JACKSONVILLE HISTORIC PRESERVATION COMMISSION



February 26, 2025

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



A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, February 26, 2025, at 1:00 PM

Members:

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

AGENDA A

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 3 PM, 5 PM and every two hours thereafter until the close of the meeting.

NOTE: The next regular meeting will be held Wednesday, March 26, 2025.

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, 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 shall 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 3 PM, 5 PM and every two hours thereafter until the close of the meeting
- 3. Approval of Minutes from December 11, 2024

B. Deferred Items

- 1. COA-23-28339 (3664 Richmond Street)
- 2. COA-23-29186 (2799 Selma Street)
- 3. COA-24-31169 (2351 Riverside Avenue)
- 4. REHAB-24-03 (157 8th Street E)

C. Consent Agenda

1. COA-24-31468

Location: Springfield – 223 4th St W Applicant: Lee Ann Jones Owner: Lee Ann Jones Request: New Construction – Addition Staff Recommendation: Approve With Conditions

2. COA-24-31573

Location: Riverside / Avondale – 1850 Seminole Rd Applicant: JBL Corporation Owner: Karen Curran Request: Alterations –Window Replacement Staff Recommendation: Approve With Conditions

D. Previously Deferred Items to be Heard

1. COA-24-31124

Location: Riverside/Avondale – 3629 Richmond St Applicant: Jason R. Gabriel, Burr Forman LLP Owner: Aubrey and Elizabeth Edge Request: Demolition Staff Recommendation: Approve

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-24-31566

Location: Riverside / Avondale – 1427 Pinegrove Ave Applicant: All Florida Exteriors, Inc. Owner: Jessica Blaize Request: Alteration – Siding Replacement Staff Recommendation: Deny

2. COA-24-30543

Location: Riverside / Avondale – 3671 Richmond St Applicant: CLS Landscaping of North Florida LLC, Owner: Thomas Davis Request: Alteration – Hardscaping/Driveway Staff Recommendation: Approve With Conditions

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

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. Transit Shelter Station: Eastside NR

M. Information

- 1. Demolition by Neglect Task Force Report Deadline Extension
- 2. 2025 HP Resource Packet
- 3. Pending Legislation
- 4. Public Works Improvement Projects

N. Old Business

O. Design Issues

P. Addendum

Q. Adjournment

A. Call to Order



1. Submittal Of Speaker's Cards



2.

Reminder of Meeting Break Times



3. Approval of the Minutes



	ric Preservation Commission		Uncertified Condensed Copy
			3
		1	THE CHAIRMAN: Thank you, everybody.
	CITY OF JACKSONVILLE	2	So we'll start with some general
	HISTORIC PRESERVATION	3	announcements. For those of you in the
	COMMISSION	4	audience today, again, welcome.
	COMMISSION	5	As a courtesy, we ask you to please
		-	
		6	silence your phones. And, additionally, the
	Proceedings held on Wednesday, December 11, 2024,	7	we ask that there be no public displays of
	commencing at 3:00 p.m., at the Ed Ball Building,	8	support or opposition. Please keep any private
		-	
	Hearing Room 1002, 214 North Hogan Street, Jacksonville,	9	conversations at a low tone so the meeting is
	Florida, before Diane M. Tropia, FPR, a Notary Public in	10	not disrupted.
	and for the State of Florida at Large.	11	We'll be taking a ten-minute break every
		12	two hours if the meeting progresses that long.
	PRESENT:		
		13	For those of you here today that wish to
	MICHAEL MONTOYA, Chair. ETHAN GREGORY, Vice Chair.	14	speak before the Commission, including
	WILLIAM HOFF, Secretary. JULIA EPSTEIN, Commission Member.	15	applicants, you need to have filled out a
	BECKY MORGAN, Commission Member.	16	speaker's card and given it to staff. Please
		-	
	ALSO PRESENT:	17	mark on the card whether you are for or against
	ARIMUS WELLS, Planning & Development Dept.	18	the item.
	BRITTANY FIGUEROA, Planning & Development Dept. CALEB ARSENAULT, Planning & Development Dept.	19	These proceedings are being recorded by a
	CARLA LOPERA, Office of General Counsel.		
		20	court reporter, so it's important that you
		21	speak clearly into the microphone. When you
		22	come forward to speak, please state your name
		23	and address into the microphone for the record
		24	and wait to be sworn in.
		25	Only one person may speak at a time, and
	Diane M. Tropia, Inc., Post Office Box 2373, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter .com		
			MadamCourtReporter.com
	2		4
1	PROCEEDINGS	1	we ask that the presentations be focused and
•	December 11, 2024 3:00 p.m.		
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1	THE CHAIRMAN: All those in favor? COMMISSION MEMBERS: Aye.	1	Pine Street; then we have COA-24-31616 at 2147 St. Johns Avenue; COA-24-31544 at 1608 Glendale
3	THE CHAIRMAN: Let it be known that the	2	Street; COA-24-30298 at 1678 Pine Grove Avenue.
4	meeting minutes from the November 13th, 2024,	4	All right. Is there anyone here who
5	meeting have been approved.	5	wishes to speak in regards to any of these
6	All right. We'll start with the next item	6	items on the consent agenda?
7	on the agenda, the deferred items. We have	7	AUDIENCE MEMBERS: (No response.)
8	Item Number 1, COA-23-28339 at 3664 Richmond	8	THE CHAIRMAN: No? Then I'll entertain a
9	Street; COA-23-29186 at 2799 Selma Street;	9	motion.
10	COA-24-31124 at 3629 Richmond Street.	10	COMMISSIONER EPSTEIN: Motion to approve
11	And then we have COA-24-31433 at 2131	11	the consent agenda.
12	St. Johns Avenue. The applicant has requested	12	COMMISSIONER GREGORY: Second.
13	to withdraw this application, and so,	13	THE CHAIRMAN: Any discussion about that?
14 15	therefore, I'll entertain a motion from one of the commissioners to vote as such.	14 15	COMMISSION MEMBERS: (No response.) THE CHAIRMAN: All those in favor?
16	COMMISSIONER EPSTEIN: Motion to approve	16	COMMISSION MEMBERS: Aye.
17	the withdrawal of the application for	17	THE CHAIRMAN: All those opposed?
18	COA-24-31433, 2131 St. Johns Avenue.	18	COMMISSION MEMBERS: (No response.)
19	COMMISSIONER HOFF: I will second that.	19	THE CHAIRMAN: So let it be known that the
20	THE CHAIRMAN: Any discussion about this?	20	consent agenda items have been approved.
21	COMMISSION MEMBERS: (No response.)	21	So if you're here today in regards to one
22	THE CHAIRMAN: And just to I'll state,	22	of the consent agenda items, you're certainly
23	as part of the discussion, the applicant has	23	willing [sic] to stay for the remainder of the
24	requested to work on restoring the windows. He	24	meeting. But if you have other things to
25	will start another application with staff,	25	attend to, we also understand.
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1	Planning staff.	1	All right. So we'll go on to Section D,
2	Any other discussion?	2	Previously Deferred Items to Be Heard. We have
3	COMMISSION MEMBERS: (No response.)	3	one item on the agenda, COA-24-31169, at 2351
4	THE CHAIRMAN: All those in favor?	4	Riverside Avenue.
5 6	COMMISSION MEMBERS: Aye. THE CHAIRMAN: All those opposed?	5 6	All right. We'll hear a MS. LOPERA: (Off microphone.)
7	COMMISSION MEMBERS: (No response.)	7	THE CHAIRMAN: I'll open the public
8	THE CHAIRMAN: Let it be known that	8	hearing and hear a report from staff.
9	COA-24-31433 at 2131 St. Johns Avenue has been	9	MR. WELLS: To the Chair, can you just
10	withdrawn and approved as such.	10	confirm that the applicant or owner is here,
11	And then the last one we have on the	11	please?
12	deferred items is REHAB 24-03 at 157 8th Street	12	THE CHAIRMAN: Is the owner for this
13	East.	13	application here today?
14	So that's it for the deferred items.	14	AUDIENCE MEMBERS: (No response.)
15	We'll move on to the consent agenda. And	15	THE CHAIRMAN: Or the applicant?
16 17	just some process about the consent agenda: These are items that the applicant has	16 17	AUDIENCE MEMBERS: (No response.) THE CHAIRMAN: So since the applicant or
17	worked with staff to come to an approval with	17	the owner is not here today in attendance,
19	conditions, and they have not objected to them.	19	we'll have to defer this. We'll just defer
		20	this COA to the next meeting.
20	If anyone is here today to speak on these.	1	-
20 21	If anyone is here today to speak on these, after I list them, please come forward.	21	All right. I'll close the public hearing
		21 22	All right. I'll close the public hearing on that one.
21	after I list them, please come forward. If you're not in objection to it, it's not necessary for you to come up. But if you have	22 23	on that one. Next, we have Section F, Historic
21 22 23 24	after I list them, please come forward. If you're not in objection to it, it's not necessary for you to come up. But if you have something that you want to say, please do.	22 23 24	on that one. Next, we have Section F, Historic Designations. We have LM-24-08 at 29 East
21 22 23	after I list them, please come forward. If you're not in objection to it, it's not necessary for you to come up. But if you have something that you want to say, please do. So the first one is COA-24-31609 at 3550	22 23	on that one. Next, we have Section F, Historic Designations. We have LM-24-08 at 29 East Adams Street.
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1	So we'll open the public hearing and hear	1	buildings large plate-glass windows, decorative
2	a report from staff.	2	glass tiles, and thin aluminum fins.
3	MR. ARSENAULT: Thank you.	3	And, finally, Criterion G, for its
	To the Chair, LM-24-08 seeks to designate	-	
4	· · ·	4	suitability for preservation and restoration.
5	the subject property at 29 East Adams Street as	5	29 East Adams Street has not been significantly
6	a local landmark.	6	altered since its redesign in the mid 20th
7	The property consists of a two-story,	7	century and retains many of its
8	commercial, masonry building with Mid-Century	8	character-defining features from this period.
9	architectural influences. The structure was	9	There is evidence that there had been
10	originally designed by Henry John Klutho and	10	moderate deterioration to the structure over
11	built in 1915 using primarily brick and	11	time; however, steps to prevent further
12	concrete.	12	deterioration are also present.
13	The original building had a roof deck with	13	Since the property owner is the sponsor of
14	wired glass skylights, front pilasters with	14	the designation, at least two of the seven
15	cast-stone and terra-cotta capitals, ornaments,	15	criteria must be met.
16	and window sill decorations.	16	In reviewing the application, the Planning
17	The building was significantly redesigned	17	and Development Department has found the
			application to meet four of the seven criteria.
18	by Taylor Hardwick in 1965, covering many of	18	••
19	the original architectural features with	19	Based on the findings of this report, the
20	Mid-Century designs. The building's front	20	Jacksonville Planning and Development
21	facade now features large plate-glass windows,	21	Department recommends that the Jacksonville
22	decorative glass tiles, aluminum fins, and a	22	Historic Preservation Commission approve the
23	domed entryway on the first floor left	23	designation of 29 East Adams Street, LM-24-08,
24	elevation, below the blank tower that once	24	as a city of Jacksonville landmark.
25	featured signage.	25	THE CHAIRMAN: Thank you, Caleb.
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2	In preparing this application, the Planning and Development Department has found	2	12 Do we have any does the Commission have any questions for staff?
2 3	In preparing this application, the Planning and Development Department has found the application to meet four of the seven	2 3	12 Do we have any does the Commission have any questions for staff? COMMISSION MEMBERS: (No response.)
2 3 4	In preparing this application, the Planning and Development Department has found the application to meet four of the seven criteria. The four criteria include its value	2 3 4	12 Do we have any does the Commission have any questions for staff? COMMISSION MEMBERS: (No response.) THE CHAIRMAN: No? Then we'll hear from
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City of Jacksonville

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INSIO	13		Uncertified Condensed Copy 15
1	Jacksonville's most prominent architects.	1	Chair, I'll just say I'm excited to see more of
2	It is one of those quirky, little	2	this kind of Mid-Century architecture starting
3	buildings that, you know, help give downtown	3	to be landmarked in the city because I think
4	or or any neighborhood, that sense of	4	Jacksonville has a really wonderful catalog of
5	character and uniqueness. And this is the	5	Mid-Century buildings.
6	kind of the first step on getting the building	6	And some of our most prominent architects,
7	reactivated and cleaned up. Obviously, plywood	7	even, you know some who are still alive
8	is not a permanent building exterior material.	8	Ted Pappas have such wonderful buildings out
9	And I if y'all have any questions, I'm	9	there that we should start looking at
10	happy to answer them.	10	landmarking.
11	Thank you.	11	THE CHAIRMAN: Well said.
12	THE CHAIRMAN: Thank you.	12	Any other discussion?
13	Do we have any questions for the	13	COMMISSION MEMBERS: (No response.)
14	applicant?	14	THE CHAIRMAN: All right. All those in
15	COMMISSION MEMBERS: (No response.)	15	favor?
16	THE CHAIRMAN: Curiosity question about	16	COMMISSION MEMBERS: Aye.
17	the plans for the building?	17	THE CHAIRMAN: All those opposed?
18	COMMISSION MEMBERS: (No response.)	18	COMMISSION MEMBERS: (No response.)
19	THE CHAIRMAN: No? Okay.	19	THE CHAIRMAN: Let it be know, then, that
20	Thank you. If we need you to come back	20	LM-24-08 at 29 East Adams Street has been
21	up, we'll	21	approved.
22	MR. SHAD: All right. Thanks.	22	MR. SHAD: Thank you all.
23	THE CHAIRMAN: Is there anyone else here	23	THE CHAIRMAN: Thank you.
24	today that wishes to speak towards this	24	All right. So we'll move on to the COAs,
25	application?	25	Section G on the agenda. Let's start with
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com 14		MadamCourtReporter.com 16
1	AUDIENCE MEMBERS: (No response.)	1	let's start with COA-24-31360 at 236 5th Street
2	THE CHAIRMAN: No? Then we'll close the	2	East.
3	public hearing, and I'll entertain a motion.	3	
			(Discussion neid off the record.)
4	COMMISSIONER EPSTEIN: Motion to approve	4	(Discussion held off the record.) THE CHAIRMAN: Sorry. So let's we'll
	COMMISSIONER EPSTEIN: Motion to approve historic designation LM-24-08.	4	THE CHAIRMAN: Sorry. So let's we'll
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Histor	ic Preservation Commission	1	Uncertified Condensed Cop
	17		19
1	The front elevation will have a	1	to reflect that the rear first floor roof be a
2	single-story porch with columns and vertical	2	gable with an extended eave.
3	railing. Additionally, the gable ends of the	3	Additionally, staff was concerned with the
4	main roof will be oriented to face the front	4	placement of the bead board in the new plans,
5	and back of the property.	5	which is not consistent with the historic homes
6	The following is staff's analysis:	6	in the district, which typically have bead
7	As designed, the height of the	7	boards at the top of the second floor and
8	properties of the proposed primary structure	8	occasionally separating the first and second
9	is compatible with the height of the	9	floors. Staff recommends that it be
10	surrounding structures in the district.	10	conditioned that the bead board be located
11	The orientation of the roof will be a	11	along the top or bottom of the second floor,
12	front, street-facing, open gabled roof form	12	not in the middle.
13	that will be compatible with the roof form	13	Staff finds the proposed COA consistent
14	design of surrounding homes in the district.	14	with the design and compatible with the
15	As designed, the proposed 1-over-1 lite	15	design guidelines and the Ordinance Code
16	pattern and height align with the historic	16	criteria. As such, we forward to you a
17	window forms in the district.	17	recommendation for approval with conditions
18	Although every elevation is designed to	18	noted in the report.
19	have at least one fixed picture window, staff	19	THE CHAIRMAN: Thank you.
20	has conditioned the front and side elevations	20	Do we have any questions for staff?
21	to use only 1-over-1 sash windows.	21	COMMISSIONER HOFF: Through the Chair,
22	Window openings have been designed to	22	could you review one more time what the changes
23	proportionally place windows on all elevations	23	to the windows would be from the elevations
24	without any significant empty wall space.	24	that we received in the packet versus what we
25	The proposed primary structure is	25	have in front of us here?
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
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i listol			27
	And this is one that we built on West 5th	4	
1		1	So this this is the latest elevation,
2	Street that was, you know, previously approved	2	which matches what we just talked about.
3	this way by HPC.	3	And the next one is the side elevations.
4	The next picture, please.	4	THE CHAIRMAN: Okay.
5	And this is that same house	5	MR. SHACTER: And I'm available for any
6	(Timer notification.)	6	questions if you like.
7	MR. SHACTER: showing those windows	7	COMMISSIONER GREGORY: Through the Chair,
8	down the left side there.	8	just a clarification. You are requesting that
9	Am I okay to keep going?	9	we remove the transition from the 4-inch lap
10	THE CHAIRMAN: (Nods head.)	10	siding to 6-inch lap siding up from the
11	MR. SHACTER: This is okay.	11	drawings that are in our packet here and and
12	This is another of the same. This one is	12	to reflect what's here?
13	on Ionia Street in the 1300 block. And this is	13	MR. SHACTER: Yes.
14	the left side, and there's the front, and then	14	COMMISSIONER GREGORY: You're requesting
15	that's the right side showing those windows.	15	that?
16	This one didn't have the transition and	16	MR. SHACTER: Yes.
17	siding for some reason when we had the same	17	Arimus, can you go to the side elevations
18	siding all the way up.	18	again?
19	This one also shows that vent in the top	19	COMMISSIONER GREGORY: No, I just want to
20	of the gable on the front, which, on my latest	20	make sure that's what you're requesting.
20	drawing, will show that vent in the very top at	20	MR. SHACTER: Yes, sir. Yes, sir, that,
			and to keep the little windows.
22 23	the peek of the front gable. Next photograph. And this is the last	22 23	COMMISSIONER GREGORY: And keep the
			•
24	one.	24	which windows specifically?
25	This one is shows, again, the	25	MR. SHACTER: Yeah, so if you look at this
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
	26		28
1	transition strip, painted an accent color on	1	right side
2	transition strip, painted an accent color on this one, but that's 4-inch lap siding over	2	right side COMMISSIONER GREGORY: Those ones right
2 3	transition strip, painted an accent color on this one, but that's 4-inch lap siding over 6-inch lap siding. And on the right side	2 3	right side COMMISSIONER GREGORY: Those ones right there?
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City of Jacksonville

December 11, 2024

	29	1	31
1	THE CHAIRMAN: Thank you.	1	is separating the two different sizes of
2	Any more questions for the applicant?	2	siding?
3	COMMISSION MEMBERS: (No response.)	3	I'm sorry, I'm I'm here mentally,
	,		•••
4	THE CHAIRMAN: Thank you. If we need you	4	and
5	to come back up, we'll	5	THE CHAIRMAN: Just to clarify,
6	MR. SHACTER: Thank you.	6	Commissioner Hoff. When looking at the left
7	THE CHAIRMAN: Is there anyone else here	7	side elevation
8	today to speak to this application?	8	COMMISSIONER HOFF: Yes, sir.
9	AUDIENCE MEMBERS: (No response.)	9	THE CHAIRMAN: you're saying that
10	THE CHAIRMAN: No? I'll close the public	10	the the two windows on the far right, you're
11	hearing, and I'll entertain a motion.	11	recommending that those become 1-over-1 windows
12	COMMISSIONER GREGORY: Motion to approve	12	and then the remaining three square picture
13	COA-24-31360 at 236 5th Street East with the	13	windows stay as is?
14	conditions from staff, and we're adding the	14	COMMISSIONER HOFF: That would be my
	condition that the transition of the from		
15		15	suggestion to address the to the address
16	the 4-inch to the 6-inch siding be raised per	16	what I think staff perceived and which I agree
17	the sketches that he's provided, as well as the	17	with that now.
18	picture windows on the left-side elevation	18	But there's just a lot of visible square
19	being left as per the drawings he provided.	19	windows on this house which are typically the
20	COMMISSIONER EPSTEIN: Second.	20	exception, so I think they're fine as a
			•
21	THE CHAIRMAN: Discussion?	21	complement, but I would like to see the two far
22	COMMISSIONER HOFF: Through the Chair to	22	right second-story windows on the left
23	the Commission, so I actually flagged this one	23	elevation converted to full.
24	as well.	24	COMMISSIONER GREGORY: Looking at the
25	So there are 13 square windows on this	25	floor plan here, from the first floor to the
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
	30		32
		4	
1	house, including kind of the most visible ones	1	second floor, it looks like those windows are
1	house, including kind of the most visible ones on the left elevation.	2	second floor, it looks like those windows are going to be directly where the stairway is,
2	on the left elevation.	2	going to be directly where the stairway is,
2 3	on the left elevation. While I don't mind square windows as a	2 3	going to be directly where the stairway is, allowing light into the stairway.
2 3 4	on the left elevation. While I don't mind square windows as a portion, they are the only windows on the	2 3 4	going to be directly where the stairway is, allowing light into the stairway. And looking at the floor plan here I
2 3 4 5	on the left elevation. While I don't mind square windows as a portion, they are the only windows on the rear and they are the most visible on the	2 3 4 5	going to be directly where the stairway is, allowing light into the stairway. And looking at the floor plan here I guess it's on Page 247 it looks like that
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City of Jacksonville Historic Preservation Commission

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	33		35
1	picture windows is a it's functional, as	1	I agree I like that horizontal band look.
2	you're seeing with the light to the stairwell,	2	It gives you a it gives you a horizontal
3	while still providing some privacy.	3	definition.
	I think that if the Commission votes to	-	
4		4	But if you change those two on the on
5	keep those, that they should be consistent. I	5	the right side there, I think you'd want to
6	think they need to be all one or the other,	6	change the one in the front too because you
7	considering they would be higher than any	7	really need to look at them together.
8	fencing and visible regardless.	8	COMMISSIONER EPSTEIN: Through the Chair,
9		-	I agree with Commissioner Morgan, that all the
	I have a question for the applicant or	9	.
10	maybe just a clarification.	10	windows within the stair area should remain the
11	I'd like to just understand what the	11	same for consistency of the design. And I
12	motivation is for wanting these because I see	12	think you can see here, looking at it
13	they're also in, like, this enclosed porch	13	three-dimension-wise, that that that makes
14	area. I mean, is there a function thing, a	14	sense as well.
15	preference thing?	15	I don't have an issue with the picture
16	MR. SHACTER: Okay. Yes. So the three	16	windows. I understand there's a lot on here,
17	windows on the covered porch, that is the	17	but this is a new construction in a historic
18	the master bedroom, so that's for a privacy	18	district, and we don't always want those to
19	issue to the porch	19	look like they might have been a historic
20	COMMISSIONER MORGAN: Okay.	20	building, so I think this gives it some unique,
	•		
21	MR. SHACTER: and the and having a	21	modern character but still is in keeping and
22	furniture wall.	22	fitting in with the neighborhood.
23	The windows at the top Commissioner	23	MR. SHACTER: Thank you.
24	Gregory, you had noted that's the stairwell.	24	THE CHAIRMAN: I'll throw in my two cents
25	It's very dramatic. It's very dramatic when	25	as well. I think, if anything when I look
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
	34		36
1	you come in because you come in the door and	1	at the when I look at the elevation and I
1	you come in because you come in the door and	1 2	at the when I look at the elevation and I
2	you come in because you come in the door and you look down the entire you look straight	2	at the when I look at the elevation and I look at the plan, and then you also look at the
2 3	you come in because you come in the door and you look down the entire you look straight up and just see all this string of horizontal	2 3	at the when I look at the elevation and I look at the plan, and then you also look at the roof form of it like, I can understand I
2 3 4	you come in because you come in the door and you look down the entire you look straight up and just see all this string of horizontal windows or a horizontal band of small	2 3 4	at the when I look at the elevation and I look at the plan, and then you also look at the roof form of it like, I can understand I can understand the placement of the of the
2 3	you come in because you come in the door and you look down the entire you look straight up and just see all this string of horizontal windows or a horizontal band of small windows, and it is really quite dramatic. It	2 3	at the when I look at the elevation and I look at the plan, and then you also look at the roof form of it like, I can understand I can understand the placement of the of the square the punch windows, the square
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City of Jacksonville Historic Preservation Commission

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1	ic Preservation Commission	1	Uncertified Condensed Copy
4	37		39
	I do understand Commissioner Hoff's	1	approve the elevation and the site plan. I
	concern about that the sheer number of		
2		2	believe it's dated December 7th, 2024, as the
3	windows, but as the applicant has explained to	3	one provided by the applicant.
4	us about the dramatic effect of (microphone	4	And I think that will address take a
	failure) that we're trying to achieve with the	5	
5	, , ,	_	look at it and and the applicant can
6	stairwell, entering the home and (microphone	6	confirm, but I think that will address both the
7	failure) as you as you look up the stair	7	windows and that definition piece.
8	from I agree with that.	8	COMMISSIONER GREGORY: Good idea. Let me
9	And the when I look at the ones on the	9	double-check real quick.
10	rear upstairs, I think those two small windows	10	THE CHAIRMAN: To clarify with Legal,
11	are in direct relationship to the roof form,	11	Carla, are you was your recommendation to
	•		
12	which is something that's been (microphone	12	rephrase relative to this latest email from the
13	failure).	13	applicant? Because this is December 10th, this
14	(Reporter clarification.)	14	email.
	THE CHAIRMAN: It's been worked on and		
15		15	MS. LOPERA: To the Chair, I was
16	been edited.	16	referencing the front elevation. It's
17	So I agree with the approval of the two	17	currently shown on the screen and it is in the
	windows as it is, with the suggestion that		
18		18	packet. The date on that actual draft that
19	maybe the ones at the master suite look at	19	document is very small, but it says
20	being rearranged, but that's just a suggestion.	20	December 7th. So I was referencing those
21	Any other any other discussion about	21	elevation drawings, not the contents of the
22	this?	22	email.
23	COMMISSIONER MORGAN: To the Chair, like a	23	THE CHAIRMAN: And are those the drawings
24	ribbon window on each side of the master suite?	24	up on the screen right now?
25		25	
25	THE CHAIRMAN: It's again, it's a	23	MS. LOPERA: And they are in your packet
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
	38		40
1	suggestion.	1	a a wall
		-	as well.
2	COMMISSIONER MORGAN: It does get a little	2	THE CHAIRMAN: I think they are consistent
2 3	COMMISSIONER MORGAN: It does get a little congested down there in that piece, yeah.	2 3	THE CHAIRMAN: I think they are consistent with what's here.
2	COMMISSIONER MORGAN: It does get a little	2	THE CHAIRMAN: I think they are consistent
2 3	COMMISSIONER MORGAN: It does get a little congested down there in that piece, yeah. THE CHAIRMAN: I'm not sure the value of	2 3	THE CHAIRMAN: I think they are consistent with what's here. I think that's a I think that's a fair
2 3 4 5	COMMISSIONER MORGAN: It does get a little congested down there in that piece, yeah. THE CHAIRMAN: I'm not sure the value of having those as three individual windows as	2 3 4 5	THE CHAIRMAN: I think they are consistent with what's here. I think that's a I think that's a fair suggestion from Counsel. Those are basically
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City of Jacksonville Historic Preservation Commission

	f Jacksonville ic Preservation Commission		December 11, 2024
1 115101	41		Uncertified Condensed Copy 43
1	THE CHAIRMAN: (Off microphone.)	1	has been approved as amended.
2	COMMISSIONER EPSTEIN: And then the	2	Thank you.
3	(inaudible) says November 14th.	3	All right. We're going to move on to
4	So which site plan do we want to use?	4	Number 2 on Section G, COA-24-31276, at 1879
5	THE CHAIRMAN: It's also it's also been	5	Ribault Court.
6	revised	6	We will open the public hearing and hear a
7	COMMISSIONER EPSTEIN: Yeah, that one had	7	staff report.
8	a November date on it.	8	MS. FIGUEROA: COA-24-31276 is located at
9	COMMISSIONER GREGORY: I have	9	1879 Ribault Court and seeks to replace an
10	December 10th on some of these documents as	10	existing red brick paver driveway with poured
11	well, so	11	concrete on a contributing property within the
12	COMMISSIONER EPSTEIN: I just want to make	12	Riverside Avondale Historic District.
13	sure we're there's not something different	13	Located on an interior lot, the subject
14	on there.	14	property contains a two-story, single-family
15	THE CHAIRMAN: Do you want to give it	15	home and a detached, one-story garage in the
16	another go, Commissioner Gregory?	16	side yard. The existing brick paver driveway
17	COMMISSIONER GREGORY: I will amend my	17	is in the front yard and abuts the detached
18	motion to change the date on Condition 1 to	18	garage.
19	reflect the drawings submitted on between	19	It is a minimum two-car driveway-style,
20	December 7th and December 10th, and strike	20	measuring approximately 20 feet wide at the
20	item or Condition Number 3 and strike	20	garage facade, tapers down the right side to
22	Condition Number 6 as well.	22	12 feet wide and is 41 feet long. Separated by
23	MS. LOPERA: And through the Chair to	23	a sidewalk, the driveway apron is also made of
24	Commissioner Gregory, Condition Number 2	24	red brick pavers and measures approximately
25	references a site plan. Did you want to amend	25	12 feet wide at the sidewalk, 18 feet wide at
23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
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1	that to reflect the site plan dated	1	the flair, and is 9 feet long. The apron flair
2	December 8th, 2024?	2	at the street has a small strip of poured
3	COMMISSIONER GREGORY: And amend Condition	3	concrete. The applicant proposes to remove the
4	Number 2 to reflect the site plan dated	4	red brick pavers and install poured concrete in
5	December 8th, 2024.	5	the same dimensions.
6	I think we got it.	6	Based on the design guidelines for the
7	COMMISSIONER EPSTEIN: Second.	7	historic district and the Ordinance Code, staff
8	THE CHAIRMAN: Do we need to vote on the	8	is recommending denial.
9	amendment?	9	THE CHAIRMAN: Thank you, Brittany.
10	MS. LOPERA: (Off microphone.)	10	Do we have any questions for staff?
11	THE CHAIRMAN: So all those in favor of	11	COMMISSIONER EPSTEIN: Through the Chair,
12	the amendment?	12	I see you conducted a site visit and I can see
13	COMMISSION MEMBERS: Aye.	13	from the pictures, it looks like the driveway
14	THE CHAIRMAN: The amendment passes.	14	that is there is in pretty good shape; is that
15	Now we will entertain a motion to move	15	an accurate statement?
16	forward with that as amended.	16	MS. FIGUEROA: Through the Chair to
		17	Commissioner Epstein, yes, that's correct.
17	COMMISSIONER EPSTEIN: Motion to approve		
17 18	COMMISSIONER EPSTEIN: Motion to approve the motion as amended.	18	From visual inspection, it appeared that
		18 19	
18	the motion as amended.	19	the driveway is in great condition.
18 19	the motion as amended. COMMISSIONER GREGORY: Second.		
18 19 20	the motion as amended. COMMISSIONER GREGORY: Second. THE CHAIRMAN: All those in favor? COMMISSION MEMBERS: Aye.	19 20	the driveway is in great condition. THE CHAIRMAN: Any other questions for staff?
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Histor	ic Preservation Commission	r –	Uncertified Condensed Copy
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1	In a situation where a driveway is being	1	The issue is, is that we've already
2	considered under the historic guidelines,	2	replaced the bricks one time and they sink.
3	design guidelines, the options for a situation	3	What we are looking at doing would like to
4	like this for, say, administrative approval	4	do would be a concrete driveway with brick
5	perhaps would be ribbons or or ribbons with	5	ribbons around the areas and then, like,
6	pavers (microphone failure); is that correct?	6	banding to make it go with the house and be
		-	
7	MS. FIGUEROA: To the Chair, so at the	7	historic looking.
8	staff level, based on the 2025 COA matrix, if	8	I took lots of pictures of the
9	the applicant had proposed to replace the	9	neighborhood. There's not one other driveway
10	existing driveway in the same material and	10	with anywhere near us that has all brick.
11	dimensions, we could approve of that, but	11	We're the only ones.
12	because they would like to do poured concrete	12	It's a hazard. We can't even get out of
13	and it exceeds the allowable widths that we can	13	our garage I know y'all can't see this
14	approve, that's why it needed to be forwarded	14	without him my husband having to destroy the
		15	, , , , ,
15	to you.		grass.
16	THE CHAIRMAN: Thank you.	16	You can also see in this picture that I
17	MR. WELLS: Through the to the Chair,	17	know you can't really see. The driveway had to
18	one additional option they could do is concrete	18	have been bigger at one point. The curb starts
19	ribbons, so I just wanted to clarify that as	19	right here (indicating), and this is the same
20	well.	20	level as the original apron. I have no way to
21	THE CHAIRMAN: The concrete ribbons, yes.	21	find that. I tried.
22	Okay. Any other questions for staff?	22	But the actual outside this is, like,
23	COMMISSION MEMBERS: (No response.)	23	with the curb, and then this is the flat part
24	THE CHAIRMAN: Is the applicant here?	24	that's the same as the apron (indicating). I'm
25	AUDIENCE MEMBER: Yeah.	25	happy for y'all to look at my phone and I can
25		25	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1 2		1 2	
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2 3 4 5	(Audience member approaches the podium.) THE CHAIRMAN: Please state your name and address and she'll swear you in. AUDIENCE MEMBER: Darden Grant, 1879 Ribault Court.	2 3 4	show you the pictures. Do you see this? Do you see where it's flat? It's the same as the apron. Like I said, I didn't get a staff report. I didn't know that there was anything to be
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	49		51
1	little bit and, I mean, just just to make it	1	will make a motion to deny COA-24-31276 as
2		2	recommended by staff to begin our discussion
3	_	3	because I would like to talk about this.
		_	
4		4	COMMISSIONER EPSTEIN: Second.
5	it might look great here. I would love for	5	THE CHAIRMAN: Discussion?
6	y'all to all come out and look at it. It's	6	COMMISSIONER EPSTEIN: Through the Chair,
7	awful. I mean, there's spaces this big	7	my main concern I've heard is that the
8		8	application here is, basically, to take the
9		9	brick away and put concrete down, but I'm
10		10	hearing that the driveway wants to be made
		_	- ,
11		11	bigger, and that's not here, and there's no
12	a brick band around it and the brick in the	12	drawings that show that.
13	middle.	13	And, personally, I think that this might
14	THE CHAIRMAN: Thank you.	14	need to be deferred and show us exactly what
15	-	15	you guys want to do because what you're asking
16	-	16	for is not what I'm hearing based off of what
	-		
17		17	you've said.
18		18	THE CHAIRMAN: That's a good point.
19	THE CHAIRMAN: State your name and address	19	COMMISSIONER MORGAN: Through the Chair, I
20	and she'll swear you in.	20	also noticed that the walkway is made of the
21	AUDIENCE MEMBER: Richard Grant.	21	same brick, and so I think that any work to
22		22	that or how that would be incorporated should
23		23	be addressed in that as well.
24		24	COMMISSIONER HOFF: Through the Chair,
25	,	25	yeah, so that's why I wanted to make a motion
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
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2	testimony you are about to give will be the truth, the whole truth, and nothing but the	2	just to get the conversation going. I think that there's I think that if
2 3	testimony you are about to give will be the truth, the whole truth, and nothing but the truth?	2 3	just to get the conversation going. I think that there's I think that if you do bring back a design of what you have
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1	and there's this, obviously picture does	1	to submit a site plan drawing?
2	not quite do it justice, like I said.	2	THE CHAIRMAN: Well, we're not quite
		_	
3	And then, I guess if so what you're	3	done
4	asking is if we bring get a drawing	4	MS. GRANT: Oh, sorry. I thought that's
5	submitted, just to show this little bit I	5	what you were saying.
6	mean, we just need a little bit here to get in	6	THE CHAIRMAN: I like your
7	and out of the driveway.	7	MS. GRANT: Anything else for me?
	COMMISSIONER HOFF: Through the Chair to		
8		8	COMMISSIONER EPSTEIN: Yes. Through the
9	the applicant, yeah, so if you could bring a	9	Chair, just because we deal with sort of a
10	design, a I guess a site plan of the change	10	quasi-judicial aspect to this, I would like to
11	in proportion that you want to make to the	11	see a site plan with dimensions, what is
12	driveway, and include any type of ornamental	12	existing, what's new, if there's other I
13	brick design accents that you want to do, that	13	don't think you'd fall into this, but when
14	would be helpful, at least for me, to kind of	14	you're talking about the amount of paving,
15	get a full idea of what exactly you want to do.	15	there's other things within the district for
16	MS. GRANT: Do y'all want the pictures of	16	percentage of paving, and
17	all my neighborhood's driveways my	17	And so I think that when you're talking
18	neighbor's driveways to show there's no brick?	18	about changing the shape, changing the size,
	THE CHAIRMAN: No.	19	there's other considerations here that I
19		-	
20	MS. GRANT: Okay.	20	wouldn't feel comfortable approving until we
21	And, actually, this is a really old Google	21	have all of that information.
22	thing because that's not our that's the old	22	MS. GRANT: Okay. Thank you.
23	homeowner, so that's not even what the driveway	23	THE CHAIRMAN: Thank you.
24	looks like. I saw the pots; those are not	24	Yeah, so for discussion, this is why I
25	ours.	25	asked the question of staff, because there's an
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1	COMMISSIONER GREGORY: And through the	1	existing condition, there's a there's a
2	Chair, I'd echo kind of what Commissioner	2	brick driveway here.
3	Morgan was saying regarding the brick and	3	Before I ramble, another question for
		-	
4	matching the walkway there. And this is just a	4	staff. Is the brick garage is the garage an
5	suggestion. It's up to you how you want to do	5	historic element on the property? There's a
6	your site plan. But if you were able to reuse	6	contributing element on the property. Was it
7	that brick and that banding that you use, maybe	7	built after the house how does it coincide
8	that would help match what's there	8	with the age of the home?
9	MS. GRANT: That's what we want to do.	9	MS. FIGUEROA: To the Chair, so the
	COMMISSIONER GREGORY: so it's not		existing detached garage is fairly new
10		10	
11	creating another color of brick that you have	11	construction. It was done within the 2000s.
12	going on between the house and the and the	12	If you would like, we can provide more
13	walkway there.	13	details on that if you would at the next
14	MS. GRANT: That's exactly	14	meeting.
15	COMMISSIONER GREGORY: That's just a	15	THE CHAIRMAN: No, I just wanted to
16	suggestion.	16	establish its relationship to the home, which
17	MS. GRANT: what we want to do.	17	is a contributing structure.
			•
18	Even though it's actually not the same	18	So I think that's something to consider.
19	color, which was odd to me when we bought the	19	And then, again, on the the design
20	house, but, yes, we will reuse that was the	20	guidelines and what is actually approved in
21	plan	21	situations like this, because we have a
22	COMMISSIONER GREGORY: Okay.	22	situation where there's an existing brick drive
23	MS. GRANT: because to keep it for	23	that runs to the street. It's wide at the
24	costs, so, yes.	24	at the garage, which is not a contributing
25	So all right. So they [sic] just need	25	structure, so it's a more modern structure, and
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1	then it narrows and goes to the curb.	1	And that's just a suggestion, as something
2	And I respectfully you know, I	2	to think about if you decide to come back with
3	respect the speculation about the curbs and	3	some more information or with a presentation of
4	what's existing and what's not, but we can see	4	the additional information for the drive.
5	even in this photograph that there's a lot of	5	That's my that's my input, but I'd like
6	break lines in the curb that's here, so we	6	to hear from the commissioners some more.
7	can't really be sure where the original curb	7	COMMISSIONER EPSTEIN: Through the Chair,
8	stopped and started without maybe looking at in depth, at Sanborn maps.	8 9	I would also be very interested in understanding how this has been installed
9 10	But to back to the design guidelines,	9 10	because many times there are bricks or pavers
11	in a situation where this is completely removed	11	installed and they are not installed correctly
12	and then a new drive is proposed, I'm not sure	12	for vehicular traffic, which can lead to
13	that a concrete driveway, the full width of the	13	sinking and issues.
14	garage, would be approved, or recommended for	14	You can't just remove the soil and put
15	approval by staff, based on what we understand	15	sand down and put pavers on top of it and think
16	to be (microphone failure) recommendations in a	16	that that cars and trucks are going to drive
17	situation like this.	17	on it. If that's how this has been
18	And I think that's one of the big things	18	installed it might be a fine material or it
19	for the owner/applicant to consider when coming	19	might not. It might need a paver. And it just
20	back to us, to to be presenting things that	20	might be installed incorrectly. That is my
21	aren't going to be I guess not denied but	21	suspicion because I see that happen all the
22	questioned in that regard because they don't	22	time. I see that happen even with pavers.
23 24	meet the design guidelines.	23	My next-door neighbors, I watched them
24 25	You're in a particular you're in a peculiar situation right now because you have a	24 25	install a paver driveway just on sand, and they drive these huge trucks on it, and it already
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	58		60
1	brick paver driveway that's significantly wide,	1	has given them a problem, and I'm like
2	at least at certain points, so I'm not sure	2	(inaudible).
3	what will actually, ultimately, be approved in	3	So I I would sort of see if you have
4	that regard.	4	someone that's going to do this work, if they
5 6	I don't I don't think it's going to be suggested that a full concrete driveway be	5 6	want to take a few bricks out and see what is underneath it, and the installation of it might
7	approved be recommended for approval, but	7	just be wrong. So that might be an opportunity
8	that's speculation on my part.	8	for you to salvage what's here and use it
9	So I think that's something to consider.	9	when you come to the next meeting, you bring
10	The other thing understanding the	10	your design too.
11	hearing the applicant speak to the sinking of	11	MS. GRANT: I do have a question. Do you
12	the brick when I'm looking at the brick, I'm	12	mind? I'm sorry.
13	not I'm not sure if that's actually a brick	13	THE CHAIRMAN: Please come forward.
14	paver or if it's brick. And so it might be the	14	(Ms. Grant approaches the podium.)
15	wrong material.	15	MS. GRANT: So the sidewalk was redone,
16	And so it might be a situation where you	16	and you have it was done with sand because
17 10	could propose replacing and I know there's	17 10	they said it couldn't be done with concrete the
18 19	an expense attached to everything, but replacing the drive again with an actual brick	18 19	way it was. And every time it rains we live, you know, in Avondale where it's low, and
19 20	paver that's set in gravel, compacted gravel	19 20	where the streets flood. It washes out.
20	and sand, in the proper way, and not like a	20	And so, yes, I do agree, but this actual
22	full brick because it looks like and again,	22	brick cannot be done in concrete because of the
23	these are photographs. It would have to be	23	way it is. So we would just be adding a whole
24	investigated. I'm not sure that's actually a	24	other component of color and everything. And
25	brick paver.	25	so what like we were saying, is to have the
1	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
1	(904) 821-0300		(904) 821-0300
1	MadamCourtReporter.com	l I	MadamCourtReporter.com 22

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HISLOI	61		Uncertified Condensed Copy 63
1	concrete with pretty brick bands with this	1	line of my discussion here, is that you have a
2	brick to keep the historic look, then adding	2	brick driveway, and so completely proposing to
3	the paver look was where we were going with	3	remove it and put something else is something
4	that.	4	to really think about, right, as opposed to
5	But you are correct, it was set and we	5	repairing a brick driveway, right?
6	didn't do the driveway. The driveway was done,	6	But I again, I think it's something
7	I'm assuming, when they did the house, but	7	to if we can defer, and if you're agreeable
8	we've already had to pull up the sidewalk and	8	to deferring, work it out with staff so that we
9	it literally is sinking.	9	can come back (microphone failure)
10	THE CHAIRMAN: So what I'm hearing from	10	MS. GRANT: Okay.
11	and I'm	11	THE CHAIRMAN: and
12	MS. GRANT: There you go. That's our	12	MS. GRANT: And like my husband said,
13	neighbor (indicating).	13	we're just trying to keep it beautiful. Y'all
14	THE CHAIRMAN: I'm hearing that perhaps we	14	showed a picture of my neighbor with his ten
15	can the suggestion here is that we defer	15	cars parked in his driveway. We take
16	rather than vote. This is a this is a	16	impeccable care of our home and we'll make it
17	suggestion because we're also we're asking	17	beautiful and keep it looking historic, so
18	for more information in terms of a site plan.	18	Thank you all for your time. I appreciate
19	Are you agreeable to that or do you want a vote	19	it.
20	today?	20	THE CHAIRMAN: Okay. So we will declare
21	MS. GRANT: Oh, no. I'm agreeable to	21	this COA deferred until the next meeting while
22	bring the site plan, but can we still ask for the concrete with the brick border? It's	22	the applicant is working with staff.
23		23	Okay. So let's move on to G(3), COA-24-31539, at 321 5th Street East.
24 25	having the pavers is just	24 25	We'll open the public hearing and hear a
25	THE CHAIRMAN: So my suggestion is that Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
1	62	1	64
1 2		1 2	
	62 that's something to in the workings of		64 report from staff.
2	62 that's something to in the workings of the getting the site plan and getting more	2	64 report from staff. MR. ARSENAULT: Thank you.
2 3	62 that's something to in the workings of the getting the site plan and getting more information available, that's a discussion with	2 3	64 report from staff. MR. ARSENAULT: Thank you. COA-24-31539 is for 321 East 5th Street.
2 3 4	62 that's something to in the workings of the getting the site plan and getting more information available, that's a discussion with staff, with Planning, so that we can come they can come forward with a recommendation so that we can vote on it because, as Commissioner	2 3 4	⁶⁴ report from staff. MR. ARSENAULT: Thank you. COA-24-31539 is for 321 East 5th Street. It seeks to construct a one-story front porch
2 3 4 5	62 that's something to in the workings of the getting the site plan and getting more information available, that's a discussion with staff, with Planning, so that we can come they can come forward with a recommendation so that we can vote on it because, as Commissioner Epstein stated earlier, we need to vote based	2 3 4 5	64 report from staff. MR. ARSENAULT: Thank you. COA-24-31539 is for 321 East 5th Street. It seeks to construct a one-story front porch addition and rear door steps to a historic structure. The existing primary structure is a
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	ic Preservation Commission	1	Uncertified Condensed Copy
	65		67
1	This wall will have multiple brick supports for	1	elevations or just the south elevation.
2	smooth tapered columns which will support the	2	Staff finds the proposed COA consistent
3	porch roof. The porch will wrap around the	3	and compatible with the Design Guidelines and
4	front of the building, toward the west	4	the Ordinance Code criteria. As such, we
5	elevation. The roof of the porch will be	5	forward to you a recommendation for approval
		-	
6	5V-Crimp to match the existing material on the	6	with the conditions noted in the report.
7	historic primary structure and the nonhistoric	7	THE CHAIRMAN: Thank you.
8	accessory structure.	8	Do we have any questions for staff?
9	On the rear of the structure, a wooden	9	COMMISSION MEMBERS: (No response.)
10	deck will be constructed from the rear door to	10	THE CHAIRMAN: No?
11	the backyard. The deck will have a simple	11	Is the applicant present?
12	vertical railing.	12	AUDIENCE MEMBER: (Indicating.)
13	Additions that are readily street visible	13	THE CHAIRMAN: Please come forward.
		14	(Audience member approaches the podium.)
14	require review by the Jacksonville Historic		,
15	Preservation Commission. The proposed addition	15	THE CHAIRMAN: State your name and address
16	would be along the front facade of the building	16	and she will swear you in.
17	and visible from the street.	17	AUDIENCE MEMBER: Doug Cuthbert,
18	The following is staff's analysis: The	18	1616 Waters Edge Drive, Fleming Island,
19	one-story front addition will create additional	19	Florida.
20	living space while retaining all historic	20	THE REPORTER: If you would, raise your
21	street-visible materials on the structure. The	21	right hand for me, please.
22	height, massing, setback, scale, and	22	MR. CUTHBERT: (Complies.)
23	directional expression of the addition are	23	THE REPORTER: Do you affirm that the
	•		•
24	compatible with the existing structure and	24	testimony you are about to give will be the
25	others in the district.	25	truth, the whole truth, and nothing but the
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
	66		68
1	As designed, the porch will extend to the	1	truth?
1 2		1 2	truth? MR. CUTHBERT: I do.
2	west elevation; however, staff has conditioned	2	MR. CUTHBERT: I do.
2 3	west elevation; however, staff has conditioned it so that the porch will be oriented either	2 3	MR. CUTHBERT: I do. THE REPORTER: Thank you.
2 3 4	west elevation; however, staff has conditioned it so that the porch will be oriented either along the south and east elevations or only on	2 3 4	MR. CUTHBERT: I do. THE REPORTER: Thank you. THE CHAIRMAN: Do you care to make a
2 3 4 5	west elevation; however, staff has conditioned it so that the porch will be oriented either along the south and east elevations or only on the south elevation between the edges of the	2 3 4 5	MR. CUTHBERT: I do. THE REPORTER: Thank you. THE CHAIRMAN: Do you care to make a statement?
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	ic Preservation Commission		Uncertified Condensed Copy
	69		71
1	there, so the porch would it would be quite	1	system, are you thinking that maintaining the
2	more inviting because the porch would be on	2	column base would still be the brick or
3	the East 5th. It would face East 5th and	3	MR. CUTHBERT: Yeah. That what I'm
3		3	
4	the Emerald Trail, so just, you know, a little	4	thinking is that the columns the I have
5	more visible.	5	the columns, and I I'd like to have the
6	So bottom line, we can't wrap it around to	6	brick I'm not an architect the pilasters
_		-	-
7	the east, so we'd like to wrap it around to the	7	or whatever, they come up just like in the
8	west. Or if you don't think that's a good	8	drawing that you see, but with it would be
9	idea, I'll do whatever you guys tell me to do.	9	fine with wooden you know, wooden fencing in
10	THE CHAIRMAN: And so just to just to	10	between them.
		-	
11	clarify for everyone here, this property is	11	COMMISSIONER EPSTEIN: Through the Chair,
12	located on the in a particular spot in the	12	so you would want to keep the height of the
13	H alley, so that the Emerald Trail is part of	13	base of the column where it's shown in your
		-	-
14	that alley that's running on the	14	drawings?
15	MR. CUTHBERT: Yeah. The Emerald Trail	15	MR. CUTHBERT: Yeah. I would like to keep
16	will run on the alley between Liberty and	16	the base because the columns that I have are
17	Walnut, which is right to the right to the	17	6 feet, so
18	side of that house, so that the porch that	18	MR. ARSENAULT: Through the Chair to the
19	wraps around will face the Emerald Trail and	19	Commission, staff currently does not have a
20	the street.	20	condition for changing the brick to wood picket
21	THE CHAIRMAN: Okay. Do we have any	21	porch rails. That was a comment by the public.
22	questions for the applicant?	22	COMMISSIONER MORGAN: Is that not
23	COMMISSIONER GREGORY: Yes. Through the	23	COMMISSIONER GREGORY: It's on one of the
24	Chair, it looks to me like the biggest change	24	conditions on there, I believe.
25	to the conditions they added there was the	25	MR. ARSENAULT: Yes. That's for the rear,
25	-	23	
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
	70		72
	change from brick to wood balustrades or wood		for the rear porch, because the rear will be a
	change from prick to wood pailistrades or wood	1	for the rear porch, because the rear will be a
1	-		• •
2	composite material. Is that acceptable to you?	2	deck.
	composite material. Is that acceptable to you?		deck.
2 3	composite material. Is that acceptable to you? MR. CUTHBERT: Could you say that again?	2 3	deck. MR. CUTHBERT: Oh.
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Histor	c Preservation Commission		Uncertified Condensed Copy
	73		75
1	MR. CUTHBERT: What's that?	1	the Commission, how do we feel about having the
2	THE CHAIRMAN: If we need you to come back	2	porch orientated to the west, as the applicant
3	up, we'll call you.	3	would like?
4	MR. CUTHBERT: Okay. Thanks.	4	THE CHAIRMAN: Yes. That's one of the
		-	
5	THE CHAIRMAN: All right. Is there anyone	5	bigger discussions.
6	else here today to speak to this COA?	6	COMMISSIONER EPSTEIN: Through the Chair,
7	AUDIENCE MEMBERS: (No response.)	7	I actually don't have a big issue with it
8	THE CHAIRMAN: We'll close the public	8	because I think now that there is the garage to
9	hearing and entertain a motion.	9	the east, that it actually balances out the
10	COMMISSIONER EPSTEIN: Through the Chair	10	architecture on the site.
11	to Counsel, I have a question. The conditions	11	COMMISSIONER MORGAN: Through the Chair to
12	don't have numbers on this COA, so if we were	12	the Commission, I love the wraparound porches,
13	to amend condition bullet point the	13	and so many of those have been lost in
14	fourth bullet for the railing system to mention	14	Springfield. And considering it's not possible
15	the railing system at the front porch and the	15	to completely replicate the original, I think
16	rear porch, how would we do such without the	16	it's a great idea.
	numbering?	17	-
17	5		THE CHAIRMAN: Commissioner Hoff, do you
18	MS. LOPERA: Through the Chair to	18	have an opinion?
19	Commissioner Epstein, staff has a revised staff	19	COMMISSIONER HOFF: I would tend to agree.
20	report with numbers, so Mr. Wells is going to	20	THE CHAIRMAN: I'm sorry, could you bring
21	pull that up on the screen so you can reference	21	that rendered elevation back up you just
22	numbers when amending those conditions.	22	showed?
23	COMMISSIONER MORGAN: Through the Chair to	23	MR. WELLS: Through the Chair to the
24	Commissioner Epstein, are you recommending that	24	Commission, yeah, this is some additional
25	it be the wood spindles on both?	25	context here.
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
	74		76
1	COMMISSIONER EPSTEIN: Through the Chair	1	So this particular property was approved
1	COMMISSIONER EPSTEIN: Through the Chair to Commissioner Morgan, I I think, if I was	1	So this particular property was approved for a COA for new construction of a two-story
2	to Commissioner Morgan, I I think, if I was	2	for a COA for new construction of a two-story
2 3	to Commissioner Morgan, I I think, if I was to put a motion together, that that would be my	2 3	for a COA for new construction of a two-story accessory garage here, as well as restoration
2 3 4	to Commissioner Morgan, I I think, if I was to put a motion together, that that would be my motion, but there is no motion now.	2 3 4	for a COA for new construction of a two-story accessory garage here, as well as restoration of the first-floor porch, wraparound, back in
2 3 4 5	to Commissioner Morgan, I I think, if I was to put a motion together, that that would be my motion, but there is no motion now. THE CHAIRMAN: Yes. If I could interrupt,	2 3 4 5	for a COA for new construction of a two-story accessory garage here, as well as restoration of the first-floor porch, wraparound, back in 2017. So on your screens right now is a
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City of Jacksonville

