RESOLUTION 2017-578

A RESOLUTION CONCERNING THE APPEAL OF A FINAL DECISION OF THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION DENYING THE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA-17-467) AS REQUESTED BY JEFF THOMPSON, AS AGENT FOR WILLIAM JOHNSON, THE PROPERTY OWNER, TO APPROVE WHOLESALE WINDOW REPLACEMENT WITH VINYL PRODUCT FOR THE PROPERTY LOCATED AT 1942 NORTH PEARL STREET IN THE SPRINGFIELD HISTORIC DISTRICT (R.E. NO. 072065-0000) (COUNCIL DISTRICT 7), PURSUANT TO CHAPTER 307 (HISTORIC PRESERVATION AND PROTECTION), PART 2 (APPELLATE PROCEDURE) *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING AN EFFECTIVE DATE.

Record of the Proceedings
Before the Jacksonville Historic
Preservation Commission

Prepared by:
The Office of the General Counsel

LUZ APPEAL 9/6/17

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RESOLUTION 2017-

A RESOLUTION CONCERNING THE APPEAL OF A FINAL DECISION OF THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION DENYING THE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA-17-467) AS REQUESTED BY WILLIAM JOHNSON, PROPERTY OWNER, TO APPROVE WHOLESALE WINDOW REPLACEMENT WITH VINYL PRODUCT FOR THE PROPERTY LOCATED AT 1942 N. PEARL STREET IN THE SPRINGFIELD HISTORIC DISTRICT (R.E. NO. 072065-0000) (COUNCIL DISTRICT 7), PURSUANT TO CHAPTER 307 (HISTORIC PRESERVATION AND PROTECTION), PART 2 (APPELLATE PROCEDURE) *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 3, 2017, William Johnson, the owner of the property located at 1942 Pearl Street, R.E. No. 072065-0000 ("Subject Property"), which is located in Council District 7, submitted an Application for a Certificate of Appropriateness (COA-17-467) for approval of wholesale window replacement with vinyl product without receiving a Certificate of Appropriateness prior to initiating and completing the work; and

WHEREAS, after public hearing, the Jacksonville Historic Preservation Commission ("JHPC") denied the request for wholesale window replacement with a vinyl product, as fully set forth in the Final Order on COA-17-467; and

WHEREAS, pursuant to Section 307.201, *Ordinance Code*, the Appellant filed a Notice of Appeal, appealing the denial; and

WHEREAS, pursuant to Section 307.201, *Ordinance Code*, the Appellant filed the Notice of Appeal within 21 calendar days of the Final Order; and

WHEREAS, pursuant to Section 307.202(a), *Ordinance Code*, the person who filed the application for certificate of appropriateness has standing to appeal; and

WHEREAS, the appeal was timely filed and the Appellant has standing to appeal; now therefore

BE IT RESOLVED by the Council of the City of Jacksonville:

Section 1. Adoption of recommended findings and conclusions. The Council has reviewed the record of proceedings for application for Certificate of Appropriateness COA-17-467 to allow wholesale window replacement with a vinyl product. The record of proceedings is **on file** in the City Council Legislative Services Division and the Planning and Development Department. After reviewing all of the proceedings, the recommended findings and conclusions of the Land Use and Zoning Committee are hereby adopted by the Council and shall become effective immediately. This Resolution is the final action of the Council.

Section 2. Effective Date. The adoption of this Resolution shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon the signature by the Council President and Council Secretary.

Form Approved:

/s/ Sondra R. Fetner

Office of General Counsel

Legislation Prepared by: Sondra R. Fetner

Due 7/27

DATE AND TIME STAMP
See back →

NOTICE OF APPEAL OF A
JACKSONVILLE HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

I. INSTRUCTIONS

As provided in §307.201, Ordinance Code, any person with standing may appeal a Jacksonville Historic Preservation Commission final order on an application for a Certificate of Appropriateness to the City Council. An appeal must be filed **within 21 calendar days** of the effective date of the final order granting, granting with conditions, or denying a Certificate of Appropriateness. To appeal a Commission final order on an application for a Certificate of Appropriateness, complete and submit this form to the Legislative Services Division, Suite 430, City Hall-St. James, 117 W. Duval Street, Jacksonville, Florida 32202 with the supporting documents (*see* Section III) and appropriate fees (*see* Section IV). A copy of the final order and the list of persons who testified before or wrote to the Commission about the Certificate (*see* Sec. III(1) and (4)) may be obtained from the Historic Preservation Section of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida 32202.

