:15</p> <p>consider [4] - 40:18, 46:18, 47:20, 51:21</p>	<p>considered [1] - 15:24</p> <p>considering [1] - 51:8</p> <p>consistent [1] - 13:9</p> <p>construct [2] - 39:17, 40:3</p> <p>constructed [4] - 30:18, 30:21, 50:20, 50:24</p> <p>construction [8] - 43:1, 57:7, 57:10, 59:14, 61:7, 61:14, 61:17, 63:1</p> <p>contact [1] - 26:10</p> <p>contacted [1] - 17:25</p> <p>contents [1] - 15:14</p> <p>context [2] - 14:11, 14:17</p> <p>continue [2] - 17:16, 39:23</p> <p>continuous [1] - 63:14</p> <p>contractors [1] - 57:2</p> <p>contrary [1] - 36:17</p> <p>contribute [1] - 11:7</p> <p>contributed [2] - 31:2, 37:8</p> <p>contributing [1] - 50:13</p> <p>contribution [2] - 28:25, 31:12</p> <p>contributions [1] - 37:3</p> <p>conversation [1] - 4:17</p> <p>conversations [1] - 3:4</p> <p>cooperation [1] - 25:9</p> <p>correct [15] - 5:14, 6:4, 6:7, 6:8, 8:20, 15:11, 16:16, 26:6, 29:15, 38:24, 39:5, 41:4, 41:5, 42:8, 62:6</p> <p>costly [1] - 12:22</p> <p>Council [4] - 16:19, 16:25, 25:15, 64:7</p> <p>Counsel [3] - 1:19, 2:13, 40:25</p> <p>country [1] - 36:11</p> <p>COUNTY [1] - 65:4</p> <p>County [1] - 37:13</p> <p>couple [2] - 3:18, 29:5</p> <p>coupled [1] - 14:3</p> <p>course [6] - 15:13, 17:9, 17:12, 25:18, 39:1, 60:7</p> <p>Court [1] - 18:6</p> <p>cousin [1] - 33:10</p> <p>cracks [2] - 59:23, 60:4</p> <p>create [1] - 56:25</p>	<p>Creek [1] - 20:11</p> <p>crickets [1] - 55:20</p> <p>criteria [2] - 10:11, 10:13, 10:14, 12:15, 13:4, 14:20, 14:21, 17:8, 29:13, 30:11, 30:12, 30:25, 31:13, 35:11, 36:4, 37:6, 37:16, 38:14, 42:1</p> <p>criterion [1] - 10:24</p> <p>crossed [1] - 57:23</p> <p>CSA [1] - 12:1</p> <p>cultural [4] - 10:19, 11:8, 30:14, 35:13</p> <p>current [3] - 11:19, 17:9, 57:13</p> <p>customary [1] - 62:24</p> <p>customers [2] - 56:25, 57:1</p> <p>cut [1] - 61:15</p> <p>Cynthia [1] - 27:11</p>	<p>Department [6] - 8:9, 10:9, 30:10, 31:23, 38:15, 53:2</p> <p>departmental [1] - 10:23</p> <p>Dept [2] - 1:18, 1:20</p> <p>depth [2] - 14:20, 17:13</p> <p>derelict [1] - 27:18</p> <p>describe [1] - 21:22</p> <p>design [2] - 48:6, 48:13</p> <p>designate [6] - 10:5, 29:14, 30:6, 42:24, 46:20, 47:23</p> <p>designated [2] - 50:14, 50:18</p> <p>designating [1] - 13:8</p> <p>designation [7] - 7:10, 16:20, 17:17, 30:8, 34:25, 37:25, 40:4</p> <p>Designations [1] - 9:18</p> <p>detail [1] - 63:24</p> <p>deterioration [2] - 12:24, 31:16</p> <p>determination [1] - 60:24</p> <p>determined [3] - 11:19, 12:12, 24:7</p> <p>determining [1] - 13:15</p> <p>develop [2] - 43:6, 51:4</p> <p>Development [6] - 1:18, 1:19, 1:20, 8:9, 30:9, 31:23</p> <p>development [8] - 13:15, 31:2, 37:8, 40:7, 40:17, 41:17, 50:11, 50:13</p> <p>Diane [3] - 1:9, 65:7, 65:18</p> <p>died [1] - 11:14</p> <p>difference [1] - 12:4</p> <p>different [3] - 11:12, 41:3, 57:4</p> <p>difficult [2] - 12:21, 50:8</p> <p>director [1] - 61:4</p> <p>dirt [1] - 45:5</p> <p>disagree [1] - 28:1</p> <p>disconnect [1] - 61:16</p> <p>discovery [1] - 35:3</p> <p>discrepancies [1] - 14:1</p> <p>discretion [2] - 16:7, 16:11</p> <p>discussed [1] - 17:13</p> <p>discussion [3] - 44:8,</p>	<p>44:21, 61:6</p> <p>discussions [2] - 17:7, 63:19</p> <p>displayed [1] - 43:4</p> <p>districts [3] - 48:11, 63:2, 63:7</p> <p>docket [1] - 9:18</p> <p>doctor's [1] - 30:19</p> <p>documentation [2] - 14:15, 18:20</p> <p>documented [4] - 19:2, 20:6, 20:9, 20:16</p> <p>documenting [1] - 37:2</p> <p>documents [2] - 12:8, 14:9</p> <p>dollars [1] - 27:25</p> <p>Donald [1] - 4:8</p> <p>donate [1] - 49:23</p> <p>done [3] - 28:3, 36:23, 41:1</p> <p>door [1] - 35:2</p> <p>doors [1] - 38:11</p> <p>down [1] - 61:15</p> <p>Dr [5] - 11:13, 30:22, 31:5, 31:10, 33:11</p> <p>drowned [2] - 20:14, 20:15</p> <p>due [2] - 35:25, 59:2</p> <p>uplicated [1] - 12:1</p> <p>during [4] - 12:10, 20:8, 35:2, 36:17</p> <p>DUVAL [1] - 65:4</p>	
		<p>D</p>	<p>DATED [1] - 65:15</p> <p>dates [3] - 63:9, 63:10, 64:9</p> <p>Daughters [2] - 18:23, 19:16</p> <p>days [1] - 27:15</p> <p>dead [2] - 13:21, 28:8</p> <p>dead-end [1] - 28:8</p> <p>death [1] - 11:3</p> <p>debris [1] - 13:21</p> <p>December [2] - 3:7, 3:9</p> <p>decide [1] - 15:25</p> <p>decided [1] - 42:12</p> <p>decision [2] - 46:10, 50:8</p> <p>decline [1] - 35:24</p> <p>defer [8] - 16:11, 16:13, 16:17, 25:2, 25:19, 26:16, 40:25, 54:13</p> <p>deference [1] - 16:17</p> <p>deferral [1] - 22:4</p> <p>deferred [1] - 3:18</p> <p>definitive [1] - 42:22</p> <p>degree [1] - 12:23</p> <p>DEMETREE [1] - 1:13</p> <p>Demetree [1] - 2:16</p> <p>demolished [1] - 53:13</p> <p>denial [1] - 14:23</p> <p>denied [4] - 5:14, 15:7, 16:20, 64:5</p> <p>deny [1] - 49:8</p> <p>denying [1] - 8:3</p> <p>departed [1] - 54:18</p>	<p>E</p>	<p>Eagle [6] - 35:9, 35:21, 35:23, 37:10, 37:18, 53:17</p> <p>early [1] - 37:20</p> <p>Ed [1] - 1:7</p> <p>Edwards [1] - 12:3</p> <p>eight [1] - 36:21</p> <p>either [3] - 8:16, 16:9, 48:18</p> <p>either-or [1] - 16:9</p> <p>elections [4] - 54:5, 54:15, 54:22, 55:4</p> <p>elevation [1] - 4:16</p> <p>Ellis [6] - 9:19, 10:1, 10:6, 21:14, 21:19, 23:2</p> <p>elsewhere [1] - 11:15</p> <p>empty [4] - 39:3, 40:6, 43:18, 44:4</p> <p>enclosed [1] - 38:4</p> <p>encompass [1] - 57:7</p> <p>end [3] - 28:8, 31:25, 63:11</p>

<p>ends [1] - 38:2 enforce [1] - 61:9 enhancements [1] - 38:10 entail [2] - 25:22, 57:3 entails [1] - 63:5 enter [1] - 24:14 entertain [4] - 3:6, 9:6, 34:7, 44:19 entire [3] - 37:21, 50:5, 50:17 entirely [1] - 11:11 entities [1] - 8:17 entity [1] - 51:7 envelope [1] - 60:22 EPSTEIN [25] - 1:13, 2:21, 3:8, 9:10, 15:2, 23:21, 24:2, 24:12, 24:18, 24:22, 25:1, 29:20, 34:8, 39:6, 39:23, 40:11, 42:10, 43:8, 43:14, 45:3, 45:7, 49:3, 49:12, 50:1, 51:17 Epstein [5] - 2:21, 15:11, 39:13, 42:20, 49:16 era [1] - 36:18 erected [1] - 41:12 especially [2] - 40:11, 61:6 essentially [2] - 10:7, 41:25 established [3] - 12:7, 13:23, 35:22 ETHAN [1] - 1:15 Ethan [1] - 2:17 evaluate [4] - 10:12, 12:16, 13:24, 15:13 evaluating [2] - 13:1, 13:5 event [1] - 36:6 evidence [5] - 12:18, 12:24, 16:1, 31:15, 31:19 ex [2] - 4:12, 4:19 example [2] - 11:21, 48:6 exhibit [1] - 43:3 exist [2] - 17:15, 37:5 existed [2] - 39:21, 45:25 existence [1] - 20:2 extend [1] - 47:14 extensively [1] - 36:9 exterior [4] - 12:19, 12:24, 31:16, 38:12</p>	<p style="text-align: center;">F</p> <p>fabric [1] - 31:21 facility [1] - 48:3 fact [3] - 25:14, 36:24, 47:24 factor [1] - 13:1 factual [1] - 20:4 fair [1] - 47:12 fall [1] - 59:22 familiar [1] - 53:10 family [2] - 30:20, 31:9 far [2] - 21:5, 46:25 Fatima [2] - 32:13, 32:15 favor [8] - 3:11, 5:11, 9:11, 34:12, 45:13, 52:7, 56:5, 62:13 feature [1] - 36:21 featuring [1] - 36:21 February [1] - 65:15 Federal [1] - 12:10 fee [2] - 25:23, 25:25 feet [2] - 7:4, 7:8 fence [1] - 19:21 fencing [1] - 13:19 Ferguson [1] - 11:22 few [4] - 6:23, 8:22, 56:23, 60:20 field [1] - 21:23 figure [2] - 22:18, 29:18 file [1] - 11:19 filled [3] - 38:4, 45:20, 45:23 Film [9] - 35:8, 35:9, 35:19, 35:22, 35:23, 37:10, 37:18, 53:18 film [4] - 35:17, 37:3, 37:4, 37:20 filming [1] - 36:12 filmmaker [1] - 37:11 filmmaking [1] - 36:9 films [3] - 36:18, 36:21, 36:25 financial [1] - 36:1 financially [1] - 27:19 findings [4] - 8:15, 14:18, 14:22, 31:22 fine [3] - 27:5, 32:21, 43:21 first [13] - 10:13, 10:18, 28:23, 30:23, 33:11, 35:11, 36:13, 36:19, 56:12, 57:22, 57:24, 58:6, 63:17 five [2] - 27:14, 37:21 fix [1] - 33:14 flagpole [2] - 13:19,</p>	<p>23:8 FLORIDA [1] - 65:3 Florida [6] - 1:8, 1:10, 18:6, 27:12, 65:7, 65:18 Floyd [1] - 32:13 FLOYD [7] - 32:17, 32:20, 32:24, 33:4, 33:7, 33:10, 33:25 folder [1] - 18:2 following [2] - 30:12, 38:7 footprint [1] - 42:14 foregoing [2] - 64:14, 65:9 form [2] - 42:17, 61:21 former [1] - 38:25 formerly [1] - 39:21 forth [2] - 22:2, 25:9 forward [3] - 25:7, 26:18, 30:3 forwards [2] - 14:22, 38:15 four [3] - 20:15, 35:11, 38:14 fourth [1] - 37:16 FPR [1] - 1:9 frame [1] - 16:9 free [1] - 25:25 FRICK [6] - 1:14, 2:19, 40:21, 42:4, 55:18, 56:2 Frick [1] - 2:19 front [2] - 21:18, 23:8 Fund [1] - 63:22 fund [1] - 63:23 funeral [1] - 20:17 furthermore [1] - 14:7 future [7] - 15:8, 41:20, 43:12, 43:22, 48:25, 49:22, 50:11</p>	<p>given [1] - 14:12 Glober [1] - 2:25 GLOBER [3] - 1:14, 2:25, 54:25 gotcha [1] - 23:11 graves [4] - 11:23, 11:25, 21:24, 23:6 great [2] - 33:19, 53:22 green [1] - 21:23 GREGORY [15] - 1:15, 2:17, 34:11, 38:19, 39:2, 41:19, 42:6, 42:9, 44:23, 47:3, 47:19, 48:21, 49:9, 52:4, 62:9 Gregory [5] - 2:17, 38:24, 48:10, 61:2 grid [1] - 59:7 ground [3] - 19:15, 20:12, 47:7 grounds [1] - 12:9 group [1] - 21:8 guess [6] - 16:7, 19:25, 22:6, 41:19, 44:7, 48:8 guide [1] - 57:1 guy [3] - 19:13, 25:16, 51:11 guys [1] - 19:25</p>	<p>9:6, 9:15, 17:22, 29:10, 32:5, 34:6, 34:16, 44:14, 44:18, 52:11, 59:14, 64:8 held [2] - 1:6, 54:16 hello [1] - 32:10 helped [1] - 21:5 helpful [2] - 50:6, 57:1 heritage [3] - 10:21, 30:15, 35:14 hesitant [1] - 44:4 hi [1] - 52:25 high [1] - 20:12 highlight [2] - 16:19, 49:20 hinder [1] - 40:17 hip [1] - 38:1 HISTORIC [1] - 1:2 historic [21] - 10:23, 11:7, 11:14, 12:7, 12:20, 14:11, 14:17, 21:4, 22:21, 40:16, 46:4, 46:21, 48:11, 50:14, 50:18, 51:8, 51:14, 57:14, 61:16, 63:2, 63:16 Historic [9] - 2:5, 2:8, 2:10, 8:13, 9:18, 50:23, 56:15, 62:10, 62:18 historical [9] - 10:20, 14:6, 30:14, 31:21, 35:13, 40:4, 42:15, 47:1 historically [1] - 23:13 history [7] - 14:10, 19:20, 43:1, 49:8, 51:1, 51:4, 53:9 hit [3] - 19:12, 19:23, 20:3 HOFF [7] - 1:16, 2:23, 4:14, 48:9, 57:21, 59:10, 62:12 Hoff [2] - 2:23, 58:4 Hogan [1] - 1:8 holistic [1] - 50:5 holistically [1] - 51:18 Holmes [1] - 11:13 home [1] - 35:20 honor [3] - 33:13, 43:1, 43:22 hooks [1] - 18:25 hopefully [4] - 25:20, 39:22, 61:14, 64:7 hours [1] - 3:3 houses [1] - 6:23 hundred [2] - 28:1, 28:2</p>
		<p style="text-align: center;">G</p> <p>gate [1] - 27:17 gathered [1] - 22:4 genealogical [1] - 11:1 General [4] - 1:19, 2:13, 40:25, 63:22 general [3] - 14:11, 60:7, 63:21 generally [1] - 8:5 gentleman [2] - 29:11, 29:22 gentleman's [1] - 28:24 George [2] - 19:7, 20:5 girls [2] - 20:14, 20:15</p>	<p style="text-align: center;">H</p> <p>hallway [1] - 3:5 halt [1] - 40:7 hand [4] - 7:1, 18:11, 32:22, 46:11 handle [2] - 60:2, 60:4 handout [1] - 56:20 happy [1] - 24:17 Hart [1] - 18:5 HART [29] - 18:12, 18:17, 18:19, 21:2, 21:10, 21:14, 21:17, 21:20, 21:22, 22:7, 22:10, 22:12, 22:15, 22:21, 23:5, 23:12, 23:15, 23:25, 24:16, 24:20, 25:8, 25:12, 25:14, 25:22, 26:1, 26:5, 26:7, 26:12, 26:14 hat [2] - 55:7, 55:8 headstones [2] - 22:22, 22:24 health [1] - 33:17 healthier [1] - 33:15 hear [2] - 32:17, 56:2 hearing [17] - 3:15, 4:23, 5:1, 7:1, 7:21,</p>	

I	<p>21:12 insight [1] - 28:13 inspect [3] - 57:25, 58:9 inspection [1] - 26:11 installation [2] - 57:4, 60:3 installed [1] - 13:19 installing [1] - 61:13 integrity [1] - 31:21 intent [1] - 61:15 interest [3] - 16:25, 37:14, 55:17 interesting [2] - 47:16 introductions [1] - 2:6 intuitive [1] - 57:1 inventory [2] - 11:22, 12:3 invocation [1] - 22:23 lonia [1] - 4:9 issue [4] - 8:16, 16:6, 22:15, 22:18 item [1] - 7:19 Item [1] - 4:15 items [2] - 3:18, 9:2 itself [3] - 16:1, 29:4, 58:22</p>	K	<p>Kalem [1] - 35:16 keep [5] - 15:23, 15:24, 23:22, 33:14, 33:18 keeping [3] - 39:19, 50:3, 50:4 kept [2] - 43:5, 60:5 killed [1] - 20:10 kind [7] - 20:18, 24:15, 39:25, 42:15, 43:11, 47:1 kinds [1] - 60:22 known [6] - 11:11, 30:23, 31:6, 31:10, 37:2, 37:5</p>	L	<p>lack [1] - 36:1 lady [1] - 21:4 laid [1] - 19:17 land [5] - 40:7, 40:12, 42:23, 45:12, 49:5 landmark [30] - 7:6, 7:9, 7:11, 10:7, 12:16, 13:1, 13:9, 14:7, 14:24, 16:22, 17:17, 22:19, 29:14, 30:8, 34:17, 34:25, 37:24, 40:15, 41:8, 41:21, 42:25, 44:4, 44:15, 46:21, 50:14, 50:18, 51:8, 51:16, 53:8, 63:3 landmarked [9] - 35:5, 39:7, 39:8, 43:11, 44:3, 47:21, 48:23, 49:11, 49:13 landmarking [18] - 8:23, 15:17, 34:3, 34:9, 39:10, 41:10, 43:16, 45:5, 45:13, 45:14, 46:4, 48:7, 49:6, 49:17, 49:19, 49:24, 53:5, 53:16 language [2] - 57:12, 60:6 Large [1] - 1:10 last [4] - 15:3, 34:23, 55:10, 64:6 latter [1] - 29:3 Laura [1] - 63:19 lead [1] - 38:10 leads [1] - 9:17 least [1] - 46:18 leave [1] - 40:1 leaves [1] - 54:18 left [1] - 20:21</p>	M	<p>legacy [2] - 33:13, 33:18 legend [1] - 31:6 legislation [1] - 63:13 legislative [2] - 63:15, 64:1 letter [1] - 6:16 library [4] - 42:13, 43:2, 46:13, 48:5 light [1] - 36:20 limited [1] - 14:12 lines [1] - 58:7 link [1] - 14:3 linkage [1] - 15:15 little-known [1] - 37:2 live [4] - 6:22, 27:2, 27:11, 28:9 lived [3] - 27:13, 28:9, 31:8 lives [2] - 7:4, 7:7 LM-23-08 [4] - 26:19, 30:3, 30:6, 34:9 LM-23-09 [4] - 34:18, 34:20, 44:24, 52:12 loan [1] - 63:23 local [10] - 10:7, 13:8, 14:24, 30:8, 34:24, 36:1, 36:5, 38:16, 63:2, 63:3 locals [1] - 20:9 located [4] - 10:6, 30:7, 31:9, 34:21 location [3] - 12:11, 36:5, 53:14 locations [1] - 11:12 long-term [2] - 12:25, 61:5 longstanding [2] - 57:8, 57:9 look [8] - 20:23, 21:8, 21:10, 21:17, 24:24, 48:5, 49:6, 59:6 looked [2] - 21:14, 25:3 looking [3] - 7:6, 20:18, 51:20 looks [2] - 28:3, 39:4 Lopera [2] - 2:12, 54:17 LOPERA [11] - 1:19, 2:12, 16:14, 41:2, 41:6, 49:15, 52:18, 54:14, 55:4, 55:14, 55:23 LS-23-01 [3] - 9:19, 10:5, 26:17 Lucy [1] - 12:3</p>	<p>mail [1] - 7:9 main [1] - 57:17 maintained [1] - 31:17 maintenance [2] - 13:22, 17:14 majority [1] - 23:6 mapping [1] - 13:13 marker [2] - 23:9 markers [9] - 11:10, 11:18, 12:1, 12:5, 14:2, 14:16, 19:14, 20:2, 43:4 marking [1] - 40:4 masonry [1] - 30:20 material [1] - 36:2 matters [1] - 63:15 MAX [1] - 1:14 max [1] - 2:25 McEachin [6] - 18:20, 21:1, 23:22, 24:5, 28:23, 29:10 McIntosh [4] - 30:23, 31:5, 31:10, 33:11 mean [14] - 6:10, 15:11, 16:9, 16:15, 17:14, 18:19, 22:7, 22:15, 22:22, 24:15, 40:14, 43:16, 48:21, 50:7 means [1] - 8:3 meanwhile [1] - 38:2 medical [2] - 31:6, 31:7 meet [7] - 10:16, 10:24, 14:19, 14:20, 22:5, 30:10, 59:24 meeting [5] - 2:4, 5:22, 23:18, 29:21, 54:16 meets [3] - 10:10, 38:14, 42:1 member [3] - 17:24, 27:7, 32:9 Member [5] - 1:14, 1:14, 1:15, 1:15, 1:16 MEMBER [16] - 5:4, 5:6, 5:12, 10:3, 17:25, 18:5, 26:20, 26:22, 27:2, 27:10, 32:7, 32:10, 32:13, 52:16, 52:22, 52:25 MEMBERS [23] - 3:12, 3:14, 4:20, 4:24, 9:4, 9:12, 9:14, 17:20, 32:3, 33:22, 34:4, 34:13, 34:15, 44:16, 52:8, 52:10, 54:2,</p>
	J							
	<p>J.C [1] - 2:16 JACK [1] - 1:13 JACKSONVILLE [1] - 1:1 Jacksonville [9] - 1:8, 2:4, 18:6, 27:11, 30:24, 33:12, 35:17, 35:20, 35:25 January [3] - 1:6, 2:1, 2:4 Jermaine [2] - 2:8, 53:2 JERMAINE [1] - 1:19 Jessie [10] - 5:19, 6:22, 6:23, 7:17, 26:19, 30:3, 30:7, 31:24, 32:14, 34:9 JOANNA [1] - 1:20 Joel [8] - 18:2, 18:20, 21:1, 23:22, 24:5, 28:23, 29:10, 29:22 Jon [1] - 11:22 Julia [1] - 2:21 JULIA [1] - 1:13 jump [4] - 3:17, 3:22, 52:13, 54:4 June [2] - 54:17, 55:5 justification [1] - 53:15</p>							

<p>56:6, 56:8, 60:14, 62:4, 62:14, 62:16 members [3] - 8:8, 8:12, 25:15 memo [1] - 63:4 mentioning [1] - 23:22 met [3] - 17:8, 29:14, 35:10 metal [1] - 19:25 Michael [1] - 2:14 MICHAEL [1] - 1:15 microphone [1] - 52:19 middle [1] - 22:5 Middleburg [1] - 37:13 Midwest [1] - 36:10 might [4] - 29:21, 42:17, 48:4, 59:16 million [1] - 63:22 minutes [4] - 3:7, 3:9, 3:15, 8:23 moment [5] - 15:19, 17:3, 17:19, 33:21, 46:25 money [1] - 28:5 month [3] - 25:20, 29:18, 34:23 months [2] - 56:23, 64:5 MONTOYA [34] - 1:15, 2:14, 3:10, 9:8, 15:20, 17:4, 28:16, 28:19, 28:22, 29:8, 29:16, 44:7, 44:12, 44:20, 45:1, 45:18, 46:2, 46:7, 47:4, 47:10, 47:13, 47:17, 50:7, 55:2, 55:6, 55:8, 55:10, 56:12, 59:11, 59:20, 60:11, 60:16, 60:19, 61:25 Montoya [9] - 2:14, 16:5, 17:12, 29:2, 45:22, 55:13, 55:16, 56:10, 61:3 Mooney [13] - 10:8, 10:25, 11:9, 11:20, 11:23, 12:3, 12:6, 12:13, 13:17, 13:25, 14:4, 14:23, 20:5 Mooney's [1] - 19:8 Morningside [2] - 4:4, 4:10 most [2] - 6:10, 36:17 motion [17] - 3:6, 3:8, 9:7, 9:8, 34:7, 34:8, 35:21, 37:14, 44:19, 44:20, 44:23, 48:17, 48:18, 48:20, 52:6, 62:8, 62:9</p>	<p>move [6] - 26:18, 30:3, 34:18, 41:8, 56:14, 59:14 moved [2] - 4:5, 22:25 movie [2] - 35:24, 36:14 movies [2] - 36:15, 36:17 moving [1] - 3:24 MR [106] - 2:8, 2:10, 3:25, 5:9, 5:18, 5:23, 6:3, 6:6, 6:12, 6:15, 6:18, 6:21, 6:23, 6:25, 7:2, 7:3, 7:5, 7:6, 7:11, 7:13, 7:15, 7:16, 7:22, 7:23, 7:25, 8:1, 8:2, 8:7, 8:10, 8:11, 8:18, 8:25, 9:22, 10:5, 15:10, 16:4, 17:11, 18:12, 18:17, 18:19, 21:2, 21:9, 21:10, 21:12, 21:14, 21:16, 21:17, 21:19, 21:20, 21:21, 21:22, 22:7, 22:10, 22:12, 22:15, 22:21, 23:5, 23:12, 23:15, 23:25, 24:4, 24:16, 24:20, 25:8, 25:12, 25:14, 25:22, 25:24, 26:1, 26:5, 26:6, 26:7, 26:10, 26:12, 26:14, 27:24, 28:7, 28:14, 29:1, 29:15, 30:1, 30:6, 34:20, 38:23, 39:5, 39:12, 40:10, 40:13, 40:24, 41:5, 42:8, 42:19, 45:21, 46:6, 53:21, 53:24, 54:7, 56:17, 58:3, 59:19, 60:1, 61:1, 62:7, 62:22, 63:14, 64:11 MS [17] - 2:12, 16:14, 32:17, 32:20, 32:24, 33:4, 33:7, 33:10, 33:25, 41:2, 41:6, 49:15, 52:18, 54:14, 55:4, 55:14, 55:23 Mueller [1] - 53:1 MUELLER [2] - 53:21, 53:24</p>	<p>35:15, 37:9 national [2] - 36:6, 37:1 native [1] - 37:13 nature [5] - 12:23, 40:16, 41:13, 43:5, 49:23 necessarily [2] - 39:14, 59:6 neck [1] - 51:13 need [6] - 21:25, 22:1, 23:18, 33:24, 48:25, 52:24 needed [1] - 3:3 negative [1] - 28:7 negatively [1] - 12:20 neglect [1] - 12:25 Neglected [1] - 13:11 neighborhood [5] - 27:3, 27:13, 27:20, 28:8, 33:16 never [5] - 12:11, 23:19, 23:20, 35:4, 43:23 new [14] - 16:2, 27:21, 43:1, 43:2, 55:5, 56:24, 57:7, 57:10, 57:16, 61:4, 61:7, 61:13, 61:16 New [2] - 5:24, 54:4 news [1] - 19:2 next [6] - 27:22, 35:2, 47:25, 48:3, 63:24, 64:8 nice [2] - 9:21, 28:4 nicest [1] - 27:16 night [1] - 64:6 nominate [3] - 55:12, 55:13, 55:15 nomination [1] - 55:19 nominations [2] - 55:25, 56:1 none [7] - 3:15, 9:5, 9:15, 34:16, 44:17, 52:11, 62:17 normal [1] - 54:22 normally [1] - 54:15 Norman [14] - 35:8, 36:8, 36:13, 36:21, 36:25, 37:4, 37:11, 37:12, 37:18, 47:20, 47:25, 48:6, 50:5, 53:18 Norman's [1] - 36:18 North [2] - 1:8, 20:7 Northwest [1] - 36:10 Notary [1] - 1:9 notes [1] - 65:11 nothing [4] - 18:15, 33:2, 42:2, 51:23</p>	<p>notice [3] - 7:1, 7:21, 39:20 notification [1] - 63:8 notified [1] - 7:9 notify [1] - 62:25 notifying [1] - 7:23 number [4] - 9:18, 14:1, 14:2, 64:6 Number [1] - 4:15</p>	<p>Ordinance [2] - 63:17, 64:9 ordinance [1] - 64:6 original [1] - 23:9 originally [2] - 35:9, 58:8 outdoor [2] - 37:22, 38:2 outpost [2] - 12:8, 20:8 overall [1] - 14:20 own [3] - 6:23, 8:17, 20:21 owned [3] - 20:5, 20:6, 46:14 owner [2] - 7:3, 49:25 owners [1] - 7:16 ownership [1] - 13:17 owns [3] - 40:12, 43:18, 49:21</p>
<p>N</p>		<p>O</p>	<p>P</p>	
<p>name [6] - 5:11, 18:3, 27:9, 27:10, 32:11, 52:25 nation [6] - 10:21, 30:16, 31:3, 31:12,</p>	<p>name [6] - 5:11, 18:3, 27:9, 27:10, 32:11, 52:25 nation [6] - 10:21, 30:16, 31:3, 31:12,</p>	<p>noticed [1] - 36:18 North [2] - 1:8, 20:7 Northwest [1] - 36:10 Notary [1] - 1:9 notes [1] - 65:11 nothing [4] - 18:15, 33:2, 42:2, 51:23</p>	<p>occurred [1] - 38:8 occurring [1] - 63:7 OF [4] - 1:1, 65:1, 65:3, 65:4 offense [1] - 47:4 office [2] - 24:6, 30:19 Office [2] - 1:19, 2:12 officer [2] - 54:15, 54:22 officers [1] - 54:16 official [1] - 19:6 OGC [1] - 16:13 old [1] - 11:15 Old [2] - 11:16, 19:9 Olivia [1] - 2:19 OLIVIA [1] - 1:14 once [2] - 37:10, 53:14 one [26] - 10:18, 11:21, 13:5, 13:6, 16:18, 16:22, 16:23, 17:4, 17:25, 30:20, 31:8, 35:11, 36:13, 36:18, 37:4, 41:8, 43:8, 43:19, 46:11, 47:19, 49:20, 51:7, 55:21, 57:6, 61:19, 63:17 one-person [1] - 55:21 one-story [2] - 30:20, 31:8 ongoing [4] - 12:25, 13:22, 17:14, 63:19 open [11] - 4:22, 5:1, 15:25, 17:21, 21:23, 32:4, 38:2, 40:2, 44:13, 54:12, 55:23 opened [1] - 35:23 operating [1] - 58:18 opinion [1] - 15:22 opinions [1] - 8:16 opportunity [2] - 7:18, 54:12 opposed [6] - 3:13, 9:13, 34:14, 52:9, 56:7, 62:15 order [3] - 14:15, 44:20, 59:4</p>	<p>p.m [3] - 1:7, 2:1, 64:15 package [1] - 29:4 page [4] - 57:22, 58:7, 63:24 pager [1] - 63:5 pages [1] - 29:3 painting [1] - 38:12 pamphlet [2] - 18:19, 21:2 parcel [5] - 35:2, 35:4, 43:18, 49:24, 50:5 parcels [3] - 35:7, 41:3, 48:11 pardon [1] - 32:17 part [12] - 6:10, 15:3, 19:7, 23:25, 24:6, 27:16, 29:22, 35:7, 49:7, 52:1, 58:23, 59:17 part-time [2] - 23:25, 24:6 parte [2] - 4:12, 4:19 participate [1] - 29:11 participation [2] - 28:22, 63:23 particular [4] - 14:19, 34:25, 35:3, 43:5 particularly [4] - 11:2, 12:17, 13:12, 37:19 passes [1] - 49:18 past [1] - 11:8 pattern [1] - 59:7 pay [2] - 25:24, 26:1 paying [1] - 25:22 pediatrician [2] - 30:24, 33:12</p>

<p>pending [3] - 27:20, 63:12, 63:15 people [2] - 19:19, 20:17 per [1] - 39:15 percent [2] - 28:1, 28:2 period [3] - 16:22, 17:1, 44:8 permit [1] - 59:24 permits [1] - 38:6 permitting [6] - 31:18, 58:25, 59:17, 60:2, 60:3, 60:8 person [5] - 31:1, 37:7, 54:20, 55:5, 55:21 personally [2] - 48:16, 48:22 persons [1] - 31:1 pertain [1] - 63:16 pertaining [1] - 63:19 pertains [3] - 10:18, 35:12, 36:4 phone [3] - 23:17, 23:19, 25:16 phones [1] - 3:4 photography [1] - 42:16 photos [1] - 29:6 physical [2] - 12:11, 12:12 pick [4] - 25:15, 51:9, 51:10, 51:13 pick-and-choose [2] - 51:9, 51:10 picked [1] - 21:4 picture [1] - 35:21 pictures [3] - 19:14, 19:24, 37:15 piece [11] - 19:12, 19:23, 20:3, 20:19, 20:21, 40:7, 45:5, 45:12, 61:14, 64:3 place [5] - 19:17, 22:22, 46:5, 51:1, 51:14 placed [3] - 11:10, 11:17, 11:18 placeholder [1] - 63:15 placement [3] - 14:2, 14:16, 61:17 places [1] - 47:5 plan [2] - 13:22, 42:16 plane [1] - 60:21 planner [1] - 60:1 planning [2] - 33:16, 62:25 Planning [8] - 1:18,</p>	<p>1:19, 1:20, 8:8, 30:9, 31:23, 50:22, 53:1 plans [2] - 5:22, 17:14 plant [1] - 46:16 plenty [3] - 23:16, 53:10, 53:12 podium [4] - 17:24, 27:7, 28:24, 32:9 point [7] - 5:25, 6:8, 7:25, 40:13, 40:19, 47:16, 49:1 pointed [1] - 20:10 points [1] - 52:1 politics [1] - 36:1 pool [15] - 37:23, 38:3, 38:25, 39:9, 39:15, 40:2, 40:9, 40:16, 42:15, 43:22, 45:10, 45:19, 45:20, 45:25, 50:17 popularly [1] - 14:13 portion [1] - 31:7 poses [1] - 14:4 positive [1] - 36:20 possessing [1] - 11:1 possession [1] - 18:22 possibilities [1] - 42:21 possibility [3] - 15:12, 15:15, 45:9 post [1] - 36:23 post-production [1] - 36:23 posts [1] - 45:23 potential [3] - 13:1, 16:23, 36:15 potentially [2] - 12:25, 48:3 power [1] - 45:16 practice [1] - 10:22 preclude [1] - 50:19 prepare [1] - 15:5 preparing [1] - 14:7 presence [1] - 12:6 PRESENT [2] - 1:12, 1:17 present [2] - 8:14, 33:8 presented [2] - 29:6, 59:16 presently [2] - 38:5, 40:14 presents [1] - 16:1 preservation [6] - 13:2, 13:5, 13:7, 31:14, 37:17, 63:16 Preservation [8] - 2:5, 2:9, 2:11, 8:14, 50:23, 56:15, 62:10,</p>	<p>62:18 PRESERVATION [1] - 1:2 preserved [1] - 39:19 preserving [1] - 47:20 presuming [1] - 29:9 pretty [2] - 22:23, 60:6 printed [1] - 56:16 private [1] - 3:4 problem [1] - 43:16 procedure [1] - 58:18 proceedings [2] - 64:14, 65:9 Proceedings [1] - 1:6 Process [6] - 13:8, 35:6, 45:9, 59:18, 61:20, 64:1 produced [1] - 36:21 producers [1] - 36:14 product [7] - 58:20, 58:24, 59:5, 59:6, 59:15, 59:16, 60:9 production [2] - 36:23, 37:21 products [1] - 58:1 Professional [2] - 65:7, 65:18 programmed [1] - 46:15 programs [1] - 46:15 project [2] - 63:20, 63:23 projects [3] - 62:21, 63:1, 63:2 proper [2] - 15:15, 24:23 properties [1] - 20:20 property [26] - 7:3, 7:4, 7:7, 7:8, 7:16, 10:6, 19:8, 20:5, 20:6, 20:19, 30:7, 30:18, 31:4, 34:21, 35:1, 35:4, 36:7, 38:17, 41:11, 42:25, 43:2, 46:14, 46:16, 50:11, 50:12, 51:5 propose [2] - 49:5, 56:13 proposed [2] - 49:13, 56:21 protect [1] - 40:16 protected [1] - 11:6 protection [1] - 13:14 provide [3] - 15:8, 25:4, 61:23 provided [5] - 19:3, 27:17, 29:5, 62:11, 62:19 providing [1] - 18:1 prudent [1] - 59:9</p>	<p>Public [2] - 1:9, 62:20 public [15] - 4:23, 5:1, 7:1, 7:21, 9:6, 13:14, 17:22, 32:5, 34:6, 44:13, 44:18, 52:14, 52:23, 54:4, 64:8 pull [1] - 4:3 pulled [1] - 19:18 purpose [2] - 46:25, 48:8 put [12] - 7:11, 19:13, 19:17, 19:20, 23:8, 39:9, 41:11, 48:13, 50:3, 53:7, 53:8, 55:6 putting [1] - 40:6</p> <p style="text-align: center;">Q</p> <p>questionable [1] - 11:17 questioned [1] - 51:15 questions [10] - 14:25, 15:19, 17:3, 17:19, 32:2, 33:20, 38:18, 57:19, 58:5, 60:13 quick [6] - 5:9, 5:17, 18:9, 20:25, 27:6, 32:16 quite [1] - 16:6</p> <p style="text-align: center;">R</p> <p>race [2] - 55:22, 56:11 radius [1] - 7:8 rafter [1] - 38:2 raise [2] - 18:10, 32:22 rambled [1] - 9:3 ramification [1] - 16:23 ramifications [2] - 16:3, 16:18 rather [1] - 15:25 reads [2] - 4:6, 57:14 ready [3] - 48:22, 48:24, 49:1 real [6] - 5:9, 5:16, 18:9, 20:25, 27:5, 32:16 really [3] - 8:18, 28:4, 50:10 reason [1] - 7:20 receive [1] - 64:6 received [2] - 7:21, 28:10 recent [1] - 11:5 recess [1] - 61:17 recessed [5] - 57:11, 59:8, 60:7, 61:24 recognize [2] - 36:14,</p>	<p>51:4 recognized [2] - 11:1, 11:6 recommend [4] - 39:24, 40:1, 48:22, 49:18 recommendation [3] - 14:23, 38:16, 42:13 recommendations [1] - 13:10 recommends [2] - 14:14, 31:23 record [5] - 24:9, 27:5, 29:7, 59:1, 65:10 recorded [1] - 12:4 recording [1] - 13:13 records [6] - 11:3, 11:4, 11:15, 19:6, 31:18, 38:7 redone [1] - 23:12 refer [1] - 35:8 referenced [3] - 37:24, 38:8, 38:17 referred [1] - 10:8 referring [1] - 10:17 regardless [1] - 58:17 regards [1] - 60:21 reject [1] - 8:16 relates [2] - 37:6, 37:16 relationship [1] - 12:13 remainder [1] - 54:21 reminder [5] - 10:19, 30:13, 34:23, 35:12, 51:1 removal [1] - 13:21 removed [2] - 45:19, 58:2 removing [1] - 13:21 renaming [1] - 35:1 repair [1] - 38:10 repairs [4] - 38:7, 38:9, 57:3, 63:5 replacement [1] - 38:11 report [11] - 9:20, 13:12, 14:22, 15:5, 28:25, 29:13, 30:5, 31:22, 31:25, 63:11, 65:9 Reporter [3] - 28:21, 65:8, 65:18 REPORTER [8] - 18:10, 18:13, 18:18, 32:18, 32:21, 32:25, 33:5, 65:1 reports [1] - 14:8 represent [2] - 11:10, 12:21</p>
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<p>representative [1] - 43:9 request [3] - 34:17, 57:25, 58:10 requesting [2] - 7:13, 7:15 require [1] - 41:14 required [1] - 58:21 requirement [2] - 40:6, 59:24 requirements [1] - 41:11 requires [2] - 14:8, 61:22 reroofing [1] - 38:10 research [4] - 14:9, 14:14, 18:21, 31:11 residence [1] - 31:9 resources [2] - 11:7, 12:20 respect [1] - 50:10 response [17] - 3:14, 4:20, 4:24, 9:4, 9:14, 17:20, 32:3, 33:22, 34:4, 34:15, 44:16, 52:10, 54:2, 56:8, 60:14, 62:4, 62:16 responsibilities [1] - 13:16 rest [1] - 8:12 restate [1] - 50:15 restoration [6] - 13:3, 13:6, 13:25, 31:14, 37:18, 38:7 restore [1] - 22:10 restored [1] - 14:5 restoring [1] - 39:15 resurfacing [1] - 63:6 retaining [1] - 31:20 returned [2] - 23:19, 23:20 reverse [1] - 12:22 review [1] - 50:23 reviewed [1] - 50:21 revised [2] - 56:21 revision [1] - 57:16 revisions [1] - 61:12 Ribbon [1] - 13:10 Richard [2] - 36:8, 37:11 Richmond [1] - 3:20 ring [2] - 55:7, 55:8 Riverside [2] - 3:19, 4:9 Road [15] - 9:19, 10:1, 10:6, 21:15, 21:19, 23:3, 34:22, 38:21, 38:25, 40:23, 41:21, 44:25, 45:14, 47:23, 48:24</p>	<p>road [1] - 28:8 role [1] - 4:17 roof [1] - 38:1 Room [1] - 1:8 rules [1] - 50:3 run [1] - 16:5</p> <hr/> <p style="text-align: center;">S</p> <hr/> <p>scenario [2] - 15:22, 22:3 scenarios [2] - 17:8, 36:12 scenes [1] - 38:3 schedule [1] - 26:8 school [2] - 19:5, 20:7 scrap [1] - 19:25 screen [1] - 36:18 se [1] - 39:15 seat [1] - 5:6 second [16] - 3:10, 5:23, 9:10, 13:6, 30:25, 33:10, 34:11, 36:4, 45:3, 55:18, 57:22, 57:25, 58:7, 58:19, 62:12, 64:3 secondly [1] - 58:15 secretary [1] - 54:13 Secretary [1] - 1:13 section [2] - 19:10, 61:22 Section [3] - 3:22, 4:1, 9:17 sections [1] - 36:11 see [5] - 21:20, 23:2, 41:16, 45:23, 46:9 seeing [4] - 9:5, 24:13, 44:17, 62:17 seek [1] - 50:22 seeks [2] - 10:5, 30:6 sell [2] - 49:22, 50:4 Selma [1] - 3:21 sense [3] - 39:19, 45:6, 51:12 sent [5] - 4:15, 5:21, 20:16, 21:1, 21:2 sentences [1] - 57:23 separate [3] - 8:17, 37:22, 40:22 serve [1] - 54:20 serving [3] - 12:8, 46:24, 46:25 seven [5] - 10:10, 14:21, 30:11, 35:11, 38:14 seventh [2] - 10:13, 12:15 several [2] - 11:25, 64:5 shall [1] - 16:21</p>	<p>share [1] - 58:2 sheer [1] - 47:23 sheet [1] - 11:24 short [1] - 58:14 short-staffed [1] - 58:14 shortages [1] - 36:2 shortly [1] - 35:23 shotgun [1] - 20:18 shotgun-looking [1] - 20:18 show [3] - 26:9, 31:19, 36:19 shy [1] - 54:25 sic [2] - 6:12, 57:10 sic [1] - 4:15 sickle [1] - 31:11 side [4] - 6:3, 6:6, 8:6, 8:7 sidewalk [1] - 63:5 sidewalks [1] - 63:6 siding [1] - 38:1 sign [1] - 53:8 signage [4] - 13:20, 41:12, 53:8, 53:11 significance [4] - 37:1, 46:19, 47:11, 51:14 significant [10] - 10:19, 11:7, 12:19, 14:9, 22:21, 30:13, 31:15, 35:12, 36:5, 37:19 significantly [3] - 31:1, 31:20, 37:7 signs [1] - 53:13 silence [1] - 3:3 silent [2] - 35:21, 36:18 similar [1] - 48:5 Simultaneous [7] - 22:13, 24:19, 44:11, 47:9, 52:3, 52:20, 55:1 single [2] - 30:20, 31:9 single-family [2] - 30:20, 31:9 site [21] - 10:7, 11:19, 31:9, 37:22, 38:25, 39:8, 40:2, 40:15, 42:16, 43:11, 43:17, 44:4, 46:3, 46:19, 47:6, 50:3, 50:17, 51:22, 53:5, 58:11, 58:17 sites [3] - 12:17, 13:2, 13:9 situation [2] - 51:9, 51:10 Skirmish [1] - 20:11</p>	<p>slips [1] - 60:4 Smart [1] - 27:10 SMART [3] - 27:24, 28:7, 28:14 SMITH [18] - 5:9, 5:18, 5:23, 6:3, 6:6, 6:12, 6:15, 6:23, 7:2, 7:5, 7:11, 7:15, 7:22, 7:25, 8:2, 8:10, 8:18, 8:25 Smith [1] - 5:4 SNYDER [1] - 1:20 someone [3] - 23:1, 41:7, 44:1 sometime [1] - 16:6 sometimes [2] - 59:15, 59:22 somewhat [1] - 64:2 somewhere [1] - 28:5 Sons [1] - 13:18 sorry [3] - 5:9, 17:4, 32:20 sounds [2] - 22:20, 50:16 South [4] - 9:19, 10:1, 10:6, 20:8 speaking [7] - 22:13, 24:19, 44:11, 47:9, 52:3, 52:20, 55:1 specific [2] - 14:10, 58:20 specifically [1] - 36:16 speech [1] - 56:3 Spidey [1] - 51:12 sponsor [1] - 45:9 spot [1] - 33:17 Sr [2] - 36:8, 37:12 St [1] - 53:11 staff [31] - 6:10, 8:8, 8:14, 9:20, 13:7, 14:13, 14:22, 15:1, 15:3, 15:19, 15:21, 15:23, 17:3, 17:6, 17:19, 24:7, 28:20, 30:5, 32:2, 38:18, 39:7, 42:14, 43:10, 45:18, 57:20, 57:24, 58:8, 59:12, 60:8, 60:13, 62:3 staff's [1] - 50:15 staffed [1] - 58:14 stance [1] - 44:2 stand [3] - 43:20, 46:12, 48:16 standard [2] - 10:22, 58:17 standpoint [3] - 10:23, 13:25, 58:13 stands [1] - 46:24 start [3] - 2:6, 54:17,</p>	<p>63:9 started [1] - 19:22 starting [1] - 35:16 state [14] - 5:11, 5:16, 10:21, 11:2, 14:5, 18:3, 27:8, 30:15, 31:3, 32:11, 35:14, 36:5, 37:9, 41:10 STATE [1] - 65:3 State [1] - 1:10 stating [1] - 59:1 station [1] - 46:17 statistics [1] - 11:3 status [2] - 22:19, 60:24 Steele [1] - 11:13 stem [1] - 61:7 stenographic [1] - 65:11 stenographically [1] - 65:9 step [1] - 25:7 still [9] - 3:24, 12:14, 15:12, 22:14, 24:5, 45:20, 51:3, 53:6, 53:13 stole [2] - 20:1 stolen [1] - 20:3 stones [1] - 19:11 stood [1] - 53:18 story [6] - 30:17, 30:20, 31:7, 31:8, 37:25, 38:21 streamline [1] - 56:24 Street [28] - 1:8, 3:20, 3:21, 4:4, 4:8, 4:9, 4:11, 5:19, 6:22, 6:24, 7:17, 26:19, 27:11, 30:4, 30:8, 31:24, 32:14, 34:10, 34:19, 34:21, 38:20, 40:23, 44:24, 45:15, 47:22, 48:1, 48:23, 63:20 street [1] - 21:11 strike [5] - 58:6, 58:11, 58:19, 58:23, 59:9 strike-through [2] - 58:6, 58:19 structural [1] - 38:9 structure [8] - 30:17, 30:21, 31:8, 31:16, 31:18, 38:21, 46:13, 53:6 structures [1] - 30:22 studies [1] - 31:7 Studios [7] - 35:8, 37:19, 47:21, 47:25, 48:6, 50:6, 53:18</p>
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<p>studios [2] - 35:21, 36:24 stuff [2] - 19:4, 20:1 subject [2] - 30:7, 31:4 submit [1] - 59:3 submission [1] - 58:24 submitted [5] - 41:16, 58:10, 59:2, 59:17, 59:23 submitting [2] - 58:1, 58:20 suitability [3] - 13:2, 31:14, 37:17 summary [1] - 63:25 supplement [6] - 56:15, 56:22, 56:24, 57:14, 62:10, 62:19 supplied [1] - 60:10 support [2] - 6:11, 36:2 supports [1] - 6:10 suppose [1] - 8:24 survey [1] - 61:21 swear [4] - 18:9, 32:16, 32:18, 52:24 synopsis [1] - 63:21</p>	<p>26:3, 26:13, 26:15, 26:21, 26:25, 27:4, 27:8, 27:23, 28:6, 28:12, 28:15, 28:17, 29:17, 30:2, 32:1, 32:4, 32:8, 32:11, 32:15, 32:18, 32:21, 32:25, 33:5, 33:6, 33:8, 33:19, 33:23, 34:1, 34:5, 34:12, 34:14, 34:16, 38:18, 40:19, 43:13, 44:9, 44:13, 44:17, 44:22, 45:2, 45:4, 45:17, 46:22, 47:8, 47:12, 47:15, 48:15, 49:2, 49:14, 51:25, 52:5, 52:9, 52:11, 52:21, 52:23, 53:20, 53:22, 53:25, 54:3, 54:23, 55:7, 55:9, 55:12, 55:15, 55:20, 56:1, 56:4, 56:7, 56:9, 56:14, 57:19, 60:12, 60:15, 60:17, 62:2, 62:5, 62:8, 62:13, 62:15, 62:17, 63:12, 64:10, 64:12</p>	<p>trim [1] - 57:3 Trio [1] - 63:20 troops [1] - 12:10 Tropia [3] - 1:9, 65:7, 65:18 true [1] - 65:10 truth [7] - 18:15, 18:16, 18:17, 33:2, 33:3 try [3] - 22:5, 25:11, 25:13 trying [6] - 22:7, 22:18, 46:8, 47:14, 50:15, 61:20 turned [2] - 21:3, 23:15 two [15] - 3:3, 8:17, 10:14, 10:17, 14:19, 30:17, 30:19, 31:7, 35:7, 37:25, 38:21, 41:3, 48:11, 57:22, 58:4 two-story [4] - 30:17, 31:7, 37:25, 38:21 type [3] - 39:20, 41:17, 59:13 types [1] - 57:5 typically [3] - 10:12, 10:15, 43:25</p>	<p style="text-align: center;">V</p> <p>vacancy [2] - 54:10, 54:19 valuable [1] - 11:1 value [3] - 10:18, 30:13, 35:12 varies [1] - 59:5 various [1] - 57:4 vast [1] - 14:1 verify [2] - 14:16, 60:9 vernacular [1] - 30:20 versa [1] - 6:11 versus [3] - 48:4, 59:3, 61:16 Veterans [1] - 13:19 via [1] - 7:9 vice [6] - 6:11, 54:10, 54:19, 54:24, 56:13, 60:18 Victoria [1] - 18:6 violations [1] - 61:9 visible [1] - 38:5 visit [2] - 58:11, 58:17 vital [1] - 11:2 volunteer [1] - 53:1 vote [4] - 48:18, 54:12, 54:20, 55:21 voting [1] - 62:5</p>	<p>21:19, 21:21, 24:4, 25:24, 26:6, 26:10, 29:1, 29:15, 30:1, 34:20, 38:23, 39:5, 39:12, 40:10, 40:13, 40:24, 41:5, 42:8, 42:19, 45:21, 46:6, 54:7, 56:17, 58:3, 59:19, 60:1, 61:1, 62:7, 62:22, 63:14, 64:11 Wells [1] - 2:10 wells [3] - 16:15, 41:3, 57:21 whatnot [1] - 29:6 wheelhouse [1] - 59:25 whole [4] - 18:15, 18:17, 33:2, 50:13 WILLIAM [1] - 1:16 window [18] - 56:15, 56:21, 57:2, 57:3, 58:16, 58:20, 58:23, 59:5, 59:6, 59:12, 60:9, 60:21, 61:13, 61:21, 61:23, 62:10, 62:18 windows [7] - 38:11, 57:5, 57:11, 57:15, 58:10, 60:20, 61:18 Winter [1] - 35:19 withdraw [1] - 16:10 wondering [1] - 16:2 wooden [1] - 38:1 words [2] - 50:16 works [2] - 23:25, 24:5 Works [1] - 62:20 World [1] - 36:2 World's [1] - 35:19 worth [1] - 48:7 worthy [1] - 22:19 write [1] - 36:11 written [1] - 58:8 wrote [2] - 19:24, 26:2</p>
<p style="text-align: center;">T</p>	<p>thereby [1] - 31:20 they've [3] - 22:25, 28:3, 60:10 thick [1] - 21:2 thinking [2] - 41:19, 51:18 third [2] - 31:13, 37:6 three [4] - 27:14, 30:11, 63:5 three-pager [1] - 63:5 throughout [2] - 36:10, 63:7 throw [1] - 54:8 tight [1] - 56:11 timing [2] - 59:3, 59:4 tingling [1] - 51:12 title [1] - 11:24 today [2] - 3:18, 54:20 took [4] - 13:4, 19:14, 19:24, 35:5 top [2] - 19:1, 57:22 tour [1] - 24:21 tradition [2] - 57:8, 57:9 transcript [1] - 65:10 transformer [1] - 46:17 travel [1] - 49:24 traveling [1] - 36:9 treatment [2] - 46:16, 48:3 trees [2] - 13:22, 19:22</p>	<p style="text-align: center;">U</p> <p>ultimately [6] - 7:20, 42:23, 54:9, 58:12, 60:5, 63:25 unclear [1] - 12:14 under [1] - 4:1 unfortunately [1] - 37:4 United [2] - 18:23, 19:16 unmarked [1] - 11:25 up [26] - 5:5, 8:15, 8:19, 8:21, 8:22, 16:7, 16:8, 17:23, 19:21, 19:23, 21:5, 22:8, 23:8, 24:10, 25:16, 27:4, 32:8, 33:15, 33:23, 45:8, 47:24, 52:18, 53:7, 53:8, 55:23, 60:8 updated [1] - 13:20 updating [2] - 17:16, 61:21 uses [1] - 39:8 utility [1] - 48:11 utilized [1] - 37:20</p>	<p style="text-align: center;">W</p> <p>wait [1] - 25:2 waiting [2] - 61:4, 61:6 waive [1] - 17:1 walk [1] - 26:8 wants [1] - 54:23 war [1] - 20:8 War [3] - 12:10, 19:6, 36:3 waste [1] - 5:25 water [3] - 38:3, 46:16, 48:2 ways [4] - 46:2, 51:3, 61:19 website [1] - 19:13 Wednesday [1] - 1:6 welcome [2] - 2:3, 33:6 well-known [1] - 31:6 well-maintained [1] - 31:17 wellness [1] - 33:17 WELLS [53] - 1:18, 2:10, 3:25, 6:18, 6:21, 6:25, 7:3, 7:6, 7:13, 7:16, 7:23, 8:1, 8:7, 8:11, 9:22, 10:5, 15:10, 16:4, 17:11, 21:9, 21:12, 21:16,</p>	<p style="text-align: center;">Y</p> <p>y'all [2] - 5:13, 6:4 year [2] - 16:22, 49:18 years [4] - 11:5, 27:14, 31:17, 38:9 York [1] - 5:24 you-all [4] - 34:24, 35:5, 54:11, 64:5 yourself [1] - 20:23</p> <p style="text-align: center;">Z</p> <p>zero [2] - 10:10, 29:13</p>

*Public
Hearing
on
Applications*



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

B.

***Deferred
Items***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

C.

***Consent
Agenda***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA 23-29719

**2111 Liberty
Street, North**

February 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-29719

Address: 2111 Liberty Street North, RE# 055268-0010

Location: East side of Liberty Street North, corner of Liberty Street North and 11th Street East

Owner/ Michael Mumford
Applicant: MMCM LLC
1855 River Road
Jacksonville, Florida 32207

Year Built: c. 1930 (*Property Appraiser*)

Designation: Local Landmark (LM-04-02; Ordinance 2004-0483)

Request: Alteration

Summary Scope of Work:

1. Two new metal and plexiglass awnings above door openings

***Recommendation:* Approve with Conditions**

Conditions:

1. The design, size, and location shall be substantially similar to the plans attached to the book package, or as otherwise approved by the Planning and Development Department.
2. The awnings shall be metal and plexiglass.
3. The awnings shall not obscure significant architectural features.
4. The awnings shall be attached in a manner that would minimize damage to the wall surface. For brick surfaces, the awnings shall be installed into the mortar joints rather than the brick.
5. The shape of the awnings shall follow the lines of the door openings.



Google Street View, 2018

PROJECT DESCRIPTION

COA-23-29719 seeks to install two (2) new metal and plexiglass awnings above door openings on the front and rear of a two-story local landmark property. The commercial structure on the property is Vernacular Masonry-style and characterized by its red brick exterior, gridded windows, and flat roof. As designed, one (1) metal and plexiglass awning will be installed above the front double-door transom window and will extend 6-feet from the wall. Another (1) metal and plexiglass awning will be installed above a rear loading dock door and will extend 6-feet from the wall.

Pursuant to the authority granted to Staff via the 2024 COA Matrix, installing metal awnings must be reviewed by the Jacksonville Historic Preservation Commission. Staff is generally authorized to approve of new cloth or canvas awnings that are consistent with the shape of the door, do not block or damage significant historic fabric, are readily street-visible, and extend less than 6-feet from the wall. The analysis in this report focuses on installing metal and plexiglass awnings.

STAFF SUMMARY AND ANALYSIS

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

- As designed, the size and rectangular shape of the proposed awnings is compatible with the architectural style of the primary structure. As such, the proposed work is consistent with Section 307.106(k)(1).
- The effect of the proposed work on the property is minimal and it does not detract from the structure's architectural design, which is consistent with Section 307.103(k)(3).
- The proposed metal and plexiglass awnings would require minimal alteration of the building, does not destroy the distinguishing original qualities or character of the building, and does not inadvertently mimic an earlier appearance. This is consistent with Section

307.103(l)(1-3).

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

- Section 307.106(k) General Standards: 1, 3
- Section 307.106(l) Guidelines on Alterations: 1, 2, and 3.

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

Alterations

- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site;
- 307.106(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.