December 11, 2024

Histor	ic Preservation Commission	1	Uncertified Condensed Copy
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1	porch wrapping around, would that create	1	I have a little bit of an issue that by
2	some I mean, it's kind of a turret, right?	2	changing the brick to the wood railing, it's
3	It's kind of a round front porch that's	3	not just that easy of a solution here with the
4	wrapping (inaudible) that the applicant is	4	elevation.
5	proposing. I just bring that to your attention	5	THE CHAIRMAN: So perhaps that could be a
		_	· ·
6	as something to consider.	6	caveat to the amended recommendation,
7	And then it sounded like the owner stated	7	Commission Epstein, that the final elevation is
8	that there were 6-foot columns already	8	worked through with staff.
9	purchased, so that may have something to do	9	COMMISSIONER EPSTEIN: Through the Chair,
10	with the (microphone failure)	10	and I would like to go on record that I would
11	THE REPORTER: I can't hear you.	11	like to see the brick stop at the porch finish
12	THE CHAIRMAN: The owner it sounded	12	floor, and the railing and the pedestals that
13	like the owner has already purchased 6-foot	13	these columns sit on be made out of wood or
		-	
14	columns, so that may have something to do with	14	some composite wood material so that they're
15	the height (microphone failure).	15	not this heavy brick.
16	That doesn't mean that if it goes to wood	16	THE CHAIRMAN: Sounds like an amendment to
17	picketing, wood spindles, or some composite	17	the (microphone failure)
18	spindle, as Commissioner Epstein is suggesting,	18	COMMISSIONER EPSTEIN: Sorry.
19	that there couldn't be also a kind of base	19	THE CHAIRMAN: (Microphone failure.)
20	built out of material that wasn't brick as	20	MS. LOPERA: To the Chair, yes.
		20	
21	well. So that may be a nonissue.		And through the Chair to Commissioner
22	I think the owner does make it's	22	Epstein, we could amend the motion on the floor
23	interesting to me, the argument about the	23	or you could my suggestion would be to wait
24	Emerald Trail and the alley that this side of	24	and see if there are any other amendments,
25	the home is facing (microphone failure) access	25	because as far as where you land on the
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
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2	to that as our as the neighborhood becomes much more pedestrian oriented.	2	porch orientation THE CHAIRMAN: Uh-huh.
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City of Jacksonville Historic Preservation Commission

1 brack, and sort of, like, a curve between 1 is. 2 that's actually or of, soil is to see how the Commission of felt about that. If I'm reading this right, it's like a iste plan,		81		
3 balconies that sort of create this form in the site park, but it's not actually a wrapparound for protect that. If 'm reading this right, it's like a 3 (microphone failure)? 4 Step Jan, and Lwanted to see how the Commission fet about that. If 'm reading this right, it's like a Tim sorry. 'Tim reading the Sanborn map on the screen. It's showing into many on the screen. It's showing into many and it to start, a some and that looks like a one to me. And the there's a one-story portion and the home on the there's a one-story portanaty structure (microphone failure)? 10 this is moving into design - design of the the screen score start with a some materials about that. The respate the score score story detached the there's a one-story portion of the home on the there's a one-story detached the there's a one-story opartical the score scor			-	
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Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300 1 they can make a recommendation. 82 2 COMMISSIONER EPSTEIN: Through the Chair to staff, is that something that you could work 4 out with them and approve internally? 84 5 MR. WELLS: That's also correct. 84 1 MR. WELLS: That's also correct. 84 2 COMMISSIONER EPSTEIN: Through the Chair to staff, is that something that you could work 4 out with them and approve internally? 7 5 MR. WELLS: Through the Chair to 6 Commissioner Epstein, yes, that probably would 7 come through some sort of minor mod 8 application. 3 about potential amendments to the motion? No? 4 COMMISSIONER EPSTEIN: So there's been we have 10 a motion that has an amendment in it, and then 11 there's a suggestion of another sort of edit to 12 the motion on the floor. 8 COMMISSIONER EPSTEIN: So I will 9 9 1 There's a laso the question about the porch 14 itself and wrapping around, whether (microphone 15 failure). We just need to we need to 16 include that, I think, in the way that we amend 17 the motion on the floor. So is there any other 18 discussion about that? (Microphone failure) 19 move this along. 19 CommISSIONER MORGAN: Through the Chair, I 12 20 COMMISSIONER MORGAN: Through the Chair, I 13 that will be decided at the	24	failure) on the owner to come to staff with a	24	THE CHAIRMAN: The only thing that's
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1	(Mr. Cuthbert approaches the podium.)	1	withdrawal?
2	THE CHAIRMAN: Did you hear the	2	COMMISSION MEMBERS: Aye.
3	MR. CUTHBERT: I was a helicopter pilot; I	3	THE CHAIRMAN: All those opposed?
4	can't hear.	4	COMMISSION MEMBERS: (No response.)
5	THE CHAIRMAN: Understood. Did you hear	5	COMMISSIONER EPSTEIN: All right. Motion
6	the motion on the floor?	6	to amend the previous motion and editing
7	MR. CUTHBERT: Yeah, that the the brick	7	Condition 2 to allow for the porch orientation
8	stops at the deck	8	to be shown as in the current elevations. And
9	THE CHAIRMAN: Right.	9	I believe that's Condition 2.
10	MR. CUTHBERT: and then it's wood from	10	And then Condition 4, the railing system at the front and the rear shall be made of wood
11 12	there up. THE CHAIRMAN: Everything else is wood or	11 12	or composite materials. The brick shall stop
13	composite material.	12	at the finish floor of the porch, and the
14	MR. CUTHBERT: Or composite.	14	column bases shall have a wood or composite
15	THE CHAIRMAN: And the elevation is to be	15	design.
16	worked through with staff for	16	The final design of this will be
17	MR. CUTHBERT: Okay.	17	coordinated with staff for their approval or,
18	THE CHAIRMAN: And if it has to come back	18	if required, a minor modification can be
19	to us, it will be as a minor mod.	19	brought to the Commission.
20	Are you good with that?	20	MS. LOPERA: Through the Chair to
21	MR. CUTHBERT: That's fine.	21	Commissioner Epstein, would you be okay with a
22	Did you come to some agreement on the	22	porch on the or do you want it as shown on
23	orientation of the porch or	23	applicant's elevations?
24	MS. LOPERA: So through the Chair to the	24	COMMISSIONER EPSTEIN: Through the Chair
25	Commission, that condition, as outlined in the	25	to Counsel, I think the way that it's shown in
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1	staff report, was that the porch shall be	1	the elevations I'm okay with. If we would like
2	either along the south elevation, the front	2	to leave it up to the owner that they do just a
3	end; or the along the south and east	3	front south elevation or a front right side
4	elevations, the front and right sides, and that	4	elevation, per their discretion, I'm okay with
5	has not been altered by the Commission.	5	that. But if they make a change to the porch,
6	THE CHAIRMAN: So that yes, we do need	6	it needs to be given to staff for their
7	to because there was discussion among you	7	approval as well.
8	all that some of you were okay and fine with the porch wrapping around the west side, and I	8 9	THE CHAIRMAN: That's good. MS. LOPERA: Okay. So Condition 2 would
9 10	didn't hear any objection to that. So I think	9 10	read the porch shall be oriented as shown on
11	we need to come to a recommendation on that in	11	the elevations dated whatever date I'll zoom
12	terms of the motion as well.	12	in and figure it out or as approved by the
13	MR. CUTHBERT: Yeah, that's kind of	13	Historic Preservation section.
14	that's the big question. The rest of the	14	COMMISSIONER EPSTEIN: Yes.
15	stuff, I can get details.	15	MS. LOPERA: Thank you.
16	COMMISSIONER EPSTEIN: Through the Chair,	16	THE CHAIRMAN: So that's the motion.
17	so continuing to modify my motion	17	COMMISSIONER EPSTEIN: That's it.
18	MS. LOPERA: It was moved and seconded, so	18	MS. LOPERA: Was there a second on that?
19	you can withdraw it with the approval of the	19 20	COMMISSIONER HOFF: I will second.
20 21	body and redo it or you can vote on that and then amend again if you prefer.	20 21	THE CHAIRMAN: Discussion? Any more discussion?
21	COMMISSIONER EPSTEIN: I will withdraw	21	COMMISSION MEMBERS: (No response.)
23	with the approval of the body.	23	THE CHAIRMAN: All those in favor?
24	COMMISSIONER HOFF: Second.	24	COMMISSION MEMBERS: Aye.
25	THE CHAIRMAN: All those in favor of the	25	THE CHAIRMAN: Those opposed?
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1	MR. CUTHBERT: Just for clarification, you	1	MR. CUTHBERT: You're talking about in
2	guys showed two elevations; one was from	2	front of the window?
3	2017	3	THE CHAIRMAN: On the right, next to the
4	MS. LOPERA: So through the Chair to the	4	garage.
5	applicant, they are voting on the elevation you	5	MR. CUTHBERT: Yes.
6	submitted and requested with your application.	6	THE CHAIRMAN: The one that's in front of
	MR. CUTHBERT: Okay. That that's	-	the window.
7	•	7	
8	what	8	MR. CUTHBERT: Okay. It should
9	MS. LOPERA: Yeah.	9	(inaudible).
10	MR. CUTHBERT: Okay. Great.	10	THE CHAIRMAN: I think yeah.
11	Thank you.	11	MR. CUTHBERT: I agree. But like I say,
12	THE CHAIRMAN: So let it be known that	12	I'll do whatever you guys tell me to do. I'll
13	COA-24	13	get it done.
14	COMMISSIONER EPSTEIN: No, we approved my	14	THE CHAIRMAN: Okay. So that was the last
15	amendment to the motion. We have to vote on	15	COA.
16	the yes.	16	Do any staff or anyone need to take a
17	MS. LOPERA: (Off microphone.)	17	break right now? Do you want to keep moving?
18	THE CHAIRMAN: So by your actions, you	18	COMMISSIONER GREGORY: Keep going.
19	have approved the amendment to the motion.	19	THE CHAIRMAN: Is that okay?
20	Now	20	So we have New Business, a demolition
21	MS. LOPERA: (Off microphone.)	21	delay, the Henry C. Arpen House at 3747 Linjohn
22	THE CHAIRMAN: Move the COA as amended.	22	Road.
23	All those in favor?	23	
			We'll open the public hearing.
24	COMMISSION MEMBERS: Aye.	24	We'll entertain the staff report.
25	MS. LOPERA: (Off microphone.)	25	MR. WELLS: Thank you.
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1	THE CHAIRMAN: Oh.	1	So this is a demolition request. So,
1	THE CHAIRMAN: Oh.	1	So this is a demolition request. So, essentially, the property owner is seeking a
2	COMMISSIONER EPSTEIN: Move to approve the	2	essentially, the property owner is seeking a
2 3	COMMISSIONER EPSTEIN: Move to approve the COA as amended.	2 3	essentially, the property owner is seeking a building permit to demolish a residential
2 3 4	COMMISSIONER EPSTEIN: Move to approve the COA as amended. Wait, I can't move it, because I	2 3 4	essentially, the property owner is seeking a building permit to demolish a residential structure located at 3747 Linjohn Road. This
2 3 4 5	COMMISSIONER EPSTEIN: Move to approve the COA as amended. Wait, I can't move it, because I MS. LOPERA: You can.	2 3	essentially, the property owner is seeking a building permit to demolish a residential structure located at 3747 Linjohn Road. This structure, which is known as the Henry C. Arpen
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City of Jacksonville Historic Preservation Commission

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1	now-removed decorative brick chimney. The	1	Cracker, the Arpen House has a wood frame
2	fenestration pattern consists of six-over-six,	2	structural system covered on the exterior by
3	double-hung sash windows.	3	horizontal wood siding, a brick pier
4	This property is located within the	4	foundation, centrally placed chimney, and a
5	Mandarin neighborhood and is situated on the	5	gabled main roof.
6	Joseph Hagin Spanish Land Grant. According to	6	The third criteria relates to it having
7 8	archival records, the structure was constructed around 1880.	7 8	distinguishing characteristics of an architectural style.
9	In 2022, the Arpen House was relocated	9	Architecturally, the design of the Arpen
10	from its original location at 3318 O'Connor	10	residence, again, reflects the frame vernacular
11	Road to 3747 Linjohn Road in December of 2022.	11	style, which, again, represents vanishing
12	This relocation was performed without obtaining	12	examples of how rural and lay builders utilized
13	an approved permit with the Building Inspection	13	construction principles. Again, in North
14	Division of the Planning and Development	14	Florida, these builders took advantage of these
15	Department.	15	different variations in terms of materials.
16	Based on our evaluation, it is the opinion	16	With its eastern orientation, double
17	of staff that the residence meets four of the	17	verandas on two elevations, open hallways,
18	landmarking criteria. The first one is	18	numerous windows and a detached kitchen, the
19	Criteria A, which is its value as a significant	19	Arpen residence was designed to work well in a
20	reminder of the cultural, historical,	20 21	pre-air-conditioned Southern environment.
21 22	architectural or archaeological heritage of the city, state or nation.	21 22	Another unique feature of the Arpen residence is the presence of a detached
22	Again, this Henry C. Arpen residence is	22	building which has since been connected and
24	one of a small number of historic homes that	24	also contains the kitchen now. How this
25	remain in the Loretto community. It's located	25	detached one-story building was tied originally
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1	to the east of the Mandarin peninsular. This	1	to the residence is not known but was
2	community, which radiated out from the	2	traditionally connected by a boardwalk to a back or side porch.
3 ∡	St. Augustine and Loretto crossroads, owes its origin to the missionary efforts of the Roman	3 ⊿	Concentrating such domestic activities in
5	Catholic Church in Florida.	5	a separate building, which was a common
6	The second criteria relates to it being	6	treatment for rural structures in the South,
7	recognized for the quality of its architecture	7	allowed for the main home to be free of
8	and it retaining sufficient elements showing	8	cooking, generating smoke, heat, and smells.
9	its architectural significance.	9	The last criterion relates to its
10	Architecturally, the original design of	10	suitability for preservation or restoration.
11	the Arpen House reflects no high style and is	11	So, again, in our approach to this criterion,
12	commonly referred to as "frame vernacular"	12	staff typically evaluates proposed landmarks
13	because of its construction. Notwithstanding	13	based on evidence of significant exterior
14	its simple design, frame vernacular buildings are important since they represent vanishing	14	alterations that have negatively impacted character-defining features as well as
15 16	examples of how rural and lay builders utilized	15 16	alterations that are deemed difficult, costly
17	simple and time-tested construction principles,	17	or impossible to reverse.
18	as well as building materials such as southern	18	Furthermore, the degree and nature of any
19	yellow pine and cypress. Sometimes referred to	19	exterior deterioration as well as the evidence
20	as "Florida Cracker," a more regional variation	20	of long-term and potentially ongoing neglect
21	of the Florida [sic] vernacular style was	21	are also factors in evaluating potential
22	developed with the harsh environment of the	22	landmarks.
23	South, such as heat, rain, humidity and moist	23	I want to read something from the approved
24	[sic] levels or soils.	24	National Register nomination. It states, "The
25	Common with materials found on Florida	25	integrity of the Arpen House is excellent. It
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1	retains the integrity of its exterior and	1	that the application meets four of the seven
2	interior features. The main alteration to the	2	landmarking criteria.
3	original building has been the rear addition.	3	THE CHAIRMAN: Thank you.
4	However, the addition was constructed in"	4	Do we have any questions for staff?
5	"around [sic] 1920, during the historic period,	5	COMMISSIONER HOFF: Through the Chair to
6	and has such [sic] achieved historic	6	staff, so there's a lot in this packet that you
7	significance. On the interior, a great	7	presented. I read through it all.
8	majority of features and finishes are intact."	8	So correct me if I'm wrong, but reading
9	Again, since its formal listing in 2019,	9	through some of the email documentation is
10	the Arpen House was relocated from its original	10	that when this structure was to be moved,
11	location at 3318 O'Connor Road to 3747 Linjohn	11	there was an agreement with the Mandarin
12	Road in December 2022. Again, this relocation	12	community and the City Councilperson that the
13	was performed without obtaining an approved	13	structure would be preserved where it's moved
14	building permit with the Building Inspection	14	to; is that correct?
15	Division, and as such, has resulted in	15	MR. WELLS: Through the Chair to
16	24 months of weatherization and unregulated	16	Commissioner Hoff, that is correct.
17	activity.	17	So, essentially, in 2019 the property,
18	As you will see in the application package	18	where it was originally located on, it was
19	itself, you you will find a structural	19	subject to a rezoning request through a Planned
20	evaluation letter. This letter states that the	20	Unit Development. That Planned Unit
21	integrity of the house was compromised during	21	Development has stipulated a condition that
22	the relocation process, and I want to read a	22	stated that the structure shall be relocated
23	portion of it from the letter. And it states,	23	elsewhere.
24	"It is our opinion that the house is in a state	24	COMMISSIONER HOFF: And it's mentioned
25	of disrepair. The cost to repair this home far	25	that the chimney was removed during the move,
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1	exceeds the value of the house and should be	1	but the chimney opening was not secured
2	demolished in place if not relocated."	2	sufficiently to not allow the elements in; is
3	Disrepair, often described as being in a	3	that your understanding?
4	state of poor condition, does not mean a	4	MR. WELLS: Through the Chair to
5	structure of or a building is incapable of	5	Commissioner Hoff, my understanding is that
6	being preserved or restored. While staff	6	is that is correct. It was removed. And
7	agrees the structure is in poor condition from	7	from my understanding, it was not encapsulated
8	24 months of deferred maintenance, the	8	or covered.
9	applicant did not provide any evidence to	9	COMMISSIONER HOFF: Okay. And two more
10	demonstrate how the structure could not be	10	questions.
11	repaired or restored.	11	So you mentioned that this was originally
12	Furthermore, the estimated cost to repair	12	moved without a permit. What whose can
13	the structure was not provided, nor was the	13	you describe the type of property that it's on
14	appraised value of the structure. So given the	14	at this time?
15	limited information regarding the structural	15	MR. WELLS: Through the Chair to
16	integrity of the structure, staff is unable to	16	Commissioner Hoff, I mean, generally speaking,
17	support a claim of disrepair or irreparability	17	the property itself is around it's rural in
18	for the structure.	18	nature. It's a few hundred feet from the
19	Furthermore, the structure and evaluation	19	original location. It already houses a
20	letter states that relocation of the structure	20	single-family home on it, so this structure is
21	is possible if the proper repairs and shoring	21	just located towards the rear of the property.
22	are made beforehand; therefore, it's the	22	COMMISSIONER HOFF: Okay. Thank you.
23	opinion of staff that the building in itself is	23	COMMISSIONER EPSTEIN: Through the Chair
24	suitable for restoration and preservation, and	24	to staff, a couple of questions here. I'm not
25	as such, we forward to you a recommendation	25	sure if you know the answer.
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1	This was moved to make way for this	1	THE CHAIRMAN: Please state your name.
2	development. There was a planning decision	2	AUDIENCE MEMBER: Michael Danhour, 5985
3	that was made. A permit was requested to move	3	Richard Street.
4	the structure. That permit was never	4	THE CHAIRMAN: She'll swear
5	finalized.	5	MR. DANHOUR: I'd like to request more
6	Do we know if the person who moved the	6	than three minutes, if possible.
7	structure was the original owner of the	7	THE REPORTER: If you would raise your
8	property that was taken over by this	8	right hand for me, please.
9	development? Do they still maintain ownership	9	MR. DANHOUR: Sure.
10	of this house if they are the original owner?	10	(Complies.)
11	Is it someone else who is interested in saving the house?	11 12	THE REPORTER: Do you affirm that the testimony you are about to give will be the
12	MR. WELLS: Through the Chair to	12	truth, the whole truth, and nothing but the
14	Commissioner Epstein, from my understanding,	14	truth?
15	it the owners have changed. It's not the	15	MR. DANHOUR: I do.
16	original person that requested it, but I would	16	THE REPORTER: Thank you.
17	like to defer to the applicant, who is in the	17	MR. DANHOUR: First, I want to say this is
18	audience, to provide clarity.	18	absolutely the last place I want to be. I've
19	COMMISSIONER EPSTEIN: And through the	19	spent over \$50,000 trying to save this house.
20	Chair, the some of these other questions	20	I've been stuck in permitting for two-plus
21	maybe the applicant can speak to.	21	years. And I've saved a bunch of historic
22	I'm not quite sure how you got	22	homes before, so this is, like, the worst-case
23	someone how someone was able to move this	23	scenario for me. And I understand this is kind
24	house without a permit, so I would be interested in finding information on the mover	24 25	of heretical.
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Having said that, I just want to give you Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1	that was hired to do so.	1	a little bit of a brief history and the and
2	And if all this damage is because of how	2	kind of explain how we got here.
	they moved it and didn't shore it correctly,	3	So Arimus mentioned and hi, Arimus
_	I'd be interested in finding out if they	4	of a 2020-30 307-E ordinance. There was a commitment to preserve the Henry C. Arpen
5	would had some sort of insurance coverage that would provide repairing the house as it	5 6	House by first inviting those who were also
7	was damaged because of incorrect shoring and	7	interested in preserving the home to secure a
8	issues with the move.	8	mutually agreeable new location for it, outside
9	THE CHAIRMAN: That was a question for	9	of the development, hopefully within Mandarin.
10	staff?	10	And if I couldn't find one of those, that I
11	COMMISSIONER EPSTEIN: It's a if the	11	would relocate it to the within the
12	staff had information on it. If they don't,	12	property, to Lot 1. So that was kind of the
13	then I can ask the question again.	13	ordinance and conditions of the ordinance that
14	MR. WELLS: Sorry. So through the Chair	14	were made.
15	to Commissioner Epstein, from my understanding,	15	And, specifically, I was supposed to find
16	I I don't have any knowledge of that.	16 17	a place to donate it to before the engineering 10-set was approved, right? So I went through
17 18	Looking through the permitting system itself, it didn't get anywhere for us to even	17 18	significant energy to try to find people. I
19	get those results or whatnot.	19	reached out obviously, Mandarin Museum and
20	THE CHAIRMAN: Okay. Any other questions	20	Historical Society was the one proposing
21	for staff?	21	relocation and saving.
22		22	(Reporter clarification.)
	COMMISSION MEMBERS: (No response.)		
23	THE CHAIRMAN: Could the applicant please	23	MR. DANHOUR: I've reached out to Seamark
23 24	THE CHAIRMAN: Could the applicant please come forward?	24	Ranch, Rodeheaver Boys Ranch, many sheriff
23	THE CHAIRMAN: Could the applicant please come forward? (Audience member approaches the podium.)		Ranch, Rodeheaver Boys Ranch, many sheriff ranches, Heritage Village (phonetic), probably
23 24	THE CHAIRMAN: Could the applicant please come forward? (Audience member approaches the podium.) Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	24	Ranch, Rodeheaver Boys Ranch, many sheriff ranches, Heritage Village (phonetic), probably Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
23 24	THE CHAIRMAN: Could the applicant please come forward? (Audience member approaches the podium.)	24	Ranch, Rodeheaver Boys Ranch, many sheriff ranches, Heritage Village (phonetic), probably

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1	over 50 groups Cracker House Pioneering	1	Now, it had sat there for a year, uncared
2	[sic] Village, a lot of others. Nobody had any	2	for, prior to me owning the property, because
3	interest, even at my expense, of bringing it to	3	the previous owners went into assisted living.
4	them and stubbing out utilities. So I had	4	One of them was deceased at the time, so it sat
5	nobody that wanted this house.	5	there for a year. And then when I finally
6	I eventually found somebody a group	6	bought the property and had to move it, I moved
7	called Aterro that recently bought the Sunbeam	7	it somewhere else where it sat for a year.
8	old golf course and landfill, and they said	8	I don't know enough about the technical,
9	they would take it and they'd put it where that	9	like, element of moving it, but I know they did
10	clubhouse was.	10	remove the the fireplace. It looked okay
_			
11	So around that time I think it was May	11	for you know, I mean, structurally, for what
12	or so we got City Councilman Michael	12	it was. Since I mean, it's got termite
13	Boylan's approval for that relocation. He said	13	damage. The floor joists are failing. Like,
14	he supported it, and that group and their	14	it is not in great shape.
15	contractor, which was Equity Builders,	15	There's a structural engineer saying, even
16	submitted a move-off permit to try to get it	16	with all those things, he can't guarantee that
17	moved off our site and onto theirs.	17	it's going to survive the move. But I've got a
18	I was not involved in that permitting	18	point now where the person who wanted it
19	side, but I felt like now I've got a location	19	doesn't want it anymore. It's he's waited
20	where it's going to go. I no longer have to	20	two years to try to get a permit with the City
21	preserve it on site. And so we got our permits	21	and he can't get one. And he's like, "Now it's
22	at the around June 2022, and we started to	22	going to cost too much for me to relocate it
23	proceed with development.	23	once I get it here."
24	By about, I want to say, the end of 2022,	24	So now I have nowhere to put it, nowhere
24	we had, from my understanding, everything		to take it. Nobody wants it. I've asked, I've
25		25	
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1	approved, technically, for the move-off permit,	1	asked, I've got I've got nowhere to put it.
1 2	approved, technically, for the move-off permit, but we did not have a move-on permit, so they	1 2	asked, I've got I've got nowhere to put it. So that's kind of like a a tough spot.
	approved, technically, for the move-off permit, but we did not have a move-on permit, so they would not issue the move-off permit. But		asked, I've got I've got nowhere to put it. So that's kind of like a a tough spot. And now the City's condemned the house. I'm
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	109		111
1	In terms of the the sustainability for	1	not been considered, to leave it on Lot 1 and
2	preservation or restoration, I've done a lot of	2	renovate the home from there?
3	these. Like, it is not sustainable. I'm more	3	MR. DANHOUR: Lot 1 has a house on it now,
4	than happy to provide an appraisal or a cost	4	a new construction, million-dollar home.
5	estimate. I'm I'm coming here under less	5	COMMISSIONER GREGORY: Okay. And the
6	than 40 hours' notice of getting the staff	6	reason I bring it up is, when the City Council
7	report, so I don't have those to present to you	7	and Development Department [sic] as well as the
	• • • • •	8	
8	now.	-	community decides on these PUDs, they put
9	I'm more than happy to have that	9	together these stipulations for a reason,
10	contractor that submitted the permits to do a	10	because they want to maintain these homes and
11	signed affidavit about all the issues that he's	11	the
12	had with the City and all the delays.	12	MR. DANHOUR: Sure.
13	(Reporter clarification.)	13	COMMISSIONER GREGORY: the cultural
14	MR. DANHOUR: Sorry, yes. Sorry. I'm a	14	significance of this area. And it gets a
15	little fired up and passionate about this.	15	little difficult when one path was pursued but
16	So I'm not sure what to do. You know,	16	you didn't leave the other option open, I
17	worst-case scenario I mean, I've talked to	17	guess. If there's already a home there, I
18	Commissioner [sic] Boylan, and he supports what	18	understand you can't you can't make that
19	I'm trying to do. The Arpen family, I think,	19	person move at this point, but you didn't
20	is aware of this as well, and it's I I	20	really leave an option open what to do with
			, , ,
21	gave it a really good effort and I got hung up	21	this house, and this puts it in a bad position
22	with the City, and now the house is in	22	for us to looking to preserve these historic
23	disrepair.	23	properties, so
24	I don't think it's going to survive any	24	So there is no other option of a lot on
25	kind of move. So, you know, worst case, I'd	25	that development anymore is what you're telling
	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203		Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 322
	(904) 821-0300		(904) 821-0300
	MadamCourtReporter.com		MadamCourtReporter.com
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			112
1		1	
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2	prefer a deferral to go get you guys more information to prove that it does not meet	2	me? MR. DANHOUR: That's correct.
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	113		115		
1	COMMISSIONER EPSTEIN: So	1	COMMISSIONER EPSTEIN: When you're seeing,		
2	THE CHAIRMAN: You can't move it if you	2	you know, larger damages, it I would think		
3	don't have somewhere to move it to.	3	they would have some sort of coverage to		
4 5	COMMISSIONER EPSTEIN: But you did move it to somewhere	4 5	repair MR. DANHOUR: So I have not investigated		
6	MR. DANHOUR: Correct.	6	that. I'm happy to ask the contractor and the		
7	COMMISSIONER EPSTEIN: temporarily.	7	applicant to get copies of those documents and		
8	Would they not issue you a permit based	8	look at them, but I have not looked at that.		
9	off of the fact that you moved it to somewhere,	9	And I'm not I'm not an engineer or an		
10	even if it was temporarily?	10	architect, but I know that the damage that I		
11	MR. DANHOUR: Are you I'm not sure I	11	see on that was probably less from the move and		
12	understand the question.	12	more from the the termites and things like		
13	COMMISSIONER EPSTEIN: It was moved	13	that.		
14	somewhere.	14	COMMISSIONER EPSTEIN: That's		
15	MR. DANHOUR: Correct.	15	understandable.		
16	COMMISSIONER EPSTEIN: So it had an	16	I don't know how building movers work, but		
17	address to be moved to?	17	if I was a building mover and there was a		
18	MR. DANHOUR: Correct.	18	building that looked to me like it had such		
19 20	COMMISSIONER EPSTEIN: I'm just wondering why they wouldn't issue you a move-off permit	19 20	substantial termite damage and other issues, that it might be impossible for me to move it		
20	even if it was for a temporary location.	20	without creating more issues, I I might have		
22	MR. DANHOUR: I don't think the	22	come forward and said, "I'm not going to move		
23	applicant the recipient ever asked to do	23	this."		
24	that. The recipient was the and his	24	MR. DANHOUR: Fair point.		
25	contractor were the ones that applied for the	25	COMMISSIONER EPSTEIN: So that to me,		
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1	move-off and the move-on permit. And then their contractor/mover moved it there	1	the fact that they moved it, I would hope for their business model and their engineering and		
3	temporarily. So I'm not a hundred percent sure	3	such that they would have reviewed those		
4	how all that happened, but I don't think any	4	things, so I'd be interested to see their		
5	permits were issued even if it was temporary in	5	thoughts on that.		
6	nature.	6	And, additionally, you had mentioned that		
7	COMMISSIONER EPSTEIN: My next question	7	the Lot 1 has a house on it. Are there not		
8	you referred to this being moved multiple times	8	any other lots left in that neighborhood that		
9	now. Obviously, it's being moved with the	9	the PUD could come		
10	service TNT; is that correct?	10	MR. DANHOUR: (Shakes head.)		
11	MR. DANHOUR: I think that's their name,	11	COMMISSIONER EPSTEIN: They're all gone?		
12	yeah, TNT Moving [sic].	12	MR. DANHOUR: Yep. All active permits,		
13	COMMISSIONER EPSTEIN: It would appear	13	all under construction. I think I think		
14 15	that they have damaged this home a few on a few occasions with their moving. Has any	14 15	there's only 10 or so out of the 30 that don't have COs yet, but they're all under		
15	research been done into any of their insurance	16	construction.		
17	or coverage for the home being damaged in their	17	COMMISSIONER EPSTEIN: I don't have any		
18	property, while they're moving, or	18	more questions for		
19	I would think that they would have some	19	COMMISSIONER MORGAN: Through the Chair to		
20	sort of guarantee for damages caused by them	20	the applicant. I think just a point of		
21	moving it, and not just minor damages	21	clarification. I hear you saying that it was		
22	MR. DANHOUR: Yeah.	22	termite damaged, and I think we discussed		
23	COMMISSIONER EPSTEIN: You know,	23	previously that it was a the chimney being		
24	obviously, have them, when you move a home	24	unattached and structurally compromising that		
25	MR. DANHOUR: Yeah.	25	during the move. Was the chimney put back on		
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1	or	1	it anymore.			
2	MR. DANHOUR: It was not.	2	COMMISSIONER EPSTEIN: Through the Chair,			
3	I have photos I took a bunch of photos	3	I would like to make a motion I know we have			
4	this morning, I just wasn't able to get them in	4	other questions. I need to leave soon, and I			
5	a way that you could look at them, but happy to	5	would like to get my thoughts on the record for			
6	show you guys what the dama what the house	6	this. So if we could proceed with a motion,			
7	looks like as of today.	7	and if there's any other questions, we can ask			
8	COMMISSIONER MORGAN: I'm looking at some	8	the applicant can we do it at that time? Is			
9	photos. It looks like a caved-in ceiling,	9	everybody okay with that?			
10	which would look like water intrusion and	10	COMMISSIONER GREGORY: (Off microphone.)			
11	probably closer to a chimney than a termite	11	COMMISSIONER EPSTEIN: I would like to			
12	chewing through a roof or something?	12	deny or approve the I would like to make			
13	MR. DANHOUR: There's water intrusion, not	13	a motion to deny the demolition delay for the			
14 15	just in the chimney. It's in the in the kitchen area, in the bathrooms. It's it's	14 15	Henry C. Arpen House at 3747 Linjohn Road. COMMISSIONER MORGAN: Second.			
16	not just where the chimney was.	16	COMMISSIONER EPSTEIN: I			
17	COMMISSIONER MORGAN: Sure, but it's kind	17	THE CHAIRMAN: Discussion?			
18	of an integral part of sealing that envelope.	18	COMMISSIONER EPSTEIN: Yeah, sorry.			
19	Thank you.	19	I through the Chair, I would like to			
20	MR. DANHOUR: Yep.	20	just go first just so I can get my thoughts on			
21	COMMISSIONER HOFF: Question to the	21	the record because I do need to leave in the			
22	applicant, through the Chair, so could you	22	next few minutes.			
23	so were you involved with the original PUD	23	The reason I say "deny" I understand			
24	or	24	your passion here. I'm very sympathetic to			
25	MR. DANHOUR: Yes. I was the developer	25	what you have said. Your application does not			
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	118		120			
1	that yeah.	1	show me enough reason to approve this. You're			
2	COMMISSIONER HOFF: Okay. So you are	2				
		~	speaking about termite damage and all these			
3	reporting that Councilman Boylan is in support	3	structural issues. You have a signed letter			
3 4	of this?		structural issues. You have a signed letter from a structural engineer. They have not			
4 5	of this? MR. DANHOUR: (Nods head.)	3 4 5	structural issues. You have a signed letter from a structural engineer. They have not singularly stated a structural issue, and their			
4 5 6	of this? MR. DANHOUR: (Nods head.) COMMISSIONER HOFF: I think that's what I	3 4 5 6	structural issues. You have a signed letter from a structural engineer. They have not singularly stated a structural issue, and their pictures do not prove to me a structural issue			
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1	engineer calls out, even in a minor wording	1	the location of the structural beams that are
2	that there's issues in photo numbers 5 and	2	failing in specific photos.
3	6, they talk about, you know, shoring and	3	If there is termite damage here, we need a
4	repair work causing issues with the house. The	4	report from someone showing there's termite
5	only thing these pictures are showing me is	5	damage. I mean, sometimes it will could
6	that there's damage to the siding. I'm not	6	just be deteriorated and look like termite
7	seeing any actual structural damage in either	7	damage, not actually be active termites,
8	one of these pictures. It's just pictures of	8	that there is a difference there because
9	the siding being needing repair.	9	a a home of this age is going to have some
10	In photo number 7, they talk about the	10	termite damage. It's almost impossible in the
11	ceiling damage and roof damage. I can't see	11	state of Florida to have a wood frame home
12	any roof damage there. I do see that the	12	without termite damage of this age, not that
13	ceiling has caved in. That's a moderately easy	13	there's active termites there.
14	repair to do based on what I'm seeing in this	14	So while Mr. Stanford provided a a
15	picture.	15	one-page report here, it needs to be more
16	And photo number 8 is showing damage to	16	encompassing of what structural items are
17	the floor system. And, again, this photo is	17	deficient in this home that's causing it to be
18	not giving me enough information to understand	18	unrepairable.
19	the scope of damage enough for me to be able to	19	And just the situation here I mean,
20	approve this for you.	20	there is an option to save this historic home
21	Those are my thoughts.	21	and there's an agreement with the community,
22	MR. DANHOUR: Thank you.	22	and I I think everyone at the City takes
23	THE CHAIRMAN: So continuing on that line	23	these agreements with the community very
24	of discussion, which I tend to agree with,	24	seriously, that we need to preserve these
25	there's just like, I understand the	25	properties. And when you read something in the
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	23	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1	situation well, as much as I can understand	1	PUD, it needs to be held to and I think
2	the situation, but I wonder I agree that	2	that's another issue here as well, is that this
3	I I need more information. I'm	3	thing was moved without the permits. There is
4	Staff is telling us that there are four	4	an option to be able to save this home on that
5	criteria that this structure meets to landmark	5	property, and all those things were bypassed
6	it.	6	here. I think that's a it's a major issue
7	COMMISSIONER MORGAN: Right.	7	here in terms of allowing this home to be
8	THE CHAIRMAN: But then we're hearing	8	demolished.
9	argument from the applicant that it's this	9	(Commissioner Epstein exits the
10	thing this place has been through the	10	proceedings.)
11	ringer, it's it can't be restored, right?	11	COMMISSIONER GREGORY: And while I'm at
12	That it's it's falling apart.	12	it, maybe a question for counsel here. Was
13	But I agree with Commissioner Epstein that	13	that motion worded correctly? Are we denying
14	we don't have enough I don't have enough	14	the demolition delay? Is that correct?
15	information to conclude simply (microphone	15	MS. LOPERA: Not exactly. You would be
16	failure) allow or vote for the demolition of	16	denying the demolition, is, I believe, the
17	this right now. That is (microphone failure),	17	intent of the motion.
18	but I'm interested in the other in your	18	COMMISSIONER GREGORY: Yeah. Okay. Deny
19	opinions about that before we take a vote.	19	the demolition.
20	COMMISSIONER GREGORY: Through the Chair,	20	MS. LOPERA: And through the Chair, could
21	I would agree with Commissioner Epstein's	21	I just state something on the record
22	assessment of the structural integrity report	22	regarding you're talking a little bit about
23	here. I mean, typically, some sort of	23	deferral. And if that is the will of this
24	structural engineer report will specifically	24	Commission, you should know that Section 324.07
25	call out the sills, the location of the sills,	25	of the Ordinance Code requires that you make a
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1	decision on these demolitions within 60 days.	1	Commissioner Morgan and the Commission, if I		
2	And if you fail to do so, the demolition permit	2	may, just a couple of things on that.		
3	automatically issues. And that 60-day deadline	3	So the owner does have appellate rights.		
4	falls before your next regularly scheduled	4	They can appeal to the City Council this		
5	meeting. So if you're talking deferral, we	5 decision here today.			
6	would need to talk about scheduling an	6	COMMISSIONER MORGAN: Okay.		
7	additional meeting to make that 60-day	7 MS. LOPERA: So that is a possibility.			
8	deadline.	8	I would also like to point out, the in		
9	COMMISSIONER GREGORY: Before we go on to	9	the PUD language that was agreed to that the		
10	any other discussion, do we need to	10	applicant was speaking of Arimus has pulled		
11	COMMISSIONER MORGAN: Through the Chair to	11	that up on the screen. You can see it now.		
12	the Commission, I think that that's a very	12	What they agreed to regarding this Henry		
13	important thing to note, and I I'm just	13	C. Arpen House, and this was before when		
14	going to ask, if we denied it, would he be able	14	they were getting approval to rezone that		
15	to reapply or I mean, what does that process	15	parcel of land to a Planned Unit Development,		
16	look like? This is pretty unlikely that	16	and they have agreed to preserve the Henry C.		
17	MS. LOPERA: Through the Chair to	17	Arpen farmhouse by first inviting those who are		
18	Commissioner Morgan and the Commission, so	18	interested in preserving the home to secure a		
19	these are a little bit unique because not only	19	mutually agreeable new location outside the		
20	do you need to make a decision on the	20	development but still within Jacksonville,		
21	demolition, but if you choose to deny this	21	preferably in Mandarin. And upon said finding,		
22	demolition, the Ordinance Code requires you to	22	the developer further commits to donating and		
23	make a decision on landmarking status. And	23	moving the historic structure to the chosen		
24	that is required within 21 days of your denial	24	site, and then the the PUD contemplates		
25	decision.	25	having an issue with that. In the event that		
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1	So what staff traditionally has done and	1	no sound plan surfaces for relocation, the		
2	did here today was provide you with all the	2	project developer pledges to relocate the Henry		
3	information you need. Should you decide to	3	C. Arpen farmhouse to proposed Lot 1.		
4	deny it, you have everything in there to then	4	That's what's in your PUD language.		
5	make a recommendation regarding landmarking	5	MR. DANHOUR: Yeah, if you if I may,		
6	status. And that goes before City Council in	6	where it gets tricky is that, by the date of		
7	the form of an ordinance, and you can you	7	the City's final approval for the PUD's project		
8	can do that all here today so that we don't	8	civil engineering plans. So having a location,		
9	have to call a special meeting to make that	9	having an agreement with the with the		
10	21-day deadline.	10	councilman, having permits in place, where,		
11	COMMISSIONER MORGAN: Through the Chair to	11	like, that's a sound plan, then we get the		
12	Legal, I guess I just want some clarification,	12	engineer plans approved. And, in my mind,		
13	similar to what Commissioner Gregory is saying.	13	that that no longer requires holding Lot 1		
14	If there has been an agreement in place	14	back because I've got a sound plan.		
15	with the councilperson and the community, and	15	Obviously, I could not foresee how long it		
16	we're I don't know exactly what that is.	16	would take to try to get permits and all the		
17	I'm assuming it's, we'll give you this land if	17	things that would happen therein, but that's at		
18	you preserve this building, what does that	18	least the mindset of how we got to that		
19	what are the repercussions of that with a	19	position.		
20	demolition?	20	THE CHAIRMAN: So I understand your		
21	And, I mean, at that point like, I	21	position, when you when you said in the		
22	think we need to hear from someone else to even	22	beginning this is the last place you want to		
23	be able to make that decision or more	23	be. I totally understand that.		
24	information on that agreement.	24	I think we at least for me as a		
25	MS. LOPERA: Through the Chair to	25	commissioner on this on this (microphone		
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1	failure) with HPC, there's certain we're	1	21 days to make a recommendation on landmarking		
2	looking at a situation where we have a historic	2	status. But as you can see, staff already		
3	structure, it's landmark-worthy, that has	3	presented their report and recommendation.		
4	been we could call it bad luck, we could	4	And the code requires that the property		
5	call it a series of unforeseen circumstances,	5	meet four of the criteria if the owner is in		
6	but it's in a it's in a terrible position.	6	opposition. And that is the case; it meets		
7	And as Legal has said earlier, our denial	7	four. And it would require well, that would		
8	of the demolition approving the demolition	8	go to Council. It would be a recommendation of		
9	of this structure doesn't keep the owner from	9	this body to landmark it. So you'd have your		
10	appealing it to the City, to a higher level	10	demolition decision, appealable; and then your		
11	than us, and so I think that we have to we	11	recommendation to landmark, and that goes		
12	have to make our decisions based on based on	12	before Council as an ordinance, and they would		
13	the design guidelines and our respect of the	13	have the decision-making authority over that		
14	historic structures.	14	landmark. And then should you appeal, they		
15	And this is no this is no aggression	15	would have the decision-making authority on		
16	towards the developer or the things that are	16	that appeal.		
17	going on, but I don't think we can deny the	17	MR. DANHOUR: How does it work that it's		
18	value of this structure. I mean, we're engaged	18	on a temporary foundation on a leased parcel of		
19	in some things right now as a body that are	19	land?		
20	aimed at preventing, frankly, situations like	20	MS. LOPERA: Your appellate rights?		
21	this from happening. And so I think that I	21	MR. DANHOUR: The landmark status. Like,		
22	think we have to really consider that.	22	it's not on a permanent address.		
23	I, for one, am not I'm not	23	MS. LOPERA: Then that's a great		
24	interested I'm not really in favor of	24	question.		
25	deferring it. I think we need to I think we	25	So it doesn't have I mean, the parcel		
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1	need to vote, and I think a motion is on the	1	has to have an address of some sort.		
2	floor that I'm ready to vote for, but I	2	MR. DANHOUR: It is on a temporary		
3	certainly want to hear from you if you if	3	foundation on a portion of a lot that is leased		
4	you think differently.	4	under a month-to-month lease agreement.		
5	I don't think deferring it is going to	5	MS. LOPERA: That's an interesting I		
6	help. I think we need to move it along so that	6	would have to look into that.		
7	it gets in front of people that can make	7	THE CHAIRMAN: And that's why I think that		
8	decisions that they need to make as well	8	this is something this is something that		
9	because I assume if we deny the demolition of	9	needs to be elevated to another level, frankly.		
10	the structure, you understand the process as	10	It's we can talk we can speak to the		
11	well and you will elevate it to the next level.	11	historic value of the structure and make a		
12	MR. DANHOUR: I do.	12	and we can vote on things and in that		
13	The one thing I don't understand is if	13	regard, but I think this is a very this is a		
14	a denial here is also an approval for landmark	14	very peculiar situation, right?		
15	status. And I'd be really curious what how	15	It's not it's not (microphone failure).		
16	that works with an involuntary applicant or	16	(Microphone failure) cut-and-dry kind of thing.		
17	or what that looks like. I don't because I	17	I mean, I know I know I understand the		
18	don't quite understand that element.	18	value of the structure based on the staff		
19 20	MS. LOPERA: Mr. Chair, do you want me to address that?	19	report and that it meets in staff's opinion, in their recommendation, it meets four of the		
20 21	THE CHAIRMAN: Yes, please.	20 21	criteria. That I can consider and make a		
21	MS. LOPERA: Through the Chair to the	21	recommendation on, but the legalities of those		
22	applicant, so it's it's a separate motion.	22	kind of things, I I don't (microphone		
23 24	So if they were to move to deny this	23	failure).		
25	demolition, then the code reads they have	25	MS. LOPERA: To the Chair, if I may, let		
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	133		135
1	me just say this: If you-all vote to	1	that.
2	landmark recommend landmark status for the	2	THE CHAIRMAN: Do I hear a motion in that
3	structure, be assured that I will work out the	3	regard?
4	legal the legality and how to word that in	4	COMMISSIONER HOFF: Through the Chair, I'd
5	the ordinance and make that happen. I just	5	like to make a motion to approve the staff
6	need direction from this body.	6	recommendation of a landmark for the Henry C.
	•		Arpen House at 3747 Linjohn Road.
7	THE CHAIRMAN: Exactly. But then again,	7	· · · · · · · · · · · · · · · · · · ·
8	just to sort of reiterate and clarify what we	8	COMMISSIONER GREGORY: Second.
9	said earlier, even though this may go before	9	THE CHAIRMAN: I would say I'll say
10	City Council as a denial of demolition but also	10	discussion, but I think I think that it's
11	a recommendation for landmark status approval,	11	not necessary, right?
12	they still have to vote on that, yes?	12	COMMISSIONER HOFF: So just
13	MS. LOPERA: To the Chair, they will have	13	THE CHAIRMAN: Discussion
14	to vote on the landmarking status. They would	14	(Mr. Danhour exits the proceedings.)
15	only hear the demolition if the applicant	15	COMMISSIONER HOFF: Just through the Chair
16	chooses to appeal.	16	real quickly, so we've seen a lot of different
17	THE CHAIRMAN: Right. Which I have no	17	landmark applications through the years. A lot
18	doubt the applicant (microphone failure), and	18	of them can have three of the criteria met.
	so both of those		
19		19	This has four, which is more than usual, so I'm
20	THE REPORTER: I cannot hear you.	20	going to be supporting it.
21	THE CHAIRMAN: I'm sorry.	21	THE CHAIRMAN: And, again, this isn't just
22	I have no doubt that the applicant won't,	22	a this is a different situation because it's
23	and so both of those issues will be elevated to	23	a historic property without a home, without
24	a to the City Council.	24	a without land right now, so that I think
25	COMMISSIONER GREGORY: Through the Chair,	25	it's it's going to have to (microphone
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1	I'm ready to take a vote on it.	1	failure).
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2	MR. DANHOUR: Thank you.	2	COMMISSIONER GREGORY: Through the Chair,
2 3	MR. DANHOUR: Thank you. THE CHAIRMAN: So the motion on the the	2 3	COMMISSIONER GREGORY: Through the Chair, I agree with your assessment of the situation,
2 3 4	MR. DANHOUR: Thank you. THE CHAIRMAN: So the motion on the the motion on the floor is to deny the demolition,	2 3 4	COMMISSIONER GREGORY: Through the Chair, I agree with your assessment of the situation, that this is an issue that's grown larger than
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City of Jacksonville Historic Preservation Commission