II. NOTICE OF APPEAL

I, William Schnsen, hereby file this Notice of Appeal from the final order of
PRINT NAME CLEARLY
the Jacksonville Historic Preservation Commission concerning Certificate of Appropriateness Number 17-467. I am (Please circle one):

(a) The person who filed the application for the Certificate of Appropriateness;

(b) A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied the Certificate of Appropriateness;

(c) A person, other than a member of the City Council, who provided a written statement or who testified before the Historic Preservation Commission *and* who is suffering or will suffer an adverse effect to an interest protected or furthered by Chapter 307, Ordinance Code. The statement must have been in writing, expressing a position on the merits of the application, other than a petition, such as a letter, a memo or an e-mail, containing a reference to the specific application number and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the Chief of the Comprehensive Planning Division or any member of the historic preservation staff or the Commission, with a copy to the Chief of the Comprehensive Planning Division, and which was delivered to and received by the Department by hand delivery, mail, facsimile or e-mail at least two working days prior to the public hearing at which the Commission took final action, or which is read into the record at the public hearing or distributed to the Commission at the hearing with a copy to the staff secretary.

III. SUPPORTING DOCUMENTS

To complete your Notice of Appeal, you **must** submit the following documents with this form:

(1) A copy of the Final Order on the Certificate of Appropriateness you are appealing.

(2) You must provide a statement of your interest sufficient to show how you are or will be *adversely* affected by the Commission's decision. Please provide this statement in the space below.

See Attached

If you need additional space, please attach a separate sheet.

2017 JUL 27 PM 2:06

(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below.

See Attached

If you need additional space, please attach a separate sheet.

(4) The list of the persons (complete names and mailing addresses), certified by the staff secretary to the Commission, who testified before, or who provided a qualified written statement to the Commission the Commission regarding the subject of the appeal. **(You must pay a $2.00 notification fee for each person on the list.)**

IV. FILING AND NOTIFICATION FEES

Section 307.203, Ordinance Code, requires persons appealing Final Orders on Certificates of Appropriateness to pay filing and notification fees. These fees must be paid at the time your Notice of Appeal is filed with the Legislative Services Division or your Appeal will not be accepted. You may include the filing and notification fees in one payment. Make checks payable to TAX COLLECTOR.

Filing Fee: **$550.00**

Notification Fee: **$2.00 for each notification.**

V. Contact Information

Please complete the following:

Name (Printed): Jeff Thompson

Address: 1942 Hamilton St

Jax, FL 32210

Daytime Phone Number: 904-389-4334

Evening Phone Number: 904-993-4620

E-mail address: STJCO@AOL.com

VI. CERTIFICATION

Please read, sign and date the following statement:

I have read and understand the information contained in this Notice of Appeal. I hereby certify that I have provided all the information required under §307.203, Ordinance Code, I understand that if this Notice of Appeal is incomplete, my appeal will not processed until it is complete, and that it may be rejected for incompleteness. I further certify that all my statements in this Notice of Appeal are true and correct to the best of my knowledge.

Signature

7/22/17
Date

III-2

I am the property owner. It is my residence. In 2010, I bought it for $40,000. My occupation is carpentry (over 20 years). I have extensive experience repairing window sashes of the type considered in this appeal. A vinyl window replacement costs about $250. To repair a window in professional fashion with wood processes would cost $500; to replace a single window with wood would cost $1,000 for standard material; exotic wood (eg. mahogany) replacement would cost $3,000. Vinyl windows are virtually impossible to distinguish from wood. Color is identical (90% of windows today are white). Quality and longevity of vinyl is superior. The 10 wooden windows I personally replaced were all wood decayed, unsafe, and needing replacement. Wood products would have cost me $5,000 - $30,000. My cost for quality vinyl product replacements was $2,500. There is virtually no difference in appearance between these and wood; the expected life difference, however, is considerable: a wooden window's life is finite. A vinyl window is not.