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



PICTURE OF EXISTING REAR DOOR



ELEVATION PLANS DATED JANUARY 31, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	29719	Application Status	FOUND SUFFICIENT
Date Started	09/09/2023	Date Submitted	10/03/2023

Planning and Development Department Info

COA #	COA-23-29719
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	2/2/2024
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	N/A
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
MUMFORD	MICHAEL	
Company Name		
MMCM LLC		
Mailing Address		
1855 RIVER ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32207
Phone	Fax	Email
904 219 5000		MIKE.MMCMLLC@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
MUMFORD	MICHAEL	
Company/Trust Name		
MMCM LLC		
Mailing Address		
1855 RIVER ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32207
Phone	Fax	Email
9042195000		MIKE.MMCMLLC@GMAIL.COM

Description Of Property

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

Map	RE#
	055268 0010

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Location Of Property

General Location

Local Landmark

House

2111

Street Name, Type and Direction

LIBERTY ST N

Zip Code

32206

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

ADD A PAN ROOF AWNING OVER THE FRONT DOOR AND BACK LOADING DOCK IN ORDER TO KEEP THE RAIN WATER FROM COMING IN THE BUILDING. NOTHING IS BEING STORED UNDER THE AWNINGS SINCE THEY ARE ENTRY AND EXIT AREAS.

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.

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	FINAL SITE PLAN 01.31.2024
<input checked="" type="checkbox"/>	FINAL ELEVATIONS AND PRODUCT 01.31.2024
<input checked="" type="checkbox"/>	AWNING EXAMPLE
<input checked="" type="checkbox"/>	BACK DOOR PIC
<input checked="" type="checkbox"/>	FRONT DOOR PIC

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.

MCMC LLC
1855 RIVER RD
JACKSONVILLE, FL 32207

Primary Site Address
2111 N LIBERTY ST
Jacksonville FL 32206

Official Record Book/Page
17619-00843

Tile #
6412

2111 N LIBERTY ST

Property Detail

RE #	055268-0010
Tax District	USD1
Property Use	4893 Warehouse/ Storage
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00863 WARREN
Total Area	45805
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$113,255.00	\$113,255.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,280,300.00	\$1,280,300.00
Assessed Value	\$1,023,483.00	\$1,125,831.00
Cap Diff/Portability Amt	\$256,817.00 / \$0.00	\$154,469.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,023,483.00	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
17619-00843	6/30/2016	\$1,317,700.00	SW - Special Warranty	Unqualified	Improved
15761-01797	11/4/2011	\$450,000.00	WD - Warranty Deed	Unqualified	Improved
14630-00050	8/26/2008	\$550,000.00	WD - Warranty Deed	Unqualified	Improved
11269-00493	7/16/2003	\$350,000.00	WD - Warranty Deed	Unqualified	Improved
10163-02074	9/14/2001	\$147,500.00	WD - Warranty Deed	Unqualified	Improved
09404-02164	12/31/1987	\$127.00	QC - Quit Claim	Unqualified	Improved
05460-00465	11/16/1981	\$190,000.00	WD - Warranty Deed	Unqualified	Vacant
05696-01698	1/29/1981	\$112.00	MS - Miscellaneous	Unqualified	Vacant
05269-01065	1/29/1981	\$100.00	WD - Warranty Deed	Unqualified	Improved
05269-01062	1/29/1981	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SWSC6	Sprinkler Wet System	1	0	0	39,976.00	\$24,385.00
2	PVCC1	Paving Concrete	1	0	0	1,025.00	\$1,943.00
3	BVRC6	Record Storage Vault	1	26	21	546.00	\$31,327.00
4	PVCC1	Paving Concrete	1	0	0	5,070.00	\$41,455.00
5	FWIC1	Fence Wrought Iron	1	0	0	70.00	\$11,744.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	4030	BUSINESS PARK 1	IBP	0.00	0.00	Common	45,302.00	Square Footage	\$113,255.00

Legal

LN	Legal Description
1	AO-240 12-2S-26E 1.04
2	WARREN
3	(OLD)LOT 4 BLK 10,
4	2-31 BURBRIDGES R/P
5	S 28 3/4FT LOT E, LOTS F, O BLK 10

Buildings

Building 1
Building 1 Site Address
2111 N LIBERTY ST Unit
Jacksonville FL 32206

Building Type	4803 - WHSE STORAGE
Year Built	1930

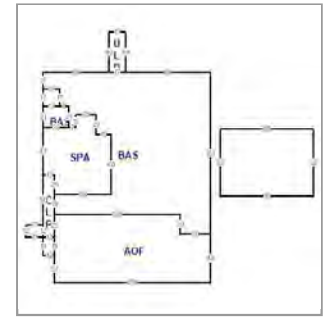
Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	7	7 None
Interior Wall	5	5 Drywall

Building Value	\$660,663.00
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Type	Gross Area	Heated Area	Effective Area
Unfin Loading Platform	680	0	204
Base Area	18373	18373	18373
Base Area	546	546	546
Interior Build Out E	289	289	650
Serv Prod Area	4471	4471	4471
Average Office	9940	9940	19880
Conc Loading Plat,Fin	744	0	446
Canopy	216	0	86
Unfin Loading Platform	204	0	61
Average Office	6138	6138	12276
Total	41601	39757	56993

Int Flooring	4	4 Conc Above Grd
Heating Fuel	4	4 Electric
Heating Type	2	2 Convection
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Baths	18.000	
Stories	1.000	
Rooms / Units	23.000	
Avg Story Height	15.000	
Restrooms	6.000	



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$1,023,483.00	\$0.00	\$1,023,483.00	\$9,727.33	\$11,582.65	\$10,588.44
Urban Service Dist1	\$1,023,483.00	\$0.00	\$1,023,483.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$1,280,300.00	\$0.00	\$1,280,300.00	\$3,402.33	\$4,075.19	\$3,756.66
By Local Board	\$1,280,300.00	\$0.00	\$1,280,300.00	\$2,363.55	\$2,878.11	\$2,609.76
FL Inland Navigation Dist.	\$1,023,483.00	\$0.00	\$1,023,483.00	\$27.51	\$29.48	\$29.48
Water Mgmt Dist. SJRWMD	\$1,023,483.00	\$0.00	\$1,023,483.00	\$169.67	\$183.51	\$183.51
School Board Voted	\$1,280,300.00	\$0.00	\$1,280,300.00	\$0.00	\$1,280.30	\$0.00
Urb Ser Dist1 Voted	\$1,023,483.00	\$0.00	\$1,023,483.00	\$0.00	\$0.00	\$0.00
			Totals	\$15,690.39	\$20,029.24	\$17,167.85

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$1,051,400.00	\$859,540.00	\$0.00	\$859,540.00
Current Year	\$1,280,300.00	\$1,023,483.00	\$0.00	\$1,023,483.00

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: February 5, 2024

COA#: 23-29719

Address: 1855 River Rd
Jacksonville, FL 32207

Owner: m mem, 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 _____ were posted on the property/site located at:

055268-0010
Real Estate Number(s)

2111 N Liberty St
Street Address
Jacksonville, FL 32206
City, State Zip Code

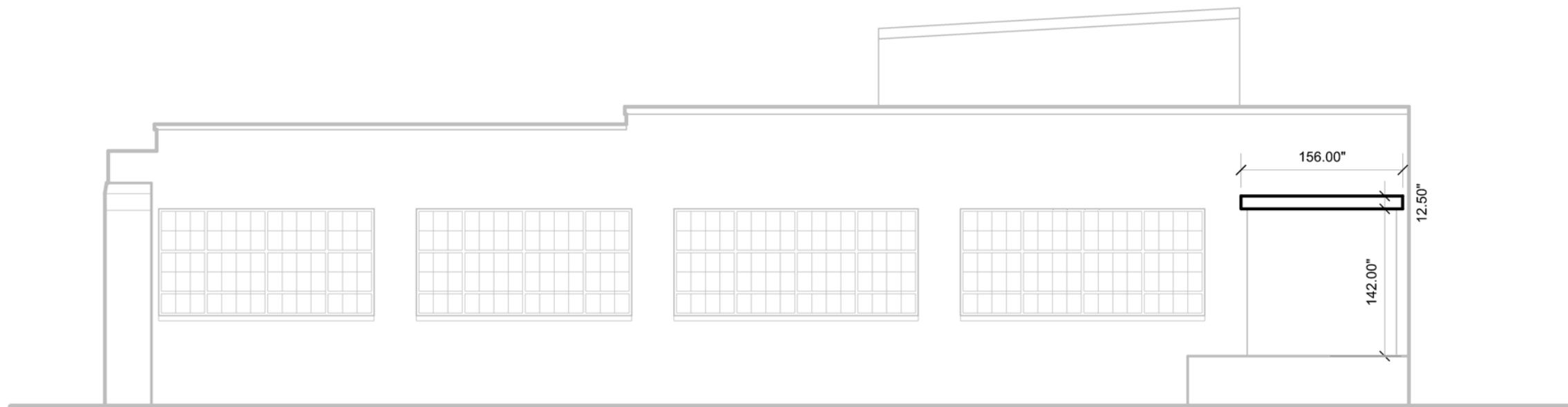
Printed Name m mem, LLC

Signature [Signature] president

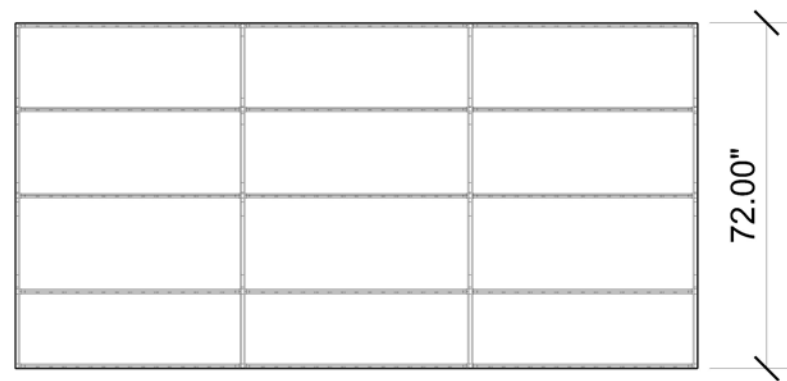
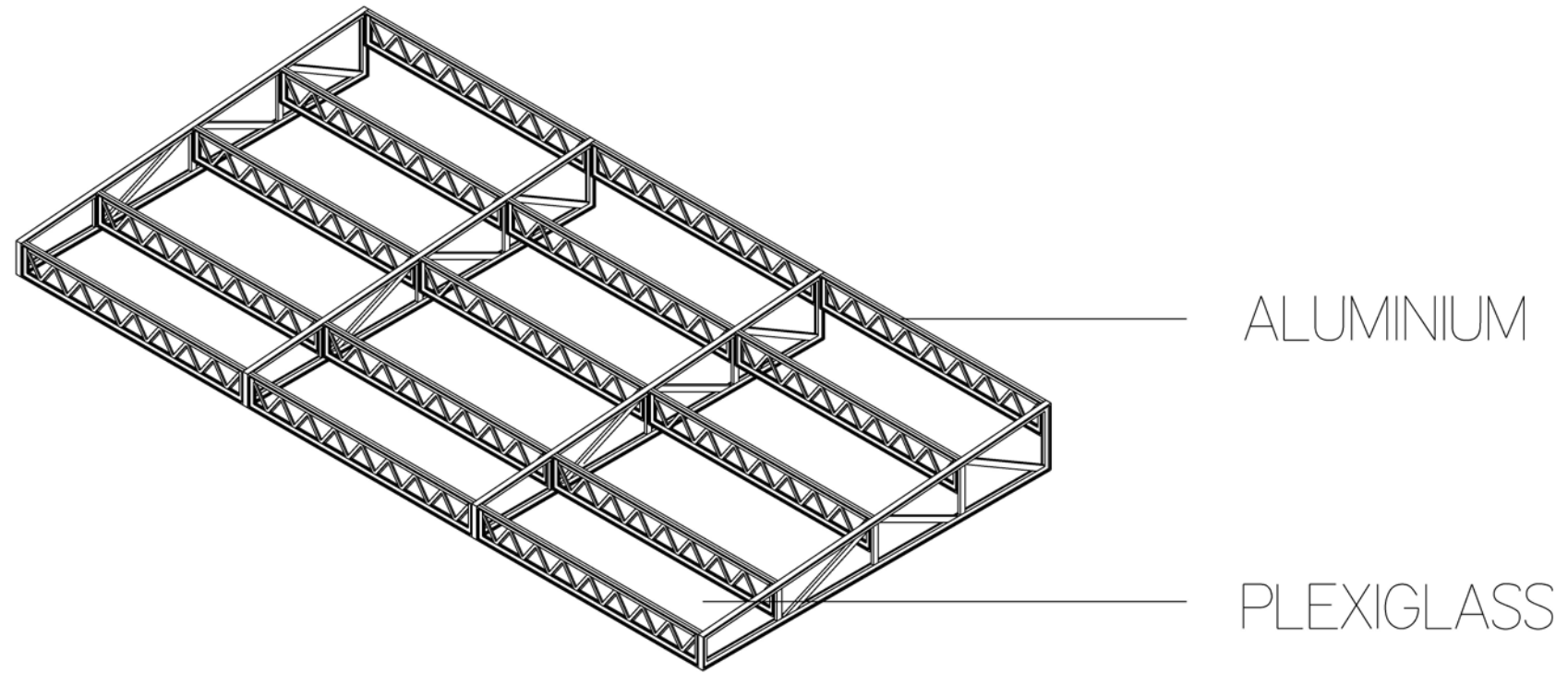
Dated this 5th day of FEBRUARY, 2024.



WEST ELEVATION
SCALE: 128" = 1'



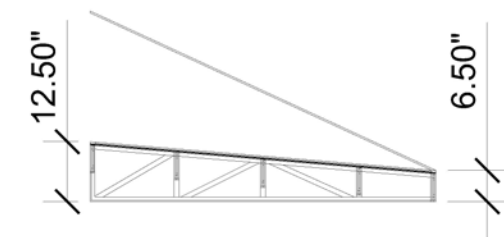
EAST ELEVATION
SCALE: 128" = 1'



ABOVE



FRONT



SIDE

SCALE: 40" = 1'

MAP SHOWING SURVEY OF

LOT 4, BLOCK 10, WARREN, ACCORDING TO THE PLAT THEREOF RECORDED IN DEED BOOK "AO", PAGE 240 OF THE FORMER PUBLIC RECORDS AND LOTS F, O AND THE SOUTH 28.75 FEET OF LOT E, BLOCK 10, BURBRIDGE'S RE-PLAT OF PART OF WARREN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

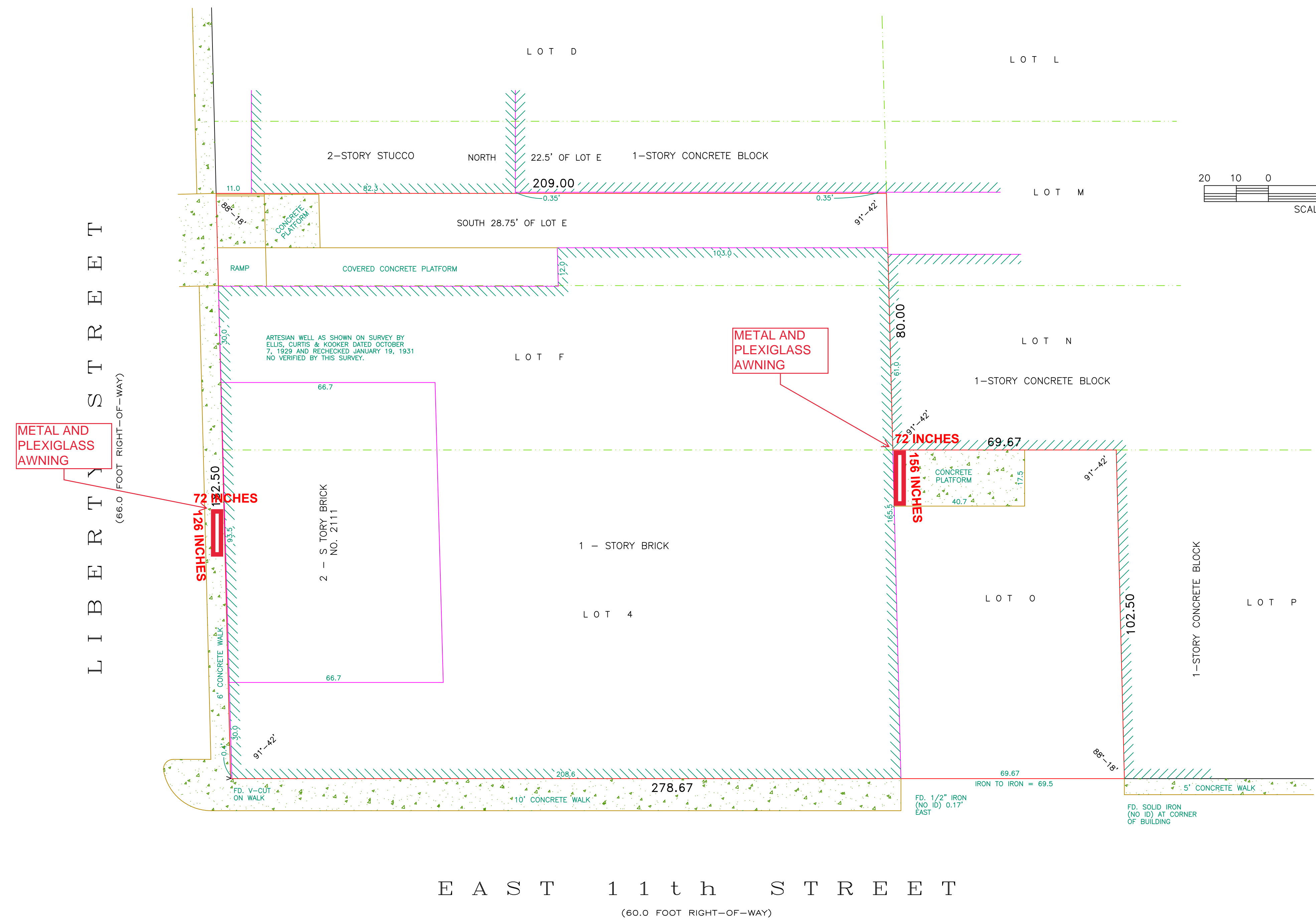
CERTIFIED TO: MICHAEL E. FRASER, ROBERT B. PASCHAL,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and
ROGERS, TOWERS, BAILEY, JONES & GAY, P.A.

RECHECK SURVEY: JULY 1, 2003
CERTIFIED TO: LIBERTY ACQUISITIONS, LLC,
MERCANTILE NATIONAL BANK,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY and
WATSON & OSBORNE TITLE SERVICES, INC.

CERTIFIED TO: MMCM, LLC

ADDITIONAL GENERAL NOTES:

- 5.) JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS, IF ANY, NOT DETERMINED.
- 6.) THIS IS A SURFACE SURVEY ONLY, THE EXTENT OF FOOTINGS AND UNDERGROUND UTILITIES, IF ANY, NOT DETERMINED.
- 7.) RECORD PLAT SHOWS NO. P.R.M.'s.
- 8.) STREET LINES ARE AS ESTABLISHED BY THE CITY ENGINEER OF THE CITY OF JACKSONVILLE. SEE TOPOGRAPHICAL SURVEY SHEET NO. H-3369.
- 9.) LANDS SURVEYED CONTAIN 45263.74 SQUARE FEET AND/OR 1.0391 ACRES.
- 10.) SURVEY REVISED BASED ON INFORMATION IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. CA-602973, AGENT FILE NUMBER OR01-40 DATED JUNE 1, 2001 AT 5:00 P.M.
- 11.) THE LANDS SURVEYED AND DESCRIBED HEREON ARE THE SAME LANDS AS THOSE DESCRIBED IN PARCELS ONE, TWO AND THREE, ATTACHED TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. CA-602973, AGENT FILE NUMBER OR01-40 DATED JUNE 1, 2001 AT 5:00 P.M.



EAST 11th STREET
(60.0 FOOT RIGHT-OF-WAY)

AMENDED: NOVEMBER 10, 2020 TO ADD CERTIFICATION. NO FIELD WORK.
ECK LAND SURVEYORS, INC.

REVISED: AUGUST 27, 2001 ~ GENERAL NOTES

<p>LEGEND:</p> <p>CONCRETE MONUMENT</p> <p>IRON PIPE OR ROD</p> <p>5/8" OVERHEAD ELECTRIC</p> <p>5/7" OVERHEAD TELEPHONE</p> <p>X CROSS-CUT IN CONCRETE</p> <p>X-X FENCE</p> <p>As best determined from an inspection of Flood Insurance Rate Map: 12007? 0161 E dated 8-15-89, the lands/house surveyed lie in Zone "X".</p>	<p>ELLIS, CURTIS & KOOKER, INC. LAND SURVEYORS AND PLANNERS (LP # 3080)</p> <p>1660 EMERSON STREET JACKSONVILLE, FLORIDA 32207 (904) 396-6334 FAX (904) 396-9997</p> <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1.) This is a: Boundary survey. 2.) Deleted. 3.) Deleted. 4.) Basis of Bearings: N/A <p>Not valid unless Surveyor's Official Seal is embossed hereon.</p>
---	---

SCALE: 1"=20' DATE: 6-5-01 FIELD BOOK L L PAGE DRAFTSMAN: H G E ORDER # 01397 - D 03577 - D

COA 23-29932

**2242 Myra
Street**

February 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-29932

Address: 2242 Myra Street, RE# 091229-0000

Location: South side of Myra Street, between Osceola Street and Copeland Street

Owner/ Maria Cox

Applicant: 2238 Myra Street
Jacksonville, Florida 32204

Year Built: c. 1920 (*Property Appraiser*)

Designation: Riverside Avondale, Contributing

Request: Alterations

Summary Scope of Work:

1. Front porch alterations
2. Demolition and construction of stairs
3. Window enclosures
4. Window and door alterations (*Administrative*)

***Recommendation:* Approve with Conditions**

Conditions:

Front Porch Alterations

1. The design shall be substantially similar to the plans dated January 31, 2024.
2. The location of the fencing shall be substantially consistent with the site plan dated January 31, 2024.
3. The fencing installation shall be consistent with the Fencing and Wall Guidelines.
4. Pavers shall be a brick-like or granite color (no white blends).

Demolition and Construction of Stairs

5. The design shall be substantially similar to the plans attached within the approval package.
6. The railing system shall be made of wood or wood composite materials and the spindles centered between an upper and lower rail with no exposed ends (no vinyl or PVC).
7. Any new fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
8. Any replacement associated with porch repairs shall be performed with like materials.
9. The deck boards shall run from the house toward the street front, so the lines are perpendicular to the wall plane of the structure.

10. A horizontal trim board shall be used along the exposed edge of the flooring, so it is hidden from street view, unless using tongue and groove boards.
11. The new siding shall match the historic siding in design, reveal, dimension, and exposure.
12. The new siding shall be feathered into the remaining siding to reduce the visibility of the repairs (no straight vertical seams).

Window and Door Alterations

13. The scope of work shall be substantially similar to the plans dated January 31, 2024.
14. Any new siding and trim work shall match the historic materials in design, reveal, dimension, and exposure.
15. The siding material being installed shall be feathered into the remaining siding to reduce the visibility of repairs; there shall be no straight vertical seams.
16. The replacement of any window not addressed within the scope of work is not approved within this COA. If any window replacement is necessary, a new COA shall be submitted.
17. The relocation of the window shall be done with care to ensure the least amount of damage and the opening where the window is removed shall be secured in a manner that does not damage the historic casing and trim.
18. Repairs shall involve the least degree of intervention possible such as patching, piercing-in, splicing, consolidating, and reinforcing in accordance with preservation methods, with limited replacement of components with matching materials.
19. All preparation for painting shall utilize gentle means such as hand scraping/sanding, heat guns, and strippers. No abrasive cleaning methods such as rotary sanding, sandblasting, extreme high-pressure washing, or torches shall be used.
20. Any exterior trim work, including traditional sill, sideboards, and header with crown molding, shall be retained or replicated in wood or cementitious materials, but not vinyl.
21. The new window shall be recessed within the opening (not flush with the wall or have permanent nailing fins).
22. The light pattern shall have exterior raised profiled muntins (true or simulated divided lights).
23. The new window shall be vinyl.
24. Vinyl replacement windows shall have a matte finish to reduce glossiness.
25. All window repairs and installation shall be done in accordance with the latest version of the HPS Window Supplement.
26. 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.
27. The proposed door shall be a solid metal or fiberglass door.
28. Door installation shall have minimal damage to the existing structure.



PROJECT DESCRIPTION

COA-23-29932 is for several alterations to a contributing structure within the Riverside Avondale Historic District. Located on an interior lot, the subject property consists of a two-story Frame Vernacular-style duplex characterized by its horizontal lap siding exterior, 6-over-1 windows, L-shaped layout, and shingled cross-hipped and gable roof. The proposed work includes front porch alterations, street-visible stair alterations, window enclosures, and window and door alterations.

As designed, a wood trellis, entry arbor, and privacy fence will be installed at the front door of the home. The rectangular-shaped wood trellis will be slightly greater than 8-feet-tall while the rectangular-shaped wood entry arbor will be 5-feet-tall. The new wood privacy fence will be 2-feet and 8-inches-tall, and will surround a small courtyard consisting of square concrete pavers, pea gravel, and an existing poured concrete patio slab. Additionally on the right elevation, a set of street-visible wood stairs and a door overhang will be demolished and rebuilt to match the existing wood stairs, wood overhang, architectural shingles, and aluminum drip edge. The applicant intends to enclose three (3) non-original windows located on the right, rear, and left elevations.

In addition to the work mentioned above, the applicant also proposes to enclose one (1) rear door, install one (1) door opening to the right of the front porch, relocate one (1) window slightly

to the right of the door, and install one (1) new window on the first-floor front wall plane. Pursuant to the authority granted to Staff via the 2024 COA Matrix, not readily street-visible door alterations with a compatible design and reasonably compatible window alterations can be approved of administratively. As such, this report will focus on the front porch alterations, street-visible stair alterations, and window enclosures.

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted a site visit on February 6, 2024 and deemed the three (3) metal and vinyl windows to be enclosed as non-historic windows. The window enclosure locations are as follows: one (1) 6-grid window on the first-floor right elevation, one (1) 1-over-1 window on the first-floor rear elevation, and one (1) 3-over-1 window on the first-floor left elevation. They will be infilled with horizontal lap siding to match the existing siding. The remaining windows on the home are historic 6-over-1 wood windows. Enclosing three (3) not readily street-visible and non-historic windows with matching horizontal lap siding, can be easily reversed. These three (3) window openings can be re-opened in the future. Therefore, the proposed window enclosures are consistent with Sections 307.106(k)(1 and 3) and 307.106(l)(1 and 5).
- As designed, the height and roof form of the proposed front porch trellis and entry arbor is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Section 307.106(k)(3).
- Section 307.106(m)(8) states, "Architectural details including materials and textures shall be treated 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." As designed, the proposed wood stairs and overhang will match the existing wood stairs and overhang in materials, height, and shape. The design of the stairs is uniform with the primary structure, which is consistent with Section 307.106(m)(1, 4, and 8) and the Design Guidelines.
- Consistent with the Historic District Design Guidelines, section on "Additions," the proposed scope of work does not require any changes to significant historic fabric. If removed in the future, the removal of the front porch, stairs, and overhang would not cause any damage to or detract from the historic primary structure. As such, the proposed scope of work is consistent with Section 307.106(k)(1 and 2).
- The Historic Preservation Guidelines for the Riverside Avondale Historic District references "Doors and Entrances" and lists Recommendation #1 to "Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights [etc.] where they contribute to the architectural character of the building." The proposed work of retaining the existing front door opening is consistent with the Design Guidelines. "Porches" are also referenced and lists Standard #9 as, "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to

protect historic integrity of the property and its environment.” A front porch including a wood trellis, entry arbor, and fence enhances the front door entrance.

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

1. Section 307.106(k) General Standards: 1, 2, 3
2. Section 307.106(l) Guidelines on “Alterations”: 1, 5
3. Section 307.106(m) Guidelines on “New Construction”: 1, 4, 8
4. Historic District Design Guidelines, Sections on “Additions,” “Doors and Entrances,” and “Porches”

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

New Construction

- 307.106(m)(1) - The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(4) - The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.
- 307.106(m)(8) - Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic

district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

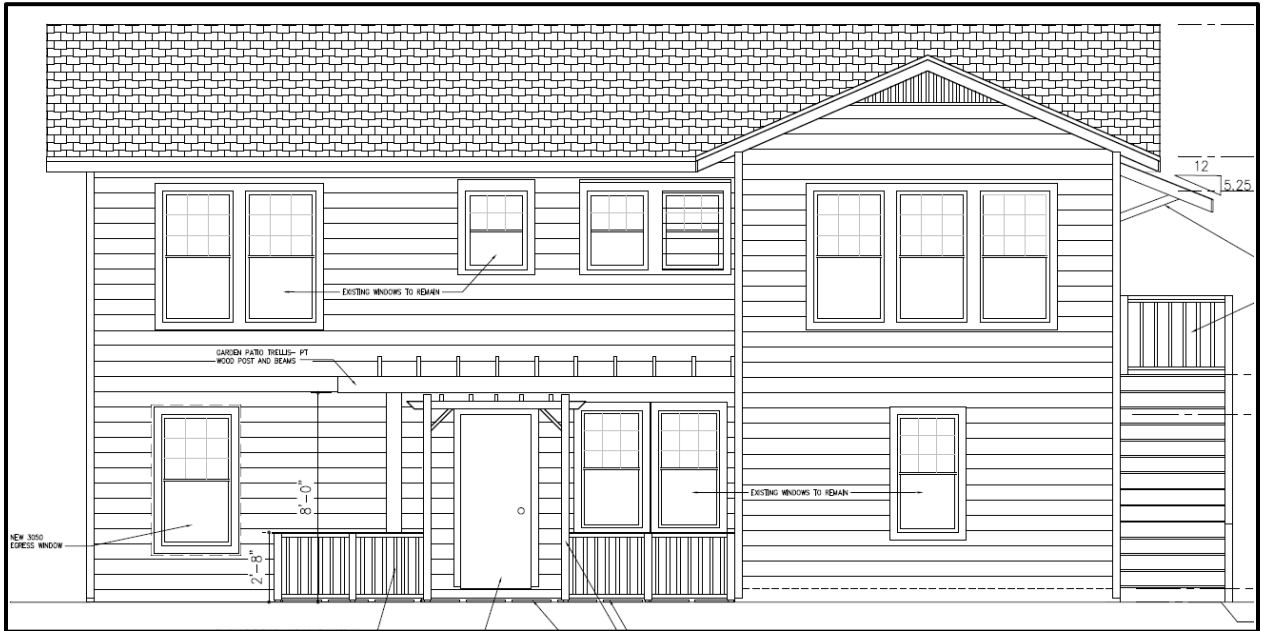
Historic District Design Guidelines, Sections on “Additions,” “Doors and Entrances,” and “Porches”

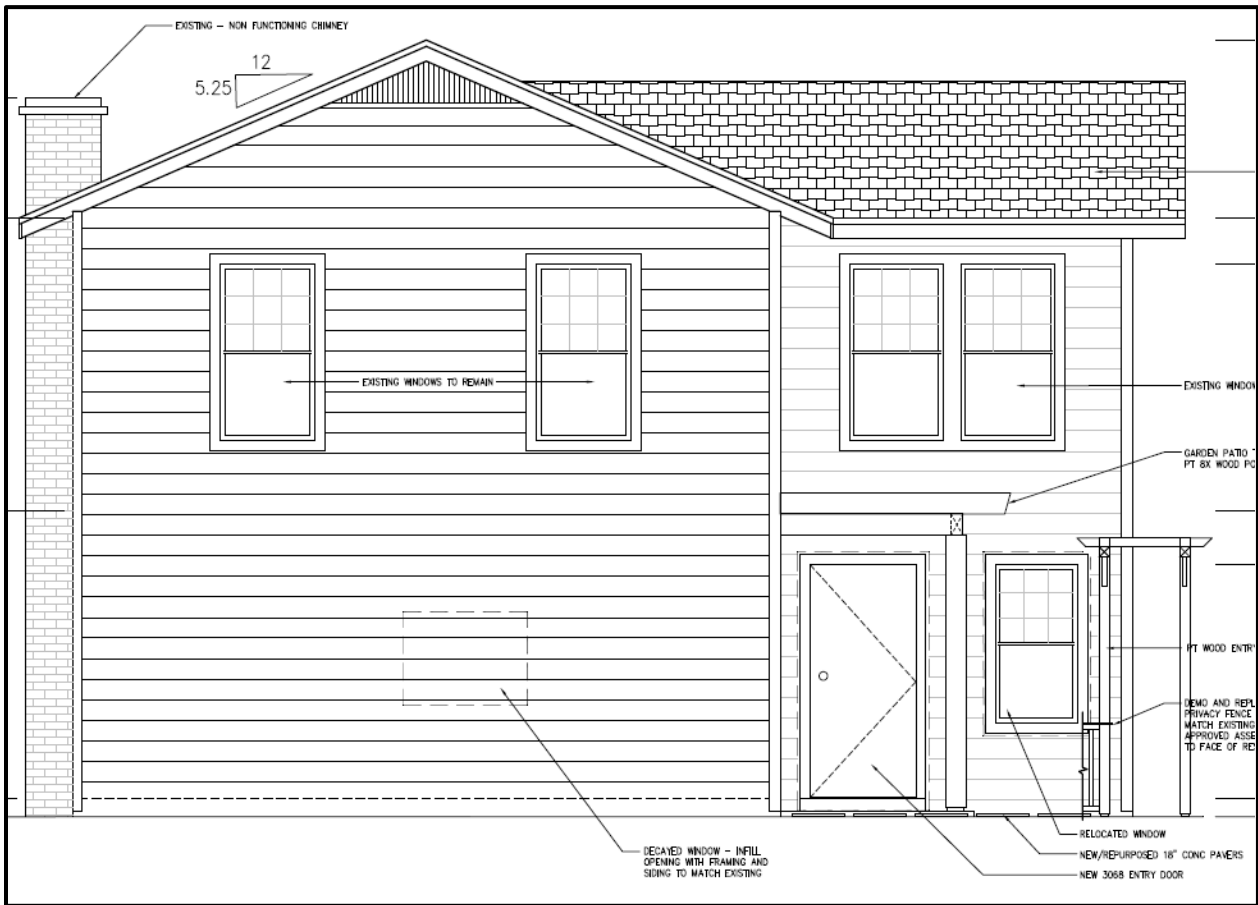
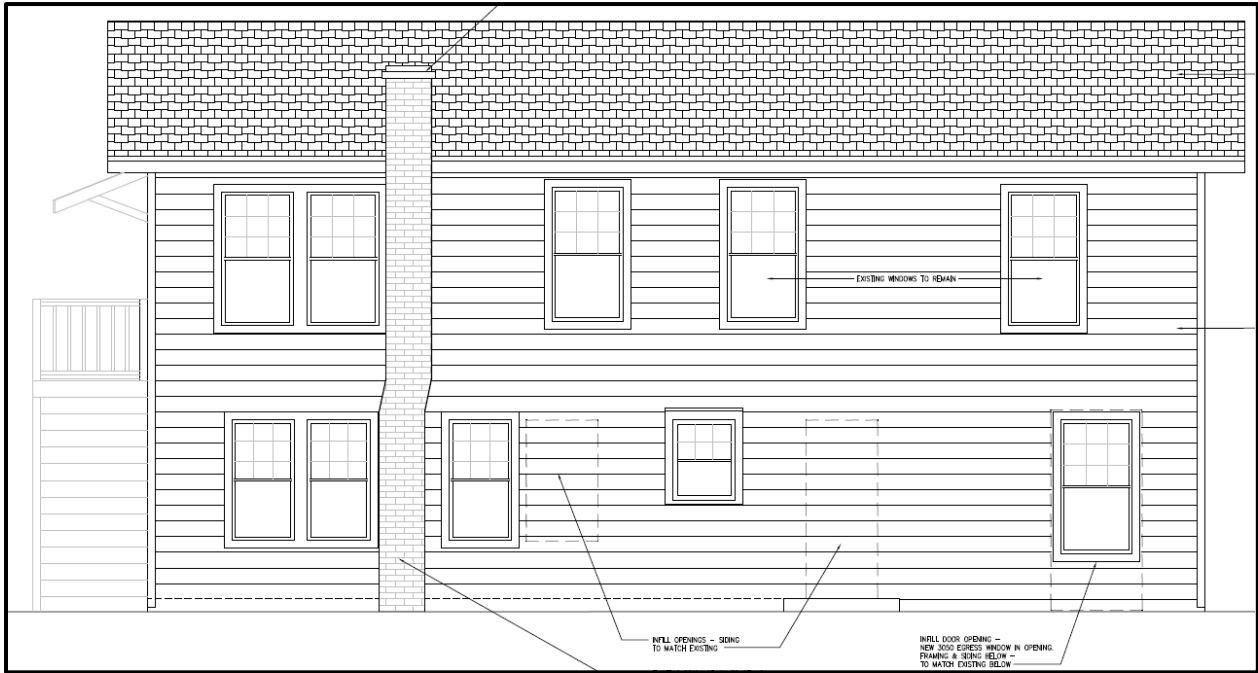
- Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- Additions, Recommendation #1: “Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district.”
- Additions, Recommendation #2: “Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood.”
- Additions, Recommendation #3: “Use contemporary designs compatible with the character and feeling of the building and neighborhood.”
- Additions, Recommendation #4: “Protect architectural details and features that contribute to the character of the building during the course of constructing the addition.”
- Doors and Entrances, Recommendation #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.”

PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

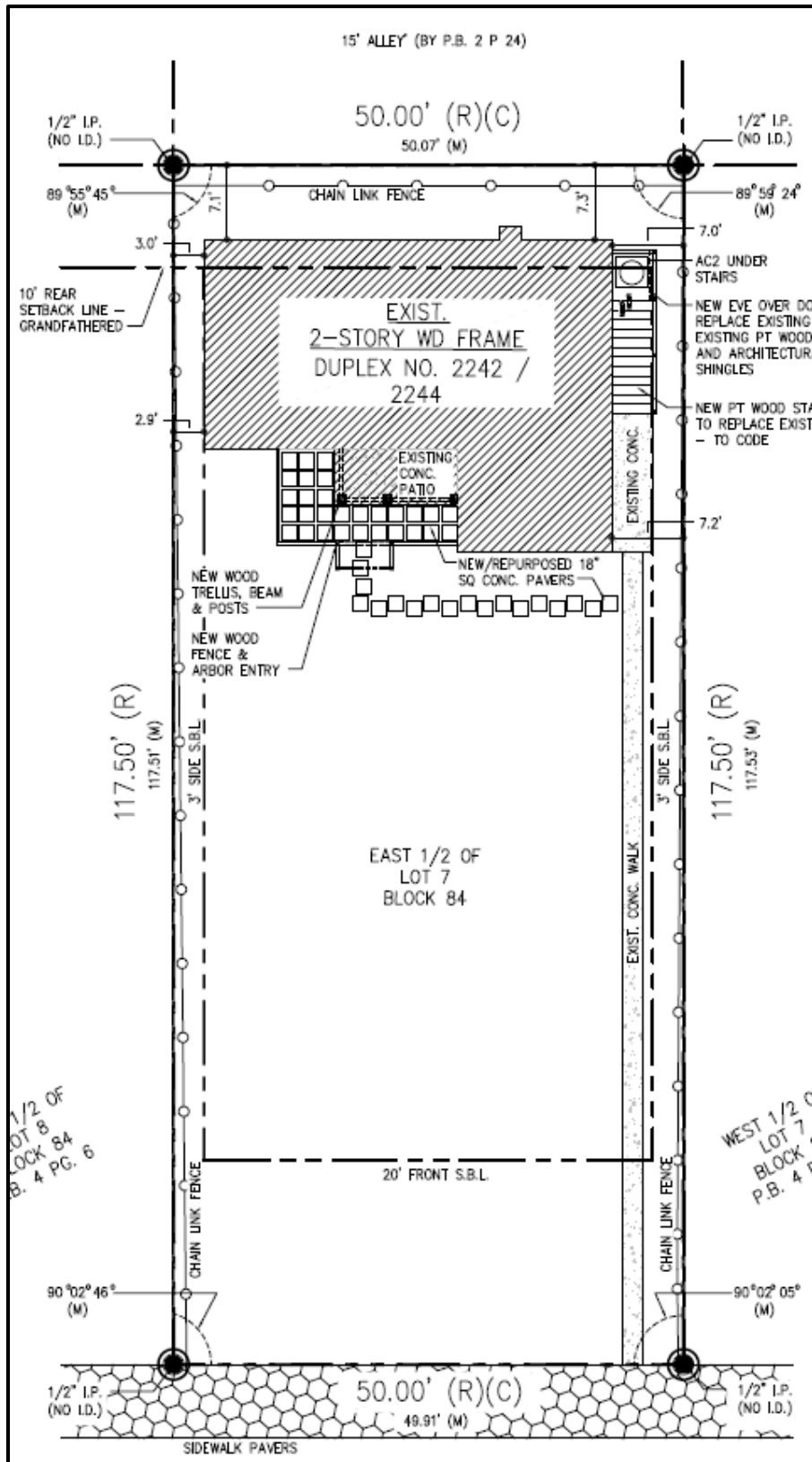


ELEVATION PLANS DATED JANUARY 31, 2024





SITE PLAN DATED JANUARY 31, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	29932	Application Status	FOUND SUFFICIENT
Date Started	11/02/2023	Date Submitted	11/02/2023

Planning and Development Department Info

COA #	COA-23-29932
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	N/A
Admin Date Of Action	2/2/2024
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	2/28/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
COX	MARIA	ELAINA
Company Name		
MIDNIGHT SUN PROPERTIES		
Mailing Address		
2238 MYRA ST		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone	Fax	Email
904 514 0704	904	MIDNIGHT-SUN@COMCAST.NET

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
COX	MARIA	ELAINA
Company/Trust Name		
MIDNIGHT SUN PROPERTIES		
Mailing Address		
2238 MYRA ST		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone	Fax	Email
9045140704	904	MIDNIGHT-SUN@COMCAST.NET

Description Of Property

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

Map	RE#
	091229 0000

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

THIS COA APPLICATION IS SEEKING ADMINISTRATIVE APPROVAL FOR A RESIDENTIAL RENOVATION OF A DUPLEX/CARRIAGE HOUSE THAT HAD UNDERGONE A PARTIAL INTERIOR DEMO PRIOR TO THE CURRENT OWNER PURCHASING IT. IN REDESIGNING THE FLOOR PLANS FOR A STACKED DUPLEX, EXISTING OPENINGS ARE BEING ADDRESSED AS EITHER REMOVED AND INFILLED (ROTTING WINDOW IN OLD BATH LOCATION, PREVIOUSLY REMOVED WINDOW BUT NO INFILL FRAMING IN OLD GARAGE), RELOCATED (FRONT ENTRY DOOR AND WINDOW AT FLORIDA ROOM) INFILLED (BACK DOOR AND WINDOW THAT ARE IN NEW BATH LOCATION) NEW (NEW EGRESS WINDOW (2) IN NEW BEDROOM LOCATIONS). THERE IS NO ROOF WORK IN THIS SCOPE. STAIRS NEED TO BE DEMOD AND REPLACED IN PLACE AND BROUGHT TO CODE. STAIR RAILING WILL MATCH NEIGHBORHOOD CHARACTERISTICS. FOOTPRINT WILL NOT CHANGE, ALTHOUGH THE FIRST FLOOR ENTRANCE WILL BE ENCLOSED BY A 30" WOODEN FENCE (MATCHING NEIGHBORHOOD CHARACTER) AND TRELIS DESIGN TO CREATE A GARDEN PATIO AREA. THIS IS THE AREA IN WHICH THE EXISTING FRONT DOOR AND WINDOW ARE RELOCATED. WE PROPOSE INSTALLING A NON FUNCTIONING SCULPTURAL PANEL IN PLACE OF THE REMOVED DOOR AREA IN ORDER TO KEEP THE "FRONT DOOR ENTRY" LOOK OF THE EXISTING BUILDING. IN THE EVENT THAT WINDOWS ARE DEEMED TO BE TOO ROTTEN FOR USE, WE WOULD REPLACE THEM WITH PGT 5400 SERIES WINDOW TO MATCH EXISTING ONES AS BEST AS POSSIBLE.

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.

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	FINAL PLANS 01.31.2024
<input checked="" type="checkbox"/>	FRONT 1
<input checked="" type="checkbox"/>	FRONT 2
<input checked="" type="checkbox"/>	RIGHT SIDE
<input checked="" type="checkbox"/>	REAR 1
<input checked="" type="checkbox"/>	REAR 2
<input checked="" type="checkbox"/>	REAR 3
<input checked="" type="checkbox"/>	REAR 4
<input checked="" type="checkbox"/>	WINDOW 1
<input checked="" type="checkbox"/>	WINDOW 2
<input checked="" type="checkbox"/>	WINDOW 3
<input checked="" type="checkbox"/>	WINDOW 4
<input checked="" type="checkbox"/>	WINDOW 1 INSIDE
<input checked="" type="checkbox"/>	WINDOW 4 INSIDE

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.

COX MARIA ELAINA 
 2238 MYRA ST
 JACKSONVILLE, FL 32204

Primary Site Address
 2242 MYRA ST
 Jacksonville FL 32204-

Official Record Book/Page
 20670-00475

Tile #
 6422

2242 MYRA ST

Property Detail

RE #	091229-0000
Tax District	USD1
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01580 RIVERSIDE,S/D N1/2 BLK 83
Total Area	5802
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Gross Rent Multiplier	Gross Rent Multiplier
Total Building Value	\$143,540.00	\$142,167.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$118,750.00	\$118,750.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$334,800.00	\$334,800.00
Assessed Value	\$282,348.00	\$334,800.00
Cap Diff/Portability Amt	\$52,452.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$282,348.00	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
20670-00475	5/4/2023	\$340,000.00	WD - Warranty Deed	Qualified	Improved
20102-00516	12/29/2021	\$235,900.00	QC - Quit Claim	Unqualified	Improved
20000-02273	10/15/2021	\$305,000.00	WD - Warranty Deed	Qualified	Improved
10279-02483	12/21/2001	\$64,500.00	WD - Warranty Deed	Qualified	Improved
09209-01264	2/11/1999	\$56,400.00	WD - Warranty Deed	Qualified	Improved
08139-01618	7/19/1995	\$54,600.00	WD - Warranty Deed	Qualified	Improved
06320-00401	4/20/1987	\$55,300.00	WD - Warranty Deed	Unqualified	Improved
05917-00994	2/14/1985	\$37,000.00	WD - Warranty Deed	Unqualified	Improved
03842-00332	12/16/1974	\$18,900.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-B	50.00	118.00	Common	50.00	Front Footage	\$118,750.00

Legal

LN	Legal Description
1	4-6 56-2S-26E
2	RIVERSIDE R/P N1/2 BLK 84
3	E1/2 LOT 7 BLK 84

Buildings 

Building 1
 Building 1 Site Address
 2242 MYRA ST Unit
 Jacksonville FL 32204-

Building Type	0801 - DUPLEX
Year Built	1920
Building Value	\$142,167.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	930	930	884
Base Area	930	930	930
Unfin Open Porch	20	0	4
Total	1880	1860	1818

Element	Code	Detail
Exterior Wall	4	4 Single Siding
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	2.000	



Rooms / Units	2.000	
---------------	-------	--

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$282,348.00	\$0.00	\$282,348.00	\$2,904.82	\$3,195.30	\$2,921.03
Urban Service Dist1	\$282,348.00	\$0.00	\$282,348.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$334,800.00	\$0.00	\$334,800.00	\$830.62	\$1,065.67	\$982.37
By Local Board	\$334,800.00	\$0.00	\$334,800.00	\$577.02	\$752.63	\$682.46
FL Inland Navigation Dist.	\$282,348.00	\$0.00	\$282,348.00	\$8.21	\$8.13	\$8.13
Water Mgmt Dist. SJRWMD	\$282,348.00	\$0.00	\$282,348.00	\$50.67	\$50.62	\$50.62
School Board Voted	\$334,800.00	\$0.00	\$334,800.00	\$0.00	\$334.80	\$0.00
Urb Ser Dist1 Voted	\$282,348.00	\$0.00	\$282,348.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,371.34	\$5,407.15	\$4,644.61

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$256,680.00	\$256,680.00	\$0.00	\$256,680.00
Current Year	\$334,800.00	\$282,348.00	\$0.00	\$282,348.00

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: 2/13/2024

COA#: COA-23-29932

Address:

2242 Myra Street

Owner: Maria Cox

Jacksonville, FL

32204

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

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

provided to me for application COA 23 29932 were posted on the property/site located at:

091229-0000

Real Estate Number(s)

2242 Myra St

Street Address

Jax FL 32204

City, State Zip Code

Printed Name

Maria Cox

Jennifer Bailey

Signature

Maria Cox

Jennifer Bailey

Dated this

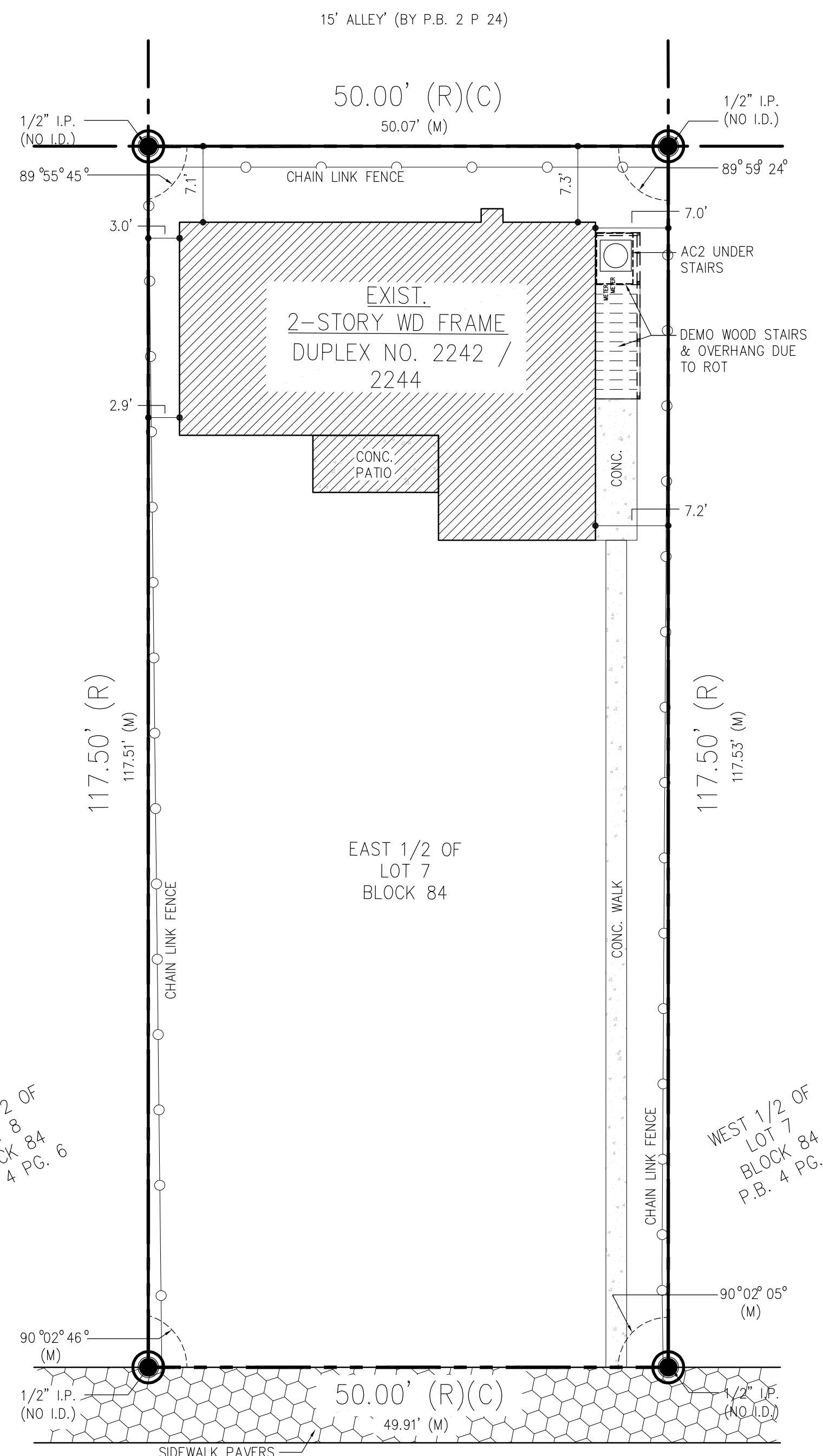
13

day of

February

20





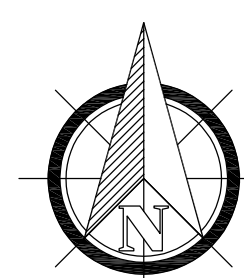
(RMD-B)
 50 percent lot coverage
 Front — 20 feet.
 Side — 3 feet.
 Rear — 10 feet.

LOT = +/- 5,802.00 SQFT.(P.A.)
 50% = MAX. 2,901 SQFT. BUILD AREA
 EXIST. HOME = 950 SQFT. (P.A.)
 ALLOWABLE ADDITION = +/- 1,951 SQFT.
 NO CHANGE TO BUILDING FOOTPRINT (920 SF - P.A.)
 OR EXISTING CONCRETE PATIO (66 SF - AS BUILT MEASURE).
 REPLACING ROTTING WOOD STAIRS (69 SF - AS BUILT MEASURE)
 ADDING APPROX. 47 PAVERS @ 3 SF PER PAVER
 = NEW 141 SF OF CONC. PAVERS

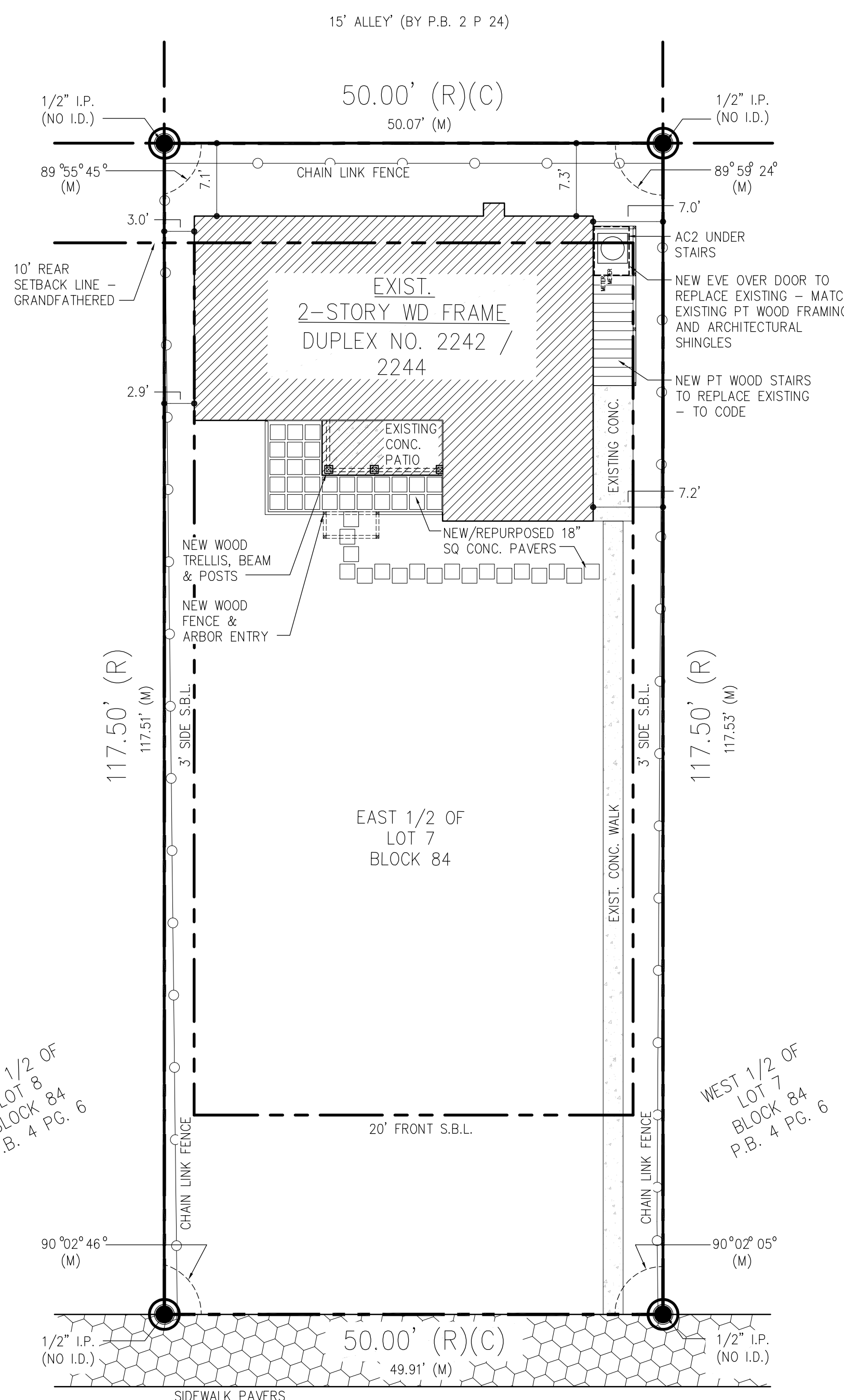
WEST 1/2 OF
 LOT 8
 BLOCK 84
 P.B. 4 PG. 6

WEST 1/2 OF
 LOT 7
 BLOCK 84
 P.B. 4 PG. 6

MYRA STREET
 R/W (WIDTH NOT PHYSICALLY
 MEASURED)



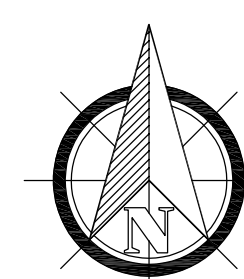
SITE PLAN - EXIST
 SCALE: 1" = 10'-0"



WEST 1/2 OF
 LOT 8
 BLOCK 84
 P.B. 4 PG. 6

WEST 1/2 OF
 LOT 7
 BLOCK 84
 P.B. 4 PG. 6

MYRA STREET
 R/W (WIDTH NOT PHYSICALLY
 MEASURED)



SITE PLAN - NEW
 SCALE: 1" = 10'-0"

SITE INFO:

PARCEL #: 091229-000
 ADDRESS: 2242 / 2244 MYRA ST JACKSONVILLE FL 32204
 LOT: "E. 1/2 OF LOT 7 - BLOCK 8
 FLOOD ZONE: X
 ZONING: RMD - B
 SETBACKS - (RMD-B)
 FRONT :20
 SIDES :3
 REAR :10*

PROJECT SCOPE:
 INTERIOR REMODEL OF EXISTING RESIDENCE. WORK TO INCLUDE 2 NEW EGRESS WINDOWS & 1 NEW ENTRY DOOR, DEMO ENTRY OVERHANG AND STAIRS FOR 2ND STORY DWELLING - TO BE REBUILT IN PLACE TO MATCH EXISTING. PATIO AT ENTRY TO REMAIN AND TRELLIS, CONC. PAVERS AND WD FENCE WITH ARCHED ENTRY TO BE ADDED. REMODEL WILL INCLUDE MEP, PATCHING OPENINGS AND CONC. INFILL AT FLOOR TO MAKE LEVEL SLAB THROUGHOUT 1ST FLOOR. NO ROOF WORK IS IN SCOPE.

BUILDING DESIGN CRITERIA TO BE PROVIDED BY ENGINEER OF RECORD

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

SITE CALCULATIONS:

LAND AREA PER P.A. LOT 7	=	5,802	SQFT.
50% MAX. LOT COVERAGE:	=	2,901	SQFT.