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1	THE REPORTER: I cannot hear you.	1	follow up about what if those are going to
2	THE CHAIRMAN: Sorry.	2	be addressed and if how that does or does
3	MR. WELLS: Thank you. So the 2025 HP resource packet, that's	3 4	not come through your office, I guess. MR. WELLS: Through the Chair to
4 5	been deferred one cycle. Hopefully, I'll have	4 5	Commissioner Hoff, so the first point of your
6	more to share next month.	6	question was related to the JTA shelters. I've
7	Next item is Pending Legislation. So no	7	been working with JTA. It's been somewhat of a
8	new items have or no new items have had	8	slow-moving target. I emailed them last on
9	final action taken place by City Council.	9	December 5th, just asking for three designs
10	We do have three pending ordinances moving	10	that's in accordance with our Ordinance Code.
11	through the legislative body right now.	11	I have not heard from them since, but I
12	MS. LOPERA: (Off microphone.)	12	my plan is to get them on the next agenda so we
13	MR. WELLS: Actually, I take that back.	13	can you-all can take retroactive action,
14	So the because	14	essentially.
15	MS. LOPERA: (Off microphone.)	15	The second point in regards to the
16	MR. WELLS: There were a couple of	16	approved bus shelters, or the designs within
17	ordinances that were approved last night by	17	the Springfield Historic District, from my
18	City Council, so that would be the latter two	18	understanding, they we don't have anything
19	here, 2024-0884 and -0880, were approved.	19	on the books. It may have come from a
20	So nonetheless, we have two items moving	20	Commission at some point in time, but it's not
21	through Council, so those will have (microphone	21	necessarily codified in our Ordinance Code or
22	failure) action taking place by next month.	22	our design guidelines, so that is something
23	THE REPORTER: I can't hear you.	23	we'll just need to do a little bit more
24 25	THE CHAIRMAN: She can't hear you. MR. WELLS: Public Works improvement	24 25	investigation into, just to understand fully what that could entail.
25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203	25	Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
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1	projects. This was submitted on behalf of the	1	COMMISSIONER HOFF: Okay. So I have
2	Department. There's a slew of different	2	I've been in conversations with this body where
3	projects moving forward throughout the	3	the specific style of benches and bus shelters
4	districts, mainly this is just for hardscape,	4	and those type of things had to be approved,
5	paver and sidewalk repairs. Final action	5	right? And I think that's why we have kind of
6	plan to take place by June of next year.	6	the, more or less, uniform look in the historic
7	THE CHAIRMAN: Is that everything?	7	district.
8	MR. WELLS: (Off microphone.)	8	So there was a new bus bench installed at
9 10	THE CHAIRMAN: Is there anything anyone else wants to speak about?	9 10	8th and Pearl, and it doesn't look like any of the others anywhere. So I just wanted some
11	Commissioner Hoff.	11	clarification. You're saying that that should
12	COMMISSIONER HOFF: Thank you.	12	have gone through your office or not or what?
13	So as usual, I have a few things just real	13	MR. WELLS: Through the Chair to
14		14	Commissioner Hoff, I'm not saying that it
1	fast, two of which I've already had a brief		
15	fast, two of which I've already had a brief communication with Mr. Wells about.	15	shouldn't go through our office. The Ordinance
15 16			
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1	141 district."	1	143 with anything else that's		
2	That's in 307.	2	So anyway, that was just kind of my		
3	COMMISSIONER HOFF: Right.	3	concern, that it seems like things are being		
4	MS. LOPERA: So the distinction is for	4	installed into public infrastructure without		
5	older districts, like Riverside and	5	kind of going through the proper channels		
6	Springfield, they have already gone through	6	first.		
7	that process when that requirement went	7	MS. LOPERA: Through the Chair to the		
	through, and there are approved transit shelter	8	Commission, I don't know that you all have the		
8		-	· · · · · · · · · · · · · · · · · · ·		
9	designs.	9	authority to regulate benches and trash cans in		
10	Commissioner Hoff, your I think it's	10	the historic districts, but we will certainly		
11	worth looking into, whether that new shelter is	11	look into it.		
12	one of the previously approved because they	12	You do have the authority to review		
13	don't have to come before you every time they	13	transit shelter designs for the newly created		
14	put one up. It just has to be one of the	14	Eastside Historic District, and we're working		
15	designs a design that was previously	15	in with that.		
16	approved by this body.	16	COMMISSIONER HOFF: Sure.		
17	COMMISSIONER HOFF: Sure.	17	So just, traditionally, I know that both		
18	And I'm the specific so I'm not	18	RAP and SPAR, the HPC did work with them to		
19	talking about a bus shelter; I'm talking about	19	present okay, this, this, this. And they		
20	a bench that was installed at a bus stop that	20	worked with, I guess, (microphone failure)		
21	is not aligned with any of the other designs in	21	Public Works		
22	the historic districts.	22	THE REPORTER: I cannot hear you.		
23	THE CHAIRMAN: I mean, perhaps this is a	23	COMMISSIONER HOFF: or whomever to find		
24	follow-up. You know, I'm certainly willing to	24	something that works for everyone. So that was		
25	take a photograph of this and send it to	25	my concern about that.		
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1	Arimus, or you can	1	The second thing that Mr. Wells and I just		
2	COMMISSIONER HOFF: I have already, yeah.	2	kind of briefly spoke about and he thought that		
3	COMMISSIONER MORGAN: Can I ask a	3	it would be a good idea if I brought up here is		
4	question?	4	the awards, you know, thing that may happen in		
5	And I'm not sure if any of us know this.	5	the future.		
6	When JTA hires someone to install those	6	Mr. Wells is working on that, and he		
7	benches, is there a permit requirement? And on	7	wanted to kind of a get a brief conversation		
8	that permit application, does it have the same	8	going on what type of assistance, if any, the		
9	requirement to go through Historic, like a	9	Commission would lend. So I think things like,		
10	building or a renovation permit?	10	you know, reviewing the nominations, making		
11	It could be a just be a matter that the	11	nominations were the types of things that I		
12	person installing it is not doing their due	12	think you were interested in kind of seeing if		
13	diligence, just like all the things with the	13	there was an appetite for on this commission.		
14	sidewalks and all the stuff we've been through	14	THE CHAIRMAN: I absolutely would not not		
14	(microphone failure).	14	participate.		
15	COMMISSIONER HOFF: So just to be more	16	COMMISSIONER MORGAN: I'd be happy to		
	specific, I believe the I don't even know	17	assist.		
17	•	17			
18	where this falls under, but I believe the		I think that, as far as finding the actual		
19	blight office, coordinated by Mr. Ferraro,	19	nominations and bringing things to our		

- 19 blight office, coordinated by Mr. Ferraro, [19]
 20 arranged for the bench and new trash can to be [20]
- 21 put at the bus stop to help reduce blight
- 22 complaints.

City of Jacksonville

Historic Preservation Commission

- 23 So I don't know if that's through JTA,
- through Public Works, through some other thing,but that was installed, and it doesn't align
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attention, that we would rely on you a lot, on

I know that a lot of projects that have

awards didn't necessarily come to us because

been pretty good in the past and even won these

it's something that we may not know about. You

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staff, to bring that.

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1	know what I mean? Like, if there's	1	it becomes closer to the third or fourth phase.
2	recommendations that you could put forth.	2	I believe they're only in the first phase right
3	I won one of these awards years ago, and I worked through the federal government, so it	3 4	now. COMMISSIONER HOFF: Yeah. It was there
4 5	was just a quick sign-off, but they knew about	4 5	was a question, if this had to, you know, be
6	the project and were involved, and do you	6	approved by the Historic Preservation staff
7	see what I'm saying, though? But I never came	7	because some people didn't you know, had
8	to the Commission for the project.	8	thoughts about the design that was being
9	COMMISSIONER HOFF: Gotcha.	9	proposed.
10	THE CHAIRMAN: You know, it might be	10	So those are my three items.
11	helpful to develop just to develop some	11	THE CHAIRMAN: Thanks, Bill.
12	basic criteria (microphone failure) just one	12	Anybody else have anything they want to
13	award (microphone failure) for a	13	talk about?
14	THE REPORTER: I cannot hear you.	14	COMMISSIONER MORGAN: I'd just like to
15	THE CHAIRMAN: An award for a project or	15	piggyback a little bit on what Bill said, maybe
16	an award to a person or there just might be	16	as a general question. But it's an interesting
17	some criteria that's developed, and then we can	17	thought, if we're not reviewing benches, would
18 19	search for potential nominees or search for nominees and then maybe vote on those, right?	18 19	we be reviewing public infrastructure? I don't know, because I know that
20	COMMISSIONER HOFF: Yeah. I'm, obviously,	20	there's I'm actually working on the urban
21	you know, willing to review or nominate or, you	20	leg in downtown, and there's already, like,
22	know, research too.	22	branding everything is already guidelined,
23	And then the last thing was, I attended	23	so I don't know what we'd be looking at or
24	the public community meeting with Groundwork	24	reviewing.
25	Jacksonville and Riverside last week about the	25	THE CHAIRMAN: Yeah. I think, you know,
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1	Emerald Trail, and they had a very robust and	1	for me, those are those are nonhistoric
2	passionate conversation there about the Trail and how it would engage with the Riverside	2 3	things. And part of what I like about our historic community is there are very old things
4	community, and they revealed some of their	4	in them and there are very new things in them,
5	preliminary designs.	5	and I like being able to tell the difference.
6	So I wanted to know if the Historic	6	So I'm not sure how I, you know, really
7	Preservation staff was involved in, I guess,	7	feel about stuff like that. Like, I love the
8	reviewing any of those designs or if that would	8	things that are happening with the Emerald
9	come at a later date once they're further along	9	Trail and the all the stuff being proposed,
10	or or what.	10	so I don't know.
11	MR. WELLS: Through the Chair to	11	COMMISSIONER MORGAN: It would be
12	Commissioner Hoff, we have reviewed some	12	interesting.
13	conceptual designs. It's (microphone	13 14	THE CHAIRMAN: Anyone else? COMMISSION MEMBERS: (No response.)
14 15	failure) THE REPORTER: I cannot hear you.	14 15	THE CHAIRMAN: Well, hey, this is our
15	MR. WELLS: We have reviewed some	15	this is our last meeting of the year, so I
17	conceptual designs.	17	would just like to say thank you to everyone.
18	In terms of whether or not it would come	18	It's been a great year on the Commission.
19	through us, yes, through some form of a COA or	19	I've seen the you know, I continually
20	some just type because it spans multiple	20	give props to (microphone failure) but the
21	parcels, so that's the challenge in getting us,	21	staff Arimus, the staff, Brittany, Caleb
22	you know, an application before you all.	22	now, every month, they're I love seeing that
23	But in terms of having the Commission	23	things have been worked out with the
24	review an approval, I that's something that	24	applicants, with the consent agenda.
25	we'll need to hash out a little bit more once	25	Everything on the consent agenda doesn't
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1	necessarily stay there, but I really respect
2	the effort of staff to try to work things out
3	with the members of the community as applicants
4	and to move projects along and be facilitators
5	for our community.
6	And, Diane, thanks for putting up with our
7	quiet talking.
8	Thanks, everybody.
9	Is that it?
10	MR. WELLS: To the through the Chair,
11	sorry, to the Commission, just a reminder here.
12	Just gently just a reminder that we'll be
13	starting to meet at 1:00 p.m. next year, so
14	THE CHAIRMAN: Great.
15	But that doesn't mean that they still have
15	
_	to go until 10 minutes to 6:00.
17	I hope everyone has a happy holiday and a
18	good New Year.
19	Meeting adjourned.
20	(The foregoing proceedings were adjourned
21	at 5:50 p.m.)
22	
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2 3 4 5 6	STATE OF FLORIDA)) COUNTY OF DUVAL)
2 3 4 5 6 7 8 9 10	STATE OF FLORIDA)) COUNTY OF DUVAL) I, Diane M. Tropia, Florida Professional Reporter, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my
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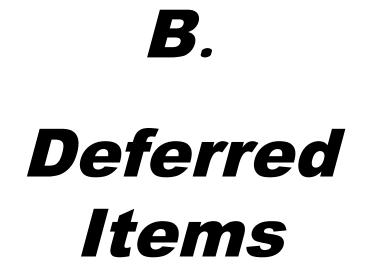
Hearing

on

Applications



JACKSONVILLE HISTORIC PRESERVATION COMMISSION





JACKSONVILLE HISTORIC PRESERVATION COMMISSION





JACKSONVILLE HISTORIC PRESERVATION COMMISSION

<u>COA-24-31468</u> 223 4th Street W

January 22, 2025

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31468</u>

<u>Address</u> :	223 4 th Street West, RE# 071104-0020
<u>Location</u> :	North side of 4 th Street West, between Pearl Street North and Silver Street
<u>Owner</u> :	Lee Ann Jones 223 4 th Street West Jacksonville, Florida 32206
<u>Applicant</u> :	Same as owner
<u>Year Built</u> :	c. 1904
Designation:	Contributing (Springfield)
<u>Request</u> :	New Construction (Addition) Site Work (Pool, Yard Features)

Summary Scope of Work:

- 1. Construction of a single-story rear addition
- 2. Construction of a rear deck
- 3. Installation of an above-ground pool (Administrative)
- 4. Installation of a fire pit (Administrative)

Recommendation: Approve with Conditions

Conditions:

- 1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **December 15, 2024**, or as otherwise approved by the Historic Preservation Section.
- Location and orientation shall be as substantially shown on the site plan December 16, 2024, or as otherwise approved by the Historic Preservation Section.
- 3. The fascia boards and soffits shall be composed of wood or cementitious material (no vinyl or PVC).
- 4. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
- 5. 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.

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- 6. The rear doors shall be wood or wood blend material with a compatible light pattern in accordance with the latest version of the Door Design Guidelines.
- 7. The windows on the addition shall be one-by-one sliding wooden or wood-clad windows.
- 8. The roof of the addition shall be metal of matching type and color to the primary structure.
- The rear porch 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)
- 10. The new siding will match the historic siding in design, reveal, dimension, and exposure.
- 11. The deck boards shall run from the house toward the street front, so the lines are perpendicular to the wall plane of the structure.
- 12. 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.
- 13. Wood materials shall be painted or stained.
- 14. The demolition shall be limited to the area indicated on the site plan submitted with the application.
- 15. Columns shall have caps and bases.
- 16. Any yard feature shall be substantially consistent to the plans attached within the approval package.
- 17. The swimming pool shall be located behind a privacy fence.
- 18. The design and location of the pool (and any hardscaping) shall be substantially consistent with the site plan dated **December 16, 2024**.



PROJECT DESCRIPTION

COA-24-31468 is for the construction of a one-story rear addition to a historic structure which will include a bedroom, a bathroom, a screened porch, a pool, and a deck. Additionally, a firepit with a gravel surround will be constructed in the rear of the property. The three-hundred eighty-eight (388) square-foot addition will extend from the rear of the existing structure. A new gable roof will be constructed next to the existing first-floor rear gable roof. The roof will be covered in metal that matches the existing metal on the historic structure. The right side of the addition will have three pairs of wood-clad doors with full-light designs. The left side will have two one-by-one sliding wood-clad windows that match the design of the window on the existing addition. The rear of the addition will have two full-light design wood-clad windows. The proposed porch on the right side will be screened in. A deck will extend from the rear of the proposed addition which will be constructed of either wood or composite materials. Near the middle of the deck will be a rectangular, above-ground pool. The house will be sheathed in either wood or cementitious lap siding. The existing, non-historic sheds on the rear of the property will be either relocated to the back end of the property or removed entirely.

Additions that exceed 25% of the primary structure's footprint require review by the Jacksonville Historic Preservation Commission. The proposed addition is about 36% of the existing structure's total gross area.

STAFF SUMMARY AND ANALYSIS

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

- The subject property is on the north side of 4th Street West, between Pearl Street North and Silver Street. The proposed addition will be on the rear of the existing structure, in a non-street-visible location. The lot contains an existing frame vernacular building with an existing, non-historic one-story rear addition. The primary building was constructed around 1904 and contributes to the Springfield Historic District.
- The design of the new windows and rear doors, as conditioned, are uniform with the primary structure which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.
- The one-story rear addition will create additional living space while retaining all street visible materials on the historic structure. The proposed work provides a compatible use of the property that requires minimal alteration to the structure, which is consistent with Section 307.106(l)(1 and 2).
- The effect of the proposed work on the property does not detract from the primary contributing structure's architectural design, which is consistent with Section 307.103(k)(1, 2, and 3).
- The proposed work can be completed within a reasonable period of time, which is consistent with Section 307.106(k)(4).
- The height, massing, setback, scale, and directional expression of the addition are compatible with the existing structure and other structures in the district, which is consistent with Section 307.106(m)(1, 3, 6, and 7).
- The design of the roof of the addition is compatible with the existing structure and other structures in the district, which is consistent with Section 307.106(m)(4).
- The addition will have a minor impact on any potential archaeological material, which is consistent with Section (m)(5 and 9).
- The addition is 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. Furthermore, the design of the addition is compatible with the existing structure.

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

- 1. Chapter 307.106(k) General Standards: 1-4
- 2. Chapter 307.106(I) Guidelines on Alterations: 1-2
- 3. Chapter 307.106(m) Guidelines on New Construction: 1-9

4. Design Guidelines "Springfield Historic District," Section on Additions

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) The effect of the proposed work on the landmark, landmark site, or property within an historic district upon which such work is to be done;
- 307.106(k)(2) The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
- 307.106(k)(4) Whether the plans may be carried out by the applicant within a reasonable period of time.

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(I)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

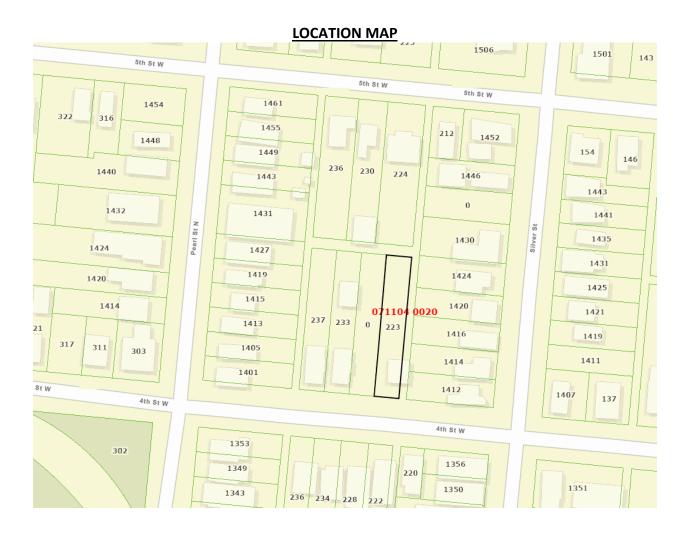
New Construction

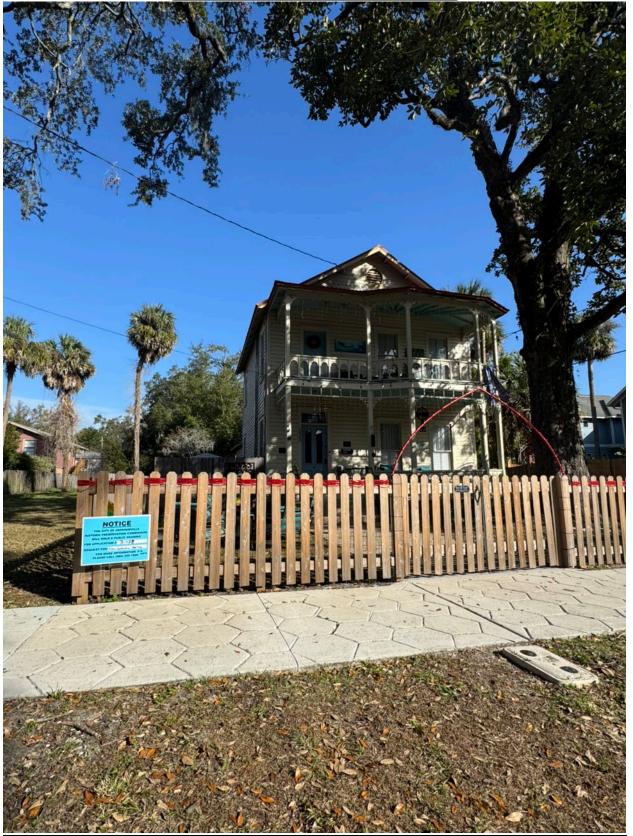
- 307.106(m)(1) Height. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(2) *Proportions of windows and doors.* The proportions and relationships between doors and 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)(5) Landscaping. Landscaping shall be compatible with the architectural character and appearance of the landmark and of surrounding structures and landscapes 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.
- 307.106(m)(9) *Impact on archaeological sites*. New construction shall be undertaken in such a manner as to preserve the integrity of archaeological sites and landmark sites.

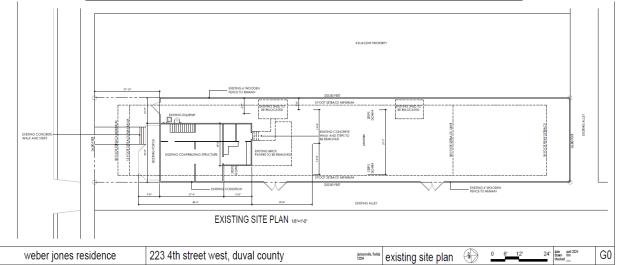
Design Regulations, "Springfield Historic District"

- Additions, Recommend #1: "Keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."
- Additions, Recommend #2: "Design new construction to be compatible in materials, size, color, and texture with the earlier building and neighborhood."
- Additions, Avoid #2 Adding height to a building that changes its scale and character. Changes in height should not be visible when viewing the principal facades.

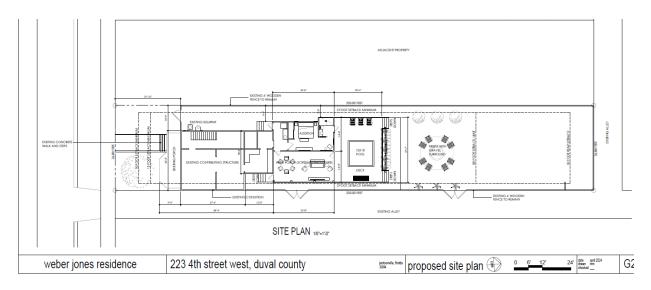




PICTURE OF PROPERTY WITH POSTED SIGN



EXISTING AND PROPOSED SITE PLANS DATED DECEMBER 16, 2024



77

EXISTING AND PROPOSED ARCHITECTURAL PLANS DATED DECEMBER 15, 2024



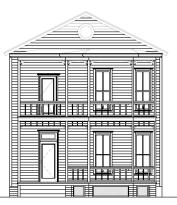
EXISTING EAST ELEVATION 1/4"=1'-0"



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



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



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





Application For Certificate Of Appropriateness

—Application I	Application Info				
Tracking #	31468	Application Status	FOUND SUFFICIENT		
Date Started	10/12/2024	Date Submitted	10/12/2024		
Planning and	Development D	epartment Info			
COA #		COA-24-31468			
Admin Review					
Admin Recommendation Admin Date Of Action		FORWARD 12/20/2024			
Forwarded to 3	ІНРС				
Forwarded to JHPC JHPC Meeting Date Staff Recommendation JHPC Recommendation JHPC Date Of Action Admin Details N/A JHPC Details N/A		1/22/2025 N/A N/A N/A			

General Information On Applicant Last Name First Name **Middle Name** JONES LEE ANN **Company Name** Mailing Address 223 W 4TH STREET City State **Zip Code** 32206 JACKSONVILLE FL Email Phone Fax 305 785 5105 904 LEEANNJONES@GMAIL.COM

Agent represe	nts 🔍 Owne	r 🔍 Contractor 🔍 Archit	ect 🔍 Consultant 🔍 Other
Last Name		First Name	Middle Name
JONES		LEE	ANN
Company/Trus Mailing Addres	5S		
City		State	Zip Code
JACKSONVILLE		FL	32206
Phone	Fax	Email	
	904	LEEANNJONES@0	

Description Of Property =

Property Ap	opraiser's RE #(s) (10 digi	number with	a space ###### ###	#)
Мар	RE#			
	071104 0020			

Location Of				
General Loca Springfield His				
opringried in				
House #	Street Name, T	ype and Direction		Zip Code
223	4TH ST W			32206
Type Of Impr	ovement			
Addition	Driveway	New Construction	Accessory	/ Structures
Alteratio	n 📃 Relocation	Window Replacement	Other/Min	or Repairs
Fencing	Demolition	Reroof		
Proposed Wo THIS PROJECT	rk INCLUDES AN AD	gray 3-tab shingles with b		- /
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Description

COMPLETE PDF SET

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 sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications 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: January 6, 2025 Address:	COAH: 24-
Address: 223 W 4th Street Jacksonville, FL 32206	Owner: Lee
Jacksonville, FL 32206	-

31468 Ann Jones

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 3/468

were posted on the property/site located at:

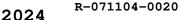
223

Real Estate Numberls

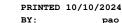
eet Address action ville, FL 32200				
y, State Zip Code				
nted Name Lee Ann Jones		_		
nature	2			
ed this 6th day of Sanuary	2005.			
			JAN 11 Same	

BLK 20

E1/2 LOT 15



Page 1 of 1



Map Id: 6412 101100.21 1.20 1.00 1.00 SW SPRINGFIELD

BUILDING CHARACTERISTICS * VALUE SUBJECT TO CHANGE ** Tax Dist USD1 0100 Single Family **Duval County Property Appraisers Office** CATEGORY PTS TYPE VALUE SUMMARY 8 HORIZONTAL LAP Exterior Wall 100 37.00 PRIMARY VALUATION METHOD CAMA 3 GABLE OR HIP 100 Roof Struct 6.00 BUILDING VALUE 255,374 Roofing Cover 12 MODULAR METAL 100 5.00 EXTRA FEATURE VALUE 2,022 3 PLASTERED Interior Wall 50 16.00 TOTAL MARKET LAND VALUE 79,823 Interior Wall 5 DRYWALL 50 14.00 MARKET VALUE OF AG LAND Int Flooring 12 HARDWOOD 75 10.00 ADT 0 TOTAL LAND VALUE AG + COMMON Int Flooring 11 CER CLAY TILE 25 4 00 0 1.00 ELECTRIC 100 Heating Fuel MARKET VALUE 337,219 4 FORCED-DUCTED 100 Heating Type 214,756 ASSESSED VALUE 3 CENTRAL 100 Air Cond 7.00 CAP BASE YEAR 2023 TAXABLE VALUE 164,756 EXEMPTIONS HB HX TOTAL EXEMPTIONS VALUE 50,000 CATEGORY UNITS ADJ SENIOR EXEMPTION VALUE 0 Stories 2.0 N/A SR/HISTORIC TAXABLE VALUE Bedrooms 3.00 PERMIT NO. ISSUE DATE DESCRIPTION EST VALUE 2.00 TP ST. Baths B08267080 ALTS C INTERIOR 17,843 07/18/2008 Rooms / Units 1.00 BAS FUA 27 27 -27 BUILDING DIMENSIONS BASE RATE ADJ ADJ Quality Adjustment 1 450 ADT:0,12:=N12 E18 S12 W18 \$ BAS:25,12:=W25 S27 E2 Mkt/Design Factor 1.000 5 N27 \$ UOP:1,39:=E23 S6 D2L4 W7 U2L4 W8 N6 \$ FU Size Adj. 1.0000 A:59,12:=W25 S27 E25 N27 \$ UOP:35,39:=E23 S6 D2L4 TOTAL ADJUSTED POINTS 16 W7 U2L4 W8 N6 \$. DEPRECIATION ADJ ADJ TYPE STYLE CLS QUA HX % NHX % LOC % COMP 0102 01 4 05 100.00 0.00 1.00 100 REPL. COST NEW AYB EYB DT NORM % GOOD 1904 2005 R2 12.00 88.00% 290.198 UOP UOP AREA B H P.of B. EFF. AREA DPR VALUE SAR ADT 21 194 31,476 х 91 BAS 675 х 100 675 109,516 BUILDING NOTES 103,999 FUA 675 95 641 х UOP 320 20 64 10,384 BUILDING: 1 AKA: SITE ADDRESS: 223 W 4TH ST JACKSONVILLE 32206-0102 SER 2 STORY SALES NOTE AMOUNT MAC PAGE DATE OF OLUME YEAR CI FRK SAL F Ν ũ MΔC AMOUNT GRANTOR GRANTEE SALES NOTE WEBER MEREDITH PIPER 1 02290 08/04/2022 WD 01 411500 N COFFEY JANIE 20220913 20410 0 Ι 18130 01764 09/05/2017 WD Q I 01 175000 0 N 223 WEST FOURTH STREET COFFEY JANIE 20171121-2018 COMBINE 01947 05/26/2009 SW BREWER JAMES W 223 WEST FOURTH STREET 20090604 1,886 1,566 1,574 \$255,374 3 14895 U V 38 9000 0 N n 13068 01163 02/09/2006 WD U 38 10000 N MURNANE MATTHEW & 223 WEST FOURTH STREET 20070214 ACREAGE 0.17 PRICE/SF 162.25 т 0 UNIT ADJ UNIT EFF **OB/XF MKT** APPRAISAL DATES OB/XF ORIG ACTUA YEAR L BLD COND COND APPRAISED BY CODE DESCRIPTION HX % NHX % LENGTH WIDTH UNITS GRADE FACTOF PRICE PRICE YEAR YEAR ON ROLL VALUE DATE 1,276 BUILDING 1 FPMR7 1 100.00 0.00 10 4.398.7 6.378.19 100 1904 197 200 20 02/12/2018 Fireplace Masonry 1.0 5 MPC 2 FMAR7 FP Masonry Addt 1 100.00 0.00 1.00 5 100 2,571.25 3,728.31 100 1904 1970 2007 20 746 LAND LINES 04/05/2018 EMP VALUE REVIEW 05/02/2024 EMP TRIENNIAL 05/20/2010 SGB INCOME L USE LAND USE LOC SIZE UNIT DPTH COND UNIT ADJ UNIT LAND L. N CODE т HX % NHX % D ZONE FRONT DEPTH FACTOR UNITS TYPE FACT FACTOR VALUE DESCRIPTION Т PRICE PRICE RES MD 8-19 UNITS PER AC 1 0101 100 00 0 00 RMD-S 36 00 203 00 100 00 36 00 1 1 14 1 00 1.945 00 2,217.30 79,823 С ч DATE BLD USER ID CD Ν PARCEL NOTES 84

SITE INFO:

zoning: rmd-s

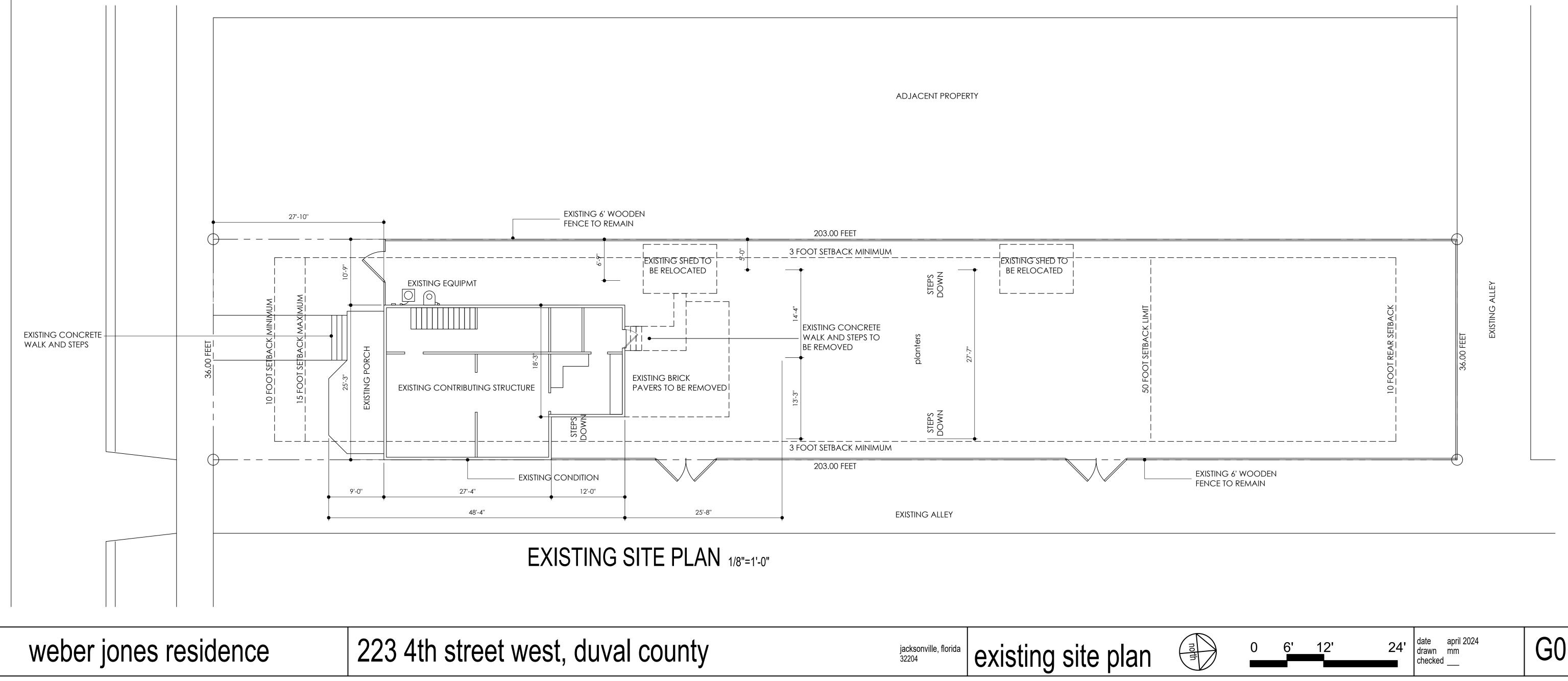
FLOOD ZONE: *NOT IN FLOOD ZONE*

FRONT SETBACK: 10'-0" MIN. - 15'-0" MAX. **MUST MATCH ADJACENT STRUCTURES** SIDE SETBACKS: 3'-0" (14% OF LOT WIDTH DIVIDED BY TWO) 36 X 0.14/2 = 2.52' = 3'

REAR SETBACK: 10'-0''

BUILDING DESIGN CRITERIA

	WIND SPEED:	130 MPH
	EXPOSURE CATEGORY:	В
	BUILDING TYPE:	enclosed
	BUILDING CATEGORY:	2
	IMPORTANCE FACTOR:	1.0
	TOPOGRAPHY:	FLAT
1		



12/16/2024 11:15:15 AM, ANSI full bleed D (22.00 x 34.00 Inches)

PROPOSED IMPERVIC BUILDING FOOTPRIN HOUSE ADDITION REAR SCREENED POR REAR DECK WITH PO

ADU MAXIMUM AREA

CRITERIA NOTE: PROPOSED PROJECT INCREASES PRIMARY STRUCTURE FOOTPRINT AND ADDS A DETACHED GARAGE WITH ACCESSORY DWELLING UNIT (ADU)

MAXIMUM BUILDING

TOTAL EXISTING PROF MAXIMUM ALLOWED

REAR DECK WITH PO

EXISTING AND PROP EXISTING BUILDING F

HOUSE ADDITION REAR SCREENED POR

TOTAL BUILDING COV EXISTING IMPERVIOU

EXISTING BUILDING F EXISTING CONCRETE

EXISTING BRICK PAV

TOTAL EXISTING IMPE

TOTAL PROPOSED IN

PRIMARY STRUCTURE AND ADDITION -

85

SITE CALCULATIONS

GARAGE WITT ACCESSORT DWEL			
G FOOTPRINT COVERAGE AT 50 PERCENT		7,341.83 SF (0.1685 ACRE) 3,670.92 SF 5,506.37 SF	
POSED BUILDING COVERAGE			
FOOTPRINTS	1,085.42 SF 388.09 SF	909.17 (HOUSE) + 176.25 (PORCH)	
	340.96 SF		
OOL ADDITION	566.56 SF		
OVERAGE	2,381.03 SF	32.43 PERCENT (UNDER ALLOWED MAXIMUM)	
US CALCULATION			
FOOTPRINTS	1,085.42 SF	909.17 (HOUSE) + 176.25 (PORCH)	
E WALKS		150 (FRONT) + 46.66 (REAR)	
/ERS	211.65 SF		
PERVIOUS	1,493.73 SF	20.35 PERCENT EXISTING IMPERVIOUS	
IOUS CALCULATION			
NTS		909.17 (HOUSE) + 176.25 (PORCH)	
	388.09 SF		
	340.96 SF		
OOL ADDITION	566.56 SF		
MPERVIOUS	2,381.03 SF	32.43 PERCENT (UNDER ALLOWED MAXIMUM)	
EA SHALL BE THE LESSER OF 25 PERC			
E AND ADDITION -	1,954.09 SF	1,566.00 (HOUSE) + 388.09 SF (ADDITION)	

PROPOSED ADU IS 484 SF 24.77 PERCENT (LOWER THAN MAXIMUM ALLOWED)





weber jones residence

223 4th street west, duval county

jacksonville, florida 32204

elevations

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

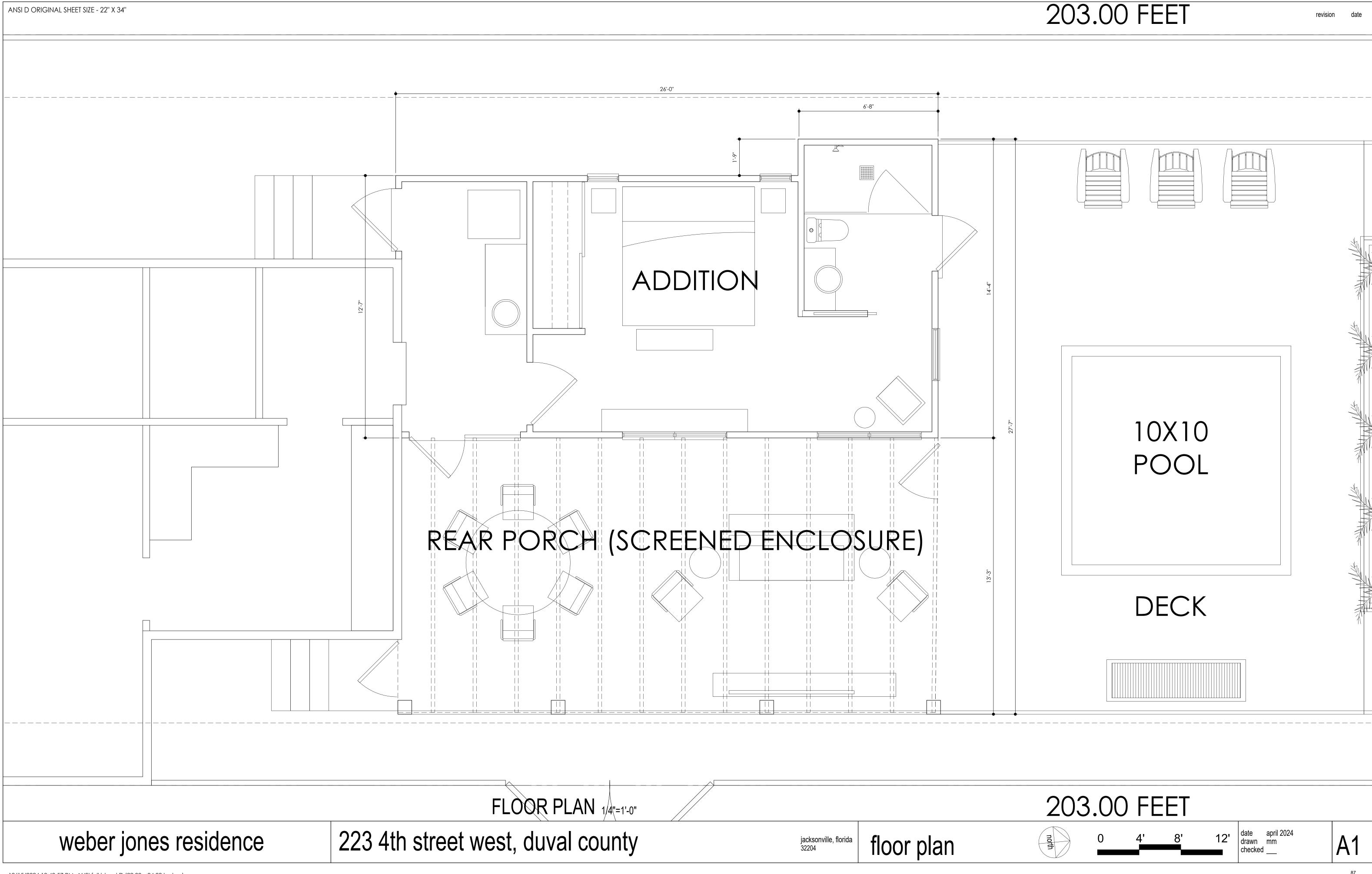
EXISTING EAST ELEVATION 1/4"=1'-0"

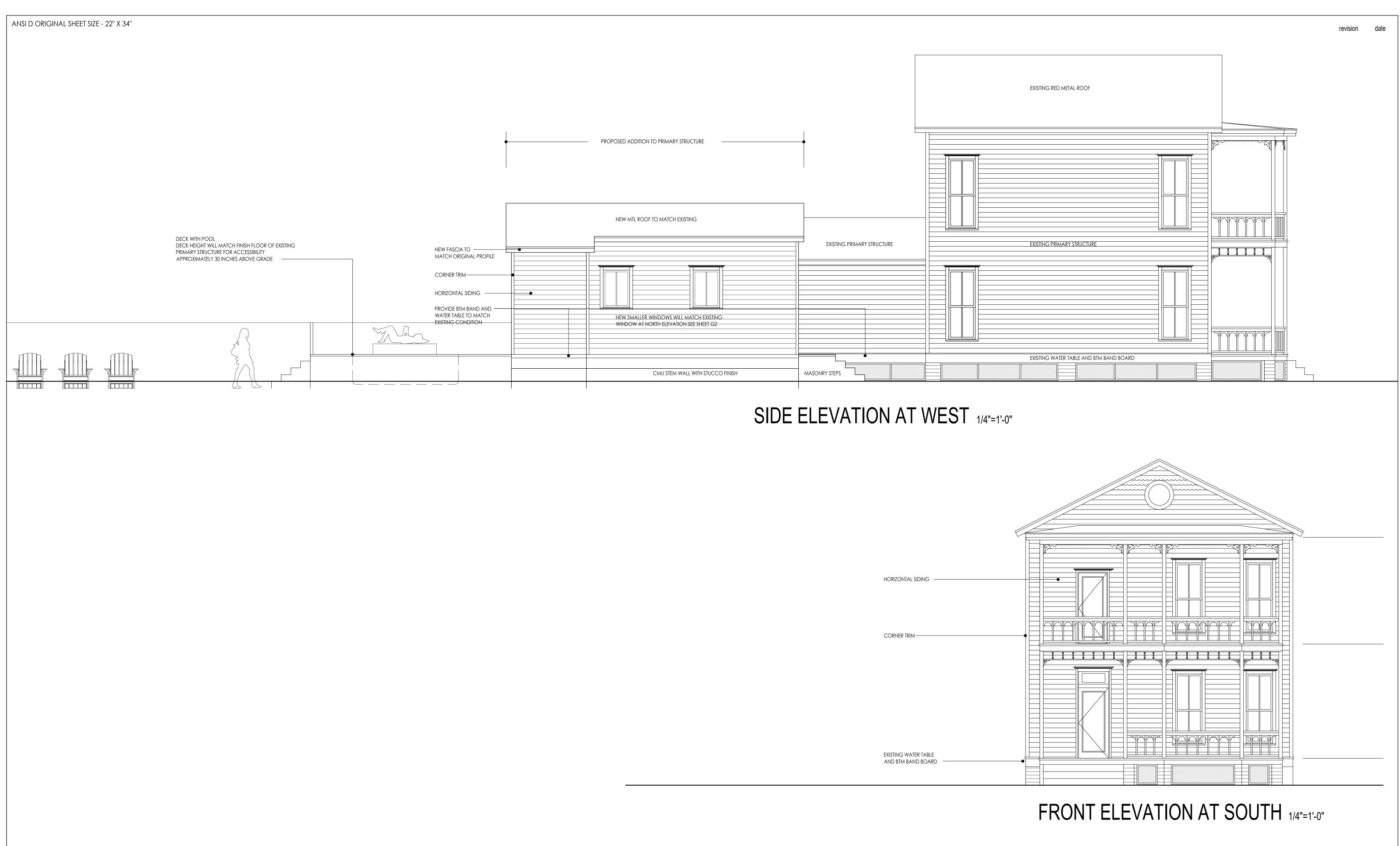
0	4'	8'	12'	date drawn checked	april 2024 mm

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

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

86





weber jones residence

223 4th street west, duval county

HORIZONTAL SIDING	
CORNER TRIM	
EXISTING WATER TABLE AND BTM BAND BOARD	

jacksonville, florida 32204

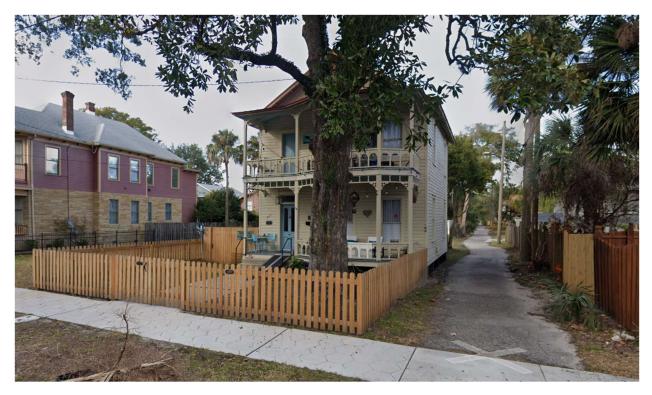
elevations

0 4' 8' 12'	date april 2024 drawn mm checked

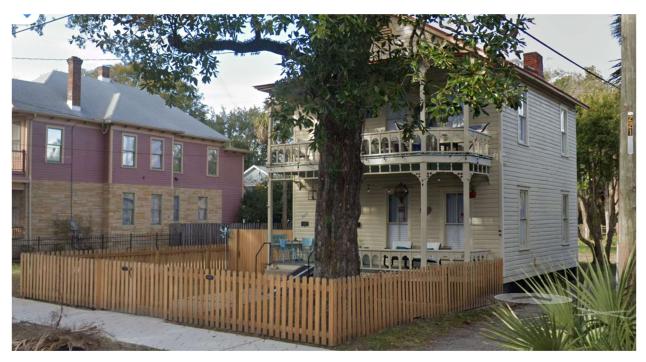


Demolition Description

Minor demolition will occur at the rear low roof as this is where the connection to the addition will happen.



4th street west view



4th street west view looking down adjacent alley



 $4^{\mbox{th}}$ street west view looking at west elevation



Alley view looking at rear elevation (now fenced in)

Arsenault, Caleb - PDCM

From:	m montoya <1124michael@gmail.com>
Sent:	Monday, December 16, 2024 11:16 AM
То:	Arsenault, Caleb - PDCM
Cc:	Piper Weber; Lee Ann Jones
Subject:	Re: COJ Historic Preservation for COA-24-31468
Attachments:	HPC Submittal 1 223 W 4th Street 2024 12 14-G0 Revised.pdf

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.

- Please clarify the existing and proposed siding material Existing siding is a wood dutch lap, new siding will either be a wood dutch lap or cement fiber dutch lap (if available)
- Are the sheds being relocated (if so, where?) or are they being removed? Existing sheds are called out as relocated, if they remain on property they likely will be moved to the rear in the garage zone
- Could you please remove the detached garage information from the square footage calculations? Yes, revised calcs attached
- Please provide a brochure or material specs for the proposed windows and doors New windows and doors will be the Marvin Elevate and Ultimate line previously approved in September for the Fetner project
- Please clarify the decking material. I assume that it will be wood, but would like to confirm. New deck will either be pressure treated wood or synthetic wood

On Mon, Dec 16, 2024 at 9:28 AM Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>> wrote:

Good morning,

Thank you for the updated elevations and site plan. While I continue to process your application, could you please address the following:

- Please clarify the existing and proposed siding material
- Are the sheds being relocated (if so, where?) or are they being removed?
- Could you please remove the detached garage information from the square footage calculations?
- Please provide a brochure or material specs for the proposed windows and doors
- Please clarify the decking material. I assume that it will be wood, but would like to confirm.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning and Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 - 255 - 7854

From: m montoya <<u>1124michael@gmail.com</u>>
Sent: Sunday, December 15, 2024 10:43 PM
To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>
Cc: Piper Weber <<u>weber9910@aol.com</u>>; Lee Ann Jones <<u>leeannjones@gmail.com</u>>
Subject: Re: COJ Historic Preservation for COA-24-31468

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.

Caleb,

On behalf of Piper and Lee Ann, attached are the revised drawings.

Please let me know if more information or discussion is required.

Thanks !

Michael Montoya

On Wed, Oct 30, 2024 at 4:23 PM Lee Ann Jones <<u>leeannjones@gmail.com</u>> wrote:

Hi Mike,

I called Caleb this afternoon and let him know that he would be receiving correspondence from you about the addition.