A $100 fine will cost me $1,000; new wooden windows, minimum $5,000 – if mahogany as directed, $30,000! (And the house itself cost me $40,000). If modern vinyl products had an inferior appearance or quality, I would have made other choices. But the comparisons are so favorable, with cost differences so extreme, the penalties and replacement with wood would be illogical, extremely onerous on me and, in fact, impossible for me to comply.

III - 3

The Historical Commission Board has failed to look at the economic feasibility of the ruling. They are planning on fining, and making us remove vinyl windows. Then they want us to replace with mahogany or other exotic wood species. These windows are used in very high end homes and are very expensive. They would cost about half of what the house is worth.

This would be a huge financial burden and would be impossible for us to accomplish.

Agent Authorization - Individual

Date: 8/3/2017

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address:1942 Pearl St., Jacksonville, FL 32206 RE#(s): 072065-0000

To Whom it May Concern:

You are hereby advised that, **William Johnson**, as property owner of the above referenced property, hereby certifies that said undersigned is the Owner of the above referenced property. Said Owner hereby authorizes and empowers **Jeff Thompson** to act as agent to file on behalf of the Owner, the **Notice of Appeal of the Jacksonville Historic Preservation Commission Order on COA-17-467** for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such appeal.

By _____

Print Name: William Johnson

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 3rd day of August 2017, by William Johnson, who is personally known to me or who has produced _____ as identification and who took an oath.

Tracy S Puleo
(Signature of NOTARY PUBLIC)

TRACY S. PULEO
MY COMMISSION # FF 142412
EXPIRES: August 30, 2018
Bonded Thru Notary Public Underwriters

TRACY S. PULEO
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 8-30-2018

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Account No: CR422385
User: Matthews, Jessica
Generic CR

Date: 7/27/2017
Email: JMatthews@coj.net

Name: LEGISLATIVE SERVICES DIVISION
Address: 117 WEST DUVAL STREET, STE 430 JACKSONVILLE FL 32202
Description: RECEIVED CASH OF $558.00 ON 7-27-17 FOR AN APPEAL RE : COA 17-467 FROM WILLIAM JOHNSON

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	CCSS011AD	36907									558.00

Michael Corrigan, Tax Collector
Duval County/City of Jacksonville
Comments - taxcollector@coj.net
Inquiries - (904)630-1916
www.coj.net/tc
Date: 07/27/2017 Time: 14:34:16
Location: P13 Clerk: CYW
Transaction 0448614

Miscellaneous
Item: CR - CR422385
Receipt 0448614.0001-0001 558.00

Total Paid 558.00

CASH 558.00

Total Tendered 558.00

Paid By: LEGSLTVE SERVICES
Thank You

Total Due: $558.00

PLANNING AND DEVELOPMENT DEPARTMENT

Jacksonville
Where Florida Begins.

July 26, 2017

Appeal to the City Council for Certificate of Appropriateness Application, COA-17-467.
1942 North Pearl Street

Appellant
Jeff Thompson
1942 Hamilton Street
Jacksonville, Florida 32210

I hereby certify that the list below are true and accurate copies of the complete names and mailing addresses of any and all persons who either provided a written statement, testified according to the minutes or provided speaker cards to testify before the Jacksonville Historic Preservation Commission on or before June 28, 2017 regarding Application COA-17-467.