EXISTING FOOTPRINT PER P.A. SURVEY:		930.0	SQFT.
EXISTING OPEN PORCH PER P.A. (UNDER STAIRS)		20.0	SQFT.
EXISTING ENTRY PATIO (AS BUILT):		66.0	SQFT.
EXISTING WOOD STAIRS (AS BUILT):		69.0	SQFT.
EXISTING TOTAL SF (CALCULATED W/ P.A. & AS-BUILT MEASUREMENTS)		1,085.0	SQFT.

DEMOS EXISTING WOOD STAIRS (AS BUILT):		-69.0	SQFT.
NEW WOOD STAIRS :		69.0	SQFT.
NEW CONCRETE PAVERS - 47 EA @ 3 SF/		141.0	SQFT.
NEW TOTAL SF		141.0	SQFT.

TOTAL LOT COVERAGE :		1,226.0	SQFT. (21.13 %)

JAA ARCHITECTURE - INC
 2063 DAK STREET
 JACKSONVILLE FL 32204
 P: (904) 379-5108
 E: JOHN@JAAARCHITECTURE.COM
 LIC. AR92748

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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

" RESIDENTIAL RENOVATION "
 COX RESIDENCE
 2242 MYRA STREET JACKSONVILLE, FLORIDA 32204

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REVISIONS

#	DATE	DESCRIPTION
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DATE: 01.31.2024
 PRJCT #: 023 - 0365

SHEET
A0.1
 HPC REVIEW



JAA ARCHITECTURE - INC
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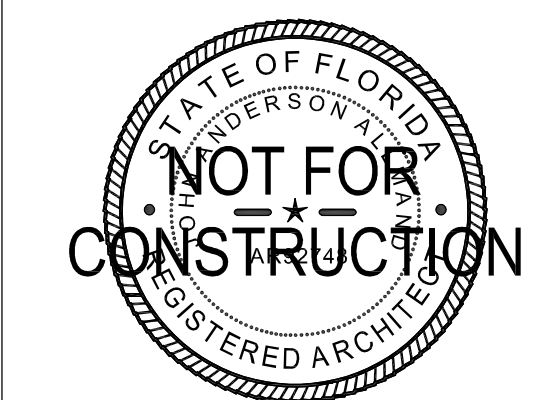
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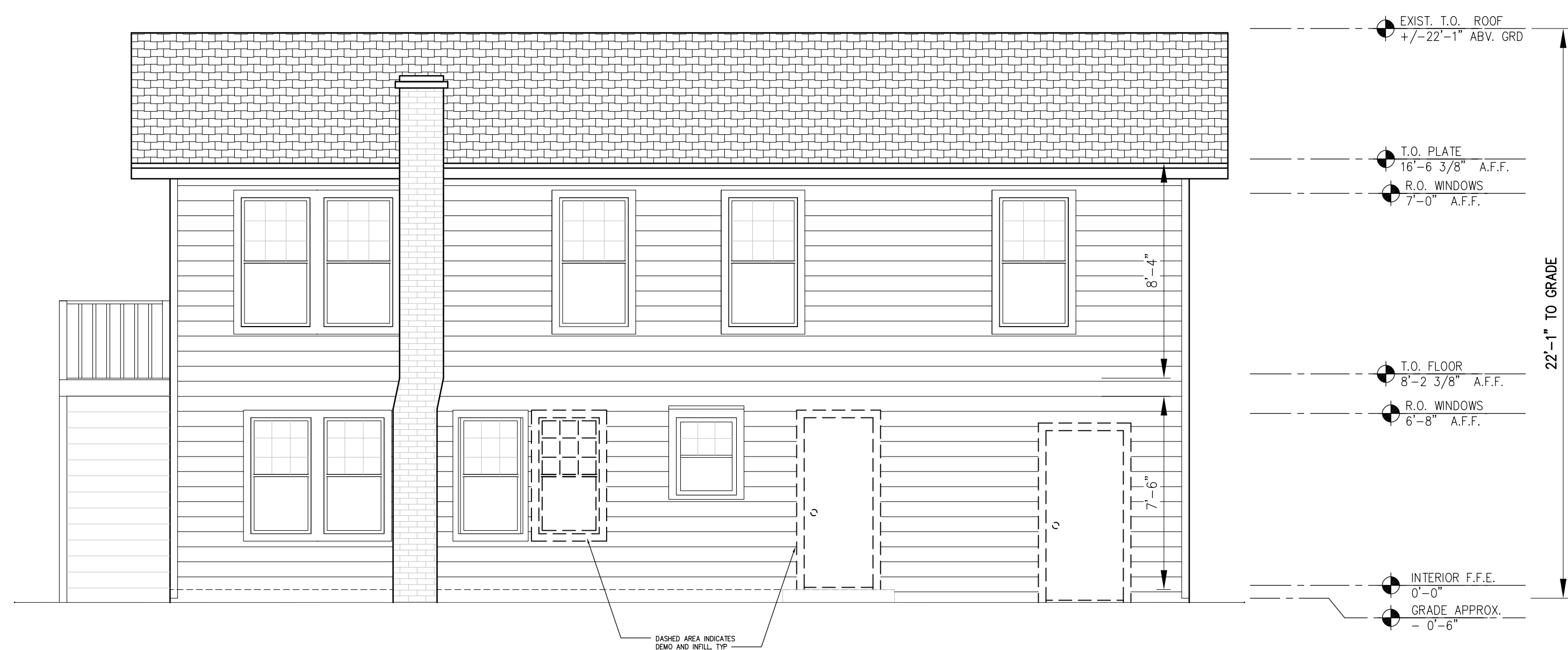
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PRJCT #: 023 - 0365

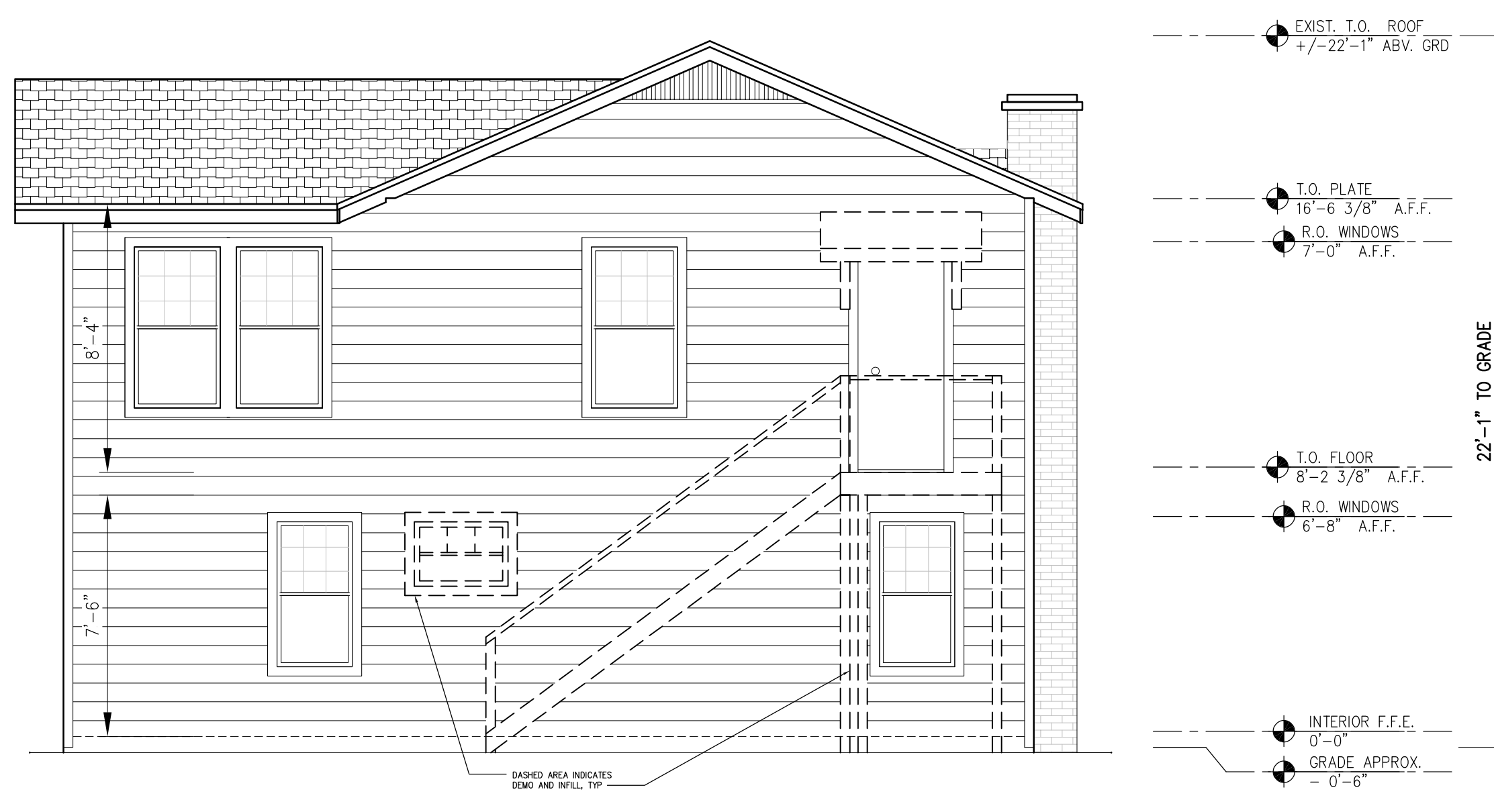
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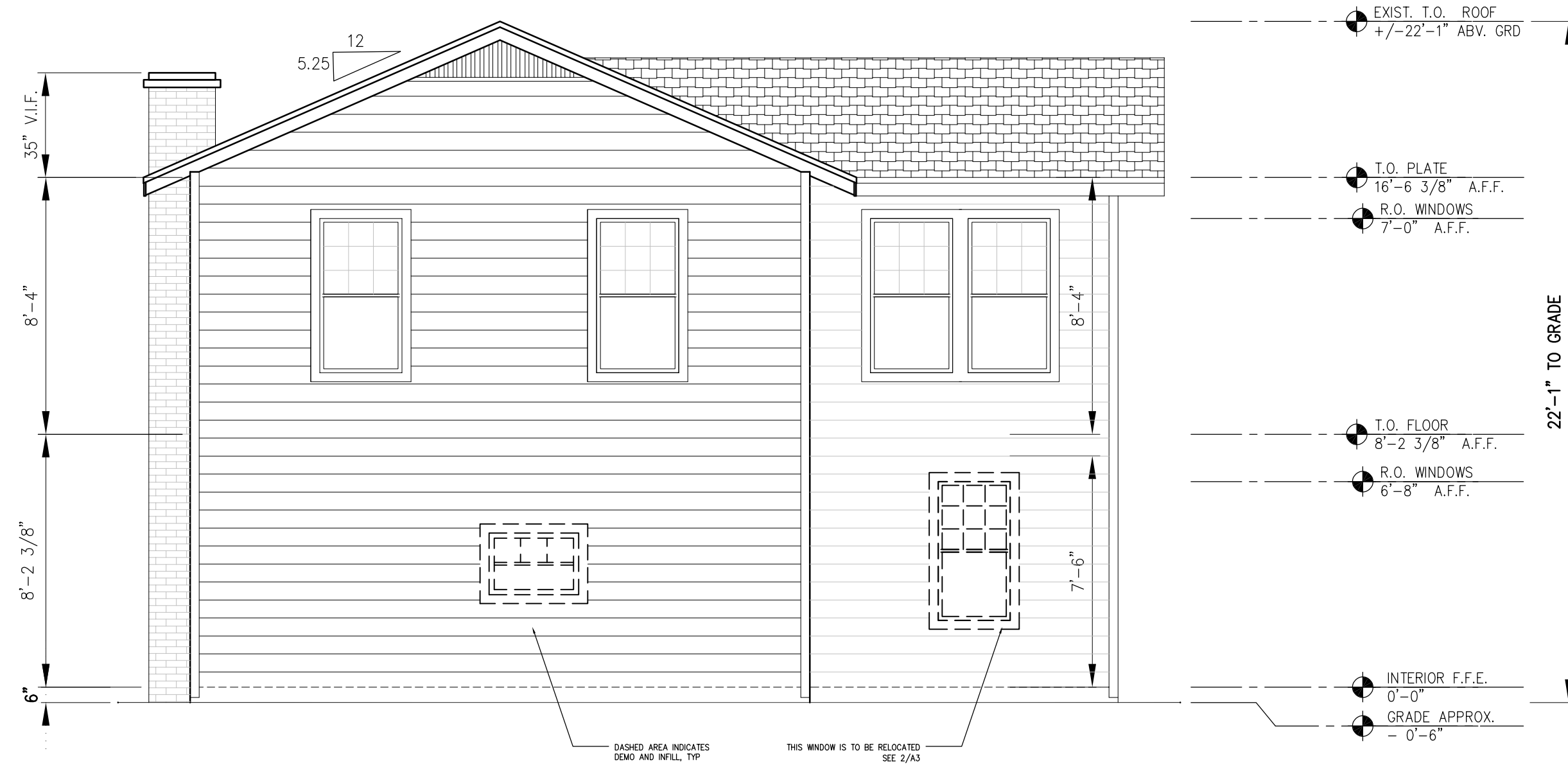
HPC REVIEW



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



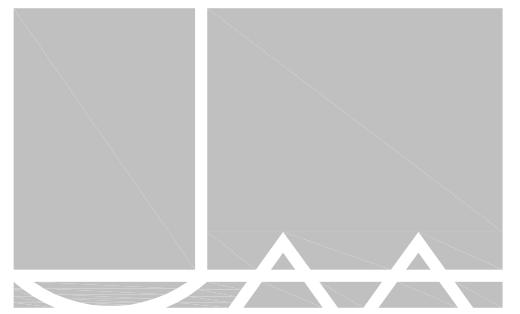
3 EXISTING ELEVATION - WEST
 A1 1/4" = 1'-0"



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



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



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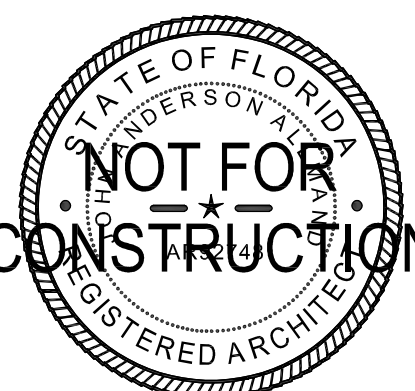
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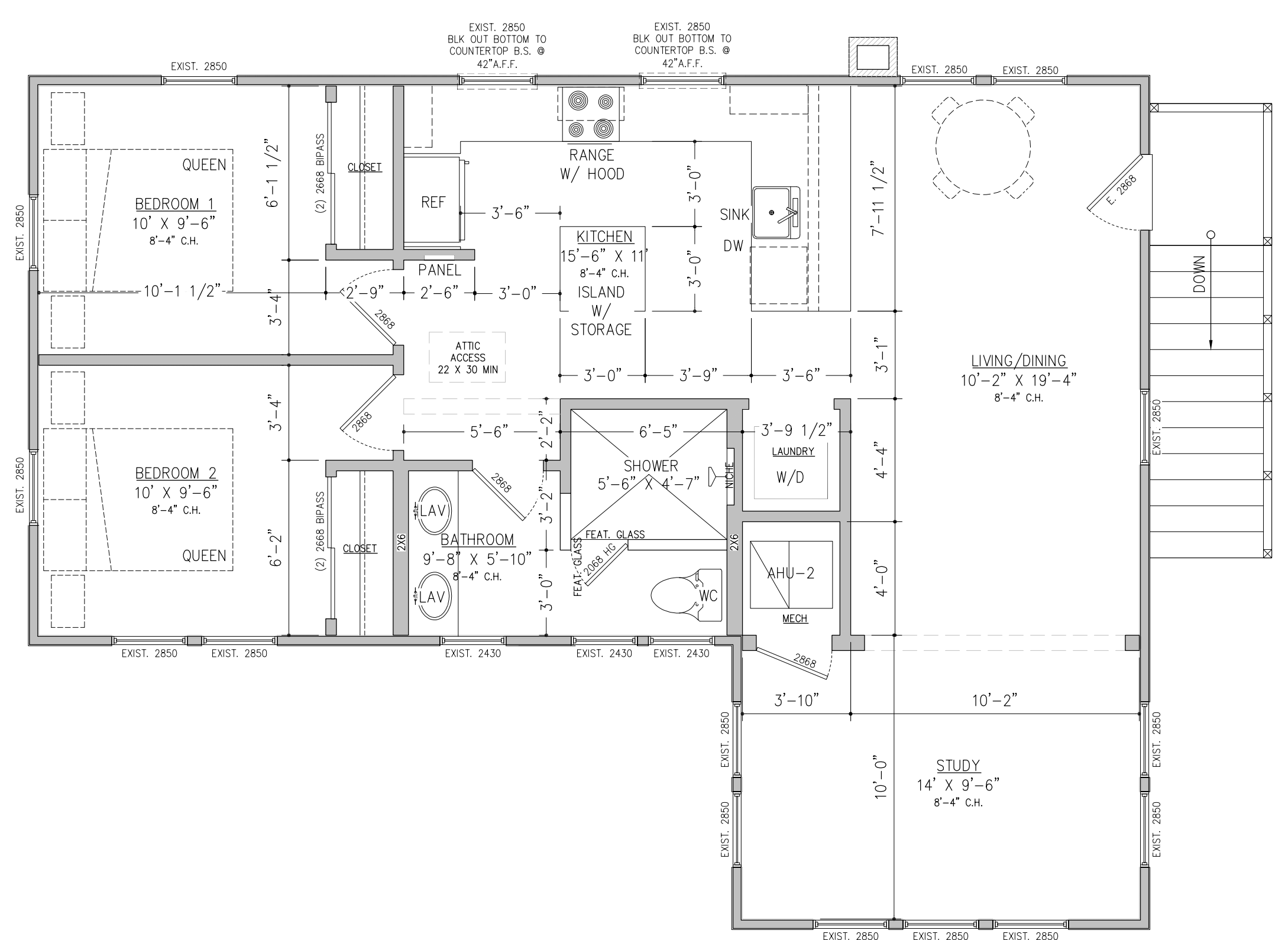
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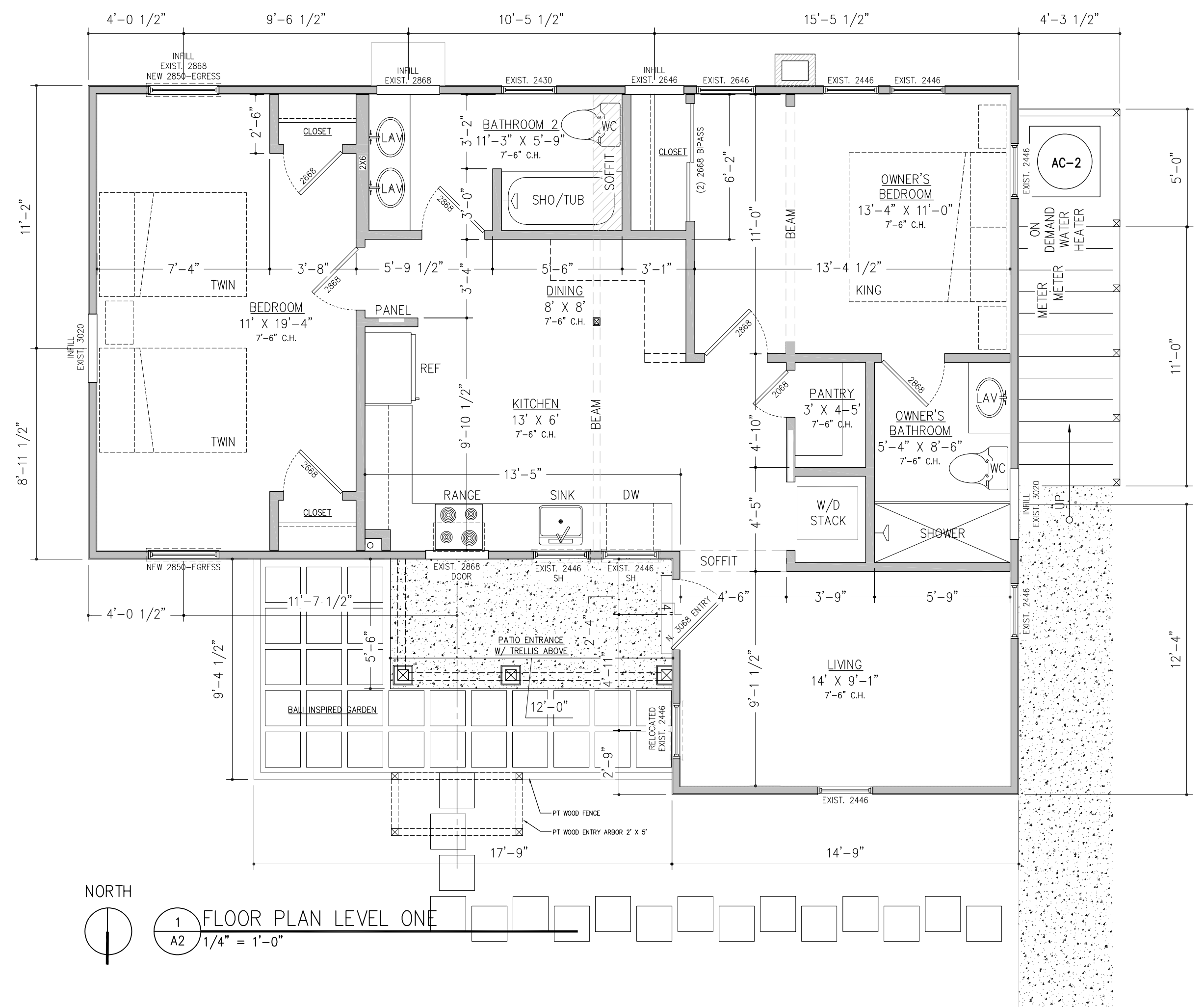
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A2

HPC REVIEW

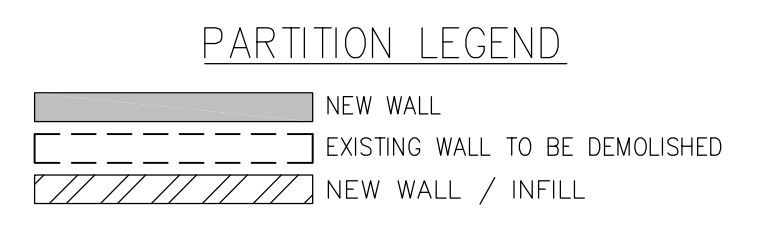


NORTH
 1 FLOOR PLAN LEVEL TWO
 A2 1/4" = 1'-0"



NORTH
 1 FLOOR PLAN LEVEL ONE
 A2 1/4" = 1'-0"

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



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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 635, FLORIDA STATUTES, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

" RESIDENTIAL RENOVATION "
 COX RESIDENCE
 2242 MYRA STREET JACKSONVILLE, FLORIDA 32204

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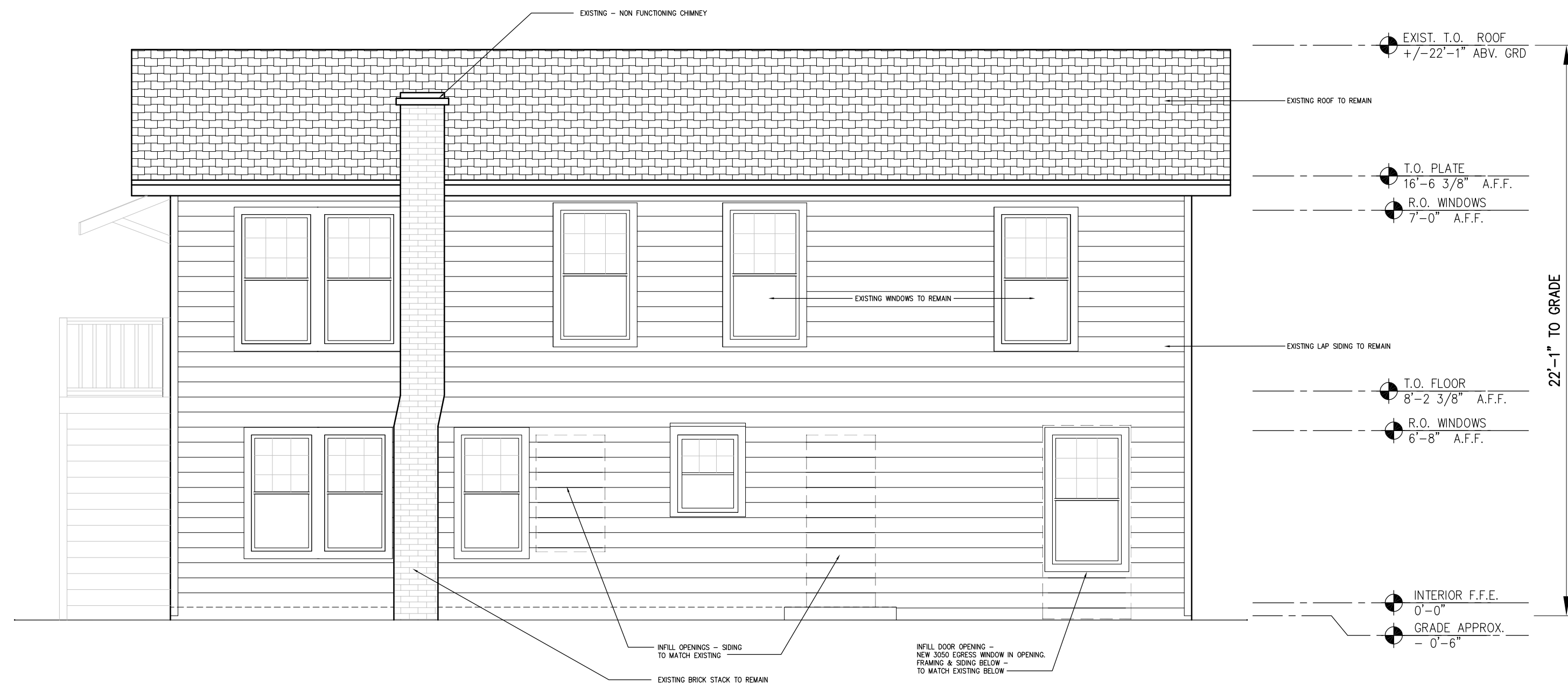
REVISIONS

#	DATE	DESCRIPTION
1		
2		
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7		

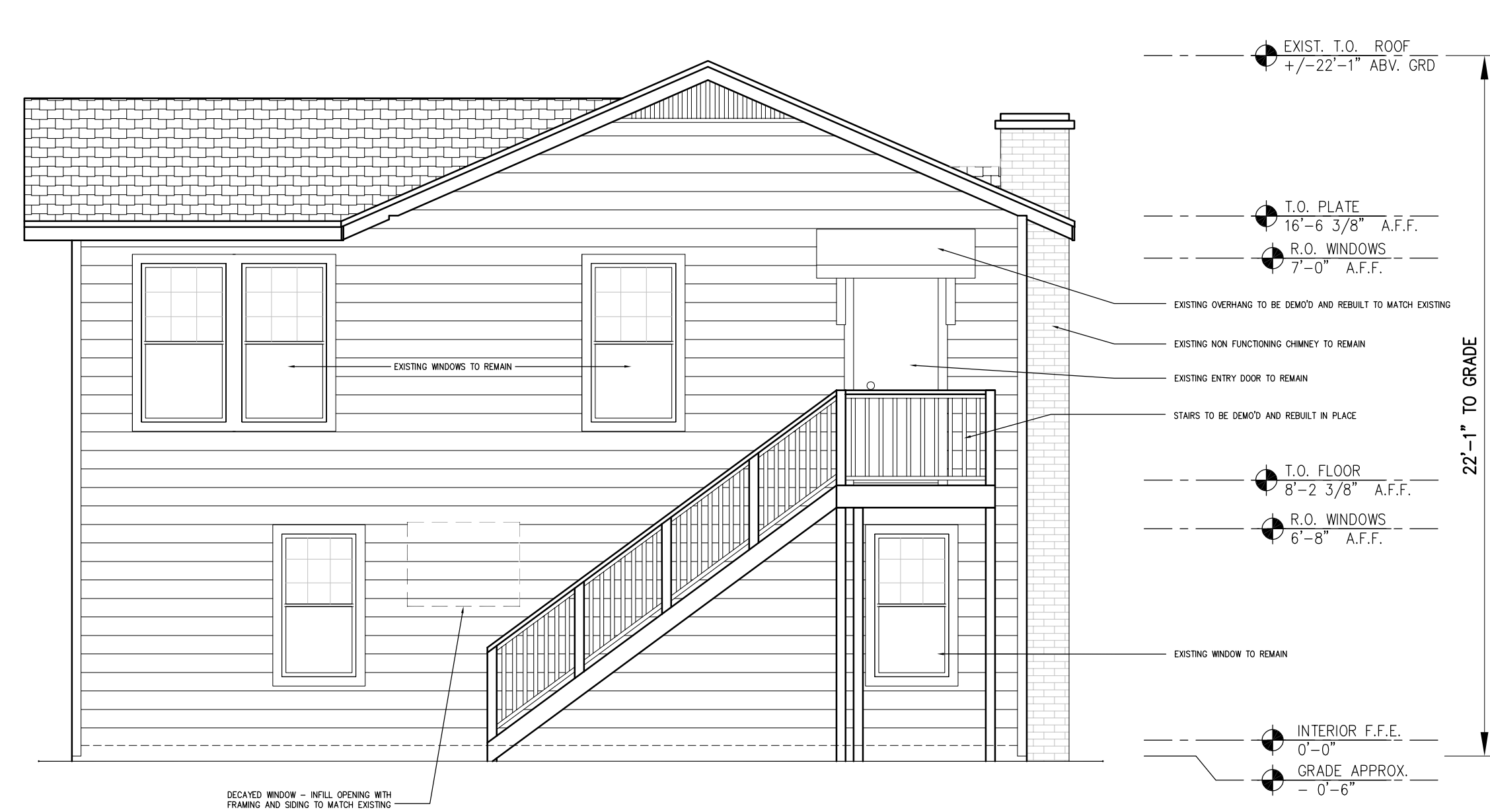


DATE: 01.31.2024
 PRJCT #: 023 - 0365

SHEET
A3
 HPC REVIEW



4 ELEVATION - SOUTH
 A1 1/4" = 1'-0"



3 ELEVATION - WEST
 A1 1/4" = 1'-0"

JHPC - ELEVATION NOTES

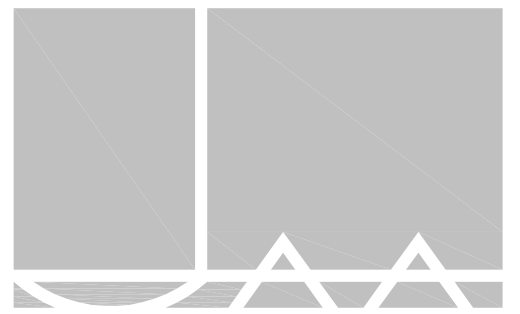
1. THE FRONT ENTRY DOOR SHALL FEATURE CLEAR GLASS (NO DECORATIVE ETCHING, FROSTING, OR LEADING).
2. THE EAVES SHALL BE A MINIMUM OF 18" IN SIZE & SHALL FEATURE A TRADITIONAL BEAD BOARD APPEARANCE. THE MATERIALS USED FOR THE SOFFITS & FASCIA SHALL BE EITHER A WOOD OR CEMENTITIOUS SIDING PRODUCT.
3. THE WINDOWS SHALL FEATURE EXTERIOR, RAISED-PROFILE MUNTIN GRIDS & EQUAL SIZE SASHES. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE & TRIMMED OUT IN A TRADITIONAL MANNER INCLUDING THE PRESENCE OF CROWN MOLDING AND A WINDOW SILL. ANY WINDOW PAIRINGS SHALL BE DIVIDED BY A TRADITIONAL MULLION.
4. A STUCCO PARGE FINISH SHALL BE APPLIED TO THE CONCRETE BLOCK PIERS OR THE PIERS SHALL BE CONSTRUCTED WITH A TRADITIONAL RUSTICATED BLOCK OR MASONRY MATERIAL (BRICK OR SPLIT-FACE BLOCK) WITH THE FINAL MATERIAL APPROVED BY STAFF PRIOR TO CONSTRUCTION. FRAMED LATTICE PANELS SHALL BE INSTALLED & RECESSED IN BETWEEN THE PIERS. (APPLIES TO CHEEK WALLS)
5. THE RAILING SYSTEM SHALL BE MADE OF WOOD, SET BELOW THE CAP OF THE PIERS, AND SHALL FEATURE SQUARE 2" X 2" SPINDLES SET IN BETWEEN AN UPPER & LOWER RAILING WITH NO EXPOSED ENDS.
6. ALL CEMENTITIOUS SIDING SHALL HAVE A SMOOTH APPEARANCE.



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



1 ELEVATION - NORTH
 A1 1/4" = 1'-0"



JAA ARCHITECTURE - INC
 2063 OAK STREET
 JACKSONVILLE, FL 32204
 P: (904) 379-5108
 E: JOHN@JAAARCHITECTURE.COM
 LIC. AR92748

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TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE. THE SPACE HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7TH EDITION 2020 AND THE 7TH EDITION OF THE FLORIDA FIRE PREVENTION CODE BASED ON NFPA, 1 FIRE CODE 2018 EDITION & NFPA 101 LIFE SAFETY CODE 2018 EDITION.

" RESIDENTIAL RENOVATION "
 COX RESIDENCE
 2242 MYRA STREET JACKSONVILLE, FLORIDA 32204

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REVISIONS

#	DATE	DESCRIPTION
1		
2		
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7		



DATE: 01.31.2024

PRJCT #: 023 - 0365

SHEET

A4

HPC REVIEW

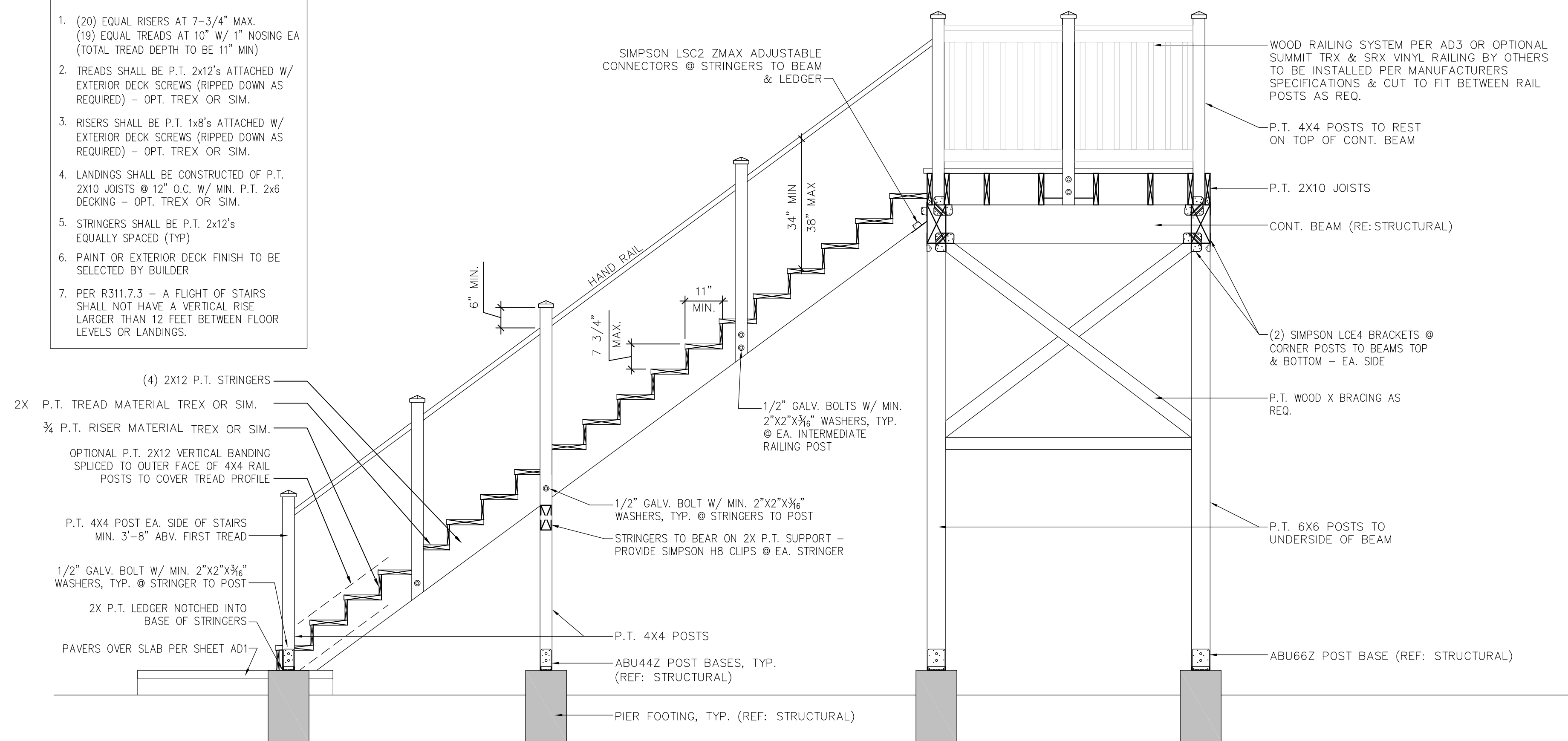
TYP. WALL SECTION NOTES / AS REQUIRED:

1. IN THE EVENT THAT THE FOUNDATION IS LOCATED IN A FLOOD ZONE, PROVIDE PROPER FLOOD VENTS OR BREAK AWAY FRAMING PER STRUCTURAL DRAWINGS, FLORIDA BUILDING CODE & LOCAL MUNICIPALITIES
2. PROVIDE WATERPROOFING MEMBRANE @ ALL ELEVATION CHANGES. USE PERMA-CRETE INTERIOR/EXTERIOR ACRYLIC MASONRY SURFACE SEALER OR EQUIV, TYP.
3. **BUILDER TO PROVIDE ALL PRODUCT APPROVAL SHEETS **

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

EXTERIOR STAIR NOTES:

1. (20) EQUAL RISERS AT 7-3/4" MAX.
(19) EQUAL TREADS AT 10" W/ 1" NOSING EA (TOTAL TREAD DEPTH TO BE 11" MIN)
2. TREADS SHALL BE P.T. 2x12's ATTACHED W/ EXTERIOR DECK SCREWS (RIPPED DOWN AS REQUIRED) - OPT. TREX OR SIM.
3. RISERS SHALL BE P.T. 1x8's ATTACHED W/ EXTERIOR DECK SCREWS (RIPPED DOWN AS REQUIRED) - OPT. TREX OR SIM.
4. LANDINGS SHALL BE CONSTRUCTED OF P.T. 2X10 JOISTS @ 12" O.C. W/ MIN. P.T. 2x6 DECKING - OPT. TREX OR SIM.
5. STRINGERS SHALL BE P.T. 2x12's EQUALLY SPACED (TYP)
6. PAINT OR EXTERIOR DECK FINISH TO BE SELECTED BY BUILDER
7. PER R311.7.3 - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.



1 STAIR SECTION AND DETAIL
 A4 1/2" = 1'-0"

COA 23-30108

**3606 Boone Park
Ave**

February 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-30108

Address: 3606 Boone Park Avenue, RE# 092064-0000

Location: South side of Boone Park Avenue, corner of Boone Park Avenue and Ingleside Avenue

Owner: Laura and Camilo Molina
3606 Boone Park Avenue
Jacksonville, Florida 32205

Applicant: Laura Todd Molina
3606 Boone Park Avenue
Jacksonville, Florida 32205

Year Built: c. 1922 (*Property Appraiser*)

Designation: Riverside Avondale, Contributing

Request: Alterations

Summary Scope of Work:

1. Deck demolition and construction
2. Walkway demolition and paver installation (*Administrative*)

Recommendation: Approve with Conditions

Conditions:

Deck Demolition and Construction

1. The design, size, and location shall be substantially similar to the plans attached to the book package, or as otherwise approved by the Planning and Development Department.
2. The demolition shall be limited to the area highlighted on the site plan submitted with the application.
3. The deck boards shall run from the house toward the street front, so the lines run front to back.
4. If tongue and groove boards are not being used, there shall be a horizontal trim board along the exposed edge of the flooring so it is hidden from street view.
5. Wood materials shall be painted or stained.

6. The railing system shall be made of wood or wood composite materials and the spindles shall be made of wood or wood composite centered between an upper and lower rail with no exposed ends (no vinyl, PVC, or cable).

Walkway Demolition and Paver Installation (*Administrative*)

7. The hardscaping shall be substantially similar to the plans attached to the book package, or as otherwise approved by the Planning and Development Department.
8. The demolition shall be limited to the area highlighted on the site plan submitted with the application.
9. The primary walkway shall be no wider than the steps.
10. A right-of-way permit may be required through Development Services, the approval of this COA does not grant approval in the right-of-way with review by the Development Services Division.
11. Pavers shall have a rectangular shape, not to exceed 6" x 10" with a modular relationship of 1:2 or 3:5, and the color shall be brick-like or granite (no white blends).
12. Any existing sidewalk shall not be altered or disturbed in any way.



PROJECT DESCRIPTION

COA-23-30108 is for street-visible deck alterations to a contributing property within the Riverside Avondale Historic District. Located on a corner lot, the subject property consists of a one-story Bungalow-style home characterized by its L-shaped layout, shake siding exterior, one-over-one windows, and shingled cross-hipped and gable roof. The proposed work includes demolishing the existing wood deck and concrete stairs, and constructing a new wood deck. As

designed, the new deck will be 354-square feet in size and 28-inches above finished grade. The new wood stairs will be located at the front of the deck and wrap-around to connect to the home's front wall plane. The stair railing will be made of cable and wood.

In addition to the work mentioned above, the applicant also proposes to demolish the front and secondary poured concrete walkways to install new brick paver walkways in the front and side yards. Pursuant to the authority granted to Staff via the 2024 COA Matrix, hardscaping alterations that do not exceed more than 25% of square-footage of the front yard (including the driveway), are a traditional material, are not wider than the front steps, and are street-visible pavers in a red, brown, or gray color, can be approved of administratively. As such, this report will focus on the deck alterations.

STAFF SUMMARY AND ANALYSIS

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

- As designed, the size, height, and rectangular shape of the proposed deck and stairs is compatible with the architectural style of the primary structure. As such, the proposed work is consistent with Section 307.106(k)(1).
- The effect of the proposed work on the property does not detract from the structure's architectural design, which is consistent with Section 307.103(k)(3).
- Consistent with the Historic District Design Guidelines, section on "Additions," the proposed scope of work does not require any changes to significant historic fabric. If removed in the future, the removal of the addition would not cause any damage to or detract from the historic property or the historic primary structure. As such, the proposed scope of work is consistent with Section 307.106(k)(1 and 2).
- The Historic District Guidelines for Riverside Avondale references "Porches" and lists Recommendation #1 to "Retain porches and steps that are appropriate to a building and its subsequent development." The applicant's scope of work, as conditioned, of removing an existing rectangular wood deck addition and replacing it with a new one made of a similar design does not significantly alter the architectural style of the home.
- The proposed demolition of the poured concrete front and secondary walkways, and the proposed installation of brick paver walkways, would require minimal alteration of the site, does not destroy the distinguishing original qualities or character of the building, and does not mimic an earlier appearance. This is consistent with Section 307.103(l)(1-3).

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

1. Section 307.106(k) General Standards: 1, 2, 3
2. Section 307.106(l) Guidelines on "Alterations": 1, 2, 3
3. Historic District Design Guidelines, Sections on "Additions," "Porches"

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, Sections on “Additions,” “Porches”

- Additions, 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.”
- Additions, 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.”
- Porches, Recommendation #1: “Retain porches and steps that are appropriate to a building and its subsequent development. Porches and additions reflecting later architectural styles are often important to the building’s historic development and should, wherever possible, be retained.”

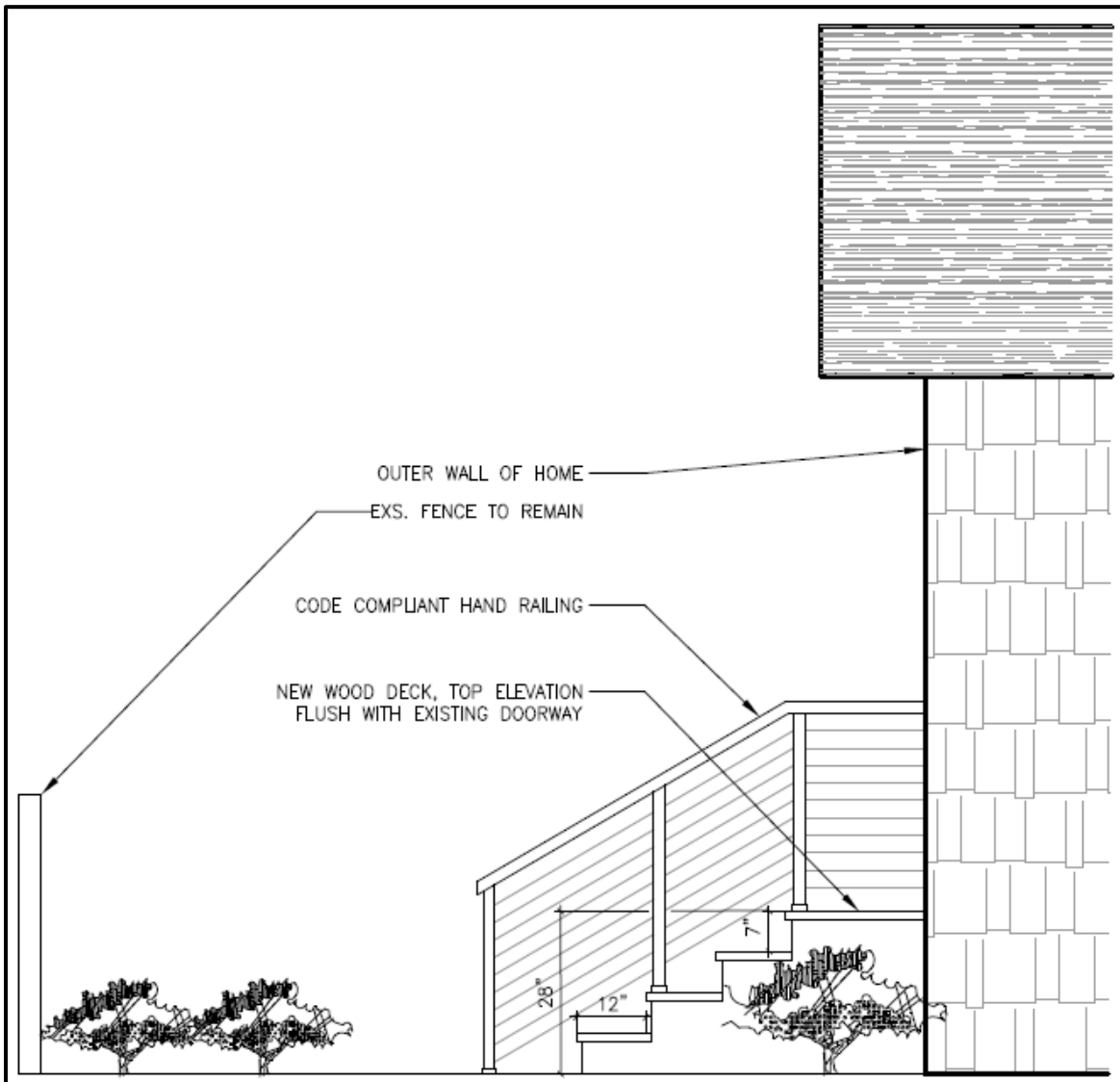
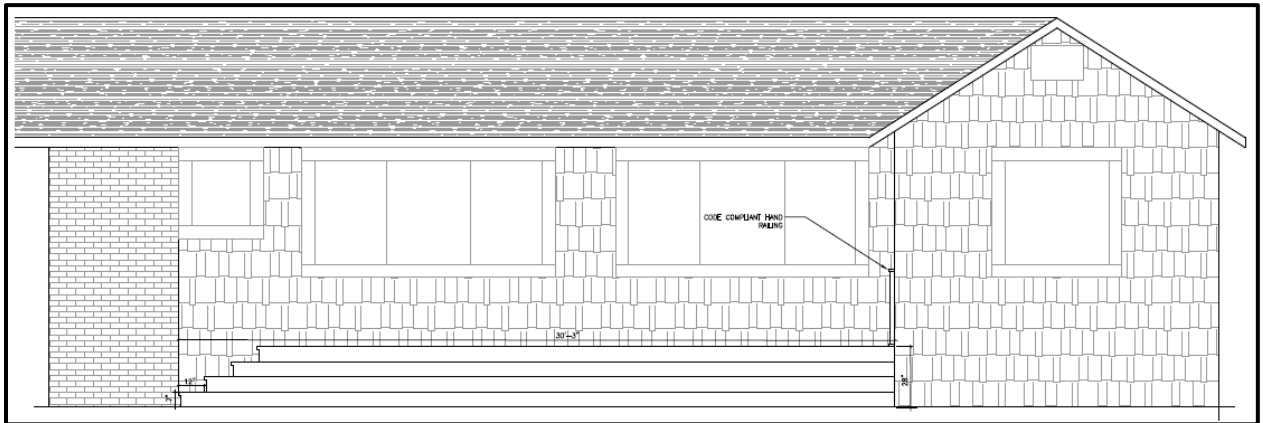
LOCATION MAP

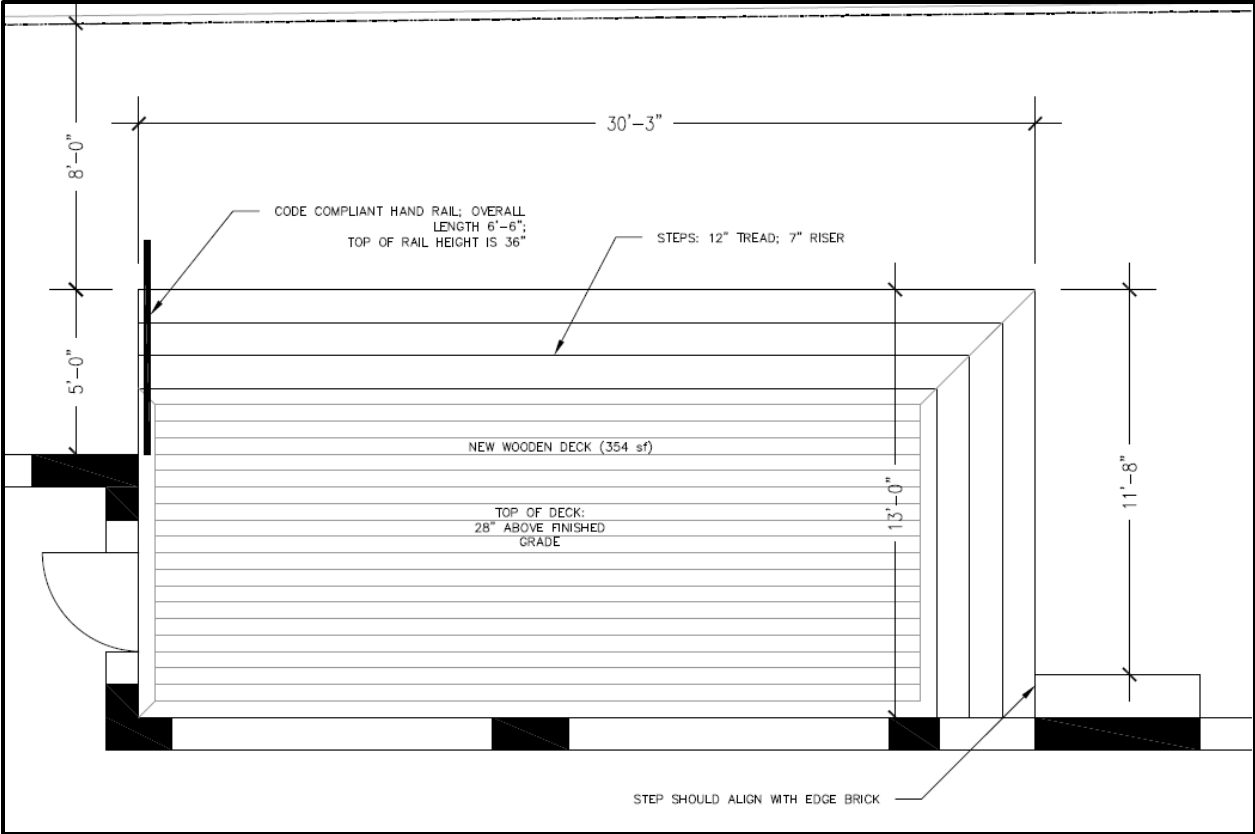


PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

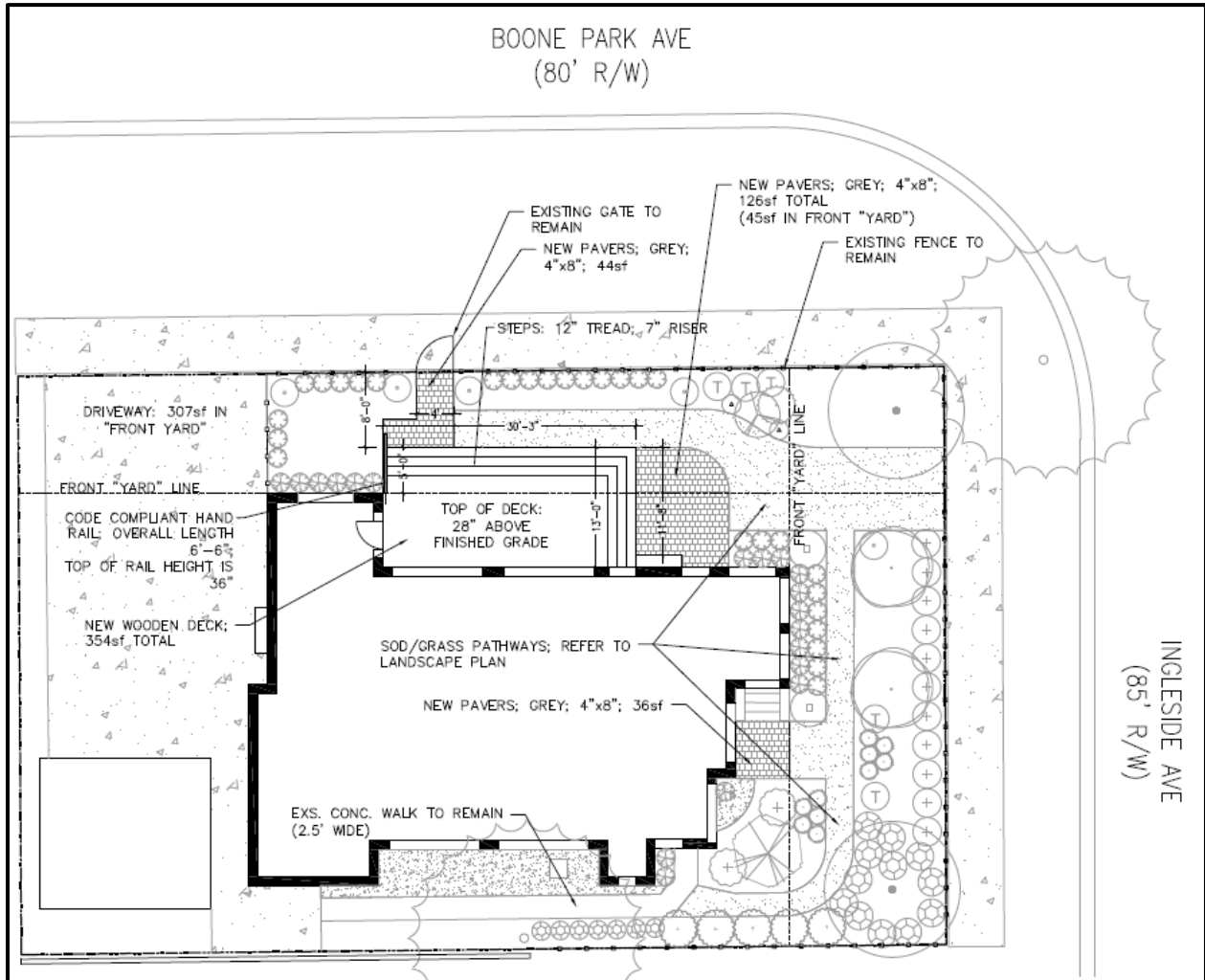


ELEVATION PLANS DATED FEBRUARY 2, 2024





SITE PLAN DATED FEBRUARY 2, 2024



Application For Certificate Of Appropriateness

Application Info

Tracking #	30108	Application Status	FOUND SUFFICIENT
Date Started	12/17/2023	Date Submitted	12/17/2023

Planning and Development Department Info

COA #	COA-24-30108
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	2/2/2024
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	N/A
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
MOLINA	LAURA	TODD
Company Name		
MOLINA ANESTHESIA SERVICES, PLLC		
Mailing Address		
3606 BOONE PARK AVE		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
386 589 2224 904		LIRATOAD@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
MOLINA	LAURA	TODD
Company/Trust Name		
MOLINA ANESTHESIA SERVICES, PLLC		
Mailing Address		
3606 BOONE PARK AVE		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
3865892224	904	LIRATOAD@GMAIL.COM

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
MOLINA	CAMILO	ANDRES

Company/Trust Name**Mailing Address****City****State****Zip Code****Phone****Fax****Email****Description Of Property****Property Appraiser's RE #(s)** (10 digit number with a space ##### ##)

Map	RE#
	092064 0000

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

REMOVAL OF EXISTING WOODEN DECK ON FRONT OF HOUSE (PARALLEL TO BOONE PARK AVE) AND REPLACEMENT WITH NEW WOODEN DECK. EXISTING DECK IS SUFFERING FROM ROT AND IS OF UNKNOWN AGE. NEW DECK WILL BE MARINE GRADE DECKING WITH A NATURAL STAIN FOR WEATHER PROTECTION. NEW DECK WILL BE 27X10, EXTENDING IN A SINGLE LEVEL FROM THE FRONT DOOR AND DOWN THE FRONT FACE OF THE HOUSE TO ABUT THE FIREPLACE. THE SIDE PARALLEL TO INGLESIDE AVE WILL BE WRAPPED AND INCLUDE AN ACCESS DOOR FOR UTILITY ACCESS. THE DECK WILL EXTEND TOWARDS THE STREET WITH THREE UNBROKED STEPS DOWN ACROSS THE FRONT. NEAR THE FRONT DOOR, THE STEPS WILL TAKE A RIGHT ANGLE AND EXTEND SLIGHTLY IN FRONT OF THE SUNROOM CLOSE TO THE DRIVEWAY. CABLE RAILING WILL BE UTILIZED ALONG THE INGLESIDE SIDE AND NEAR THE FRONT ENTRANCE PER CODE REQUIREMENTS. THE ATTACHED LANDSCAPE ARCHITECT CONCEPT DRAWINGS SHOW A SPLIT LEVEL DECK BUT FOR SIMPLICITY, THE DECK WILL ONLY BE SINGLE LEVEL. A SEPARATE APPLICATION CAN BE COMPLETED IF NECESSARY FOR HARDSCAPING AND LANDSCAPING TO BE COMPLETED AT A SEPARATE TIME.

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.