Thank you,

-Lee Ann Jones

On Oct 30, 2024 at 3:36 PM -0400, Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>, wrote:

Good afternoon,

I am following up with my previous email as it has been two weeks without response. Please provide the information requested in my previous message so that I may continue processing your application.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning and Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.jpg>

From: Arsenault, Caleb - PDCM Sent: Wednesday, October 16, 2024 4:18 PM To: <u>LEEANNJONES@GMAIL.COM</u> Subject: COJ Historic Preservation for COA-24-31468

Good afternoon,

After a thorough review of the submitted documents and a design review with the rest of Historic Preservation staff, could you please address the following:

<u>General</u>

- •Provide measurements on the site plan. Include setbacks, measurements of the existing and proposed addition, deck, Garage/ADU, and rear driveway
- •Indicate if there is a proposed firepit or other hardscaping/landscaping between the pool and the garage
- •Clarify if the existing fence will remain and if there are proposed fences/walls (The site plan indicates that there will be a fence/wall/gate near either side of the Garage, the east elevation steps, and the west front end of the main building)
- Provide a front and rear elevation for both the primary structure AND the Garage/ADU
 Provide as much information on the materials being used as possible, this includes samples/photos of the proposed doors and windows for the addition and the Garage

Addition/Primary Structure

- •Consider using tall, narrow 2/2 windows on the west elevation. If this is in no way possible, use 2/2 or 1/1 sash windows
- •Ensure that the proposed doors on the addition align with the **Door Design Guidelines**

Garage/ADU

- •Consider using 2/2 or 1/1 sash windows to remain compatible with the original structure
- •Include windows on the first-floor east and west elevations of the Garage

Pool/Deck

It appears that there will be a wall around the pool, is this correct? If so, provide measurementsProvide the height of the deck

With the above information, we will be able to review everything more clearly and will be more in line with what we are looking for. I have attached the **Door Design Guidelines**, **HPS Window Supplement**, and **Fencing and Wall Guidelines** for you to review as needed as well. Additionally, this COA will need to go before the **Jacksonville Historic Preservation Commission (JHPC)**. Please let me know if you have any questions, comments or concerns.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning and Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904 – 255 – 7854

<image001.jpg>

COA-24-31573 1850 Seminole Road

January 22, 2025

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31573</u>

- Address: 1850 Seminole Rd, RE# 079329-0000
- *Location:* Southwest side of Seminole Road, between Seminole Road and Avondale Circle
- <u>Owner</u>: Karen Curran 1850 Seminole Road Jacksonville, Florida 32205
- <u>Applicant</u>: John William Behrens JBL Corporation, Inc. 1949 Jersey Street Jacksonville, Florida 32210
- <u>Year Built</u>: c. 1959
- **Designation:** Contributing (Riverside Avondale)
- <u>Request</u>: Alterations (Window Replacement)

Summary Scope of Work:

- 1. Replace two windows
- 2. Replace a pair of French doors with sidelights

Recommendation: Approve with Conditions

Conditions:

- 1. The light pattern of the windows shall be 6-over-6.
- 2. The light pattern of the French doors and sidelights shall be full-light, 15-grid.
- 3. Any exterior trim work, including traditional sill, sideboards, and header with crown molding, shall be retained or replicated in wood or cementitious materials, but not vinyl.
- 4. The windows shall fit the original openings both horizontally and vertically and be recessed within the opening (not flush with the wall or have permanent nailing fins).
- 5. Any sash-style window groupings shall have traditional 4–6-inch flat mullions between window units.
- 6. All new windows and doors shall be wood or wood blend.
- 7. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

8. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-24-31573 is for the replacement of two windows and a pair of French doors with sidelights on the rear of the historic structure. The residential structure is a colonial style masonry home characterized by its rectangular design, centered gable porch with four rectangular columns, and 6over-6 windows. The existing windows on the original structure are wood or wood-clad, vinyl, and metal with light patterns that are predominately 6-over-6. As proposed, the application seeks to replace two (2) windows and a pair of French doors with sidelights due to water damage on the interior.

The replacement of repairable, historic windows on contributing structures requires review by the Jacksonville Historic Preservation Commission. One of the windows to be replaced, window 8, is located on part of the original structure and is potentially original to the structure.

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted a site visit on December 16, 2024, and confirmed that window 9 and doorway (window) 10 are non-historic. Upon inspecting window 8 further, Staff noted that the material is metal on the interior, likely a wood-clad material which matches the material of other windows on the historic and non-historic portions of the building. There is water damage on the interior wall below the sill of window 8.
- Based on Staff's research of permitting records dating back to 1991, there is no clear indication whether window 8 was replaced during the rear additions that took place on both sides of the window.
- As conditioned, the replacement windows and doors will match the light patterns of the existing windows and doors and will be of a wood-clad material which is recommended by Staff.
- The Riverside Avondale Design Guidelines Section on Windows states that replacement windows, "should match the original sash, pane size, configuration, glazing, muntin detail and profile." The proposed replacement windows are conditioned to match the designs of the existing windows and doors.
- The new windows and doorway will provide longevity to the remaining historic fabric of the structure. The relationship between this property and others in the area will remain unchanged, as the design of the windows will match what is documented. Additionally, the structure will still be used for its originally intended purpose. For these reasons, the alteration is consistent with Sections 307.106(k)(1, 2 and 3) and 307.106(l)(1 and 6).
- The replacement is consistent with the Historic District Design Guidelines, sections on "Windows, Awnings, and Shutters" and "Doors and Entrances," the proposed scope of work does not require any changes to significant historic fabric. If removed in the future, the removal of the windows and doorway would not cause any damage to or detract from the historic property.

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

- 1. Chapter 307.106(k) General Standards: 1-3
- 2. Chapter 307.106(I) Guidelines on Alterations: 1 and 6
- 3. Design Guidelines "Riverside-Avondale Historic District," Section on Windows, Awnings, and Shutters
- 4. Design Guidelines "Riverside-Avondale Historic District," Section on Doors and Entrances

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

Alterations

- 307.106(I)(1) Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(I)(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

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

- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.
- Windows, Recommend #2: "Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames."
- Windows, Recommend #3: "Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass."
- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."

Historic District Design Guidelines, "Doors and Entrances"

- Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Doors, Avoid #1: "Introducing or changing the location of doors and entrances that alter

the architectural character of the building."

- Doors, Avoid #3: "Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials."
- Doors, Avoid #4: "Removing historic doors, transom, and side lights an replacing them with blocking."





PICTURE OF PROPERTY WITH POSTED SIGN

Application For Certificate Of Appropriateness

Application I	nfo		
Tracking #	31573	Application Status	FOUND SUFFICIENT
Date Started	11/04/2024	Date Submitted	11/05/2024
Planning and	l Development D	Department Info	
COA #		COA-24-31573	
Admin Review			
Admin Recomr	nendation	FORWARD	
Admin Date Of	Action	12/20/2024	
Forwarded to 2	JHPC		
JHPC Meeting	Date	1/22/2025	
Staff Recomme	endation	N/A	
JHPC Recomme	endation	N/A	
JHPC Date Of A	Action	N/A	
Admin Details N/A			
JHPC Details N/A			

-General Information On Applicant-

Last Name BEHRENS		First Name JOHN		Middle Name WILLIAM
Company Na JBL CORPORA				
Mailing Addr	•			
1949 JERSEY	STREET			
City JACKSONVILI	LE	State FL	Zip Code	32210
Phone	Fax	Em	ail	
904 381	0074 904	265 3788 JB	@JBLCORP.COM	

-General Information On Owner(s)-

Last Name		First Name	Middle Name
CURRAN		KAREN	
Company/Tru	ist Name		
N/A			
1ailing Addre	ss		
1850 SEMINO	LE ROAD		
City		State	Zip Code
JACKSONVILLI	=	FL	32205
hone	Fax	Email	
9544011627		KAREN64C@ICL	OUD.COM

Description Of Property

Property Ap	opraiser's RE #(s) (10 digit number with	a space ###### ####)	
Мар	RE#		
	079329 0000		

Location O	f Property		
General Loc			
	ondale Historic Dis	trict	
House # 1850	Street Name, T SEMINOLE RD	Type and Direction	Zip Code 32205
Type Of Imp	rovement		
Addition	Driveway	New Construction	Accessory Structures
Alteratio	n Relocation	Window Replacement	Other/Minor Repairs
Fencing	Demolition	- -	
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Additional Documents Provided

Description

EXISTING WINDOW PICTURES AND PLAN

Application Certification -

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

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

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

complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications 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:	01/02/2025	
Addres	s:	
180	50 SEMINOR ROAD	
JA	CKSONNINE FL 32205	

COA#:	24-315	573		
Owner:	DANIEL	AND	KAREN	WRRAN

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 31573 were posted on the property/site located at:
079329-0000
Real Estate Number(s)
1850 SEMINOUE KORD
Street Address JAUKSONVINE, FL 32205
City, State Zip Code
Printed Name JOHN W. BELAENS
Signature
Dated this 7 day of January 2025.

RIVERSIDE

CATEGORY

Exterior Wall 4 SINGLE SIDING Roof Struct 3 GABLE OR HIP

Roofing Cover 12 MODULAR METAL Interior Wall 3 PLASTERED

BUILDING CHARACTERISTICS

TYPE

% PTS

 100
 28.00

 100
 6.00

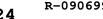
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0100 Single Family

-22-

FEP



Map Id:

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COJ Window Survey Form – Cover Page

Date Completed 11/04/24

SIDING

DRIP CAP

EXTERIOR

CASING

WEIGHT

PULLEY

SASH

CORD

WEIGHT

JAMB

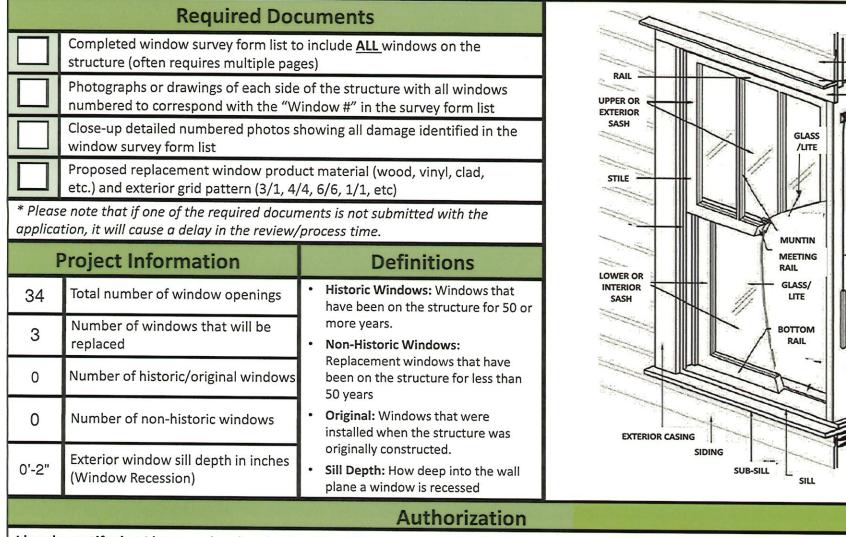
APRON

SILL FRAMING

INTERIOR FINISH

(DRYWALL,

PLASTER, ETC.)



<u>I hereby certify that I have read and understand</u> the information contained in the Window Survey Form and the <u>HPS Window Supplement</u>, that I am the owner or authorized agent for the owner with authority to complete this Form, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

6	Owner	Applicant or Agent (if different than owner)
Print name: Karen Curran Signature: MMM	UMA 11-4-2024	Print name: Emily Molski
Version January 2024	Email: historicpreservation@coj.net	City of Jacksonville – Planning and Development Department – Historic Preservation Section

Window #		Exis	sting (Exampl	le)			Proposed (Example)			
0	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
U	Wood	30 x 62	4 / 4	Bad	Termites	Replace Window	Wood	30 x 62	4/4		
Additional Info:	Based on th	e attached photo	os and termite	report, this win	dow is extrer	nely rotted and can	not be repaire	d.			
Window #			Existing				Propos	ed			
1A	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
	Wood	22" x 64"	4 / 4	N/A	None	Keep Window	N/A				
Additional Info:	Existing to re	main - count of a	2								
Window #			Existing			Proposed					
1B	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
. D	Wood	37" x 64"	8 / 8	N/A	None	Keep Window	N/A				
Additional Info:	Existing to re	emain									
Window #			Existing			Proposed					
1C	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
	Wood	81" x 15"	N/A	N/A	None	Keep Window	N/A				
Additional Info:	Existing to re	main - Transom	s overhead, co	ount of 3							
Window #			Existing				Propos	ed			
2	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
	Wood	Below	Below	N/A	None	Keep Window	N/A				
Additional Info:	Existing to re	main: 90.25" x 9	5.5" - Pattern	1/5, 2/5, 2/5, 1/	/5						
Window #			Existing				Propos	ed			
3	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:		
						1					

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COJ Window Survey Form – Page # 2 out of 7

Window #			Existing				Propos	ed				
4	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
	Wood	30.5" x 80	3/5	N/A	None	Keep Window	N/A					
Additional Info:	Existing to re	main: Count of ((2)					·				
Window #			Existing			Proposed						
4A	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
	Wood	Below	6/6	N/A	None	Keep Window	N/A					
Additional Info:	Existing to re	main: Count of (2) - 27.5" x 65.	.5"								
Window #	Existing Proposed											
5	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
Ŭ	Wood	Below	6/6	N/A	None	Keep Window	N/A					
Additional Info:	Existing to re	emain: (5) windo	ws at 33.5" x 6	5.5"				·				
Window #			Existing				Propos	ed	Designation Service			
6	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
Ŭ	Wood	Below	6/6	N/A	None	Keep Window	N/A					
Additional Info:	Existing to re	main: Count of (2): 33.5" x 65.	5"								
Window #			Existing				Propos	ed				
7	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
	Wood	Below	Below	N/A	None	Keep Window	N/A					
Additional Info:	Existing to re	main: 135.25" x	80" - Pattern 3	6/5, 3/5, 3/5, 3/	5							
Window #			Existing				Propos	ed				
8	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:			
	Wood	Below	Below	Bad	Rot	Replace Window	Other	Same	Same			
Additional Info:	wood Below Below Bad Rot Replace Window Other Same Same Existing to remain: Count of (2) 44.25" x 53" - Pattern 6/6, 6/6											

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COJ Window Survey Form – Page # 3_ out of 7____

Window #			Existing				Propos	ed		
9	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
~	Wood	Below	Below	Bad	Rot	Replace Window	Other	Same	Same	
Additional Info:	Existing to re	main: Count of ((3) - 35.5" x 53'	" - Pattern 6/6						
Window #			Existing			Propos	ed			
10	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
10	Wood	Below	Below	Other	Rot	Replace Window	Other	Same	Same	
Additional Info:	Existing to re	main: 134.5" x 7	7.25" - Pattern	3/5, 3/5, 3/5,	3/5					
Window #	Existing Proposed									
11	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	Wood	52"x74"	6/6	N/A	None	Keep Window	N/A			
Additional Info:	Existing to re	emain								
Window #			Existing				Proposed			
12	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	Wood	Below	6/6	N/A	None	Keep Window	N/A			
Additional Info:	Existing to re	main: 47 1/2" x	74"							
Window #			Existing				Propos	ed		
13	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
10	Wood	52"x74"	6/6	N/A	None	Keep Window	N/A			
Additional Info:	Existing to re	main	2							
Window #			Existing				Propos	ed		
14	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
	N/A	Below	6/6	N/A	None	Keep Window	N/A			
		main: 51.24" x 5								

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COJ Window Survey Form – Page # 4 out of 7

Window #			Existing				Propos	ed	
15	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	main: 48.25" x 5	53"						
Window #			Existing				Propos	ed	
16	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	main: 49.25" x 5	53"					·	
Window #			Existing				Propos	ed	
17	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
••	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	emain: 48.25" x 7	74"						
Window #			Existing				Propos	ed	
18	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	main: 48.25" x 7	' 4"						
Window #			Existing				Propos	ed	
19	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10	Wood	Below	Below	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	main: Door 34.5	5" x 80", (2) sic	lelites 10" x 52'	' - Pattern: 3/2	2, 1/3			
Window #			Existing				Propos	ed	
20	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
20	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	main: 48.25" x 7	74"				1		

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COJ Window Survey Form – Page # <u>5</u> out of <u>7</u>

Window #			Existing				Propos	ed		
21	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
21	Wood	Below	6/6	N/A	None	Keep Window	N/A			
Additional Info:	Existing to R	emain: 48.25" x	74"			-				
Window #			Existing				Propos	ed		
22	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
LL	Metal	Below	N/A	N/A	None	Keep Window	N/A			
Additional Info:	Existing to R	emain: 189" x 82	2.25"							
Window #		Propos	sed							
23	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
20	Wood	Below	6/6	N/A	None	Keep Window	N/A			
Additional Info:	Existing to R	emain: 44.25" x	53"		(*)	·				
Window #			Existing			Proposed				
24	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
27	Wood	Below	6/6	N/A	None	Keep Window	N/A			
Additional Info:	Existing to R	emain: 44.25" x	53"							
Window #			Existing				Propos	sed		
25	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
20	Wood	Below	6/6	N/A	None	Keep Window	N/A			
Additional Info:	Existing to R	emain: 36" x 53'								
Window #			Existing				Propos	sed		
26	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:	
20	Wood	Below	6/6	N/A	None	Keep Window	N/A			
Additional Info:	Existing to B	emain: 44.25" x	53"							

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COJ Window Survey Form – Page # 6 out of 7

Window #			Existing				Propos	sed	
27	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
<i>L</i> 1	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to R	emain: 44.25" x	53"						
Window #			Existing				Propos	ed	
28	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
LU	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	emain: 35.5" x 47	7.25"						
Window #	Existing Proposed								
29	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
20	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	emain: 35.5" x 47	7.25"						
Window #			Existing				Propos	ed	
30	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
00	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	emain: 33.25" x 4	17"						
Window #			Existing				Propos	sed	
31	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
01	Metal	Below	3/3	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	emain: 36" x 80"							
Window #			Existing				Propos	sed	
32	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
02	Metal	Below	2/3	N/A	None	Keep Window	N/A		
Additional Info:	Existing to re	main: Count of ((2) doors at 36	" x 80"					

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COJ Window Survey Form – Page # ____ out of ____

Window #	Existing					Proposed			
33	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern
	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to R	emain: 48.25" x	53"						
Window #	Existing					Proposed			
34	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern
	Wood	Below	6/6	N/A	None	Keep Window	N/A		
Additional Info:	Existing to Remain: 48.25" x 53"								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern
	N/A			N/A	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern
	N/A			N/A	None	N/A	N/A		
Additional Info:				*					
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern
	N/A		•	N/A	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern
	N/A			N/A	None	N/A	N/A		
Additional Info:									

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LEFT ELEVATION

FRONT ELEVATION

RIGHT ELEVATION









CURRAN RESIDENCE 1850 SEMINOLE RD JACKSONVILLE, FL 32205

LEFT ELEVATION



















CURRAN RESIDENCE 1850 SEMINOLE RD JACKSONVILLE, FL 32205

LEFT ELEVATION



FRONT ELEVATION

RIGHT ELEVATION









CURRAN RESIDENCE 1850 SEMINOLE RD JACKSONVILLE, FL 32205

LEFT ELEVATION













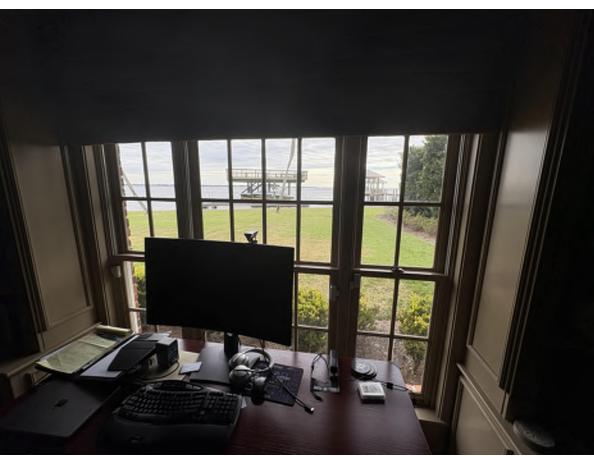








Windows 1A 1B 1C









Window 4A

















































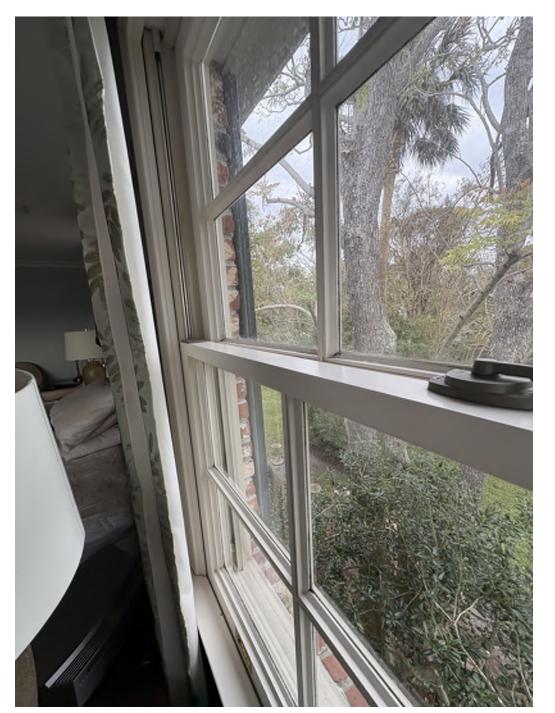


MIL











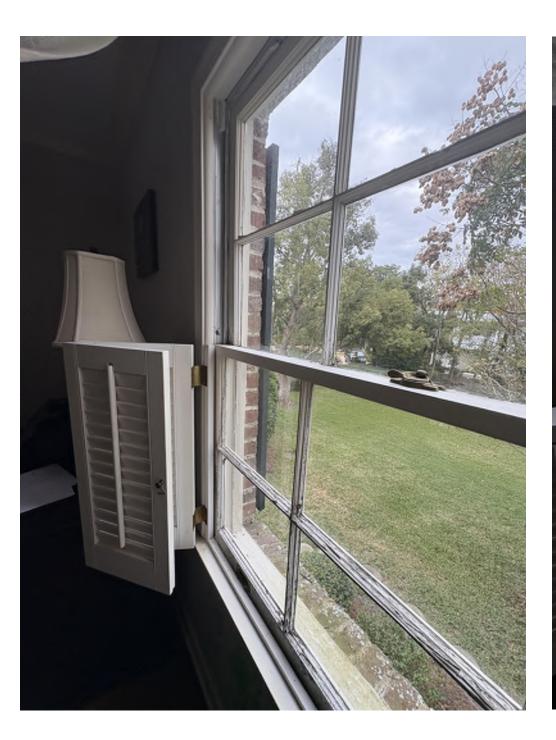
























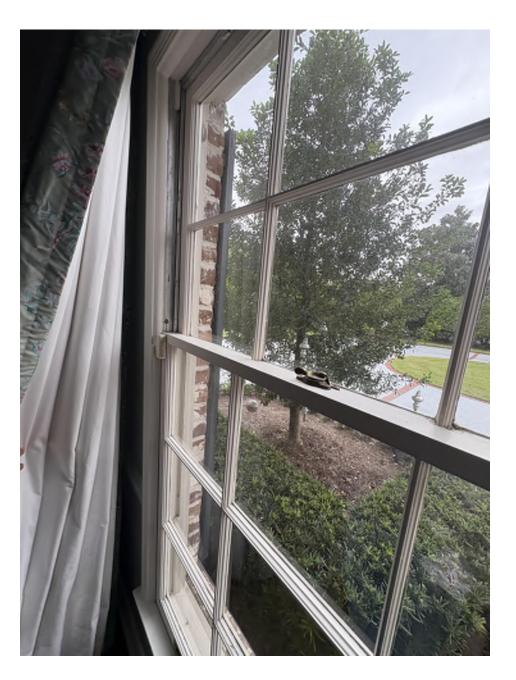










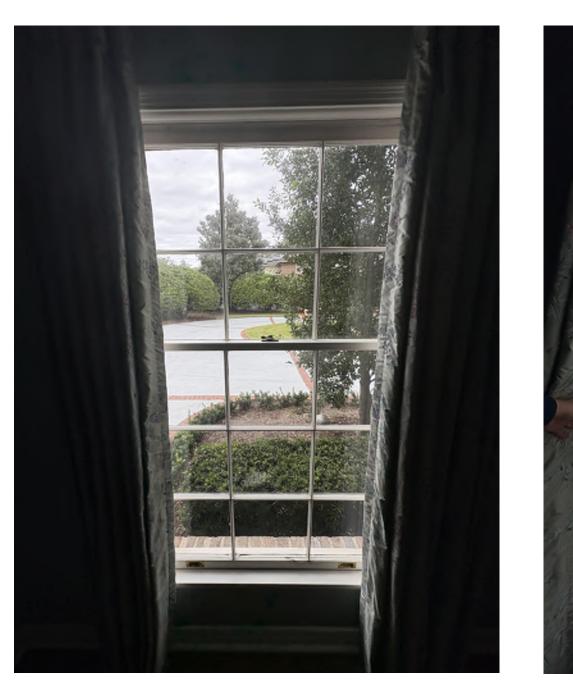






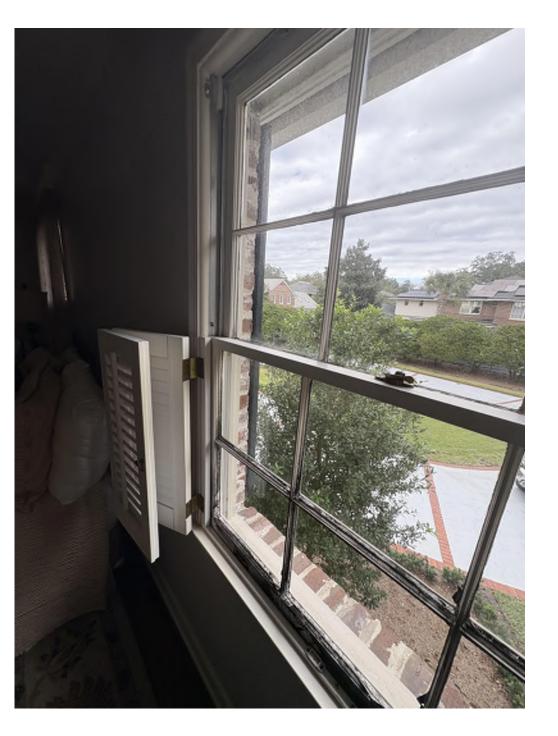
























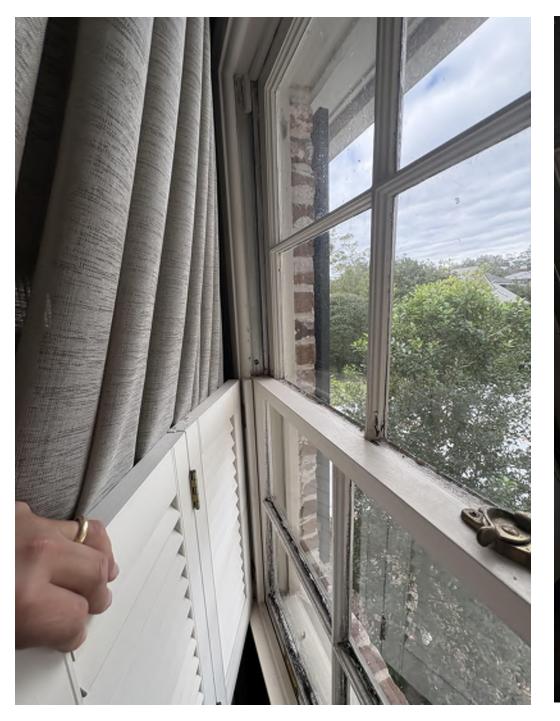




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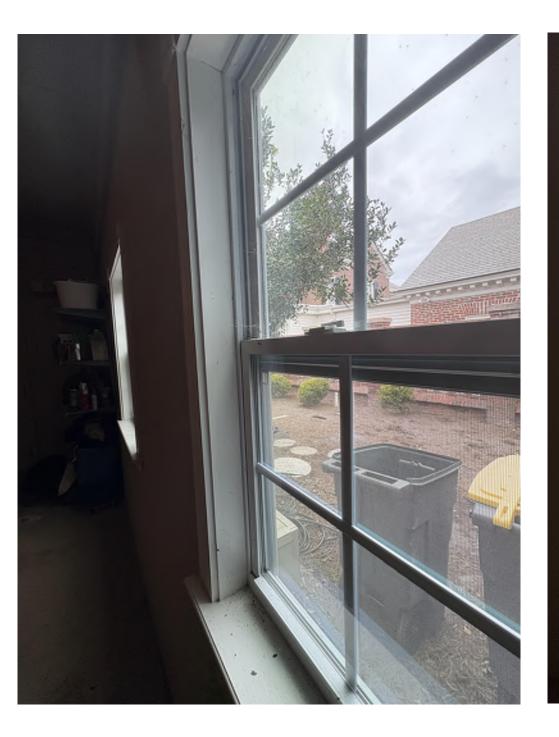








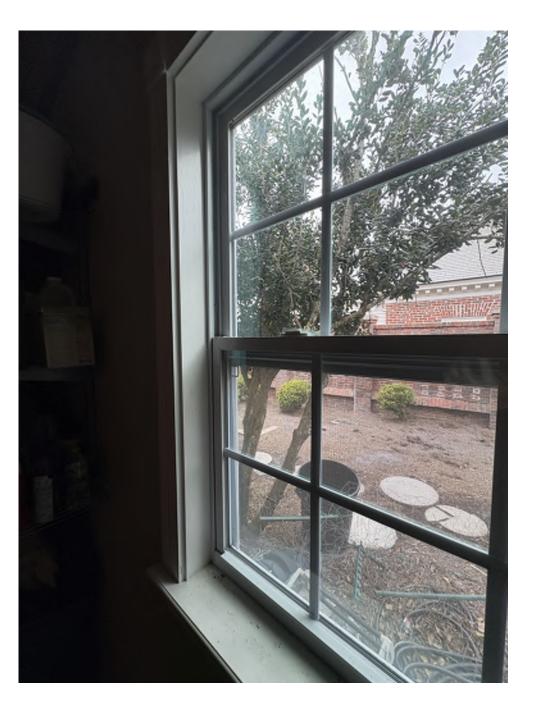








































WINDOW 8



DAMAGE TO WALL BENEATH AND WATER TRAVELED TO LEVEL 1. WINDOWS HAVE TEMPORARILY **BEEN CAULKED FROM THE**



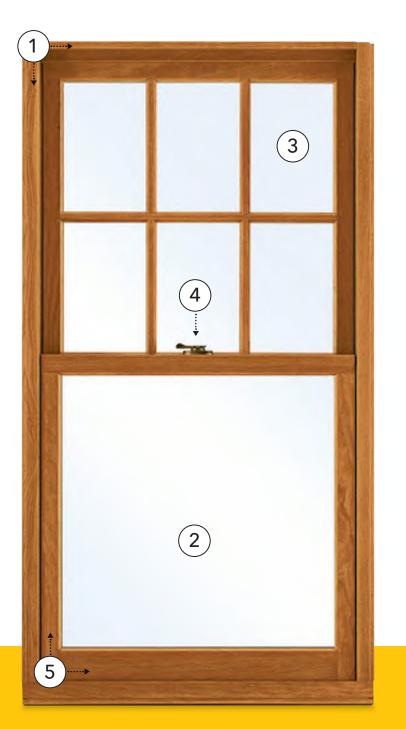
WINDOW 9





WINDOW TERMS + DEFINITIONS

WINDOW OPERATING STYLES



1. FRAME

There are three components to the frame: the header across the top, the jambs down each side, and the sill across the bottom. Marvin frames are built strong with a variety of high-quality wood species.

2. GLAZING

The glass in a window is called glazing. Marvin's broad range of glazing options can meet both high-performance and refined aesthetic requirements.

3. LITE

Each area of glass is called a lite. Marvin offers divided lite patterns for whatever look you wish to create.

4. HARDWARE

Marvin uses only the highest quality locks, handles, lifts, pulls, and hinges in a wide variety of durable finishes.

5. SASH

The sash-operating or stationary-is comprised of horizontal rails, vertical stiles, and glazing. Marvin's large solid sash offer precise fit and ease of operation.



DOUBLE HUNG

operate vertically.

Double hung windows have

two movable sashes which



CASEMENT the side and opens like a door.



AWNING An awning is hinged to the frame at the top and opens outward. If hinged on the bottom, it's called a hopper.



FIXED OR PICTURE An inoperable window with direct glaze or in-sash configurations. Available in a wide range of polygon and radius shapes.

MORE FLEXIBILITY TO MEET ANY DESIGN CHALLENGE.

Marvin has an extensive selection of styles, sizes, shapes, and options.

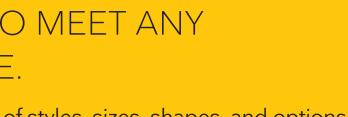




A window that is hinged to its frame at

GLIDER A window with a sash that slides horizontally to open and close.





ULTIMATE DOUBLE HUNG G2

Engineered for performance and designed to inspire, each aspect of the Ultimate Double Hung G2 window was made with purpose. Our engineers consider every detail from the most innovative features to the most minute subtleties, all because the windows in your home help illuminate the most important parts of your life.

INTERIOR FEATURES AND PERFORMANCE



EXCLUSIVE AUTOLOCK Activates when the sashes are closed, locking the window.

FIRST-RATE ENERGY EFFICIENCY Meets ENERGY STAR® standards in energy efficiency with multiple glass options for various regions, climates, and

SASH BALANCE SYSTEMS Enables smooth operation at the largest sizes.

weather needs.

EXTERIOR FEATURES AND PERFORMANCE



10 feet high.



ULTIMATE DOUBLE HUNG INSERT G2





ULTIMATE DOUBLE HUNG INSERT G2

The Ultimate Double Hung Insert G2 window adds quality craftsmanship, beauty, and energy efficiency to your home without compromising architectural integrity. Its frame-in-frame design is built precisely to seamlessly fit into your unique window opening, so there's no need to remove the existing frame or disturb the exterior or interior trim of your house.





INTERIOR

EXTERIOR



SASH LOCK IN SATIN NICKEL

ULTIMATE SINGLE HUNG G2





ULTIMATE SINGLE HUNG G2

A contemporary classic, the Ultimate Single Hung G2 window blends traditional beauty and state-of-the-art performance. With the top sash stationary and the bottom sash operable, a single hung style is often preferred in a cottage-style window with a small top sash that doesn't need to open. Reliable and energy efficient, the Ultimate Single Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation, and Marvin's unique Wash Mode for easy cleaning. Customize your design with round top styles or optional Lift Lock, Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.





INTERIOR WITH CONTEMPORARY LIFT LOCK

INTERIOR WITH TRADITIONAL LIFT LOCK



CONTEMPORARY LIFT LOCK OPERATION SHOWN IN SATIN NICKEL

WOOD EXTERIOR DOUBLE HUNG WINDOWS



Wood Exterior Double Hung windows with White hardware

WOOD EXTERIOR DOUBLE HUNG WINDOWS

The Ultimate Wood Double/Single Hung, Ultimate Wood Double Hung Magnum, and Ultimate Wood Double Hung Insert are quintessentially American windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.





WOOD DOUBLE/SINGLE HUNG EXTERIOR

WOOD DOUBLE HUNG MAGNUM INTERIOR

24





DOUBLE HUNG INSERT EXTERIOR

ULTIMATE CASEMENT STYLES



FULL FRAME OR NARROW FRAME

The Ultimate Casement and Ultimate Casement Narrow Frame windows are the most versatile and innovative casement windows ever produced. Ultimate Casement styles feature concealed multi-point locks, a patented Wash Mode, and durable hardware that operates smoothly even at the largest sizes.





ULTIMATE CASEMENT EXTERIOR WITH 4 %16" FULL JAMB

JAMBS + PROFILES The Ultimate Casement has a recessed sash for a traditional or historic look. The Ultimate Casement Narrow Frame has a flush-to-frame sash for a contemporary look.

ULTIMATE CASEMENT

A recessed sash for a traditional look, plus a full jamb, offers design flexibility for new construction or full frame replacement.

ULTIMATE CASEMENT NARROW FRAME

A flush sash to the exterior and narrow jamb depth make this window an easy choice for framein-frame replacement or more contemporary new construction applications.





ULTIMATE CASEMENT NARROW FRAME EXTERIOR WITH 2 3/16" NARROW JAMB

ULTIMATE CASEMENT EASY WASH MODE

ULTIMATE CASEMENT FEATURES + OPTIONS

Ultimate Casement operates in a way so revolutionary that we've patented it, making Marvin the only place you'll find it. The hardware allows access to both sides of the glass from the inside of your home, making window washing stressand ladder-free.

REVOLUTIONARY WASH MODE

- 1. Crank the handle twice.
- 2. Push down on the hardware arm, and push the window away. Then crank the arm back.
- 3. Swing the window all the way open, pulling it across toward the lock for accessibility to exterior glass.



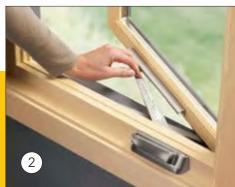


MULTI-POINT LOCKING SYSTEM Multi-point locking mechanisms enhance performance and make large casements easy to operate.



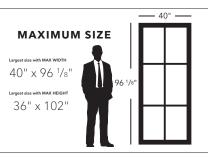
ENDLESS DESIGN OPTIONS A variety of divided lite patterns,







Marvin exclusive Wash Mode not available on Ultimate Casement windows in sizes less than 20 inches wide or Ultimate French Casement, Ultimate Awning, or Round Top windows.



LARGE SIZES OPEN WITH EASE We have developed the most durable hardware in the industry, which provides easy opening and smooth operation on even the largest casements.

ASTM F2090-21 standard.

including a double hung look make energy-efficient casements the perfect replacement window in older homes.



LOCK STATUS SENSOR Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked.



WINDOW OPENING CONTROL DEVICE Limits the casement sash opening to less than 4 inches when engaged. The release mechanism allows for operation beyond 4 inches. This option meets the



FRICTION LIMITER Flip a lever to lock the sash securely in place at multiple set angles, allowing you to open your window on windy days. Available for push out only.

ULTIMATE CASEMENT





ULTIMATE CASEMENT

The Ultimate Casement window is offered in some of the largest sizes in the industry, with a secure multipoint lock, durable hardware that ensures smooth operation, and Marvin's exclusive Wash Mode for easy cleaning-even on upper floors. With many design options, including round top shapes, the Ultimate Casement window flexes to fit your vision and can be sized to complement the most expansive views.





CASEMENT INTERIOR WITH FOLDING HANDLE

CASEMENT EXTERIOR WITH FOLDING HANDLE

Casement window in Designer Black painted interior finish with Matte Black hardware



CASEMENT INTERIOR WITH HANDLE IN MATTE BLACK





ULTIMATE CASEMENT NARROW FRAME

The Ultimate Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb, ideal for frame-in-frame replacement and allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and square profiles, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views.





CASEMENT NARROW FRAME INTERIOR WITH FOLDING HANDLE

CASEMENT NARROW FRAME EXTERIOR WITH FOLDING HANDLE



CASEMENT PUSH OUT NARROW FRAME INTERIOR WITH HANDLE IN OIL RUBBED BRONZE

ULTIMATE FRENCH CASEMENT





ULTIMATE FRENCH CASEMENT

The Ultimate French Casement window pairs expert engineering with thoughtful design to offer a beautiful architectural window that won't compromise on performance or energy efficiency. The Ultimate French Casement has no center vertical post and opens like a French door. Simply crank open each independent sash or push out each sash and enjoy an unobstructed view.





FRENCH CASEMENT INTERIOR WITH FOLDING HANDLES

French Casement Push Out windows in Pine

FRENCH CASEMENT PUSH OUT INTERIOR



FRENCH CASEMENT PUSH OUT EXTERIOR

ULTIMATE AWNING NARROW FRAME



The Ultimate Awning Narrow Frame window is a sleek and versatile top-hinged window with a flush exterior profile and narrow frame-meaning it can be installed in replacement projects without removing the existing window frame or disrupting interior or exterior trim. The Ultimate Awning Narrow Frame window's contemporary aesthetic looks beautiful on its own or as a complement to narrow frame casement or picture windows. Hardware located at the bottom of the window means easy operation-even in hard to reach areas like over a kitchen sink.



AWNING NARROW FRAME WITH FOLDING HANDLE IN SATIN NICKEL

rrow Frame windows with White hardware

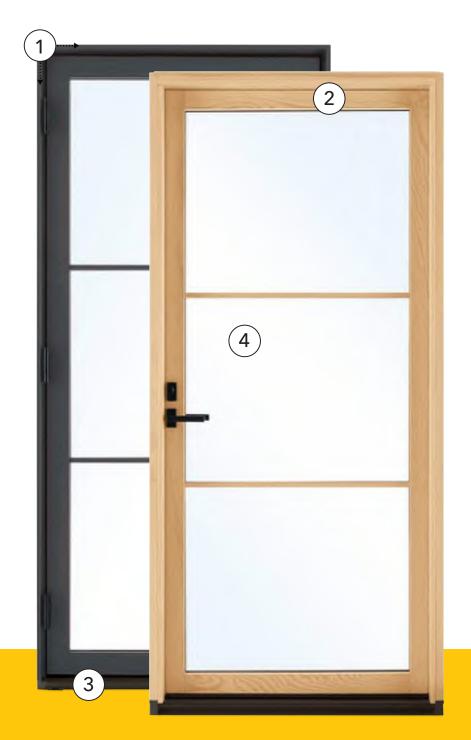




AWNING PUSH OUT NARROW FRAME WITH PUSH OUT HANDLE IN SATIN NICKEL

DOOR TERMS + DEFINITIONS

DOOR OPERATING STYLES



1. FRAME

The door frame includes the head jamb across the top, side jambs, and the sill at the bottom. Marvin frames are built strong to stand up to heavy door usage year after year.

2. STILES + RAILS

The horizontal wood members of a door are called rails; the vertical components are called stiles. With a traditional French door design, the bottom rail is about 8 inches high, with 4 ¾ inch stiles and top rail. Doors with a more contemporary style often feature more glass, with stiles and rails as sleek as 3 inches.

3. SILL

Our door sills are made of Ultrex[®], our proprietary pultruded fiberglass that is exceptionally strong and virtually impervious to time, weather, and pressure. Ultrex door sills provide excellent performance in hot or cold climates, plus durability over the long haul by being resistant to warping, denting, and fading.

4. PANELS

In a door, the panel is the main section, operating or stationary, that is installed into the frame. Marvin doors come in many sizes, some of the industry's largest, and all share the tight tolerances for fit and quality finishes.





OUTSWING DOOR Single or double swinging doors open to the exterior.



BI-FOLD DOOR This door folds open and closed like an accordion and can include up to 16 panels.



LIFT AND SLIDE DOOR For openings as large as 48 feet wide and 12 feet high, substantial door panels fully open into pocket or stacked configurations.

MAKE EVERY ENTRANCE GRAND

Marvin doors are designed to maximize the potential of any opening, view, and living space.



Single or double swinging doors open to the interior.



SLIDING DOOR Save space with a door panel that operates by sliding along a track.





MULTI-SLIDE DOOR Another option to blend interior and outdoor living with a modular frame system.

ULTIMATE SWINGING NARROW PROFILE DOOR





ULTIMATE SWINGING NARROW PROFILE DOOR

The Ultimate Swinging Narrow Profile Door, available in both Inswing and Outswing, is expertly crafted to provide industry-leading performance with narrow sightlines and robust 2 ¼ inch standard panel thickness. Featuring contemporary 3 inch stiles and rails along with square interior and exterior profiles. Choose from one or two operating panels in configurations up to 4 panels. Sizes up to 10 feet high and 14 feet wide.





EXTERIOR





SWINGING DOOR HANDLES IN MATTE BLACK EXTERIOR

ULTIMATE SWINGING FRENCH DOOR G2





ULTIMATE SWINGING FRENCH DOOR G2

The Ultimate Swinging French door G2, available in both Inswing and Outswing, delivers a traditional aesthetic with 4 ¾ inch top rail and 8 1⁄8 inch bottom rail. Select sizes up to 10 feet high and 14 feet wide to maximize views and access to the outdoors. Choose up to 4 panels with an Ogee interior profile.





INSWING EXTERIOR

Available with IZ3

MARVIN SIGNATURE® COLLECTION

72

MARVIN®



ULTIMATE LIFT AND SLIDE DOOR





ULTIMATE LIFT AND SLIDE DOOR

With openings up to 48 feet wide and 12 feet high, now you can add acres to your floor plan. Available with pocketing panels that slide into the wall, completely disappearing from view, or stacked panels that slide and stack perfectly within the door frame for a seamless transition from inside to out. Both are available with exclusive flush-mount handles and exterior finger pulls that virtually disappear when not in use.



HARDWARE OPTIONS Available with exclusive flush-mount hardware, interior finger pull, and optional exterior finger pull.

82



INTERIOR



POCKET AND STACKED CONFIGURATION

When open, panels either slide into the wall cavity or stack neatly into the wall cavity. They glide on the inconspicuous ¾6 inch high exposed track.

ULTIMATE COMMERCIAL DOOR

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The Ultimate Commercial door combines sophisticated design with the rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, they're manufactured with different construction and assembly processes from our residential doors.





EXTERIOR

Commercial door

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PANIC RIM, CLOSER, REMOVABLE MULLION, AND SILL OPTIONS

EXTERIOR FINISH OPTIONS

STONE WHITE
COCONUT CREAM
SIERRA WHITE
CASHMERE
PEBBLE GRAY
HAMPTON SAGE
CADET GRAY
CLAY
CASCADE BLUE
SUEDE
GUNMETAL
WINEBERRY
BRONZE
BAHAMA BROWN
EVERGREEN
EBONY
BRIGHT SILVER (PEARLESCENT)
COPPER (PEARLESCENT)
LIBERTY BRONZE (PEARLESCENT)

EXTRUDED ALUMINUM

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Ultimate products.

Select a color from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

WOOD

Wood is a premium material for windows and doors, offering classic aesthetic appeal, many options for customization, and design versatility.

We treat exposed millwork with a water repellent wood preservative to help it last longer. Choose from one of the four options below. Each is ready to be finished to match your project's exacting requirements.

PINE	
VERTICAL GRAIN DOUGLAS FIR	
MAHOGANY	Adapt star
WESTERN RED CEDAR Exterior trim package only	

CUSTOM COLOR: ANY COLOR YOU WANT

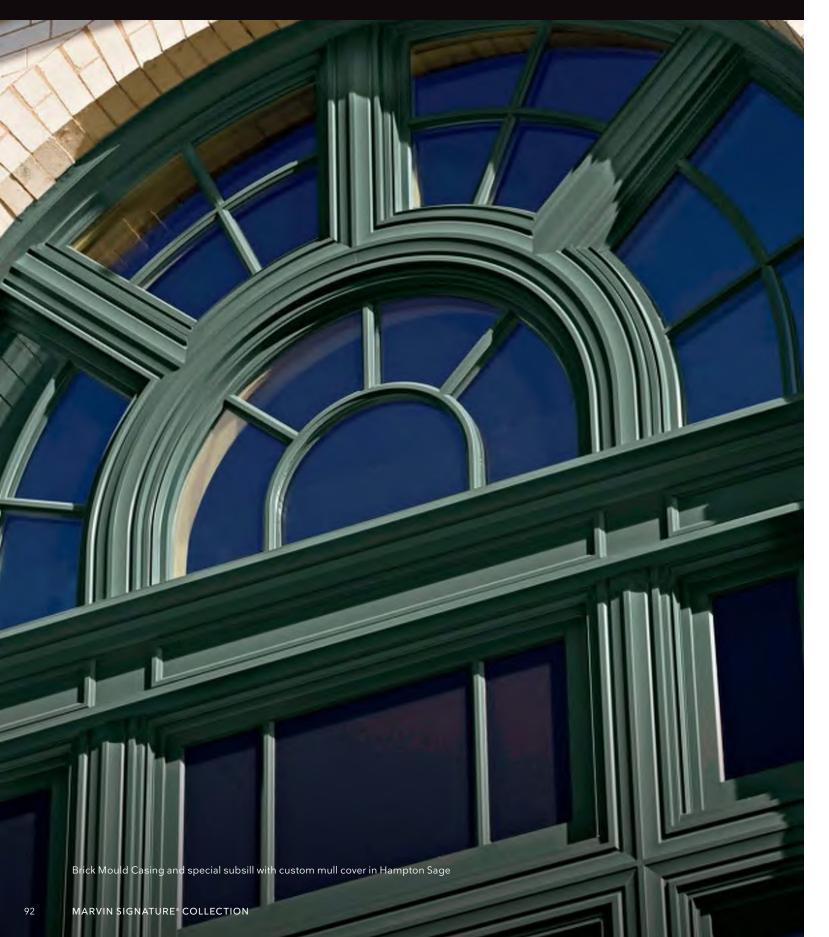


Double Hung G2 window in Ebony



Double Hung G2 window in Suede

EXTERIOR CASINGS + SUBSILLS



EXTERIOR CASINGS + SUBSILLS

Adding Marvin extruded aluminum or wood casings and subsills to your windows and doors provides great architectural detail to any home. Ultra-durable extruded aluminum casings feature a beautiful factory-applied finish that resists chalking, fading, pitting, corrosion, and marring. Casing profiles are consistent around the sides and top of a window or door, except for the Potter casing profile, which has a taller head. Custom casings and subsills are also available.





BRICK MOULD CASING WITH A246 SUBSILL

FLAT CASING WITH A246 SUBSILL





COLUMBUS CASING WITH A1450 SUBSILL





GRAYSON CASING WITH A1451 SUBSILL







STRATTON CASING WITH A1453 SUBSILL POTTER CASING WITH A217 SUBSILL



Grayson Casing in Bronze



Potter Casing with A1451 Subsill in Cascade Blue

DIVIDED LITES





DIVIDED LITES

Simulated divided lites, available in a number of different styles, mimic the look of individual panes of glass with the energy efficiency of dual pane insulated glass. Our custom capabilities allow us to create almost any divided lite pattern to match your design style.





AUTHENTIC DIVIDED LITE (ADL) wood exterior units.

FIVE STANDARD BAR WIDTHS

SIMULATED DIVIDED LITE (SDL)

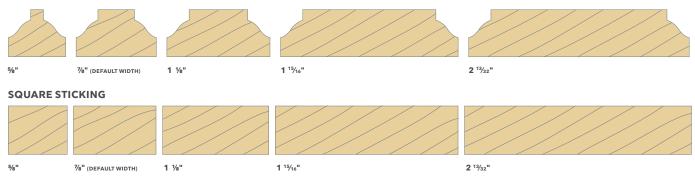
SDL bars are permanently adhered

to both sides of the glass. Simulated

Divided Lites with Spacer Bars (SDLs)

are an energy-efficient way to create

the look of authentic divided lites.