Matt Austin
7359 Rocky Lane
Macclenny, Florida 32063

William & Andrea Johnson
1942 North Pearl Street
Jacksonville, Florida 32206

Christina Parrish
327 West 5th Street
Jacksonville, Florida 32206

Jeff Thompson
1942 Hamilton Street
Jacksonville, Florida 32210

Joel McEachin, City Planner III - Historic Preservation
Staff to the Jacksonville Historic Preservation Commission

CITY OF JACKSONVILLE

HISTORIC PRESERVATION

COMMISSION

Proceedings held on Wednesday, June 28, 2017, commencing at 3:10 p.m., Ed Ball Building, 214 North Hogan Street, Conference Room 1002, 1st Floor, Jacksonville, Florida, before Diane M. Tropia, a Notary Public in and for the State of Florida at Large.

PRESENT:

DAVID B. CASE, Chairman.
SEARCY C. DANNHEIM, Commission Member.
ANDRES LOPERA, Commission Member.
MAIJU STANSEL, Commission Member.

ALSO PRESENT:

CHRISTIAN POPOLI, Planning and Development Dept.
SONDRA FETNER, Office of General Counsel.
GLORIA BLAKE, Planning and Development Dept.

- - -

Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

PROCEEDINGS

June 28, 2017 3:10 p.m.

- - -

THE CHAIRMAN: Calling to order the meeting of the Jacksonville Historic Preservation Commission for Wednesday, June 28th.

We now have a quorum.

I'll take care of some housekeeping items first. If you plan to speak, please fill out a yellow speaker card, give it to Gloria at the table there. When you do come up to speak, give us your name, address, and be sworn in.

If you would like to engage in a private conversation, please do so in the hallway because that conversation is picked up by the court reporter.

If you have a cell phone, please put it on silent or vibrate.

At this time, we'll do some self-introductions, starting with Christian.

MR. POPOLI: Christian Popoli, with the Planning and Development Department.

MS. FETNER: Sondra Fetner, Office of General Counsel.

COMMISSIONER LOPERA: Andres Lopera,

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commissioner.

THE CHAIRMAN: David Case, commissioner and current chairman.

COMMISSIONER DANNHEIM: Searcy Dannheim, commissioner.

COMMISSIONER STANSEL: Maiju Stansel, commissioner.

THE CHAIRMAN: And we would like to recognize Maiju. This is her first meeting of the Commission.

In addition, we will have a 15-minute break starting at 5 o'clock, every two hours; 5:00 and 7:00, and hopefully not more than that.

And, at this time, I will entertain a motion to approve the minutes of our May 24th meeting.

COMMISSIONER LOPERA: I motion to approve the minutes of the May 24th meeting.

THE CHAIRMAN: Do I hear a second?

COMMISSIONER STANSEL: Second that motion.

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)

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THE CHAIRMAN: Hearing none, you have approved the minutes of the May 24th meeting.

We have quite a few deferred items tonight. The deferred items are COA-17-034 at 1243 Lechlade Street; COA-17-131 at 2500 College Street, Lot A; COA-17-132 at 2500 College Street, Lot B; COA-17-154 at 1649 Canterbury Street; COA-17-575, 1652 North Market Street; and COA-17-577 at 1448 North Liberty Street.

Do any of the commissioners have any ex-parte conversations to declare?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Okay. We'll open it to a public hearing.

Is there anybody in the audience who would like to speak to any of these deferred items?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, we'll close the public hearing.

Moving on to the consent agenda, those items on the consent agenda are: COA-16-116 at 2609 Park Street; Number 2 is COA-17-458 at 1319 North Liberty Street; COA-17-561 at 327 West 5th Street; COA-17-572 at 1636 North

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to the bottom of the lowest structural member, which wasn't in place when the houses across the street were built. So I'm okay with whatever height is appropriate, as far as, though -- as long as it meets the minimum building code recommendations. And even if it goes up 3 or 4 feet, whatever it needs to be in order to match that same pitch that you have shown -- showed us in the picture.

THE CHAIRMAN: Any other comments or --

COMMISSIONER LOPERA: So, through Sondra, is his --

THE CHAIRMAN: Yes, you can ask Sondra a question.

COMMISSIONER LOPERA: Can I amend the motion to nix Number 9?

MS. FETNER: Yes, you can.

I just want to make sure that -- once you do that, we'll just have to make sure that you have substantial competent evidence to defer from the staff recommendation. I believe you said that, but I would like to have that as part of the discussion on the amendment.