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	LANDSCAPE CONCEPT DRAWINGS
<input checked="" type="checkbox"/>	RAILING
<input checked="" type="checkbox"/>	PIC 1
<input checked="" type="checkbox"/>	PIC 2
<input checked="" type="checkbox"/>	PIC 3
<input checked="" type="checkbox"/>	PIC 4
<input checked="" type="checkbox"/>	PIC 5
<input checked="" type="checkbox"/>	PIC 6
<input checked="" type="checkbox"/>	PIC 7
<input checked="" type="checkbox"/>	PIC 8
<input checked="" type="checkbox"/>	DRIVEWAY
<input checked="" type="checkbox"/>	EXISTING DECK

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.

MOLINA CAMILO ANDRES
 3606 BOONE PARK AVE
 JACKSONVILLE, FL 32205
MOLINA LAURA TODD

Primary Site Address
 3606 BOONE PARK AVE
 Jacksonville FL 32205

Official Record Book/Page
 19180-01022

Tile #
 6428

3606 BOONE PARK AVE
 Property Detail

RE #	092064-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01585 ST JOHNS HEIGHTS
Total Area	5943
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$239,775.00	\$238,144.00
Extra Feature Value	\$3,266.00	\$3,266.00
Land Value (Market)	\$128,961.00	\$128,961.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$372,002.00	\$370,371.00
Assessed Value	\$334,661.00	\$344,700.00
Cap Diff/Portability Amt	\$37,341.00 / \$0.00	\$25,671.00 / \$0.00
Exemptions	\$334,661.00	See below
Taxable Value	\$0.00	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	\$344,700.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Total Vet (709) 196.081 (709)	- \$294,700.00
Tot/Perm/Vet \$5,000 (VT) 196.24 (VT)	- \$0.00
Taxable Value	\$0.00

SJRWMD/FIND Taxable Value

Assessed Value	\$344,700.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Total Vet (709) 196.081 (709)	- \$294,700.00
Tot/Perm/Vet \$5,000 (VT) 196.24 (VT)	- \$0.00
Taxable Value	\$0.00

School Taxable Value

Assessed Value	\$344,700.00
Homestead (HX)	- \$25,000.00
Total Vet (709) 196.081 (709)	- \$319,700.00
Tot/Perm/Vet \$5,000 (VT) 196.24 (VT)	- \$0.00
Taxable Value	\$0.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19180-01022	4/15/2020	\$368,000.00	WD - Warranty Deed	Qualified	Improved
17887-01347	2/21/2017	\$257,500.00	WD - Warranty Deed	Qualified	Improved
16118-01366	10/23/2012	\$100.00	MS - Miscellaneous	Unqualified	Improved
03489-00837	3/28/1973	\$15,000.00	WD - Warranty Deed	Unqualified	Improved
03350-00555	5/9/1972	\$8,250.00	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	2.00	\$2,152.00
2	DKWR2	Deck Wooden	1	22	8	176.00	\$1,114.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	63.00	100.00	Common	63.00	Front Footage	\$128,961.00

Legal

LN	Legal Description
1	3-22 57-2S-26E
2	ST JOHNS HEIGHTS
3	N1/2 LOTS 1,2 BLK 7

Buildings

Building 1
 Building 1 Site Address
 3606 BOONE PARK AVE Unit
 Jacksonville FL 32205

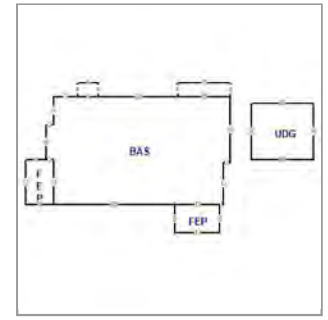
Building Type	0101 - SFR 1 STORY
Year Built	1922
Building Value	\$238,144.00

Type	Gross Area	Heated Area	Effective Area

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Finished Encl Porch	24	0	14
Base Area	1577	1577	1577
Addition	60	60	54
Unfin Det Garage	288	0	144
Finished Encl Porch	104	0	62
Finished Encl Porch	104	0	62
Total	2157	1637	1913

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



2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$334,661.00	\$334,661.00	\$0.00	\$0.00	\$0.00	\$0.00
Urban Service Dist1	\$334,661.00	\$334,661.00	\$0.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$334,661.00	\$334,661.00	\$0.00	\$0.00	\$0.00	\$0.00
By Local Board	\$334,661.00	\$334,661.00	\$0.00	\$0.00	\$0.00	\$0.00
FL Inland Navigation Dist.	\$334,661.00	\$334,661.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Mgmt Dist. SJRWMD	\$334,661.00	\$334,661.00	\$0.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$334,661.00	\$334,661.00	\$0.00	\$0.00	\$0.00	\$0.00
Urb Ser Dist1 Voted	\$334,661.00	\$334,661.00	\$0.00	\$0.00	\$0.00	\$0.00
			Totals	\$0.00	\$0.00	\$0.00

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$359,958.00	\$324,914.00	\$324,914.00	\$0.00
Current Year	\$372,002.00	\$334,661.00	\$334,661.00	\$0.00

2023 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

- [2023](#)
- [2022](#)
- [2021](#)
- [2020](#)
- [2019](#)
- [2018](#)
- [2017](#)
- [2016](#)
- [2015](#)
- [2014](#)

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

More Information

[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: 02/06/2024

COA#: COA-23-30108

Address:
3606 Boone Park Avenue

Owner: Camilo and Laura Molina

Jacksonville FL 32205

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

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

provided to me for application 30108 were posted on the property/site located at:

092064 0000

Real Estate Number(s)

3606 Boone Park Avenue

Street Address

Jacksonville FL 32205

City, State Zip Code

Printed Name Laura Todd Molina

Signature

Dated this 6th day of February, 2024.

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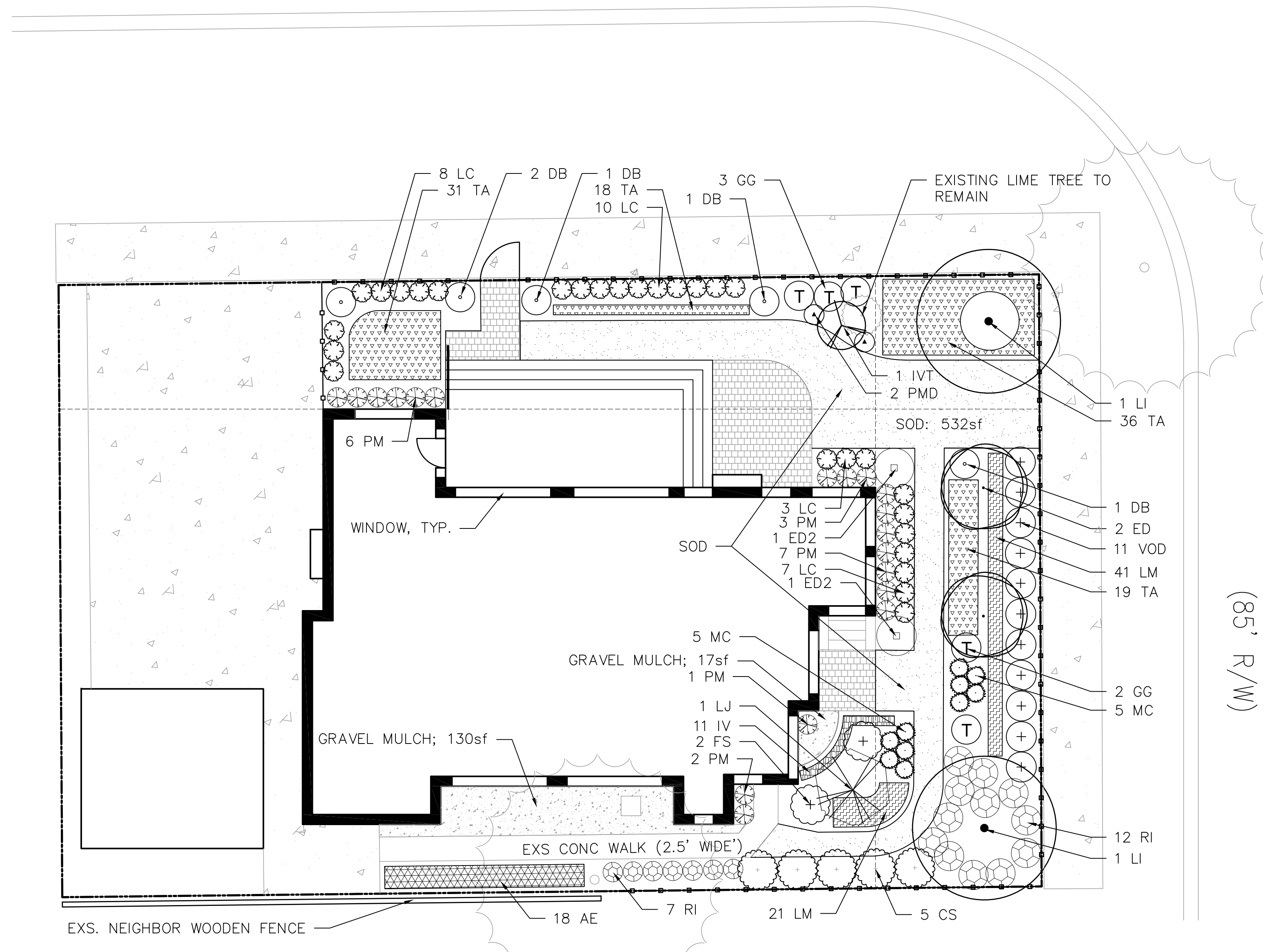
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BOONE PARK AVE
(80' R/W)



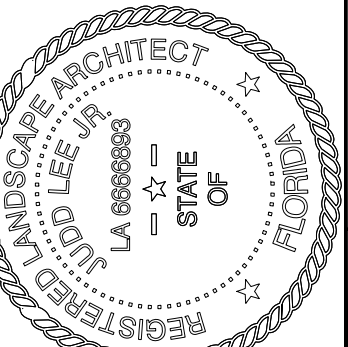
LEGEND

- EXISTING TREES
- ED - Japanese blueberry
- IVT - weeping yaupon holly tree
- LI - crape myrtle
- LJ - ligustrum tree
- CS - bottlebrush
- DB - African iris
- ED2 - Japanese blueberry-shrub
- FS - pineapple guava
- GG - thryallis
- LC - dwarf loropetalum
- MC - muhly grass
- PMA - podocarpus
- PMD - Pringles podocarpus
- RI - indian hawthorne
- VOD - Dwarf Walter's viburnum
- AE - cast iron plant
- CF - holly fern
- IV - dwarf yaupon holly
- LM - Big Blue liriopse
- OJ - mondo grass
- TA - Asiatic jasmine
- SOD - ZOYSIA
- GRAVEL - #89 GRANITE

1 LANDSCAPE PLAN
Scale: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE	APP'R.

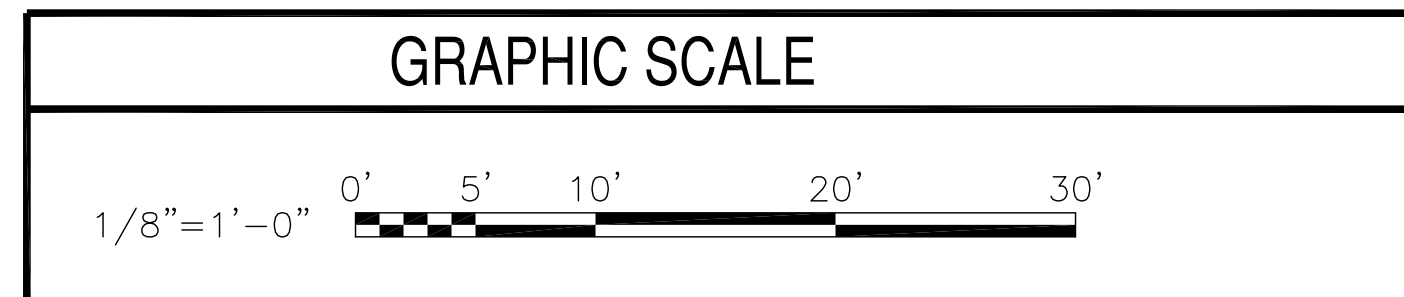
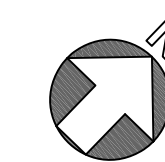
ETHOS LANDSCAPES, LLC
FL LA#666893
4530 ST. JOHNS AVE, STE 15
UNIT 272
JACKSONVILLE, FL 32210



The seal appearing on this document was authorized by Judd Lee, Jr., L.A. 666893 on 02/2/2024

DES	DRW	CHK

MOLINA RESIDENCE
3606 BOONE PARK AVE, JACKSONVILLE, FL
LANDSCAPE PLAN



SCALE: AS SHOWN
SHEET 01 OF 05

L101

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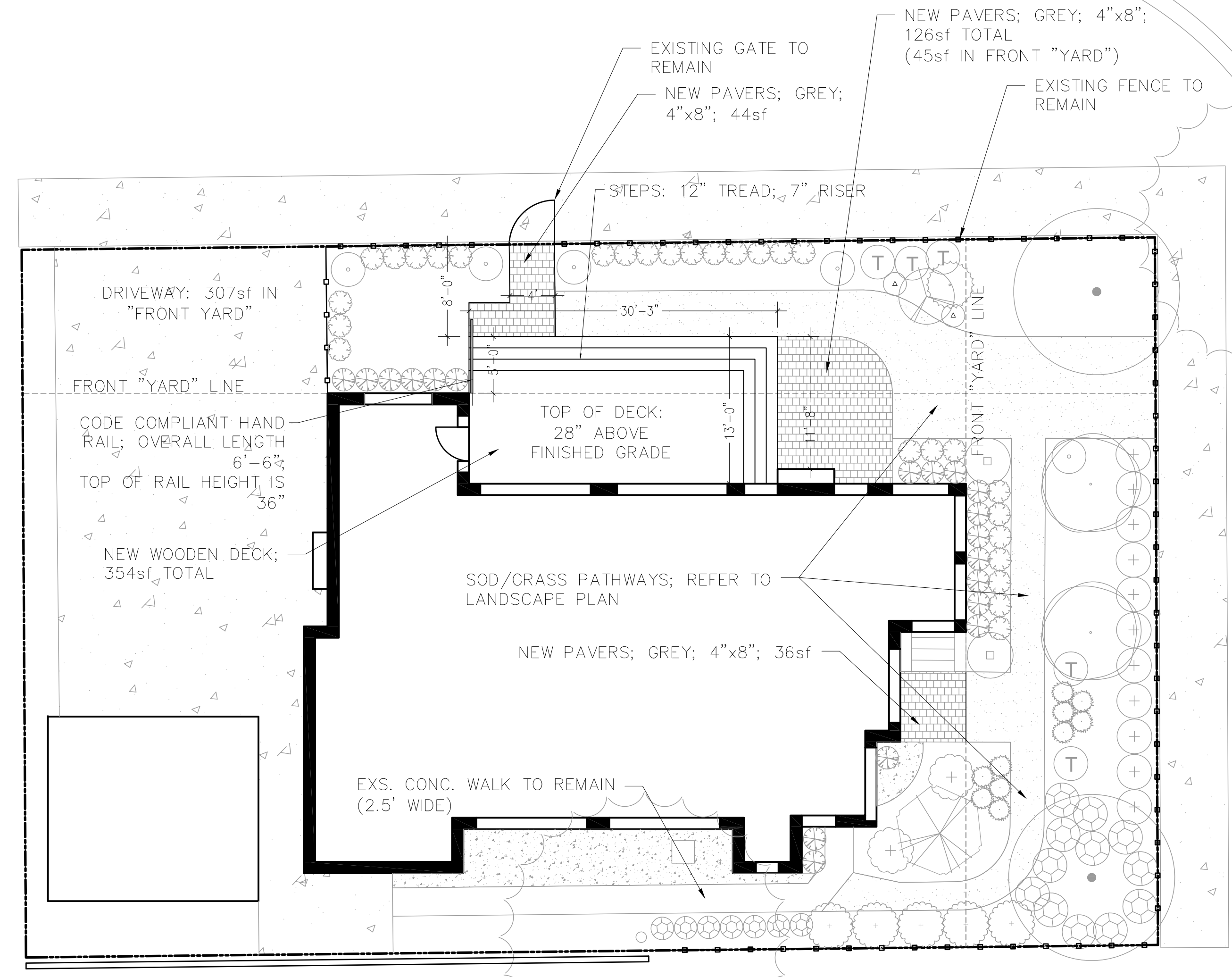
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BOONE PARK AVE
(80' R/W)

INGLESIDE AVE
(85' R/W)

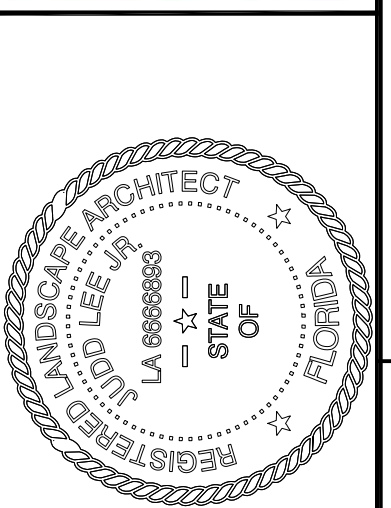


1 HARDSCAPE PLAN
 Scale: 1/8" = 1'-0"

HARDSCAPE CALCULATIONS:	
TOTAL FRONT "YARD" AREA:	2,145 SF
-INGLESIDE AVE:	823 SF
-BOONE PARK AVE:	1322 SF
ALLOWABLE HARDSCAPE (25%):	536 SF
PROPOSED HARDSCAPE (IN FRONT "YARD"):	
- EXISTING DRIVEWAY:	307 SF
- PERVIOUS PAVERS:	89 SF

DATE	DESCRIPTION	BY	APPR

ETHOS LANDSCAPES, LLC
 FL LA#6666893
 4530 ST. JOHNS AVE, STE 15
 UNIT 272
 JACKSONVILLE, FL 32210



The seal appearing on this document was authorized by: Judd Lee, Jr., L.A. 6666893 on 02/2/2024

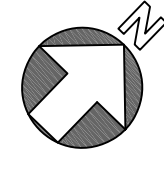
DES	DRW	CHK

MOLINA RESIDENCE
 3606 BOONE PARK AVE, JACKSONVILLE, FL
 HARDSCAPE PLAN

SCALE:	AS SHOWN
SHEET	02 OF 05

L102

1/8"=1'-0"



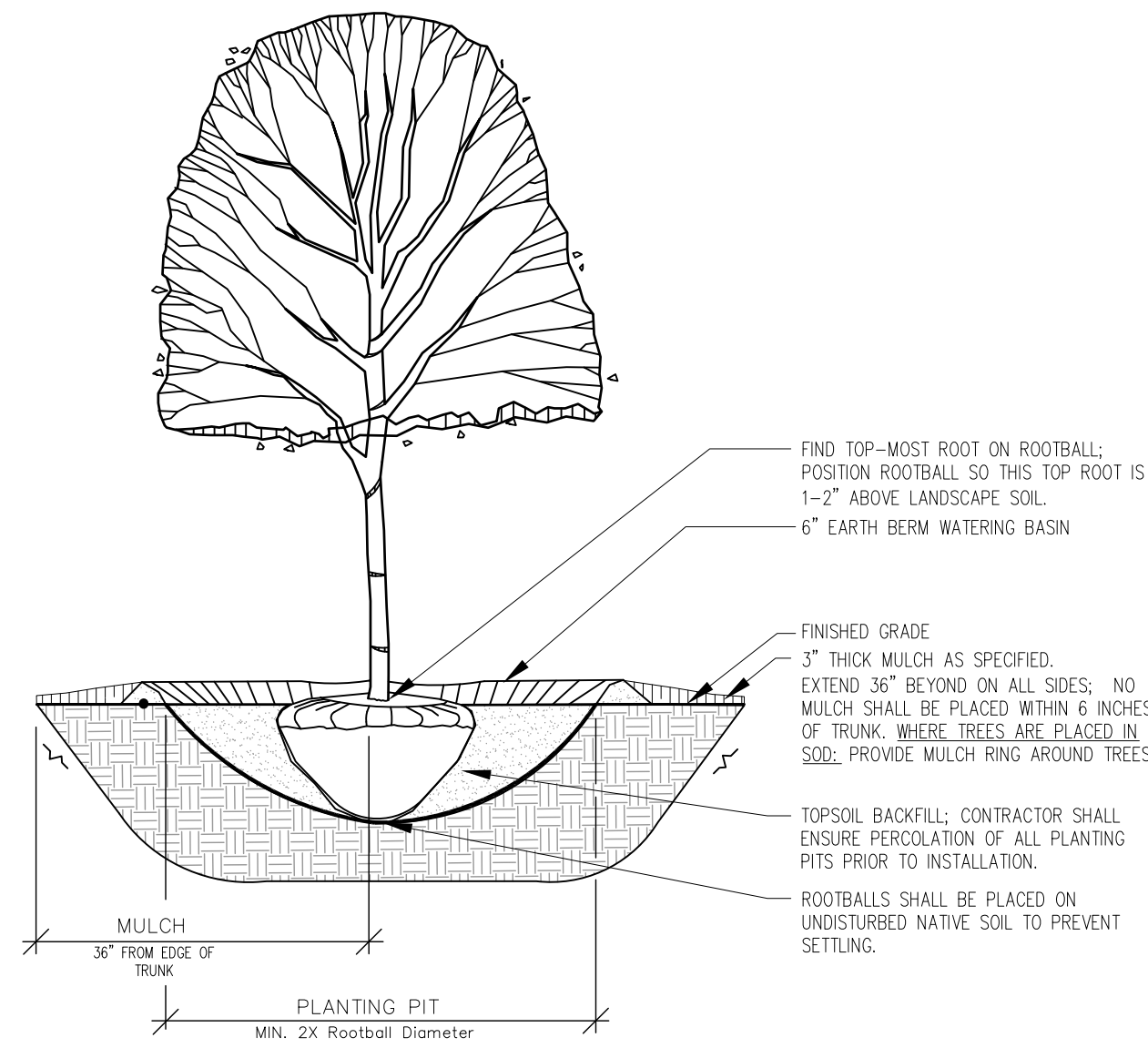
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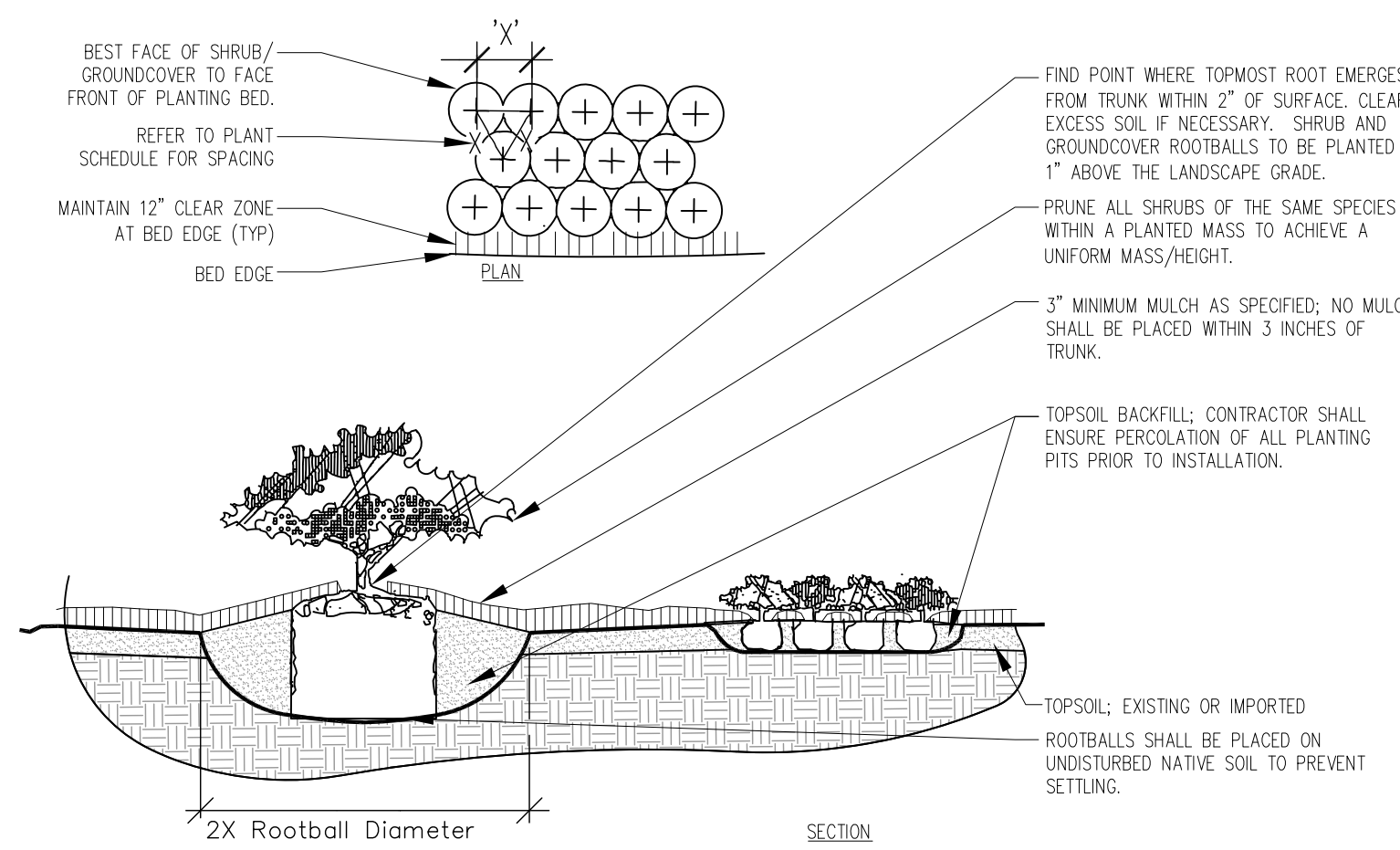
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* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting and Guying Detail
SECTION NTS



* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B Shrub / Groundcover Planting
PLAN/SECTION NTS

PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	EVERGREEN/DECIDUOUS
TREES						
ED	2	<i>Elaeocarpus decipens</i>	Japanese blueberry	12' HT; Single trunk; 3-4' C.T.	As Shown	Evergreen
IVT	1	<i>Ilex vomitoria pendula</i>	weeping yaupon holly	5'-6" OA HT; M.T.; 45 GAL	As Shown	Evergreen
LI	2	<i>Lagerstroemia 'Muskogee'</i>	Muskogee Crape Myrtle	10' HT; Multi-trunk	As Shown	Deciduous
LJ	1	<i>Ligustrum japonicum</i>	ligustrum tree	6' HT x 6' SPR; Multi trunk; 2' MIN CT	As Shown	Evergreen

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	EVERGREEN/DECIDUOUS
SHRUBS						
CS	5	<i>Callistemon spp.</i>	bottlebrush	15 GAL; 5' HT; FULL	As Shown	Evergreen
DB	5	<i>Dietes bicolor</i>	African iris - yellow	3 GAL; FULL	36" o.c.	Evergreen
ED2	2	<i>Elaeocarpus decipens</i>	Japanese blueberry	15 GAL; 3-4" HT MIN; FULL	As Shown	Evergreen
FS	2	<i>Feijoa sellowiana</i>	pineapple guava	7 GAL; 24" MIN. HT.; FULL	48" o.c.	Evergreen
GG	5	<i>Galphimia glauca</i>	thryallis	3 GAL; 24" HT MIN; FULL	36" o.c.	Evergreen
LC	28	<i>Loropetalum chinense 'Cerise'</i>	Cerise Charm loropetalum	3 GAL; 15-18" HT MIN; FULL	24" o.c.	Evergreen
MC	10	<i>Muhlenbergia capillaris</i>	muhly grass	3 GAL; 18" HT MIN; FULL	24" o.c.	Evergreen
PM	19	<i>Podocarpus macrophyllus</i>	podocarpus	7 GAL; 4' HT MIN.; FULL	24" o.c.	Evergreen
PMD	2	<i>Podocarpus macrophyllus 'Pringles'</i>	dwarf podocarpus	7 GAL; 18" x 18" MIN.; FULL	24" o.c.	Evergreen
RI	19	<i>Rhaphiolepis indica</i>	indian hawthorn	3 GAL; 12" HT MIN.; FULL	24" o.c.	Evergreen
VOD	11	<i>Viburnum obovatum 'Densa'</i>	dwarf Walter's viburnum	3 GAL; 24" HT MIN.; FULL	36" o.c.	Evergreen

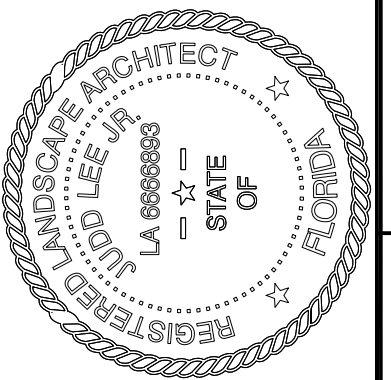
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	EVERGREEN/DECIDUOUS
GROUNDCOVERS						
AE	18	<i>Aspidistra elatior</i>	cast iron plant	3 GAL; FULL	18" o.c.	Evergreen
IV	11	<i>Ilex vomitoria 'Stokes Dwarf'</i>	dwarf yaupon holly	3 GAL; FULL	12" o.c.	Evergreen
LM	62	<i>Liriope muscari 'Big Blue'</i>	Big Blue liriope	1 GAL; FULL	12" o.c.	Evergreen
OJ	11	<i>Ophiopogon japonicum</i>	mondo grass	1 GAL; FULL	12" o.c.	Evergreen
TA	73	<i>Trachelospermum asiaticum</i>	Asiatic jasmine	1 GAL; FULL	18" o.c.	Evergreen

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING	EVERGREEN/DECIDUOUS
TURF / MISC						
SOD	532 SF	<i>Zoysia spp. 'Icon'</i>	'Icon' zoysia grass	2"-3" THICK; SOLID SOD	As Shown	Evergreen
MULCH	14 CY	3" THICK; BROWN SHREDDED HARDWOOD; CLEAN				
GRAVEL	1.5 CY	3" THICK; #89 GREY GRANITE				

NOTE: Mulch and sod quantities are estimated for contractor benefit, but may vary depending upon field adjustments. It is the responsibility of the Contractor to verify and supply the required quantities to meet the specified coverage and thickness of mulch and sod.

DATE	DESCRIPTION	BY

ETHOS LANDSCAPES, LLC
FL LA#666893
4530 ST. JOHNS AVE, STE 15
UNIT 272
JACKSONVILLE, FL 32210



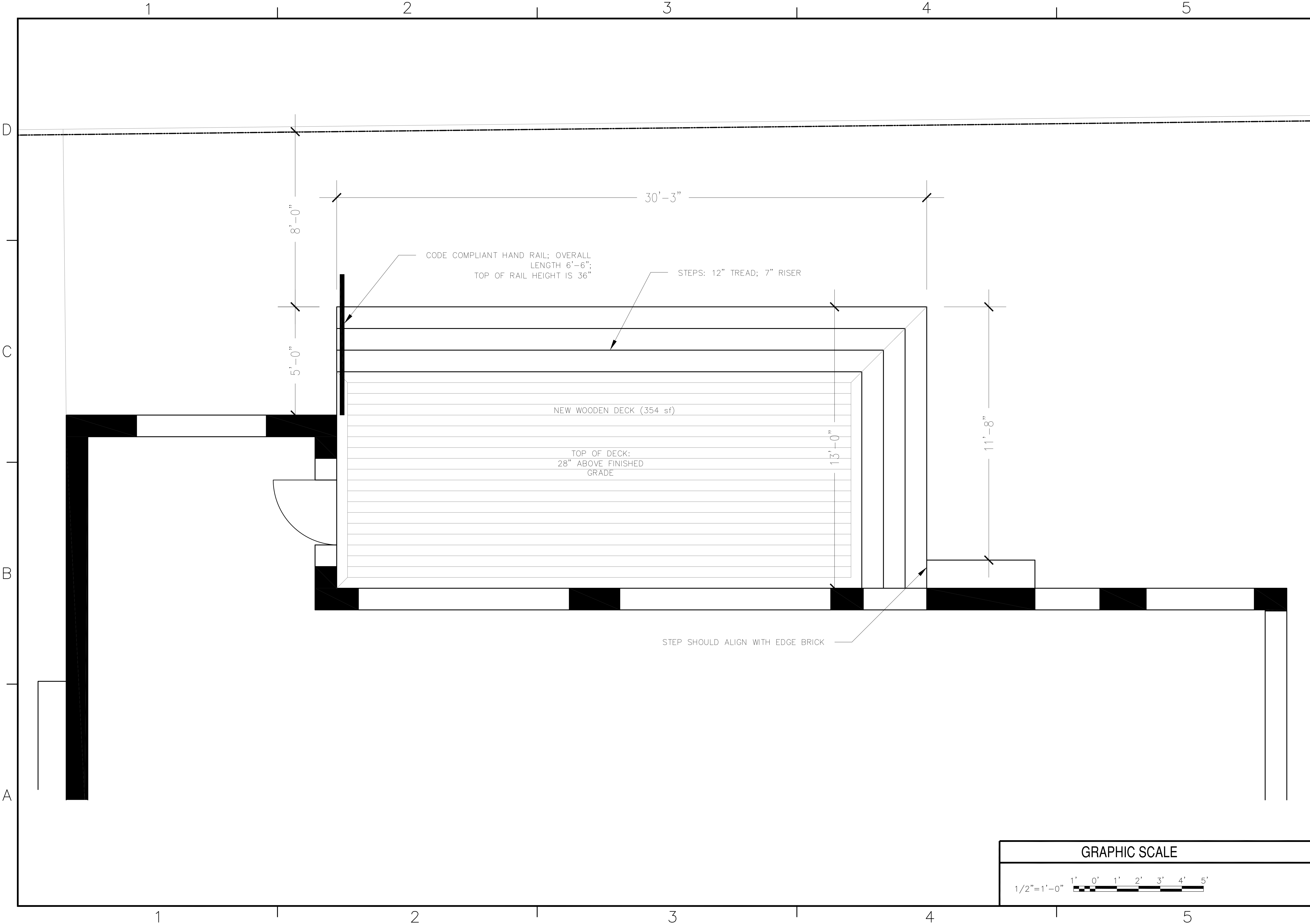
The seal appearing on this document was authorized by Judd Lee, Jr., L.A. 666893 on 02/2/2024

DES	DRW	CHK
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MOLINA RESIDENCE
3606 BOONE PARK AVE, JACKSONVILLE, FL
LANDSCAPE DETAILS

SCALE: AS SHOWN
SHEET 03 OF 05

L501



NO.	DESCRIPTION	DATE	APP'R.

ETHOS LANDSCAPES, LLC
FL LA#6666893

4530 ST. JOHNS AVE, STE 15
JACKSONVILLE, FL 32210

DES	DRW	CHK

MOLINA RESIDENCE
3606 BOONE PARK AVE, JACKSONVILLE, FL

DECK LAYOUT

SCALE: AS SHOWN
SHEET 05 OF 05

L602

COA 23-30123

**3709 Hedrick
Street**

February 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-30123

Address: 3709 Hedrick Street, RE# 092428-0000

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

Owner: Taylor and Christine King
3709 Hedrick Street
Jacksonville FL, 32205

Applicant: Same as Owner

Year Built: c. 1924 (Florida Master Site File)

Designation: Riverside Avondale, Contributing

Request: Demolition – Accessory Structure

Summary Scope of Work:

1. Demolition of a contributing accessory structure

Recommendation: **Approve**

PROJECT DESCRIPTION

COA-24-30123 is for the demolition of a contributing accessory structure located in the rear right corner of a lot in Riverside Avondale. The structure is located behind a two-story single family home built in 2019. Due to the placement of the new construction, the contributing accessory structure is not visible from the street and is considered by staff to be secondary in nature to the new primary structure.

The lot is located on a block with primarily two-story homes with a variety of architectural influences from mediterranean revival to a ranch style brick homes. The applicant has supplied an environmental report as evidence that the structure is currently uninhabitable due to high levels of formaldehyde that poses a cancer risk. A structural report supplied by the applicant states restoration efforts would require removal of all the exterior walls, which could lead to a total collapse in the course of work.

Primary Structure (Built 2019)



Accessory Structure (Built 1924)



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(n). The following is Staff's analysis:

- The structural engineering letter provided by the applicant states the uninhabitable structure requires the removal of all exterior walls and several structural improvements. As such, the demolition of this structure for the health and safety of the residents is consistent with Section 307.106(k)(1-3).
- Key architectural features of a historic building include its walls, windows, doors, roof shape, and its relationship to the surrounding area. According to the applicant's structural engineering letter, restoration of the existing structure would require the removal of all the structure's historic materials—thereby stripping and is consistent with Section 307.106(n)(1) as all architectural significance would be removed.
- Since the structure is not street visible and is located behind the primary structure, the demolition request is consistent with Section 307.106(n)(2).
- The applicant has expressed intentions to construct a two-story accessory structure. Once demolished, constructing a new two-story accessory structure subordinate in nature to the primary structure is consistent with the Historic District Design Guidelines, Section on "Demolition" Criteria #1.
- Consistent with Section 307.106(n)(3), it is the opinion of Staff that the subject structure does not have design elements (i.e., building height, massing, and production materials) that would make reproduction difficult or impossible.
- Based on Section 307.106(4), there are several prominent examples of residences that reflect the frame vernacular style in the Springfield Historic District as well as other older Jacksonville neighborhoods.
- Key architectural features of a historic building include its walls, windows, doors, roof shape, and its relationship to the surrounding area. According to the application, successful remediation requires the removal of all the windows, doors, and siding, as well as structural repairs to the roof. In accordance with Section 307.106(n)(1), restoration of this structure is not feasible due to the removal of all the structure's historic materials.
- The condition of the structure and the environmental report are substantial supportive evidence that this structure cannot be remediated without a high risk of collapse in the course of work, which is consistent with Sections 307.106(n)(6) and the Historic District Design Guidelines, Section on "Demolition" criteria #4.
- Section 307.106(n)(8) allows for feasible alternatives to demolition to be explored such as relocation, rehabilitation, mothballing, and reuse by the current owner or a prospective buyer. Based on the applicant's structural engineering report, no other feasible alternatives to demolition are readily apparent. Moreover, if rehabilitation attempts are made, the structure does not appear to have enough structural integrity for relocation to be considered.

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: 1-3
2. Section 307.106(n) Guidelines on “Demolition”: 1-4, 6, and 8
3. Historic District Design Guidelines, Section on “Demolition”: 1 and 4

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;

Demolition

- 307.106(n)(1) - The historic or architectural significance of the building or structure;
- 307.106(n)(2) - The importance of the building or structure to the ambience of the historic district;
- 307.106(n)(3) - The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location;
- 307.106(n)(4) - Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the County or the region;
- 307.106(n)(6) - The difficulty or the impossibility of saving the building or structure from collapse;
- 307.106(n)(7) - Whether the building or structure is capable of earning reasonable economic return on its value;
- 307.106(n)(8) - Whether there are other feasible alternatives to demolition;
- 307.106(n)(9) - Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark; and

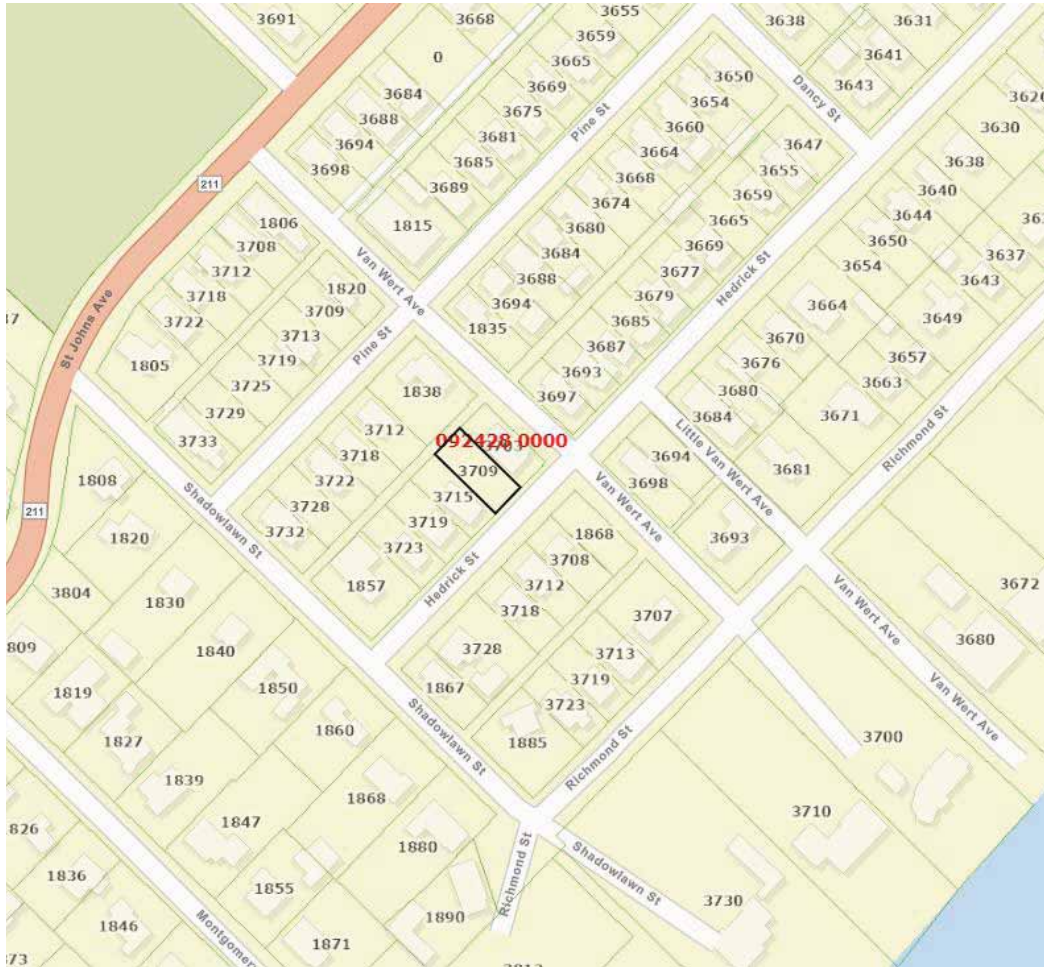
Historic District Design Guidelines, “Demolition”

Demolition of **Garages, Workshops, or Sheds** is permissible under the following criteria:

- Demolition, #1: “The component is secondary in nature and lacking architectural significance.”

- Demolition, #4: "There is persuasive evidence that retention is neither technically nor economically feasible."

LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



Application For Certificate Of Appropriateness

Application Info

Tracking #	30123	Application Status	FOUND SUFFICIENT
Date Started	12/27/2023	Date Submitted	12/27/2023

Planning and Development Department Info

COA #	COA-24-30123
Admin Review	<input type="checkbox"/>
Admin Recommendation	N/A
Admin Date Of Action	N/A
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	2/28/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
KING	CHRISTINE	MARIE
Company Name		
Mailing Address		
3709 HEDRICK ST		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
904 386 7697		CHRISTYMARIEKING@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
KING	CHRISTINE	MARIE
Company/Trust Name		
Mailing Address		
3709 HEDRICK ST		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
9043867697		CHRISTYMARIEKING@GMAIL.COM

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
KING	TAYLOR	

Company/Trust Name**Mailing Address**

3709 HEDRICK ST

City

JACKSONVILLE

State

FL

Zip Code

32205

Phone

9044050768

Fax**Email**

TAYLORJOSEPHKING@GMAIL.COM

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

Map	RE#
	092428 0000

Location Of Property**General Location**

Riverside/Avondale Historic District

House #

3709

Street Name, Type and Direction

HEDRICK ST

Zip Code

32205

Type Of Improvement

- Addition**
 Driveway
 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

WE HAVE A GUEST HOUSE. WE REPLACED THE AIR CONDITIONER THIS YEAR BUT IT WAS STILL NOT HEATING/COOLING WELL. WE HIRED A COMPANY TO INSTALL INSULATION IN THE WALLS AND ATTIC. THE INSULATION WAS INSTALLED IMPROPERLY IN AUGUST AND WEVE BEEN DEALING WITH A CHEMICAL ODOR SINCE THEN. WE HAD AN ENVIRONMENTAL PERSON RUN AN AIR QUALITY TEST. HE ADVISED THAT IT IS NOT HEALTHY FOR ANYONE TO LIVE THERE BECAUSE OF THE CHEMICALS IN THE AIR. HIS REPORT ALSO INDICATES THAT THE AIR INFILTRATION IS A BIG PROBLEM. HE HAS ADVISED US TO HIRE A BUILDING SCIENCE ENGINEER TO ADDRESS THE AIR INFILTRATION, HIRE A REMEDIATION COMPANY TO REMEDIATE FROM THE CHEMICALS CAUSED BY THE INSULATION, AND HIRE A CONTRACTOR TO REMOVE THE EXTERIOR WALLS AND REMOVE THE INSULATION. THE ELECTRICAL IS EXTREMELY OLD, THE FOUNDATION HAS ISSUES. AT CHRISTMAS LAST YEAR THE ELECTRICAL IN THE HOUSE WENT OUT WHEN IT WAS VERY COLD. WE PURCHASED THE PROPERTY IN 2019 AND SINCE THEN THERE HAVE BEEN A MYRIAD OF ISSUES WITH THE GUEST HOUSE.

Addition Information

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

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

Demolition - Required Attachments For Complete Application

- Written Statement** - Applicant's written statement of reasoning.
- Letter From Engineer** - Letter from licensed registered engineer/contractor.
- Statement Of Economic Viability** - Statement of economic viability of rehabilitation to code.
- Photos Of Structure** - Photos of structure interior and exterior.

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	ENVIRONMENTAL REPORT

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.

KING TAYLOR J
3709 HEDRICK ST
JACKSONVILLE, FL 32205
KING CHRISTINE M

Primary Site Address
3709 HEDRICK ST
Jacksonville FL 32205

Official Record Book/Page
18832-01872

Tile #
6428

3709 HEDRICK ST

Property Detail

RE #	092428-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01587 BUENA VISTA
Total Area	6163
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$818,418.00	\$812,203.00
Extra Feature Value	\$17,831.00	\$17,020.00
Land Value (Market)	\$168,000.00	\$168,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,004,249.00	\$997,223.00
Assessed Value	\$654,715.00	\$680,428.00
Cap Diff/Portability Amt	\$349,534.00 / \$0.00	\$316,795.00 / \$0.00
Exemptions	\$50,000.00	See below
Taxable Value	\$604,715.00	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	\$680,428.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$630,428.00

SJRWMD/FIND Taxable Value

Assessed Value	\$680,428.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$630,428.00

School Taxable Value

Assessed Value	\$680,428.00
Homestead (HX)	- \$25,000.00
Taxable Value	\$655,428.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18832-01872	6/14/2019	\$849,000.00	WD - Warranty Deed	Qualified	Improved
17874-02168	2/6/2017	\$239,000.00	WD - Warranty Deed	Qualified	Improved
11539-02467	11/21/2003	\$100.00	WD - Warranty Deed	Unqualified	Improved
11539-02466	11/21/2003	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,076.00
1	FPMR7	Fireplace Masonry	2	0	0	1.00	\$8,250.00
2	DKWR2	Deck Wooden	2	37	9	333.00	\$7,694.00

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	123.00	Common	50.00	Front Footage	\$168,000.00

Legal

LN	Legal Description
1	6-100 58-2S-26E
2	BUENA VISTA
3	LOT 15 BLK D

Buildings

Building 1

Building 1 Site Address
3709 HEDRICK ST Unit
Jacksonville FL 32205

Building Type	0102 - SFR 2 STORY
Year Built	1924
Building Value	\$120,892.00

Type	Gross Area	Heated Area	Effective Area
Base Area	351	351	351
Finished upper story 1	351	351	333

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	11	11 Cer Clay Tile
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Addition	90	90	81
Finished upper story 1	45	45	43
Unfin Open Porch	45	0	9
Total	882	837	817

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	\$654,715.00	\$50,000.00	\$604,715.00	\$6,567.06	\$6,843.50	\$6,256.08
Urban Service Dist1	\$654,715.00	\$50,000.00	\$604,715.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$690,769.00	\$25,000.00	\$665,769.00	\$1,990.88	\$2,119.14	\$1,953.50
By Local Board	\$690,769.00	\$25,000.00	\$665,769.00	\$1,383.03	\$1,496.65	\$1,357.10
FL Inland Navigation Dist.	\$654,715.00	\$50,000.00	\$604,715.00	\$18.57	\$17.42	\$17.42
Water Mgmt Dist. SJRWMD	\$654,715.00	\$50,000.00	\$604,715.00	\$114.55	\$108.43	\$108.43
School Board Voted	\$690,769.00	\$25,000.00	\$665,769.00	\$0.00	\$665.77	\$0.00
Urb Ser Dist1 Voted	\$654,715.00	\$50,000.00	\$604,715.00	\$0.00	\$0.00	\$0.00
			Totals	\$10,074.09	\$11,250.91	\$9,692.53

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$781,126.00	\$630,288.00	\$50,000.00	\$580,288.00
Current Year	\$1,004,249.00	\$654,715.00	\$50,000.00	\$604,715.00

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: 2/12/24 COA#: 23-30123
Address: 3709 Hedrick St Owner: Christine King
Jacksonville FL 32205

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

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

provided to me for application 23-30123 were posted on the property/site located at:

092428-0000
Real Estate Number(s)

3709 Hedrick St.
Street Address

Jacksonville FL 32205
City, State Zip Code

Taylor King
Printed Name

[Signature]
Signature

Dated this 12 day of February, 2024.

My wife and I have an accessory dwelling unit behind our main house. As laid out below, per the opinion of the professionals that we have consulted, including an environmental specialist, a structural engineer and a general contractor, it is currently impossible to make the ADU habitable and safe. Therefore, we ask that the historic commission please grant us permission to demolish this unsafe and uninhabitable structure.

The ADU is 100 years old. In an effort to improve the ADU, we purchased a new AC unit in March of 2023 and had insulation installed in the attic and insulation injected into the walls in August of 2023. The insulation did not cure properly and the insulation contractor spent months trying to remedy the problems. My wife gave birth to our son in September of 2023 and we anticipated my parents would stay at the ADU to help with our newborn. My parents drove to Jacksonville from Oklahoma and spent one night at the ADU in October. They both got a headache, and determined they could not stay there and instead stayed with us at our main house.

The contractor tried various methods to remedy the problem including ventilation, commercial dehumidifiers, commercial air scrubbers, ozone generators, etc. After months of efforts to fix the problems, eventually the contractor hired an environment specialist who prepared an environmental report. As indicated in the report, the wall insulation is offgassing formaldehyde and phenol. This makes the house uninhabitable. In addition to the continued offgassing, these gases have also permeated the house, including the furnishings and porous and semi-porous surfaces (like wood/drywall). The environmental specialist has indicated that the insulation will continue to offgas indefinitely and will not dissipate over time. Thus, with each passing the day the situation becomes worse. The only way to make the house livable again is to remove the exterior wall insulation. This is not the only remediation necessary, but it is a critical one and cannot be done safely.

As can be seen in the photos submitted with the application, the insulation contractor cut holes into the siding to inject the wall insulation. The same process cannot be done to remove the insulation. Instead, the exterior siding must be removed to remove the wall insulation. This is the only way to ensure all the offensive insulation is removed. The environmental specialist emphasized that it is critical that the insulation be meticulously removed. The environmental specialist directed us to seek out a general contractor that could remove the exterior siding and remove the exterior insulation. During this process, we learned that this cannot be done.

In speaking with Matt Austin, general contractor with Cardinal Contracting, he indicated that removing the exterior siding would make the structure unstable, given the lack of a foundation and the age of the ADU. He also indicated a myriad of other issues would arise during this process. The full scope of these issues is impossible to predict because no one knows what we will find when the exterior siding is removed. Mr. Austin stated that he would not want the job because it was too much of a liability, because of the many unknowns and posing a risk to his workers if the structure were to collapse during the work. We also spoke with another contractor who stated that they would not be interested in the job. We are confident that any competent contractor would also decline to perform the work.

Finally, we spoke with a structural engineer, Doug Lucas with Lucas & Scott Engineering. Mr. Lucas has furnished a letter (submitted with our application) stating that it is impossible to perform the work needed to remediate without compromising the structural integrity of the ADU. Essentially the ADU cannot be made habitable and safe and the only responsible solution is demolition.

Even if the work were feasible (it is not), once the work was completed, virtually none of the components of the original structure would remain, i.e. – none of the historic character of the property would be left.

I would also note that the ADU is not visible from the main street (Hedrick St.). Our main house obscures it from view. One side of the ADU is barely visible from a side street (Van Wert). From Van Wert, the ADU is largely obscured by trees and foliage. What little can be seen from this vantage point includes the A/C unit, dryer vent, exposed plumbing. Often the view from this angle is further obscured by cars parked in our neighbor's driveway.

My wife and I are in desperate need of demolishing this structure. This is sadly necessary to protect the health and safety of ourselves, our 2 small children, and our neighbors. If we were to have some other problem at the ADU, such as a burst pipe or the electrical problem, we cannot even get a repairman into the ADU to fix the problem. It is unclear if/when we would even discover some additional issue because I avoid entering the house and no one is living there. Without approval to demolish, the ADU's condition will only deteriorate further, will continue to be unlivable, cannot be made livable, and will be a blight on the neighborhood.

Sincerely,

Taylor King



12627 San Jose Boulevard, Suite 603 • Jacksonville, Florida 32223

Douglas V. Lucas, P.E.
Licensed in FL

Office (904) 260-2690
Fax (904) 260-2671
doug@Lucas-Scott.com

January 31, 2024

Mr. Taylor King
3709 Hedrick Street
Jacksonville, Florida 32205

Re: Structural Assessment – Injection Foam Insulation - 3709 Hedrick Street (Guest House), Jacksonville, Florida

Dear Mr. King:

GENERAL

The subject Guest House is a two-story residential structure with wood framed exterior walls, a crawl space foundation, and conventionally framed 2nd floor and roof system. The structure was built in 1924.

A contractor recently installed an injection insulation foam into the exterior walls of the Guest House at the subject property. Holes were bored through the exterior cladding for the injection of the insulation foam. Insulation foam was injected from the exterior side of the walls to make the home more energy efficient.

Upon the completion of the injection insulation work, an environmental report was prepared by EnviroHealth (Indoor Environmental Sciences) of Jacksonville, Florida, dated November 22, 2023. The report summary results are as follows:

- Guest House is extremely leaky and energy inefficient.
- Humidity is extremely high.
- Indoor air quality pollutants were moderately elevated.
- Formaldehyde levels were high and pose a cancer risk.
- The injection foam was the source of the elevated air pollutants.

Further, the report states that absorption of health concerning chemicals into porous building materials is likely and recommended the following restoration protocol to include:

- All of the exterior walls need to be removed.
- All of the injection foam needs to be removed.

ANALYSIS

The restoration protocol would require the removal of all exterior building wall framing to include wall studs, wall plates, top plates, drywall or plaster from interior walls and ceilings. Work of this nature would be classified as a repair as well as an Alteration Level 3 (Florida Building Code (FBC) 2023 – Existing, 604.1) where the work area will exceed 50% of the surface areas. FBC 2023 – Existing 607.2 states that “historic buildings shall comply with the applicable provisions of the code for the type of work being performed”.

Alteration Level 3 also indicates that the following elements shall be brought up to the current code:

- Existing structural elements carrying gravity loads (FBC 2023 – Existing 907.2).
- Existing structural elements resisting lateral loads (FBC 2023 – Existing 907.4).

Substantial Structural Alteration (FBC 2023 – Existing 202) is defined as work performed to structural systems that support more than 30% of the surface area of work performed. FBC 2023 – Existing 907.4.2 indicates that Substantial Structural Alteration will require new provisions for the lateral load-resisting system of the altered building and will be required to comply with FBC 2023 – Building for wind loading and analysis.

SUMMARY

The Guest House has been irreparably damaged due to the improper installation of the injection foam insulation. The toxic air quality of the existing conditions renders the home uninhabitable without the restoration protocol recommended in the environmental report. However, the restoration protocol would require the removal of all exterior building wall framing to include wall studs, wall plates, top plates, drywall or plaster from interior walls and ceilings.

However, it is not feasible to remove and replace these structural elements without an imminent danger of collapse. In addition, this work would require additional structural provisions in the Florida Building Code 2023 – Existing for the entire structure be brought up to code.

This structural assessment and analysis recommends the only safe and fiscally responsible solution is the demolition of the Guest House.

If you require any additional information, please do not hesitate to contact me.

Sincerely,



Douglas V. Lucas, P.E.
Structural Engineer



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DOUGLAS VAN LUCAS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Cardinal Contracting Company, Inc

Certified General Contractor 1527458
Certified Building Contractor 1261028
6639 Corban Way
Macclenny, FL 32063
Phone (904) 303-0738 Fax (904) 259-7663
E-mail: cardinalcontractingfl@gmail.com

To whom it may concern,

This letter is in reference to the failing injection spray foam job located at 3709 Hedrick Street, guest house. It is my professional opinion that this structure can not be repaired in a safe and appropriate manner. All siding, trim work, windows, plaster with lath, and possible framing members will need to be removed and discarded due to contaminations. Due to there being no sheathing or suitable foundation at this guest house there is nothing to brace the old framing to prevent collapse during construction. It is my professional opinion that this structure be demolished immediately. Please feel free to call or email me regarding any questions or concerns.

Thank you,
Matt Austin

A handwritten signature in black ink, appearing to read 'Matt Austin', with a long horizontal flourish extending to the right.

Cardinal Contracting Company, Inc
904-303-0738



YOUR INDOOR ENVIRONMENTAL REPORT

3709 Hedrick St
Jacksonville, FL 32205

USA Insulation
NOVEMBER 22, 2023



Inspector

Brantley May

MRSA2975, BA, IDL, BEP, WRT, OCT, CIEC

(904)742-2422

admin@envirohealth.co

TABLE OF CONTENTS

1: General Information	4
2: Building Envelope	5
3: Blower Door	6
4: Psychrometrics	8
5: VOC Analysis	9
6: Formaldehyde Analysis	10
7: Bulk Sampling	11
8: Conclusions	12
9: Chemical Restoration Protocol	13

EnviroHealth has completed an assessment at the above-referenced property. The purpose of this assessment was to identify unusual conditions within the property due to a chemical odor. This report summarizes the findings of our assessment and provides our recommendations and conclusions.

The investigation was performed by **Brantley May**. Brantley is a Building Scientist and Council-Certified Indoor Environmental Consultant with a specialty in Chemistry and certified by the McCrone Research Institute and the Oshner Medical Center for the examination and identification of particulates via microscopy.

Brantley is certified by the Building Performance Institute as a Building Analyst, Building Envelope Professional, and Infiltration and Duct Leakage Expert. Brantley also holds several certifications related to the identification of Mycotoxins, Water Damage, Odor Control, Structural Drying, Infectious Disease Control, and Energy efficiency issues and is a student of Mechanical Engineering.

He is also a state-licensed mold assessor who carries the credentials for teaching and proctoring exams for other professionals to receive their state accreditations and certifications in mold and environmental-related services.

1: GENERAL INFORMATION

Information

Inspection Date

11/22/2023

Name

USA Insulation

Address

3709 Hedrick St Jacksonville,
32205

2: BUILDING ENVELOPE

Information

Injection Foam Insulation

- An Injection insulation foam was used on the walls of the home in an attempt to make the home more energy efficient and take the load off of the HVAC system. The injection foam is typically install in the wall cavities from the exterior of the home through holes that are bored into the cladding. With injection coming from the exterior and the injection foam using water as a catalyst, it is very important to maintain the moisture levels of the wall cavity in order to create a proper balance for the proper reaction to occur.