STICKING AND PROFILES

Sticking refers to the interior profiles of your wood window. Choose from the standard Ogee profile (used on traditional projects) or the optional clean, contemporary Square sticking.





SQUARE



Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with



GRILLES-BETWEEN-THE-GLASS (GBG) Grilles are permanently installed between the glass panes. This lowmaintenance grille offers the look of a divided lite pattern with the ease of cleaning just one pane of glass. Available with different interior and exterior colors.



SQUARE STICKING

SCREENS



SCREENS

Choose from an aluminum surround in three finishes or a wood interior surround that complements warm wood interiors. Marvin screens now come standard with Marvin Bright View[™] - a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

CASEMENT SCREEN OPTIONS



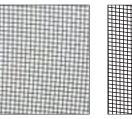


WOOD SCREEN SURROUND The patented wood screen surround with wood interior and aluminum exterior features Marvin Bright View™ screen mesh. Aluminum screen mesh options also available.

INSWING CASEMENT SCREEN awning windows.

SCREEN MESH OPTIONS



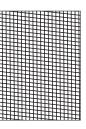


BRIGHT VIEW™

CHARCOAL ALUMINUM WIRE

BLACK ALUMINUM WIRE

The beautifully crafted inswing screen adds a classic touch and allows access to operate push-out casement and



BRIGHT ALUMINUM WIRE

BRIGHT BRONZE WIRE

DOUBLE HUNG SCREEN OPTIONS



FULL OR HALF SCREEN Exterior aluminum screen with an aluminum surround. The full screen covers both the top and bottom sash. The half screen only

covers the bottom sash.



DOOR SCREEN OPTIONS





ULTIMATE SWINGING SCREEN DOOR With profiles that complement the aesthetics of the door, swinging door screens feature robust, durable extruded aluminum surrounds and concealed hinges.

ULTIMATE SLIDING SCREEN DOOR Aluminum top hung sliding screen with roller bar, adjustable rollers and unmatched sliding operation.

Marvin window and door screens come standard with Marvin Bright View[™] - a fiberglass screen mesh that provides improved airflow and more natural light while keeping insects out. Bright View repels water and resists dirt and grime for a sharp, vivid view.

WINDOW OPENING CONTROL DEVICES

Marvin Window Opening Control Devices (WOCD) meet the ASTM F2090-21 standard, created to assist in the prevention of window falls. To meet the standard, our devices limit the window's net clear opening to less than 4 inches (when the sash is open) and have a release function allowing the window to open completely. In order to meet the safety standard, WOCD disengagement takes two independent actions, which helps prevent accidental release. Devices will then automatically reengage once the window is closed and again limit the window opening to less than 4 inches upon re-opening.





ULTIMATE CASEMENT

DOUBLE HUNG STORM OPTIONS



TWO-LITE WOOD STORM **SASH OR SCREEN**

A wood frame containing nonremovable glass. The storm sash can be removed during the summer and replaced with a wood-framed screen. Available only for wood windows.



STORM AND SCREEN COMBINATIONS

A combination unit is composed of two glass panels and one screen panel that can be easily removed from the interior for cleaning. Available with a wood (bare or primed) or aluminum surround, panels can be configured multiple ways, glass above screen, screen above glass, or glass above glass.



ENERGY PANEL

Often confused with storm windows, an energy panel is technically a glazing option. It is a removable, exterior glass panel finished on the edges by a surround. Energy panels cover the exposed glass surface of each sash and offer added energy efficiency for wood windows with single glazing.





SCENIC DOOR SLIDING SCREEN

The Marvin Ultimate Sliding Screen operates with ease and conceals when not in use. The screen is unobtrusive even in large sizes measuring up to 15 feet wide and up to 10 feet high uni-directional or up to 29.5 feet wide bi-parting.

ULTIMATE DOUBLE HUNG G2



ULTIMATE GLIDER

Arsenault, Caleb - PDCM

From:	Emily Molski <emily@jblcorp.com></emily@jblcorp.com>
Sent:	Wednesday, December 11, 2024 8:54 AM
То:	Arsenault, Caleb - PDCM
Cc:	John Behrens; Currandr@bellsouth.net; karen64c@icloud.com; Madison Behrens
Subject:	RE: COJ Historic Preservation for 1850 Seminole Road

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.

Good Morning Caleb,

We'd like to meet with you Monday at 12/16 at 3pm.

For the record, the proposed material for the window replacement is the Marvin Ultimate which is a wood-cladded window.

Thank you, Emily

Emily Molski Project Manager



1949 Jersey Street Jacksonville, Florida 32210 Mobile (904) 673-0185 | Office (904) 381-0074 Emily@jblcorp.com | <u>www.jblcorp.com</u>

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Tuesday, December 10, 2024 4:33 PM
To: Emily Molski <emily@jblcorp.com>
Cc: John Behrens <jb@jblcorp.com>; Currandr@bellsouth.net; karen64c@icloud.com; Madison Behrens <madison@jblcorp.com>
Subject: RE: COJ Historic Preservation for 1850 Seminole Road

Good afternoon,

Thank you for these photos, they are very helpful in making our determination. Due to the nature of this application, it will need to go before the **Jacksonville Historic Preservation Commission**. While Window 8 does not appear to be original to the home since construction, it has been in place for several decades at the very least and appears to be repairable. Because the window is not street visible, we could recommend replacement with a compatible window. Please address the following so that we can proceed with the application:

- Please confirm, for the record, the material for the proposed replacement windows and doors (we prefer wood-clad or wood-blend)
- For commission items, we typically conduct site visits to inspect and document areas where the scope of work will take place. Would you be available for a site visit Thursday (12/12/24), Friday (12/13/24), or Monday (12/16/24) at 3:00 p.m.?
- To notify you in advance, the fee for alterations that require commission review is \$315, this will not be due until after we determine that the application is sufficient.

Please respond to the above and reach out if you have any further questions.

Best regards,

Caleb Arsenault, MHP

City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**



From: Emily Molski <<u>emily@jblcorp.com</u>>
Sent: Tuesday, December 10, 2024 3:46 PM
To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>
Cc: John Behrens <<u>jb@jblcorp.com</u>>; Currandr@bellsouth.net; karen64c@icloud.com; Madison Behrens
<<u>madison@jblcorp.com</u>>
Subject: RE: COJ Historic Preservation for 1850 Seminole Road

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,

Please review the documentation attached. We have included interior photos of all windows for your review. Let us know if you need any more information!

Thank you, Emily

Emily Molski Project Manager



1949 Jersey Street Jacksonville, Florida 32210 Mobile (904) 673-0185 | Office (904) 381-0074 Emily@jblcorp.com | www.jblcorp.com

From: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>
Sent: Monday, December 2, 2024 11:52 AM
To: Emily Molski <<u>emily@jblcorp.com</u>>
Cc: John Behrens <<u>jb@jblcorp.com</u>>; Currandr@bellsouth.net; karen64c@icloud.com
Subject: RE: COJ Historic Preservation for 1850 Seminole Road

Good morning,

Yes, I have updated the email on the application!

Best regards,

Caleb Arsenault, MHP

City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**



From: Emily Molski <<u>emily@jblcorp.com</u>>
Sent: Monday, December 2, 2024 11:50 AM
To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>
Cc: John Behrens <<u>jb@jblcorp.com</u>>; <u>Currandr@bellsouth.net</u>; <u>karen64c@icloud.com</u>
Subject: RE: COJ Historic Preservation for 1850 Seminole Road

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.

Noted! We will get this information over to you ASAP.

Please note that I have changed the applicant / Client's email (Karen - <u>karen64c@icloud.com</u>) in this email chain. Are you able to edit her email for the remainder of the application correspondence?

Thank you,

Emily

Emily Molski Project Manager



1949 Jersey Street Jacksonville, Florida 32210 Mobile (904) 673-0185 | Office (904) 381-0074 Emily@jblcorp.com | www.jblcorp.com

From: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>
Sent: Monday, December 2, 2024 10:50 AM
To: Emily Molski <<u>emily@jblcorp.com</u>>
Cc: John Behrens <<u>jb@jblcorp.com</u>>; KAMITCHELL@KPMG.COM; Currandr@bellsouth.net
Subject: RE: COJ Historic Preservation for 1850 Seminole Road

Good morning,

That is correct, and email will be great! Photos similar to the document that you provided for **Windows 8** and **9** would be fantastic.

Best regards,

Caleb Arsenault, MHP

City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**



From: Emily Molski <<u>emily@jblcorp.com</u>>
Sent: Monday, December 2, 2024 10:44 AM
To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>
Cc: John Behrens <<u>jb@jblcorp.com</u>>; <u>KAMITCHELL@KPMG.COM</u>; <u>Currandr@bellsouth.net</u>
Subject: Re: COJ Historic Preservation for 1850 Seminole Road

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,

Thank you for the information. To clarify, you want interior photos of all the windows in the home, matching the number sequence previously submitted? And can we submit this document via email?

Thank you, Emily

Emily Molski Project Manager JBL Corporation Inc.

From: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>
Sent: Monday, December 2, 2024 10:24:48 AM
To: Emily Molski <<u>emily@jblcorp.com</u>>
Cc: John Behrens <<u>jb@jblcorp.com</u>>; <u>KAMITCHELL@KPMG.COM</u> <<u>KAMITCHELL@KPMG.COM</u>>; <u>Currandr@bellsouth.net</u><
Currandr@bellsouth.net>
Subject: RE: COJ Historic Preservation for 1850 Seminole Road

Good morning,

I have coordinated with other staff and looked through our archives. While searching through our files on the structure and previous permits, there was no indication that **Window 8** has been replaced. Furthermore, the window (which is on the original section of the home) appears to match the pattern and materials of the other windows on the original portion of the structure. In order to make a final determination, could you please send interior photos of each of the windows (matching the numbers on the survey, similar to the ones provided for **Windows 8 and 9**)

Best regards,

Caleb Arsenault, MHP

City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**



From: Emily Molski <emily@jblcorp.com
Sent: Wednesday, November 27, 2024 11:46 AM</pre>

To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>> Cc: John Behrens <<u>jb@jblcorp.com</u>>; <u>KAMITCHELL@KPMG.COM</u>; <u>Currandr@bellsouth.net</u> Subject: RE: COJ Historic Preservation for 1850 Seminole Road

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.

Thanks for the information, Caleb! We will look for your email next week after touching base with Arimus. I do want to make just one more point that these windows are on the back elevation of the home and receive a lot of weather elements.

Have a great Thanksgiving!

Thank you, Emily

Emily Molski Project Manager



1949 Jersey Street Jacksonville, Florida 32210 Mobile (904) 673-0185 | Office (904) 381-0074 Emily@jblcorp.com | www.jblcorp.com

From: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>
Sent: Wednesday, November 27, 2024 11:33 AM
To: Emily Molski <<u>emily@jblcorp.com</u>>
Cc: John Behrens <<u>jb@jblcorp.com</u>>; KAMITCHELL@KPMG.COM; Currandr@bellsouth.net
Subject: RE: COJ Historic Preservation for 1850 Seminole Road

Good morning,

Thank you for the update. The window survey for window 8 indicates that it is wood, but the photos from your previous email appear to be aluminum or wood-clad. Before we move on to the next step, I'd like to confirm the material and historic significance of window 8. I will meet with **Arimus Wells**, the section supervisor first thing next week and double-check our archives and previous permits to see if I can find anything on our end.

Once a determination is made there, we can proceed with the replacement of the other windows and possibly window 8. The selected brand appears to offer what we are looking for. We can approve of simulated-divided-light (SDL) or true-divided-light (TDL) but **NOT** grilles-between-glass (GBG). We also would like the replacement windows and doors to match the existing light pattern of the windows that they are replacing. Furthermore, we recommend either wood or wood-blend for the material itself. It appears that the Marvin Ultimate series can accommodate all of these.

I will reach back out next week and we should have a determination at that point. Happy thanksgiving!

Best regards,

Caleb Arsenault, MHP

City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**



From: Emily Molski <<u>emily@jblcorp.com</u>>
Sent: Wednesday, November 27, 2024 10:53 AM
To: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>>
Cc: John Behrens <<u>jb@jblcorp.com</u>>; <u>KAMITCHELL@KPMG.COM</u>; <u>Currandr@bellsouth.net</u>
Subject: RE: COJ Historic Preservation for 1850 Seminole Road

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.

Good Morning Caleb,

After speaking with the Currans regarding next steps for their windows, they would like to have the board's consideration for replacement ILO repair of window 8. This is the set of windows are original to the home.

Noting that window 9 and assembly 10 are both non-original and could be approved administratively, what would be the best next steps with our current application?

Thank you, Emily

Emily Molski Project Manager



1949 Jersey Street Jacksonville, Florida 32210 Mobile (904) 673-0185 | Office (904) 381-0074 Emily@jblcorp.com | www.jblcorp.com From: Emily Molski
Sent: Thursday, November 21, 2024 2:47 PM
To: <u>CArsenault@coj.net</u>
Cc: John Behrens <<u>jb@jblcorp.com</u>>; <u>KAMITCHELL@KPMG.COM</u>
Subject: RE: COJ Historic Preservation for 1850 Seminole Road

Hi Caleb,

Apologies for the delay! Please see my responses below in blue and the attached photos.

Thank you, Emily

Emily Molski Project Manager



1949 Jersey Street Jacksonville, Florida 32210 Mobile (904) 673-0185 | Office (904) 381-0074 Emily@jblcorp.com | www.jblcorp.com

From: John Behrens <jb@jblcorp.com>
Sent: Tuesday, November 5, 2024 3:07 PM
To: Emily Molski <<u>emily@jblcorp.com</u>>
Subject: FW: COJ Historic Preservation for 1850 Seminole Road

From: Arsenault, Caleb - PDCM <<u>CArsenault@coj.net</u>> Sent: Tuesday, November 5, 2024 2:38 PM To: <u>KAMITCHELL@KPMG.COM</u>; John Behrens <<u>jb@jblcorp.com</u>> Subject: COJ Historic Preservation for 1850 Seminole Road

Good afternoon,

I am writing in regard to your **Certificate of Appropriateness (COA)** application for the address in the subject line. As I continue to process your application, I have several questions and comments that I'd like to ask to help the process:

- For the casement door/window that is being replaced, are you proposing that just the doors **OR** the doors and windows with it be replaced? We aim to replace the entire assembly so both doors and fixed panels to be replaced. It is one Marvin assembly that was previously replaced, non-original to the home.
- Because the property is listed as **Contributing** to the **Riverside-Avondale Historic District**, we need to documentation that the windows are irreparable in order to administratively process replacement. Otherwise, we can approve repair or the item will need to go to the **Jacksonville Historic Preservation Commission**. Please see the additional attachment for more supporting imagery.

- Window assembly #8: these windows are original to the home and show signs of prior repair. Windows had to be caulked to halt weather intrusion as the framing and sashes are shot. This window assembly has caused significant damage to the wall in which it is enclosed. Other windows in the home have already been replaced previously so asking for permission to replace rather than repair.
- Window assembly #9: See the branding on the framing is Kolbe & Kolbe so these windows are not original to the home.
- Please indicate precisely which window and door replacements are being proposed from the brochure. The doors and windows will be the Marvin Ultimate series. Note that in the letter submitted, we proposed for these windows and doors to match the size, light patterns and color to match existing. The windows are noted as double hung. The door assembly is comprised of French doors in the center, with a fixed panel on either side.
- I have attached the **HPS Window Supplement**, please review in its entirety to ensure that the proposed windows are compatible, especially the section on divided light. I have reviewed the documentation. Note that there is a mix of original and non-original windows/door assemblies installed at this home. All of the divided light patterns, regardless of original or not, follow the same guidelines. We propose to replace the windows and doors to match was is currently installed on the home.

Best regards,

Caleb Arsenault, MHP

City Planner I Historic Preservation Section | Planning and Development Department 214 North Hogan Street, Suite 300 Jacksonville, FL 32202 Office: **904 – 255 – 7854**









D. Previously Deferred Items to be Heard



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

<u>COA-24-31124</u> 3629 Richmond Street

January 22, 2025

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31124</u>

- Address: 3629 Richmond Street; RE# 078532-0000
- Location: North side of Richmond Street, between Little Van Wert Avenue and Ingleside Avenue
- <u>Owner</u>: Aubrey and Elizabeth Edge 3629 Richmond Street Jacksonville, Florida 32205
- Applicant: Jason R. Gabriel Burr Forman LLP 50 North Laura Street, Suite 3000 Jacksonville, Florida 32202
- <u>Year Built</u>: c. 1921 (Property Appraiser)
- Designation: Riverside Avondale, Contributing
- <u>Request</u>: Demolition
- Summary Scope of Work:
 - 1. Demolition of a contributing structure

Recommendation: Approve



PROJECT DESCRIPTION

COA-24-31124 seeks to demolish a one-story, contributing structure in the Riverside Avondale Historic District. The structure is situated in the rear of an interior lot. The roughly 95-foot front setback and existing vegetation diminishes the structure's visibility—thereby limiting its contribution to the historic streetscape. Nonetheless, the structure is characterized as a Frame Vernacular building (a popular construction technique for lay or self-taught builders) with bungalow style influences. The structure is characterized by its gabled roof, wood drop siding, and composition shingles.

Given its small size, its piecemeal design, and its functionally constraining front setback, the subject building was previously approved for demolition in 2009 under **COA-09-671**. Approval of the demolition was partially justified because of its appearance at the time of review and lack of original design integrity. The demolition never occurred. Instead, the subject property was sold and renovated to its current appearance between 2013 and 2015. The structure's multiple changes, the placement on the lot and the previous approval for demolition was the basis for Staff's and the Commission's previous support of a plan to build a new residence in front of the contributing structure.

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 given the structure's significant setback from the street, which is atypical of surrounding structures along the block which have minimal setbacks and traditional alignment with the street. The current structure is heavily concealed to the point of being nearly invisible from the street. This placement may be an indication that it was originally intended to be secondary building, or perhaps support the anecdotal evidence that the structure was an old fishing camp. The structure itself is also heavily altered and as such does not possess any particular architectural significance of its own right. As such, Staff finds the structure does not serve as a good example of a particular architectural style.
- 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. Architecturally the design of the property reflects the Frame Vernacular style. Upon visual inspection of the subject property on January 17, 2025, all of the historic style elements on the exterior of the structure appear to be intact. However, Staff does note a series of alterations to the property:
 - Two-story addition along the front elevation in 1956
 - One-story addition along the west elevation in 1956
 - Demolition and two-story addition to the west elevation in 1971
 - One-Story addition along the front elevation in 1977
 - Construction of a carport in 1980
 - Inappropriate window and siding replacement between the 1970s and 1980s
- 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 examples of structures that reflect the Frame Vernacular style in the Riverside Avondale Historic District; the style can also be found within other older Jacksonville neighborhoods.
- If the structure were demolished, a COA for new construction would require review by the Historic Preservation Commission in order to ensure compatibility with the district, per Section 307.106(n)(5). Staff finds that if successfully constructed, the new structure

would most likely have better engagement with the street as opposed to the existing structure, which is sited towards the back of the lot and appears to be a vacant lot when viewed from the street.

- In an effort to address Section 307.106(n)(6), the applicant provided an opinion from a structural engineer (see attached). The engineering report found that structure to have extensive foundation issues, insufficient soil bearing, termite/moisture damage, and deteriorated framing. As such, Staff finds also found the interior of the structure 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 building rehabilitation versus building
 replacement opinion. According to the cost opinion, it would cost roughly \$842,625 to
 rehabilitate the structure; however, it would cost roughly \$658,500 to construct a new
 residential structure. Furthermore, given the window alterations, the series of additions,
 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, based on the applicant's structural engineer report, 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, the property inspection report, and the expanded fungal 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. Riverside Avondale 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.

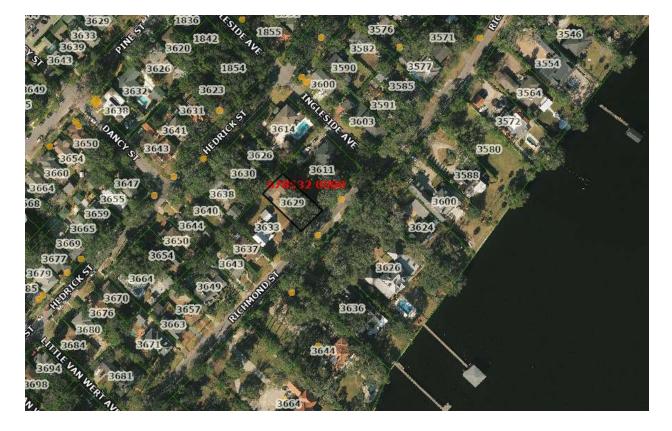
Demolition

- 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



FRONT ELEVATION OF SUBJECT PROPERTY

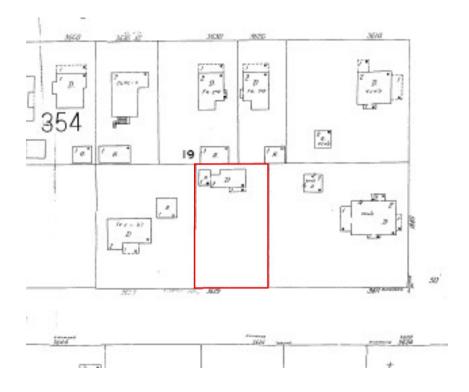


SIDE ELEVATION OF SUBJECT PROPERTY

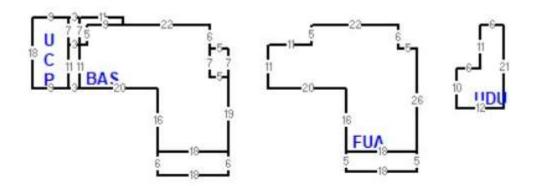




FLORIDA MASTER SITE FILE (1913-1951, SHEET 357)



CURRENT BUILDING FOOTPRINT (PROPERTY APPRAISER)



Application For Certificate Of Appropriateness

- Application Info					
Application					
Tracking #	31124	Application Status	FILED COMPLETE		
Date Started	07/29/2024	Date Submitted	07/29/2024		

COA #	COA-24-31124	
Admin Review		
Admin Recommendation	N/A	
Admin Date Of Action	N/A	
Forwarded to JHPC		
JHPC Meeting Date	N/A	
Staff Recommendation	N/A	
JHPC Recommendation	N/A	
JHPC Date Of Action	N/A	
Admin Details SCOPE OF WORK IS ONLY FOR DE	MOLITION	
JHPC Details N/A		

-General Information On Applicant-

Last Name		First Name		Middle Name
GABRIEL		JASON		R
Company Nam	е			
BURR FORMAN	LLP			
Mailing Addres	5S			
50 NORTH LAU	RA STREET, SUITE 3	3000		
City JACKSONVILLE		State FL	Zip Code	32202
Phone	Fax	Ema	il	
904 232	7211 904	JGA	BRIEL@BURR.	COM

-General Information On Owner(s)-

Last Name		First Name	Middle Name
EDGE		AUBREY	
Company/Tru	st Name		
Mailing Addres	SS		
3629 RICHMON	ND STREET		
City		State	Zip Code
JACKSONVILLE		FL	32205
Phone	Fax	Email	
9042327200		JGABREL@BURR.	COM
Agent represe	nts Owne	r 🔿 Contractor 🔿 Archit	ect 🔵 Consultant 🖲 Other
Last Name		First Name	Middle Name
		ELIZABETH	

203

Company/Tru	st Name		
Mailing Addre	SS		
3629 RICHMO	ND STREET		
City		State	Zip Code
JACKSONVILLE	=	FL	32205
Phone	Fax	Email	
9042327200		JGABRIEL@BURR.C	COM

Description Of Property

Мар	RE#
	078532 0000

General Lo	cation	
Riverside/A	vondale Historic District	
House #	Street Name, Type and Direction	Zip Code

Type Of Improvement	
Addition Driveway New Construction Accessory Structures	
Alteration Relocation Window Replacement Other/Minor Repairs	
Fencing Demolition Reroof	
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 SEEKING APPROVAL FOR 1.) A TWO ONE-STORY ADDITION TO THE RESIDENCE; 2.) ONE-STORY, TWO- CAR GARAGE IN FRONT OF THE RESIDENCE; 3.) NEW COVERED FRONT ENTRY; 4.) BRICK PAVER DRIVEWAY AND NEW FRONT WALKWAY; AND 5.) FENCING WITH GATE.	
- 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
 PROPERTY INSPECTION REPORT

EXPANDED FUNGUS REPORT

STRUCTURAL / WOOD DAMAGE

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 sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

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

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



City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 1/8/25					
Address: 3629	Richmond	stra	eet		
Jack	sonville,	FL	32205		

COAH: COA-24	1-	31/24	
		Elizabeth	Eage

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 31125 were posted on the property/site located at:
078532-0000
Real Estate Number(s)
3629 Richmond Street
Street Address Jacksonville, FL 32205
City, State Zip Code
Printed Name KeeFer Nouik
Signature Klefn him
Dated this 8 day of January 2025.

Property Appraiser - Property Details

Value Summary Value Description

Value Method

Total Building Value

Extra Feature Value

Land Value (Market)

Land Value (Agric.)

Just (Market) Value

Cap Diff/Portability Amt

Assessed Value

Exemptions

Taxable Value

Property taxes are subject to change upon change of ownership.

• Past taxes are not a reliable projection of future taxes.

• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

2024 Certified

\$239,328.00

\$286,160.00

\$526,544.00

\$523,158.00

\$523,158.00

\$3,386.00 / \$0.00

\$1,056.00

CAMA

\$0.00

\$0.00

<u>Tile #</u> 6428

2025 In Progress

CAMA

\$237,688.00

\$286,160.00 \$0.00

\$524,904.00

\$524,904.00

\$0.00 / \$0.00 See below

See below

\$1,056.00

EDGE AUBREY 📒

3629 RICHMOND ST JACKSONVILLE, FL 32205 EDGE ELIZABETH Primary Site Address 3629 RICHMOND ST Jacksonville FL 32205Official Record Book/Page 19601-00998

3629 RICHMOND ST

Property Detail	
RE #	078532-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01333 INGLESIDE HEIGHTS
Total Area	9066
Characteristics	Historic Designation

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

Sales History

SJRWMD/FIND Taxable Value No applicable exemptions

School Taxable Value No applicable exemptions

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>19601-00998</u>	2/11/2021	\$575,000.00	SW - Special Warranty	Qualified	Improved
<u>19601-00984</u>	2/11/2021	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>19509-02246</u>	12/2/2020	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>19502-01466</u>	12/9/2020	\$500,000.00	WD - Warranty Deed	Qualified	Improved
<u>16339-01016</u>	4/15/2013	\$225,000.00	MS - Miscellaneous	Qualified	Improved
<u>05405-00976</u>	8/20/1981	\$86,500.00	WD - Warranty Deed	Unqualified	Improved
<u>05132-01114</u>	6/11/1980	\$68,000.00	WD - Warranty Deed	Unqualified	Improved
<u>03749-00111</u>	7/1/1974	\$33,500.00	WD - Warranty Deed	Unqualified	Improved
<u>03489-00648</u>	3/29/1973	\$27,000.00	WD - Warranty Deed	Unqualified	Improved
<u>03221-01126</u>	5/14/1971	\$17,500.00	MS - Miscellaneous	Unqualified	Improved

Extra Features 🛄

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

Land & Legal

	<u>Code</u>	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	73.00	130.00	Common	73.00	Front Footage	\$286,160.00

Legal	
LN	Legal Description
1	6-15 57-2S-26E
2	INGLESIDE HEIGHTS
3	LOT 4 BLK 3



1/3

207

1/17/25, 1:38 PM

Jacksonville FL 32205-

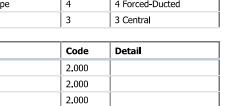
Building Type	0102 - SFR 2 STORY
Year Built	1921
Building Value	\$237,688.00

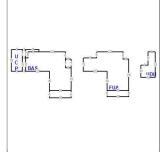
Туре	Gross Area	Heated Area	Effective Area
Unfinished Carport	162	0	32
Unfin Open Porch	108	0	22
Finished Open Porch	90	0	27
Base Area	821	821	821
Addition	32	32	29
Unfin Det Utility	186	0	102
Finished upper story 1	811	811	770
Unfinished Storage	33	0	13
Unfin Open Porch	21	0	4
Unfinished Storage	35	0	14
Adds Additional Area	0	0	0
Total	2299	1664	1834

Property Appraiser ·	 Property Details
----------------------	--------------------------------------

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
Interior Wall	6	6 Wood Custom
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

1.000





2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	e Last Year	Proposed	Rolled-back	
Gen Govt Ex B & B	\$523,158.00	\$0.00	\$523,158.00	\$5,382.31	\$5,920.53	\$5,733.81	
Urban Service Dist1	\$523,158.00	\$0.00	\$523,158.00	\$0.00	\$0.00	\$0.00	
Public Schools: By State Law	\$526,544.00	\$0.00	\$526,544.00	\$1,598.65	\$1,628.07	\$1,658.09	
By Local Board	\$526,544.00	\$0.00	\$526,544.00	\$1,129.05	\$1,183.67	\$1,165.45	
FL Inland Navigation Dist.	\$523,158.00	\$0.00	\$523,158.00	\$13.70	\$15.07	\$13.92	
Water Mgmt Dist. SJRWMD	\$523,158.00	\$0.00	\$523,158.00	\$85.27	\$93.80	\$88.20	
School Board Voted	\$526,544.00	\$0.00	\$526,544.00	\$502.25	\$526.54	\$526.54	
Urb Ser Dist1 Voted	\$523,158.00	\$0.00	\$523,158.00	\$0.00	\$0.00	\$0.00	
			Totals	\$8,711.23	\$9,367.68	\$9,186.01	
Description	Just Value	Assessed Value		Exemptions	Taxable V	alue	
Last Year \$502,246.00 \$475,599.00		\$475,599.00	475,599.00 \$0.00		\$475,599.0	0	
Current Year \$526,544.00 \$523		\$523,158.00	\$523,158.00 \$0.00		\$523,158.0	\$523,158.00	

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

Element

Bedrooms

Stories

Baths Rooms / Units

2024	
2023	
2022	
<u>2021</u>	
2020	
2019	
2018	
<u>2017</u>	
2016	
<u>2015</u>	

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

1 2

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

3629 Richmond Street, Jacksonville, Florida 32205 RE# 078532-0000

Demolition – COA

Written Statement

Application & Attachments

This is an application for a Certificate of Appropriateness for Demolition pursuant to Section 307.106(n), Ordinance Code for the above referenced property.

Attached are the following documents in support of this application (in addition to this Written Statement):

(1) Cost Opinion (Rehabilitation vs. Replacement)

(2) Structural Condition Assessment, prepared by Keister Webb Structural Engineers LLC (Structural Report)

(3) Expanded Fungus Report, prepared by EMSL Analytical, Inc. (Fungus Report)

(4) Structural / Wood Damage (Formosan subterranean termite) Report, prepared by Insect Identification Laboratory, Entomology and Nematology Department, University of Florida (Terminate Report)

(5) Property Inspection Report (Property Mold Assessment & Testing) prepared by House Authority Inspection Services, LLC (Mold Report)

(6) Photos of the Structure (Photos)

Summary

(1) Physical State: Significantly deteriorated state. As the attached Structural Report indicates, the subject property has extensive external and internal damage that includes failing perimeter foundations, significant deterioration of the brick mortar walls, significant wood floor framing deterioration, decay and rot. Also, as referenced in the Terminate Report and the Structural Report, there is widespread deterioration throughout the structure itself, and within the primary vertical load-bearing wall elements, inclusive of terminate damage, wood rot and decay. The building's current state is characterized by unstable foundations which pose a severe and immediate risk to the overall structural integrity of the structure. The roof and walls are also damaged inclusive of ongoing water infiltration and structural weakening. Accordingly, due to the building's poor condition, particularly its severely compromised foundations, walls and floor systems, the house is not habitable and poses a significant safety risk. As such, our structural engineers recommend demolishing the building and replacing it with new construction that meets all code requirements

bringing compliance into modern day standards while at the same time preserving the historic character of the neighborhood.

(2) Historical Significance: None. Given the patchwork of multiple ad-hoc additions over the years, prior to the ownership of this property by the current owners, the building has substantially departed from the historically contributing factors and characteristics that govern this area of the City. And this is assuming that the original construction bore such attributes to begin with, as we are unable to determine what part of the home is the original structure.

New construction developed pursuant to modern day code while addressing the historical aesthetics for this area of the City is the most optimal and effective solution to beautifying and adding value to this property while establishing a freshly developed safe and beautiful place of abode.

Adjacent Properties:

South Neighbor: 3633 Richmond; Built 1937; Listed as a Contributing structure page 172 Subject Property: 3629 Richmond Built; 1921; Listed as a Contributing structure page 172 North Neighbor: 3611 Richmond; Built 1924; Listed as a Contributing structure page 172 East Neighbor: 3626 Richmond; Property Tax website notes it as having been constructed in 2000 and was listed as vacant in 1997; Listed as a Contributing structure page 172

(3) Modifications to the Property (pursuant to a Building Department record review): Research has indicated that the subject home has been modified and added onto numerous times:

- 1921 Original Construction
- 1956 Addition
- 1971 Remodel
- 1977 Addition (?)
- 1980 Car Port
- 2014 Front Porch and Addition (B14-605508)
- 2022 Significant Series of Additions Proposed (Approved & Permitted Construction halted due to condition of building)

(4) Surrounding Area / Neighborhood: The general area comprises an eclectic architectural mix of homes which have been constructed starting in the early 1900's to as recently as 2017. This diverse mix of styles and old & new construction is a key factor to the demand and elevated property values of the area.

Demolition Criteria

Sec. 307.106, City of Jacksonville Ordinance Code, with commentary in red.

(n) In considering an application for certificate of appropriateness for demolition, the Commission shall consider the applicable Historic District Design Regulations, if any, and the following additional criteria:

(1)The historic or architectural significance of the building or structure;

Based on our research there doesn't appear to be any noted historic or architectural significance to this building structure. In fact, in a review of the current circumstances and condition of the property and the structure on it, the project engineers and architects have concluded that demolition with a new home built in its stead to modern day contemporary building standards while maintaining the appropriate historical aesthetics will be most optimal for the benefit of not only this particular property, but the surrounding properties and this historic community at large.

(2)The importance of the building or structure to the ambience of the historic district;

As indicated above, the newly developed home built to historic aesthetics is the most viable and optimal solution in this particular circumstance and moreover, the home structure will be situated back from Richmond Street behind trees and landscaping that will only provide glimpses of the new home and reduce the view from the street, adding further historic and aesthetic value to the property.

(3)The difficulty or the impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location;

The design of this existing and failing structure is insignificant and can be not just duplicated but enhanced with a new historic design. The property owner intends to replace this damaged, deteriorating, unsafe and insignificant structure with a newly developed residence built to modern day standards that seemlessly references the character and style of the original structure and surrounding neighborhood while meeting the current standards of the building codes, hurricane wind-loads and energy efficiencies.

(4)Whether the building or structure is one of the last remaining examples of its kind in the neighborhood, the County or the region;

No. There are numerous examples both new and old of this style of wood framed/lap sided construction. Better, more aesthetically pleasing, historic designs can be developed and instituted today.

(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;

The property owner intends to replace this badly damaged and deteriorating structure with a more aesthetically pleasing historically designed new residence that references the character and style of the original structure and surrounding neighborhood while meeting the current standards of the building codes, hurricane wind-loads and energy efficiencies.

(6)The difficulty or the impossibility of saving the building or structure from collapse;

Based on our review a significant portion of the building is supported by concrete blocks resting on the ground without any underlying supporting footings or foundations. This lack of footings and foundations raises concerns over the safety and stability of the structure. Also, the significant wood framing, foundational, wall and roof deterioration and damage demonstrate that the current existing structure is a significant health and safety risk. See the attached reports referenced above (including the Structural Report) for more detail.

(7)Whether the building or structure is capable of earning reasonable economic return on its value;

In its present condition this deteriorated building would be considered significantly below current market value for the area. The costs associated with remediating the existing building (ie, preservation) would far exceed the market value of the property.

(8)Whether there are other feasible alternatives to demolition;

Any remediation of the existing building, in order to avoid demolition would essentailly require the replacement of a significant portion of home and would result in treating this as a preservation rather than an addition/remodel as currently permitted. There is no real value to preserving the insignificant characteristics of the current building which is in bad shape and which can be not just replicated but beautified in a new structure built to contemporary safety standards.

(9)Whether the property no longer contributes to an historic district or no longer has significance as an historic, architectural or archaeological landmark;

While it is debatable whether the original structure itself was of any significant historical value, given all the additions over the years (at least six) the structure has significantly departed from any of the given historical standards, historically contributing factors and characteristics that are appreciable from the original construction. Further, we are unable to determine what part of the home is the original structure.

(10)Whether it would be undue economic hardship to deny the property owner the right to demolish the building or structure.

Without the ability and permission to remove the existing structure the property is left with two choices: 1) Remediate/Preserve the existing structure at a cost that would far exceed the market value of the property, for a structure that is not of any notable historical contributing value, or 2) Leave the property in its current state, at a below market value, which would continue to deteriorate and decline in value over time.

COST OPINION

BUILDING DEMOLITION 3629 RICHMOND STREET JACKSONVILLE, FLORIDA 32205 OCTOBER 8, 2024



BUILDING REHABILITATION (SAFETY ISSUES, DEFICIENCIES & CODE COMPLIANCE)					
FOUNDATION REPAIR	1,235 sq.ft. x \$	135.00 /sq.ft. = \$	166,725.00		
FLOOR SUPPORT REPAIR (FIRST FLOOR)	1,235 sq.ft. x \$	105.00 /sq.ft. = \$	129,675.00		
WIND LOAD REMEDIATION (WALLS)	313 lin.ft. x \$	250.00 /lin.ft. = \$	78,250.00		
WIND LOAD REMEDIATION (ROOF)	960 sq.ft. x \$	115.00 /sq.ft. = \$	110,400.00		
CEILING RESTORATION AFTER ROOF REMEDIATION	960 sq.ft. x \$	40.00 /sq.ft. = \$	38,400.00		
WIND-BORNE DEBRIS ZONE REMEDIATION (OPENINGS)	41 x \$	2,000.00 ea. = \$	82,000.00		
WDO (MOLD & TERMITE) REMEDIATION		1 L.S. = \$	65,000.00		
FIRST FLOOR RESTORATION AFTER REMEDIATION/REPAIRS	1,235 sq.ft. x \$	85.00 /sq.ft. = \$	104,975.00		
SECOND FLOOR RESTORATION AFTER REMEDIATION/REPAIRS	960 sq.ft. x \$	70.00 /sq.ft. = \$	67,200.00		
		\$	842,625.00		

BUILDING REPLACEMENT (AS CURRENTLY CONFIGURED)

FIRST FLOOR:		1,235 sq.ft. x	\$300 / sq.ft. = \$	370,500.00
SECOND FLOOR:		960 sq.ft. x	\$300 / sq.ft. = \$	288,000.00
	SUB-TOTAL HVAC:	2,195 sq.ft. x	\$300 / sq.ft. = \$	658,500.00

ADDITIONAL COST ASSOICATED WITH BUILDING REHABILITATION vs. REPLACEMENT \$184,125.00



STRUCTURAL CONDITION ASSESSMENT

3629 Richmond Street Jacksonville, Florida

Prepared by: Keister Webb Structural Engineers LLC

> K W Project: 24013 October 11, 2024

TABLE OF CONTENTS

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October 11, 2024

K W Project: 24013

Mr. Robert Wulbern, AIA, LEED AP R. Wulbern Architect, PA 4454 Swilcan Bridge Lane, N Jacksonville, FL 32224-5617

Re: Structural Condition Assessment 3629 Richmond Street Jacksonville, Florida

Dear Robert:

This report presents the findings and recommendations derived from a structural assessment conducted by Keister Webb Structural Engineers LLC (K W) on the property located at 3629 Richmond Street, Jacksonville, Florida (see Photograph 1).

BACKGROUND

To K W's understanding, the reason for the structural assessment was during the process of a permitted interior renovation the contractor uncovered alarming signs of structural deterioration. The structural assessment, carried out on February 13, 2024, in the presence of you, Mr. Robert Wulbern, AIA, LEED AP of R. Wulbern Architect, PA, and Mr. Kyle Binninger, PE of K W, revealed critical structural and code related deficiencies in the two-story, approximately 1,650 square feet, wood-framed residence. The property was originally constructed in the 1920s and has been subsequently modified.

OBSERVATIONS

Exposed foundations along the southwest corner, west wall, and north corner were observed. The southwest corner foundation consists of non-reinforced, non-grouted, and non-mortared dry-stacked CMU with no positive attachment to the structure. Roughly one (1) inch of settlement is visible in both the southwest corner foundation and floor structure. The contractor used wood cribbing to shore up the failed corner foundation (see Photograph 2). The foundation of the west wall exhibits insufficient soil bearing, with the bottom of the existing brick foundation positioned at the top of the existing grade providing no soil confinement. Significant deterioration of the brick mortar is evident (see Photograph 3). Similarly, the north corner foundation displays inadequate soil bearing, with the bottom of the existing brick foundation located at the top of the existing grade, and significant deterioration of the brick mortar (see Photograph 4). It was determined that the crawl space under the residence was unsafe due to the observed failed perimeter foundations, thus the remaining interior foundations were not reviewed.

The first-floor framing is elevated wood construction consisting of 2x beams and joists throughout. Notably, the elevated floor of the anticipated original 1920s construction displayed considerable audible creaking noises in contrast to the anticipated new construction. Significant deflection of the wood floor framing was measured and observed throughout the first-floor kitchen area.

Concerning the exterior, loose siding was noted in various areas, with evidence of wood boring organism (termite) damage found throughout (see Photograph 5). The widespread deterioration of siding throughout

the structure indicates wood rot, decay, or termite damage within the primary vertical load-bearing wall elements.

Moisture damage and deterioration are evident in the 1x tongue and groove roof sheathing, particularly in the roof soffits, along with signs of deterioration in the roof rafter tails (see Photograph 6). Access limitations prevented assessment of the roof framing condition.

Moisture damaged wood 2x wall framing, evidenced by stained drywall and siding, was observed at the second-floor wall joint between the first addition and the 1920s original construction. Conversely, the two-story addition constructed in roughly 2021 appears to be functioning as intended and remains in good overall condition without visible signs of distress.

EVALUATION AND RECOMMENDATIONS

The building's current state is characterized by unstable foundations and deteriorated first-floor wood framing, which pose a severe and immediate risk to the overall structural integrity of the structure. The foundations and first-floor wood framing of the 1920s portion of the structure are unable to support the building's weight and resist code allowable wind load and residential occupancy live loading, thus creating a hazardous environment for occupancy and the surrounding areas. Primary concern of the unstable foundation system is potential for catastrophic failure during a wind event, which could result in serious injuries or fatalities.

The building exhibits additional severe structural issues indicated by extensive termite and moisture damage, which have compromised the integrity of its load-bearing wood stud framing. This deterioration is evident through several critical signs, including decayed siding, widespread drywall cracks (see Photograph 7), moisture-damaged walls and ceilings, and water stains on the ceiling (see Photograph 8). These factors collectively indicate significant structural movement and a weakened ability to withstand lateral loads, making the building unstable during code wind events. The compromised structural integrity poses significant safety risks to occupants and the surrounding areas. The potential for collapse can lead to serious injuries or fatalities. Additionally, the deteriorated exterior siding can become airborne projectiles during a wind event and become hazardous wind-borne debris.

Given the severity of the observed conditions, the residence is currently uninhabitable, and the structural framing of the 1920s original construction is in <u>extremely poor condition</u> (see Appendix A for definition). Structural reinforcement and repair are an extremely tenuous and impractical option, and to the extent necessary, rehabilitation would trigger a Level 3 Alteration under the 2023 Florida Building Code, Eighth Edition, Existing Building, Chapter 6, Section 604, as more than 50% of the building's area is affected. This would require the existing structure to be brought to full compliance with current codes, including electrical, plumbing, and structural systems, throughout the entire structure.

K W has serious concerns of a Level 3 Alteration, which the structure will require extensive reinforcement or reconstruction of <u>impractical scope</u>. The requirements would effectively mean building a new structure within the existing 1920s framework, involving the reinforcement of rafters, studs, joists, addition of hurricane ties, reinforcement of existing shear walls, and new foundations. K W strongly recommends demolition and reconstruction as the only viable option to ensure both life safety and full code compliance. Demolition would also provide the opportunity to rebuild in a way that preserves the historic character of the home and neighborhood.

CONCLUSIONS

The building's poor condition, particularly its severely compromised foundations, walls, and floor systems, necessitates immediate attention and action. The condition assessment revealed several critical structural deficiencies, thus deeming the structure uninhabitable:

Foundation Issues: The foundations in the southwest corner, west wall, and north corner are inadequately supported and deteriorating, with significant settlement and lack of soil confinement, posing a risk of collapse under both gravity and lateral loads, particularly during high wind events. A structural collapse could result in serious injuries or fatalities, making it imperative to address the issue promptly.

Load-Bearing Elements: The widespread deterioration and decay of the siding and wood framing indicate extensive termite or moisture damage, severely compromising the structural integrity of the load-bearing walls and shear walls. This makes the building highly susceptible to collapse, particularly during high wind events, posing significant safety risks.

First-Floor Framing: Significant deflection and creaking noises observed in the first-floor framing suggest structural movement and potential failure under load. Framing is insufficient to resist code occupancy live loading. Extensive reinforcement is necessary.

Roof and Wall Damage: Moisture damage to the roof sheathing, rafter tails, and wall framing is indicative of ongoing water infiltration and structural weakening, contributing to the overall instability of the building. Framing is insufficient to resist diaphragm and shear wall loading in a lateral wind event. A structural collapse could result in serious injuries or fatalities, making it imperative to address the issue promptly.

Given the severity of the observed conditions, the residence is uninhabitable and in **extremely poor condition**. Structural repairs would trigger a Level 3 Alteration under the 2023 Florida Building Code, requiring renovating the existing structure to achieve full compliance with modern codes across the entire building. The necessary work would be extremely tenuous and involve impractical reinforcement, essentially rebuilding the house within the existing structure. Therefore, K|W strongly recommends demolition and reconstruction of the residence as the only viable option to ensure life safety and code compliance, while preserving the historic character of the home and neighborhood.

Please contact our office if there are any questions regarding this correspondence or if you need any additional information.

Very truly yours, Keister Webb Structural Engineers LLC

Kyle W Binninger, PE Senior Project Engineer

David L Webb, PE Principal



K W Structural Engineers



Photograph 1: Overall showing the Original Construction Boarded Up



Photograph 2: Southwest Corner Settling with Cribbing



Photograph 3: Deteriorated West Wall Brick Foundation



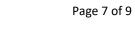
Photograph 4: Deteriorated North Wall Brick Foundation



Photograph 5: Moisture and Termite Damaged Wood Siding



Photograph 6: Deteriorated Soffit Sheathing and Rafter Tails





Photograph 7: Vertical and Horizontal Displacement of Interior Drywall



Photograph 8: Moisture Damaged Ceiling

APPENDIX A

EXISTING STRUCTURAL CONDITIONS EVALUATION CRITERIA

EXISTING STRUCTURAL CONDITIONS EVALUATION CRITERIA

EXCELLENT	Meets or exceeds current structural code requirements.
	Capable of safely carrying proposed occupancies.
	No significant vibrations, cracking or deflections.
	No structural reinforcement or repairs required.
	Very minor, if any, maintenance required.
GOOD	Meets current structural code requirements.
	Capable of safely carrying proposed occupancies.
	Deflections, cracking, vibrations may be observable.
	No structural reinforcement required.
	Minor structural repairs required.
	Some significant maintenance repairs required.
FAIR	Majority of structure meets structural code requirements.
	Portions of structure are not capable of carrying proposed occupancies
	Deflections, cracking, vibrations, structural distress is observable.
	Structural reinforcement required in limited portions of the structure.
	Structural repairs required generally.
	Many significant maintenance repairs required.
POOR	Majority of structure does not meet structural code requirements.
	Much of the building is not capable of carrying proposed occupancies.
	Deflections, cracking, vibrations, structural distress commonly
	observable throughout the structure.
	Major reinforcement or reconstruction of the structure is required.
	Major maintenance repairs are required.
EXTREMELY POOR	Collapse of structure is imminent.
	Structure exhibits significant deflections, cracking, vibrations,
	structural distress.
	Structure requires extensive reinforcement or reconstruction of
	\mathcal{L}

NOTE: Some parts of each definition may not apply.





EXPANDED FUNGAL REPORT TM

Prepared Exclusively For

House Authority Inspection Services

620 Turning Leaf Ave Jacksonville, FL 32259 Phone:904-287-8842

Report Date: Project: EMSL Order: 4/3/2024 040124M-3629 Richmond FL 32205 342406807

AIHA LAP, LLC.

AIHA LAP, LLCEMLAP #163563



This report has been prepared by EMSL Analytical, Inc. at the request of and for the exclusive use of the client named in this report. Completely read the important terms, conditions, and limitations that apply to this report.



3303 PARKWAY CENTER COURT Orlando, FL 32808 Phone: (407) 599-5887 Fax: (407) 599-9063 Web: http://www.EMSL.com

Troy Roarke Attn: 620 Turning Leaf Ave

House Authority Inspection Services Jacksonville, FL 32259

342406807 EMSL Order: Customer ID: HATH25 4/01/2024 Collected: Received: 4/02/2024 4/03/2024 Analyzed:

Email:orlandolab@emsl.com

040124M-3629 Richmond FL 32205 Proj:

1. Description of Analysis

Analytical Laboratory

EMSL Analytical, Inc. (EMSL) is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services since 1981. Ranked as the premier independently owned environmental testing laboratory in the nation, EMSL puts analytical quality as its top priority. This quality is recognized by many well-respected federal, state and private accrediting agencies, and assured by our high quality personnel, including many Ph.D. microbiologists and mycologists.

EMSL is an independent laboratory that performed the analysis of these samples. EMSL did not conduct the sampling or site investigation for this report. The samples referenced herein were analyzed under strict quality control procedures using state-of-the-art microbiological methods. The analytical methods used and the data presented are scientifically and legally defensible.

The laboratory data is provided in compliance with ISO-IEC 17025 guidelines for the particular test(s) requested, including any associated limitations for the methods employed. These data are intended for use by professionals having knowledge of the testing methods necessary to interpret them accurately.

This report has been prepared by EMSL Analytical, Inc. at the request of and for the exclusive use of the client named in this report. Completely read the important terms, conditions, and limitations that apply to this report.

		EMSL Analyt	ical, Inc.			
	EMSL	3303 PARKWAY CENT Phone: (407) 599-5887	ER COURT Orlando, F Fax: (407) 599-9063	L 32808 Web: http://www.EMSL.com	Email:orlandolab@emsl.com	
Attn:	Troy Roar	ke		EMSL Order:	342406807	
	House Aut	thority Inspection Serv	ices	Customer ID:	HATH25	
	620 Turnir	ng Leaf Ave		Collected:	4/01/2024	
	Jacksonvi	lle, FL 32259		Received:	4/02/2024	
				Analyzed:	4/03/2024	
Proi:	040124M-	3629 Richmond FL 32	205	-		

Proj:

Air Samples - Spore traps:

Spore traps are commercially available sampling devices that capture airborne particles on an adhesive slide. Air is pulled through the device using a vacuum pump. Spores, as well as other airborne particles, are impacted on the collection adhesive. Using spore trap collection methods has inherent limitations. These collection methods are biased towards larger spore sizes.

The analysis for total spore counts is a direct microscopic examination and does not include culturing or growing the fungi. Therefore, the results include both viable and non-viable spores. Some fungal groups produce similar spore types that cannot be distinguished by direct microscopic examination alone (i.e., Aspergillus/Penicillium, and others). Other spore types may lack distinguishing features that aid in their identification. These types are grouped into larger categories such as Ascospores or Basidiospores.

Fungal spores are identified and grouped by morphological characteristics including color, shape, septation, ornamentation, and fruiting structures (if present) which are compared to published mycological identification keys and texts. EMSL reports provide spore counts per cubic meter of air to three significant figures. Please note that each spore category is reported to three significant figures. Due to rounding and the application of three significant figures the sum of the individual spore numbers may not equal the total spore count on the report. EMSL does not maintain responsibility for final volume concentrations (counts/m3) since this volume is provided by the field collector and can not be verified by EMSL.

EMSL analyzes spore traps using phase contrast microscopy. There is a wide choice of collection devices (Air-O-Cell, Micro-5, Burkhard, etc.) on the market. Differences in analytical method may exist between spore trap devices.

Spore trap results are reported in spores per cubic meter of air. Due to the other airborne particles collected with the spores, EMSL reports a background particle density. Background density is an indication of overall particulate matter present on the sample (i.e. dust in the air). High background concentrations may obscure spores such as the Penicillium/Aspergillus group. The rating system is from 1-5 with 1 = 1 - 25% of the background obscured by material, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76% - 99%, 5 = 100% or overloaded. A background rating of 4 or higher should be regarded as a minimum count since the actual concentrations may be higher than those reported. EMSL will not be held responsible for overloading of samples. Sample volumes are left to the discretion of the company or persons conducting the fieldwork.

Skin fragment density is the percentage of skin cells making up the total background material, 1 = 1 -25%, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76-100%. Skin fragment density is considered an indication of the general cleanliness in the area sampled. It has been estimated that up to 90% of household dust consists of dead skin cells.

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3303 PARKWAY CENTER COURT Orlando, FL 32808 Phone: (407) 599-5887 Fax: (407) 599-9063 Web: http://www.EMSL.com Email:orlandolab@emsl.com

Attn:	Troy Roarke	EMSL Order:	342406807
	House Authority Inspection Services	Customer ID:	HATH25
	620 Turning Leaf Ave	Collected:	4/01/2024
	Jacksonville, FL 32259	Received:	4/02/2024
		Analyzed:	4/03/2024
Proi	040124M-3629 Richmond EL 32205		

Proj: 040124M-3629 Richmond FL 32205

2. Analytical Results

See attached data reports and charts.

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3303 PARKWAY CENTER COURT Orlando, FL 32808 Phone: (407) 599-5887 Fax: (407) 599-9063 Web: http://www.EMSL.com

Troy Roarke Attn:

House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259

Proj: 040124M-3629 Richmond FL 32205

Spore Trap ASSESSMENTReport™ Micro-5(™) Analysis of Fungal Spores & Particulates (Methods MICRO-SOP	P-201, ASTM D7391)
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EMSL Order:

Customer ID:

Collected:

Received:

Analyzed:

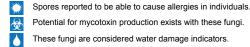
Email:orlandolab@emsl.com 342406807

HATH25 4/01/2024

4/02/2024 4/03/2024

	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
342406807-0001	Alternaria (Ulocladium)	-	-	-	
	Ascospores	14	1100	14.5	*
Client Sample ID	Aspergillus/Penicillium++	7	600	7.9	*
1-373	Basidiospores	63	5000	65.8	▲ ※
	Bipolaris++	-	-	-	
	Chaetomium++	-	-	-	
Location	Cladosporium	9	700	9.2	*
Exterior - Control	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium++	-	-	-	
	Ganoderma	2	200	2.6	🔺 💥
25	Myxomycetes++	-	-	-	
	Pithomyces++	-	-	-	
Sample Type	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Background	Stachybotrys/Memnoniella	-	-	-	
Comments	Unidentifiable Spores	-	-	-	
	Arthrinium	-	-	-	
	Paecilomyces++	-	-	-	
	Pyricularia	-	-	-	
	Spegazzinia	-	-	-	
	Total Fungi	95	7600	100	
	Hyphal Fragment	-	-	-	
	Insect Fragment	-	-	-	
	Pollen	3	200	-	▲ ※
Analytical Sensit	Analytical Sensitivity 600x: 80 counts/cubic meter Skin Fragments: 2 1 to 4 (low to high)				
Analytical Sensitiv	vity 300x *: 40* counts/cubic mete	r	Fibrous Particulate	e: 1 1 to 4 (low to high)
			Background	d: 2 1 to 4 (low to high); 5 (overloaded)

Not commonly found growing indoors, spores likely come from outside.



Potential for mycotoxin production exists with these fungi.

These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's fiungal glossary fior each specific category

Initial report from: 04/03/2024 10:02:57

Yessica Martinez Seeman, Florida Microbiology **Regional Manager**

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3303 PARKWAY CENTER COURT Orlando, FL 32808 Phone: (407) 599-5887 Fax: (407) 599-9063 Web: http://www.EMSL.com

Troy Roarke Attn:

House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259

Proj: 040124M-3629 Richmond FL 32205

Spore Trap ASSESSMENTReport™ Micro-5(™) Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)

EMSL Order:

Customer ID:

Collected:

Received:

Analyzed:

	Particle Identification	Raw Count	(Count/m ³)	% of Total	Interpretation Guideline
342406807-0002	Alternaria (Ulocladium)	-	-	-	
	Ascospores	9	700	5.8	Acceptable 🗮
Client Sample ID	Aspergillus/Penicillium++	99	7900	65.4	ELEVATED 💥
2-348	Basidiospores	10	800	6.6	Acceptable 🔺 🗮
	Bipolaris++	-	-	-	
	Chaetomium++	-	-	-	
Location	Cladosporium	32	2600	21.5	Slightly Elevated 🛛 💥
Family Room	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium++	-	-	-	
	Ganoderma	-	-	-	
25	Myxomycetes++	-	-	-	
	Pithomyces++	-	-	-	
Sample Type	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Inside	Stachybotrys/Memnoniella	-	-	-	
Comments	Unidentifiable Spores	1	80	0.7	Slightly Elevated
	Arthrinium	-	-	-	
	Paecilomyces++	-	-	-	
	Pyricularia	-	-	-	
	Spegazzinia	-	-	-	
	Total Fungi	151	12080	100	Slightly Elevated
	Hyphal Fragment	-	-	-	
	Insect Fragment	1*	40*	-	Slightly Elevated
	Pollen	2	200	-	Acceptable 🔺 🗮
Analytical Sens	itivity 600x: 80 counts/cubic mete	er 🔤	Skin Fragment	s: 2 1 to 4 ((low to high)
Analytical Sensit	ivity 300x *: 40* counts/cubic mete	r	Fibrous Particulate	e: 2 1 to 4 ((low to high)
			Background		(low to high); 5 (overloaded)
Acceptable Conce	ntration at or below background		· ·		pores likely come from outside.
Slightly Elevated Conce	ntration above background			be able to cause alle	•
			Potential for mycot	oxin production exists	with these fungi.

ELEVATED Concentration 10X or more above background

These fungi are considered water damage indicators.

Email:orlandolab@emsl.com 342406807

HATH25 4/01/2024

4/02/2024 4/03/2024

++ Includes other spores with similar morphology; see EMSL's fiungal glossary fior each specific category

Initial report from: 04/03/2024 10:02:57

Yessica Martinez Seeman, Florida Microbiology Regional Manager

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3303 PARKWAY CENTER COURT Orlando, FL 32808 Phone: (407) 599-5887 Fax: (407) 599-9063 Web: http://www.EMSL.com

Attn: Troy Roarke

House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259

Proj: 040124M-3629 Richmond FL 32205

Spore Trap ASSESSMENTReport™ Micro-	5(™) Analysis of Fungal Spores & Particulates	(Methods MICRO-SOP-201, ASTM D7391)

EMSL Order:

Customer ID:

Collected:

Received:

Analyzed:

	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
342406807-0003	Alternaria (Ulocladium)	-	-	-	
	Ascospores	1	80	0.1	Acceptable 🗮
Client Sample ID	Aspergillus/Penicillium++	1100	88000	96.6	ELEVATED ** Acceptable *
3-358	Basidiospores	12	960	1.1	Acceptable 🔺 🗮
	Bipolaris++	-	-	-	
	Chaetomium++	-	-	-	
Location	Cladosporium	25	2000	2.2	Slightly Elevated 💥
Kitchen / Dining Area	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium++	-	-	-	
	Ganoderma	-	-	-	
25	Myxomycetes++	-	-	-	
	Pithomyces++	-	-	-	
Sample Type	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Inside	Stachybotrys/Memnoniella	-	-	-	
Comments	Unidentifiable Spores	-	-	-	
	Arthrinium	-	-	-	
	Paecilomyces++	-	-	-	
	Pyricularia	1	80	0.1	Slightly Elevated
	Spegazzinia	-	-	-	
	Total Fungi	1139	91120	100	ELEVATED
	Hyphal Fragment	8	600	-	Slightly Elevated
	Insect Fragment	-	-	-	
	Pollen	3	200	-	Acceptable 🔺 💥
•	tivity 600x: 80 counts/cubic mete		Skin Fragments	s: 2 1 to 4 (low to high)
Analytical Sensiti	vity 300x *: 40* counts/cubic mete	r	Fibrous Particulate	e: 2 1 to 4 (low to high)
			Background	,	low to high); 5 (overloaded)
Acceptable Concer	tration at or below background				pores likely come from outside.
Slightly Elevated Concer	tration above background			be able to cause aller	
	-		Potential for mycot	oxin production exists	with these fungi.

These fungi are considered water damage indicators.

Email:orlandolab@emsl.com 342406807

HATH25 4/01/2024

4/02/2024 4/03/2024

++ Includes other spores with similar morphology; see EMSL's fiungal glossary fior each specific category

ELEVATED Concentration 10X or more above background

Initial report from: 04/03/2024 10:02:57

Yessica Martinez Seeman, Florida Microbiology Regional Manager

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232 Page 7 of 32



3303 PARKWAY CENTER COURT Orlando, FL 32808 Phone: (407) 599-5887 Fax: (407) 599-9063 Web: http://www.EMSL.com

Troy Roarke Attn:

House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259

Proj: 040124M-3629 Richmond FL 32205

Spore frap ASSESSMENT Report *** Micro-5(***) Analysis of Fungal Spores & Farticulates (Methous MicRO-SOF-201, ASTM D75	SESSMENTReport™ Micro-5(™) Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-201, ASTM D7391)	
---	---	--

EMSL Order:

Customer ID:

Collected:

Received:

Analyzed:

	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
342406807-0004	Alternaria (Ulocladium)	-	-	-	
	Ascospores	2	200	2	Acceptable 🗮
Client Sample ID	Aspergillus/Penicillium++	85	6800	66.7	ELEVATED 💥
4-367	Basidiospores	7	600	5.9	Acceptable 🔺 🗮
	Bipolaris++	-	-	-	
	Chaetomium++	-	-	-	
Location	Cladosporium	33	2600	25.5	Slightly Elevated 💥
Front Right Bedroom	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium++	-	-	-	
	Ganoderma	-	-	-	
25	Myxomycetes++	-	-	-	
	Pithomyces++	-	-	-	
Sample Type	Rust	-	-	-	
	Scopulariopsis/Microascus	-	-	-	
Inside	Stachybotrys/Memnoniella	-	-	-	
Comments	Unidentifiable Spores	-	-	-	
	Arthrinium	-	-	-	
	Paecilomyces++	-	-	-	
	Pyricularia	-	-	-	
	Spegazzinia	-	-	-	
	Total Fungi	127	10200	100	Slightly Elevated
	Hyphal Fragment	1	80	-	Slightly Elevated
	Insect Fragment	1	80	-	Slightly Elevated
	Pollen	1	80	-	Acceptable 🔺 🗮
Analytical Sens	itivity 600x: 80 counts/cubic mete	r	Skin Fragment		low to high)
Analytical Sensiti	vity 300x *: 40* counts/cubic mete	r	Fibrous Particulate	e: 2 1 to 4 (low to high)
			Background		low to high); 5 (overloaded)
Acceptable Concer	ntration at or below background				oores likely come from outside.
Slightly Elevated Concer	ntration above background		- Processing and the second se	be able to cause aller	
	č		Potential for mycot	oxin production exists	with these fungi.

ELEVATED Concentration 10X or more above background

These fungi are considered water damage indicators.

Email:orlandolab@emsl.com 342406807

HATH25 4/01/2024

4/02/2024 4/03/2024

++ Includes other spores with similar morphology; see EMSL's fiungal glossary fior each specific category

Initial report from: 04/03/2024 10:02:57

Yessica Martinez Seeman, Florida Microbiology **Regional Manager**

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3303 PARKWAY CENTER COURT Orlando, FL 32808 Phone: (407) 599-5887 Fax: (407) 599-9063 Web: http://www.EMSL.com

Troy Roarke Attn:

House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259

Proj: 040124M-3629 Richmond FL 32205

Spore Trap ASSESSMENTReport™ Micro-5(™) Analysis of Fungal Spores & Particulates (Methods MICRO-SOP-2	01, ASTM D7391)
---	-----------------

EMSL Order:

Customer ID:

Collected:

Received:

Analyzed:

Mernaria (Ulocladium) Ascospores spergillus/Penicillium++ Basidiospores Bipolaris++ Chaetomium++ Cladosporium Curvularia Epicoccum Fusarium++	- 3 98 13 - - 97	- 200 7800 1000 - - 7800	- 1.2 45.2 5.8 -	Acceptable ** ELEVATED ** Acceptable *
spergillus/Penicillium++ Basidiospores Bipolaris++ Chaetomium++ Cladosporium Curvularia Epicoccum	98 13 - -	7800 1000 - -	45.2	ELEVATED 🗮
Basidiospores Bipolaris++ Chaetomium++ Cladosporium Curvularia Epicoccum	13 - -	1000 - -	-	ELEVATED 🗮
Bipolaris++ Chaetomium++ Cladosporium Curvularia Epicoccum	-	-	5.8 - -	Acceptable 🔺 🗮
Chaetomium++ Cladosporium Curvularia Epicoccum	- - 97 -	-	-	
Cladosporium Curvularia Epicoccum	- 97 -	- 7800	-	
Curvularia Epicoccum	97	7800		
Epicoccum	-		45.2	ELEVATED 💥
		-	-	
Eusarium±±	-	-	-	
	-	-	-	
Ganoderma	2	200	1.2	Acceptable 🔺 🗮
Myxomycetes++	1	80	0.5	Acceptable*Slightly Elevated*
Pithomyces++	-	-	-	
Rust	-	-	-	
opulariopsis/Microascus	-	-	-	
achybotrys/Memnoniella	-	-	-	
Unidentifiable Spores	-	-	-	
Arthrinium	1	80	0.5	Slightly Elevated 🔺 💥
Paecilomyces++	-	-	-	
Pyricularia	-	-	-	
Spegazzinia	1	80	0.5	Slightly Elevated
Total Fungi	216	17240	100	Slightly Elevated
Hyphal Fragment	2	200	-	Slightly Elevated
Insect Fragment	2	200	-	Slightly Elevated
Pollen	1	80	-	Acceptable 🔺 🗮
00x: 80 counts/cubic mete	er	Skin Fragment	s: 2 1 to 4 ((low to high)
0x *: 40* counts/cubic mete	er	Fibrous Particulat	e: 2 1 to 4 ((low to high)
				(low to high); 5 (overloaded)
		Not commonly found growing indoors, spores likely come from outside.		
or below background			be able to cause alle	· · ·
	Paecilomyces++ Pyricularia Spegazzinia Total Fungi Hyphal Fragment Insect Fragment Pollen 00x: 80 counts/cubic meter x *: 40* counts/cubic meter	Paecilomyces++-Pyricularia-Spegazzinia1Total Fungi216Hyphal Fragment2Insect Fragment2Pollen110x: 80counts/cubic meterx *: 40*counts/cubic meter	Paecilomyces++ - - Pyricularia - - Spegazzinia 1 80 Total Fungi 216 17240 Hyphal Fragment 2 200 Insect Fragment 2 200 Pollen 1 80 I0x: 80 counts/cubic meter Skin Fragment x *: 40* counts/cubic meter Fibrous Particulate	Paecilomyces++ - - - Pyricularia - - - Spegazzinia 1 80 0.5 Total Fungi 216 17240 100 Hyphal Fragment 2 200 - Insect Fragment 2 200 - Pollen 1 80 - 00x: 80 counts/cubic meter Skin Fragments: 2 1 to 4 (x *: 40* counts/cubic meter Fibrous Particulate: 2 1 to 4 (

ELEVATED Concentration 10X or more above background

These fungi are considered water damage indicators.

Email:orlandolab@emsl.com 342406807

HATH25 4/01/2024

4/02/2024 4/03/2024

++ Includes other spores with similar morphology; see EMSL's fiungal glossary fior each specific category

Initial report from: 04/03/2024 10:02:57

Yessica Martinez Seeman, Florida Microbiology **Regional Manager**

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Troy Roarke Attn:

> House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259

Proj: 040124M-3629 Richmond FL 32205

Spore Trap ASSESSMENTReport™ Micro-5(™) Analysis of Fungal Spores & Particulates (Methods MICRO	-SOP-201, ASTM D7391)
---	-----------------------

EMSL Order:

Customer ID:

Collected:

Received:

Analyzed:

	Particle Identification	Raw Count	(Count/m³)	% of Total	Interpretation Guideline
342406807-0006	Alternaria (Ulocladium)	-	-	-	
	Ascospores	8	600	4.8	Acceptable 🗮
Client Sample ID	Aspergillus/Penicillium++	96	7700	61.8	ELEVATED 💥
6-353	Basidiospores	21	1700	13.6	Acceptable 🔺 🗮
	Bipolaris++	-	-	-	
	Chaetomium++	-	-	-	
Location	Cladosporium	21	1700	13.6	Slightly Elevated 💥
Hall / Laundry Area	Curvularia	-	-	-	
	Epicoccum	-	-	-	
Sample Volume (L)	Fusarium++	-	-	-	
	Ganoderma	-	-	-	
25	Myxomycetes++	1	80	0.6	Slightly Elevated 🔺 🌺
	Pithomyces++	-	-	-	
Sample Type	Rust	-	-	-	
	Scopulariopsis/Microascus	1	80	0.6	Slightly Elevated
Inside	Stachybotrys/Memnoniella	-	-	-	
Comments	Unidentifiable Spores	-	-	-	
	Arthrinium	-	-	-	
	Paecilomyces++	8	600	4.8	Slightly Elevated
	Pyricularia	-	-	-	
	Spegazzinia	-	-	-	
	Total Fungi	156	12460	100	Slightly Elevated
	Hyphal Fragment	1	80	-	Slightly Elevated
	Insect Fragment	1	80	-	Slightly Elevated
	Pollen	1	80	-	Acceptable 🔺 🗮
Analytical Sensi	itivity 600x: 80 counts/cubic mete	er 🔤	Skin Fragment	s: 2 1 to 4 (low to high)
Analytical Sensiti	vity 300x *: 40* counts/cubic mete	r	Fibrous Particulate	e: 2 1 to 4 (low to high)
			Background		low to high); 5 (overloaded)
Acceptable Concer	ntration at or below background				oores likely come from outside.
Slightly Elevated Concer	ntration above background			be able to cause aller	rgies in individuals.
ongridy Lievatea Oblicer				avia production aviata	

ELEVATED Concentration 10X or more above background

Potential for mycotoxin production exists with these fungi.

Email:orlandolab@emsl.com 342406807

HATH25 4/01/2024

4/02/2024 4/03/2024

These fungi are considered water damage indicators.

++ Includes other spores with similar morphology; see EMSL's fiungal glossary fior each specific category

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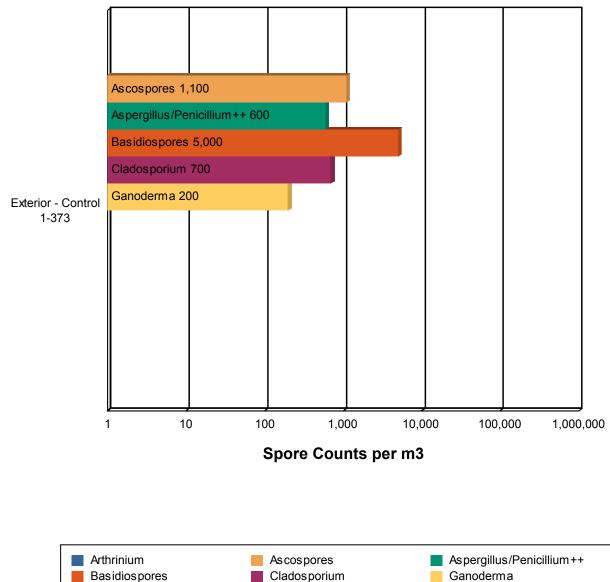


Myxom ycetes++

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 Orlando, FL
 32808

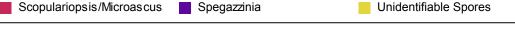
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 Fax: (407) 599-9063
 Web: http://www.EMSL.com

Attn:	Troy Roarke House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259	EMSL Order: Customer ID: Collected: Received:	342406807 HATH25 4/01/2024 4/02/2024
		Analyzed:	4/03/2024
Proj:	040124M-3629 Richmond FL 32205		



Spore Trap Report: Total Counts

Email:orlandolab@emsl.com



Pyricularia

Paecilomyces++

* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

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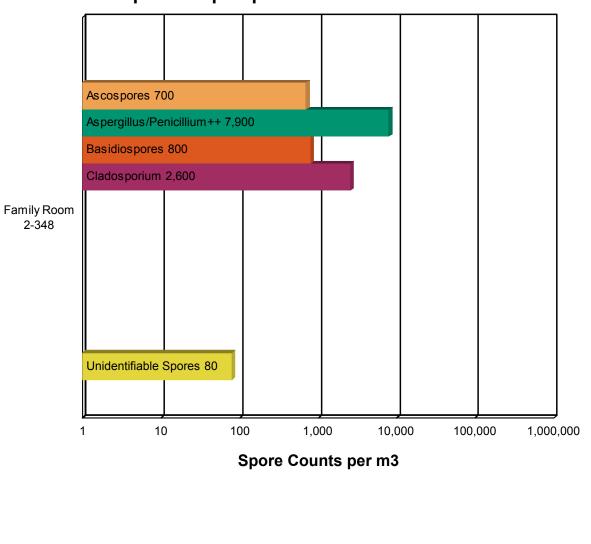
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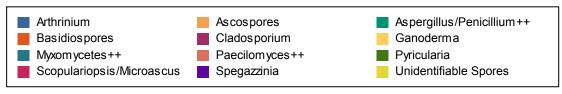
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 Fax: (407) 599-9063
 Web: http://www.EMSL.com

Attn:	Troy Roarke House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259	EMSL Order: Customer ID: Collected: Received:	342406807 HATH25 4/01/2024 4/02/2024 4/03/2024
		Analyzed:	4/03/2024
Duck	040404N4 0000 Dishas and EL 0000E		



Spore Trap Report: Total Counts

Email:orlandolab@emsl.com



* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

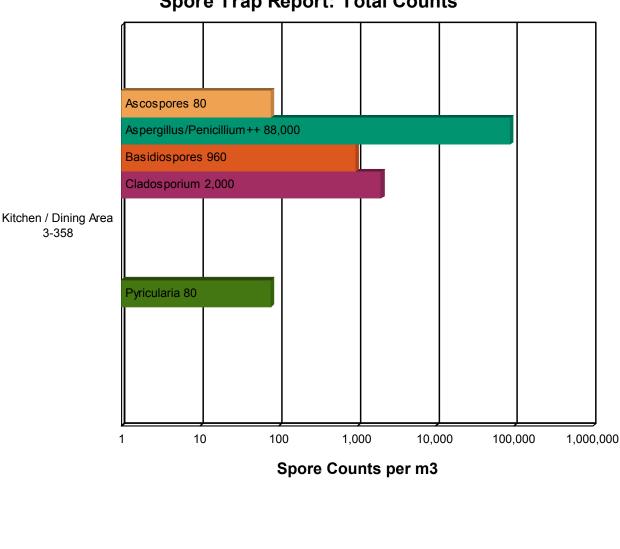
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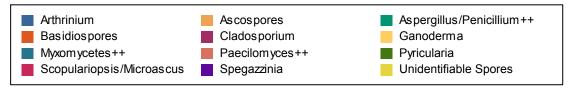
Attn:	Troy Roarke House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259	EMSL Order: Customer ID: Collected: Received:	342406807 HATH25 4/01/2024 4/02/2024 4/03/2024
		Analyzed:	4/03/2024

Proj: 040124M-3629 Richmond FL 32205



Spore Trap Report: Total Counts

Email:orlandolab@emsl.com



* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

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Myxom ycetes++

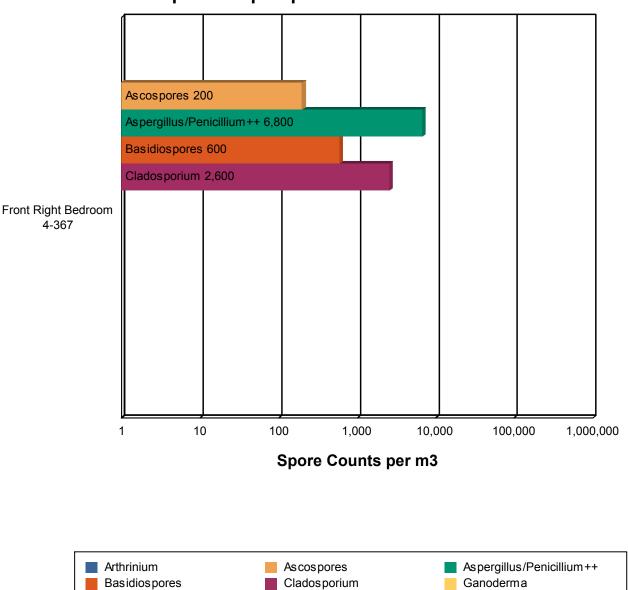
Scopulariopsis/Microascus

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Attn:	Troy Roarke	EMSL Order:	342406807
	House Authority Inspection Services	Customer ID:	HATH25
	620 Turning Leaf Ave	Collected:	4/01/2024
_ .	Jacksonville, FL 32259	Received: Analyzed:	4/02/2024 4/03/2024

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Spore Trap Report: Total Counts

Email:orlandolab@emsl.com

Pyricularia

Unidentifiable Spores

* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

Paecilomyces++

Spegazzinia

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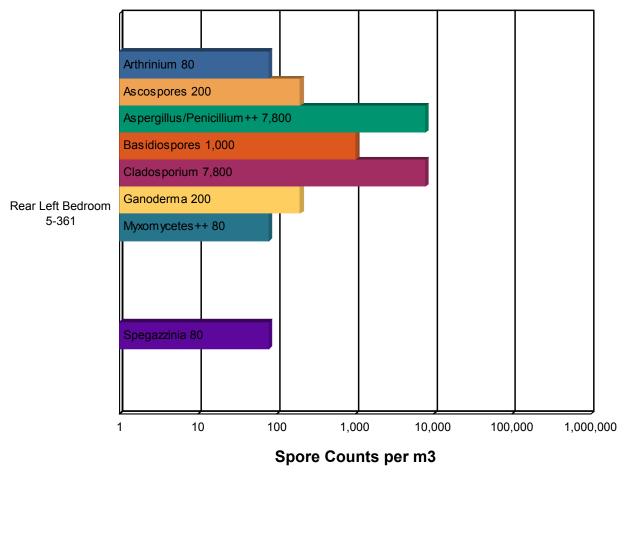
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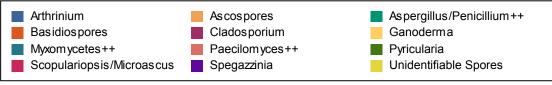
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Attn:	Troy Roarke House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259	EMSL Order: Customer ID: Collected: Received:	342406807 HATH25 4/01/2024 4/02/2024
Proj:	040124M-3629 Richmond FL 32205	Analyzed:	4/03/2024
Proj:	040124M-3629 Richmond FL 32205		





Email:orlandolab@emsl.com



* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

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Myxom ycetes++

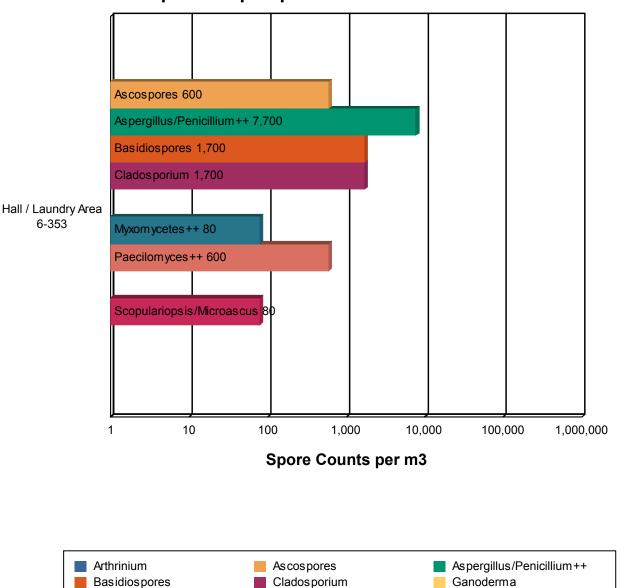
Scopulariopsis/Microascus

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		,, = • • • •	

Proj: 040124M-3629 Richmond FL 32205



Spore Trap Report: Total Counts

Email:orlandolab@emsl.com

Pyricularia

Unidentifiable Spores

* The chart is displayed using a logarithmic scale. Bar size is not directly proportional to the number of spores.

Paecilomyces++

Spegazzinia

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Attn: Troy Roarke

House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259

Web: http://www.EMSL.com Email:orlandolab@emsl.com

 EMSL Order:
 342406807

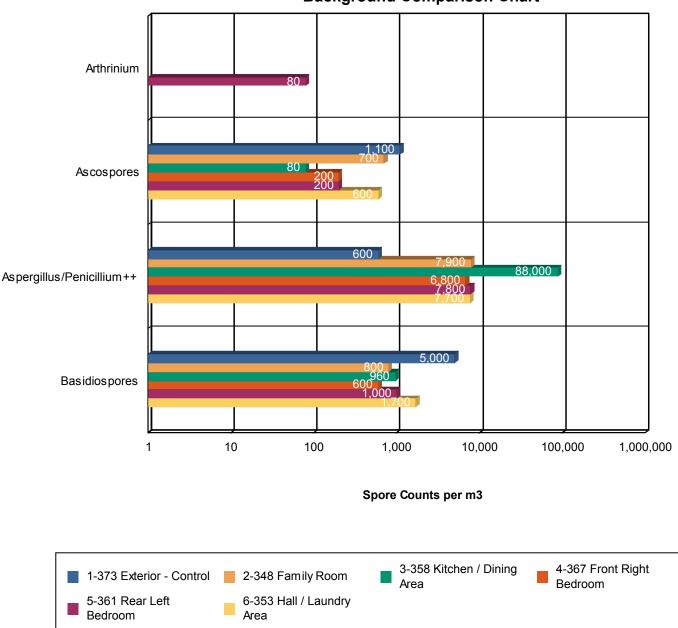
 Customer ID:
 HATH25

 Collected:
 4/01/2024

 Received:
 4/02/2024

 Analyzed:
 4/03/2024

Proj: 040124M-3629 Richmond FL 32205



Background Comparison Chart

* The chart is displayed using a logarithmic scale. The bar size is not directly proportional to the number of spores.

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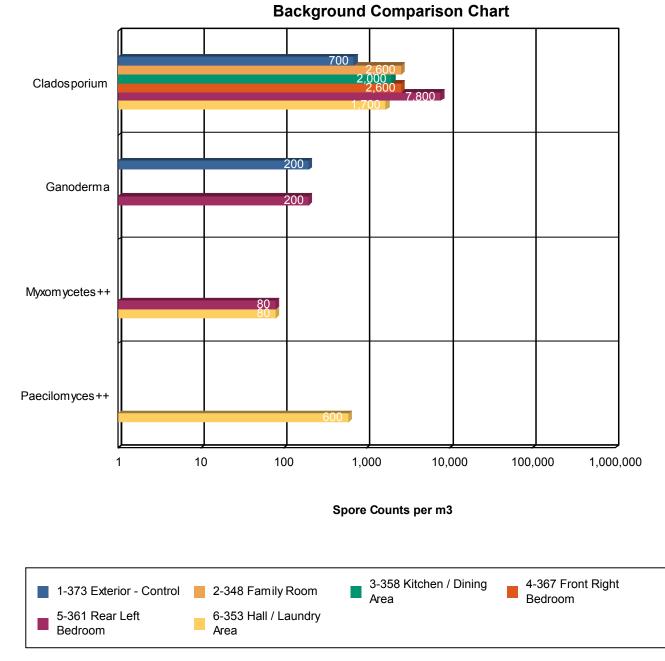
Attn: Troy Roarke

House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259

Web: http://www.EMSL.com Email:orlandolab@emsl.com EMSL Order: 342406807

EMSL Order:	342400007
Customer ID:	HATH25
Collected:	4/01/2024
Received:	4/02/2024
Analyzed:	4/03/2024

Proj: 040124M-3629 Richmond FL 32205



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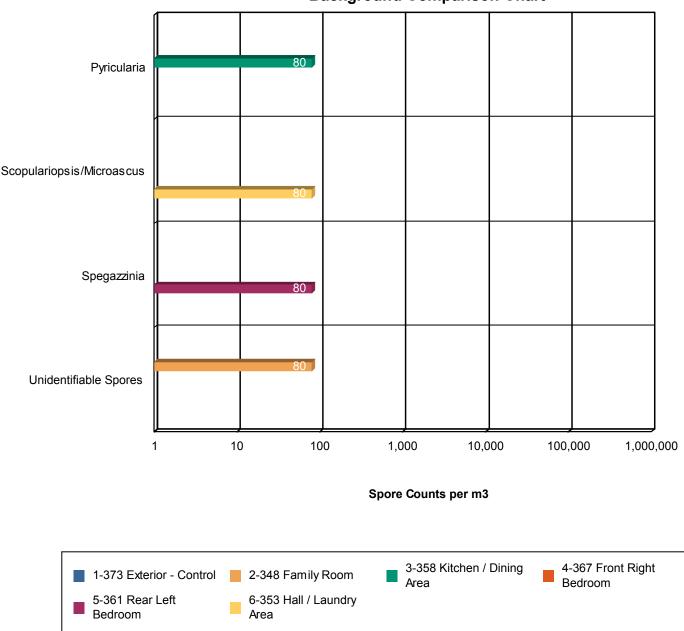
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 4/03/2024

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Background Comparison Chart

* The chart is displayed using a logarithmic scale. The bar size is not directly proportional to the number of spores.

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Surface Contamination ASSESSMENTReport TM Swab Samples Based on Direct Microscopic Analysis MICRO-SOP-200

Sample Information		Sample Location	ocation Surface Contamination Rating (Referenced in IICRC S520)		Recommended Remedial Action (Referenced in IICRC S520)
Lab Sample #: Client Sample ID:	342406807-0007 1-3629	Front Bathroom Ceiling	Condition 3: Actual fungal growth	8	Remediate to a Condition 1 status
Lab Sample #: Client Sample ID:	342406807-0008 2-3629	Left Bedroom Sill	Condition 3: Actual fungal growth	0	Remediate to a Condition 1 status
Lab Sample #: Client Sample ID:	342406807-0009 3-3629	Kitchen Vanity	Condition 3: Actual fungal growth	0	Remediate to a Condition 1 status
Lab Sample #: Client Sample ID:	342406807-0010 4-3629	Front Bedroom Vents	Condition 3: Actual fungal growth	0	Remediate to a Condition 1 status

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Definitions (from IICRC S520 Standard)

Condition 1 (normal fungal ecology): an indoor environment that may have settled spores, fragments, or traces of actual growth.

Condition 2 (settled spores): an indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.

Condition 3 (actual growth): an indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Data provided in this report are intended to facilitate the assessment process performed by an Indoor Environmental Professional (IEP). The IEP is responsible for final data interpretation and remediation conclusions based on their assessment which may include information on the building history, an inspection, sampling, and laboratory data. Post-remediation verification testing recommended after any remediation.

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> Yessica Martinez Seeman, Florida Microbiology Regional Manager

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Samples analyzed by EMSL Analytical, Inc. Orlando, FL AIHA LAP, LLC-EMLAP Accredited #163563

Initial report from: 04/03/2024 10:02:51

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Test Report: Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method MICRO-SOP-200)

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from Swab Samples (EMSL Method MICRO-SOP-200)								
Lab Sample Number:	342406807-0007	342406807-0008	342406807-0009	342406807-0010				
Client Sample ID:	1-3629	2-3629	3-3629	4-3629				
Sample Location:	Front Bathroom	Left Bedroom Sill	Kitchen Vanity	Front Bedroom				
	Ceilina			Vents				
Spore Types	Category	Category	Category	Category	-			
Alternaria (Ulocladium)	-	-	-	-				
Ascospores	-	Rare	-	-				
Aspergillus/Penicillium++	-	-	-	-				
Basidiospores	-	Rare	-	-				
Bipolaris++	-	-	-	-				
Chaetomium++	-	-	-	-				
Cladosporium	*High*	*High*	-	*Medium*				
Curvularia	-	-	-	-				
Epicoccum	-	-	-	-				
Fusarium++	-	-	-	-				
Ganoderma	-	-	-	-				
Myxomycetes++	-	-	-	-				
Pithomyces++	-	-	-	-				
Rust	-	-	-	-				
Scopulariopsis/Microascus	-	-	-	-				
Stachybotrys/Memnoniella	-	-	-	-				
Unidentifiable Spores	-	-	-	-				
Zygomycetes	-	-	-	-				
Aspergillus	-	-	*High*	-				
Nigrospora	-	Rare	-	-				
Sporidesmium++	_	Rare	-	-				
Hyphal Fragment	-	-	-	-				
Insect Fragment	-	Medium	Low	-				
Pollen	-	Rare	-	Rare				
Fibrous Particulate	-	-	-	-				

Category: Count/per area analyzed

Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

High background particulate: A high level of background particulate can obscure fungal matter and lead to

underestimation or failure to detect

++ = Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

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J D.D

Yessica Martinez Seeman, Florida Microbiology

Regional Manager



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3. Understanding the Results

EMSL Analytical, Inc. is an independent laboratory, providing unbiased and scientifically valid results. These data represent only a portion of an overall IAQ investigation. Visual information and environmental conditions measured during the site assessment (humidity, moisture readings, etc.) are crucial to any final interpretation of the results. Many factors impact the final results; therefore, result interpretation should only be conducted by qualified individuals. The American Conference of Governmental Industrial Hygienists (ACGIH) has published a good reference book covering sampling and data interpretation. It is entitled, <u>Bioaerosols:</u> Assessment and Control, 1999.

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish "safe" or "unsafe" levels (i.e., permissible exposure limits).

It is generally accepted in the industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define the conditions warranting mold remediation. Always remember that water is the key. Preventing water damage or water condensation will prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.

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4. Glossary of Fungi

ARTHRINIUM		
Natural Habitat	Decaying plant material, Soil	
Suitable Substrates in the	Cellulose containing materials	
Indoor Environment		
Water Activity	Unknown	
Mode of Dissemination	Wind	
Allergic Potential	Arthrinium sphaerospermum is recognized as an allergen.	
Potential or Opportunistic	Not known as a pathogen.	
Pathogens		

ASCOSPORES	
Natural Habitat	Everywhere in nature.
Suitable Substrates in the	Depends on genus and species.
Indoor Environment	
Water Activity	Depends on genus and species.
Mode of Dissemination	Forcible ejection or passive release and dissemination by wind or insects.
Allergic Potential	Depends on genus and species.
Potential or Opportunistic	Depends on genus and species.
Pathogens	
Industrial Uses	Depends on genus and species.
Potential Toxins Produced	Depends on genus and species.
Other Comments	Ascospores are the result of sexual reproduction and produced in a saclike structure called an
	ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a
	plethora of genera worldwide.

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1			
	ASPERGI	LUS	

ASPERGILLUS	
Natural Habitat	Soil and Plant debris.
Suitable Substrates in the	Grows on a wide range of substrates indoors. Prevalent in water damaged buildings
Indoor Environment	
Water Activity	Aw=0.75-0.94
Mode of Dissemination	Wind
Allergic Potential	Allergic bronchopulmonary aspergillosis (ABPA) which is common in asthmatic and cystic
	fibrosis patients.
	Aspergillus sinusitis. Invasive aspergillosis in immunocompromised patients
Potential or Opportunistic	Aspergilloma and chronic pulmonary aspergillosis in people with lung disease.
Pathogens	
Industrial Uses	A. sojae is used for fermented food and beverages in Asia. A. oryzae is used in soy sauce
	production. A. terreus produces mevinolin which is able reduce blood cholesterol. A. niger
	produces enzymes used to make some breads and beers and is also used in plastic
	decomposition. A. niger and A. ochraceus are used in cortisone production
Potential Toxins Produced	3-Nitropropionic acid, 5-metoxystermatocystin, Aflatoxin B1, B2, Aflatoxin G1, G2, Aflatoxin M1,
	M2, Aflatoxin P1, Aflatoxin Q1, Aflatoxins, Aflatrem (alkaloid), Aflatrem (indole alkaloid),
	Aflavinin, Ascalidol, Aspergillic acid, Aspergillomarasmin, Aspertoxin, Asteltoxin, Austamid,
	Austdiol, Austins, Austocystins, Avenaciolide, Brevianamide A, Candidulin, Citreoviridin,,
	Citrinin, Clavatol, Cyclopiazonic acid, Cyclopiazonic acid, Cytochalasin E, Emodin, Fumagillin,
	Fumigaclavine A, Fumigatin, Fumitremorgens, Fumitremorgin A, Gliotoxin, Griseofulvin, Helvolic
	acid, Kojic acid, Kotanin, Malformins, Naphtopyrones, Neoaspergillic acid, Nidulin, Nidulotoxin,
	Nigragillin, Ochratoxin A, Ochratoxin B, Ochratoxin C, Ochratoxins ?, Ochratoxins a,
	Ochratoxins (A,B,C.a, ?.), Orlandin, Oryzacidin, Paspaline, Patulin, Penicillic acid, Phthioic
	acid, Secalonic acid A, B, D and F, Sphingofungins, Spinulosin, Sterigmatocystin, Terphenyllin,
	Terredional, Terreic acid, Terrein, Terretonin, Terretonin, Territrem A, Tryptoquivalines,
	Verruculogen, Versicolorin A, Viomellein, Viriditoxin, Xanthocillin, Xanthomegnin, ?-nitropropionic
	acid.
Other Comments	It is the second most common opportunistic pathogen following Candida.

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ASPERGILLUS/PENICILLIUM++	
Natural Habitat	Plant debris ·Seed ·Cereal crop
Suitable Substrates in the	Grows on a wide range of substrates indoors · Prevalent in water damaged buildings · Foods (blue
Indoor Environment	mold on cereals, fruits, vegetables, dried foods) ·House dust ·Fabrics ·Leather ·Wallpaper
	·Wallpaper glue
Allergic Potential	Type I (hay fever, asthma) ·Type III (hypersensitivity)
Potential Opportunist or	Possible depending on the species.
Pathogen	
Potential Toxins Produced	Possible depending on the species.
Free moisture required for	Aw=0.75-0.94
mold growth	
Mode of Dissemination	Wind ·Insects
Industrial Uses	Many depending on the species
Other comments	Spores of Aspergillus and Penicillium (including others such as Geosmithia, Goidanichella,
	Nalanthamala, Rasamsonia, Samsoniella, and Talaromyces) are small and spherical with few
	distinguishing characteristics. They cannot be differentiated by non-viable impaction sampling
	methods. Some species with very small spores may be undercounted in samples with high
	background debris.

BASIDIOSPORES	
Natural Habitat	Forest floors. Lawns .Plants (saprobes or pathogens depending on genus)
Suitable Substrates in the	Depends on genus. Wood products
Indoor Environment	
Water Activity	Unknown.
Mode of Dissemination	Forcible ejection. Wind currents.
Allergic Potential	Type I allergies (hay fever, asthma). Type III (hypersensitivity pneumonitis)
Potential or Opportunistic	Depends on genus.
Pathogens	
Industrial Uses	Edible mushrooms are used in the food industry.
Potential Toxins Produced	Amanitins. monomethyl-hydrazine. muscarine. ibotenic acid. psilocybin.
Other Comments	Basidiospores are the result of sexual reproduction and formed on a structure called the
	basidium. Basidiospores belong to the members of the Phylum Basidiomycota, which includes
	mushrooms, shelf fungi, rusts, and smuts.

CLADOSPORIUM	
Natural Habitat	Dead plant matter. Straw. Soil. Woody plants
Suitable Substrates in the	Fiberglass duct liner. Paint. Textiles. Found in high concentration in water-damaged building
Indoor Environment	materials.
Water Activity	Aw 0.84-0.88
Mode of Dissemination	Air
Allergic Potential	Type I (asthma and hay fever).
Potential or Opportunistic	Edema. keratitis. onychomycosis. pulmonary infections. Sinusitis.
Pathogens	
Industrial Uses	Produces 10 antigens.
Potential Toxins Produced	Cladosporin and Emodin.

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GANODERMA

GANODEINIA	
Natural Habitat	Grows on conifers and hardwoods worldwide, causing white rot, root rot, and stem rot.
Suitable Substrates in the	Unknown.
Indoor Environment	
Water Activity	Unknown.
Mode of Dissemination	Wind.
Allergic Potential	Ganoderma species are known to cause allergies in people on a worldwide scale.
Potential or Opportunistic	Unknown.
Pathogens	
Industrial Uses	Biopulping of wood for the paper industry. Potential medicinal use due to: 1. Inhibition of Ras
	dependent cell transformation, 2. Antifibrotic activity, 3. Immunomodulating activity, 4. Free-radicle scavenging
Potential Toxins Produced	Unknown.
Other Comments	Used in traditional Chinese medicine as an herbal supplement. It is also known as a "shelf fungus" because the fruiting body forms a stalk-less shelf on the sides of trees and logs. It is sometimes called "artists conk" because when you scratch the white pores of the fruiting body, the white rubs away and exposes the brown hyphae underneath. Thus, pictures can be produced on the fruiting body.
Reference	References: Craig, R.L., Levetin, E. 2000. Multi-year study of Ganoderma aerobiology. Aerobiologia 16: 75-81. http://www.pfc.forestry.ca/diseases/CTD/Group/Heart/heart6_e.html

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MYXOMYCETES++	
Natural Habitat	Decaying logs, Dead leaves , Dung , Lawns , Mulched flower beds,
	Lawns
Suitable Substrates in the	Rotting lumber
Indoor Environment	
Free moisture required for	Unknown
mold growth	
Mode of Dissemination	Insects, Water, Wind
Allergic Potential	Туре І
Potential or Opportunistic	Unknown
Pathogens	
Industrial Uses	
Other Comments	Includes Myxomycetes, Smut, Rust, and Periconia.

NIGROSPORA	
Natural Habitat	Common on live or dead grass, seeds & soil.
Suitable Substrates in the	Unknown
Indoor Environment	
Water Activity	Unknown
Mode of Dissemination	Forcibly projected.
Allergic Potential	Type 1 allergies (hey fever, asthma)
Potential or Opportunistic	Keratitis & skin lesions
Pathogens	

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DAFC	ULOMYCES++

PAECILOWITCESTT								
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.							
Suitable Substrates in the	able Substrates in the Mattresses, carpets, leather, paper, jute fibers, tobacco							
Indoor Environment								
Water Activity	ater Activity 0.79-0.85							
Mode of Dissemination Wind								
Allergic Potential	Hay fever, asthma, allergic alveolitis							
Potential or Opportunistic Paecilomyces species can cause various infections in humans. Corneal ulcer, keratitis, and								
Pathogens	endophthalmitis due to Paecilomyces may develop following extended-wear contact lens use or ocular surgery. Paecilomyces is among the emerging causative agents of opportunistic mycoses in immunocompromised hosts. Direct cutaneous inoculation may lead to these infections. These infections may involve almost any organ or system of human body including soft tissue, pulmonary, and cutaneous infections, sinusitis, otitis media, endocarditis, osteomyelitis, peritonitis, and catheter-related fungal infections.							
Other Comments	Spores that appear morphologically similar to Paecilomyces include Byssochlamys,							
	Purpureocillium, Cordyceps, and Thermoascus.							

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PYRICULARIA						
Natural Habitat Parasite on leaves of different grasses and sometime other plants. Commonly causes leaf spot diseses. Rice blast disease caused by this fungus.						
Suitable Substrates in the	Suitable Substrates in the Unknown- require a living plant host for growth					
Indoor Environment						
Water Activity	Unknown					
Mode of Dissemination	Wind, water					
Allergic Potential	Unknown					
Potential or Opportunistic	Unknown					
Pathogens						

SCOPULARIOPSIS/MICROASCUS							
Natural Habitat	Habitat Worldwide saprophytic fungi, being isolated from dead plant material and soil.						
Suitable Substrates in the	Dairy products, fruit, grain, paper, wood						
Indoor Environment							
Water Activity	Unknown						
Mode of Dissemination Wind							
Allergic Potential	ial Hypersensitivity						
Potential or Opportunistic	While Scopulariopsis is commonly considered a contaminant, it may cause onychomycosis,						
Pathogens	skin lesions, keratitis, pulmonary infectons, endocarditis, particularly in immunocompromised						
	patients.						
Other Comments Scopulariopsis is the anamorphic name (asexual stage) and Microascus is the teleomorphic							
	name (sexual stage).						