3: BLOWER DOOR

Information

What is a Blower Door Test?

A **blower door test** involves sealing a large fan to an exterior door to depressurize the home, causing a pressure imbalance between inside and outside. Since pressure goes from high to low, we can use this test to calculate the rate of air infiltration coming from outside.

The reason this is important is to know how tight the home is. The tighter the home is, the more likely chemicals and other contaminants will stay stuck in the home. With extremely tight homes, VOC concentrations in the air could be high even if no particular main source is present. Inversely, if a home is extremely 'air leaky' and still shows high concentrations of VOCs in the air, then a source is much more likely.

Below is where you will see some of your blower door readings. The main 'score' we look at is called the ACH₅₀. This is how many air exchanges are happening in the home at a 50 pascal pressure difference between the inside and outside. The more exchanges that happen in an hour, the leakier the house is. Below is a good reference:

- > 7 ACH₅₀ is considered a leaky home.
- < 7 ACH₅₀ is considered moderately leaky.
- < 5 ACH₅₀ is considered a normal built home.
- < 2.5 ACH₅₀ is considered a very tight home, requiring mechanical ventilation.

Another score you will see is called CFM₅₀. This is how many cubic feet of air are coming into the home per minute while the test is running. The tighter the home, the less air will come in per minute.

ACH ₅₀	CFM ₅₀
35.84	3,483 ft ³

Environmentalist notes: The guest house is incredibly air leaky. This is a good and a bad thing. The good thing is since there is an air quality issue in the home, the larger amount of air infiltrating from the outdoor allows for some dilution. The bad news is that it is extremely energy inefficient and allows for large amounts of humidity to enter the home.



4: PSYCHROMETRICS

Information

Temperature and Humidity

The normal range for interior Relative Humidity is 30%-55%. Relative Humidity above **60%** in any indoor space is typically considered "inappropriate" according to EPA and ACGIH guidelines. Elevated humidity raises the dew point and creates more condensation on cool surfaces, which can provide a moisture source needed to support microbial growth.

Dampness from high humidity generally is not suitable for the indoor environment because it promotes many other contaminants such as:

- Allergens and Chemicals, such as VOCs, stay airborne easier
- Bacteria grows more easily
- Mold grows more easily
- Viruses travel more easily
- Insects are attracted to damp environments
- Dust mites spread more easily

Maintaining good humidity levels in the home is one of the best ways to achieve good indoor air quality.

Please note: The readings below are only a snapshot in time. Humidity levels can change based on many factors and should be monitored continuously over a long period to make more accurate determinations.

Location	Temperature	Humidity	Dew Point	Observation
Guest House	72.8 °F	72.8 %	64 °F	Highly Elevated

Environmentalist notes: The humidity in the guest home is extremely high. The cause of the humidity should be determined to mitigate future air quality issues.

5: VOC ANALYSIS

Information

VOC Air Sample

Your full VOC Report has several sections describing different aspects of your home's air quality. A summary of this data is provided below.

(Your VOC Report will be attached to your Indoor Environmental Assessment Report or added to your client page as a downloadable PDF)

The U.S. federal government has not specified a TVOC limit for indoor air. However, the U.S. Green Building Council (USGBC) has recommended 500 ng/L as the upper TVOC limit.

The presence of chemicals in your home can cause a wide range of problems, ranging from an unpleasant odor to physical symptoms (burning and irritation in the eyes, nose, and throat; headaches; nausea; nervous system effects; severe illness; etc.). In some cases, these conditions may make the home unlivable.

Anyone with respiratory issues like asthma and allergies, as well as children, the elderly, and pregnant women are more susceptible to poor indoor air quality than healthy individuals. However, at higher TVOC levels even healthy individuals are likely to experience ill effects.

TVOC Results

Location	ng/L	Determination
Guest House	720 ng/L	Moderately Elevated

Environmentalist notes: The total VOC count is not considered highly elevated, however, it's important to note that around half of the concentration of VOCs in the air came from a single compound, **Phenol (CAS 108-95-2)**. Whenever a compound is this prevalent in a VOC test, there is a definite source in the environment.

Phenol is considered to be a significant health concern by many organizations, **including the CDC**. Phenol is known to be well absorbed by materials, especially in liquid form and in high concentrations. For this reason, removal of the source is not sufficient for restoration. Once an environment has been exposed to this compound (especially for a long period of time) restoration of contents should also be performed.

6: FORMALDEHYDE ANALYSIS

Information

Air - Formaldehyde Analysis

Your full Formaldehyde Report has several sections describing different aspects of your home's air quality. A summary of this data is provided below. All additional information and descriptions are included in the full report.

(Your full formaldehyde Analysis will be attached to your Indoor Environmental Assessment Report or added to your client page as a downloadable PDF)

Although there are no requirements set for formaldehyde concentration limits in homes, there are a number of recommendations that may be useful.

Many organizations and government authorities suggest formaldehyde concentrations not exceed **100-120 ng/L (80-100 parts per billion)** or ppb) for short term exposure and **50-60 ng/L (40-50 ppb)** for longer-term exposures. Some organizations or government authorities recommend more stringent levels for longer-term exposures. **In general, formaldehyde concentrations should be kept as low as reasonably achievable.**

Below is a brief determination of Formaldehyde levels:

< 20 ng/L (16ppb) - Low

20 - 50 ng/L (16-40ppb) - Moderate

50-100 ng/L (40-80ppb) - Elevated

> 100ng/L (80ppb) - High

Health effects vary depending on the individual. Common symptoms of acute exposure include irritation of the throat, nose, eyes, and skin; this irritation can potentially exacerbate asthma symptoms and other respiratory illnesses. Long term, or chronic, exposure may also cause a chronic runny nose, chronic bronchitis, and obstructive lung disease.

In 2004, the **International Agency for Research on Cancer (IARC)** classifies formaldehyde as "carcinogenic to humans" related to nasopharyngeal cancer. Since many factors are involved in the development of cancer, no definitive "safe level" of exposure has been established. The best way to reduce the risk of cancer is to limit exposure.

Formaldehyde Results

Location	ng/L	ppb	Determination
Guest House	110 ng/L	90 ppb	High

Environmentalist notes: Formaldehyde levels in this range are very rare for residential homes and are considered a health concern for the occupants. With concentrations at this level, a definite source is present.

7: BULK SAMPLING

Information

Bulk Sample - Chemical Analysis

A bulk sample of the injection insulation was removed from the wall and sent to the lab to be directly analyzed. The benefit of this test is to determine if the product used in the home matches the compounds found in the air samples.

Injection Spray Foam Bulk Sample

Compound	ng/g
Formaldehyde	86,000 ng/g
Phenol	990 ng/g
Ethanol	84 ng/g
Ethylacetate	15 ng/g
Tetrahydrofuran	9.1 ng/g
Toluene	6.7 ng/g
Cyclohexane	5.8 ng/g

Environmentalist notes: The chemical compounds in the injection insulation are consistent with those found in the air sample analyses.

The level of formaldehyde in the sample are astronomical and extremely unusual for any residential product. This could be an indication of an improper cure rather than the typical chemical makeup of the fully cured product. It's important to note that the reported value for Formaldehyde exceeded the calibrated range of the equipment. Therefore, the actual values may be higher than the reported value.

8: CONCLUSIONS

Information

Conclusions

- **Based on the lab analyses in the air sample being consistent with the bulk samples of the injection foam as well as no other obvious sources of the elevated compounds**, this indicates that the injection foam is the cause of the elevated VOCs in the guest house.
- **Due to the severe concentration of health concerning chemicals in the air**, absorption into porous materials is likely and recommendations must be made to restore the home using speciality measures that will be provided in the protocol below once the source is removed.

9: CHEMICAL RESTORATION PROTOCOL

Information

Building Envelope and Mechanical System

- **Have a building science engineer investigate the guest house** due to the extreme air infiltration as well as the high humidity in the home. A recommendation will be provided below:

Building Forensics
Krishna Das Achath
Owner/Engineer
(904)800-9428
krishna@buildingforensicsinc.com

VOC Restoration

- **Have all of the exterior walls removed** so that the injection foam can be removed.
- **Remove all of the injection foam and discard** using the proper disposal methods based on manufacturer instruction. Contents in the home should be temporarily removed or covered during the removal process.
- **Treat the home and attic using a ProKure Chlorine Dioxide Solution.** Oxidization should be performed using the liquid mix on the attic's framing and attic floor as well as all of the home's ceiling, walls, exterior wall cavities, floors, and contents (check porous contents in discrete areas prior to treatment to avoid staining on non-colorfast materials). Once the liquid has been utilized, fumigate the home with the ProKure G gas treatment at 1 pack per 1,000 cubic foot, making 500ppm. Be sure the home is closed up as tightly as possible for this process and that it is done overnight, as the solution reacts with sunlight, mitigating it's effectiveness.
- **Once complete, testing should be performed again. If problematic VOCs are still present in abnormal levels, re-paint/seal all the walls and ceilings** with an AFM-Branded off-gassing sealer. This system requires a transitional primer and 2 coats of paint (color of your choice or clear coats). Secondly, seal all of the cabinets in the home with an AFM off-gassing sealer. This would require the cabinets to be slightly sanded down so the sealer will adhere.

This assessment was conducted following standard practices and guidelines. Regardless of the thoroughness of an assessment, it is possible that some areas were inaccessible or not evident during the assessment. The findings and recommendations included represent conditions evident at the time of the assessment. Building conditions may be subject to change on a daily basis, particularly after catastrophic events. Therefore, the conditions observed and reported herein may not be evident in the future. If additional information becomes available which may affect EnviroHealth LLC, findings and recommendations, we request the opportunity to evaluate the information and modify our findings and recommendations as appropriate. EnviroHealth LLC has endeavored to meet what it believes is the applicable standard of care ordinarily exercised by others in conducting this assessment. No other warranty, express or implied, is made regarding the information contained in this report. This report has been prepared for the sole and exclusive use of the client subject to previously agreed-upon terms and conditions.



Brantley May
Certified Professional Analyst

A handwritten signature in black ink that reads "Brantley May".





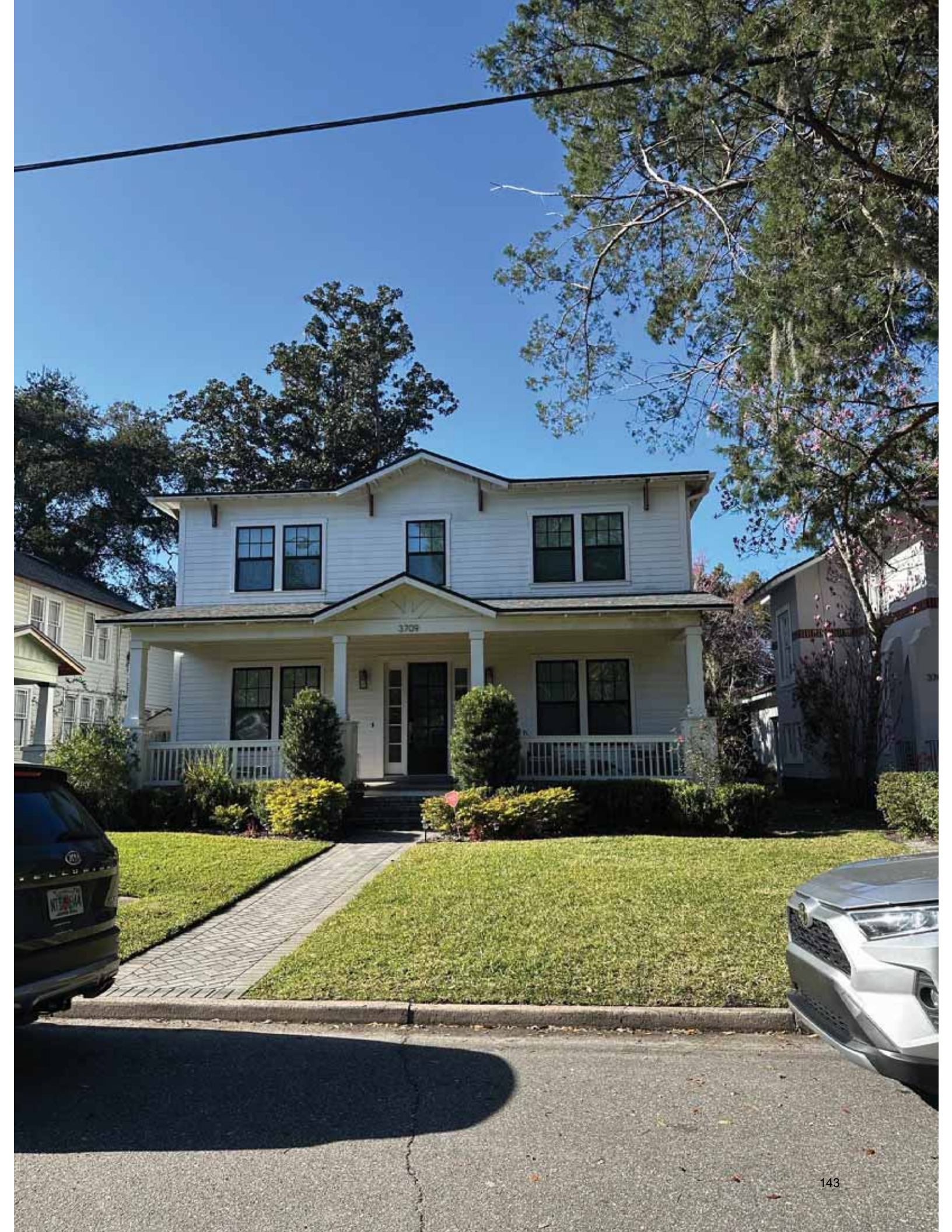








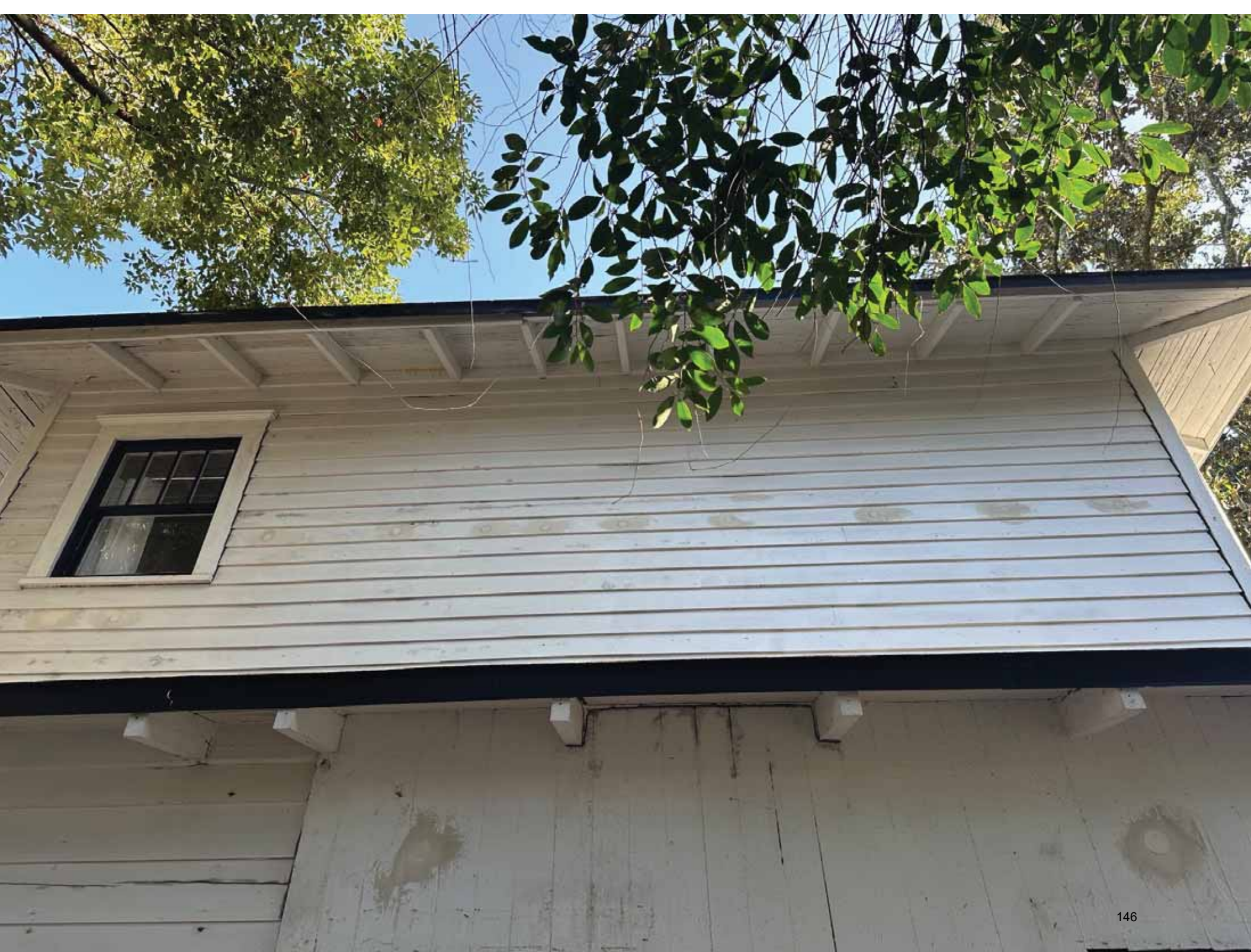




3709











D.

***Previously
Deferred
Items to be
Heard***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

E.

***Condemned
Properties***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

F.

***Historic
Designations***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

LS 24-01

**1349 Market
Street, North**

City of Jacksonville Landmark Designation Report 1349 Market Street North

LM-24-01
February 28, 2024



Application Prepared By:
House of Leaf & Bean, LLC
224 Bowles Street
Jacksonville, Florida 32266

Property Owner:
House of Leaf & Bean, LLC
224 Bowles Street
Jacksonville, Florida 32266

TABLE OF CONTENTS

- I. Planning and Development Department – Findings, Conclusions, and Recommendation
- II. Designation Application
- III. Legal Description and Location Map
- IV. Proof of Public Notice
- V. List of Property Owners Located within 350 Feet of the Proposed Landmark
- VI. Photographs and Images

I. Planning and Development Department – Findings, Conclusions, and Recommendation

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

**LM-24-01
1349 Market Street North
Jacksonville, Florida 32206**

GENERAL LOCATION: East side of Market Street North, corner of Market Street North and 4th Street East in the Springfield Historic District

Prepared in accordance with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104, the Jacksonville Planning and Development Department hereby forwards to the Jacksonville Historic Preservation Commission, its "Findings, Conclusions and Recommendations" on the Landmark Designation, **LM-24-01**, sponsored by the property owner. The owner of the property is:

House of Leaf & Bean, LLC
224 Bowles Street
Jacksonville, Florida 32266

FINDINGS AND CONCLUSIONS

- (A) Consistent with the JACKSONVILLE ORDINANCE CODE, SECTION 307.104(d), the Planning and Development Department determined that the application for designation of the property at 1349 Market Street North as a Landmark was complete.
- (B) As required, the Planning and Development Department had signs posted in front of the property being considered for designation, as well as sent notices by U.S. Mail to each owner of real property within three hundred and fifty (350) feet of the proposed landmark. Notice of the public hearing on the designation of the property at 1349 Market Street North as a Landmark was published in the *Jacksonville Daily Record*. Proof of publication is attached to this report.
- (C) Once designated, any activity affecting the exterior of the building and site of the proposed landmark at 1349 Market Street North will require a Certificate of Appropriateness (COA). All proposed work will be reviewed for consistency with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The review of most routine work scopes including repairs, maintenance, alterations of previously altered features, small additions and size-limited new construction that would not impact significant historic elements or would not be readily street visible can be processed by the Historic Preservation

Section (HPS) of the Jacksonville Planning and Development Department, but certain activities like alterations, additions, new construction, relocation and demolition that would be visible from the public right-of way, as well as any work the HPS determines to be potentially in conflict with the *Secretary of the Interior Standards*, will require review by the Jacksonville Historic Preservation Commission.

The purpose of the historic designation of this site is to provide protection to the commercial structure at 1349 Market Street North and not to discourage or prohibit the future development of the site. The review of work through the COA process is to preserve the historic character, architectural features and materials of this significant structure, as well as, to ensure any future development of the site is compatible with and sensitive to this primary historic resource.

- (D) In preparing the application, the Planning and Development Department has found the application to meet two of the seven criteria. The two criteria include the following;

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

The subject property is significant because it is located in Springfield, which is one of the oldest subdivisions in the City of Jacksonville and contains a large collection of historic residential buildings with a wide variety of architectural styles. The Springfield Subdivision was platted in 1882 by the Springfield Company and was incorporated into the City of Jacksonville in 1887. The neighborhood expanded in 1909 with the development of the North Springfield and New Springfield subdivisions. It wasn't until 1987 that the Springfield Historic District was listed on the National Register of Historic Places. The City of Jacksonville designated Springfield as a City of Jacksonville Historic District in 1992.

There are over 1,800 contributing buildings in Springfield. These buildings were constructed between 1880 and 1940, and include varying architectural styles that were popular between the 1880s and the 1930s. Springfield contains 1,890 structures built before 1940 and retaining enough of their original physical character to embody adequately a similar sense of time, place and historic association.

The subject property located at 1349 Market Street North consists of a one-story Masonry Vernacular-style commercial structure. This structure is characterized by its rectangular shape, brick exterior, fixed glass storefront, and flat roof with a parapet. In Springfield, most Masonry Vernacular buildings are small apartments or commercial buildings built within the 1900-1930 period. This block of Market Street North contains a mixture of Masonry Vernacular, Frame Vernacular, Georgian Revival, and Frame Vernacular structure styles. These architectural varieties found on this block, and other architectural varieties found throughout other blocks of Springfield, are character-defining styles of the District. Architectural styles that are noticeably different from adjacent and neighboring structures are the basis of the Eclectic movement in American architectural history¹.

¹ A Field Guide to American Houses by Virginia & Lee McAlester. 1986. Page 319.

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

It is the determination of the Planning and Development Department that the subject property at 1349 Market Street North does not meet this landmark criterion.

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

It is the determination of the Planning and Development Department that the subject property at 1349 Market Street North does not meet this landmark criterion.

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

It is the determination of the Planning and Development Department that the subject property at 1349 Market Street North does not meet this landmark criterion.

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

It is the determination of the Planning and Development Department that the subject property at 1349 Market Street North does not meet this landmark criterion.

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

It is the determination of the Planning and Development Department that the subject property at 1349 Market Street North does not meet this landmark criterion.

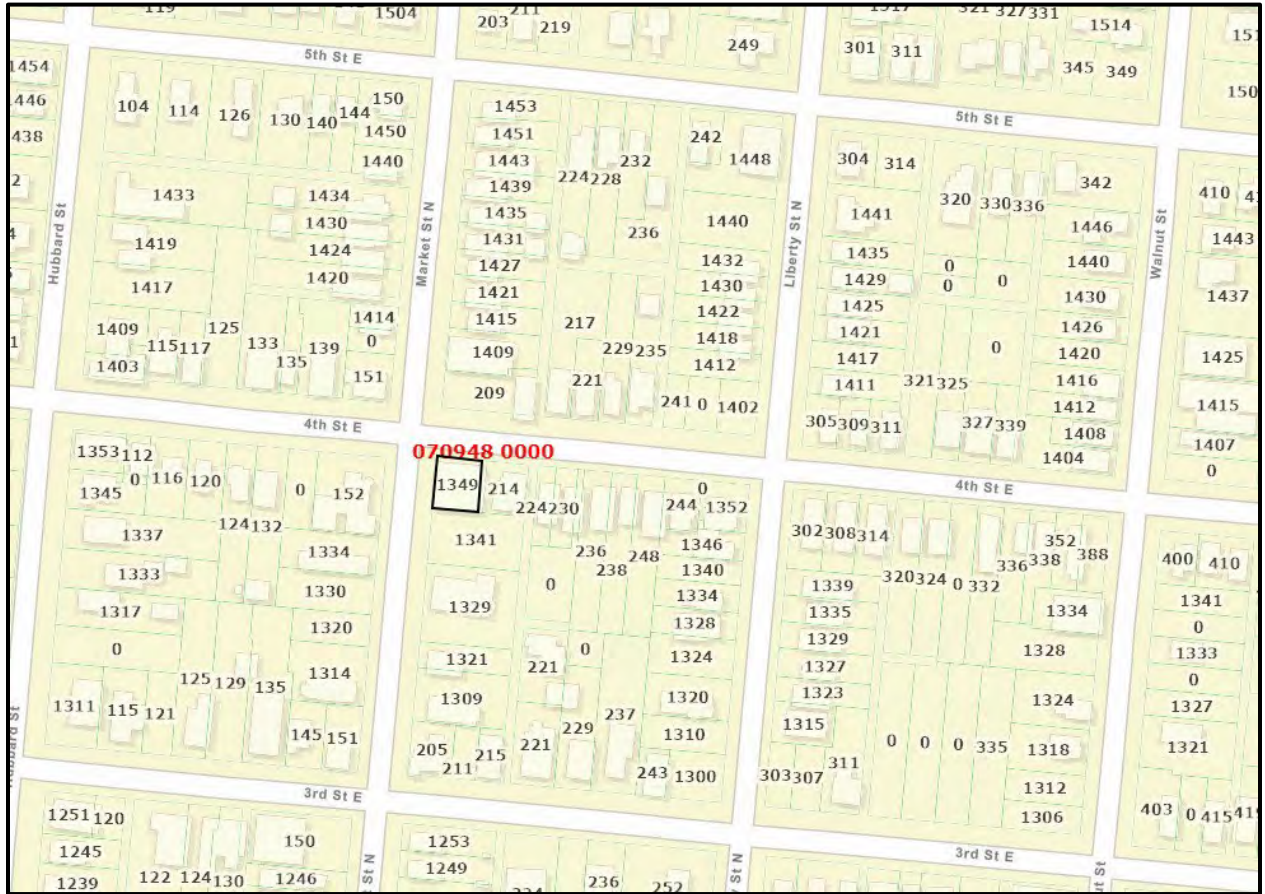
G. Its suitability for preservation or restoration.

In utilizing this criterion, it has been the practice of the Planning and Development Department to evaluate proposed landmarks based on evidence of significant exterior alterations that have negatively impacted character-defining features, as well as represent alterations difficult, costly, or impossible to reverse. Further, the degree and nature of any exterior deterioration, as well as the evidence of long term and potentially ongoing neglect are also a factor in evaluating potential landmarks for their suitability for preservation or restoration. Not having any evidence of significant exterior deterioration, the structure has been well maintained over the years. There are no records on file for any major alterations that have occurred to the original building. The only exterior alterations on file for the building include brick repair and glass window and door work.

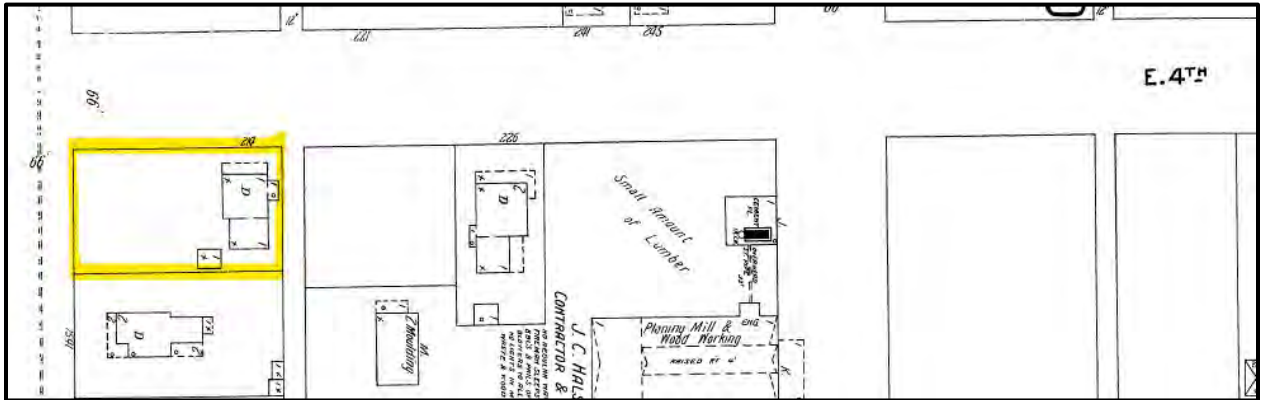
RECOMMENDATION

In reviewing the application, the Planning and Development Department has found the application to meet two of the seven criteria. Based on the findings of this report, the Jacksonville Planning and Development Department recommends that the Jacksonville Historic Preservation Commission **APPROVE** the designation of 1349 Market Street North (**LM-24-01**) as a City of Jacksonville Landmark.

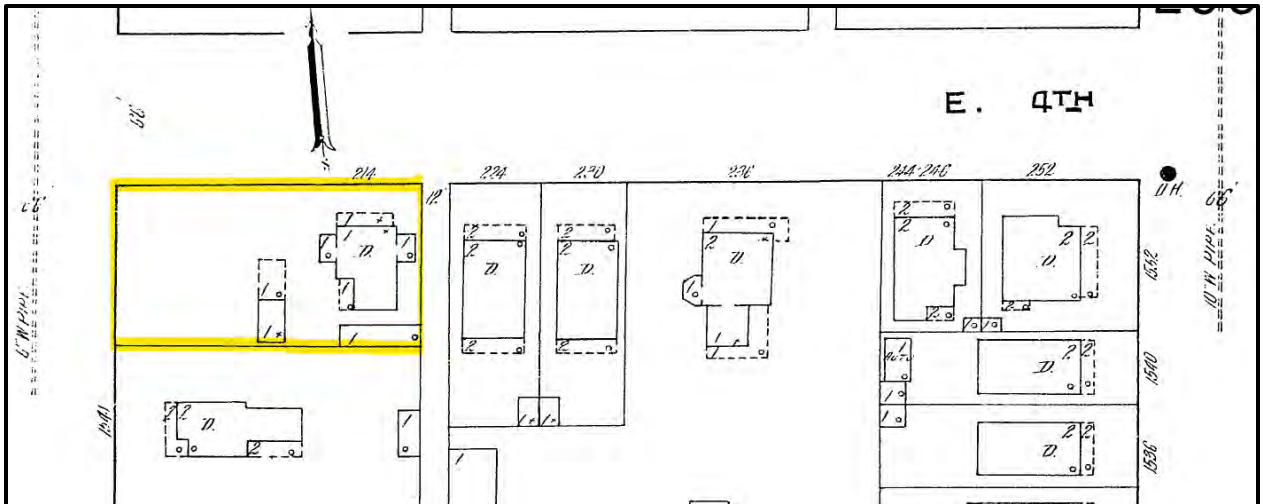
Aerial Map of 1349 Market Street North



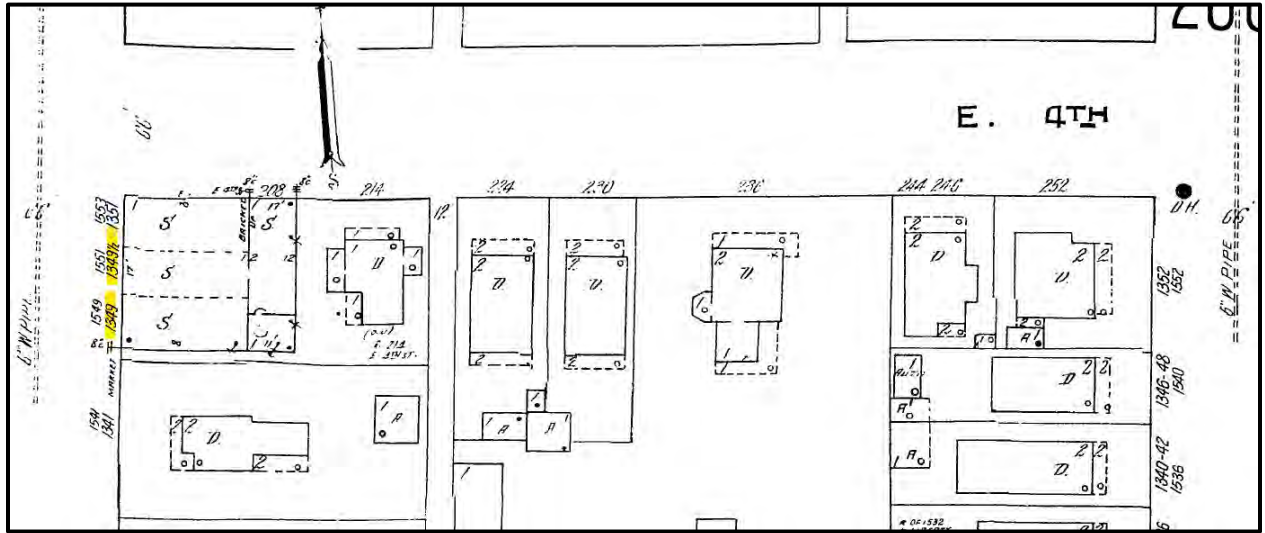
Jacksonville Sanborn Map 1903, Sheet 43



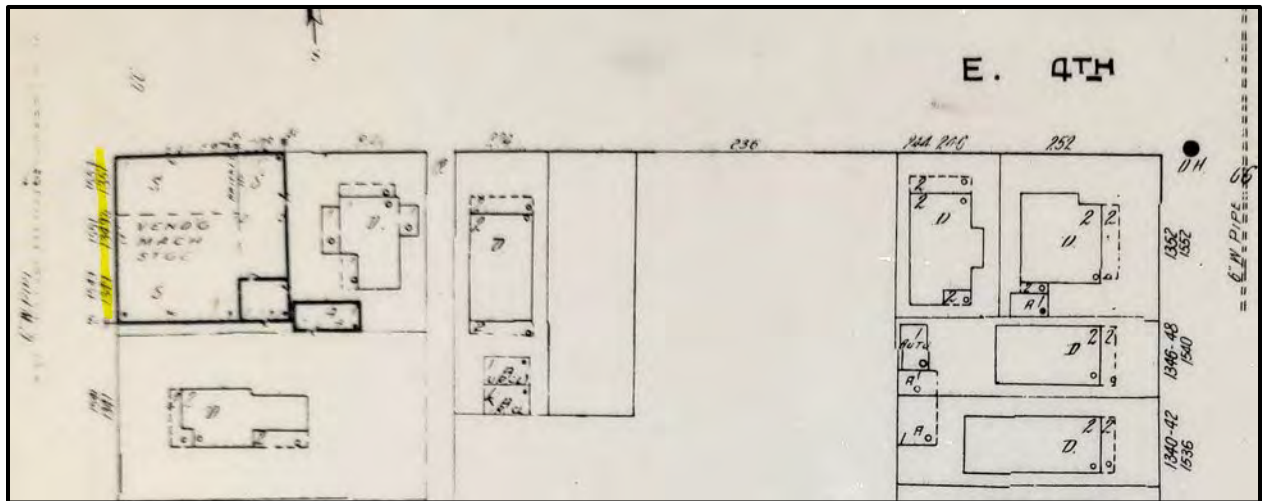
Jacksonville Sanborn Map 1913, Volume 2, Sheet 194



Jacksonville Sanborn Map 1913-May 1951, Volume 2, Sheet 194



Jacksonville Sanborn Map 1972, Volume 2, Sheet 194



Public Notice Sign Posted on Subject Property February 2, 2024



Exterior Photographs of Subject Property





Photo 1: Western elevation.



Photo 2: Partial southern elevation with wood fence to the right.



Photo 3: Partial eastern elevation – similar across entire elevation. Located along property line possibly.



Photo 4: Partial northern elevation.



Photo 5: Partial northern elevation.



Photo 6: Damaged/missing brick masonry along south elevation.

1349 MARKET ST

Property Detail

RE #	070948-0000
Tax District	USD1
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4109
Characteristics	<u>Historic Designation</u>

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$24,430.00	\$24,430.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$323,800.00	\$321,100.00
Assessed Value	\$263,120.00	\$289,432.00
Cap Diff/Portability Amt	\$60,680.00 / \$0.00	\$31,668.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$263,120.00	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
20047-01536	10/29/2021	\$317,500.00	SW - Special Warranty	Qualified	Improved
18007-00407	5/31/2017	\$202,000.00	SW - Special Warranty	Qualified	Improved
16274-00646	3/1/2013	\$100.00	CT - Certificate of Title	Unqualified	Improved
10669-01075	9/18/2002	\$75,000.00	WD - Warranty Deed	Qualified	Improved
06798-00394	11/20/1989	\$25,000.00	WD - Warranty Deed	Unqualified	Improved
06795-00950	11/14/1989	\$100.00	QC - Quit Claim	Unqualified	Improved
05930-02180	3/5/1985	\$100.00	QC - Quit Claim	Unqualified	Improved
05891-01762	12/13/1984	\$70,000.00	QC - Quit Claim	Unqualified	Improved
05451-00253	10/1/1981	\$8,000.00	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	70.00	\$342.00
2	PVCC1	Paving Concrete	1	0	0	280.00	\$531.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CN-S	0.00	0.00	Common	4,886.00	Square Footage	\$24,430.00

Legal

LN	Legal Description
1	2-4 37-2S-26E
2	SPRINGFIELD
3	W 70FT LOT 6 BLK 14

Buildings 

Building 1
 Building 1 Site Address
 1349 MARKET ST Unit 2
 Jacksonville FL 32206

Building Type	1602 - SHOP CTR NBHD
Year Built	1926
Building Value	\$106,856.00

Type	Gross Area	Heated Area	Effective Area
Base Area	4397	4397	4397
Total	4397	4397	4397

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	3	3 Plastered
Int Flooring	11	11 Cer Clay Tile
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned



Comm Frame	3	3 C-Masonry
------------	---	-------------

Element	Code	Detail
Stories	1.000	
Baths	6.000	
Rooms / Units	5.000	
Avg Story Height	14.000	

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	\$263,120.00	\$0.00	\$263,120.00	\$2,707.00	\$2,977.70	\$2,722.11
Urban Service Dist1	\$263,120.00	\$0.00	\$263,120.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$323,800.00	\$0.00	\$323,800.00	\$774.05	\$1,030.66	\$950.09
By Local Board	\$323,800.00	\$0.00	\$323,800.00	\$537.72	\$727.90	\$660.03
FL Inland Navigation Dist.	\$263,120.00	\$0.00	\$263,120.00	\$7.65	\$7.58	\$7.58
Water Mgmt Dist. SJRWMD	\$263,120.00	\$0.00	\$263,120.00	\$47.22	\$47.18	\$47.18
School Board Voted	\$323,800.00	\$0.00	\$323,800.00	\$0.00	\$323.80	\$0.00
Urb Ser Dist1 Voted	\$263,120.00	\$0.00	\$263,120.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,073.64	\$5,114.82	\$4,386.99

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$239,200.00	\$239,200.00	\$0.00	\$239,200.00
Current Year	\$323,800.00	\$263,120.00	\$0.00	\$263,120.00

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](#)

This Instrument Prepared by & Return To:

River City Title
11512 Lake Mead Avenue
#606
Jacksonville, FL 32256

Parcel Number: 070948-0000

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this **29th day of October, 2021** between **The Holdings Group LLC, a Florida Limited Liability Company**, whose mailing address is **2350 Coral Way #401, Miami, FL 33145** ("Grantor"), to **House of Leaf & Bean, LLC, a Florida limited liability company** whose mailing address is **224 Bowles Street, Neptune Beach, Florida 32266** ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in **Duval County, Florida** and fully described as follows:

The West 70 feet of Lot 6, Block 14, Springfield, according to map or plat thereof as recorded in Plat Book 2, Page 4, of the public records of Duval County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation of or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

WITNESS

PRINT NAME: OSCAR LOPEZ

WITNESS

PRINT NAME: NORGE ALVAREZ

GRANTOR:

The Holdings Group LLC, a Florida Limited Liability Company

By:

Sylvia Perez, Manager

Sylvia Perez

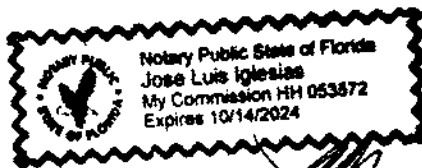
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of October, 2021 by Sylvia Perez Manager of The Holdings Group LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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

Personally known: Sylvia Perez
OR Produced Identification: _____

Type of Identification Produced: _____



[Signature] 10/28/21



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HOUSE OF LEAF & BEAN, LLC

Filing Information

Document Number	L21000275713
FEI/EIN Number	87-1263971
Date Filed	06/14/2021
Effective Date	06/08/2021
State	FL
Status	ACTIVE

Principal Address

14474 BEACH BLVD
JACKSONVILLE, FL 32250

Mailing Address

14474 BEACH BLVD
JACKSONVILLE, FL 32250

Registered Agent Name & Address

RAITI, WENXIA
224 BOWLES ST
NEPTUNE BEACH, FL 32266

Authorized Person(s) Detail

Name & Address

Title MGR

RAITI, WENXIA
224 BOWLES ST
NEPTUNE BEACH, FL 32266

Title AMBR

ATLANTIC INDUSTRIES LLC
40 E. MAIN ST. 1118
NEWARK, DE 19711

Annual Reports

Report Year	Filed Date
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2022	03/15/2022
2023	04/10/2023

Document Images

[04/10/2023 -- ANNUAL REPORT](#)

View image in PDF format

[03/15/2022 -- ANNUAL REPORT](#)

View image in PDF format

[06/14/2021 -- Florida Limited Liability](#)

View image in PDF format

II. Designation Application



REQUEST FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE

City of Jacksonville Historic Preservation

1. PROPERTY INFORMATION

Historic Name: _____

Other Names: _____

FMSF Number: _____
(if known)

Designation: (check all applicable)

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Public |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Archaeologic |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Other: _____ |

2. LOCATION

Street name & number: _____

City or town: _____ Zip Code: _____

State: _____ County: _____

Real estate number(s): _____

3. HISTORICAL INFORMATION

Date of construction and additions:

Significant historical associations:

Original use:

Present use:

Physical description (basic design, construction and conditions):

4. STATEMENT OF SIGNIFICANCE

The following is a list of the cultural, historical, architectural, or archaeological significance with reference to all applicable local designation criteria outlined in section 307.104(f), of the Jacksonville Ordinance Code.

Mark "x" in any applicable boxes for the criteria to qualify for a landmark, using the space to the right to specify how it is applicable. If more space is needed please use a continuation sheet and write the name of the potential landmark on each sheet.

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

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

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

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

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

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

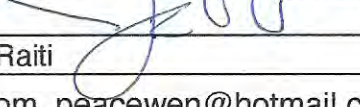
Its suitability for preservation or restoration

5. REQUIRED ATTACHMENTS

- A minimum of five (5) labeled (with location and description) photographs of the site
- Area map showing property location
- Any available historic and or existing drawings such as elevations, floor plans, diagrams, etc.
- Legal Description

6. SPONSORSHIP STATEMENT

I am aware of the proposal for designation of the subject property or properties listed above as a City of Jacksonville landmark or landmark site and am aware of the procedures for review of the proposal by the Jacksonville Historic Preservation Commission and the Jacksonville City Council. I understand that I will be notified of the date and place of any public meetings at which the proposal will be considered by the Jacksonville Historic Preservation Commission and the City Council. I am also aware that if designated, any construction activities affecting the subject properties including alterations, new construction, demolition and relocation, will require a consistency review through an application for a Certification of Appropriateness. If the proposed designation is denied, I am aware that I must wait one year to re-apply.

Signature of property owner:  Date: _____
Printed name: Jon and Wen Raiti Phone number: (412) 983-6012
Email: jmr.30303@gmail.com, peacewen@hotmail.com
Address: 224 Bowles St. City: Neptune Beach Zip: 32266

Signature of applicant (if different from property owner): _____ Date: _____
(representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.)
Printed name: _____ Phone number: ()
Email: _____
Address: _____ City: _____ Zip: _____

Sponsorship other than the owner

Consistent with Jacksonville Ordinance Code 307.104(a), the proposal for designation as a City of Jacksonville landmark or landmark site is being sponsored by: _____

Signature of sponsor: _____ Title: _____ Date: _____
Printed name: _____ Phone number: () Email: _____

**POSITION AFFIDAVIT
FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE**

City of Jacksonville Historic Preservation

PROPERTY INFORMATION

Historic Name: 1349 Market St Other Names: _____
Street Name and Number: 1349 Market St. N.
Zip Code: Duval City: Jacksonville State: FL
Real Estate Number(s): 070948-0000

DECLARATION OF SUPPORT OR OPPOSITION

In accordance with Section 307.104(j)(1-7), Ordinance Code, the Commission shall determine whether, based upon the evidence, the nominated landmark, or landmark site, does or does not meet the criteria for designation. In the event the owner of the property expresses an objection regarding local landmark status, at least four of the seven criteria must be met. If the owner of the subject property does not express such objection, only two of the seven criteria must be met.



I do not oppose my property being nominated for local landmark status.



I hereby object to my property being nominated for local landmark status.

Signature of Property Owner: _____

Printed Name of Property Owner: Jonathan Raiti

Date: 1/13/2024

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 13th day of January 2024, by Jonathan Raiti, who is personally known to me or who has produced Florida Driver License as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Luke Gilliam
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 01/23/2027

1349 Market St. N - Supplemental Information

About 1349 Market St. N.

1349 Market St. N. is a single-story, free-standing corner retail building with four separate units. All four exterior walls are brick finishing with the parapet roof line. The three street-facing facades have tall glass windows with transom windows. The design is typical of the Georgia Commercial style and representative of the post WWI boom town architecture in Jacksonville. An exposed I-beam sits atop with windows introducing an industrial/ modernist element into the traditional retail store front style. There are four retail storefronts, three facing Market St. N and one facing 4th St.

Condition at the Time of Purchase

The condition at the time of purchase in 2021 was severe dilapidation with water penetrating the roof and walls and the SW corner wall home to a colony of ferns running from the top of the windows up to the roof. Several of the plate glass store front windows were broken. All of the transom windows were covered over with plywood. The building appears to have been vacant for over a decade, possibly closer to two. (see 2019 google map view).

Preservation and Landmark Rationale

According to Duval County, the building was constructed in 1926. It is one of few commercial freestanding all-brick buildings in Springfield. According to the Springfield historic preservation guidelines, at the time of the establishment on the national historic register, there were 1,784 buildings 50 years or older, of which only 48 were commercial. Furthermore, out of the total 1,595 were wood construction and just 201 masonry construction. The brick used in both this building and the neighboring church indicate that these were likely made with the same materials, providing a continuity of style on the street.

Although a simple “E-shaped” layout with three units running East West and one running North-South, the entrance to one retail store is set on the corner of Market and 4th under a triangular overhang, a feature which is representative of the Georgia commercial style, but now rare, as few buildings like this from the time survived the great fire. The back unit contains a large industrial sized fan built into the wall used to increase air flow and ventilation when the unit was occupied by a dry cleaner.

1349 Market St.’s age, construction, architectural style, and unique features make it rare neighborhood retail building worthy of preservation for enjoyment by current and future generations.

Historic Uses of the Property

Historic records indicate the earliest and most consistent usage has been as a neighborhood grocery. According to the City of Jacksonville and insurance records prior tenants include Mack Sundries, Korey’s Sundries, Bacharas Superette, A. J. Davis Mercantile Co., Market Street Sundries, and Bilal Saleem Product Market. These tenants occupied various store fronts in the building on the Market St side from the 1920’s to the late 1990’s. Over the years the building has also been home to Tessie’s beauty shop, the Monroe Amusement company. The 4th street unit housed a dry cleaner and multiple wash’n folds. According to past and present neighborhood residents the building also housed a cafe and signage remaining in the premises indicated a sandwich shop called The Native was likely the last tenant. We think the building’s heritage as a near century-old neighborhood hub is worthy of preserving and sustaining.

About Georgia Style Commercial Buildings

The Georgia style covers both retail and office spaces. An early design, it was commonly found between 1880 and the 1950s. Picture the old, rural general stores with the barn-like wooden siding with a front-gabled or front parapet entryway, or the suburban corner stores with a bright red brick exterior. Symmetrical with an entrance flanked by large windows, the Georgia style commercial buildings are easy to recognize. Sometimes they stand alone; other times they are connected to other buildings as part of a commercial strip that lines a city's streets.

In the early 1900s, architects began to stretch the Georgia style into a multi-story retail-and-office setting. Although taller than the traditional Georgian commercial design, it still carries the same grand entryway recognizable from the street.

In the present day, you can find echoes of Georgia style commercial architecture within many of America's current popular styles, including Craftsman, Colonial Revivals and Neoclassical.

Source: South Florida Architecture, Inc.

<https://sfarchitectureinc.com/blog/commercial-architecture/commercial-architecture-in-florida-styles-and-types>

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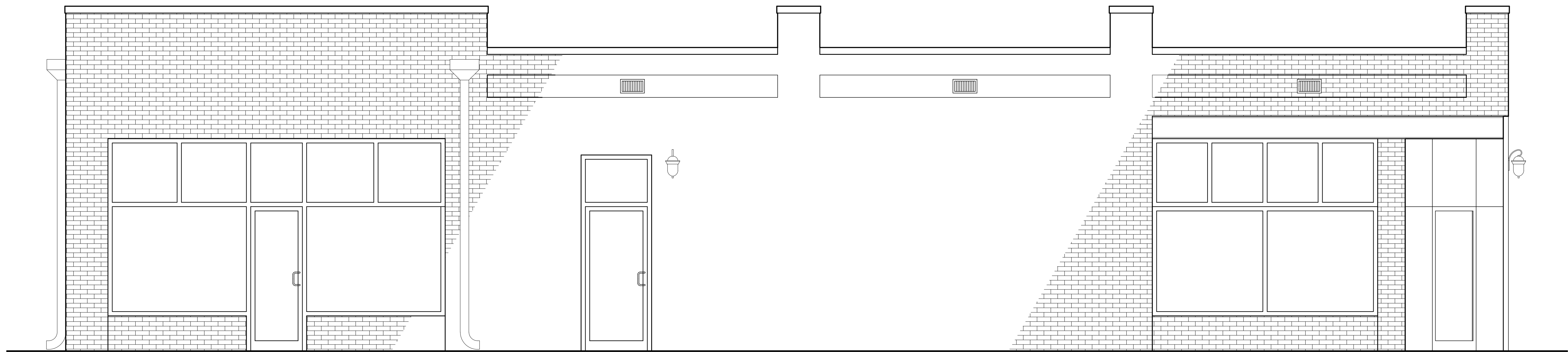
1349 Market St. N. - Legal Description

LN	Legal Description
1	2-4 37-2S-26E
2	SPRINGFIELD
3	W 70FT LOT 6 BLK 14

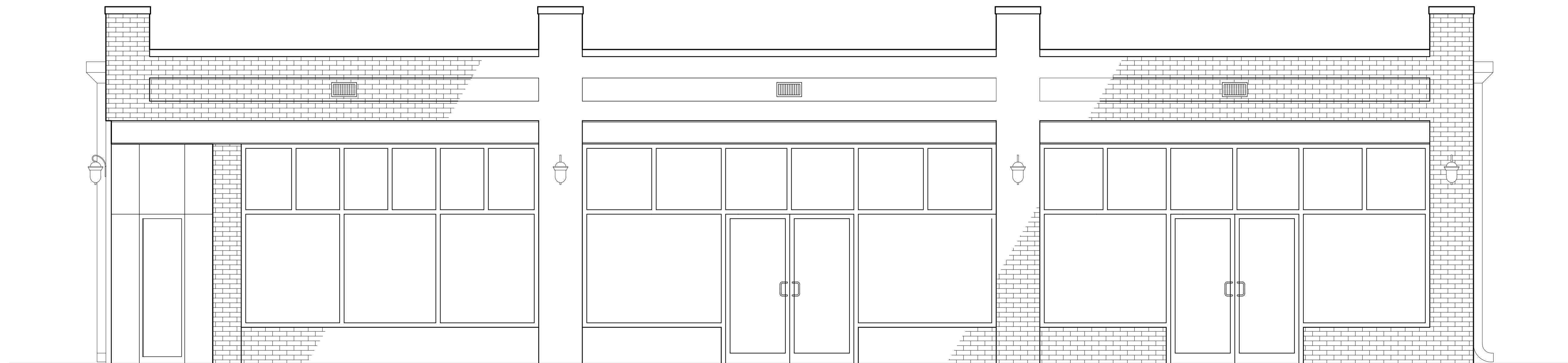
1349 Market St. N. - Area Map







⊙ SIDE (NORTH) ELEVATION
 $\frac{3}{8}'' = 1'-0''$



⊙ FRONT (WEST) ELEVATION
 $\frac{3}{8}'' = 1'-0''$



HAKKA
 KITCHEN

Market Street
 Jacksonville, FL



NO.	DATE	REVISION
ISSUE DATE: 2/8/23		

FINISH SCHEDULE													
SPACE				WALLS								CEILING	
Mark	Designation	Floor	Base	NORTH		EAST		SOUTH		WEST		Material	Height
				Mat.	Fin.	Mat.	Fin.	Mat.	Fin.	Mat.	Fin.		
101	FUTURE SUITE 1	CONC	-	-	-	-	-	-	-	-	-	-	-
102	TOILET	LVT	VB	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	ACT	8'-0"
201	FUTURE SUITE 1	CONC	-	-	-	-	-	-	-	-	-	-	-
202	TOILET	LVT	VB	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	ACT	8'-0"
301	FUTURE SUITE 1	CONC	-	-	-	-	-	-	-	-	-	-	-
302	TOILET	LVT	VB	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	ACT	8'-0"
401	FUTURE SUITE 1	CONC	-	-	-	-	-	-	-	-	-	-	-
402	TOILET	LVT	VB	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	ACT	8'-0"

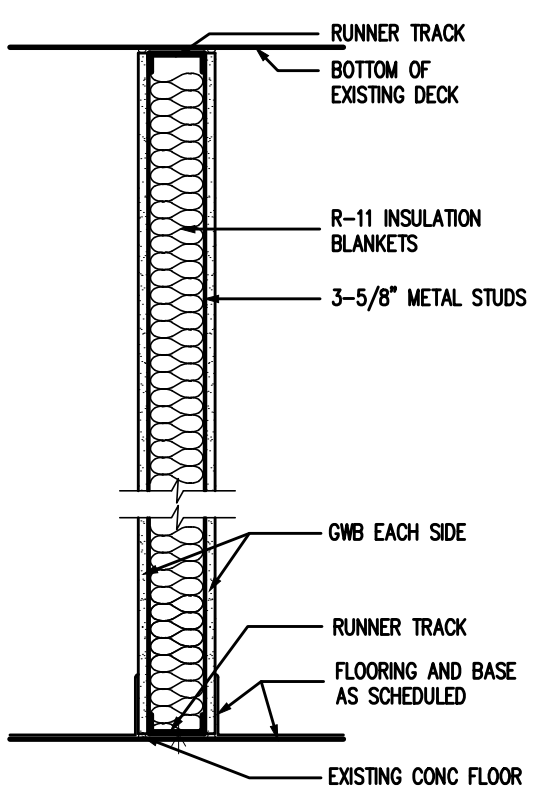
SCHEDULE OF ABBREVIATIONS	
ACT	ACOUSTICAL CEILING TILE
ALUM	ALUMINUM
GWB	GYPSON WALL BOARD
HM	HOLLOW METAL
LVT	LUXURY VINYL TILE
PNT	PAINT
VB	VINYL BASE
WD	WOOD

FINISH NOTES	
1.	PATCH ANY DAMAGED/EXISTING SURFACES TO MATCH EXISTING.
2.	ALL EXISTING/NEW WALLS TO RECEIVE NEW FINISH AS SCHEDULED. COLORS TO BE SELECTED BY OWNER.
3.	ALL FINISH COLORS TO BE SELECTED BY OWNER.
4.	PAINT ALL DOORS & FRAMES.
5.	PROVIDE EPOXY PAINT AT ALL TOILET WALLS.
6.	TOILET ROOM WALLS/FLOORS TO BE HARD/NONABSORBENT FINISH PER FBC 1210.

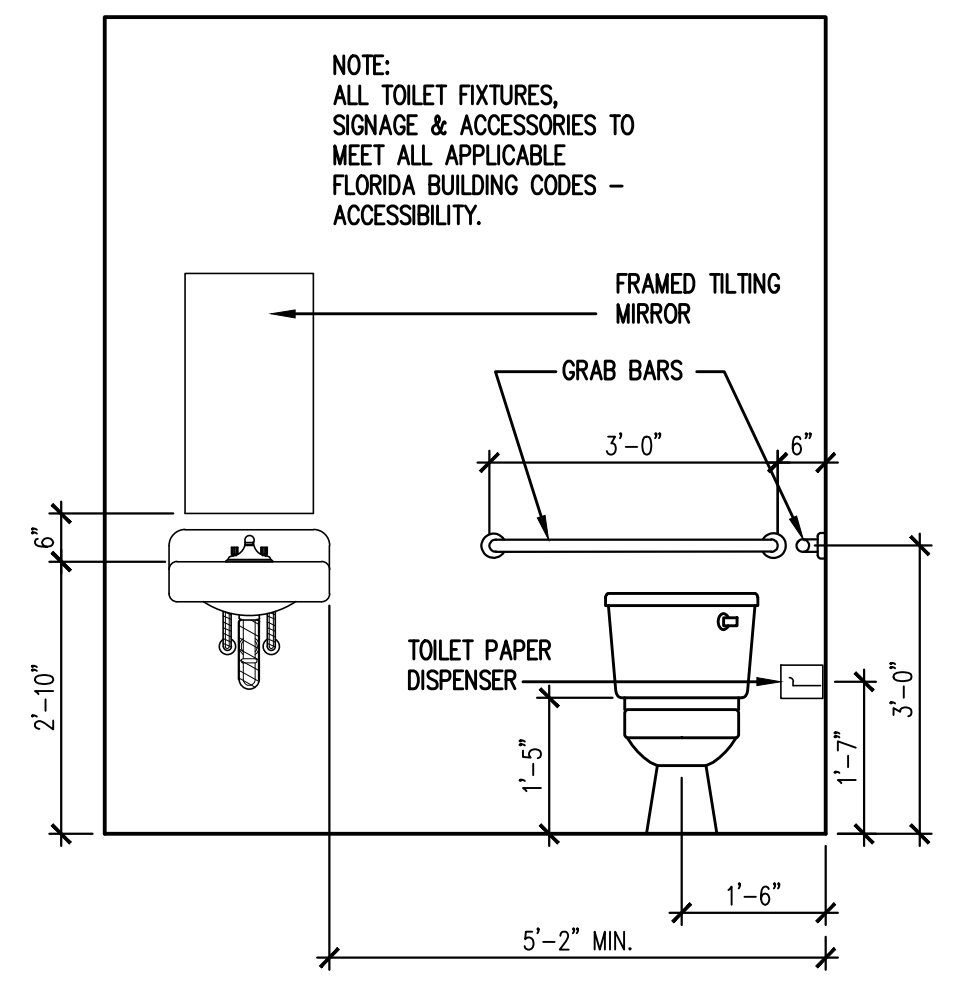
DOOR SCHEDULE					
Mark	Width	Height	DOOR	FRAME	Remarks
102	3'-0"	7'-0"	WD	HM	NEW LEVER HARDWARE W/ CLOSURE
202	3'-0"	7'-0"	WD	HM	NEW LEVER HARDWARE W/ CLOSURE
302	3'-0"	7'-0"	WD	HM	NEW LEVER HARDWARE W/ CLOSURE
401A	3'-0"	7'-0"	WD	HM	NEW LEVER HARDWARE W/ CLOSURE
401B	6'-0"	7'-0"	ALUM	-	OVERHEAD COILING DOOR
402	3'-0"	7'-0"	WD	HM	NEW LEVER HARDWARE W/ CLOSURE

PLAN NOTES	
1.	REFER TO LIFE SAFETY PLAN FOR LIFE SAFETY CRITERIA AND CODE RELATED INFORMATION.
2.	PROVIDE FIRE EXTINGUISHERS FOR EVERY 3000 SQ. FT. OF EFFECTED FLOOR AREA. DISTANCE OF EXTINGUISHERS SHALL NOT EXCEED 75 FEET. MOUNT BOTTOM AT 2'-9 1/2" A.F.F.
4.	ALL DIMENSIONS ARE TO FACE OF WALL TO FACE OF WALL UNLESS NOTED OTHERWISE.
5.	ALL NEW WALLS TO RECEIVE NEW FINISH. REFER TO FINISH SCHEDULE.
6.	ALL NEW WALLS SHALL BE PARTITION TYPE 1 UNLESS NOTED OTHERWISE.