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SPEGAZZINIA	
Natural Habitat	Plants, Soils
Suitable Substrates in the	Unknown
Indoor Environment	
Water Activity	Unknown
Mode of Dissemination	Unknown
Allergic Potential	Unknown
Potential or Opportunistic	Unknown
Pathogens	

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5. References and Informational Links

Books

- Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH 1999.
- Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate, Health Protection Branch, Health Canada, Ottawa, Ontario, 1989.
- Fungal Contamination in Public Buildings: Health Effects and Investigation Methods. Health Canada, Ottawa, Ontario, 2004.
- IICRC: S500 Standard and Reference Guide for Professional Water Damage Restoration. 3rd Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2006

IICRC: S520 Standard and Reference Guide for Professional Mold Remediation. 1st Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2004

• Field Guide for the Determination of Biological Contaminants in Environmental Samples. 2nd Edition, American Industrial Hygiene Association, 2005.

Consumer Links

Read the full text of AIHA's "The Facts About Mold" consumer brochure. <<u>http://www.aiha.org/get-involved/VolunteerGroups/Documents/BiosafetyVG-FactsAbout%20M</u> <u>oldDecember2011.pdf></u>

The Occupational Safety and Health Administration (OSHA) <u>http://www.osha.gov/SLTC/molds/index.html</u>

CDC Mold Facts http://www.cdc.gov/mold/faqs.htm

CDC Stachybotrys - Questions and answers on Stachybotrys chartarum and other molds <u>http://www.cdc.gov/mold/stachy.htm</u>

IOM, NAS: Clearing the Air: Asthma and Indoor Air Exposures <u>https://www.epa.gov/indoor-air-quality-iag/should-you-have-air-ducts-your-home-cleaned</u>

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Proj: 040124M-3629 Richmond FL 32205

National Library of Medicine-Mold website http://www.nlm.nih.gov/medlineplus/molds.html

California Department of Health Services (CADOHS) https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx

Minnesota Department of Health http://www.health.state.mn.us/divs/eh/indoorair/mold/index.html

New York City Department of Health and Mental Hygiene <u>https://www1.nyc.gov/site/doh/health/health-topics/mold.page</u>

EPA

"Should You Have the Air Ducts in Your Home Cleaned?" <<u>http://www.epa.gov/iaq/pubs/airduct.html></u>

General information about molds and actions that can be taken to clean up or prevent a mold problem.

<http://www.epa.gov/asthma/molds.html>

"A Brief Guide to Mold, Moisture, and Your Home" - Includes basic information on mold, cleanup guidelines, and moisture and mold prevention <u>http://www.epa.gov/mold/moldguide.html</u>

"Mold Remediation in Schools and Commercial Buildings" - Information on remediation in schools and commercial property, references for potential mold and moisture remediators. <u>https://www.epa.gov/mold/mold-remediation-schools-and-commercial-buildings-guide</u>

FEMA

"Homes That Were Flooded May Harbor Mold Problems" - Information and tips for cleaning mold.

http://www.fema.gov/news-release/homes-were-flooded-may-harbor-mold-problems

"Dealing With Mold & Mildew in Your Flood Damaged Home. http://www.fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf

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3303 PARKWAY CENTER COURT Orlando, FL 32808 Phone: (407) 599-5887 Fax: (407) 599-9063 Web: http://www.EMSL.com

Troy Roarke Attn: House Authority Inspection Services 620 Turning Leaf Ave Jacksonville, FL 32259

342406807 EMSL Order: Customer ID: Collected: Received: Analyzed:

HATH25 4/01/2024 4/02/2024 4/03/2024

Email:orlandolab@emsl.com

Proj: 040124M-3629 Richmond FL 32205

6. Important Terms, Conditions, and Limitations

A. Sample Retention

Samples analyzed by EMSL will be retained for 60 days after analysis date Storage beyond this period is available for a fee with written request prior to the initial 30 day period. Samples containing hazardous/toxic substances which require special handling will be returned to the client immediately. EMSL reserves the right to charge a sample disposal fee or return samples to the client.

B. Change Orders and Cancellation

All changes in the scope of work or turnaround time requested by the client after sample acceptance must be made in writing and confirmed in writing by EMSL. If requested changes result in a change in cost the client must accept payment responsibility. In the event work is cancelled by a client, EMSL will complete work in progress and invoice for work completed to the point of cancellation notice. EMSL is not responsible for. holding times that are exceeded due to such changes.

C. Warranty

EMSL warrants to its clients that all services provided hereunder shall be performed in accordance with established and recognized analytical testing procedures and with reasonable care in accordance with applicable federal, state and local laws. The foregoing express warranty is exclusive and is given in lieu of all other warranties, expressed or implied. EMSL disclaims any other warranties, express or implied, including a warranty of fitness for particular purpose and warranty of merchantability.

D. Limits of Liability

In no event shall EMSL be liable for indirect, special, consequential, or incidental damages, including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of EMSL and whether EMSL has been informed of the possibility of such damages, arising out of or in connection with EMSL's services thereunder or the delivery, use, reliance upon or interpretation of test results by client or any third party. We accept no legal responsibility for the purposes for which the client uses the test results. EMSL will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Any resampling performed will be at the sole discretion of EMSL, the cost of which shall be limited to the reasonable value of the original sample delivery group (SDG) samples. In no event shall EMSL



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E. Indemnification

Client shall indemnify EMSL and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with EMSL services, the test result data or its use by client

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THE ONLY AUTHORITY ON HOME INSPECTIONS - MOLD INSPECTIONS - IAQ TESTING

PROPERTY INSPECTION REPORT Property Mold Assessment & Testing



Bill Norris @ C & R Contractors 5629 Richmond Street Jacksonville, FL 32205

This inspection report is for exclusive use by Bill Norris @ C & R Contractors - Inspection Completed By Troy Roarke.

NOTICE TO THIRD PARTIES: This Report is the exclusive property of House Authority Inspection Service LLC and the Client(s) listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report

Report # 040124M.inspx

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General Information

The "Pre Mold Sampling" Survey Report describes areas showing indications of "Red Flags", and makes recommendations for microbial sampling. Items not found in this report are considered beyond the scope of this survey, and should not be considered evaluated at this time.

"Red Flags" are defined as evidence or indications of the presence of mold based upon one or more of the following indications: 1) Visible Mold-like substance 2) Presence of moisture 3) Areas as determined by a Survey/Surveyor to be suspect to moisture intrusion and microbial growth 4) Indication(s) of odors or dampness in the building 5) Suspicion of presence of mold by the occupant or complaint of suspect health effects from the occupant. Please read the entire report for all items checked.

Please read the special notices in each section of the report for further information concerning the limitations of the survey. Also Read the 2 page contract, Exhibit "A" and Acceptance Waiver. If this is a partial survey only the items on this survey were viewed, not other items were evaluated.

Type Of Assessment: Full Assessment This was a Full Assessment - However, only the items listed on this report were assessed.

- Limited to areas viewed or assessed

Property Information

Property Address 5629 Richmond Street **City** Jacksonville **State** FL **Zip** 32205 **Contact Name** Ty Strong @ Knox Pest Control

Client Information

Client Name Bill Norris @ C & R Contractors Client Address Unknown City Jacksonville State Florida Zip -Phone 904-838-8301 Fax None E-Mail bnorris@candrcontractors.com

Inspection Company

Inspector Name Troy Roarke Company Name House Authority Inspection Service, LLC Address 620 Turning Leaf Ave City Jacksonville State FL Zip 32259 Phone (904) 287-8842 Fax None E-Mail troy@houseauthority.net File Number 040124M

Conditions

Others Present None Property Occupied Vacant Inspection Date 2024-04-01 Start Time 0915 End Time 1130 Weather Clear Soil Conditions Damp Building Type Single Family Garage None Insurance Company N/A Contact Information N/A Claim # N/A

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General Information (Continued)

Mold Assessor - Indor Air Quality Specialist Troy Roarke: CIE ACI CHI CMI RMT ALC - IH IAQ Specialist Credentials:

Indoor Hygienist (IAQA-EMSL-NORMI) IH Certified Indoor Environmentalist (CIE) IAQA #11428 Florida Licensed Mold Assessor (MRSA) MRSA150 Florida Licensed Home Inspector (HI) HI112 NORMI Certified Indoor Environmentalist 20103/201201 NORMI Certified Mold Inspector Florida Department of Health Radon Technician R2666 IAQA - IAQ Specialist 18675 ITA Mold Inspector - 2004 - Present EMSL Advanced Legionella Certification 94001697 (EMSL) IAQ Home Survey Sampling TMVOC's Certification (PRISM) EMSL Mold Survey, Assessor. Remediation Certification (EMSL) IICRC S-520 Specialist

House Authority Inspection Service, LLC Owner/Operator Since 2002 Present Position CIE (2002 - Present)

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General Liabilty Agreement

St Johns, FL Inspection Agreement Inspector Name Troy Roarke Company Name House Authority Inspection Service, LLC Company Address: 620 Turning Leaf Ave Company City State Zip: Jacksonville FL 32259

Client Name: Bill Norris @ C & R Contractors Address: Unknown City, State Zip: Jacksonville, Florida -Property Address: 5629 Richmond Street

City State Zip Jacksonville, FL 32205

EXPLANATION OF ADVANCED MOLD/IAQ ASSESSMENT

This is an inspection to develop remediation specifications after mold or microbial contamination has been established.

- SCOPE OF THE INSPECTION:

It is a visual assessment and collection of a sample taken in areas that were previously viewed and indicated an existence of mold/iaq or microbial problems.

- WHAT THE INSPECTION is NOT:

The inspector is Not a Certified Industrial Hygienist, however the inspector is a Industrial Hygienist, a Licensed Mold Assessor and a Certified Indoor Environmentalist. This is not a guarantee or technically exhaustive. The amount charge for the inspection is substantially less than that of a technically exhaustive inspection.

- WHAT THIS INSPECTION is:

It is a visual inspection of previously defined as a "red flag" area. Samples will be taken as follows: air samples (one outdoors), carpet samples, swab samples, bulk sample, wall check, tape lift

Samples in each room to be able to determine remediation procedures

Conduct Temperature and Relative Humidity measurements to determine thee ambient conditions for Mold Growth or IAQ Conditions

It is a visual inspection of readily accessible areas. The inspector will not move furniture, remove either floor or wall coverings. There will be areas unable to be inspected such as, but not limited to:

Beneath floor coverings, Interior walls and ceilings, In attics below insulation or stored items, Behind or under appliances or furniture

No assessment or opinions will be able to be given in these conditions or other inaccessible areas. - SAMPLING:

Sampling will not be able to determine the extent, or in many instances, the type of all microbial/IAQ contaminants from the results of the visual inspection. The client will have the opportunity to have the inspector take and send additional lab samples to be analyzed for the presence of microbial/IAQ (mold) contamination. A guide may be provided by the lab that explains the mold that were found in the sample(s).

- ADVANCED MOLD/IAQ ASSESSMENT SAMPLING:

Sampling and visual assessment of the inspected areas and this applicable sample will be listed by area and by location, samples and sent to lab analyze for microbial/IAQ contaminants.

- REPORT of ADVNACED MOLD/IAQ ASSESSMENT:

After both visual and sampling results are received from the lab, the client will be provided with a written report identifying types and levels of the microbial contamination. Location levels and types of contamination and remediation specifications will be provided.

NOTICE of CLAIMS:

You understand and agree that any claims or complaints arising out of or related to any alleged act or omission in connection with the inspection shall be reported to us, in writing within 10 days of discovery, Unless there is an emergency condition you agree to allow us a reasonable period of time to investigate the claims or complaints by,

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General Liabilty Agreement (Continued)

among other things, re-inspection before you, or anyone acting on your behalf, repairs, replaces, alters, or modifies the system or component that is the subject matter of the claim.

You understand and agree that any failure to timely notify us and allow adequate time to investigate as stated above shall constitute a complete bar and waiver of any and all claims you may have against us related to the alleged act or omission unless otherwise prohibited by law.

- ARBITRATION:

Any dispute concerning the interpretation of this agreement or arising from the inspection and report (unless based on a payment of fee) shall be resolved by binding, non-appeal able arbitration conducted in accordance with the rules of the American Arbitration Association, except that the parties shall mutually agree upon an Arbitrator who is familiar with the home inspection industry.

- LIMITATION PERIOD:

Any legal action arising from the agreement or from the inspection and report, including (but not limited to) the arbitration proceeding more specifically described above, must be commenced within 6 months from the date of the inspection. Failure to bring such an action within the time period shall be a complete bar to any such action and a full and complete waiver of any rights or claims based thereon. This time is limitation period may be shorter than provided by state law.

- IT IS FULLY UNDERSTOOD:

The inspector is Not a Certified Industrial Hygienist or expert in the field of microbiology. However, the assessor is a specialist in the field for assessing iaq issues and concerns. He/She is a generalist or specialist in the field of IAQ/Mold and has been trained in inspection and testing procedures only. This inspection/assessment is not technically exhaustive and upon investigation could require and expert at your own expense for possible expert consultation or technical exhaustive inspection.

WE AGREE TO:

The undersigned client(s), acknowledge that they have read and understand what the limited assessment agreement does and does not cover, and they have been advised and encouraged to have the subject property tested for mold, and that they understand that the presence of certain types of mold prevalent in housing can pose severe health hazards. It is understood if the client decline the inspector conducting any of the services recommended in the report, the client agrees to hold harmless the inspector for any damages or responsibility for building conditions which remain undiscovered regarding the discovery of mold and mold spores.

Not Repert

Signature

Inspection Date: 04-01-24

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Definitions

All definitions listed below refer to the property or item listed as inspected on this report at the time of the inspection.					
No Visible Suspect Mold	Conditions not favorable for mold growth and no visible or odorous signs were present.				
Conditions Favorable	Conditions are favorable for mold growth. High humidity or odors present. No visible mold was observed but, due to conditions, mold testing is recommended.				
Visible Mold Like Substance	Visible mold like substance present. Testing and remediation of visible mold, structural damage and it's cause is recommended.				

Interview and General Notes

It is always recommend to have a Full Mold Assessment of the Property when it comes to determining what an issue is within a building. The House Authority can not be held responsible for areas not viewed or for a property not fully assessed. However, we will complete a visual walk through of the property to determine the general condition maintenance of the property, this is not to be considered an assessment of any kind unless noted.

Scope of Assessment:

The assessment was conducted in general accordance and consistent with the NORMI Standards and Learning Institute Guidelines, IICRC S500 - S520 Standard and Reference Guide for Professional Water Damage Restoration, ASTM D7338-10 Standard Guide for Assessment of Fungal Growth in Buildings and guidelines published by the American Industrial Hygiene Association (AIHA) in Recognition, Evaluation and Control of Indoor Mold. A full list of reference materials are available.

IICRC S520 Standard Reference Guide for Professional Mold Remediation will be used to Determine type of response

- Conditions 1, 2, & 3 for indoor environments relative to mold

CONDITION 1: Normal Fungal Ecology

- An indoor environment that may have settled spores, fungal fragments or traces of actual growth whose identity, location, and quantity are reflective of a normal fungal ecology for a similar indoor environment.

CONDITON 2: Settled Spores

- An indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth.

CONDITION 3: Actual Growth

- An indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Client Interview: The Purpose of this assessment is to determine if mold is present in the indoor environment, collect samples as needed and to prepare a solution for sanitization or remediation in which protocols will be written.

Environmental Study to Determination of Demolition of the Building on the Property.

- Property Assessment
- Air Testing
- Surface Testing
- Lead Testing

Property History: This was ordered by the contractor company to be pro-active in determining if MLS is present or not.

- For process of demolishing

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Other General Information:

Information: We performed an IAQ/Mold Inspection - Assessment on the before mentioned property for the purpose of determining the quality of the indoor air. The collection of information is included herein along with our findings and recommendations. Based on our evaluation and interpretation of the results and data, it is our determination that:

IICRC - S520 Conditions Condition 3: IICRC S-520

- Defines Conditions 1, 2, & 3 for indoor environment relative to mold

Condition 1: (Normal Fungal Ecology)

- An Indoor environment that may have settled spores, fungal fragments or traces of actual growth whose identity, location and quantity are reflective of a normal fungal ecology for a similar indoor environment.

Condition 2: (Settled Spores)

- An Indoor environment which is primarily contaminated with settled spores that were dispersed directly or indirectly from a Condition 3 area, and which may have traces of actual growth

Condition 3: (Actual Growth)

- An Indoor environment contaminated with the presence of actual mold growth and associated spores. Actual growth includes growth that is active or dormant, visible or hidden.

Determination: REMEDIATION

Interpretation: Our recommendations are in accordance with the standards established by NORMI (National Organization of Remediators and Mold Inspectors) and these recommendations have proven to be very successful in substantially improving indoor air quality throughout the United States.

Remediation is recommended to solve the current problems found in your indoor environment. When REMEDIATION is required, we recommend that you use the following criteria to select your REMEDIATOR:

- 1) Must be licensed and bonded in compliance with the municipality
- 2) Must be fully insured (Worker's Compensation and General Liability)
- 3) Must be familiar with Mold-Free Construction
- 4) Must have at least five (5) good references for your review

Once Remediation process is completed, we request that you give us permission to come back to complete "clearance testing" and confirm that proper SANITIZATION solutions have been implemented. Those solutions will be attached to the report, and will also include addressing the areas of specific IAQ/Mold concerns in your environment as well as recommendations for improving the quality of living indoors. By partnering with us, you will be able to create a healthier indoor environment.

Other Notes or Comments: The visible contaminated area is wide spread, the presence of High levels of any mold on a porous materials being present dictates Remediation is necessary.

- Contain the area
- Remove the contaminated materials
- Treat the area with an anti-microbial or biocide agent
- HEPA Vacuum the surfaces in the space
- Wipe down all of the surfaces in the space with an anti-microbial or biocide agent
- Run Air Scrubbers for 200 air changes

Re-test or complete Post Remediation Testing to determine if area remediated is at an Acceptable Level

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Other General Information: (Continued)

Other Notes or Comments: (continued)

REFER to IICRC S520 Standards and Protocols for mold removal

Purpose of Mold Assessment: Mold Assessment, Testing, and Remediation Protocols The purpose of this mold assessment is to determine the severity of the mold contamination inside the residence, provide recommended corrective solutions, test if necessary for microbial growth via air or surface sampling, and to develop a mold remediation protocol for this project.

Testing is a tool that tells us the condition of the area tested at the time of the testing based on the media used. With any type of testing it is recommended to have the areas of concerned at a minimum fully assessed. This property was not assessed.

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Relative Humidity Testing

Relative Humidity Readings that range between 40% - 57% is an acceptable or ideal conditions. It is important to maintain quality ventilation and a consistent temperature throughout the structure. Thermal changes result usually results in condensation. Conditions noted are measured with EXTECH Temperature Humidity equipment, and other tools at the time of the assessment (they are not predictions)- conditions can change quickly in an environment.

No Visible Suspect Mold	Exterior Location: Front of the Property Exterior Relative Humidity: 84%					
Relative Humidity: Normal Temperature: 67F						
Conditions Favorable	Interior Location: 1st Level Interior Relative Humidity: 64% * Relative Humidity acceptable levels should be no higher 57% and no lower then 35%, conditions outside this range are more susceptible to mold growth.					
Relative Humidity: Higher than Normal						
Temperature: 69F						
Conditions Favorable	Interior Location: 2nd Level Interior Relative Humidity: 61% * Relative Humidity acceptable levels should be no higher 57% and no lower then 35%, conditions outside this range are more susceptible to mold growth.					
Relative Humidity: Higher t Temperature: 71F						

Exterior Assessment:	
Visible Mold Like Substance Exterior Conditions: Conditions Susceptible to Mold Growth are susceptible to microbial/mold growth or interior intrusion - Vegetation close touching the structure - Water or roof run-off splashing against house - Sprinklers directed at the house - Unfinished or Openning in siding	Exterior conditions
Homes is boarded up at multiple windows and doors - Discolored at various areas due to moisture	
Exterior HVAC Closet: - Discolored interior walls - Odor present	
Exterior Cladding: Wood - Discolored, likely fungal growth - Wood decay present - Peeling paint, etc. - Openings in siding, likely moisture entry	

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Exterior Assessment: (Continued)

Exterior Conditions: (continued)



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Exterior Assessment: (Continued)

Exterior Conditions: (continued)



Visible Mold Like Substance **Other Exterior Concerns:** Wood to earth contact, fungal growth at various areas



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Interior Assessment:

Visible Mold Like Substance Interior Conditions: Areas Likely for Microbial Growth

1ST LEVEL:

Front Right Room:

- Wood ceilings evidence of efflorescence (Discolored)
- Prior water entry (Water Stains)

Rear Room/Etc.:

- No visible evidence of microbial growth

Kitchen:

- Visible evidence of moisture or water intrusion present under kitchen sink
- Visible evidence of microbial growth which is imbedded into the building materials
- Remediation/Sanitization is necessary

Staircase Closet:

- No visible evidence of microbial growth

2ND LEVEL:

Laundry Room:

Visible evidence of microbial growth which is imbedded or on the surface of the building materials

- Remediation/Sanitization is necessary

Front Right Bedroom/Bathroom:

- Yes, visible evidence of microbial growth on HVAC vent registers
- Water damage present at ceiling
- Bathroom vent and ceiling

Left Bedroom/Bathroom

Visible evidence of microbial or mold growth is present on the surfaces of the building materials in the space (Rear Windows Sills)

- Surface or Category 3 type contamination
- Sanitization methods should used for cleaning up or removing.
- Evidence of prior moisture at the front closet, also peeling paint



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Interior Assessment: (Continued)

Interior Conditions: (continued)



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Interior Assessment: (Continued)

Interior Conditions: (continued)



Other Interior Concerns: Space is not currently conditioned.

- HVAC is not on or in operation

- High Relative Humidity in the space is conducive to mold growth 61%

Based on the returned sample results - All spaces are likely contaminated at excessively high level Remediation of all spaces is recommended

Destructive Assessment if Needed to Determine what Building Materials should be Removed

Odors Present: Yes Odors are Present at the Time of the Assessment

Recommended Testing Areas: Environment is not conditioned, house keeping is recommended. Areas to bed tested:

Surface Samples - 2nd Level Front bedroom, bathroom vents, laundry room wall, and rear bedroom windows sills

Air Samples - 1st Level: Both Rooms

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Interior Assessment: (Continued)

Recommended Testing Areas: (continued) 2nd Level; Both Rooms and Hall/Laundry Room

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HVAC

System installation, operation and efficiency are not part of this survey.

No Visible Suspect Mold

HVAC Operations - System: System was Not Assessed Both AHU's MD: 2014 Exterior Closer Location -

- System is not in use

- Some and return vents are dirty, specifically return which is conducive to coil contamination of not properly filled out maintained



Conditions Favorable

Other HVAC Conditions: Contamination is Likely level front bedroom

Discolored supply vents at 2nd

- Ali split vents and visible distribution are excessively dirty

Odors Present: Yes Odors are Present at the Time of the Assessment in the AHU or HVAC closet

Samples for Laboratory Analysis

Samples are recommended for determining if mold is present and what types are present. Sampling can determine if mold is actively growing without actually seeing it. If client chooses not to sample the areas recommended then the client is agreeing to take a chance that mold growth is not actively present and reducing the chances of detection. The assessor is not liable for mold growth that is present in areas that were not sampled when recommended.

Air Sample Explanation of Results:

IAQ or Mold Air Sampling is used as a tool to help determine if there is active mold growth present within an environment, along with visual assessment, experience, moisture reading equipment, etc.

- All items should be used to determine if active mold growth is present, any one item used with out the others can cause a misdiagnosed issue.

- That said, IAQ testing, Mold Sampling, MVOC testing can tell you the specifics of the IAQ at the time of the testing.

In general when the Exterior/Control Sample is more then the Interior Sample then it is in general normal or acceptable levels.

- We take it several steps further by using NORMI standards of less then 1200 Count/m3 would be consider acceptable

- In addition we look at the specific mold species Count/m3 in comparison to the exterior

- We also take in consideration that there is normally not a 0 Count/m3 in any home or environment except designated clean rooms in hospitals, manufacturing facilities, etc.

That said the test are a snapshot in time, at that very moment when the tests are taken and several items can effect the conditions. Samples of that are exterior air, animals, people, plants, weather, HVAC, air filtration, etc.

Laboratory Information

Laboratory Name: EMSL Analytical, Inc Address: 6301 NW 5th Way - Suite 2850 City: Orlando State: Florida Zip: 32804

Property Information

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Samples for Laboratory Analysis (Continued)

Sample Date: 04-01-24 Ship Date: 04-01-24 **Exterior - Control Sample** Total Fungi/m3 - 7600/m3 Note: Exterior or control samples are used to compare the interior samples to the exterior sample to determine how the exterior may have effected the interior or if interior spores originated from the exterior Sample Type: Air Spore Trap - Micro 5 Humidity Reading: Higher Than Normal Area (sq. inches): 25 liters Sample Number: 1-373 Family Room Sample -Total Fungi - 12080/m3 Unacceptable Fungi Levels based on NORMI and EMSL Guidelines - NORMI less than 1200/m3 is Acceptable - EMSL less than 10X's the Exterior or Control Sample is Acceptable Sample Type: Air Spore Trap - Micro 5 Humidity Reading: Higher Than Normal Area (sq. inches): 25 liters Sample Number: 2-348 Kitchen/Dining Area Sample Total Fungi - 91120/m3 Unacceptable Fungi Levels based on NORMI and EMSL Guidelines - NORMI less than 1200/m3 is Acceptable - EMSL less than 10X's the Exterior or Control Sample is Acceptable Sample Type: Air Spore Trap - Micro 5 Humidity Reading: Normal Area (sq. inches): 25 liters Sample Number: 3-358 Front Right Bedroom Sample Total Fungi - 10200/m3 Unacceptable Fungi Levels based on NORMI and EMSL Guidelines - NORMI less than 1200/m3 is Acceptable - EMSL less than 10X's the Exterior or Control Sample is Acceptable Sample Type: Air Spore Trap - Micro 5 Humidity Reading: Higher Than Normal Area (sg. inches): 25 liters Sample Number: 4-367 Rear Left Bedroom Sample -Total Fungi - 17240/m3 Unacceptable Fungi Levels based on NORMI and EMSL Guidelines - NORMI less than 1200/m3 is Acceptable - EMSL less than 10X's the Exterior or Control Sample is Acceptable Sample Type: Air Spore Trap - Micro 5 Humidity Reading: Higher Than Normal Area (sq. inches): 25 liters Sample Number: 5-361 Hall/Laundry Area Sample Total Fungi - 12460/m3 Unacceptable Fungi Levels based on NORMI and EMSL Guidelines - NORMI less than 1200/m3 is Acceptable - EMSL less than 10X's the Exterior or Control Sample is Acceptable Sample Type: Air Spore Trap - Micro 5 Humidity Reading: Higher Than Normal Area (sg. inches): 25 liters Sample Number: 6-353 Front Bathroom Ceiling Sample Surface Sample Results: High (Cladosporium) Surface Sample Test - When Medium to High Results are Present, Remediation is Recommended. Sample Type: Swab Humidity Reading: Higher Than Normal Area (sq. inches): 1"

Sample Number: 1-3629

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Samples for Laboratory Analysis (Continued)

Left Bedroom Sill Sample -Surface Sample Results: High (Cladosporium) Surface Sample Test - When Medium to High Results are Present, Remediation is Recommended. Sample Type: Swab Humidity Reading: Higher Than Normal Area (sg. inches): 1" Sample Number: 2-3629 Kitchen Vanity Sample Surface Sample Results: High (Aspergillus) Surface Sample Test - When Medium to High Results are Present, Remediation is Recommended. Sample Type: Swab Humidity Reading: Higher Than Normal Area (sq. inches): 1" Sample Number: 3-3629 Front Bedroom Vents Sample Surface Sample Results: Medium (Cladosporium) Surface Sample Test - When Medium to High Results are Present, Remediation is Recommended. Sample Type: Swab Humidity Reading: Higher Than Normal Area (sq. inches): 1" Sample Number: 4-3629 Remarks: EMSL Analytical ID: 34206807 Project: 040124M-3629

Collected: 04-01-24 Received: 04-02-24 Analyzed: 04-03-24

Air Samples are Elevated in Comparison to the Exterior Sample, continued sanitization or remediation is needed All Spaces are Excessively High - Remediation is Necessary

Surface Samples are Medium to High Remediation is necessary

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Sanitization Protocol

Areas in Need of Sanitization: See Remediation Protocols for Correction - Follow ASHRAE S-520 as the Guidelines and Standards for Removal

Sanitization Protocol Definition of Sanitization: Cleaning or removal of contaminants from the surface of building materials, personal belongings, furniture or any and all indoor surfaces including doors, windows, wall, counters, cabinets, furniture, clothing racks, window treatments, flooring, etc.

- Methods to be used wiping with anti-microbial or biocides, HEPA Vacuum, Fogging, and the use of Air-Scrubbers.

- HVAC System should always be cleaned using NADCA Standards for AHU and Duct Cleaning

In This Case Remediation is Recommended for the Entire Interior. Refer to Remediation Protocols for Correction.

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Remediation Protocols

Areas in Need of Remediation: Remediation Definition: The process of removing dangerous or poisonous substances from the environment, or limiting the effect that they have on it: Cleaning and removing contaminants from an interior environment to allow for the later re-entry of prior occupants back into a safe and healthy space.

Review Interior Spaces for areas to be Remediated or Sanitized - Entire Space is Contaminated.

The IICRC (Institute of Inspection Cleaning and Restoration Certification) sets the standards for us as a, Mold Remediation Company to follow. One standard is known as Condition which is the indoor air quality state of a particular occupied building.

- Condition 1: A normal fungal ecology. An indoor environment that may have settled spores, fungal fragments or trace of actual growth whose identity, location and quantity are reflective of a normal fungal ecology for a similar indoor environment.

- Condition 2: Settled spores: An indoor environment which is confirmed to have microbial spores and are dispersed directly or indirectly from a condition 3 area, also known as cross contamination.

- Condition 3: Actual Growth: Worst case scenario, mold growth that is visible and air contamination is confirmed.

Use discretion and common sense when removing materials along with the proper PPE. Follow attached protocols for corrections REFER to IICRC S520 Standards and Protocols for mold removal **Remediation Protocol:** Recommended Mold Remediation Protocols

This is a guideline, Refer to the professional guidelines from the IICRC, ASHRAE, EPA and the City of New York Protocols for asbestos and mold removal.

A licensed remediation professional is recommended to complete the mold remediation for this property using the IICRC 500, EPA, New York City Asbestos, and ASHRAE Standards for Mold Removal

Before any remediation work begins workers should dress in the proper PPE (Personal Protective Equipment) before entering into isolated remediation areas. If unsure of the amount of protection needed, use full personal protection, use common sense, Do Not go into an unsafe environment.

1.Conduct gross demolition following proper procedures.

2.Conduct gross clean-up. Any items removed from isolated areas during gross clean-up must be poly wrapped prior to removal from isolated area.

3.Sand, wire brush, or sanitize specific areas where surfaces primarily wooden structural surfaces, have been stained due to microbial growth

4.HEPA Vacuum all surfaces within the contained area, HEPA vacuuming should be conducted from top to bottom, from the point furthest from the negative air machine to the point closest to the negative air machine (Surfaces within the isolated area include any contents within the isolated area)

5.After initial HEPA vacuuming and prior to the contact wet wiping, introduce fresh air into the isolated area as part of the negative air supply.

6.Clean all surfaces within the isolated area by contact wet wiping. Biocides or anti-microbial agents can be used at this time (sanitizers and detergents like tri sodium phosphates), for contact cleaning

7.HEPA vacuum all areas within the isolated containment again.

8.Apply Anti-microbial and biocide agents to encapsulate the designated areas

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Remediation Protocols (Continued)

Remediation Protocol: (continued)

9.Notify the Environmental consultant of the completion date to schedule the post remediation verification (PRV) testing.

10.In some cases a third HEPA vacuuming is necessary to remove any particulate that remain, use your common sense. Better to over clean then to miss something.

11.Change configuration of negative air from micro traps to air scrubbers. Isolated breach ways should be sealed during the sealed during this process. A minimum of 200 air changes should occur during the air scrubbing prior to the PRV testing, this usually takes 8-12 hours.

12.Post remediation testing should occur within 72 hours of completion of the air purification. PRV should be conducted by the original environmental consultant. Post remediation testing should match those used in the pre remediation test sampling. Test sampling methods that vary can be used but if such sample results do not pass PRV criteria, the scope of the work may have to be expanded.

13.PRV samples are sent to out to an independent certified laboratory.

14.Visual observation and analysis of the post remediation test sampling results are used to determine if the remediation project is successful. Visual observation conducted would confirm that the space is absent of any loose particulate, and the mold colonization has been properly remediated. Test PRV would show that either no mold or rare amounts of mold were on the tested surfaces, and the air spore trap samples maintained spore levels at or below the baseline samples.

15.HVAC system should be thoroughly cleaned, serviced, fogged, etc. to ensure no contamination has occurred or if so it has been removed.

16. The remediation contractor should be responsible, as part of the original contract, to remediate areas until they pass the PRV testing.

17.A PRV report will be generated by the environmental consultant clearing the isolated remediated areas, confirming the remediation project has been completed in a satisfactory manner.

18. Remove containment only after the PRV has been completed and the project cleared.

Wet vacuuming (in the case of porous materials, some mold spores/fragments will remain but will not grow if the material is completely dried), Steam cleaning may be an alternative for carpets and some upholstered furniture Damp-wipe surfaces with plain water or water with detergent solution (except wood use wood cleaner, sand blasting, sanding, dry ice, etc.) scrub as needed

High efficiency particular air (HEPA) vacuum after all materials has been thoroughly dried. Dispose of contents in HEPA vacuum in a securely sealed plastic bag.

Discard remove water damaged materials and seal in a plastic bags while inside the containment, if present. Dispose of as normal waste. HEPA vacuum areas after it is dried.

Containment:

Limited: Use polyethylene sheeting ceiling to floor around affected area with slit entry and covering flap or zippered door; maintain area under HEPA filtered fan unit. Block supply and return air vents, outlets, etc. within containment area.

Full: Use 2 layers of fire retardant polyethylene sheeting with airlock chamber. Maintain area under negative pressure HEPA filtered fan exhausted outside of the building. Block supply and return vents, outlets, etc. within the containment area.

REFER to IICRC S520 Standards and Protocols for mold removal REFER to Assessment Report Specific to this Property

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Post Remediation Clearance Protocols

Post Remediation Standards:

Post Remediation Verification Process and Procedures (PRV)

Post Remediation Clearance and Evaluation is based on a Visual Assessment of the Remediated Areas, Moisture Testing of Materials that Remained, and Collection of Air Samples from the areas Remediated. In some cases surface sampling is necessary when there if visible discolored materials are still present.

- The Assessor will be notified by the Remediation contractor when to perform the Visual Assessment, Testing, and Air Sampling.

- PRV consist of Visual Assessment, Air Sampling, Surface Sampling, Moisture Testing, Odors being present, etc.

In accordance with Florida licensing statues, the activities necessary to perform the cleaning and verification of cleanliness of HVAC system must be completed by a licensed mechanical contractor. As a result of this, the cleanliness of the HVAC system will not be included in the Post Remediation Verification. This is the responsibility of the Remediation Contractor to have this documented and completed.

The Remediation contractor shall re-clean the areas in question if the post remediation sampling fails or if the final visual inspection fails. The process of re-cleaning the areas shall continue until a successful post remediation is achieved.

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Final Items and Recommendations:

LIMITATIONS

This assessment was conducted following NORMI standards of practices and guidelines. Regardless of the thoroughness, it is possible that some areas containing visible mold growth, water damage, and/or elevated moisture content or other indicators of poor indoor air quality were inaccessible or not evident during the assessment.

The findings and recommendations included represent conditions evident at the time of the assessment. Building conditions related to indoor air quality, microbial growth and moisture intrusion 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 House Authority Inspection Service, LLC's findings and recommendations, we request the opportunity to evaluate the information and modify our findings and recommendations as appropriate.

House Authority Inspection Service, LLC assumes no liability for existing conditions or damage within the subject residence or for any consequential effects that may result from our services and collection of field samples. Mold spore growth or moisture may exist in areas within the residence that were not accessible or not explored as part of the requested evaluation.

House Authority Inspection Service, LLC assumes no liability for any perceived or documented health effects of the occupants, visitors, contractors, or any other individual that has or may come in contact with the residence that may be attributed to the microbial conditions present within the residence. The Centers for Disease Control and Prevention recommends that individuals who believe that they are ill because of exposure to mold in a building consult a physician. Nothing in this report should be construed as medical advice.

House Authority Inspection Service, 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. This report may not be suitable for the needs of others. Therefore, any reliance by other parties on the contents of this report is not granted and any such reliance shall be at the sole risk of the user.

Health Concerns:

Studies have shown that people who are sensitive, already suffer from allergies, asthma, or compromised immune systems and occupy damp or moldy buildings are at an increased risk of health problems such as inflammatory and toxic responses to mold spores, metabolites and other components. The most common health problem is an allergic reaction. Other problems are respiratory and/or immune system responses including respiratory symptoms, respiratory infections, exacerbation of asthma, and rarely hypersensitivity pneumonitis, allergic alveolitis, chronic rhinosinusitis and allergic fungal sinusitis. Severe reactions are rare but possible. A person's reaction to mold depends on their sensitivity and other health conditions, the amount of mold present, length of exposure and the type of mold or mold products.

- It is important to consult your Doctor on the specific effects of mold on you as an individual, only a Doctor can give medical recommendations when dealing with this fungal growth.

- Always consult with your Physician to determine what your course of action maybe when mold or microbial growth is present in your environment.

Product Recommendations:

There is equipment that is made specifically for removing odors, particulate, bacteria, viruses, spores, dust, insect parts, allergens, etc.

Best Living Systems = BLS12 (Incorporating Photo Catalytic Oxidation Technology, High Level of Negative Oxidation, Safe Levels of Ozone and Electrostatic Filtration - Provides a cleaner, healthier environment for your and your family.

There are several products that we have access to that will provide solutions for better Indoor Air Quality - Call us at 904-287-8842 if you have questions.

Please review out web site: www.houseauthority.net

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Conditions Favorable Summary

Relative Humidity Testing

- Interior Location: 1st Level Interior Relative Humidity: 64%
 * Relative Humidity acceptable levels should be no higher 57% and no lower then 35%, conditions outside this range are more susceptible to mold growth.
- 2. Interior Location: 2nd Level Interior Relative Humidity: 61%
 * Relative Humidity acceptable levels should be no higher 57% and no lower then 35%, conditions outside this range are more susceptible to mold growth.

HVAC

3. Other HVAC Conditions: Contamination is Likely Discolored supply vents at 2nd level front bedroom - Ali split vents and visible distribution are excessively dirty

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Visible Mold Like Substance Summary

Exterior Assessment:

- **1. Exterior Conditions:** Conditions Susceptible to Mold Growth microbial/mold growth or interior intrusion
 - Vegetation close touching the structure
 - Water or roof run-off splashing against house
 - Sprinklers directed at the house
 - Unfinished or Openning in siding

Homes is boarded up at multiple windows and doors

- Discolored at various areas due to moisture

Exterior HVAC Closet:

- Discolored interior walls
- Odor present

Exterior Cladding: Wood

- Discolored, likely fungal growth
- Wood decay present
- Peeling paint, etc.
- Openings in siding, likely moisture entry



Exterior conditions are susceptible to

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Exterior Assessment: (Continued)

Exterior Conditions: (continued)



2. Other Exterior Concerns: Wood to earth contact, fungal growth at various areas



Interior Assessment:

3. Interior Conditions: Areas Likely for Microbial Growth

1ST LEVEL:

Front Right Room:

- Wood ceilings evidence of efflorescence (Discolored)
- Prior water entry (Water Stains)

Rear Room/Etc.:

- No visible evidence of microbial growth

Kitchen:

- Visible evidence of moisture or water intrusion present under kitchen sink
- Visible evidence of microbial growth which is imbedded into the building materials
- Remediation/Sanitization is necessary

Staircase Closet: - No visible evidence of microbial growth

2ND LEVEL:

Laundry Room:

Visible evidence of microbial growth which is imbedded or on the surface of the building materials

- Remediation/Sanitization is necessary

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Visible Mold Like Substance Summary (Continued)

Interior Conditions: (continued)

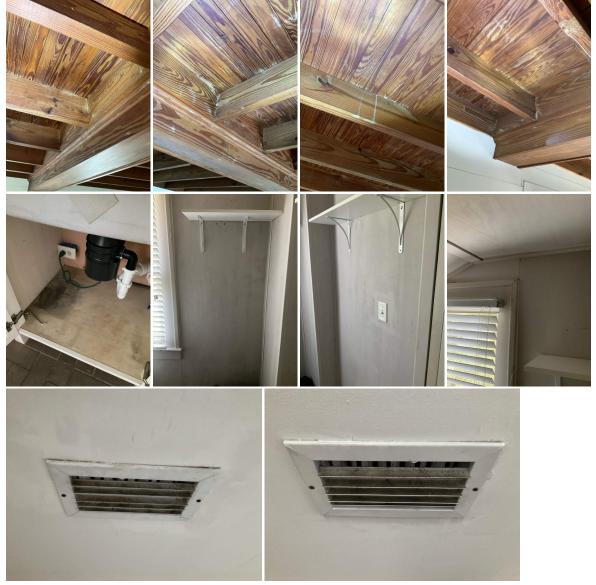
Front Right Bedroom/Bathroom:

- Yes, visible evidence of microbial growth on HVAC vent registers
- Water damage present at ceiling
- Bathroom vent and ceiling

Left Bedroom/Bathroom

Visible evidence of microbial or mold growth is present on the surfaces of the building materials in the space (Rear Windows Sills)

- Surface or Category 3 type contamination
- Sanitization methods should used for cleaning up or removing.
- Evidence of prior moisture at the front closet, also peeling paint



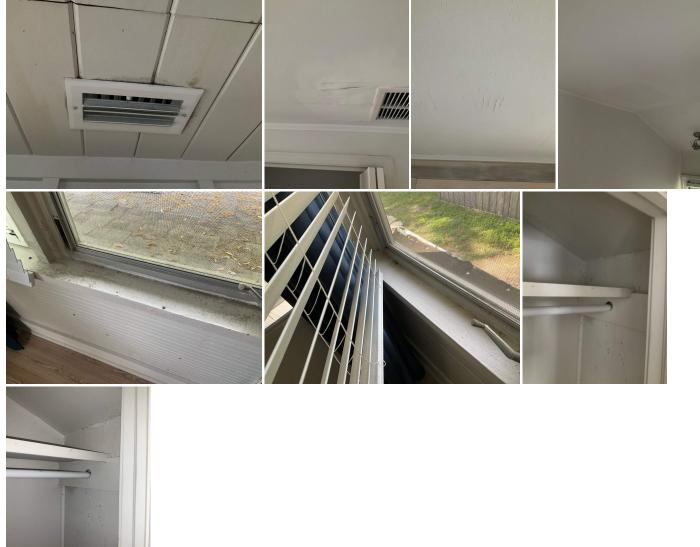
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Interior Assessment: (Continued)

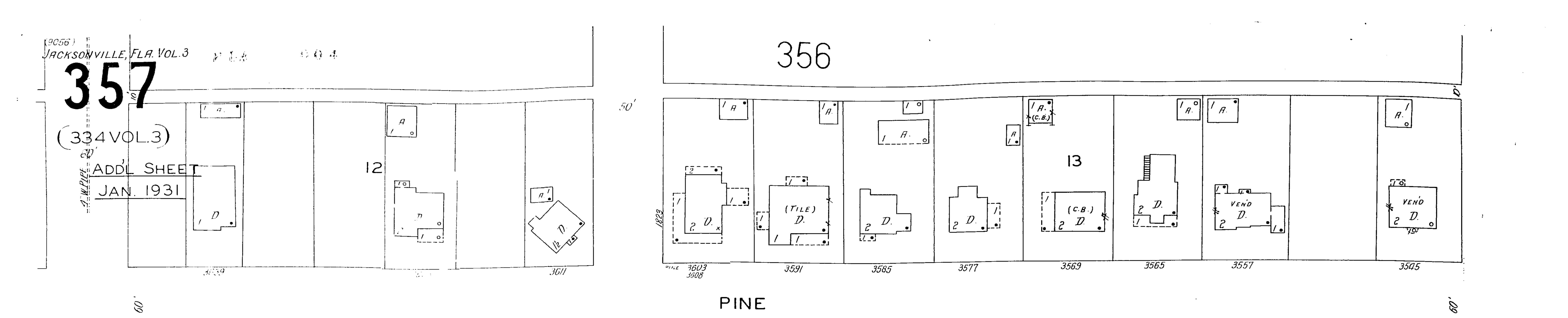
Interior Conditions: (continued)

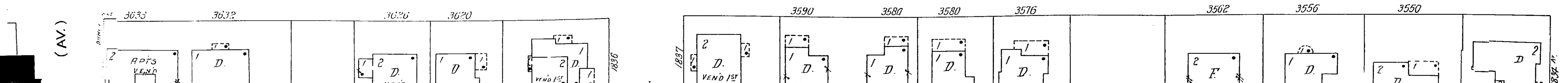


Insect Identification Laboratory Entomology and Nematology Department University of Florida PO Box 110620, 1881 Natural Area Dr. Gainesville, FL 32611-0620 Manager: Lyle Buss (352) 273-3933 e-mail: UFInsectID@ifas.ufl.edu http://edis.ifas.ufl.edu/pdffiles/SR/SR01000.pdf

Lab#:	24025	County:	Duval		Agent:	Richardson, Georg	je	
Collector:	Knox Pe	rong			Teleph	none:	904-597-1272	
Address:								
City:	City: Jacksonville		State:	FL	Zip Code:			
Sample co	ollected:	1/22/2024						
Mailed to	ID Lab:	1/25/2024						
Received	d at Lab:	1/26/2024						
Maile	ed Back:	2/1/2024						
C	ategory:	Structural/Woo	d dama	ge				
	Host:							
L	ocation:	collected at 36	29 Richr	nond S	St., Jacksonville, FL	32205		
[Damage:							
Entor	ologist:	ist: Buss, L. J.						
Identi	fication:	Coptotermes for	ormosan	us				
Recomme								

When inspecting a property for Formosan termites, it is important to inspect trees too. Colonies like to feed on living trees and will often attack trees before they find structural wood in homes.





























E. Condemned Properties



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

F.

Historic Designations



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

G.

Certificates of Appropriateness



JACKSONVILLE HISTORIC PRESERVATION COMMISSION

COA-24-31566 1427 Pinegrove Avenue

January 22, 2025

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-31566</u>

- Address: 1427 Pinegrove Avenue, RE# 093174-0000
- <u>Location</u>: North side of Pinegrove Avenue, corner of Pinegrove Avenue and Hollingsworth Street
- <u>Owner:</u> Jessica Blaize 1427 Pinegrove Avenue Jacksonville, Florida 32205
- Applicant: Gregory Anderson All Florida Exteriors, Inc. 3815 North U.S. 1, Suite 62 Cocoa, Florida 32926
- Year Built: c. 1935 (Florida Master Site File)
- Designation: Riverside Avondale, Contributing
- *<u>Request</u>*: Alteration Wholesale Siding Replacement

Summary Scope of Work:

1. Wholesale siding, corner trim, window trim, soffit, and fascia replacement

Recommendation: Deny



PROJECT DESCRIPTION

COA-24-31566 is for alterations to a contributing structure within the Riverside Avondale Historic District. Located on a corner lot, the subject property consists of a one-story, Colonial Revival style single-family home characterized by its wood shake shingle exterior, boxed-eaves and returns, and porch stoop entrance. The proposed work includes replacing the wood shake shingle siding, wood corner trim, wood window trim, and wood soffits and fascia with Hardi cementitious products in the same dimensions, reveals, and exposures.

According to the applicant, there is severe deterioration and brittleness of the wood shake shingle siding, corner trim, window trim, soffits, and fascia. They provided picture and video evidence of the condition of the materials. Staff believes the existing materials are in good condition and require minimal repairs. Staff recommends gently pressure washing the materials, painting, and replacing small, rotted portions of the wood shake shingle siding, corner trim, window trim, soffits, and fascia, which can all be approved administratively. It is Staff's recommendation that this scope of work is denied as the materials are not beyond reasonable repair and only require minimal repairs and replacement.

STAFF SUMMARY AND ANALYSIS

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

• According to Staff's records, there are no previous permits or COAs on file for altering the wood shake shingle siding, corner trim, window trim, soffits, and fascia. The *Florida Master Site File* (*FMSF*) recorded in 1985 shows the front elevation of the home with

exterior wood materials including the wood shake shingle siding, corner trim, window trim, soffits, and fascia. Additionally, the overall exterior condition of the property was recorded as "Good."

- Based on the provided pictures and video, the wood shake shingle siding appears to be in great condition and only a few bands of shake siding located towards the foundation of the home need to be replaced due to rot. The remaining shake shingle, corner trim, window trim, soffits, and fascia appear to have chipped paint and some mildew that can easily be pressure washed and painted. Additionally, only two (2) areas of wood fascia need to be replaced due to rot where the boxed eave returns are.
- Staff does not have an objection towards the proposed replacement material; however, Section 307.106(I)(6) states, "Deteriorated architectural features shall be repaired rather than replaced whenever possible." The applicant has stated that no repair attempts have been made. Based on the applicant's pictures and video, the wood shake shingle siding, corner trim, window trim, soffits, and fascia are in good condition. Staff finds that only scattered portions of these materials are in a deteriorated condition and are not in need of wholesale replacement. Wholesale replacement would be inconsistent with Section 307.106(I)(6) and the Design Guidelines.
- The Historic Preservation Guidelines for the Riverside Avondale Historic District references "Exterior Fabric Wood," and reference Standards Two (2) and Nine (9) of the Secretary of the Interior's Standards for Rehabilitation:
 - Standard Two refers to the historic character of a property being retained and preserved amid the removal of historic materials or features. The applicant's scope of work would remove character defining historic materials that are not beyond reasonable repair—thereby destroying the distinguishing original qualities of the home. This is inconsistent with Sections 307.106(k)(1 & 3) and 307.106(l)(2).
 - Standard Nine emphasizes that exterior alterations shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. Removing the existing and repairable, historic wood shake shingle siding, corner trim, window trim, soffits, and fascia removes a historically accurate design element and material of the home. If the applicant were to only repair small, deteriorated portions of these materials, they would retain the authentic architectural character of the home and not destroy historic materials. As such, the applicant's proposed work is inconsistent with Section 307.106(I)(6) and the Design Guidelines.
- Gently pressure washing and painting a majority of the wood shake shingle siding, corner trim, window trim, soffits, and fascia would be consistent with Section 307.106(I)(7), which states, "The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken." However, the applicant proposes to replace rather than repair all siding, corner trim, window trim, soffits and fascia, which is inconsistent with 307.106(I)(7) and the Design Guidelines.