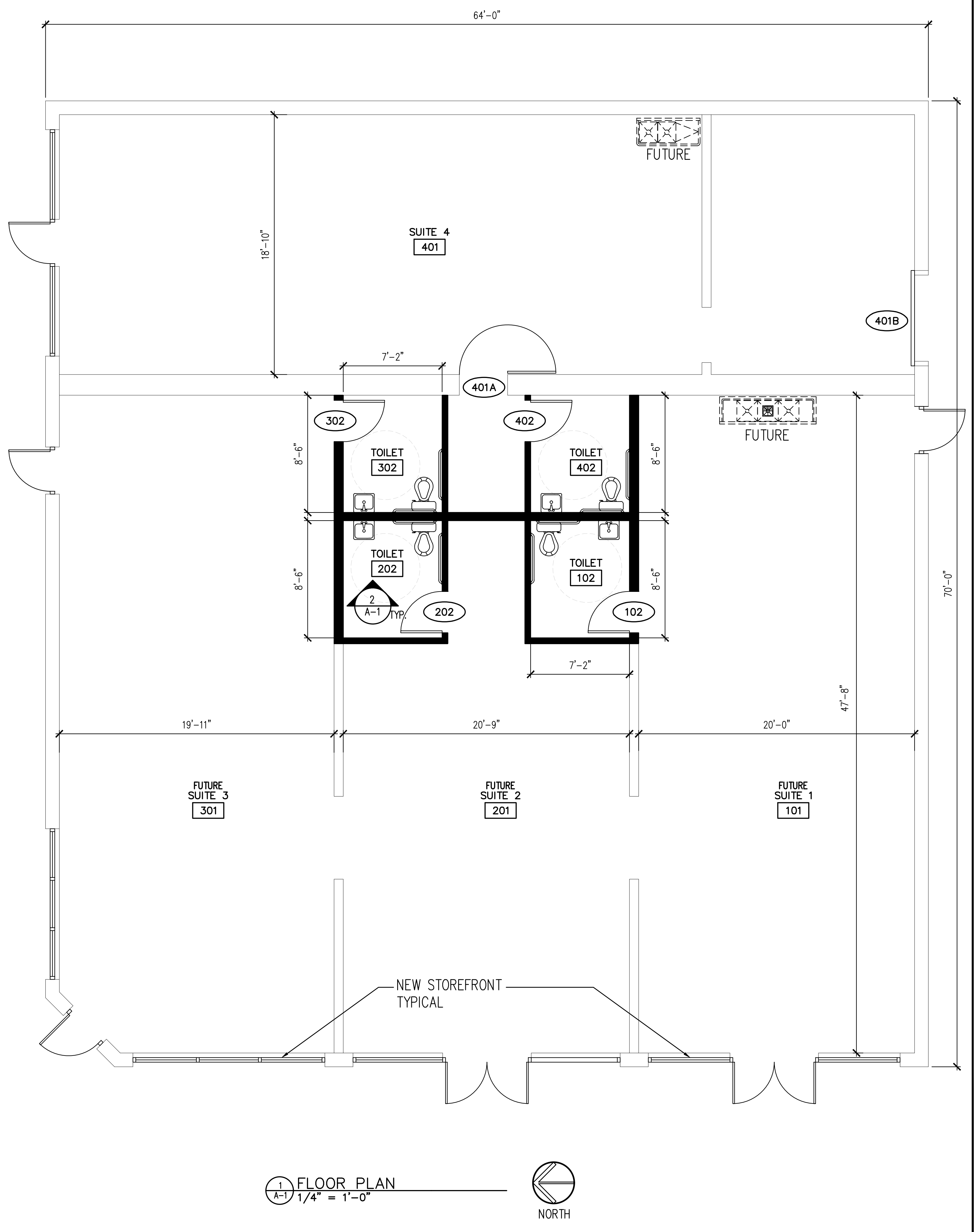
CEILING NOTES	
1.	EXPOSED STRUCTURE ABOVE. SPRAY ON INSULATION.
1.	SEE MECHANICAL DRAWINGS FOR MECHANICAL SYSTEMS.
2.	SEE ELECTRICAL DRAWINGS FOR LIGHTING.



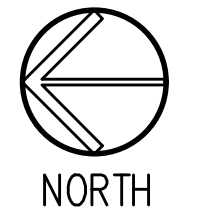
1 PARTITION TYPE
SCALE: 1 1/2" = 1'-0"



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



1 FLOOR PLAN
1/4" = 1'-0"



WALTER Q. TAYLOR
FAIA, P.A.

STATE OF FLORIDA ARCHITECT
LICENSE # ARO03142

IBI
INTERIOR BUILDOUTS, INC.

HOUSE OF
LEAF & BEAN

SHELL
BUILDOUT
SPRINGFIELD

1349 Market St. N
Jacksonville, FL 32206

FLOOR PLAN
SCHEDULES

NO.	DATE	REVISION
1	5/3/23	ISSUE DATE

A-1



Photo 1: Western elevation.



Photo 2: Partial southern elevation with wood fence to the right.



Photo 3: Partial eastern elevation – similar across entire elevation. Located along property line possibly.



Photo 4: Partial northern elevation.



Photo 5: Partial northern elevation.



Photo 6: Damaged/missing brick masonry along south elevation.



Photo 7: Damaged/missing brick masonry along south elevation.



Photo 8: Heavy vegetation on southwest corner of the building. This corner has water intrusion likely from mortar damage.



Photo 9: Southeast entry doorway which the sill is lower than the surrounding sidewalk allowing for direct water entry into the building.



Photo 10: Broke globe at light fixture.



Photo 11: Section of missing downspout and mortar which is missing.



Photo 12: Northwest corner steel lintel with a gap in the connection over entry doorway.



Photo 13: Typical thresholds with steps which do not meet ADA access requirements.



Photo 14: Current downspouts. Note poor brick mortar and heavy dirt.



OFFICE OF THE CITY COUNCIL

JIMMY PELUSO
COUNCIL MEMBER, DISTRICT 7
OFFICE: (904) 255-5207
FAX (904) 255-5230

SUITE 425, CITY HALL
117 WEST DUVAL STREET
JACKSONVILLE, FLORIDA 32202
E-MAIL: JPELUSO@COJ.NET

October 27, 2023

Mr. Andrew Waber

National Register of Historic Places

Florida State Division of Historical Resources

R.A. Gray Building

500 South Bronough Street

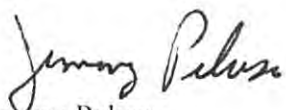
Tallahassee, Florida 32399-0250

Dear Mr. Waber,

I am writing this letter to wholeheartedly support the application of 1349 Market Street North, to the National Register of Historic Places with the Florida State Division of Historical Resources. This cherished property has earned its rightful place on the National Register of Historic Places, and its significance within the tapestry of Jacksonville's Historic Springfield history is valuable.

Preservation efforts are essential to preserving the powerful testament to the collective history of Jacksonville that grew out of the great fire of 1901, which consumed 400 blocks of the Downtown and ravaged our pre-1900 architecture. This building demonstrates the beautiful blend of early 20th century styles found in commercial design, with a focus on Georgia Commercial style. Thank you for your dedication to historical sites, and for considering the importance of the 1349 Market Street application.

Respectfully,


Jimmy Peluso

Council Member

January 18, 2024

Dear Mr. Waber,

Springfield Preservation and Revitalization (SPAR) offers this letter of support for the property at 1349 Market Street to be included in the National Register of Historic Places.

The building at 1349 Market Street is located within the Springfield Historic District and was built in 1926 based on the Duval County Property Assessors records. It contributes to the historic character of the Springfield community. Its use of the Georgian Revival style, in particular, represents a significant architectural contribution to the neighborhood. Furthermore, the owners have met the rigorous requirements of the City of Jacksonville Historic Preservation Certificate of Appropriateness process (see COA-23-28819).

Historical preservation efforts are essential to protecting the unique character of our communities. Springfield, specifically, has suffered from significant disinvestment and demolition of historic structures due to inadequate preservation protections prior to the neighborhood's inclusion as a historic district. Continuing the work of preservation is essential to revitalizing the Springfield neighborhood.

Springfield Preservation and Revitalization appreciates the opportunity to be a part of the continued preservation, revitalization, and strategic growth of our historic neighborhood.

Sincerely,

Michael Haskins, Executive Director
Springfield Preservation and Revitalization
1321 N Main Street
Jacksonville, FL 32206
Office: 904-353-7727
Email: executivedirector@sparcouncil.org

III. Legal Description and Location Map

This Instrument Prepared by & Return To:

River City Title
11512 Lake Mead Avenue
#606
Jacksonville, FL 32256

Parcel Number: 070948-0000

(Space Above This Line For Recording Data)

Special Warranty Deed

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of this **29th day of October, 2021** between **The Holdings Group LLC, a Florida Limited Liability Company**, whose mailing address is **2350 Coral Way #401, Miami, FL 33145** ("Grantor"), to **House of Leaf & Bean, LLC, a Florida limited liability company** whose mailing address is **224 Bowles Street, Neptune Beach, Florida 32266** ("Grantee").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "Property") located and situated in **Duval County, Florida** and fully described as follows:

The West 70 feet of Lot 6, Block 14, Springfield, according to map or plat thereof as recorded in Plat Book 2, Page 4, of the public records of Duval County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation of or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

WITNESS

PRINT NAME: OSCAR LOPEZ

WITNESS

PRINT NAME: NORGE ALVAROZ

GRANTOR:

The Holdings Group LLC, a Florida Limited Liability Company

By:

Sylvia Perez, Manager

Sylvia Perez

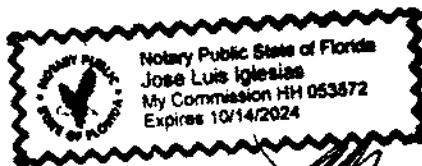
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 20th day of October, 2021 by Sylvia Perez Manager of The Holdings Group LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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

Personally known: Sylvia Perez
OR Produced Identification: _____

Type of Identification Produced: _____



[Signature] 10/28/21

IV. Proof of Public Notice

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

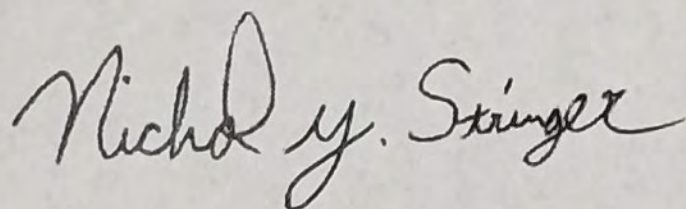
Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing on Application to Designate a City of Jacksonville Historic Landmark

in the matter of LM-24-01 1349 N Market Street

in the Court, was published in said newspaper by print in the issues of 2/15/24.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

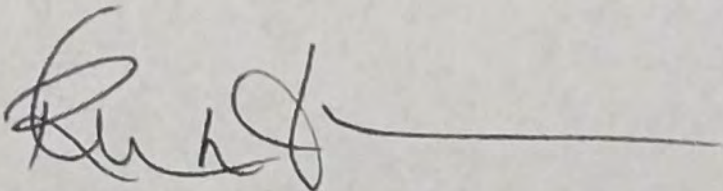
*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

Sworn to and subscribed before me this 15th day of February, 2024 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 09/16/2024
Commission No. HH43568



Seal

Notary Public, State of Florida

NOTICE OF PUBLIC HEARING ON APPLICATION TO DESIGNATE 1349 N MARKET STREET LM-24-01 AS A CITY OF JACKSONVILLE HISTORIC LANDMARK
NOTICE IS HEREBY GIVEN that on February 28, 2024 at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of 1349 N Market Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be on the 8th floor of the Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida.

Exhibit A

Legal Description

THE WEST 70 FEET OF LOT 6, BLOCK 14, SPRINGFIELD, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

RE #070948 0000

This application (LM-24-01) is being sponsored by House of Leaf & Bean, LLC. A copy of the application may be examined in the Offices of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

DATED this 7th day of February, 2024.

Jack C. Demetree, III
Chairman

Jacksonville Historic Preservation Commission
City of Jacksonville

Feb. 15 00 (24-01011D)

**NOTICE OF PUBLIC HEARING ON
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1349 N MARKET STREET
LM-24-01
AS A CITY OF JACKSONVILLE HISTORIC LANDMARK**

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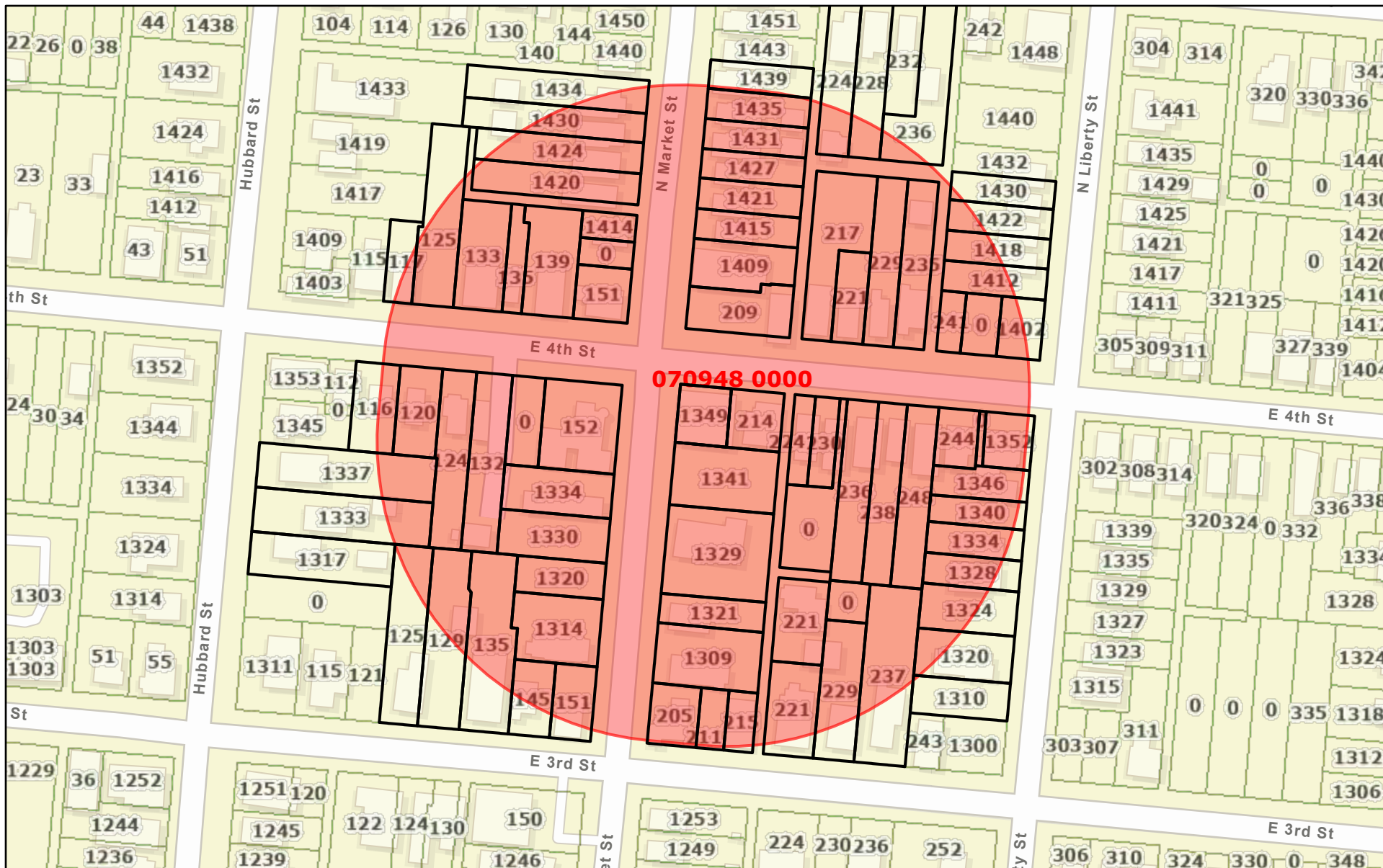
**Jack C. Demetree, III
Chairman
Jacksonville Historic Preservation Commission
City of Jacksonville**

Public Notice Sign Posted



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

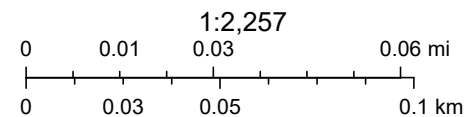
Land Development Review



February 7, 2024

 Parcels

LM-24-01
1349 N Market St
350-foot Radius, Property Ownership Map



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

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
070944 0000	A PHILIP LLC		7563 PHILIPS HWY STE 208			JACKSONVILLE	FL	32256
070917 0000	AIKEN ANDREW		120 E 4TH ST			JACKSONVILLE	FL	32206
070977 0000	AMBROSE KELLON ROBERT LIFE ESTATE		228 E 5TH ST			JACKSONVILLE	FL	32206
070933 0005	AREVALO JENNIFER		1320 N MARKET ST			JACKSONVILLE	FL	32206
070923 0000	ASHWORTH DANIEL		1337 HUBBARD ST			JACKSONVILLE	FL	32206
070998 0010	BAKER JESSICA P		151 E 4TH ST			JACKSONVILLE	FL	32206
070986 0000	BLITCH ALISON M		1428 N LIBERTY ST			JACKSONVILLE	FL	32206
070936 0000	BOUDREAU GREGORY J		151 3RD ST E			JACKSONVILLE	FL	32206
071019 0020	BREITMOSER RICHARD LIFE ESTATE		1434 N MARKET ST			JACKSONVILLE	FL	32206
070935 0000	BRITT ALLEN ETAL		145 E 3RD ST			JACKSONVILLE	FL	32206
070954 0000	BRUNKE GERALD		150 E 11TH ST			JACKSONVILLE	FL	32206-3720
070926 0000	BURNS ANTOINE ET AL		1334 N MARKET ST			JACKSONVILLE	FL	32206
070953 0010	BUTLER FRANK ET AL		126 E 5TH ST			JACKSONVILLE	FL	32206
070942 0000	CARTER ROBERTA C		P O BOX 2402			JACKSONVILLE	FL	32203
070989 0000	CAZARES ANTONIO		1418 N LIBERTY ST			JACKSONVILLE	FL	32206
071021 0000	CHISHOLM MARCIA ANN		5800 BEACH BLVD STE 203	BOX #223		JACKSONVILLE	FL	32207
070966 0000	CLEAR VIEW PROPERTY PARTNERS LLC		P O BOX 2262			JACKSONVILLE	FL	32203
070968 0005	DEWEES PAMELA R		7869 CHARLOTTE OAKS LN			JACKSONVILLE	FL	32277
070924 0000	EARNEST JENNIFER B		132 E 4TH ST			JACKSONVILLE	FL	32206-4524
070992 0000	EDGAR BRANDON ET AL		241 E 4TH ST			JACKSONVILLE	FL	32206
070956 0000	EUCLIDIAN INC		PO BOX 13314			JACKSONVILLE	FL	32206
070996 0010	FENWICK LARRY E		217 E 4TH ST			JACKSONVILLE	FL	32206
071019 0000	FLANNERY ROBERT F ET AL		C/O YOLONDR M DIXON	1430 N MARKET ST		JACKSONVILLE	FL	32206
070951 0000	FOUNTAIN JEFFREY B		230 4TH ST E			JACKSONVILLE	FL	32206
070945 0000	FRANCISCO SAMANTHA HOLLAND		1321 N MARKET ST			JACKSONVILLE	FL	32206
070971 0020	FROELICH TRAVIS J		1435 N MARKET ST			JACKSONVILLE	FL	32206
071001 0100	GARDNER JEFFREY WADE		125 E 4TH ST			JACKSONVILLE	FL	32206
071020 0000	GARRETT KEITH E		1424 MARKET ST N			JACKSONVILLE	FL	32206-
071001 0000	GEVORGYAN SAMVEL ARMENOVICH		133 E 4TH ST APT 1			JACKSONVILLE	FL	32206
070936 0100	GRAESE LIVING TRUST		135 E 3RD ST			JACKSONVILLE	FL	32206
070959 0040	GROSSMAN SCOTT BRYAN		248 4TH ST E			JACKSONVILLE	FL	32206
070977 0020	HALL SEAN S		224 5TH ST E			JACKSONVILLE	FL	32206
071006 0000	HAMMERS RYAN		103 SANCHEZ DR W			PONTE VEDRA BEACH	FL	32082
070993 0000	HARTMAN STEPHEN CHANDLER		235 E 4TH ST			JACKSONVILLE	FL	32206
070960 0000	HEALY JONATHAN		1340 LIBERTY ST			JACKSONVILLE	FL	32206
070999 0000	HILLS NORMA LIFE ESTATE		139 E 4TH ST			JACKSONVILLE	FL	32206
070955 0000	HISTORIC JACKSONVILLE PROPERTIES LLC		2804 HERSCHEL ST			JACKSONVILLE	FL	32205
070974 0000	HODSDON DOUGLAS G		1439 MARKET ST N			JACKSONVILLE	FL	32206
070962 0000	HOOSE HOMES AND INVESTMENTS LLC		7563 PHILIPS HWY SUITE 208			JACKSONVILLE	FL	32256
070948 0000	HOUSE OF LEAF & BEAN LLC		224 BOWLES ST			NEPTUNE BEACH	FL	32266
	JACKSONVILLE CULTURAL DEVL P CORP	SUZANNE PICKETT	648 UNION ST E			JACKSONVILLE	FL	32206
070965 0000	JACKSONVILLE HOUSING AUTHORITY		1300 BROAD ST			JACKSONVILLE	FL	32202-3996
070969 0000	JAFFERY SADAF		1421 N MARKET ST			JACKSONVILLE	FL	32206
070954 0010	LONG CANDACE MICHELLE		2579 KING LOUIS DR			JACKSONVILLE	FL	32254
070950 0000	LOVE THOMAS J JR		224 E 4TH ST			JACKSONVILLE	FL	32206-4526
070998 0015	M & M ESTATE IV LLC		1651 WALNUT ST			JACKSONVILLE	FL	32206
070959 0020	MARINELLO JESSICA A		238 4TH ST E			JACKSONVILLE	FL	32206
070966 0100	MOORE ANITA CAROLE ET AL		237 E 3RD ST			JACKSONVILLE	FL	32206
070925 0000	MOUNT CARMEL BAPTIST CHURCH OF JACKSONVILLE		1329 N MARKET ST			JACKSONVILLE	FL	32206-5029
070979 0000	NAPONELLI JILL		1240 N MARKET ST			JACKSONVILLE	FL	32206
070988 0000	NORTHECIDE REGINALD S		1412 LIBERTY ST			JACKSONVILLE	FL	32206
070959 0000	OLIN SEAN R		236 E 4TH ST			JACKSONVILLE	FL	32206
070941 0000	ONE STOP CONSTRUCTORS INC		718 SW PORT ST LUCIE BLVD STE 9			PORT SAINT LUCIE	FL	34953
070957 0000	PADILLA JOSE C ET AL		1334 LIBERTY ST N			JACKSONVILLE	FL	32206
070958 0000	PARS PROPERTIES JAX LLC		500 3RD ST S			JACKSONVILLE BEACH	FL	32250-6624
	PRESERVATION SOS, INC.	NICOLE LOPEZ						
070922 0000	QUINN JANICE LIFE ESTATE		1333 HUBBARD ST			JACKSONVILLE	FL	32206-5023
070949 0000	RAY MARK C		214 E 4TH ST			JACKSONVILLE	FL	32206
070970 0000	RUMBACH DANIEL J ET AL		1427 N MARKET ST			JACKSONVILLE	FL	32206
070964 0000	SINGAREDDY KAVYA		1651 WALNUT ST			JACKSONVILLE	FL	32206
070991 0000	SINGAREDDY MALLIK		538 E UNION ST			JACKSONVILLE	FL	32206
070995 0005	SNOW DENISE ET AL		221 E 4TH ST			JACKSONVILLE	FL	32206
070994 0000	SONMI 451 LAND TRUST		229 4TH ST E			JACKSONVILLE	FL	32206
	SPAR	CHRISTINA PARRISH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
070968 0020	SPEICHER SHARRON		1415 MARKET ST N			JACKSONVILLE	FL	32206
	SPRINGFIELD AREA MERCHANTS ASSOC.	KELLY RICH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
	SPRINGFIELD CIVIC ASSOCIATION	KELLY RICH						
	SPRINGFIELD IMPROVEMENT ASSOCIATI C	ADAM HALSTED	210 7TH ST W			JACKSONVILLE	FL	32206
	SPRINGFIELD PRESERVATION & REVITALI Z	KELLY RICH	1334 WALNUT ST			JACKSONVILLE	FL	32206
070938 0010	STEINFELD HOWARD SHANE		1317 HUBBARD ST			JACKSONVILLE	FL	32206
070917 0020	STONE TIERNEY CATHERINE		124 E 4TH ST			JACKSONVILLE	FL	32206-4524
070971 0000	SULLIVAN JACQUELINE E		1431 N MARKET ST			JACKSONVILLE	FL	32206
070937 0005	SUROWIEC JASON T		129 E 3RD ST			JACKSONVILLE	FL	32206
	SUSTAINABLE SPRINGFIELD	ALISON GOOD	454 EAST 3RD ST			JACKSONVILLE	FL	32206
070933 0010	SWORDS JERRY RICHARD		1314 N MARKET			JACKSONVILLE	FL	32206
070990 0000	TERRAWISE HOMES INC		1334 WALNUT ST			JACKSONVILLE	FL	32206
070968 0008	TUCKER TIMOTHY		9823 TAPESTRY PARK CIR UNIT 118			JACKSONVILLE	FL	32246
070987 0000	UP & COMING PROPERTIES LLC		358 KING ST			JACKSONVILLE	FL	32204
	URBAN CORE	BRYANT SHUMAKER	303 4TH ST W			JACKSONVILLE	FL	32206
071000 0000	VELAZQUEZ MANUEL		135 E 4TH ST			JACKSONVILLE	FL	32206
070928 0000	ZHONG HAILING		152 E 4TH ST			JACKSONVILLE	FL	32206
070930 0000	ZHONG HAILING		152 E 4TH ST			JACKSONVILLE	FL	32206

VI. Photographs and Images





Photo 1: Western elevation.



Photo 2: Partial southern elevation with wood fence to the right.



Photo 3: Partial eastern elevation – similar across entire elevation. Located along property line possibly.



Photo 4: Partial northern elevation.



Photo 5: Partial northern elevation.



Photo 6: Damaged/missing brick masonry along south elevation.



Photo 7: Damaged/missing brick masonry along south elevation.



Photo 8: Heavy vegetation on southwest corner of the building. This corner has water intrusion likely from mortar damage.



Photo 9: Southeast entry doorway which the sill is lower than the surrounding sidewalk allowing for direct water entry into the building.



Photo 10: Broke globe at light fixture.



Photo 11: Section of missing downspout and mortar which is missing.



Photo 12: Northwest corner steel lintel with a gap in the connection over entry doorway.



Photo 13: Typical thresholds with steps which do not meet ADA access requirements.



Photo 14: Current downspouts. Note poor brick mortar and heavy dirt.

G.

***Certificates of
Appropriateness***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA 23-30131

**132 6th Street,
East**

February 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-30131

Address: 132 6th Street East, RE# 071289-0000

Location: South side of 6th Street East, between Market Street North and Hubbard Street

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

Applicant: Same as Owner

Year Built: N/A

Designation: Springfield

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

Summary Scope of Work:

1. New Construction (Two-Story Single-Family Residence)

Recommendation: **Approve with Conditions**

Conditions:

New Construction (Two-Story Single-Family Residence)

1. Materials, design, and height shall be substantially similar to the elevation drawings revised January 26, 2024, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be substantially similar to the site plan dated December 29, 2023.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures (RE: 071287-0000 & 071290-0000).
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The siding shall be installed with the smooth side facing outward.
7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.

PROJECT DESCRIPTION

COA-23-30131 seeks to construct a two-story single-family home within the Springfield Historic District. The subject site is currently a vacant lot that has an existing foundation that was never built on. The property is approximately forty (40) feet wide and seventy (70) feet long. The structures along this block are mostly contributing two-story homes with full-width porches. As designed, the proposed home consists of a hip roof with a nested gable. Primary materials of the structure include architectural asphalt shingles for the roof, one-over-one vinyl windows, fiber cement lap siding, wood railing with two-by-two spindles, concrete block with stucco finish for the foundation wall, and wrapped columns along the front porch.

STAFF SUMMARY AND ANALYSIS

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

- Based on the records found by Staff, the structure that once stood at the proposed parcel was a two-story residence with a full-width porch and had cast-stone features such as cheek walls and front porch column bases. At the time of the survey taken in 1985, the structure was boarded up, had overgrown vegetation, and was vacant.
- Development of a two-story single-family home on a vacant lot amidst other one-story and two-story residential homes provides for compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The conditioned design of the proposed structure's front porch ensures a compatible relationship with other properties in the historic district as the proposed frame vernacular style is consistent with the architectural styles of the neighborhood. Therefore, as conditioned the proposed development is consistent with Sections 307.106(k)(1 and 2).
- Existing on the block are mostly two-story contributing structures which all contain full-width porches. As depicted in the porch analysis map, full-width porches are a predominant feature along this block. Therefore, the proposed structure has been conditioned to extend the half-width porch to a full-width porch to ensure compatibility with the surrounding contributing structures.
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finish floor is roughly thirty (30) feet, which is compatible with the heights of the adjacent structures. Two-story single-family structures are the dominant development typology along this block. The scale and massing of the proposed structure are reasonably consistent with other two-story residences on the block. The front and side setbacks as shown on the site plan dated December 29, 2023, are consistent with other nearby structures and have been conditioned to ensure compatibility. Additionally, the massing of the proposed structure is reasonably consistent with neighboring structures. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).

- The proposed elevations show one-over-one light pattern windows with a header height characteristic of window design in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a quarter-light door with two vertical panels, which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), the design of the hip roof form with a nested gable is compatible with the roof forms within the District, and similar roof forms are found along the block as well.
- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
 - The fiber-cement lap siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Springfield;
 - The CMU block foundation with stucco finish;
 - Vertically-oriented windows spaced evenly throughout the structure; and
 - Fiber-cement shake shingles in the nested gable end.
- The Design Guidelines for the District reference Standards Two and Nine of the *Secretary of the Interior's Standards for Rehabilitation*. Standard Two refers to the relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials and is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot, and the proposed new construction as conditioned is compatible with the surrounding, contributing structures. The proposed residence is differentiated from historic structures by the finish and materials used and is generally compatible with the massing and architectural features of adjacent properties.

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

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

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

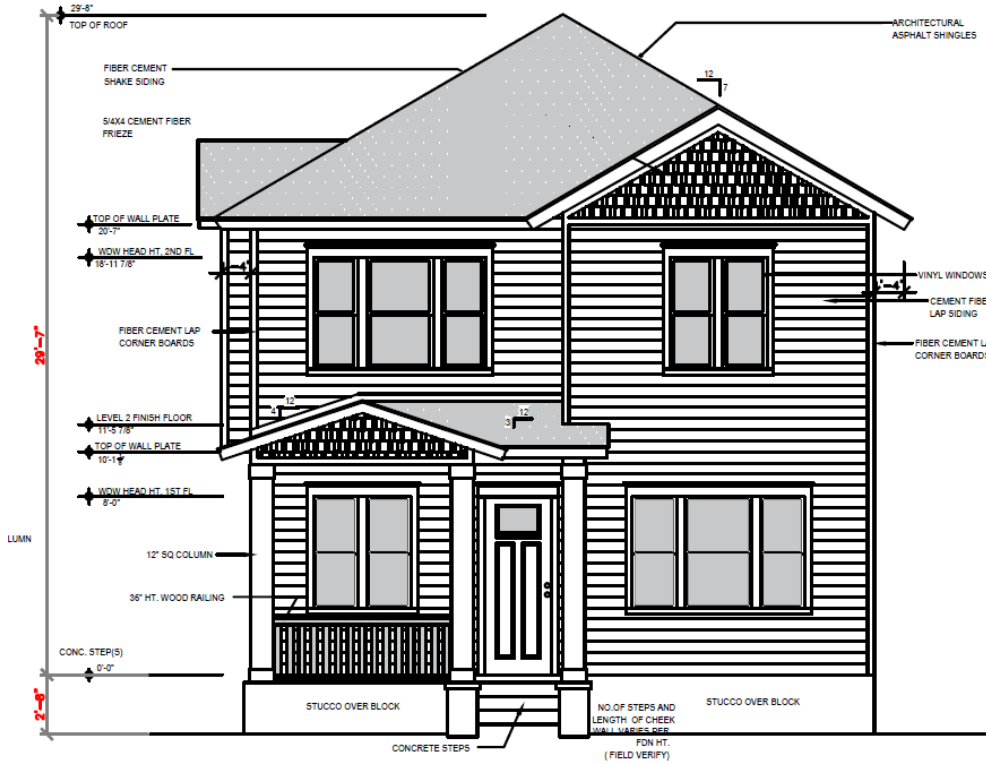
New Construction

- 307.106(m)(1) - *Height*. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(2) - *Proportions of windows and doors*. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(3) - *Relationship of building masses, setbacks and spaces*. The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.
- 307.106(m)(4) - *Roof shape*. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.
- 307.106(m)(6) - *Scale*. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- 307.106(m)(7) - *Directional expression*. Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- 307.106(m)(8) - *Architectural details*. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

POSTED SIGN PHOTOGRAPH



ELEVATION DRAWINGS REVISED JANUARY 26, 2024



FRONT ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

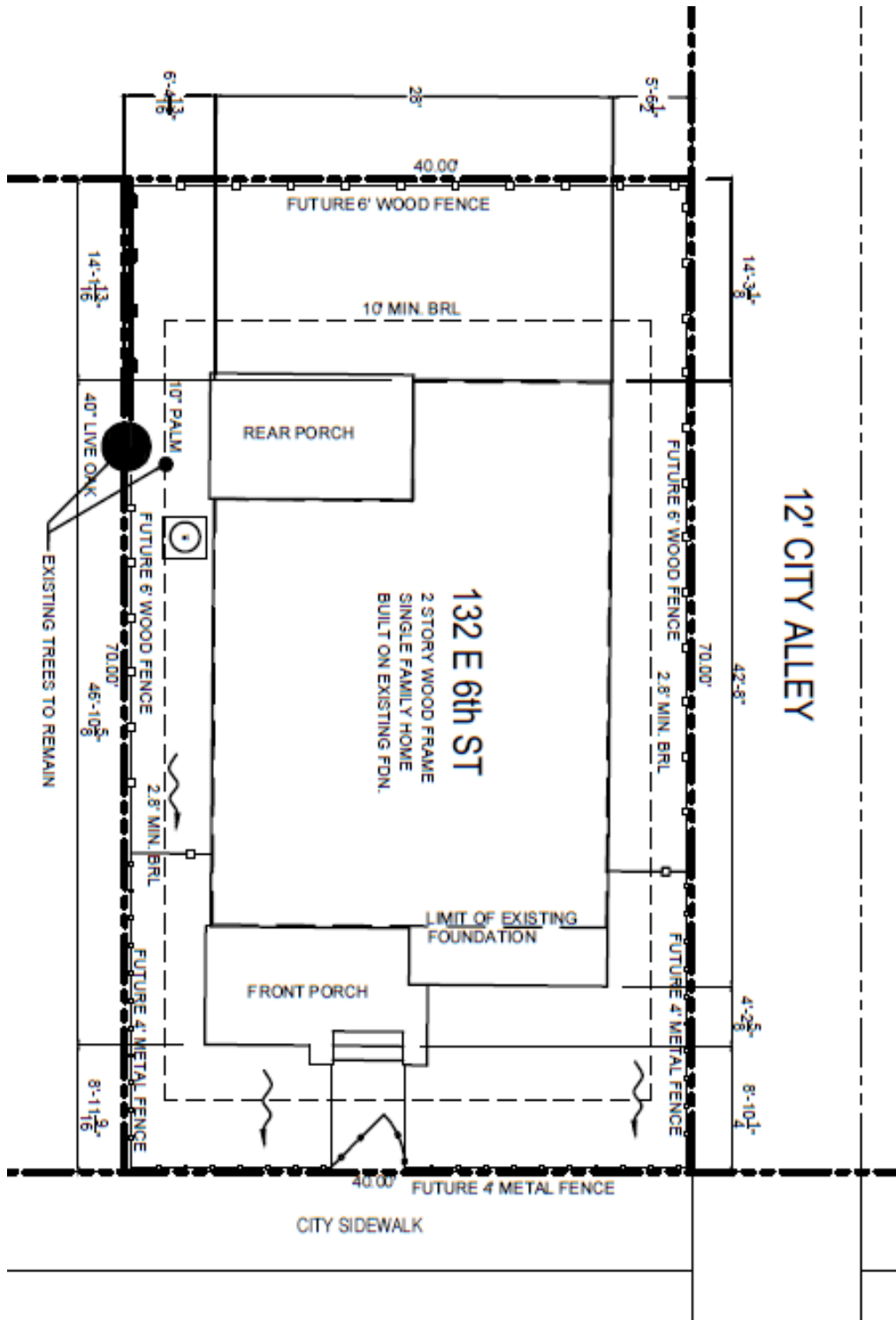
1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

SITE PLAN DATED DECEMBER 29, 2023



Application For Certificate Of Appropriateness

Application Info

Tracking #	30131	Application Status	FOUND SUFFICIENT
Date Started	12/29/2023	Date Submitted	12/29/2023

Planning and Development Department Info

COA #	COA-23-30131
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	N/A
Admin Date Of Action	2/2/2024
Forwarded to JHPC	<input type="checkbox"/>
JHPC Meeting Date	N/A
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	<input type="text" value="SHACTER"/>	First Name	<input type="text" value="DAVID"/>	Middle Name	<input type="text" value="ALAN"/>
Company Name	<input type="text" value="TERRAWISE HOMES, INC."/>				
Mailing Address	<input type="text" value="1334 WALNUT ST"/>				
City	<input type="text" value="JACKSONVILLE"/>	State	<input type="text" value="FL"/>	Zip Code	<input type="text" value="32206"/>
Phone	<input type="text" value="904"/> <input type="text" value="465"/> <input type="text" value="2514"/>	Fax	<input type="text" value="904"/> <input type="text"/>	Email	<input type="text" value="DSHACTER@TERRAWISEHOMES.COM"/>

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	<input type="text" value="SHACTER"/>	First Name	<input type="text" value="DAVID"/>	Middle Name	<input type="text" value="ALAN"/>
Company/Trust Name	<input type="text" value="TERRAWISE HOMES, INC."/>				
Mailing Address	<input type="text" value="1334 WALNUT ST"/>				
City	<input type="text" value="JACKSONVILLE"/>	State	<input type="text" value="FL"/>	Zip Code	<input type="text" value="32206"/>
Phone	<input type="text" value="9044652514"/>	Fax	<input type="text" value="904"/>	Email	<input type="text" value="DSHACTER@TERRAWISEHOMES.COM"/>

Description Of Property

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

Map	RE#
	071289 0000

--	--

Location Of Property

General Location

Springfield Historic District

House # 132	Street Name, Type and Direction 6TH ST E	Zip Code 32206
-----------------------	--	--------------------------

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

BUILD NEW 2 STORY HOME ON AN EXISTING FOUNDATION THAT WAS BUILT BY SRG

Addition Information

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

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

New Construction - Required Attachments For Complete Application

- Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan. (To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- Materials** - Materials identified and product info.
- Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- Description Of Any Demo**
- Adjacent Structures Setbacks**

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	132 E 6TH ST FLOOR PLANS
<input checked="" type="checkbox"/>	EXISTING PROPERTY SURVEY SHOWING EXISTING FOUNDATION
<input checked="" type="checkbox"/>	FINAL ELEVATION PLANS 01.26.2024
<input checked="" type="checkbox"/>	FINAL FLOOR PLANS 01.26.2024
<input checked="" type="checkbox"/>	FINAL SITE PLAN 12.29.2023

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.



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: 02-10-2024

COA#: 23-30131

Address: 1334 Walnut Street
Jacksonville, FL 32211

Owner: TerraWise Homes of
Harmony Family Group

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 23-30131 were posted on the property/site located at:

071289-0000

Real Estate Number(s)

132 6TH STREET EAST

Street Address

JACKSONVILLE, FL 32206

City, State Zip Code

Printed Name DAVID SHACTOR

Signature [Handwritten Signature]

Dated this 10TH day of FEBRUARY, 2024

TERRAWISE HOMES INC 
 1334 WALNUT ST
 JACKSONVILLE, FL 32206

Primary Site Address
 132 E 6TH ST
 Jacksonville FL 32206

Official Record Book/Page
 20881-01878

Tile #
 6412

132 E 6TH ST

Property Detail

RE #	071289-0000
Tax District	USD1
Property Use	0000 Vacant Res < 20 Acres
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	2787
Characteristics	Historic Designation

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$43,320.00	\$43,320.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$43,320.00	\$43,320.00
Assessed Value	\$43,320.00	\$43,320.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$43,320.00	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
20881-01878	11/20/2023	\$71,500.00	SW - Special Warranty	Qualified	Improved
19803-00748	6/2/2021	\$55,000.00	WD - Warranty Deed	Qualified	Vacant
19803-00746	5/25/2021	\$100.00	QC - Quit Claim	Unqualified	Vacant
18741-00486	3/29/2019	\$50,000.00	WD - Warranty Deed	Unqualified	Vacant
17413-01804	12/23/2015	\$31,000.00	WD - Warranty Deed	Unqualified	Improved
16449-00465	7/11/2013	\$440,000.00	WD - Warranty Deed	Unqualified	Improved
16003-01580	7/16/2012	\$6,000.00	WD - Warranty Deed	Unqualified	Improved
15890-01861	3/23/2012	\$100.00	CT - Certificate of Title	Unqualified	Improved
13650-01308	11/20/2006	\$120,000.00	WD - Warranty Deed	Unqualified	Vacant
11953-02276	7/27/2004	\$5,600.00	TD - Tax Deed	Unqualified	Improved
08492-00945	11/21/1996	\$100.00	QC - Quit Claim	Unqualified	Improved
07397-01755	8/20/1992	\$100.00	QC - Quit Claim	Unqualified	Improved
07029-02125	1/11/1991	\$15,000.00	WD - Warranty Deed	Unqualified	Improved
06987-01670	10/25/1990	\$100.00	QC - Quit Claim	Unqualified	Improved
06963-00448	9/12/1990	\$2,100.00	TD - Tax Deed	Unqualified	Improved
05869-00730	10/22/1984	\$4,000.00	WD - Warranty Deed	Unqualified	Improved
05821-02013	6/21/1984	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPPR7	Fireplace Prefab	1	0	0	1.00	\$0.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	40.00	70.00	Common	40.00	Front Footage	\$43,320.00

Legal

LN	Legal Description
1	2-4 37-2S-26E .065
2	SPRINGFIELD
3	W 40FT LOT 9 BLK 29

Buildings 

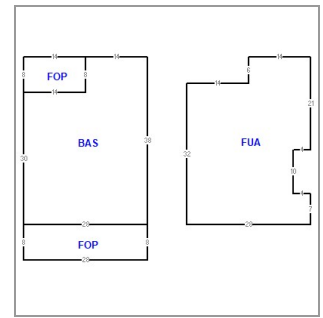
Building 1
 Building 1 Site Address
 132 E 6TH ST Unit
 Jacksonville FL 32206

Building Type	0102 - SFR 2 STORY
Year Built	2024

Element	Code	Detail
Exterior Wall	8	8 Horizontal Lap
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall

Building Value	\$0.00
-----------------------	--------

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



Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	940	940	893
Base Area	952	952	952
Finished Open Porch	112	0	34
Finished Open Porch	224	0	67
Total	2228	1892	1946

Element	Code	Detail
Baths	2.500	
Bedrooms	3.000	
Stories	2.000	
Rooms / Units	1.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$43,320.00	\$0.00	\$43,320.00	\$490.25	\$490.25	\$448.17
Urban Service Dist1	\$43,320.00	\$0.00	\$43,320.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$43,320.00	\$0.00	\$43,320.00	\$140.18	\$137.89	\$127.11
By Local Board	\$43,320.00	\$0.00	\$43,320.00	\$97.38	\$97.38	\$88.30
FL Inland Navigation Dist.	\$43,320.00	\$0.00	\$43,320.00	\$1.39	\$1.25	\$1.25
Water Mgmt Dist. SJRWMD	\$43,320.00	\$0.00	\$43,320.00	\$8.55	\$7.77	\$7.77
School Board Voted	\$43,320.00	\$0.00	\$43,320.00	\$0.00	\$43.32	\$0.00
Urb Ser Dist1 Voted	\$43,320.00	\$0.00	\$43,320.00	\$0.00	\$0.00	\$0.00
			Totals	\$737.75	\$777.86	\$672.60

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$43,320.00	\$43,320.00	\$0.00	\$43,320.00
Current Year	\$43,320.00	\$43,320.00	\$0.00	\$43,320.00

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.

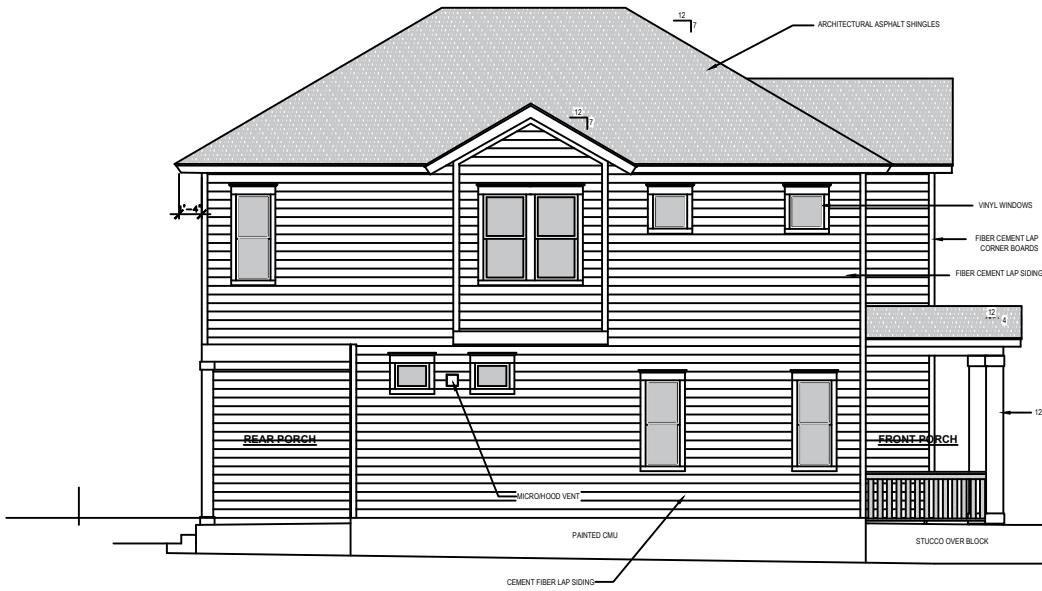
2023
2022
2021
2020
2019
2018
2017
2016
2015
2014

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

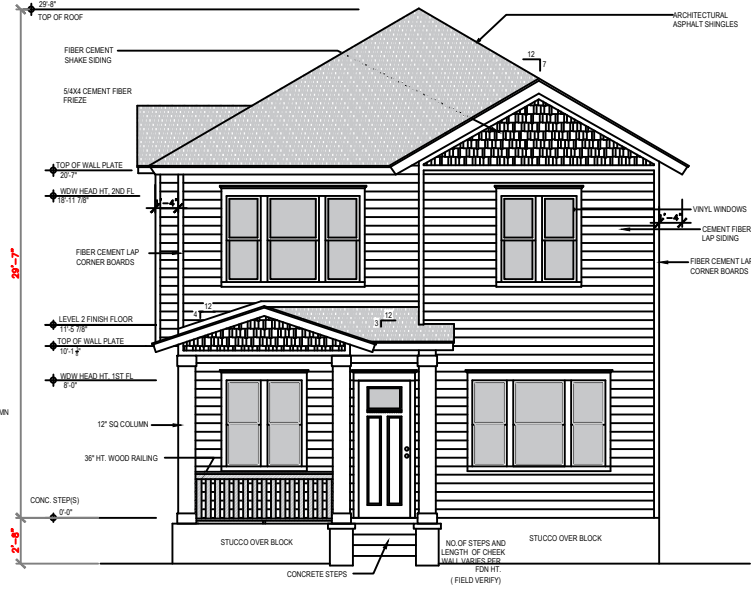
More Information

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

NOTE: UNVENTED ATTIC ASSEMBLY PER FBC R806.5



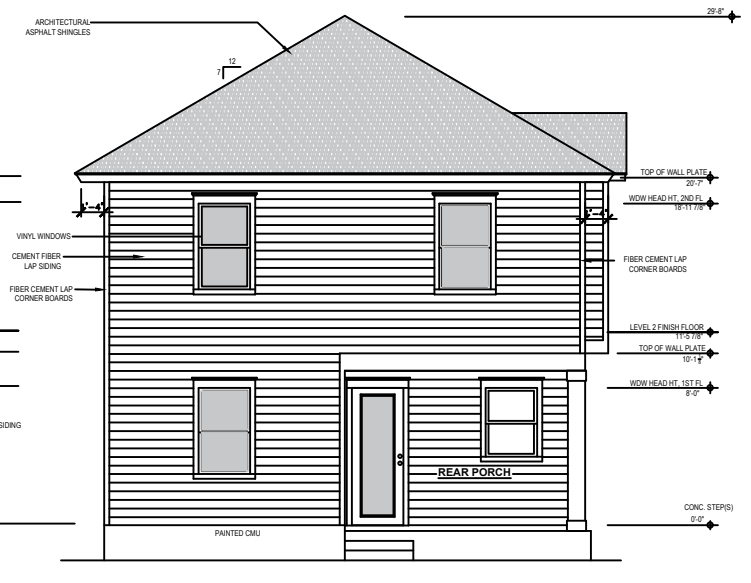
LEFT SIDE ELEVATION
1/4" = 1'-0"



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



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



REAR ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS
132 E 6th STREET

DRAWN BY: DAB
12/29/2024 DAB
Checked by:
Scale: 1/4" = 1'
Job No.
Rev: 01/26/2024 DAB
Rev:

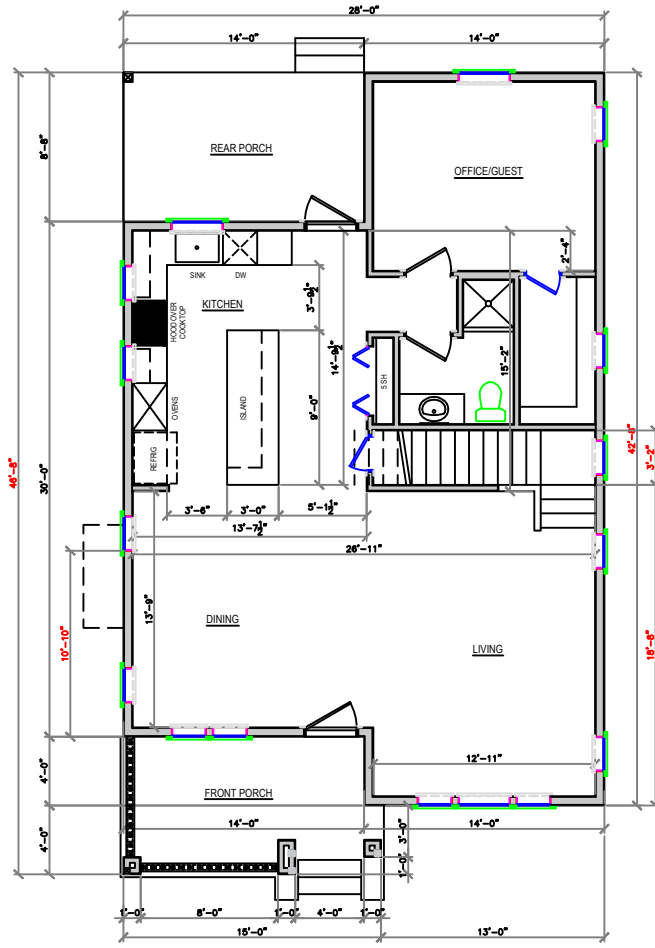
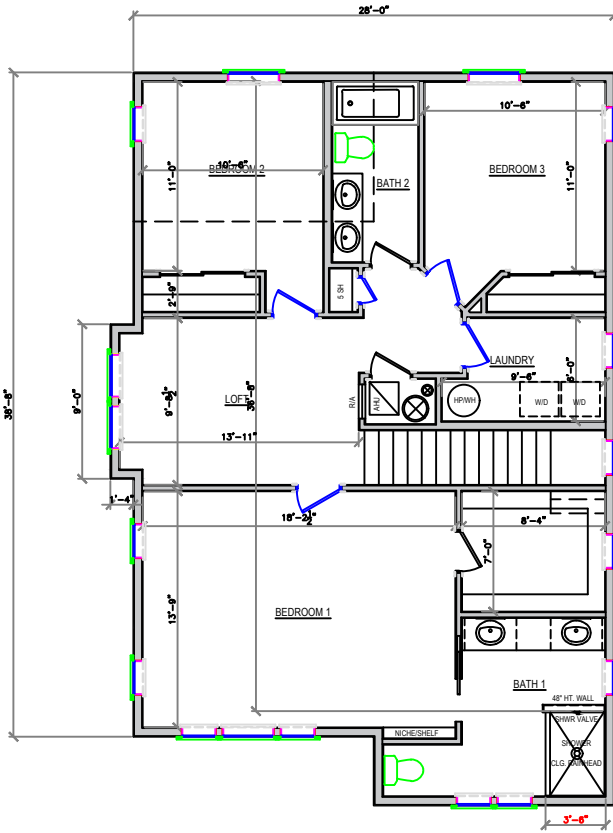
132 EAST 6TH ST JACKSONVILLE, FL 32206
1334 WALNUT ST. JAX, FL 32206
(904) 800-WISE (9479) CBC057118



Sheet 2
of 6

NOTE: UNVENTED ATTIC ASSEMBLY PER FBC R806.5

DRAFTSTOPPING REQ'D IN FLOOR FRAMING/FLOOR TRUSSES
 © 1000 SF MAX FLOOR AREA. INSTALL THE DRAFTSTOPPING
 SO THE SEPARATED FLOOR AREAS ARE APPROX EQUAL.



SQUARE FOOTAGES	
FIRST FLOOR =	1017.3
SECOND FLOOR =	1150.7
TOTAL HEATED	2168.0
GARAGE AREA =	N/A
TOTAL ENCLOSED =	2168.0
COVERED FRONT PORCH	111.0
COVERED REAR PORCH	121.3
TOTAL COVERED =	2400.3

FLOOR PLANS
 132 E 6th STREET

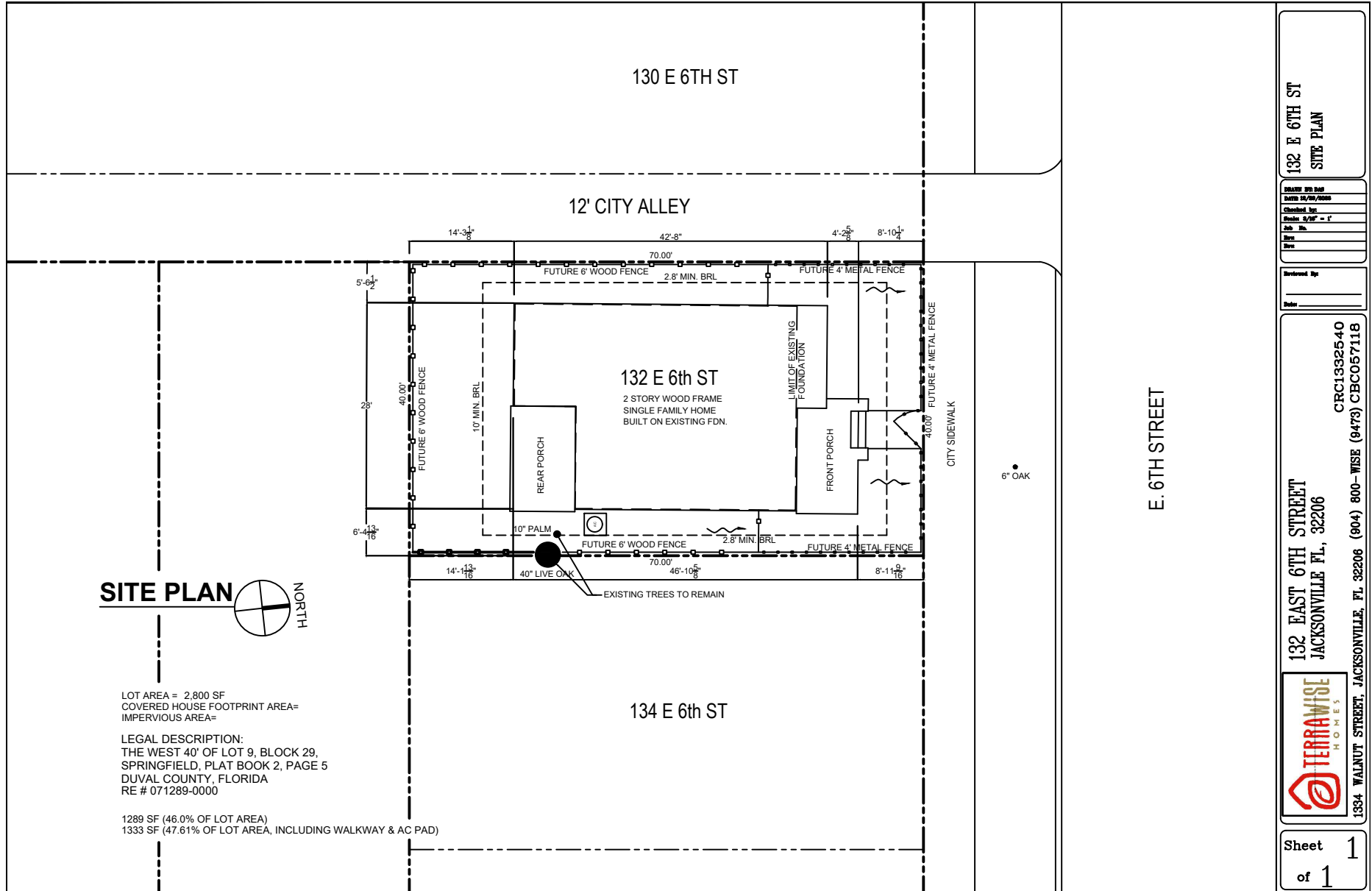
DRAWN BY: DAB
 12/20/2024 DAB
 Checked by:
 Scale: 1/4" = 1'
 Job No.
 Rev: 01/26/2024 DAB
 Rev:

132 EAST 6TH ST JACKSONVILLE, FL 32206
 1334 WALNUT ST. JAX, FL 32206
 (904) 800-WISE (9473)

CRC1332540
 CBC057118



Sheet 2
 of 6



SITE PLAN

NORTH

LOT AREA = 2,800 SF
COVERED HOUSE FOOTPRINT AREA=
IMPERVIOUS AREA=

LEGAL DESCRIPTION:
THE WEST 40' OF LOT 9, BLOCK 29,
SPRINGFIELD, PLAT BOOK 2, PAGE 5
DUVAL COUNTY, FLORIDA
RE # 071289-0000

1289 SF (46.0% OF LOT AREA)
1333 SF (47.61% OF LOT AREA, INCLUDING WALKWAY & AC PAD)

132 E 6TH ST
SITE PLAN

Drawn by: []
Date: []
Checked by: []
Scale: 1/8" = 1'
Title: []

Reviewed by: []
Date: []

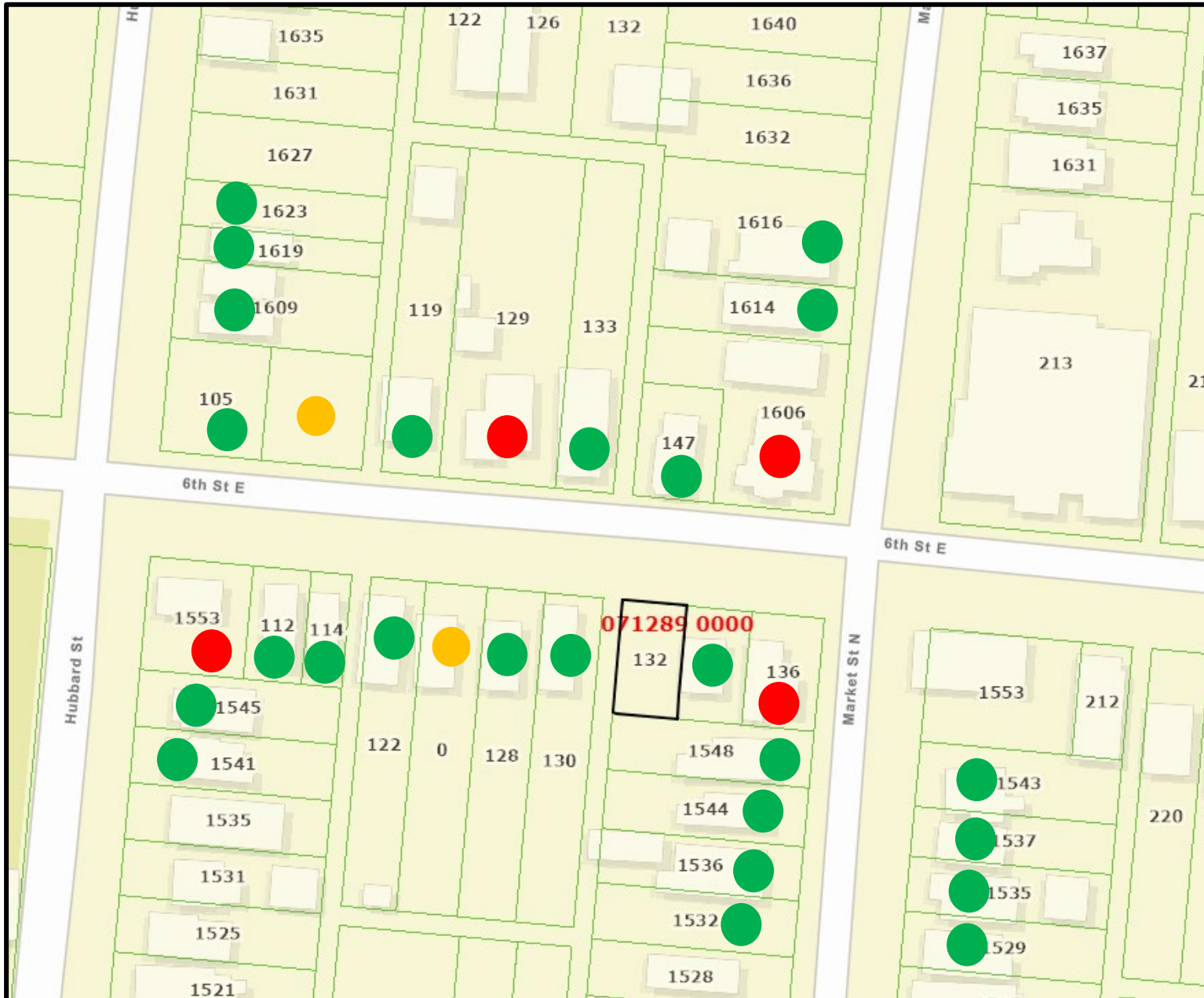
CRC1392540
CBC057118

132 EAST 6TH STREET
JACKSONVILLE FL, 32206

TERRAWISE HOMES

Sheet **1**
of **1**

Porch Analysis Map – 132 6th Street East



Legend

- Half-width
- Full width
- Vacant Lot

Half-Width Information

- **136 6th Street East** – Contributing two-story multi-family structure facing Market Street
- **1606 Market Street North** – Non-contributing two-story new construction (c. 2007) facing Market Street
- **129 6th Street East** – Non-contributing one-story structure
- **1553 Hubbard Street** – Contributing two-story multi-family structure facing Hubbard



FLORIDA MASTER SITE FILE
Site inventory Form

#

SITE NO. 8 042898

SITE NAME: 132 E. 6th St.
ADDRESS OF SITE: 132 E. 6th St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: Springfield 29 9
Subdivision Name Block No. Lot No.

COUNTY: Duval

DISTRICT NAME IF APPLICABLE:

OWNER OF SITE: NAME: Secretary of Housing
ADDRESS: Washington, DC 20410
ADDRESS:

TYPE OF OWNERSHIP: federal

RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates/Consultant
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT	x	ALTERED	ORIGINAL USE	pvt.residence
GOOD		UNALTERED	PRESENT USE	vacant
FAIR	x	ORIGINAL SITE	DATES	+1906
x DETERIORATED		RESTORED: / /	CULTURE/PHASE	American
		MOVED: / /	PERIOD:	20th Century

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

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
x DEVELOPMENT	FILL
x DETERIORATION	DREDGE
BORROWING	

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

Du 2898

RECORD NUMBER 304

ARCHITECT: N/A

BUILDER: Marian B. Traphagen

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: asbestos siding

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: N/1-story veranda, 2-bay, access from W, 2nd bay, rusti.conc.blk.prs., Corinthian cols. w/caps

ORIENTATION: north

FOUNDATION: piers: brick

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S): porch: flat

CHIMNEY LOCATION: E: offset, lateral slope, interior

WINDOW TYPE:

CHIMNEY: brick

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: wood #
concrete block: rusticated

NO. OF CHIMNEYS 1

NO. OF STORIES 2

NO. OF DORMERS: 0

OUTBUILDINGS: 1 garage

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
2S	26	37

UTM ZONE	UTM EASTING	UTM NORTHING
----------	-------------	--------------

PHOTOGRAPHIC RECORDS NUMBERS:

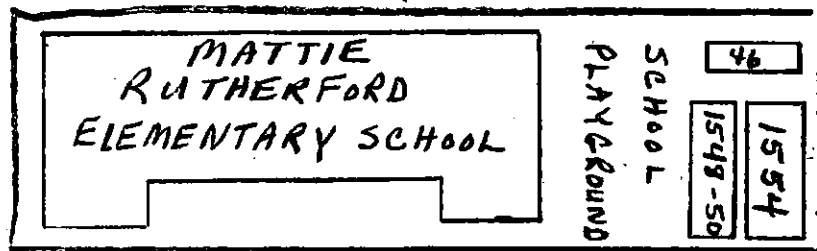
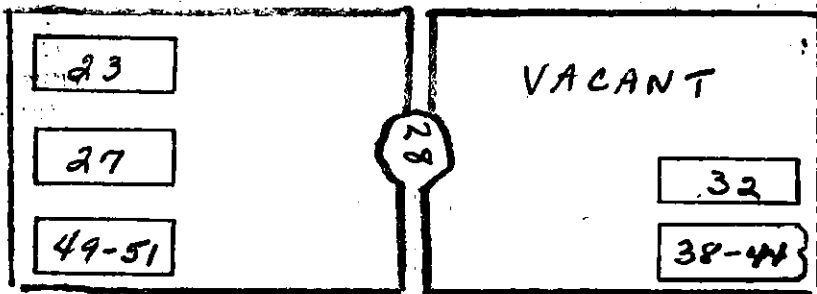
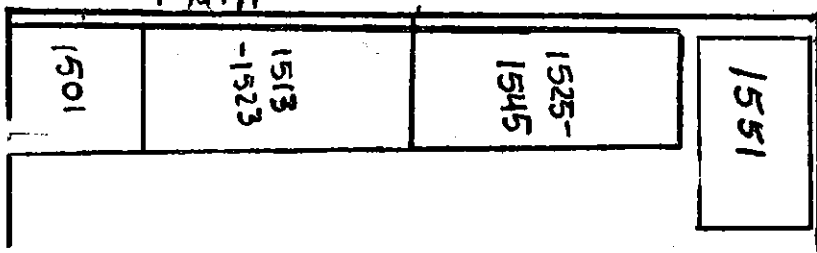
012898

CONTINUATION SHEET:

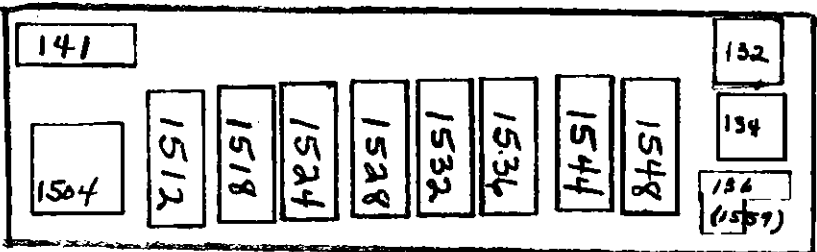
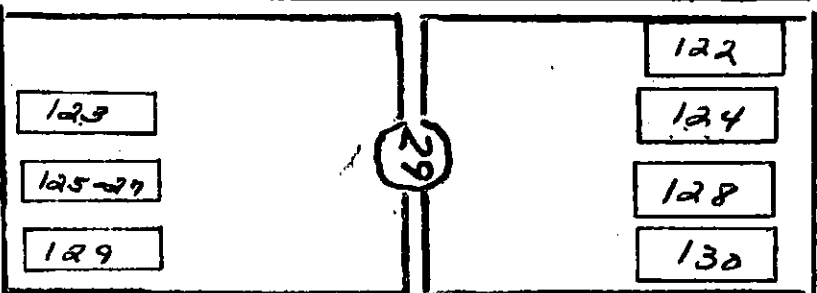
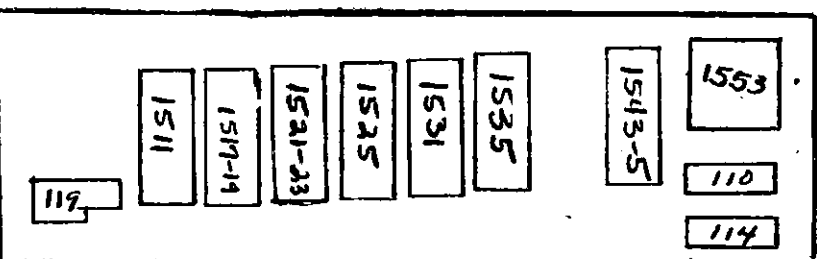
132 E. 6th St. is a two story frame vernacular residential building that has been significantly altered by fire damage. It is now boarded up. It embodies the historic and architectural qualities of the Springfield neighborhood through its period of construction, its design, its historical associations and its integrity.

Constructed in 1906, it was originally owned and built by Marian B. Traphagen.

Main



HUBBARD STREET



MARKET STREET

EAST 5TH STREET

EAST 6TH STREET

E

COA 24-30146

**1422 Liberty
Street, North**

February 28, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30146

Address: 1422 Liberty Street North, RE# 070987-0000

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

Owner: Michael Tessema
Up & Coming Properties, LLC
358 King Street
Jacksonville, Florida 32204

Applicant: Same as Owner

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

Designation: Springfield, Contributing

Request: Demolition

Summary Scope of Work:

1. Demolition of a contributing structure

Recommendation: **Approve**



PROJECT DESCRIPTION

COA-24-30146 seeks to demolish a two-story, contributing structure in the Springfield Historic District. The structure is located on an interior lot between 4th Street East and 5th Street East. The structure is characterized as a frame vernacular style building with significant alterations over the years. The current owner acquired the subject property in 2020. A structural engineer report dated December 27, 2023, found the structure to be unsafe and in danger of collapse.

Attempts to rehabilitate the structure were made by a previous owner via COA-17-1124 and COA-18-21061. Despite being approved for alterations and structural improvements (via building permit, B-17-903860.000 and R-18-106373) in November 2017 and June 2018 respectively, the rehabilitation plans never materialized. As such, the property was cited by the Municipal Code Compliance Division (MCCD) as an unsafe structure in November 2023 (Case# 2023-9126346).

Demolition by nature is the ultimate removal of historic fabric and thus should be considered a last resort when addressing a deteriorated historic resource. All alternatives should be explored, including relocation, rehabilitation, mothballing, and reuse by the current owner or a prospective buyer.

STAFF SUMMARY AND ANALYSIS

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

- Consistent with Sections 307.106(k)(1-3) and 307.106(n)(2 and 9), the proposed demolition of the contributing structure will not have a significant impact on the surrounding properties due to the structure being one of many frame vernacular structures found within the Springfield Historic District. The structure itself is also heavily altered and deteriorated.
- The proposed demolition can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- In accordance with Section 307.106(n)(1), the subject structure was listed as contributing because of its age and style. Architecturally the design of the property reflects the frame vernacular style. Some of the historic style elements on the structure have either been removed, covered, or suffered deterioration. These include:
 - Partial enclosure of the second-floor front porch;
 - Alterations to the window openings; and
 - Alterations to the porch columns and railing.
- Consistent with Section 307.106(n)(3), it is the opinion of Staff that the subject structure does not have design elements (i.e., building height, massing, and production materials) that would make reproduction difficult or impossible.
- Based on Section 307.106(4), there are several prominent examples of residences that reflect the frame vernacular style in the Springfield Historic District as well as other older Jacksonville neighborhoods.
- According to the applicant, if the building is demolished, a new residential structure will be constructed on the subject property. Any new construction improvements would require review by the Historic Preservation Commission in order to ensure compatibility with the district, per Section 307.106(n)(5).
- In an effort to address Section 307.106(n)(6), the applicant provided an opinion from an engineer (see attached). The engineering report found that structure was in immediate danger of collapsing and cost prohibitive. Furthermore, based on visual inspection of the subject property and supporting documentation, Staff also found the integrity of the structure reasonably compromised and would require a significant amount of rehabilitation in order to restore it back to a habitable use.
- In accordance with Section 307.106(n)(7), details regarding the economic return were provided by the applicant in the form of a remodeling estimate. According to the quote, it would cost roughly \$420,000 to rehabilitate the structure. Furthermore, given the window alterations, enclosure of the second floor front porch, and evidence of a compromised foundation and framing system, Staff finds the cost to rehabilitate the property significant.

- Section 307.106(n)(8) allows for feasible alternatives to demolition to be explored such as relocation, rehabilitation, mothballing, and reuse by the current owner or a prospective buyer. Based on Staff's findings, no other feasible alternatives to demolition are readily apparent. Moreover, the structure does not appear to have enough structural integrity for relocation to be considered.
- Per Section 307.106(n)(10), Staff was not provided any evidence to support a potential claim of undue economic hardship.
- The Design Guidelines emphasize that demolition is in conflict with the Secretary's Standards 2 and 4, which stress that historic materials should be retained and preserved. Based on the findings presented in the structural engineer report, Staff has concerns that significant historic materials may be lost or compromised during any rehabilitative effort.

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: 1-4
2. Section 307.106(n) Guidelines on Demolition: 1-9
3. Springfield Historic District Design Guidelines, Section on "Demolition"

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.

Demolition

- 307.106(n)(1) - The historic or architectural significance of the building or structure;
- 307.106(n)(2) - The importance of the building or structure to the ambience of the historic district;
- 307.106(n)(3) - The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location;

- 307.106(n)(4) - Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the County or the region;
- 307.106(n)(5) - Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what effect of those plans on the character of the surrounding area would be;
- 307.106(n)(6) - The difficulty or the impossibility of saving the building or structure from collapse;
- 307.106(n)(7) – Whether the building or structure is capable of earning reasonable economic return on its value.
- 307.106(n)(8) - Whether there are other feasible alternatives to demolition;
- 307.106(n)(9) - Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark; and
- 307.106(n)(10) – Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure.

Design Guidelines, “Demolition”

- Secretary of the Interior’s Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior’s Standards for Rehabilitation (4): Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



RIGHT SIDE ELEVATION OF SUBJECT PROPERTY



REAR ELEVATION OF SUBJECT PROPERTY



Application For Certificate Of Appropriateness

Application Info

Tracking #	30146	Application Status	FILED COMPLETE
Date Started	01/04/2024	Date Submitted	01/12/2024

Planning and Development Department Info

COA #	COA-24-30146
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	2/2/2024
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	2/28/2024
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
TESSEMA	MICHAEL	
Company Name		
Mailing Address		
3184 TOWER OAKS DRIVE		
City	State	Zip Code
ORANGEPARK	FL	32065
Phone	Fax	Email
904 412 3571	904	MIKE_WOSSEN@YAHOO.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
TESSEMA	MICHAEL	
Company/Trust Name		
UP & COMING PROPERTIES LLC		
Mailing Address		
358 KING STREET		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone	Fax	Email
9044123571	904	MIKE_WOSSEN@YAHOO.COM

Description Of Property

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

Map	RE#
------------	------------

	070987 0000

Location Of Property

General Location

Springfield Historic District

House #

1422

Street Name, Type and Direction

LIBERTY ST N

Zip Code

32206

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

REQUEST TO DEMOLISH A CONTRIBUTING STRUCTURE IN SPRINGFIELD. THERE IS AN MCCD MAGISTRATE MEETING SCHEDULED FOR THE 17TH OF JANUARY AND WOULD LIKE TO PROCEED WITH THE REQUEST TO DEMOLISH THE STRUCTURE. IT IS UNSAFE AND THE ENGINEERING REPORT ATTACHED TO THE APPLICATION REPORTS BLOCK COLUMNS ON THE FRONT PORCH ARE UNSTABLE, THE SUBFLOORING ON THE FIRST AND SECOND FLOORS ARE DETERIORATED, THERE IS INSECT DAMAGE THROUGHOUT THE PIER FOUNDATION, AND THE ROOF HAS COLLAPSED IN PLACES EXPOSING THE WHOLE WOOD STRUCTURE TO THE ELEMENTS. THERE ARE ALSO LARGE HOLES IN THE SIDING ALONG WITH MISSING WINDOWS AND DOORS ON THE REAR OF THE STRUCTURE. THE ENGINEERING REPORT ALSO STATES THE STRUCTURE IS LEANING, AS A WHOLE, TOWARD THE REAR OF THE LOT AND THE FRONT PORCH COLUMN ON THE LEFT IS AT A 15 DEGREE ANGLE TOWARD THE NEIGHBORING RESIDENCE. THE INTERIOR OF THE STRUCTURE HAS NO DRYWALL AND THE BALLOON FRAME IS IN BAD CONDITION. THERE IS A CONCERN FOR THE NEIGHBORING RESIDENCES FROM A SAFETY STANDPOINT, BUT THE MAIN REASON FOR DEMOLITION IS THAT THE COST OF REPAIRING IS MORE THAN BUILDING A NEW STRUCTURALLY SAFE RESIDENCE IN ITS PLACE.

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

Demolition - Required Attachments For Complete Application

- Written Statement** - Applicant's written statement of reasoning.
- Letter From Engineer** - Letter from licensed registered engineer/contractor.
- Statement Of Economic Viability** - Statement of economic viability of rehabilitation to code.
- Photos Of Structure** - Photos of structure interior and exterior.

Additional Documents Provided

Empty text box for additional documents provided.

Application Certification

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


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

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

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

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

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

UP & COMING PROPERTIES LLC 
 358 KING ST
 JACKSONVILLE, FL 32204

Primary Site Address
 1422 N LIBERTY ST
 Jacksonville FL 32206

Official Record Book/Page
 20675-00180

Tile #
 6412

1422 N LIBERTY ST

Property Detail

RE #	070987-0000
Tax District	USD1
Property Use	0800 Multi-Family Units 2-9
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4329
Characteristics	Historic Designation

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$24,706.00	\$23,698.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$48,379.00	\$48,379.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$73,085.00	\$72,077.00
Assessed Value	\$63,490.00	\$72,077.00
Cap Diff/Portability Amt	\$9,595.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$63,490.00	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
20675-00180	5/8/2023	\$100.00	SW - Special Warranty	Unqualified	Improved
19333-01463	8/14/2020	\$63,000.00	WD - Warranty Deed	Qualified	Improved
19114-01268	2/14/2020	\$65,000.00	WD - Warranty Deed	Qualified	Improved
18415-01165	4/7/2017	\$100.00	MS - Miscellaneous	Unqualified	Improved
17945-01858	4/7/2017	\$100.00	MS - Miscellaneous	Unqualified	Improved
05859-01741	9/28/1984	\$35,000.00	WD - Warranty Deed	Unqualified	Improved
03496-00259	4/26/1973	\$5,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

No data found for this section

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-S	35.00	125.00	Common	35.00	Front Footage	\$48,379.00

Legal

LN	Legal Description
1	2-4 37-2S-26E
2	SPRINGFIELD
3	S1/2 LOT 12 BLK 15

Buildings 

Building 1
 Building 1 Site Address
 1422 N LIBERTY ST Unit
 Jacksonville FL 32206

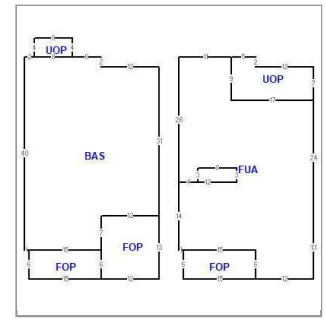
Building Type	0801 - DUPLEX
Year Built	1909
Building Value	\$23,698.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1015	1015	964
Finished Open Porch	90	0	27
Base Area	1012	1012	1012
Finished Open Porch	156	0	47
Unfin Open Porch	32	0	6

Property Appraiser - Property Details

Unfin Open Porch	129	0	26
Finished Open Porch	90	0	27
Total	2524	2027	2109

Element	Code	Detail
Exterior Wall	4	4 Single Siding
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	3	3 Gas
Heating Type	2	2 Convection
Air Cond	2	2 Wall Unit



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

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$63,490.00	\$0.00	\$63,490.00	\$653.20	\$718.51	\$656.84
Urban Service Dist1	\$63,490.00	\$0.00	\$63,490.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$73,085.00	\$0.00	\$73,085.00	\$228.10	\$232.63	\$214.45
By Local Board	\$73,085.00	\$0.00	\$73,085.00	\$158.46	\$164.30	\$148.98
FL Inland Navigation Dist.	\$63,490.00	\$0.00	\$63,490.00	\$1.85	\$1.83	\$1.83
Water Mgmt Dist. SJRWMD	\$63,490.00	\$0.00	\$63,490.00	\$11.39	\$11.38	\$11.38
School Board Voted	\$73,085.00	\$0.00	\$73,085.00	\$0.00	\$73.09	\$0.00
Urb Ser Dist1 Voted	\$63,490.00	\$0.00	\$63,490.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,053.00	\$1,201.74	\$1,033.48

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$70,488.00	\$57,719.00	\$0.00	\$57,719.00
Current Year	\$73,085.00	\$63,490.00	\$0.00	\$63,490.00

2023 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

- 2023**

- 2022**

- 2021**

- 2020**

- 2019**

- 2018**

- 2017**

- 2016**

- 2015**

- 2014**

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

More Information

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



LUCAS & SCOTT ENGINEERING INC

12627 San Jose Boulevard, Suite 603 • Jacksonville, Florida 32223
Telephone (904) 260-2690 • Fax (904) 260-2671

December 27, 2023

REPORT OF FINDINGS

**1422 N. LIBERTY STREET
STRUCTURAL EVALUATION
FOR BUILDING DEMOLITION**

Prepared For:

**UP & COMING PROPERTIES LLC
1930 SAN MARCO BLVD, SUITE 201
JACKSONVILLE, FL 32207**

Attention:

MR. MIKE WOSSEN

Douglas V. Lucas, P.E.
Structural Engineer

Mr. Mike Wossen

UP & COMING PROPERTIES LLC
1930 SAN MARCO BLVD, SUITE 201
JACKSONVILLE, FL 32207

Re: **Structural report – 1422 N. Liberty St. Jacksonville, Florida 32206**

Subject: **Demolition Report**

Dear Mr. Wossen:

Lucas & Scott Engineering, Inc. was retained on December 06, 2023 to perform a structural assessment to determine if the damages found allow the recovery of the subject building. The building is located at 1422 N. Liberty St. in Jacksonville, Florida 32206.

The structure is a two-story building with two units (A & B). The foundation is off grade over brick piers, wood framed exterior walls and conventional system at first floor and roof.

Observations

Observations made during our site visit are summarized below:

- The subject building was located at 1422 N. Liberty St. Jacksonville, Florida 32206.
- This building has a Historic Designation.
- The age of the building is around 114 years old.
- Some brick columns collapsed, making the building lean to the left side with an angle close to 15 degrees with respect to the vertical.
- The subfloor of the first and second floors largely no longer exists, and the joists have traces of insects and humidity.
- The wall sheathing has significant deterioration due to lack of maintenance.
- Finally, the roof at the back of the house does not exist, this has allowed water to enter from above.

Analysis

The subject structure was located at 1422 N. Liberty St. Jacksonville, Florida and construction was completed sometime in 1909, the property is Historic designated. The structure was constructed with the normal procedures in the first years of the 20th century.

The stability of the entire building is compromised and may affect its neighbors. The damage found is approximately 70% or more. Some parts of the building were not possible to inspect due to deterioration.

Summary and Conclusions

The following conclusions were made after our site visit and a review of the field notes and photographs. Our opinions are as follows:

- The building must be isolated before carrying out the solution.
- Florida Building Code 2023, existing building. Section 202. This building is considered Dangerous; “Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous”:
 1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
 2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine or frequent loads; under actual loads already in effect; or under wind, rain, flood or other environmental loads when such loads are imminent.
- Due to the imminence of the collapse and the amount of deterioration in the structure, the demolition of the building is highly recommended.
- Florida Building Code 2023, existing building. Section 402.3 Replacement “402.3 Replacement. “For repairs in an historic building, replacement or partial replacement of existing or missing features that match the original in configuration, height, size and original methods of construction shall be permitted.” Therefore, the replacement of the building must comply with these conditions.

Photographs were taken during the site visit. Only a few of the most descriptive photographs are included in this report. The remaining photographs and field notes will be retained in our files and made available to you upon request.

This report was prepared for the exclusive use of UP & COMING PROPERTIES LLC and was not intended for any other purpose. Our report was based on information made available to us at the time. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions, and to revise our opinions and conclusions if necessary and warranted by the discovery of additional information. This report was prepared for our client's use, and we disavow any liability for use by others.

Should you have any questions about this report, please do not hesitate to call.

Sincerely,

Douglas V Lucas

Douglas V. Lucas, P.E.
Structural Engineer

Attachments: Photographs

POWER BUILDERS, INC.
GENERAL CONTRACTORS

Remodeling Estimate

Date: 01/02/2024
Estimate # 1196
Property: 1422 N Liberty St. Jacksonville, FL. 32206

Service Provider
Power Builders Inc.
Federico Fernandez
4277 Emerald Bay Dr.
Jacksonville, FL. 32277
(904) 487-2750
Fernandezpowerbuilder@gmail.com
CGC052838

Customer
Up & Coming Properties LLC
Michael Tessema
358 King St.
Jacksonville, FL. 32206
(904) 412-3571
Mike_wossen@yahoo.com

SCOPE OF WORK

This estimate covers the remodeling of the whole house with materials

Terms of payments

35% Downpayment → \$136,570
remaining payments as job progresses

Description	Measure	Amount	Notes
Permits/Plans/Arch/Eng/Surv		8,000	
Connection: Water/Sewer/Gas/Cut Card		4700	
Site work- Intial, landscape clean up		4000	
Demolition Exterior		2000	
house leveling joist/sub floor		30000	
Demolition Interior		4000	
Foundation - Slab - Support		13000	
framing		9000	
HVAC		24000	
Hot Water Heater		2000	
Rough Plumbing (include Pans/Tubs)		15000	
Tub Encosures/Surrounds/Tile		12000	
Plumbing repairs and top out (fixtures)		8000	
Rough Electrical (Rough inspection)		17500	
Panel and/or service upgrade		4000	
Finish Electric (devices and outlets)		3000	
Light Fixtures (finishes)		6000	
Concrete Flatwork, Patio/Sidewalk		5000	
Fireplace repairs		6000	
Windows historic repair		8000	
Exterior Doors		3000	
Siding Exterior/ Stucco/Vinyl		12000	
Roof Complete/Repairs		22000	
Soffits Fascia capping		3000	
Gutters/Downspouts		3500	
Drywall and Patching, (paint-Ready)		20000	
Interior Carpentry		8000	
Painting Interior		10000	
Painting Exteri historic house		18000	
Kitchen Cabinets & Hardware		13000	
Bathroom Vanities		7500	
Countertops		9000	
Back-splash		3000	
Built-ins Stove, Micro, DW, Fridge		11000	
Floor - Hardwoods (New)		9000	
Floor - Carpet		3500	
Mirrors and Glass/ Bath Accessories		3500	
Shelves/Closet Rods, etc		2000	
Stairs/Railings		1500	
Deck/Porches (seal, coat, finish)		5000	
Fence and Gates		2800	
Clean Up (cleaing services)		900	
Dump Fees		1500	
Vent Hood		400	
Pool cleaning & equipment		1300	
Pressure washing		600	
Handy Man services		4000	
Contingency		15000	
termite fumigation		11000	
Total		390200	

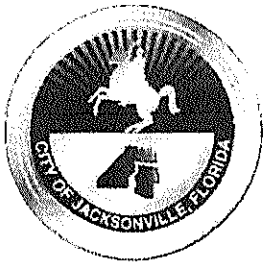
+ Tax \$419,465

owned for 2 years

Appointment 1/17/2024
10: AM

City of Jacksonville, Florida

Donna Deegan, Mayor



A NEW DAY.

Neighborhoods Department
Municipal Code Compliance Division
214 N. Hogan Street, 7th Floor
Jacksonville, Florida 32202
(904) 255-7000
www.coj.net

MUNICIPAL CODE ENFORCMENT SPECIAL MAGISTRATE NOTICE OF HEARING

TO: LEPRELL, SAMUEL L Reg. Agent for:UP & COMING PROPERTIES LLC 1930 SAN MARCO BLVD. SUITE 201 JACKSONVILLE, FL 32207

RE: 1422 N. Liberty St./MCE Case #240017

NOTICE IS HEREBY GIVEN that a public hearing regarding the alleged code and/or ordinance violations listed on the attached "Statement of Violation and Request for Hearing" will be as follows

December 5, 2023, at 10 a.m.

LOCATION*: EDWARD BALL BUILDING, 214 N. HOGAN STREET, 8th FLOOR, ROOM 851, BOARD ROOM A

Please be prepared to present your case. You may hire an attorney to represent you, or you may appear at the hearing on your own behalf. Failure to appear may result in the Special Magistrate proceeding in your absence. If the violation(s) is/are corrected prior to the hearing, if the violation(s) is/are corrected then recurs, or if the violation(s) is/are not corrected by the time specified for correction by the code inspector, the case may be presented to the Special Magistrate. **Please bring pictures of the completed repairs, and any documentation, to prove that you intend to comply.**

Pursuant to Chapter 162 of the Florida Statutes and Chapter 91 of the Jacksonville Ordinance Code, the **Special Magistrate has the power to levy fines of up to \$250 per day for the first violation and \$500 per day for a repeat violation; and to issue an Order to Abate by Demolition and/or Site Clearance.** The fine continues to accrue until the property is in compliance. A certified copy of the order imposing a fine may be recorded in the public records; and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator and/or property owner. And a fine/lien cannot be released until such time as the code compliance officer finds the cited property, to be in compliance.

Appeals shall be filed to the Circuit Court, within 30 days of the execution of the order to be appealed; and shall be limited to appellate review of the record created before the Special Magistrate. If any person desires to appeal any decision with respect to any matter considered at these meetings, such person may need a record of the proceedings. For this purpose, **such person may need to ensure that a verbatim record** of the proceedings is made which includes the testimony, and evidence upon which the appeal is to be based.

This hearing concerns property owned by you. Therefore, it is in your best interest to attend this hearing, regardless of the status of the alleged code violation(s) so that you are aware firsthand the outcome of the hearing. If you have **questions regarding the attached violations**, please telephone the Municipal Code Compliance Division (MCCD) at (904) 255-7000 and **ask to speak with the Inspector assigned to the referenced case.** And, for questions regarding the hearing process, ask to speak with a representative of the Special Magistrate Administrative Office.

I HEREBY CERTIFY that a copy hereof was mailed by certified & first-class mail to the above-named addressee(s) this 22nd day of December 2023.

9489 0090 0027 6535 9814 21

Jeremeka Adams

Jeremeka Adams, Administration Aide

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE AGENCY SENDING THIS NOTICE NO LATER THAN SEVEN (7) DAYS PRIOR TO THE PROCEEDING AT THE NUMBER LISTED ON THIS NOTICE
2023-9126346

MUNICIPAL CODE COMPLIANCE DIVISION



(C) Upon re-inspection of the subject premises, and after the date set for corrections, on 11/1/2023, I observed that the below-described violation(s) continued to exist and that attempts by the Respondent if any, to secure compliance with the Jacksonville Ordinance Code have failed.

(D) A hearing is requested because the below listed violation(s) continued to exist beyond the time set for correction; and/or violation(s) has/have been corrected and has/have recurred; and/or the undersigned has reason to believe the violation(s) present(s) a serious threat to public health, safety, and welfare of the owner, occupant or general public.

(E) Further Comments:

Based upon the foregoing, the petitioner hereby requests a hearing before a Special Magistrate and further requests that an order be issued affording the appropriate relief, including an order to correct the below listed violation(s) and/or the imposition of an administrative fine not to exceed Two Hundred Fifty Dollars (\$250) for each day each violation continues past the date set for compliance or Five Hundred Dollars (\$500) for each day each violation was repeated, and for such other and further relief as is consistent with the powers of the Special Magistrate.

Dated at Jacksonville, Florida, this 10th day of November, 2023

Respectfully Petitioner
Municipal Code Compliance Division
214 N. Hogan St
7th Floor
Jacksonville, FL 32202
Phone: (904) 255-7000

(By) Allan Funez

MUNICIPAL CODE COMPLIANCE DIVISION



AFFIDAVIT

Allan Funez, being duly sworn, deposes and says:

- 1. He/she is a resident of the State of Florida; he/she is over twenty-one years of age.
- 2. He/she is a person authorized by law to inspect for violations of the Jacksonville Ordinance Code contained herein,
- 3. The statements set forth herein are based upon personal knowledge.

Allan Funez
Affiant

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledge before me by means of physical presence or online notarization, this 16th day of November 2023, by Allan Funez who is personally known to me and who did not take an oath.

(Signature of person taking acknowledgement)

(Name of officer taking acknowledgement)

(Title or Rank)

NEIGHBORHOODS DEPARTMENT

MUNICIPAL CODE COMPLIANCE DIVISION



	<u>Section</u>	<u>Unit</u>	<u>Location</u>	<u>Violation</u>
1.	518.111, .301		Entire	Structure is in violation of the Property Safety and Maintenance Code, Chapter 518, PART 3.
2.	518.111, 301		Entire	Unfinished construction without an active permit.
3.	518.111, .301		Entire	Structure is unfit for human habitation and poses a threat to the health and safety of the occupants.
4.	518.111, .301, .419[i]		Entire	Structural members are overloaded/too weak for purpose used. Structure poses a threat to health/safety of occupants/public.
5.	518.111, .301		Entire	Structure is damaged or deteriorated to the extent it is dangerous to the health and safety of occupants or the public.
6.	518.111, .301		Entire	Structure is in violation of the building code.
7.	518.419 (c)		Entire	Tarpaulin or temporary weatherization exceeding of 30 days

No Further Entries:

A handwritten signature in black ink, appearing to read "Allan Funez".

(By) Allan Funez

Subject

Property - Unsafe Structure

Contact Information

Name: Chris Billings
Mobile:
Home:
Office: (904) 255-7085
Address: 214 N Hogan St
Unit or Apt:
City: Jacksonville
State: FL
Zip Code: 32202

Reference # 230919-000934

CARE #: 2023-9126346

Service Location: 1422 N Liberty St, Jacksonville, FL 32206
Unit or Apt:
Date Created: 09/19/2023 01:06 PM
Estimated Completion Date: 03/15/2024
Date Last Updated: 12/05/2023 03:10 PM
Status: Closed

Response By (integrationuser) (12/05/2023 03:05 PM)

Action Type: close
Action Date: 12/05/2023 15:03:41
Action Comments: 2023-9126346 MCE#240017 Special Magistrate Hearing held 12/5/2023@ 10:00 AM. Special Magistrate Jason Teal presided. Officer Z. Glenn presented the City's case. Representative for Respondent, Michael Tessema, attended. Special Magistrate issued a 30-Day Order to Correct. JAdams
Est Completion Date: 03/15/2024 00:00:00
Action Entered By: 477
Department: Neighborhoods
Division: Municipal Code Compliance
Subdivision: Property Safety

Response By (integrationuser) (12/05/2023 03:05 PM)

Action Type: close
Action Date: 12/05/2023 15:02:42
Action Comments: 2023-9126346 MCE#240017 Special Magistrate

Hearing held 12/5/2023@ 10:00 AM. Special Magistrate Jason Teal presided. Officer Z. Glenn presented the City's case. Representative for Respondent, Michael Tessema, attended. Special Magistrate issued a 30-Day Order to Correct. JAdams
Est Completion Date: 03/15/2024 00:00:00
Action Entered By: 477
Department: Neighborhoods
Division: Municipal Code Compliance
Subdivision: Property Safety

Auto-Response By (Administrator) (12/05/2023 03:05 PM)

Your request has been closed. Click the service request number to review updates to this request 230919-000934.

Response By (integrationuser) (12/01/2023 11:15 AM)

Action Type: wip
Action Date: 12/01/2023 11:10:41
Action Comments: 2023-9126346 - Pre-hearing inspection complete. Violations remain unchanged, no contact with owner, and no new/active permits. Continue to Special Magistrate Hearing.
Est Completion Date: 03/15/2024 00:00:00
Action Entered By: 562
Department: Neighborhoods
Division: Municipal Code Compliance
Subdivision: Property Safety

Response By (integrationuser) (11/22/2023 09:15 AM)

Action Type: wip
Action Date: 11/22/2023 09:12:38
Action Comments: JA
Est Completion Date: 03/15/2024 00:00:00
Action Entered By: 477
Department: Neighborhoods
Division: Municipal Code Compliance
Subdivision: Property Safety

Response By (integrationuser) (11/21/2023 11:25 AM)

Action Type: wip
Action Date: 11/21/2023 11:21:06
Action Comments: MCEB# 240017
Hearing Date: 12/5/23
Est Completion Date: 03/15/2024 00:00:00
Action Entered By: 477
Department: Neighborhoods

Division: Municipal Code Compliance

Subdivision: Property Safety

Response By (integrationuser) (11/17/2023 10:55 AM)

Action Type: wip

Action Date: 11/17/2023 10:52:37

Action Comments: 2023-9126346 Document signed. AFunez

Est Completion Date: 03/15/2024 00:00:00

Action Entered By: 489

Department: Neighborhoods

Division: Municipal Code Compliance

Subdivision: Property Safety

Response By (integrationuser) (11/01/2023 10:30 AM)

Action Type: wip

Action Date: 11/01/2023 10:25:01

Action Comments: 2024-9126346 SENIOR OFFICER PRE-BOARD RESEARCH - (1) Owner was properly notified, (2) Violations cited and photographed are accurate, (3) Appropriate notices and placards were posted, (4) Listed remedies properly represent the status.

Sending for Clerk's Pre-Board Research. AFunez

Est Completion Date: 03/15/2024 00:00:00

Action Entered By: 489

Department: Neighborhoods

Division: Municipal Code Compliance

Subdivision: Property Safety

Response By (integrationuser) (09/27/2023 02:26 PM)

Action Type: wip

Action Date: 09/27/2023 14:22:06

Action Comments: x

Est Completion Date: 03/15/2024 00:00:00

Action Entered By: 76

Department: Neighborhoods

Division: Municipal Code Compliance

Subdivision: Property Safety

Response By (integrationuser) (09/22/2023 07:51 AM)

Action Type: wip

Action Date: 09/22/2023 07:45:59

Action Comments: 2023-9126346: Supervisor agrees with officers findings of unsafe designation. Set flags for JEA and BID, schedule owners search. Case will need to move towards MCEB. CBillings

Est Completion Date: 03/15/2024 00:00:00

Action Entered By: 115

Department: Neighborhoods

Division: Municipal Code Compliance Subdivision: Property Safety
Response By (integrationuser) (09/22/2023 07:46 AM)
Action Type: wip Action Date: 09/22/2023 07:45:51 Action Comments: 2023-9126346: Supervisor agrees with officers findings of unsafe designation. Set flags for JEA and BID, schedule owners search. Case will need to move towards MCEB. CBillings Est Completion Date: 03/15/2024 00:00:00 Action Entered By: 115 Department: Neighborhoods Division: Municipal Code Compliance Subdivision: Property Safety
Response By (integrationuser) (09/20/2023 09:31 AM)
Action Type: wip Action Date: 09/20/2023 09:28:51 Action Comments: 2023-9126346 Cited property for unsafe structure. Front porch is extremely soft and rotted, which makes access to structure dangerous. Permit #: B-17-903860 has been Suspended due to inactivity since 05/12/2019 and the restoration work has ceased. Roof Permit #: R-13-540515 has been Suspended due to inactivity since 06/24/2013 and the roof and some windows are deteriorated to a point where the Est Completion Date: 03/15/2024 00:00:00 Action Entered By: 489 Department: Neighborhoods Division: Municipal Code Compliance Subdivision: Property Safety
Auto Note By (Administrator) (09/19/2023 01:11 PM)
Your Request has been set to: Service: Property Service Type: General Property--
Response By (integrationuser) (09/19/2023 01:11 PM)
Action Type: assign Action Date: 09/19/2023 13:10:37 Action Comments: Case assigned Est Completion Date: 03/15/2024 00:00:00 Action Entered By: 1 Department: Neighborhoods Division: Municipal Code Compliance Subdivision: Property Safety
Auto Note By (Administrator) (09/19/2023 01:06 PM)
Your Request has been set to: Service: Property Service Type: Unsafe Structure--
Customer By Phone (MCCD Officer) (09/19/2023 01:06 PM)
Report of possible unstable collapsing wall.



Photograph 1
The subject building



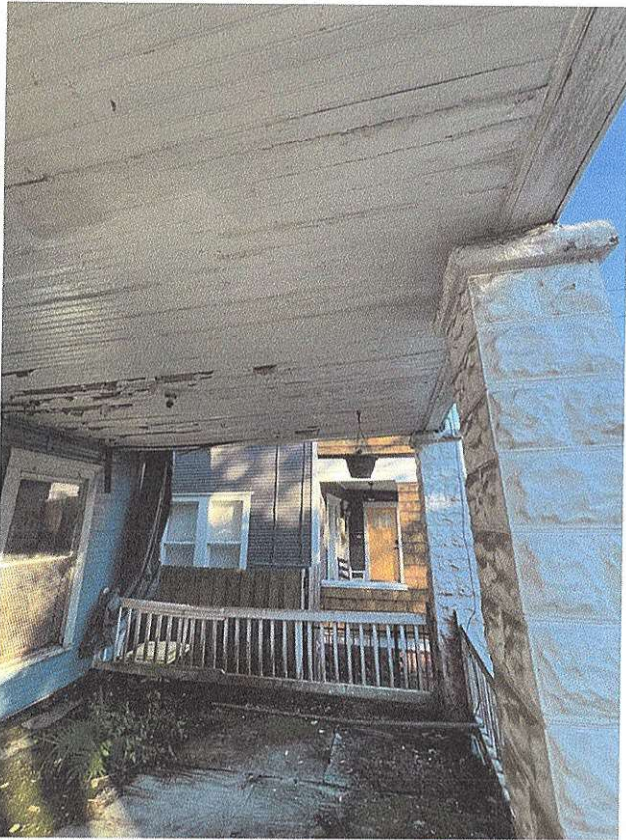


Photo 2

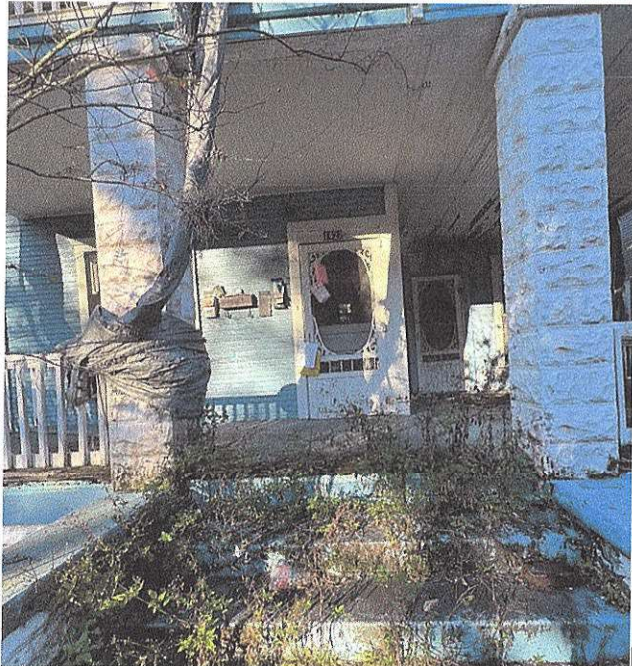


Photo 3

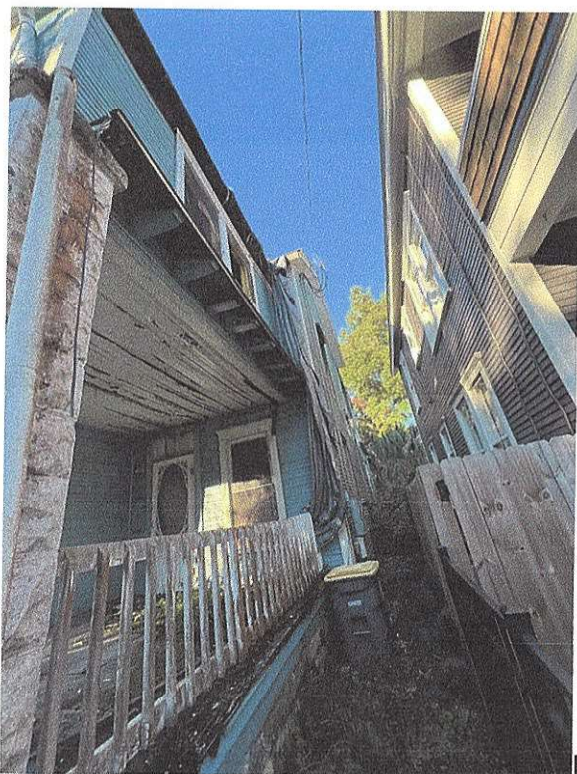


Photo 4



Photo 5

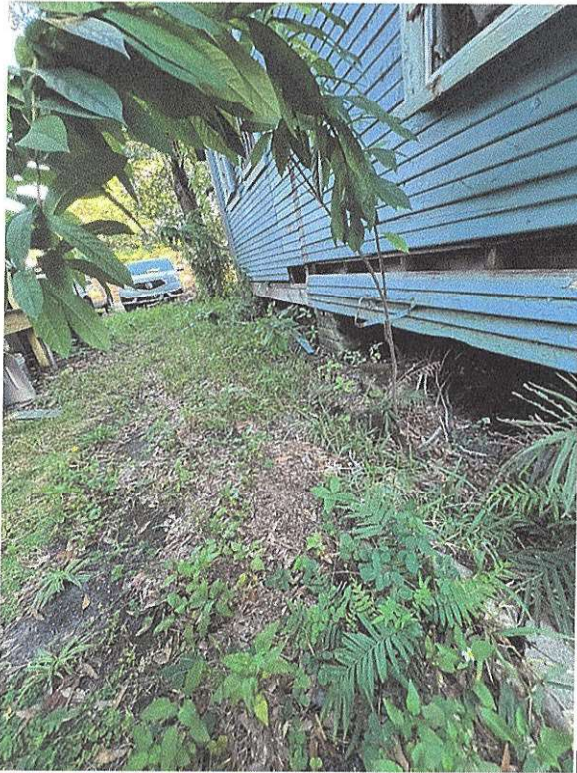


Photo 6

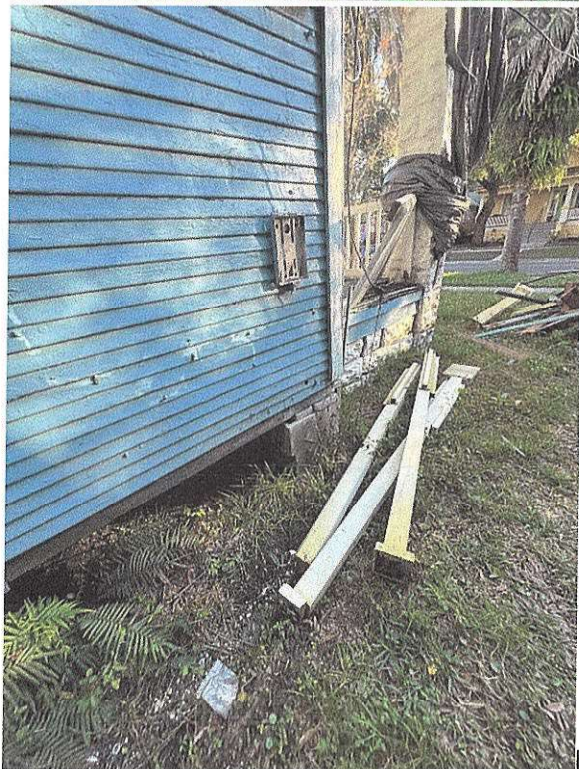


Photo 7

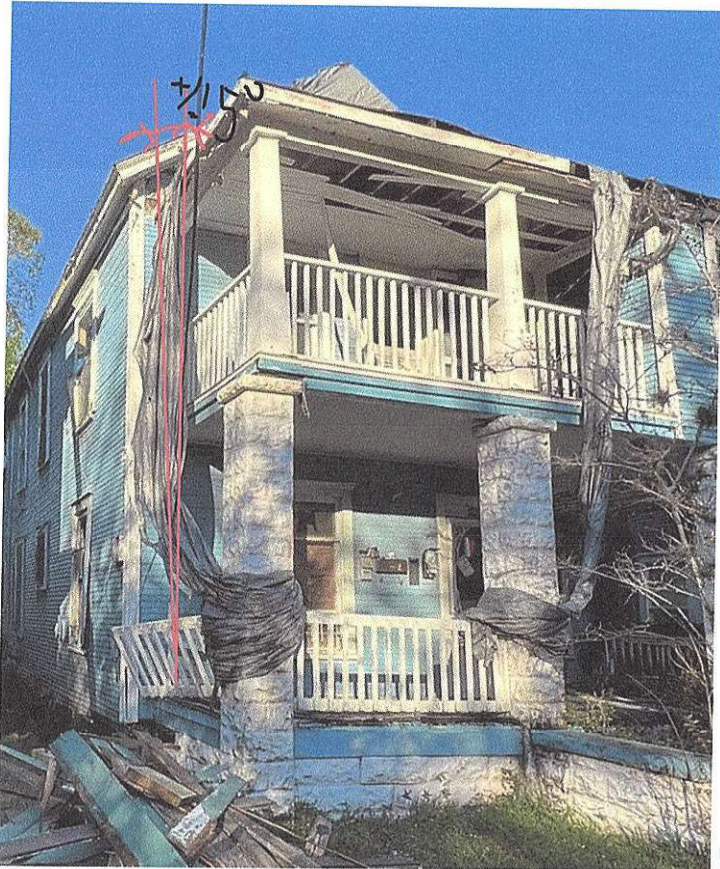


Photo 8



Photo 9



Photo 10.



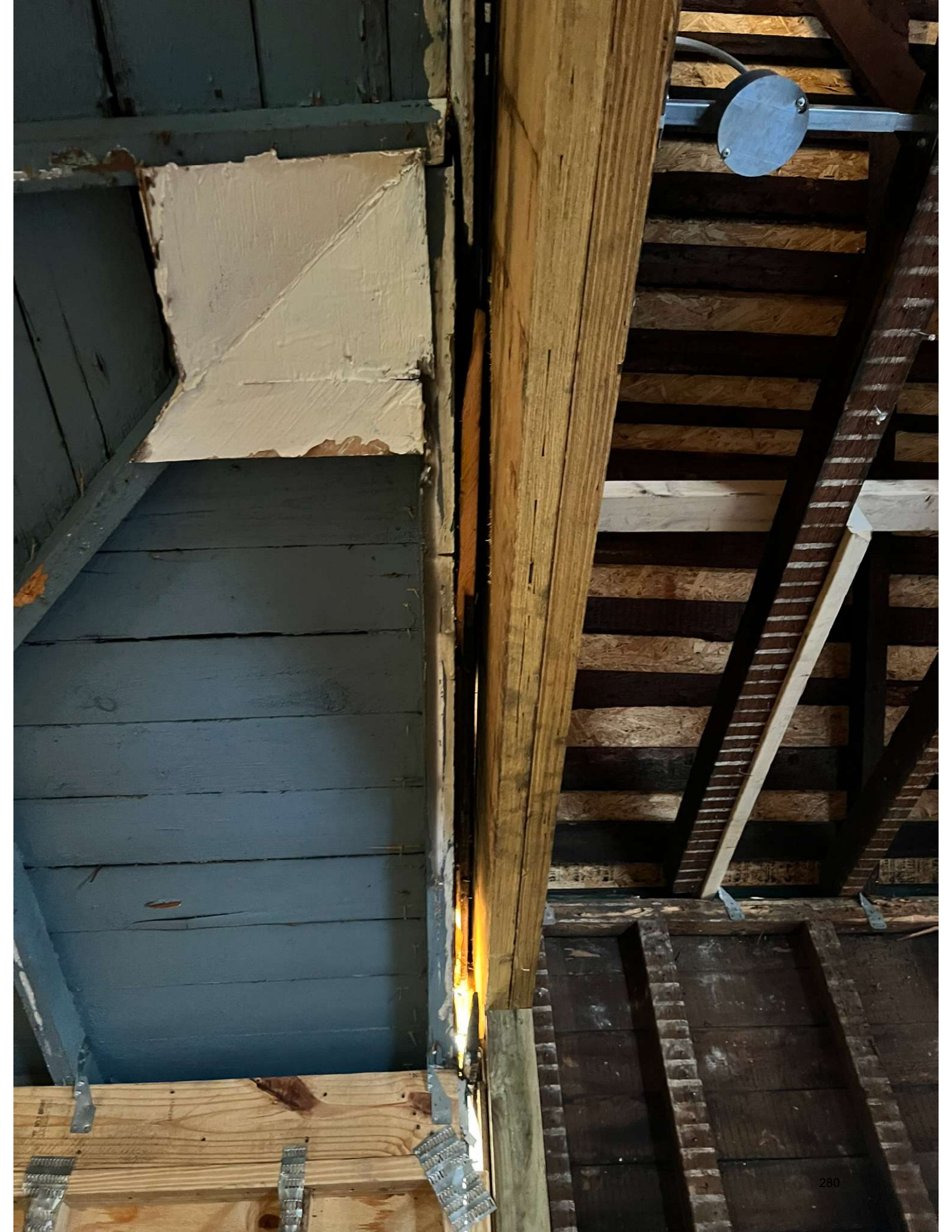
Photo 11.