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

- 1. Section 307.106(k) General Standards: 1 and 3
- 2. Section 307.106(I) Guidelines on "Alterations": 2, 6, and 7
- 3. Historic District Design Guidelines, Section on "Exterior Fabric Wood"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

Alterations

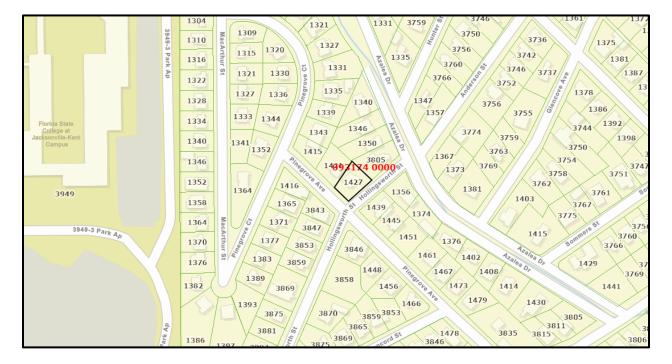
- 307.106(l)(2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(I)(6) Deteriorated architectural features shall be repaired rather than
 replaced, wherever possible. In the event replacement is necessary, the new material
 shall match the material being replaced in composition, design, color, texture, and
 other visual qualities. However, technologically advanced materials shall be
 considered and used as replacement alternatives. Repair or replacement of missing
 architectural features shall be based on accurate duplications of features,
 substantiated by historical, physical, or pictorial evidence rather than on conjectural
 designs or the availability of different architectural elements from other buildings or
 structures.
- 307.106(I)(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken.

Historic District Design Guidelines, "Exterior Fabric - Wood"

- Secretary of the Interior's Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standards for Rehabilitation (9):

New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

- Exterior Fabric Wood, Recommendation #1: "Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style."
- Exterior Fabric Wood, Recommendation #3: "Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential."



LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS



PICTURES OF SUBJECT PROPERTY SUBMITTED BY THE APPLICANT









Application For Certificate Of Appropriateness

	Info		
Fracking #	31566	Application Status	FOUND SUFFICIENT
Date Started	11/01/2024	Date Submitted	11/01/2024

COA #	COA-24-31566
Admin Review	\checkmark
Admin Recommendation	FORWARD
Admin Date Of Action	12/20/2024
Forwarded to JHPC	\checkmark
JHPC Meeting Date	1/22/2025
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 ANDERSON		First Name GREGORY		Middle Name
Company Na				
Mailing Add 3815 N US 1				
City COCOA		State FL	Zip Code	32926
Phone 321 639	Fax 2802	Email ALLFL0	ORIDATECH@	OUTLOOK.COM

-General Information On Owner(s)-

Last Name		First Name	Middle Name
BLAIZE		JESSICA	
Company/Trus	st Name		
Mailing Addres	55		
1427 PINEGRO	VE AVE		
City		State	Zip Code
JACKSONVILLE		FL	32205
Phone	Fax	Email	
9045210382		ALLFLORIDATECH@OUTLOOK.COM	

Description Of Property

Property Ap	praiser's RE #(s) (10 digit number w	th a space ###### ####)
Мар	RE#	
	093174 0000	

Location O		
General Loc		
Riverside/Av	ondale Historic District	
House #	Street Name, Type and Direction	Zip Code
1427	PINEGROVE AVE	32205
-Type Of Imp Addition Alteratio	Driveway New Construction Accessory	
as specific, (Example: r Proposed W REPLACE EXI	pposed work below. Note affected features and changes in brief, and legible as possible. eroof; replacing gray 3-tab shingles with black architectur ork STING WOOD SIDING WITH SAME DIMENSION AND SAME PROFI SSIVE WOOD DECAY	ral shingles).

-Addition Information -

Is this a violation? Check the b	oox if it is. 🗌
----------------------------------	-----------------

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

Additional Documents Provided

	Description
\checkmark	SIDING PIC 1
\checkmark	SIDING PIC 2
\checkmark	SIDING PIC 3
\checkmark	SIDING PIC 4
\checkmark	SIDING PIC 5
\checkmark	ADDITIONAL PIC 1
\checkmark	ADDITIONAL PIC 2
\checkmark	ADDITIONAL PIC 3
\checkmark	ADDITIONAL PIC 4
 Image: A start of the start of	ADDITIONAL PIC 5
\checkmark	VIDEO OF SIDING

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 sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

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

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



City of Jacksonville, Florida

Planning and Development Department

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

ONE CITY. ONE JACKSONVILLE.

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

Date: 12/29/24	COAH: COA-24-31566
Address: 1427 PINE GROVE AVE JAX, EL. 32205	Owner: JESSICA BLAIZE & Mathew Offers

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 <u>RESIDNA</u> were posted on the property/site located at
15-13 58-25-265 PARK STREET HEIGHTS LOT 5
Real Estate Number(s)
1427 PINE GROVE AVE
Street Address Arckson ville, Fl. 32205
City, State Zip Colle
Printed Name DAVis J. CRANE
Signature David Cham
Dated this 30th day of Ducen ber 2024

³¹⁷ B-24-219516.000 RCV: 12/31/2024 11:21:36 AM

Property taxes are subject to change upon change of ownership.

• Past taxes are not a reliable projection of future taxes.

• The sale of property will prompt the removal of all exemptions, assessment caps and special classifications.

> <u>Tile #</u> 6429

BLAIZE JESSICA MCCALL 1427 PINEGROVE AVE JACKSONVILLE, FL 32205

1427 PINEGROVE AVE Property Detail

Property Detail			
093174-0000			
USD1			
0100 Single Family			
1			
For full legal description see Land & Legal section below			
01598 PARK STREET HEIGHTS			
6394			
Historic Designation			

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

- \$25,000.00

\$144,884.00

Touchie Values and Evenutions	Tra Dua nua an	

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 \	/alue
Assessed Value	\$194,884.00
Homestead (HX)	- \$25,000.00

Homestead Banding 196.031(1)(b) (HB)

Taxable Value \$	144,884.00		
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	Taxable Value	\$169,884.00
Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00
Assessed Value	\$194,884.00	Assessed Value	\$194,884.00
SJRWMD/FIND Taxable Value		School Taxable Value	

Sales History

Taxable Value

Jaico motory -					
Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>20116-01651</u>	12/29/2021	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>19952-00593</u>	1/21/2021	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>15210-02394</u>	3/26/2010	\$175,000.00	WD - Warranty Deed	Qualified	Improved
<u>15043-01594</u>	10/19/2009	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>01744-00278</u>	12/30/1899	\$0.00	- Unknown	Unqualified	Improved

Extra Features 📋

No data found for this section

Land	&	Lega	

Land	1		,						
LN	<u>Code</u>	Use Description	<u>Zoning</u> Assessment	Front	Depth	Category	Land Units	<u>Land Type</u>	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	67.00	93.00	Common	67.00	Front Footage	\$126,630.00

Legal	
LN	Legal Description
1	15-13 58-2S-26E
2	PARK STREET HEIGHTS
3	LOT 5

Buildings 🛅

Building Type	0101 - SFR 1 STORY
Year Built	1933

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng

Value Description	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$137,697.00	\$136,604.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$126,630.00	\$126,630.00
<u>Land Value (Agric.)</u>	\$0.00	\$0.00
Just (Market) Value	\$264,327.00	\$263,234.00
Assessed Value	\$194,884.00	\$194,884.00
Cap Diff/Portability Amt	\$69,443.00 / \$0.00	\$68,350.00 / \$0.00
<u>Exemptions</u>	\$50,000.00	See below
Taxable Value	\$144,884.00	See below

Primary Site Address 1427 PINEGROVE AVE Jacksonville FL 32205-

Value Summary

Official Record Book/Page

20116-01651

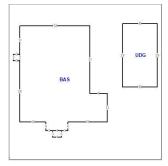
Building Value \$136,604.00					
Туре	Gross Area	Heat Area	ed	Effective Area	
Unfin Det Garage	464	0		232	
Base Area	1552	1552		1552	
Finished Open Porch	12	0		4	
Finished Encl Porch	9	0		5	
Total	2037	1552		1793	

Element	Code	Detail
Air Cond	3	3 Central
Heating Type	4	4 Forced-Ducted
Heating Fuel	4	4 Electric
Int Flooring	12	12 Hardwood
Int Flooring	8	8 Sheet Vinyl
Interior Wall	3	3 Plastered
Interior Wall	3	3 Plastered

1.000

3.000 1.000

1.000



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Valu	ie Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$194,884.00	\$50,000.00	\$144,884.00	\$1,575.40	\$1,639.64	\$1,587.93
Urban Service Dist1	\$194,884.00	\$50,000.00	\$144,884.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$194,884.00	\$25,000.00	\$169,884.00	\$522.67	\$525.28	\$534.96
By Local Board	\$194,884.00	\$25,000.00	\$169,884.00	\$369.14	\$381.90	\$376.02
FL Inland Navigation Dist.	\$194,884.00	\$50,000.00	\$144,884.00	\$4.01	\$4.17	\$3.85
Water Mgmt Dist. SJRWMD	\$194,884.00	\$50,000.00	\$144,884.00	\$24.96	\$25.98	\$24.43
School Board Voted	\$194,884.00	\$25,000.00	\$169,884.00	\$164.21	\$169.88	\$169.88
Urb Ser Dist1 Voted	\$194,884.00	\$50,000.00	\$144,884.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,660.39	\$2,746.85	\$2,697.07
Description	Just Value	Assessed Value		Exemptions	Taxable V	alue
Last Year	\$271,079.00 \$189,208.00			\$50,000.00	\$139,208.0	0
Current Year	\$264,327.00	\$194,884.00		\$50,000.00	\$144,884.0	0

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

Stories Bedrooms

Baths Rooms / Units

<u>2024</u>		
<u>2023</u>		
<u>2022</u>		
<u>2021</u>		
<u>2020</u>		
<u>2019</u>		
<u>2018</u>		
<u>2017</u>		
<u>2017</u> 2016		
<u>2015</u>		

• 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

1 2



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Profit Corporation		
ALL FLORIDA EXTERIORS, INC.		

Filing Information

Filing Information	
Document Number	P00000018787
FEI/EIN Number	59-3625968
Date Filed	02/22/2000
State	FL
Status	ACTIVE
Principal Address	
3815 N US 1	
SUITE 62	
COCOA, FL 32926	
Changed: 01/19/2001	
Mailing Address	
3815 N US 1	
SUITE 62	
COCOA, FL 32926	
Changed: 01/19/2001	
Registered Agent Name & Ag	<u>ddress</u>
FINANCIAL FOUNDATIONS	S, INC.
3150 SANDY RIDGE DRIVE	Ξ
CLEARWATER, FL 33761	
Officer/Director Detail	
Name & Address	
Title P	

CRANE, DAVID J 3815 N US 1 STE 62 COCOA, FL 32926

Annual Reports

Report Year	Filed Date
2022	01/25/2022

2023	03/30/2023
2024	02/05/2024

Document Images

02/05/2024 ANNUAL REPORT	View image in PDF format
03/30/2023 ANNUAL REPORT	View image in PDF format
01/25/2022 ANNUAL REPORT	View image in PDF format
01/29/2021 ANNUAL REPORT	View image in PDF format
02/14/2020 ANNUAL REPORT	View image in PDF format
03/01/2019 ANNUAL REPORT	View image in PDF format
01/19/2018 ANNUAL REPORT	View image in PDF format
03/03/2017 ANNUAL REPORT	View image in PDF format
04/01/2016 ANNUAL REPORT	View image in PDF format
02/06/2015 ANNUAL REPORT	View image in PDF format
01/24/2014 ANNUAL REPORT	View image in PDF format
04/12/2013 ANNUAL REPORT	View image in PDF format
02/23/2012 ANNUAL REPORT	View image in PDF format
02/04/2011 ANNUAL REPORT	View image in PDF format
03/30/2010 ANNUAL REPORT	View image in PDF format
04/30/2009 ANNUAL REPORT	View image in PDF format
12/09/2008 ANNUAL REPORT	View image in PDF format
04/09/2008 ANNUAL REPORT	View image in PDF format
03/30/2007 ANNUAL REPORT	View image in PDF format
01/20/2006 ANNUAL REPORT	View image in PDF format
04/25/2005 ANNUAL REPORT	View image in PDF format
04/09/2004 ANNUAL REPORT	View image in PDF format
01/15/2003 ANNUAL REPORT	View image in PDF format
03/22/2002 ANNUAL REPORT	View image in PDF format
01/19/2001 ANNUAL REPORT	View image in PDF format
02/22/2000 Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Link to YouTube Video that Shows Siding:

https://www.youtube.com/watch?v=GpXSjo8o1RQ

<u>COA-24-30543</u> 3671 Richmond Street

January 22, 2025

<u>Report of the Jacksonville Planning and Development Department</u> <u>Certificate of Appropriateness Application COA-24-30543</u>

- Address: 3671 Richmond Street, RE# 091656-0000
- <u>Location</u>: North side of Richmond Street, between Little Van Wert Avenue and Ingleside Avenue
- <u>Owner</u>: Thomas Davis 3671 Richmond Street Jacksonville, Florida 32205
- <u>Applicant</u>: Sam Bryie CLS Landscaping of North Florida, LLC 4527 Marquette Avenue Jacksonville, Florida 32210
- Year Built: c. 1936 (Florida Master Site File)
- Designation: Riverside Avondale; Contributing
- <u>*Request:*</u> Alterations Hardscaping and Wall

Summary Scope of Work:

- 1. Expand existing brick driveway apron to 23 feet and 4 inches wide with a flare of 38 feet and 6 inches wide
- 2. Remove a portion of existing brick wall and construct a new brick wall (Administrative)

Recommendation: Approve with Conditions

Conditions:

- 1. The new driveway and apron shall be in the same dimensions of the existing driveway and apron.
- 2. 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).
- 3. The location of the wall shall be substantially consistent with the submitted site plan dated **December 2, 2024**.
- 4. Wall installation shall be consistent with the Fencing and Wall Guidelines.



PROJECT DESCRIPTION

COA-24-30543 seeks to expand a driveway apron on a contributing property within the Riverside Avondale Historic District. The existing red brick, paver driveway apron measures approximately eleven (11) feet and eight (8) inches wide, and has a concrete drainage edge that measures approximately twenty-seven (27) feet wide at the street, two (2) feet deep, and tapers down. The applicant proposes to expand the driveway apron to allow for additional parking. As designed, the apron will measure twenty-three (23) and four (4) inches wide, with a flare measuring approximately thirty-eight (38) feet wide at the street. Materials will consist of red brick pavers and removing the poured concrete drainage edge.

Additionally, the applicant proposes to alter the existing brick wall located in the front yard by removing a portion and constructing a new brick retaining wall. Pursuant to the authority granted to Staff via the 2025 COA Matrix, brick walls located in the front yard and measuring up to three (3) feet in height can be approved administratively. As such, this report will focus on the driveway apron expansion.

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

• Staff conducted a site visit from the street on January 7, 2025, to inspect the proposed work area and to note the streetscape characteristics of the block. The subject property contains a single car driveway and apron, and the brick paver driveway apron has weeds

and missing mortar in the brick joints. The driveway is poured concrete and large cracks were observed. Overall, the brick driveway apron appeared to be in fair condition and may need to be reset.

- The block consists of single-family homes with both inland and waterfront properties. The inland properties, including the subject property, contain single car driveways and aprons with flares. The waterfront properties contain single car aprons with flares and connect to single car driveways that lead to turnaround driveways that are set far back from the street. Staff also noted some of the existing driveways along the block may have been installed prior to the local designation of the Riverside Avondale Historic District in 1998 or may have been installed without obtaining a COA. No properties on this block have driveway aprons with a pronounced flare width, nor parking pads. Staff also notes on-street parking spaces are available in front of the subject property and along the north and south sides of the block.
- Staff has conditioned that the existing driveway apron shall remain or a new COA shall be submitted to replace like-for-like, and to be consistent with the Historic District Design Guidelines Section on "Setting," which recommends limiting "parking to the rear or side of the building."
- The Historic District Design Guidelines section on "Setting" emphasizes that, "streetscape features are highly significant components of Avondale and Riverside" and "New curb cuts, driveways, and parking on the street side of residences should be avoided unless such features were associated historically with the block or surrounding buildings. In such instances, driveways with poured concrete ribbons or gravel is most appropriate. Asphalt or pebble surfaced concrete should be avoided." The section also recommends limiting "parking to the rear or side of the building." The proposed work of widening the driveway apron and flare beyond the standard ten to twelve feet is not only out of character with the streetscape of the block, but also creates a parking pad. Staff has conditioned that the existing driveway apron shall remain, or a new COA shall be submitted to replace like-for-like and to be consistent with the Historic District Design Guidelines Section on "Setting," which recommends limiting "parking to the rear or side of the rear or side of the rear or side of section 2000 shall be submitted to replace like-for-like and to be consistent with the Historic District Design Guidelines Section on "Setting," which recommends limiting "parking to the rear or side of the building" and Sections 307.106(k)(1-3) and 307.106(l)(1).
- The Design Guidelines reference Standard Two of the Secretary of the Interior's Standards for Rehabilitation. Standard Two refers to the historic character of a property being retained and preserved amid the alteration of features and spaces which characterize a property. Additionally, the Design Guidelines section on "Setting" lists Avoid Four, which refers to avoiding changes to a building site's appearance before evaluating the importance of site. The proposed work would change the historic character of the property and the overall streetscape of the block. Therefore, Staff has conditioned that the existing driveway apron shall remain, or a new COA shall be submitted to replace likefor-like in material and dimensions in order to be consistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)1, 2, and 5).

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

- Section 307.106(k) General Standards: 1, 2, and 3
- Section 307.106(I) Guidelines on "Alterations": 1, 2, and 5
- Historic District Design Guidelines, Section on "Setting"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

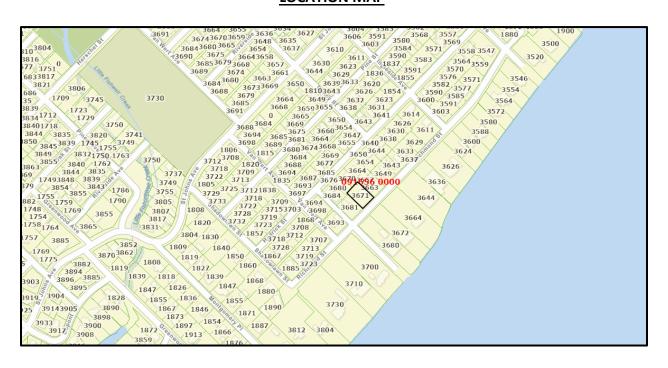
Alterations

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

Historic District Design Guidelines, Section on "Setting"

- Parking and Driveways, Recommendation #2: "Limit parking to the rear or side of buildings."
- Parking and Driveways, Recommendation #4: Use appropriate materials for driveways such as gravel or concrete poured in ribbons.
- Parking and Driveways, Avoid #1: "Curb cuts and driveways in blocks where they historically did not exist."
- Parking and Driveways, Avoid #2: "Parking on the front side of buildings."
- Parking and Driveways, Avoid #3: "Asphalt, pebble surfaced concrete, or other nonhistoric paving materials."

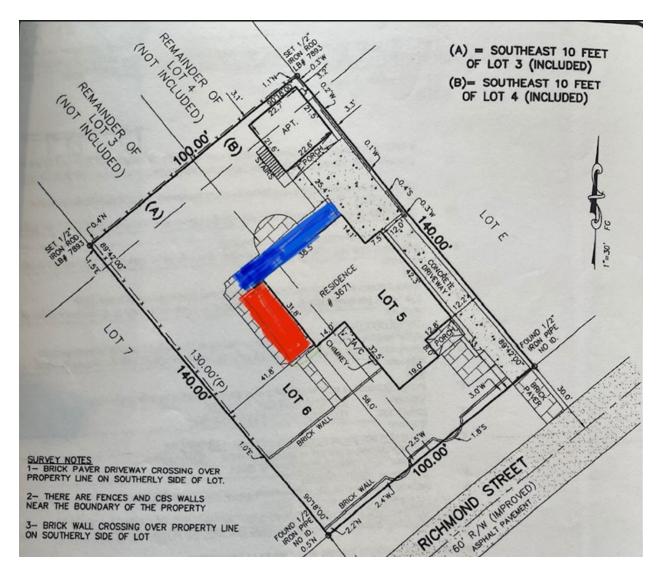
LOCATION MAP



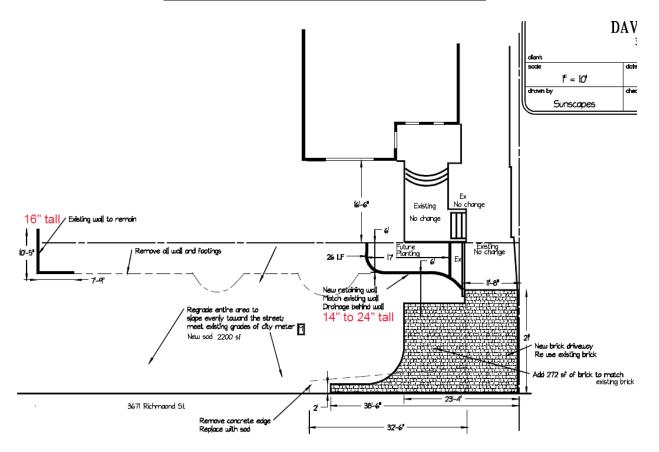
PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



EXISTING SITE PLAN DATED JULY 18, 2012



PROPOSED SITE PLAN DATED DECEMBER 2, 2024



Application For Certificate Of Appropriateness

-Application 1	Into			
Tracking #	30543	Application Status	FOUND SUFFICIENT	
Date Started	03/27/2024	Date Submitted	03/27/2024	

COA #	COA-24-30543
Admin Review	
Admin Recommendation	FORWARD
Admin Date Of Action	12/12/2024
Forwarded to JHPC	
JHPC Meeting Date	1/22/2025
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 Na	ame		First Name		Middle Name
BRYIE			SAM		D
Compa	ny Name				
CLS LA	NDSCAPIN	G OF NORTH FL	ORIDA LLC		
Mailing	g Address				
4527 N	MARQUETTE	AVENUE			
City			State		22210
JACKS	ONVILLE		FL	Zip Code	32210
Phone		Fax	Emai		
904	237 74	49 904	SAM.	BRYIE@1LAN	DSCAPE.COM

-General Information On Owner(s)-

Last Name		First Name	Middle Name
DAVIS		THOMAS	
Company/Trus	st Name		
Mailing Addres	55		
3671 RICHMON	ID ST		
City		State	Zip Code
JACKSONVILLE		FL	32205
Phone	Fax	Email	
9047166842		DRDAVIS1@GMA	

Description Of Property

Property Ap	oraiser's RE #(s)	(10 digit nu
Мар	I	RE#
	091656	0000

Location Of Property	
General Location Riverside/Avondale Historic District	
House # Street Name, Type and Direction	Zip Code
3671 RICHMOND ST	32205
	cessory Structures ner/Minor Repairs

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

Proposed Work

-Addition Information	
Is this a violation? Check the box if it is.	
If you have been working with a planner choose one from the list	

- Driveway - Required Attachments For Complete Application —

Site Plan - Site plan/survey showing placement of new driveway.

Proposed Materials For Driveway

Photos Of Property - Photos of property with affected area/photo of existing curbcut.

-Additional Documents Provided-

Description

SITE PIC

EXISTING SITE PLAN DATED 7.18.2012

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 sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications 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: Address:

COA#: Owner:

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

provided to me for application 2y - 305y were posted on the property/site located at:

Real Estate Number(s) Z671 Richmond ST

Street Address Accisonvice 2205 City, State Zip Code **Printed Name** 1mgSignature Dated this 12 day of Dechin

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> <u>Tile #</u> 6428

\$976,835.00

- \$25,000.00

\$951,835.00

2025 In Progress

DAVIS MEGAN QUINN 🛄 3671 RICHMOND ST JACKSONVILLE, FL 32205-9457 **DAVIS THOMAS SWIFT**

Primary Site Address 3671 RICHMOND ST Jacksonville FL 32205**Official Record Book/Page** 19369-02416

> Value Summary Value Description

3671 RICHMOND ST

Property Detail	
RE #	091656-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01582 RVERSDE HEIGHTS R/P WATER
Total Area	14302
Characteristics	Historic Designation

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

CAMA Value Method CAMA Total Building Value \$1,018,271.00 \$1,008,665.00 Extra Feature Value \$15,792.00 \$14,676.00 \$404,000.00 Land Value (Market) \$404,000.00 \$0.00 Land Value (Agric.) \$0.00 Just (Market) Value \$1,438,063.00 \$1,427,341.00 **Assessed Value** \$976,835.00 \$976,835.00 Cap Diff/Portability Amt \$461,228.00 / \$0.00 \$450,506.00 / \$0.00 \$50,000.00 See below Exemptions **Taxable Value** \$926,835.00 See below

School Taxable Value Assessed Value

Homestead (HX)

Taxable Value

2024 Certified

Taxable Values and Exemptions – In Progress 📒

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Homestead (HX)	- \$25,000.00			
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00			
Taxable Value	\$926,835.00			

SJRWMD/FIND Taxable Value	
Assessed Value	\$976,835.00
Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00
Taxable Value	\$926,835.00

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>19369-02416</u>	9/3/2020	\$1,200,000.00	WD - Warranty Deed	Qualified	Improved
<u>16062-00731</u>	8/3/2012	\$930,000.00	WD - Warranty Deed	Qualified	Improved
<u>10360-01915</u>	8/31/2001	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>10149-01344</u>	8/31/2001	\$926,100.00	WD - Warranty Deed	Qualified	Improved
<u>07911-00391</u>	8/1/1994	\$505,000.00	WD - Warranty Deed	Qualified	Improved
<u>07729-00960</u>	12/8/1993	\$100.00	MS - Miscellaneous	Unqualified	Improved
<u>06611-01489</u>	11/15/1988	\$360,000.00	WD - Warranty Deed	Unqualified	Improved
<u>05332-00820</u>	5/7/1981	\$155,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bidg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,760.00
2	FPMR7	Fireplace Masonry	1	0	0	1.00	\$1,760.00
3	POLR3	Pool	1	0	0	1.00	\$11,156.00

Land & Legal 빌 Land

LN	<u>Code</u>	Use Description	<u>Zoning</u> Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	100.00	140.00	Common	100.00	Front Footage	\$404,000.00

ļ	Lega	

LN	Legal Description
1	6-20 57-2S-26E
2	R/P WATER LOTS 1 TO 6 RIVERSIDE
3	HEIGHTS
	336

4 SE 10FT LOTS 3,4,LOTS 5,6



Building 1 Building 1 Site Address 3671 RICHMOND ST Unit Jacksonville FL 32205-

Building Type	0108 - SFR CLASS 2
Year Built	1936
Building Value	\$1,008,665.00

<u>Type</u>	Gross Area	Heated Area	Effective Area
Balcony	84	0	13
Finished Garage	84	0	42
Finished Garage	252	0	126
Addition	252	252	227
Finished Garage	84	0	42
Unfin Open Porch	80	0	16
Balcony	80	0	12
Finished Attic	474	0	237
Base Area	1642	1642	1642
Finished upper story 1	1642	1642	1560
Addition	588	588	529
Addition	588	588	529
Finished Open Porch	104	0	31
Finished upper story 1	104	104	99
Total	6058	4816	5105

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	4.000	
Baths	5.500	
Rooms / Units	1.000	



2024 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$976,835.00	\$50,000.00	\$926,835.00	\$10,166.92	\$10,488.90	\$10,158.11
Urban Service Dist1	\$976,835.00	\$50,000.00	\$926,835.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$976,835.00	\$25,000.00	\$951,835.00	\$2,939.13	\$2,943.07	\$2,997.33
By Local Board	\$976,835.00	\$25,000.00	\$951,835.00	\$2,075.77	\$2,139.73	\$2,106.79
FL Inland Navigation Dist.	\$976,835.00	\$50,000.00	\$926,835.00	\$25.87	\$26.69	\$24.65
Water Mgmt Dist. SJRWMD	\$976,835.00	\$50,000.00	\$926,835.00	\$161.08	\$166.18	\$156.26
School Board Voted	\$976,835.00	\$25,000.00	\$951,835.00	\$923.38	\$951.84	\$951.84
Urb Ser Dist1 Voted	\$976,835.00	\$50,000.00	\$926,835.00	\$0.00	\$0.00	\$0.00
			Totals	\$16,292.15	\$16,716.41	\$16,394.98
Description	Just Value	Assessed Value		Exemptions	Taxable V	/alue
Last Year	\$1,442,503.00	\$948,384.00		\$50,000.00	\$898,384.0	00
Current Year	\$1,438,063.00	\$976,835.00		\$50,000.00	\$926,835.0	00

2024 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

<u>2024</u>		
2023		
2022		
<u>2021</u>		
<u>2020</u>		
<u>2019</u>		
<u>2019</u> 2018		
<u>2017</u>		
<u>2016</u>		

• 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

1 2



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
CLS LANDSCAPING OF NORTH FLORIDA, LLC

Filing Information

<u></u>	
Document Number	L14000190239
FEI/EIN Number	47-2493081
Date Filed	12/12/2014
Effective Date	01/01/2015
State	FL
Status	ACTIVE
Principal Address	
2774 HOLLY POINT RD E	
ORANGE PARK, FL 32073	
Mailing Address	
2774 HOLLY POINT RD E	
ORANGE PARK, FL 32073	
Registered Agent Name & A	<u>ddress</u>
BRYIE, SAMUEL D	
2774 HOLLY POINT RD E	
ORANGE PARK, FL 32073	
Authorized Person(s) Detail	
Name & Address	
Title MGR	
BRYIE, SAMUEL D	
2774 HOLLY POINT RD E	
ORANGE PARK, FL 32073	
Title MGR	
BRYIE, JENNIFER D	

2774 HOLLY POINT RD E ORANGE PARK, FL 32073

Annual Reports

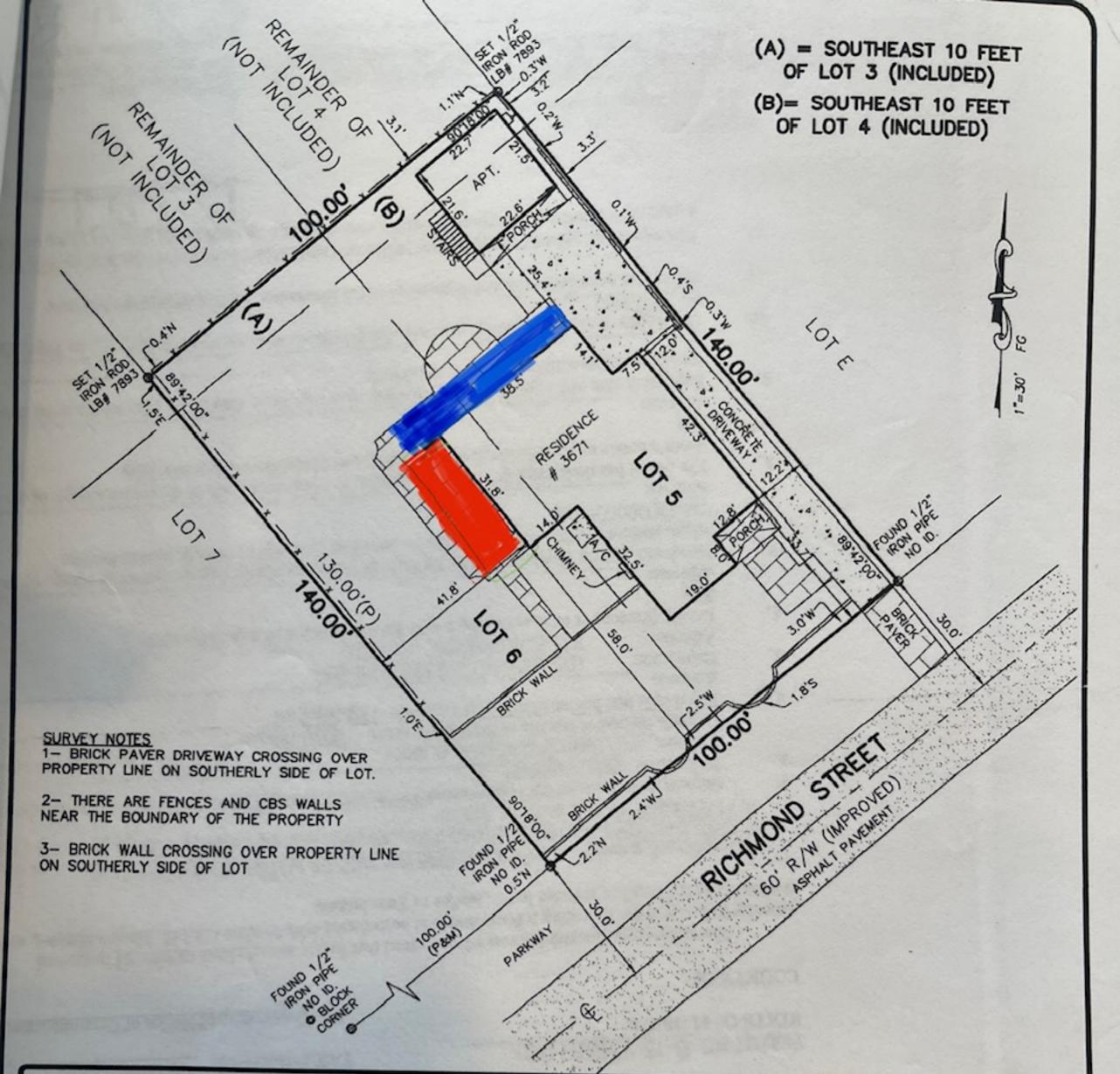
Report Year Filed Date

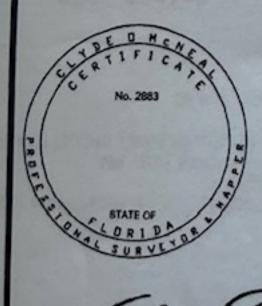
2022	02/18/2022
2023	04/27/2023
2024	04/09/2024

Document Images

04/09/2024 ANNUAL REPORT	View image in PDF format
04/27/2023 ANNUAL REPORT	View image in PDF format
02/18/2022 ANNUAL REPORT	View image in PDF format
04/19/2021 ANNUAL REPORT	View image in PDF format
03/16/2020 ANNUAL REPORT	View image in PDF format
02/01/2019 ANNUAL REPORT	View image in PDF format
05/08/2018 ANNUAL REPORT	View image in PDF format
04/27/2017 ANNUAL REPORT	View image in PDF format
01/14/2016 ANNUAL REPORT	View image in PDF format
12/12/2014 Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations





(SIGNED)

PAGE 2 OF 2 PAGES **BOUNDARY SURVEY**

LB #7893

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE. Digitally signed by Clyde McNeal DN: CN = Clyde McNeal, C =

US, O = Target Surveying, Inc. Date: 2012.07.18 17:12:07 -04'00'

TARGET SURVEYING, LLC

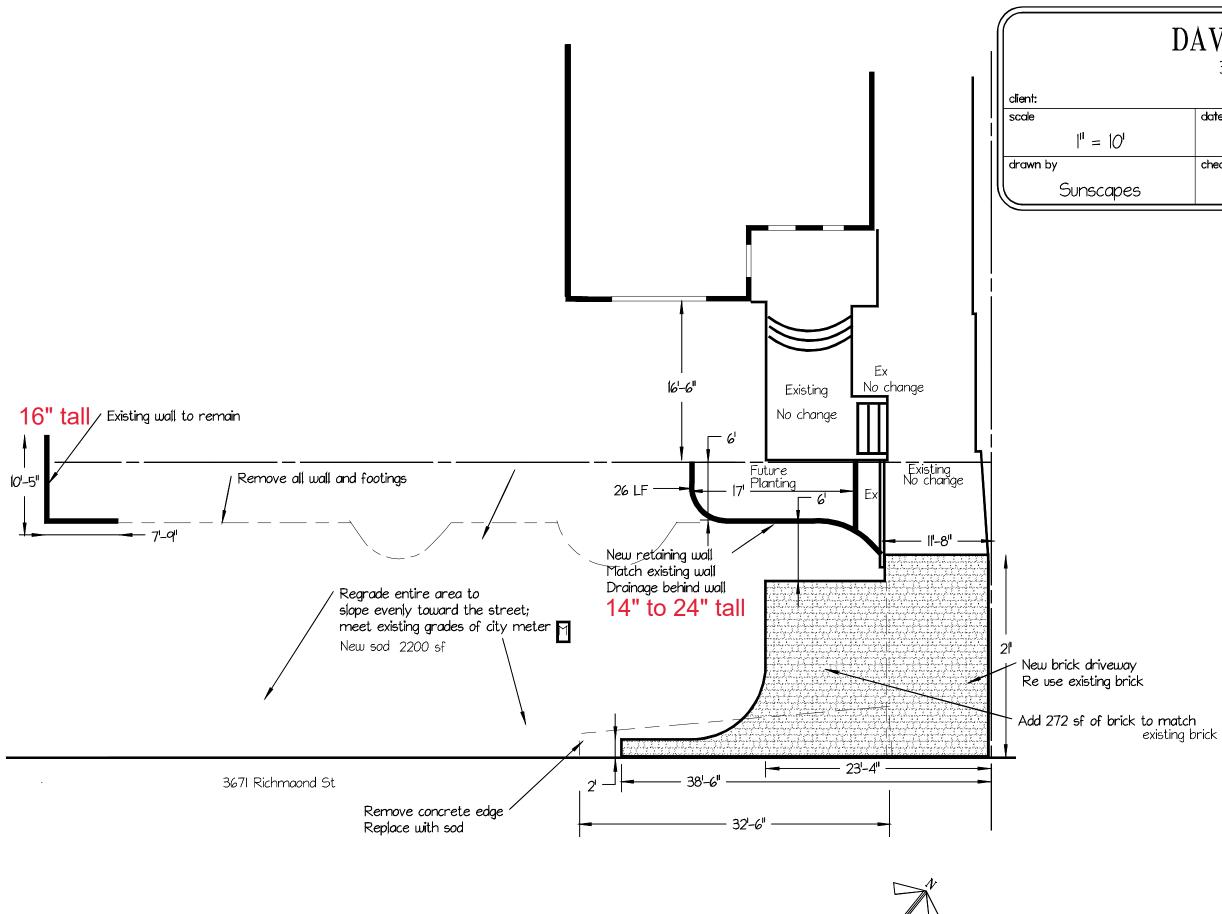
SERVING ALL FLORIDA COUNTIES

6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FL 33407 PHONE (561) 640-4800 FACSIMILE (561) 640-0576 STATEWIDE PHONE (800) 226-4807 STATEWIDE FACSIMILE (800) 741-0576

CLYDE O. MONEAL, PROFESSIONAL SURVEYOR AND MAPPER #2883

Clyde

McNeal



DAVIS RESIDENCE 3671 Richmond St

 date	revision
ddie	
12/2/24	3
checked by	drawing #
	, J





H.

Certificates of Appropriateness

Work Initiated or Completed without a COA



I. Appeal of Administratively Approved COA's



J.

Minor Modifications



K. Public Comments



L. New Business



Transit Shelter Station: Eastside National **Register District**



Planning and Development Department

Ed Ball Building 214 North Hogan Street, Suite 300 Jacksonville, FL 32202

MEMORANDUM

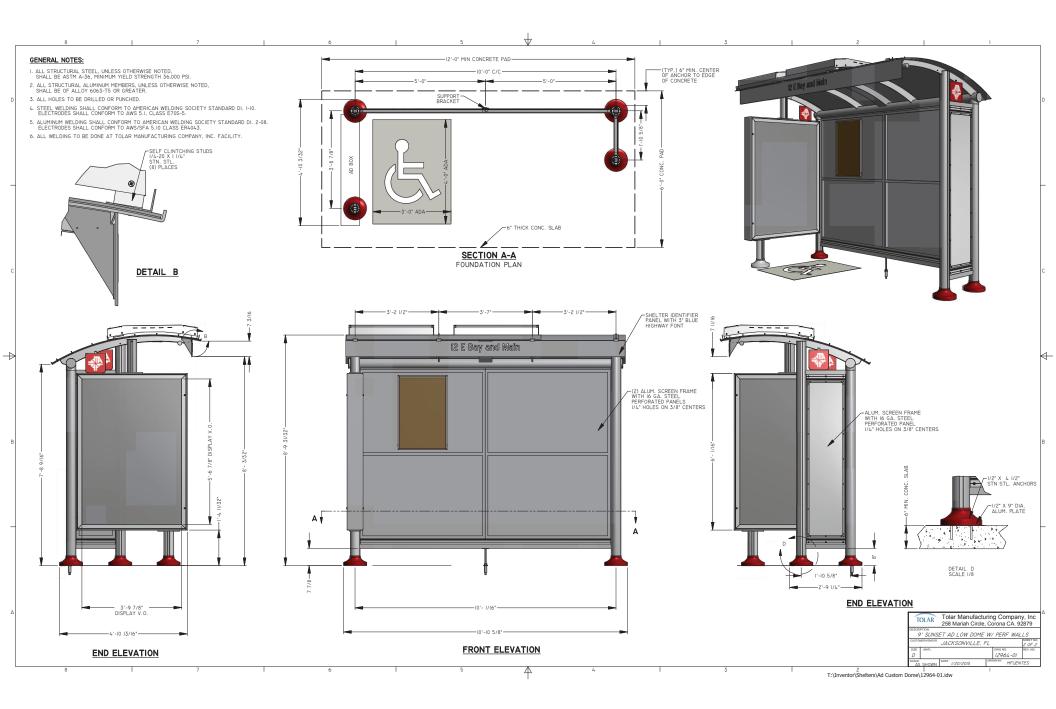
TO:	Chairperson and Members Jacksonville Historic Preservation Commission
FROM:	Arimus T. Wells, City Planner Supervisor Community Planning Division, Historic Preservation Section
RE:	Transit Shelter Design – Eastside National Register Historic District
DATE:	January 22, 2025

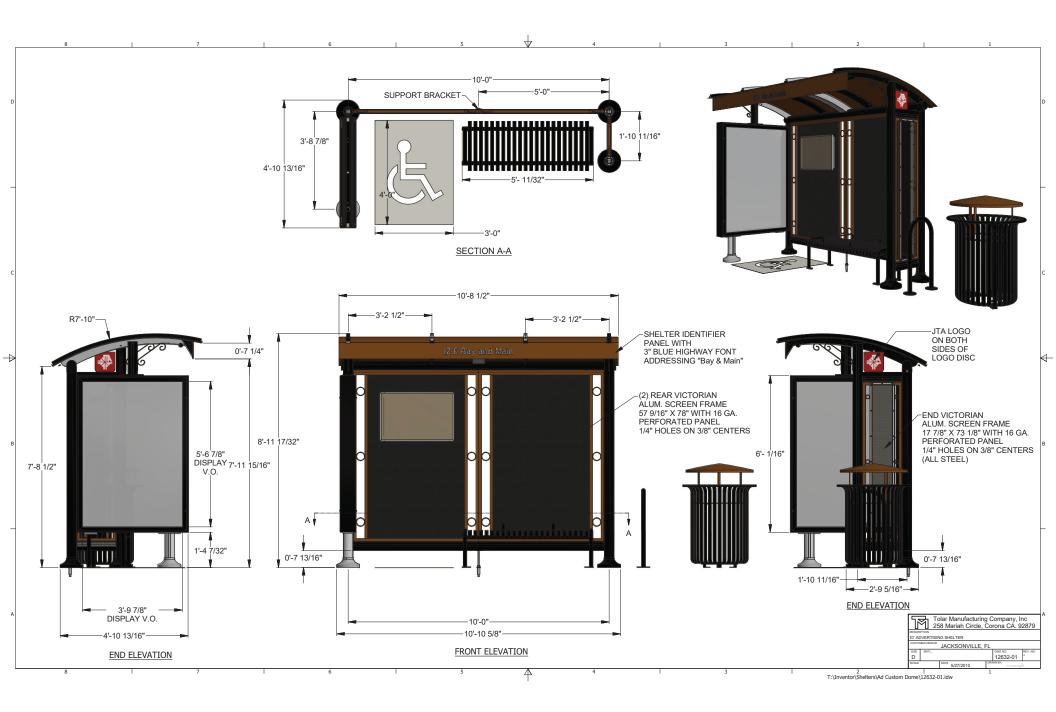
In accordance with Section 307.106(u), Ordinance Code, the Historic Preservation Commission shall review and approve the transit shelter design type for any locally or nationally designated historic district. The transit shelter design type shall be chosen from at least three options provided by the Jacksonville Transportation Authority (JTA). As such, JTA has proposed three options for the Eastside National Register Historic District.

Please see the attached renderings for more information.

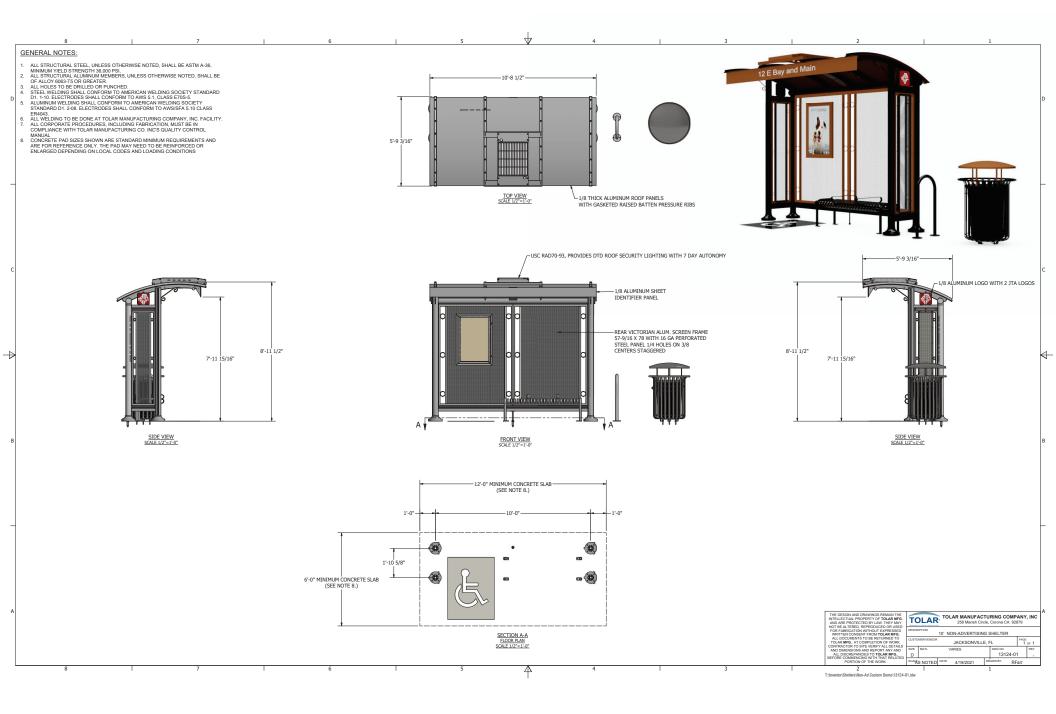
This is the current shelter, powder-coated matte black to aesthetically compliment the District and Debs Corner store.











М.

Information



JHPC Task Force Deadline Extension



HISTORIC PRESERVATION COMMISSION

January 29, 2025

TO:	Historic Preservation Commission Members and Staff
FROM:	Michael Montoya, Chair, Jacksonville Historic Preservation Commission
RE:	Demolition by Neglect Task Force Report Deadline Extension

The Demolition by Neglect Task Force has been charged with reviewing our current laws and policies, reviewing laws and strategies of other municipalities, considering methods for identification of neglected historic structures, and making recommendations for potential revisions to laws, policies, initiatives and strategies. The Task Force has been meeting regularly and working diligently on the charges since it was created on August 28, 2024. Originally, the report was due on January 31, 2025. The Task Force requested additional time to complete their work.

I hereby extend the deadline for the Demolition by Neglect Task Force to finalize their report and said report shall be delivered to the Commission Chair, on or before **March 31, 2025**.

CC: Historic Preservation Commissioners, Planning and Development Department Director; CITYC; Electronic Notice Kiosk – 1st Floor City Hall

2025 HP Resource Packet

Pending Legislation



City of Jacksonville, Florida Donna Deegan, Mayor

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

A NEW DAY.

MEMORANDUM

- **TO:**Chairperson and Members
Jacksonville Historic Preservation Commission
- **FROM:** Arimus T. Wells, City Planner Supervisor Community Planning Division, Historic Preservation Section
- SUBJECT: Historic Preservation Legislation
- DATE: February 26, 2025

Final action on the following historic preservation items have taken place since the last Commission meeting. Please see the attached bill summaries for more details:

- Ordinance 2024-0880 This bill designates an institutional building at 1221 East 16th Street as a local landmark. (LUZ: Approve; CC: Approved)
- Ordinance 2024-0940 This bill designates an institutional building at 740 Van Buren Street as a local landmark. (LUZ: Approve; CC: Approved)
- Ordinance 2024-0033 This bill seeks to appeal the after-the-fact masonry painting denial of COA-24-31485 at 3697 Hedrick St (LUZ: Withdraw; CC: Withdrawn)
- Ordinance 2024-0034 This bill seeks to appeal the masonry painting denial of COA-24-31492 at 3523 Valencia Rd (LUZ: Approve; CC: Approved)
- Ordinance 2025-0015 This bill designates a nonresidential building at 29 East Adams St as a local landmark. (LUZ: Approve; CC: Approved)
- Ordinance 2025-0026 This bill designates a residential building at 3747 Linjohn Rd as a local landmark. (LUZ: Withdraw; CC: Withdrawn)



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

• **Ordinance 2025-0035** – This bill seeks to appeal the denial of a demolition permit at 3747 Linjohn Rd (LUZ: Approve; CC: Approved)

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

- Ordinance 2023-0876 This 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 2025-0122** This bill appoints Thomas Love, a COJ Resident, to the Historic Preservation Commission. (Rules: 3/4/25 PH)
- Ordinance 2025-0101 This bill appropriates in \$152,362 in additional funds to the Restore Endangered Historic Adaptable Buildings (REHAB) Special Revenue Fund (NCSPHS: 3/3/25 PH; Finance: 3/4/25)

Public Works Improvement Projects

N. Old Business



O. Design Issues



P.

Addendum



Q. Adjournment