Engineer Photos

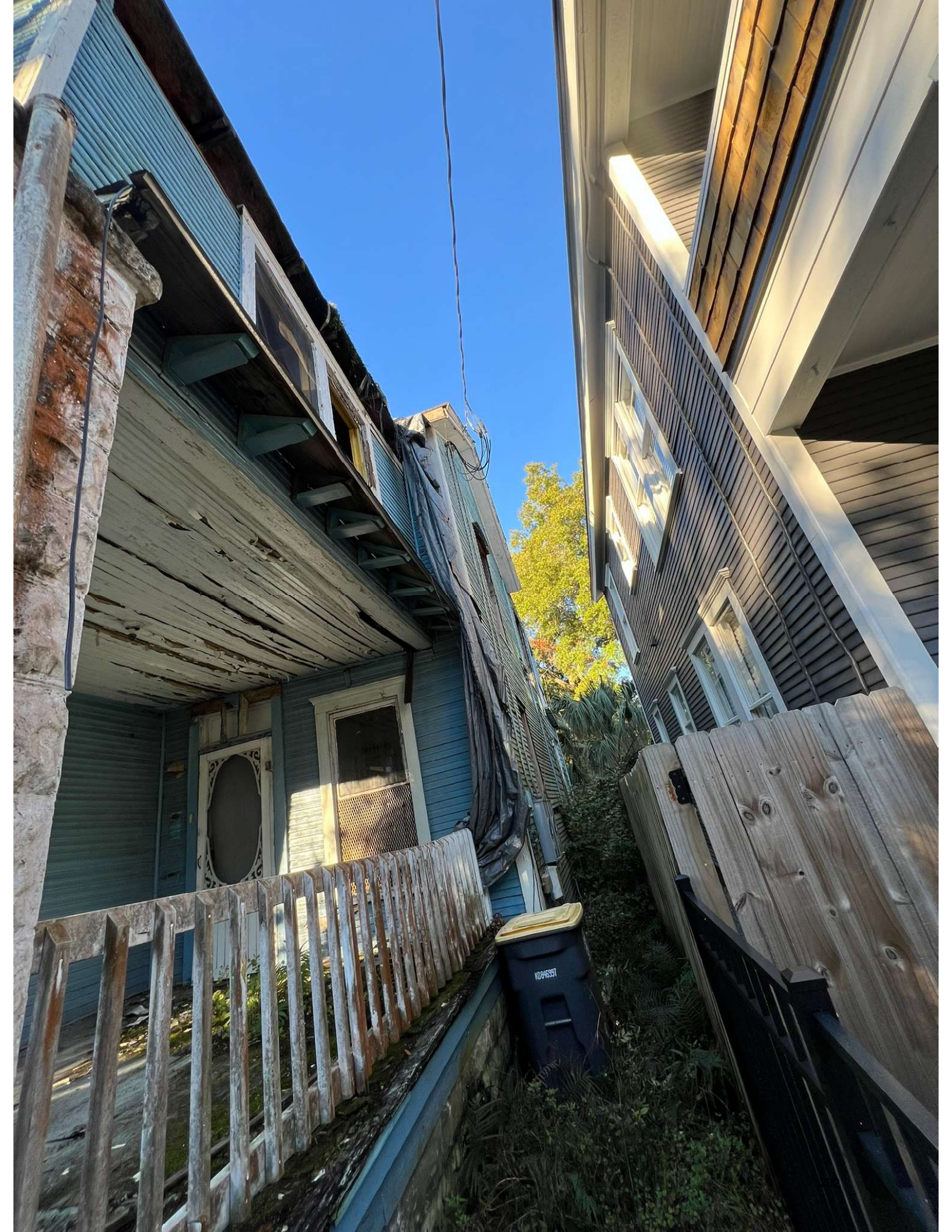




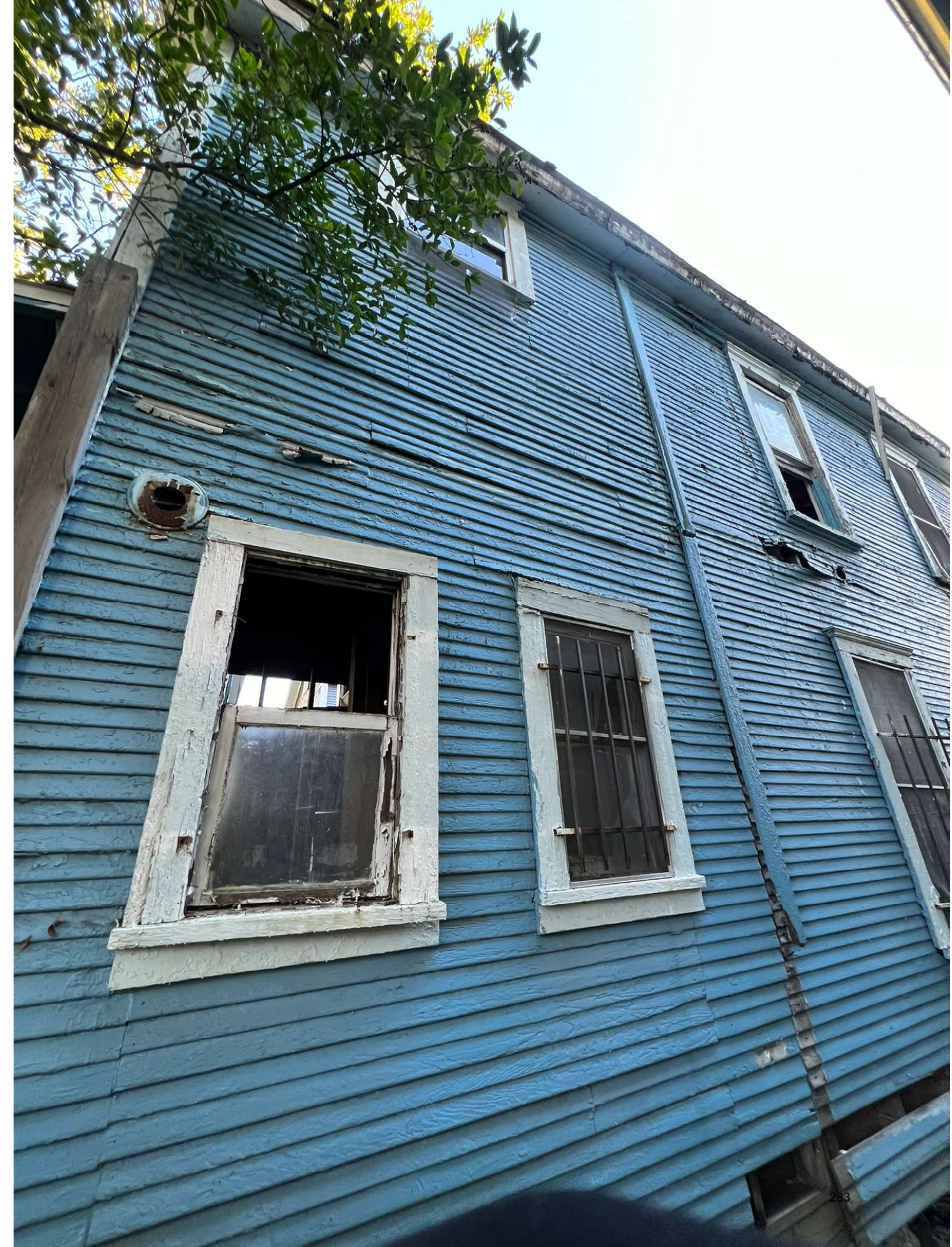








153-0938









Wells, Arimus

From: Nicole Lopez <preservationsos@yahoo.com>
Sent: Monday, February 12, 2024 8:36 PM
To: Historic Preservation; Wells, Arimus
Subject: H-30146, 1422 N. Liberty, Historic Springfield

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

To JHPC:

The email is in opposition to the COA for demolition for 1422 N Liberty. Preservation SOS was created over a decade ago to stop reckless demolition and preserve our historic homes. This place matters. The owner should be required to mothball the historic home to protect it. If the owner cannot "afford" to restore the home, it can be sold as the market is still selling high. No excuses.

It is your duty to do the right thing. This investor bought a historic home. This investor should restore this historic home. The integrity of our neighborhood lies with our old homes.

Trying to avoid Special Magistrate fines by pulling a COA for demo is cowardly. Hold the owner accountable. Do not approve this COA.

Nicole Lopez
President
Preservation SOS

Wells, Arimus

From: Nicole Lopez <nicolelopez89@yahoo.com>
Sent: Monday, February 12, 2024 8:36 PM
To: Historic Preservation; Wells, Arimus
Subject: H-30146, 1422 N. Liberty St, Historic Springfield

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

To the JHPC:

This email is in opposition of the COA for demolition for the historic home located at 1422 N. Liberty in Springfield. It is no secret that our neighborhood is historic as it is stated on the property record card. Signs throughout the neighborhood and multiple news media recognitions validate our historic status. Historic Springfield is not a secret.

The owner should mothball the home to protect it and either restore or place in the hands of someone who can. The market is still high and viable for sale. No excuses. Hold the owner responsible to protecting the home and preserving our history.

Nicole Lopez
1533 Ionia St, 32206

February 20, 2024

To the Commissioners of the Jacksonville Historic Preservation Commission and Staff of the Historic Preservation Division,

Springfield Preservation and Revitalization (SPAR) opposes the demolition of the property at 1422 N Liberty Street as applied for in COA-24-30146.

The property at 1422 N Liberty Street is a contributing structure to the Historic Springfield District. The property offers a clear case of demolition by neglect and, in point of fact, the applicant is using their failure to maintain the building to code as a rationale for demolition. (See COA-24-30146: "There is an MCCD Magistrate meeting scheduled for the 17th of January and would like to proceed with the request to demolish the structure.")

There are two, available remedies other than demolition that have already been presented to the applicant: (1) rehabilitate the property or (2) sell the property to a new owner willing to rehabilitate. In fact, the applicant has received offers for this property at fair market value by interested parties willing to rehabilitate.

We understand that historic rehabilitation presents challenges; however, there are countless cases in Springfield of buildings and homes deemed "unsaveable" that have been successfully rehabilitated. Caved in roofs, crumbling chimneys, and leaning walls are not extraordinary examples of dilapidation, and not a hindrance to rehabilitation by those willing to do so, and certainly should not be excusatory when neglect contributed to such dilapidation. 1422 N Liberty Street is no exception and we strongly recommend one of the remedies already available to the applicant that do not require demolition.

Last but not least, the applicant notes that, "There is a concern for the neighboring residences from a safety standpoint, but *the main reason for demolition is that the cost of repairing is more than building a new structurally safe residence* in its place [emphasis ours]." The cost of rehabilitation is not a valid rationale for demolition. If cost were considered a valid rationale for demolition, then almost all demolition requests would be justifiable since it is almost always less expensive to build new than to rehabilitate. Cost alone would functionally negate the very purpose of historic preservation. We urge the Commissioners of the Jacksonville Historic Preservation Commission to oppose this demolition request.

Springfield Preservation and Revitalization appreciates the opportunity to be a part of the continued preservation, revitalization, and strategic growth of our historic neighborhood.

Sincerely,

Michael Haskins, Executive Director
Springfield Preservation and Revitalization
1321 N Main Street
Jacksonville, FL 32206
Office: 904-353-7727
Email: executivedirector@sparcouncil.org

H.

***Certificates of
Appropriateness***

***Work Initiated or
Completed without a
COA***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

I.

***Appeal of
Administratively
Approved COA's***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

J.

***Minor
Modifications***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

K.

Public

Comments



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

L.

***New
Business***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

1.

Demolition Delay

***700, 700A, 700B
Palmetto Street***

***Eastside
National Register***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus Wells, City Planner Supervisor
Community Planning Division / Historic Preservation Section

RE: Request for Demolition, Section 320.407 Review – Demolition of Three (3)
Contributing Structures at 700, 700A, and 700B Palmetto Street.

DATE: February 28, 2024

The property owner is seeking a building permit to demolish three (3) nonresidential structures located on subject parcel, RE: 130810-0000. The stated scope of work includes **the demolition of three buildings: 700 Palmetto Street, 700A Palmetto Street, and 700B Palmetto Street**. All three (3) of the structures are listed as contributing properties in the Eastside National Register Historic District.

Because the structures are contributing to the National Register district, any demolition activities require a review by the Jacksonville Historic Preservation Commission (JHPC) pursuant to §320.407, Jacksonville Ordinance Code. The JHPC must review and take action on such requests for demolition within 60 calendar days after the complete demolition application is received by the Historic Preservation Section of the Jacksonville Planning and Development Department. If the Commission fails to act within the 60-day period, the demolition request is considered to have been granted. If the Commission approves the permit application, the demolition may proceed. If the Commission denies the application, the property owner can appeal the decision to the City Council. The appeal must be filed within 14 calendar days from the date of the Commission meeting. The case file, including the demolition application and the Commission's recommendation regarding the property's potential for landmark status, will be forwarded to the City Council, which will vote to approve the demolition request or to proceed with landmark designation.

The applicant intends to demolish the three (3) structures in order to a construct a mixed-use development with a maximum of 400 multi-family units and 20,000 sq. ft. of commercial uses. Since the property owner is seeking demolition and is not in support of a landmark designation for the structures at at 700, 700A, and 700B Palmetto Street, the Commission must find that the property meets at least four (4) of the seven (7) criteria outlined in the designation

procedures for landmarks codified in §307.104, Jacksonville Ordinance Code, before forwarding any landmark recommendation to City Council.



PROPERTY DESCRIPTIONS:

700 Palmetto Street - Constructed in 1917, 700 Palmetto Street is a one-story commercial building with Commercial style influences. Originally used as a storage building, the structure can be characterized by its rectangular-shaped plan, painted brick exterior, several entry doors, and two (2) separate garage bays.

700A Palmetto Street (Building #4) - Constructed in 1963, 700 Palmetto Street is a one-story commercial building with Industrial Vernacular influences. The building can be characterized by its L-shaped plan, fixed pane windows, and stucco finish. The primary entrance consists of a single entry door and four (4) separate garage bays.

700B Palmetto Street (Building #1) - Constructed in 1962, 700B Palmetto Street is a one-story commercial and office building with a low and wide rectangular-shaped plan. The building features a unique sawtooth roof with concrete beams and rows of large metal frame windows. The primary entrance consists of a single glass entry door with a fixed pane transom and sidelights.

STAFF ANALYSIS:

In the 2021 Florida Master Site File surveys, the reviewer's initial determination of each structure's significance was that none of them should be considered eligible for individual local designation. While this earlier evaluation is only a cursory assessment of significance, staff does not have any additional documentation that would meet the necessary additional criteria needed to overcome the owner's objection to local landmark designation. Staff also reviewed the demolition permit, associated pictures, and researched the properties for evaluative and documentary purposes. **Based on our evaluation, it is the opinion of the Planning and Development Department that:**

- **700 Palmetto Street meets at least two (2) criteria (A and G) for landmark designation**
- **700A Palmetto Street meets at least two (2) criteria (A and G) for landmark designation**
- **700B Palmetto Street meets at least three (3) criteria (A, F, G) for landmark designation**

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

It is the determination of the Planning and Development Department that 700, 700A, and 700B Palmetto Street meet criterion (A) for landmark designation based on the following analysis:

All three (3) structures are significant by being located within the historically black Oakland community of the Eastside National Historic District. According to the National Register of Historic Places nomination, the Oakland community is significant for its association with the early residential suburban development in Jacksonville. Located to the north of East Jacksonville, the Oakland community was originally part of the property purchased by steamboat captain Charles Willey in 1842. This 278-acre tract was acquired by Captain Willey as the result of an execution sale based on a judgment against the owner, John Warren. In 1852, Captain Willey and his wife, Francis, deeded four acres to the City of Jacksonville for the purpose of a public cemetery. The cemetery, now known as the Old City Cemetery, was expanded by three acres, with one acre conveyed to the Roman Catholic Bishop of Florida. By 1869, the remaining portions of Captain Willey's properties had come under the ownership of Jesse D. Cole.¹ That same year, Cole filed a plat for the town of Oakland.²

The 1869 plat map of Oakland was divided into two major sections. The first section was composed of forty-three tracts divided into individual lots. This section also included the Old City Cemetery, as well as numerous individual lots to the west and south of the cemetery along Hogans Creek. The second section, north of Jessie Street, was composed of twenty-eight tracts not divided into individual lots. Historically, Hogans Creek bound Oakland on the west and

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

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

south, Grant and East Union Streets on the south, Haines Street on the east, and East First Street on the north.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 700, 700A, and 700B Palmetto Street do not meet this criterion.

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

No information was found on the structure's early residents. Based on the currently available information on file, it is the determination of the Planning and Development Department that 700, 700A, and 700B Palmetto Street do not meet this criterion.

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

The original builder, designer or architect is unknown; therefore, it is the determination of the Planning and Development Department that 700, 700A, and 700B Palmetto Street do not meet this criterion.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 700, 700A, and 700B Palmetto Street do not meet this criterion.

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

Based on the currently available information on file, it is the determination of the Planning and Development Department that 700 Palmetto Street do not meet this criterion.

Based on the currently available information on file, it is the determination of the Planning and Development Department that 700A (Building #4) Palmetto Street does not meet this criterion.

It is the determination of the Planning and Development Department that 700B Palmetto Street (Building #1) meets criterion (G) for landmark designation based on the following analysis:

The subject property possesses distinguishing characteristics of a Mid-Century Modern style building. Much like the Arts & Crafts Movement of the late nineteenth century, the Midcentury Modern Movement is an American design movement in the interior, product, graphic design, architecture, and urban development that was popular from roughly 1945 to 1969, during the United States' post-World War II period. The midcentury modern movement in the United States was an American reflection of the International and Bauhaus movements. Roofs are often flat, cantilevered, or gable, and much of the fluidity and importance of clean lines that can be found in Prairie style is also reflected in Midcentury Modern style buildings.

Constructed in 1962, 700B Palmetto Street (Building #1) is a one-story commercial and office building with a low and wide rectangular-shaped plan. The building features a unique sawtooth roof with concrete beams and rows of large metal frame windows.

G. Its suitability for preservation or restoration

It is the determination of the Planning and Development Department that 700, 700A, and 700B Palmetto Street meets criterion (A) for landmark designation based on the following analysis:

Although currently vacant, the structures appear to be in great condition. Not having any evidence of significant exterior deterioration, the structures have been well maintained over the years. According to archival records and permitting, the structures do not show any evidence of being significantly altered, thereby retaining their historical integrity and fabric.

Based on these findings, the Planning and Development Department finds:

- 700 Palmetto Street meets at least two (2) criteria (A and G) for landmark designation
- 700A Palmetto Street meets at least two (2) criteria (A and G) for landmark designation
- 700B Palmetto Street meets at least three (3) criteria (A, F, G) for landmark designation

Photographs of the Subject Property – 700 Palmetto Street



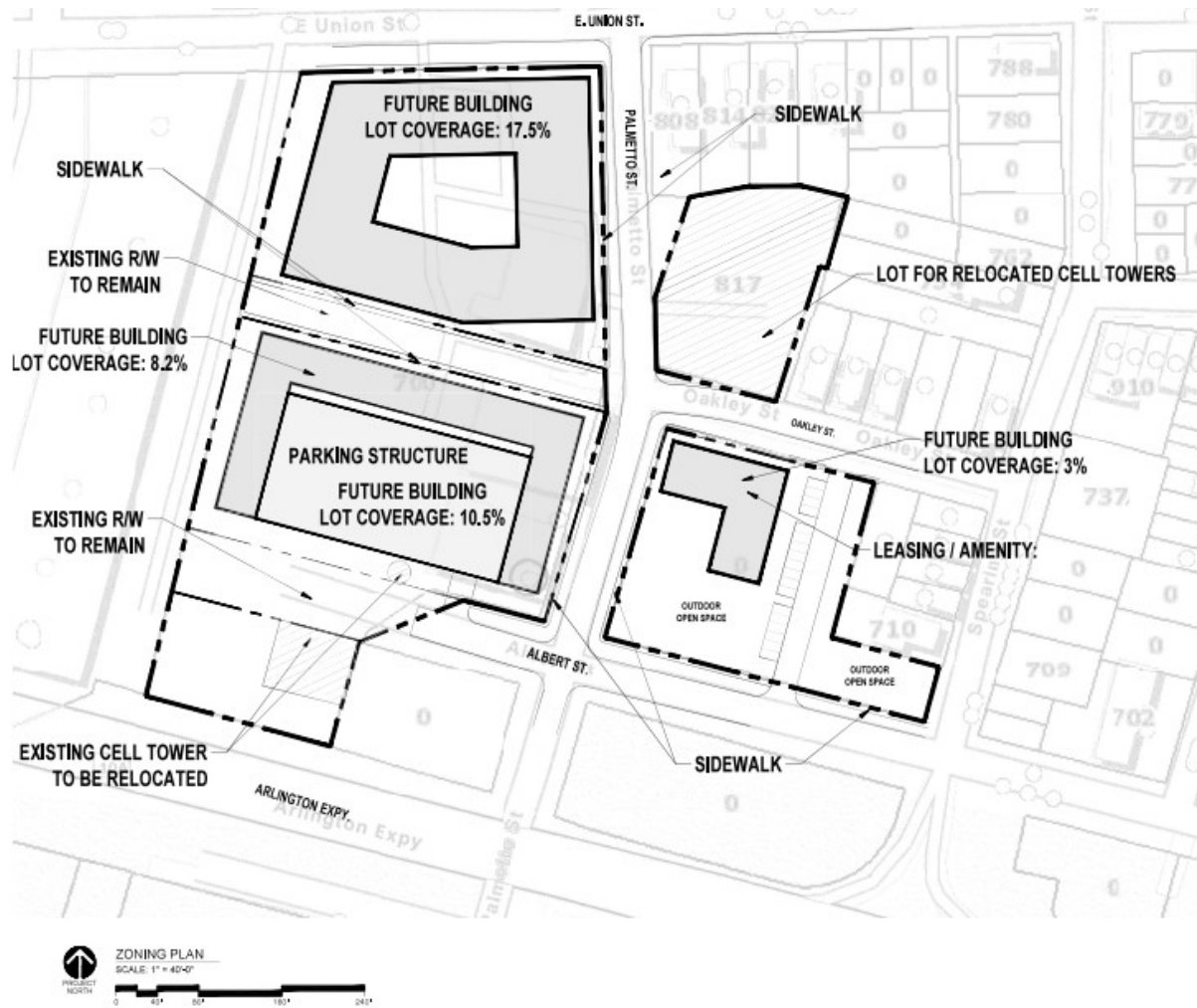
Photographs of the Subject Property – 700A Palmetto Street

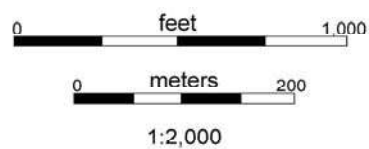


Photographs of the Subject Property – 700B Palmetto Street






Proposed Site Plan Dated July 20, 2023





Eastside Historic District
USGS 7.5' Quadrangle:
Jacksonville, FL (1983)
T2S R26E, Sec 13
T2S R27E, Sec 7 & 18
Land Grant G L37, G L45, G L50
UTM NAD 83 Zone 17

-  Eastside Historic District Boundary
-  Non-Contributing
-  Contributing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Eastside Historic District
Name of Property
Duval County, FL
County and State
African American Architects in Segregated Jacksonville, 1865-1965
Name of multiple listing (if applicable)

Section number 7 Page 30

Palmetto Street

700	1917	Warehouse	Commercial	DU17261
700A	1963	Warehouse	Commercial	DU23324
700B	1962	Commercial	Mid-Century Modern	DU23292
855	1950	Single Family Residence	Masonry Vernacular	DU23095
1105	1928	Single Family Residence	Frame Vernacular	DU09220
1115	1960	Single Family Residence	Masonry Vernacular	DU23090
1149	1909	Single Family Residence	Frame Vernacular	DU09223
1207	1902	Single Family Residence	Frame Vernacular	DU09224
1211	1902	Single Family Residence	Frame Vernacular	DU09225
1217	1909	Single Family Residence	Masonry Vernacular	DU09226
1337	1907	Single Family Residence	Frame Vernacular	DU09230
1343	1912	Single Family Residence	Frame Vernacular	DU09231
1345	1912	Single Family Residence	Frame Vernacular	DU09232

Pasco Street

1311	1909	Single Family Residence	Frame Vernacular	DU17274
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Phelps Street

518	1950	Factory/Plant/Industrial	Masonry Vernacular	DU23167
575	1927	Factory/Plant/Industrial	Industrial Vernacular	DU23227
575A	1960	Warehouse	No Style	DU23190
618	1913	Single Family Residence	Frame Vernacular	DU10548
628	1904	Single Family Residence	Frame Vernacular	DU10546
720	1913	Single Family Residence	Frame Vernacular	DU10536
734	1909	Single Family Residence	Frame Vernacular	DU10535
738	1914	Single Family Residence	Frame Vernacular	DU23203
1018	1903	Single Family Residence	Frame Vernacular	DU10351
1027	1913	Single Family Residence	Frame Vernacular	DU10354
1039	1930	Apartment	Frame Vernacular	DU23236
1053	1970	Single Family Residence	Masonry Vernacular	DU23092
1057	1970	Single Family Residence	Masonry Vernacular	DU23069
1059	1970	Single Family Residence	Masonry Vernacular	DU23089
1063	1970	Single Family Residence	Masonry Vernacular	DU23036
1103	1971	Single Family Residence	Masonry Vernacular	DU23047
1105	1971	Single Family Residence	Masonry Vernacular	DU23070
1109	1970	Single Family Residence	Masonry Vernacular	DU23037
1111	1971	Single Family Residence	Masonry Vernacular	DU23057
1113	1971	Single Family Residence	Masonry Vernacular	DU23112

700 Palmetto Street Summary of Demolition Plans

Currently, the subject property is owned by Argos USA and Columbia Ventures is under contract to purchase the property. Argos USA has provided their support of this demolition application (see attached). Columbia Ventures plans to redevelop the property within the bounds of the current zoning, as approved by City Council on January 23, 2024. The development plans include a class A apartment community and auxiliary retail activation.

After speaking with multiple long-tenured community members and historic preservationists, the local stakeholder groups that we contacted shared that the redevelopment of the site as proposed by Columbia Ventures would be far more significant and advantageous to the Eastside community than the value of the existing structures. Furthermore, their additional research suggested that the full intent of the Historic District can remain intact without these buildings. Columbia Ventures will continue to collaborate with stakeholders in the local community related to the development plan.

The intent of Columbia Ventures is for the demolition of the structures at 700 Palmetto St to be undertaken as part of the overall construction of the redeveloped site, after a period of predevelopment. Fencing, erosion control, signage, and any required maintenance of traffic plan will be submitted as part of the 10-set permit application for review at that time. Due to the demolition in conjunction with redevelopment of the site separate seeding plan is not warranted unless otherwise required as part of the overall erosion control plan for the site, which will be included in the 10-set permit application. The selected demo subcontractor will submit to JEA and the City of Jacksonville the necessary sewer and water line abandonment and disconnection plans at that time. The period of predevelopment will provide more than enough time to select a demolition contractor and to have the building surveyed for asbestos by an approved environmental professional, which we understand will be required prior to issuance of the permit.

If any questions or concerns arise, then please reach out via the listed email address so that we can address any concerns about the sufficiency of this application prior to COB on February 2, 2024. It is our intent for the demolition of these buildings to appear for review on the February 28, 2024 agenda of the Historic Preservation Commission.



Truck entry & Signage

Existing fence

Storm drain

700 Palmetto St.

RE #: 130810-0000

Silt fence

Storm drain

700

274 ft to neighboring structure

Building 1

Structure to be demo'd

Existing sidewalk

Temp chain-link fence



Truck entry & Signage

Existing fence

Storm drain

700 Palmetto St.

RE #: 130810-0000

Silt fence

Storm drain

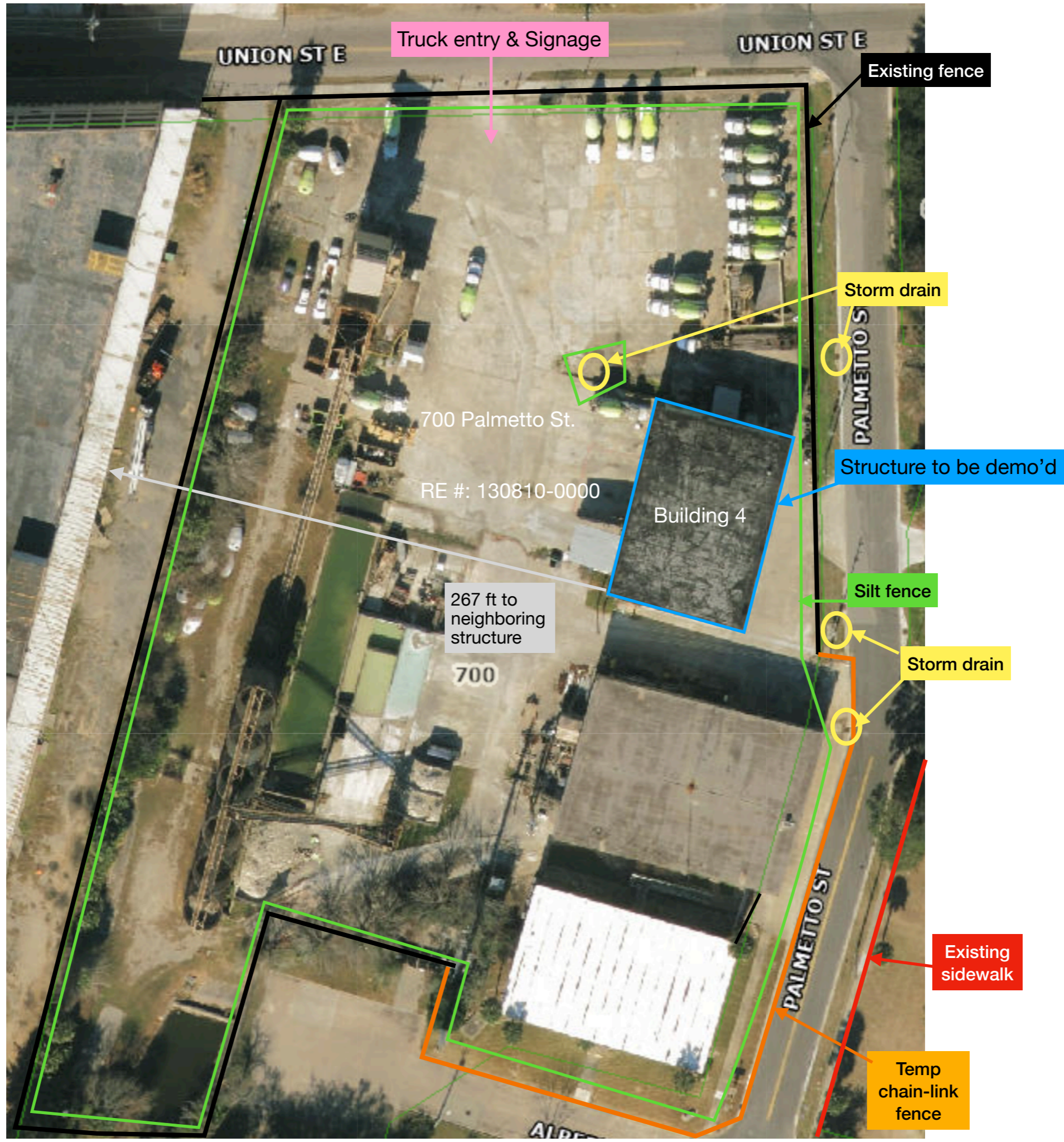
294 ft to neighboring structure

Building 2

Structure to be demo'd

Existing sidewalk

Temp chain-link fence





City of Jacksonville
 Planning and Development
 Building Inspection Division

Approved by: _____
 Date Approved: _____
 CityID#: _____

Permission By Owner to Obtain Permits

Owner Information	
Owner Name	ARGOS USA LLC
Mailing Address	3015 Windward Plaza Suite 300, Alpharetta, GA 30005
	City/State/Zip
Phone (678) 368-4276	Cell Phone (404) 379-2904
Email address	mwolinsky@argos-us.com Real Estate Manager

Project and Contractor Information	
Project Address	700 Palmetto St., Jacksonville, FL 32202
Company Name	Columbia Ventures
Description of Work (attach separate page if necessary)	Demolition of buildings on premises.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

I, Mark Prybylski as Asst. Secretary of Argos USA LLC (property owner/agent), give permission to the company listed above to obtain the necessary permit(s) to complete the scope of work as described above.

I attest this information is true and accurate to the best of my knowledge.

[Signature]
 Owner/Agent Signature (Agent signature will require a separate Letter of Agency)

Mark Prybylski, Asst. Secretary
 Print Name

1/30/24
 Date

NOTARY AS TO OWNER

Before me this 30 day of Jan, 2024

Personally appeared Mark Prybylski

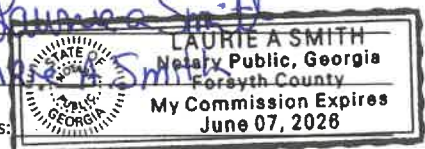
Who executed the foregoing instrument, and acknowledged before me the same was executed for the purposes therein expressed.

Type of ID produced: _____

Notary (Signature): [Signature]

Printed Name: Laurie A. Smith

My Commission Expires: June 07, 2028



2.

***HPS
Window
Supplement***



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

HISTORIC PRESERVATION WINDOW SUPPLEMENT



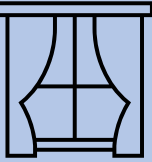
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

HistoricPreservation@coj.net

904-255-7800



HISTORIC PRESERVATION WINDOW SUPPLEMENT



Wood Window Repairs

Repairing historic windows should always be attempted before window replacement is considered. When windows have not had maintenance in years, they often require repairs to improve their operability and efficiency.

Paint Repair



If the window has layers of old chipping paint, it should be removed down to a stable layer or bare wood before applying fresh primer and paint to prevent rot.

Putty Repair



If there are gaps around the glass because the glazing putty has dried-up or fallen out, it should be replaced.

Wood Repair

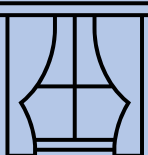
If the wood window is damaged or deteriorated, it should be repaired with wood epoxy or limited wood replacement.



Pulley Repair

If a window sash will not stay in place, the pulley system behind the trim should be checked to ensure the ropes and weights are properly attached or replaced if needed.





HISTORIC PRESERVATION WINDOW SUPPLEMENT



Window Replacements and Installations

Replacing a window can be approved when attempts to repair are unsuccessful or the window is deemed beyond repair by Staff. Window replacement approvals require windows to be traditionally recessed in the wall and the trim to be retained or repaired as needed. Window replacements often require ordering a custom size to fit the opening, since resizing the window is not included in standard approvals.

Installing a new window (whether on a historic building or new construction) should complement the historic architecture and reinforce the existing patterns of a historic district. Therefore, new window installations should also be recessed in the wall (not flush with the wall or have permanent nailing fins). Historically, the recession of windows is between 2 to 4 inches.

Block Frame or Box Unit Windows

Block Frame or Box Unit Windows are sashes in a frame that can be installed directly into the existing window opening from the inside of the house. This window replacement option preserves the window trim and can be traditionally recessed in the wall, but it can reduce the size of the glass and the sash unless fitted to the rough opening.



Window Sash

Window Sash replacements a.k.a. sash packs or kits are the most historically accurate window replacement option. This can also be very cost-effective since you are not buying a full frame.



Permanent Nailing Fins

**Historic Preservation Staff cannot approve products that require installation with permanent nailing fins.*

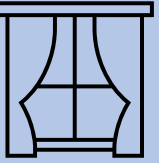


Windows with **Permanent Nailing Fins** require complete exterior window trim removal, and the windows must be installed on the outside. This results in a window being flush with the exterior wall giving it a non-historic appearance. Products that have removable nailing fins can be installed from the inside and are acceptable; only when the fins are removed, and the window is recessed within the opening.





HISTORIC PRESERVATION WINDOW SUPPLEMENT



Window Trim

The historic window trim should be preserved, repaired, reused, or replicated. Repair is the first approach, and if replacement is necessary, matching the details of the historic trim is required.



Repairing Trim

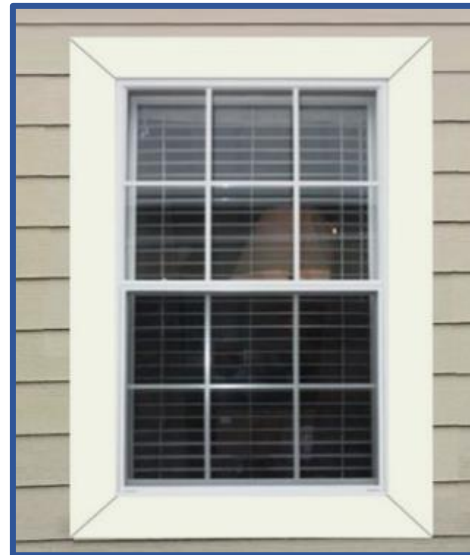
Repairing historic trim includes patching sections of wood in need of repair or the replacement of trim components that have damage beyond repair. Reusing the historic trim is possible if it is carefully removed and saved.

Replacing Trim

Replacing all the historic trim on a window is reserved for windows with most of the components beyond repair. Replacing good condition trim is acceptable when the trim is not historic, and it is replaced to match the documented historic design. When the historic design is unknown, the trim shall match the architectural style of the building. Staff can provide guidance in selecting an appropriate trim design.



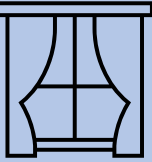
Inappropriate Replacement



Appropriate Replacement



HISTORIC PRESERVATION WINDOW SUPPLEMENT

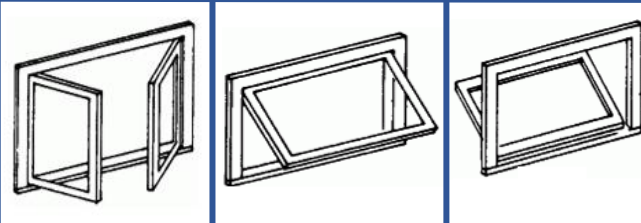


Window Types

The placement, design, and materials of windows are often a significant part of the architectural character of a building. Windows in the districts are often important stylistic elements as well, by including patterned designs. Non-historic windows include awnings, jalousies, and pivot types.

Replacing Historic Windows

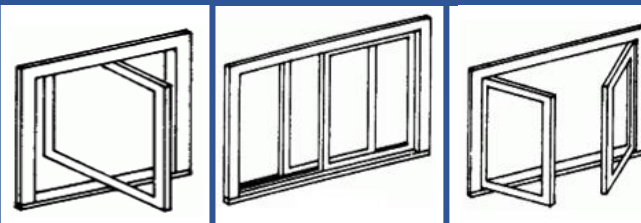
Replacing **historic** windows requires replacement windows that match the design details of the historic window being removed. Using a different window type or design is inappropriate as each structure is unique in its architectural character and charm.



Casement

Awning

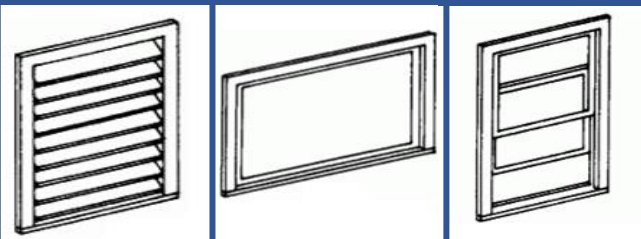
Hopper



Center
Pivot

Sliding

Casement



Jalousie

Fixed

Hung

Replacing Non-Historic Windows

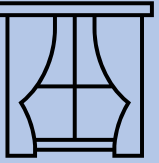
Replacing **non-historic** windows requires replacements to match other remaining historic windows on the structure to ensure compatibility. If the structure has no remaining historic windows, staff can assist by researching documented evidence to determine the historic window design. If there is no documented evidence, staff will provide guidance to select appropriate options.

Types of Windows

- ✓ **Fixed** windows can't be opened, and their sole purpose is to see outside and let light in.
- ✓ **Single Hung** windows have two sashes where only one can open, usually the lower sash.
- ✓ **Double Hung** windows have two operable sashes that move up and down in the frame.
- ✓ **Horizontal Sliding** windows have sashes that slide horizontally along the frame.
- ✓ **Casement** windows have hinges that allow them to swing either in or out like a door.
 - **Awning** windows are a casement window that swings out from hinges at the top.
 - **Hopper** windows are casement windows that swing in from hinges at the bottom.
- ✓ **Pivot "tilt & turn" windows** rotate on hinges in the middle, vertically, or horizontally.
- ✓ **Jalousie** windows are multiple panes that tilt in or out like awning and hopper windows.



HISTORIC PRESERVATION WINDOW SUPPLEMENT



Window Grids

Traditionally, historic windows within the districts are made of a wooden material. Many of them have exterior raised muntins (a.k.a. grills) which make different patterns (For example: six over six windows).



True Divided-Light



True Divided-Light (TDL) windows have multiple small panes of glass that are separated by muntins, a.k.a. grids. ✓

Simulated Divided-Light



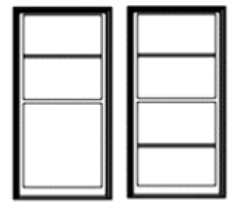
Simulated Divided-Light (SDL) windows have large panes of glass with muntins, a.k.a. grids, attached to the exterior of the glass. ✓



Interior or Sandwiched Muntin windows have grids only on the interior or placed between the panes of glass a.k.a. “grills between glass” (GBG).
**Historic Preservation Staff cannot approve products that only have interior muntin grids between the glass and cannot approve post-manufacturer applied muntins after-the-fact.*

Interior or Sandwiched Muntin

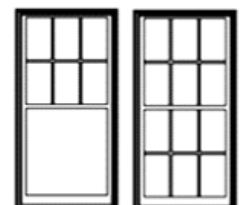
Examples of Hung Window Patterns



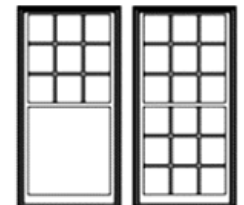
Horizontal 2-over-1 Horizontal 2-over-2



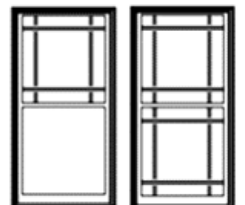
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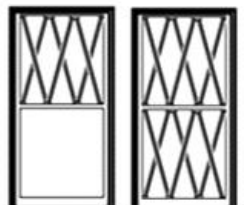
6-over-1 6-over-6



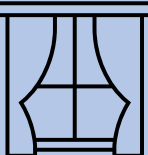
9-over-1 9-over-9



Prairie-over-1 Prairie



Diamond-over-1 Diamond



HISTORIC PRESERVATION WINDOW SUPPLEMENT



Window Energy Efficiency

Addressing maintenance issues like replacing broken glass, replacing failing glazing putty, and repairing rotten wood can improve air infiltration, but there are additional measures that can be done to improve the efficiency of historic windows.

Caulking



Caulking around where the interior trim meets the wall is a simple improvement that is easy to do to help with drafts.

Polyurethane caulk is a solvent-based caulk that creates a bond between materials and is best suited for exterior windows. It is also a paintable caulk that is compatible with masonry and common window materials.

Silicone caulk is the best option for rooms with high humidity and moisture.



Weather Stripping

Traditional **weather stripping** added where the window sash fits into the window frame can help seal air leaks around the moving components. It can also help with rain penetrating through the opening.



Interior and Exterior Storm Windows



Interior and exterior storm windows can help reduce outside noise, improve condensation issues, and save energy costs from heating/cooling. Exterior storm windows can help protect historic windows.

Storm windows create a tighter seal and additional pane of glass for energy efficiency.



M.

Information



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

1.

***Restore
Endangered
Historic
Adaptable
Buildings
(REHAB) Process
Memo***



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: Restore Endangered Historic Adaptable Buildings (REHAB) Special Revenue Fund

DATE: February 28, 2024

On February 1, 2024, the Historic Preservation Section announced the application release of the **Restore Endangered Historic Adaptable Buildings (REHAB) Special Revenue Fund**. The Section would like to brief the Commission on the following items:

- **Purpose of the Fund** – This is a reimbursement grant intended to provide an additional incentive to the owners of historic commercial buildings to rehabilitate and restore them to productive use rather than demolish them because of the cost of rehabilitation. The program guidelines adopted by Ordinance 2023-316 limit grant awards to \$100,000 for eligible costs. In order to qualify for a grant, the building in question must meet the following criteria:
 - The building must be at least 50 years old; and
 - The building must be income-producing, mixed-use, or owned by a not-for-profit corporation; and
 - The building must be located throughout Jacksonville, excluding the Downtown Area as defined in Sec. 55.105, Ordinance Code; and
 - The building must be architecturally or historically significant; and
 - The building must be: a) a designated local landmark, or b) a contributing structure to a designated local historic district; or c) declared a potential local landmark, with final local landmark approved by the City Council prior to final approval of the grant.
 - The building must be declared critically endangered by the Jacksonville Historic Preservation Commission using a set of established criteria.



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- **Role of the Historic Preservation Section** – The Section will be responsible for performing the following grant services:
 - Provide technical assistance and shall serve as the point of contact for the application, program, and related inquiries.
 - Be responsible for the intake and review of all applications. This includes review for completeness and accuracy, as well as verification of compliance.
 - Distribute completed applications and all corresponding documents to the Downtown Investment Authority (DIA) and the Office of Economic Development (OED).
 - Complete the REHAB Special Revenue Fund: Financial Scoring Matrix (the “Scoring Matrix”), attached hereto as Exhibit A, as it relates to Project Experience and Verification of Compliance.
 - Coordinate required pre-application meeting(s) between the applicant (or agent), and/or DIA and OED.
 - Be responsible for the coordination and collection of the Scoring Matrix.
 - Coordinate any public meetings for the Jacksonville Historic Preservation Commission (JHPC) related to the REHAB application.
 - Be responsible for the notification of final grant decisions. An approval memo shall be provided to OED and DIA for inclusion as an Exhibit to the funding agreement (the “Rehabilitation Agreement”)
 - Attend the final site visit with OED and/or DIA and provide written verification of completion of the improvements, including verification that the improvements conform to all historic preservation requirements.
 - Work with OED on compliance-related matters, upon request.

- **Role of the Historic Preservation Commission** – The Commission will be responsible for performing the following grant services:
 - Review all REHAB Special Revenue Fund grant applications and the recommendations of the Historic Preservation Section for a determination on the critically endangered status of each building.
 - Review any related applications for Certificates of Appropriateness that are not eligible for administrative approval.



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City of Jacksonville, Florida

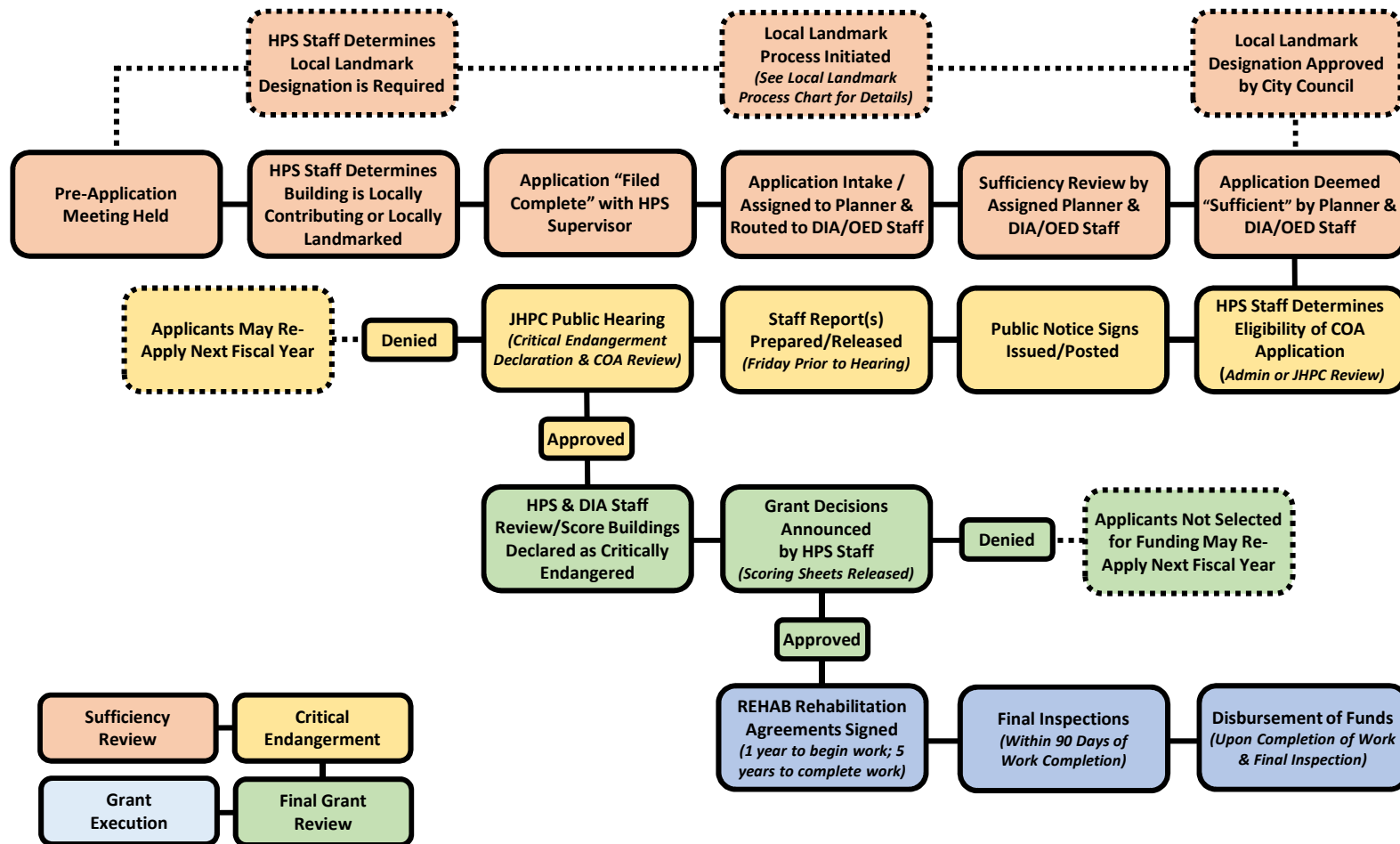
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- **Application Deadline** – The deadline to apply for the FY 24 cycle of the REHAB Special Revenue Fund is Sunday, March 31, 2024. Depending on application volume and coordination with DIA/OED, the Commission can expect to start receiving reviews for REHAB applications in April or May 2024.

REHAB Special Revenue Fund Process Chart



* HPS -- Historic Preservation Section
 * DIA -- Downtown Investment Authority
 * OED -- Office of Economic Development
 * Historic Preservation Section Staff have the discretion to determine when an application is sufficient.

REHAB Special Revenue Fund Guidelines
Revised Exhibit 1 to Ordinance 2023-316

REHAB Special Revenue Fund Purpose

The purpose of the Restore Endangered Historic Adaptable Buildings (“REHAB”) Special Revenue Fund Guidelines is to establish the parameters for use of the REHAB Special Revenue Fund and to facilitate rehabilitation of historic buildings within Jacksonville (exclusive of Downtown), specifically buildings designated as landmarks or contributing structures in locally designated historic districts. The REHAB Special Revenue Fund was created to foster the repair, rehabilitation and restoration of non-residential income-producing or mixed-use historic buildings or historic buildings owned by not-for-profit corporations, located throughout Jacksonville, excluding the Downtown Area as defined in Sec. 55.105, Ordinance Code. The Chief Administrative Officer (“CAO”) or their designee shall, in coordination with the Planning and Development Department (“PDD”), process applications for REHAB Special Revenue Fund grants and the CAO or their designee shall administer grants awarded from the REHAB Special Revenue Fund.

REHAB Special Revenue Fund Limitations

1. Only projects that apply for \$100,000 or less in the aggregate are eligible for funding from the REHAB Special Revenue Fund.
2. All CAO approvals of REHAB Special Revenue Fund allocations are subject to the available unencumbered balance in the Fund at time of award, and all grants awarded by the CAO shall encumber the related balance in the REHAB Special Revenue Fund upon execution of a Rehabilitation Agreement.

REHAB Special Revenue Fund Eligibility

All proposed buildings that apply for the REHAB Special Revenue Fund must meet the following criteria:

- a. The building must be at least 50 years old; and
- b. The building must be non-residential income-producing, mixed-use or owned by a not-for-profit corporation; and
- c. The building must be located within Jacksonville, excluding the Downtown Area as defined in Sec. 55.105, Ordinance Code; and
- d. The building must be architecturally or historically significant, as determined by HPS, in accordance with Section 307.102, Ordinance Code; and
- e. The building must be:
 - i. a local landmark, designated by the City pursuant to Chapter 307, Ordinance Code; or
 - ii. a contributing structure to a local historic district, designated by the City pursuant to Chapter 307, Ordinance Code; or
 - iii. declared a potential local landmark, as defined in Chapter 307, Ordinance Code, however, final local landmark designation must be obtained from City Council prior to final approval of the grant by the CAO or their designee. Any

grant award will expire after 12 months if landmark designation is not obtained by the property owner.

- f. The building must be declared critically endangered by the Jacksonville Historic Preservation Commission (the "JHPC"), who shall consider the following criteria:
 - i. Evidence of a physical threat of loss, damage, or neglect;
 - ii. If the building is currently vacant;
 - iii. The building's susceptibility to development pressures or natural disasters;
 - iv. The building's suitability for preservation or rehabilitation; and
 - v. Any other criteria the JHPC considers relevant.

REHAB Special Revenue Fund Expenditures

- g. Eligible expenses include up to:
 - i. 75% of eligible costs for the Restoration or Rehabilitation of the building Exterior
 - ii. 75% of eligible costs for the Restoration of Historic features on the building Interior
 - iii. 30% of eligible costs for the Rehabilitation of the building Interior, and
 - iv. 75% of eligible costs for bringing the property up to levels as required for Code Compliance or related fire and safety requirements. Environmental remediation or abatement within the building such as asbestos removal is included as well as new code requirements.
 - v. 20% of the above eligible costs for General Requirements and Overhead of the GC
- h. REHAB Special Revenue Fund grants will be awarded for work that commences within 12 months from the date of grant approval and is completed within five years. Grants are subject to forfeiture, cancellation, or re-evaluation in the event of sale, transfer within five years, or default.
- i. All funds will be disbursed upon completion of improvements, subject to cost verification and other approvals as specified below.
- j. Project must be located within Jacksonville but be outside the boundaries of the Downtown Overlay Zone, as defined in Sec. 656.361.2, *Ordinance Code*.
- k. Applicant and/or their General Contractor must demonstrate significant, relevant experience and performance on projects of similar type and scale.
- l. REHAB Special Revenue Fund grants, in the aggregate may not exceed 40% of Total Development Costs.
- m. Total Development Costs ("TDC") are defined as:
 - i. For properties under contract or owned less than one year, the lesser of the current appraised value or the costs for the acquisition of eligible buildings and associated land, less any associated debt, and;
 - ii. the negotiated construction costs with a qualified General Contractor; and
 - iii. additional soft costs typically eligible for capitalization in development activity of this type.
 - iv. Developer Fee is to be excluded from both Sources and Uses.

- v. The current market value of property owned for more than one year, and any related debt, may be included in TDC for purposes of these calculations. Appraisals must be dated within one year of the application.
- n. Developer Equity (less Developer Fee) shall be not less than 10% of TDC.
- o. Total Development Costs must be determined reasonable for the scope of the project utilizing third party verification where available.
- p. All property, business, and income taxes must be current at the time of application and maintained in a current status during the approval process, the term of the Rehabilitation Agreement and through the REHAB Special Revenue Fund grant period.
- q. REHAB Special Revenue Fund grants are subject to standard claw back language related to disposition of the property within five years of disbursement, or similar circumstances of conversion (100% due back if disposed within one year of receiving grant, 80% if between years one and two, 60% if between years two and three, 40% if between years three and four, and 20% if between years four and five).

REHAB Special Revenue Fund Application Process

1. Pre-Application

- a. A pre-application meeting will be held for all proposed developments planning to utilize the REHAB Special Revenue Fund program. Attendees shall include the Applicant and related members of the proposed development team, members of the COJ PDD Historic Preservation Section staff, and the CAO or their designee, as appropriate. From this meeting, a strategy that incorporates the following steps and requirements will be formulated to include task assignments and a timeline for target dates to accomplish the application processing goals.

2. Application and Processing

- a. Application and processing of historic designation, Certificate of Appropriateness approval and REHAB Special Revenue Fund grant approval through the PDD and the CAO or their designee may occur simultaneously, except as provided below.
- b. Landmark Designation
 - i. Application shall be made to the PDD for Local Landmark designation unless the building is already a local landmark or a contributing structure within a local historic district.
 - ii. PDD shall verify whether the building is already a local Landmark, a local contributing structure or is eligible for designation. PDD shall assist the applicant in Local Landmark Designation Procedures as needed and process any landmark designation application through the Historic Preservation Commission and City Council approval process.
 - iii. A staff report recommending designation and legislation approving the same must be filed prior to any grant approval by the CAO or their designee.

3. Scope of Work

- a. Application shall also be made to PDD for a Certificate of Appropriateness or other approval for the scope of work to be performed.
 - i. Such application shall categorize the work to be performed among exterior restoration and renovation work; interior restoration; interior renovation; or code compliance work.
- b. The PDD shall review applications for work to be performed on any local landmark or or contributing structure within a locally designated historic district for compliance with the United States Secretary of the Interior Standards for Restoration or Rehabilitation, and any applicable historic preservation design guidelines, and shall issue an approval, denial, or approval with conditions and comments.
- c. The application for a COA or approval of the scope of work can be submitted and reviewed simultaneously with landmark designation; however, no staff report regarding scope of work will be issued to the CAO or their designee prior to the approval of legislation for landmark status.
- d. Any work not approved through the COA review process by the Jacksonville Historic Preservation Commission, PDD Staff, or determined to not meet the Secretary of the Interior Standards or other design guidelines will be removed from the list of qualified eligible expenses for consideration.

4. REHAB Special Revenue Fund Grant Approval

Simultaneously, application shall be made to the CAO or their designee for funding pursuant to the REHAB Special Revenue Fund Guidelines. The CAO or their designee shall receive and analyze project information as outlined below:

- a. Rehabilitation plan to include:
 - i. Proposed usage of the property following completion and contribution towards the relevant United States Secretary of Interior Standards and applicable design guidelines.
 - ii. Demonstrated compliance with the purpose of the Trust Fund.
 - iii. Proposed timeline of anticipated improvements and completion of work.
- b. Applications to include detailed Total Development Cost estimate for proposed acquisition and/or improvements along with sources and uses of funds, evidence of ownership or control of the subject property, and unless waived by the CAO or their designee, a thorough and detailed three-year pro forma financial statements (including time to stabilization).
- c. A detailed construction budget must be provided that reconciles to the contract with the General Contractor, and that clearly allocates costs between Restoration or Rehabilitation of the building Exterior, Restoration of Historic features on the building Interior, Rehabilitation of the building Interior, General Requirements and Overhead of the GC, and Code Compliance Renovations, as may be appropriate per the REHAB Special Revenue Fund Grant request being made.

- d. Corporate applicants shall submit two most recent years' tax returns (if available) and nonprofit applicants shall submit 990s and/or audited financial statements.
- e. Applications must be accompanied with a personal financial statement and the two most recent years' tax returns of principals with ownership of more than 20% of the project, the project's general partner, and/or the project's controlling member.
- f. Provide evidence that all property, business, and income taxes are current.
- g. Evidence of local Landmark or local contributing structure status for the subject property as outlined above or application for the same, to be submitted as appropriate for the request made.
- h. PDD staff recommendation as to eligibility of the approved scope of work on any local landmark or local contributing structure shall be required prior to CAO or their designee or City Council approval of any program funding, however a contingent staff report will be accepted. The level of certainty required before presentation to the CAO or their designee or City Council will depend on the extent to which eligible costs exceed the request.

5. Following Final Funding Approval

- a. Upon approval by the CAO or their designee or City Council of REHAB Special Revenue Fund funding, the CAO or their designee staff will negotiate a proposed Rehabilitation Agreement and associated grant documents.
- b. The Rehabilitation Agreement will be routed for execution.
- c. The CAO or their designee to be provided copies of periodic inspections and/or progress reports as applicable.

6. Distribution of Funding

- a. The REHAB Special Revenue Fund Grant will be funded following review and approval of the Request for Disbursement by the Applicant following issuance of the last needed Certificate of Occupancy for the project.
- b. All work on approved buildings must be inspected by the Planning and Development Department or designee for compliance with the approved application prior to funding.
- c. COJ PDD, and CAO or their designee jointly, or other appropriate COJ Department, will verify that paid invoices submitted for reimbursement align with the construction budget as approved, and confirm Developer's compliance with previously approved building permits, COA, and all P DD, as applicable.
- d. All existing liens and code violations must be cleared prior to disbursement of funds and recordation of Loan security documents.
- e. Funds will be authorized for distribution in accordance with the approved Rehabilitation Agreement including evidence of all permanent funding commitments, satisfaction of all liens and waiver of claims from General Contractor and subcontractors, verification that there are no delinquent property taxes or other tax

obligations outstanding beyond their respective due dates, and other requirements as may be found in that agreement.

2.

2024

Historic

Preservation

Resource

Packet



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

3 .

Quasi-Judicial Issues / Due Process



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

4.

***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: February 28, 2024

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

- **Ordinance 2023-0876** – The bill appropriates \$22 million from the General Fund-GSD Fund Balance to fund a Participation Loan for the Laura Street Trio project subject to the terms of a redevelopment agreement.
- **Ordinance 2024-0067** – An appeal has been filed for the denial of after-the-fact wholesale window replacement (COA-23-29677) at 1764 Greenwood Avenue. (LUZ: 3/5/24 PH)
- **Ordinance 2024-0115** – The bill designates a residential building at 1009 Jessie Street as a local landmark. (LUZ: 3/19/24 PH)
- **Ordinance 2024-0116** – The bill designates a residential building at 1015 Jessie Street as a local landmark. (LUZ: 3/19/24 PH)
- **Ordinance Pending** – The bill designates a nonresidential building at 1063 Commerce Street and a parcel at 0 Arlington Road as a local landmark.

5.

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