So you would make a motion to amend to, as you said, I think, remove Condition Number 9,

and then you would have a second and then a discussion and then you vote on that amendment and then vote on a -- after that amendment passes or fails, then you vote on the full application.

COMMISSIONER LOPERA: Okay. Through the Chair, I would like to make a motion to amend COA-17-562 to approve with conditions, with all the conditions mentioned in the staff report except for Number 9.

THE CHAIRMAN: Is there --

COMMISSIONER DANNHEIM: Second.

THE CHAIRMAN: Any further discussion?

COMMISSIONER DANNHEIM: Sure.

I agree with what you other commissioners have said, but I did think that if we accept this amended motion, then it needs to specifically agree with the photos or any other documentation that has been presented with this application so that -- you know, so that the staff will have something to -- and that staff would have to approve the final design, the final plans.

THE CHAIRMAN: Okay. Well, the staff will have to do that as part of the -- both motions.

It's the last item, so -- final plans have to be --

COMMISSIONER DANNHEIM: Okay. Yeah.

THE CHAIRMAN: Okay. We have a motion a a second.

All those in favor of the amendment?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, your changes to the motion has been accepted.

Now I'll entertain --

MS. FETNER: And just for clarification, the motion is to -- the amended -- the motion that is being voted on now is the staff recommendations, except for Item 9 --

THE CHAIRMAN: Item 9.

MS. FETNER: -- and this is the final vote, just so everyone is aware.

THE CHAIRMAN: Correct.

MS. FETNER: Okay.

THE CHAIRMAN: Correct.

MS. FETNER: Thank you.

THE CHAIRMAN: All those in favor of the motion?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, you have accepted COA-17-562 with the conditions, except Item Number 9.

We'll move on to Certificates of Appropriateness, work initiated or completed without a COA. I guess Number 1, COA-17-467, 1492 Pearl Street.

Do any of the commissioners have any ex-parte communication to declare?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, we'll open it to a public hearing.

We'll get the staff report.

MR. POPOLI: Through the Chair, this is a COA for work done without a COA. COA application 17-467, at 1942 North Pearl Street.

The request is for wholesale window replacement and also siding replacement.

As I said, the application is for work done without a COA. The original windows were removed and replaced with a one-over-one vinyl product. The original windows were a

nine-over-one wood window.
Additionally, the siding was -- the original siding was removed. It was replaced with a matching wood product, but staff did not have an opportunity to inspect the original siding, so we were unable to determine if it was salvageable.
We did find that the new windows would not be appropriate based on the criteria for normal window replacement, which would be for matching the original design and materials. Additionally, the new windows are not recessed within the wall plane.
We did find that the siding, both in style and in material, was appropriate, but since, again, we didn't have a chance to inspect the original siding, we can't recommend approval on that.
There was a note that staff did not have an opportunity to review the rear of the structure, so we were not sure exactly if those windows were original or not. But, again, there was no COA, so there was no way to approve them regardless.
Based on our inspections and the

information mentioned about the work and the products that were applied, we're recommending denial on both requests.
THE CHAIRMAN: Any questions for staff?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Did I open it to a public hearing? I think I did.
Is the applicant here?
AUDIENCE MEMBER: I'm his representative.
THE CHAIRMAN: Okay. Come forward.
(Audience member approaches the podium.)
AUDIENCE MEMBER: I've got some pictures here.
MS. BLAKE: Sir, if you would state your name and address for the record, please.
AUDIENCE MEMBER: My name is Jeff Thompson. My address is 1942 Hamilton Street.
MS. BLAKE: Would you raise your right hand?
MR. THOMPSON: (Complies.)
MS. BLAKE: Do you affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?
MR. THOMPSON: I do.
MS. BLAKE: Thank you.

MR. THOMPSON: My name is Jeff Thompson. I'm a contractor in the Ortega, Avondale area, and have been for the last 35 years.
Mr. Johnson is an employee of mine. He's a very good carpenter. He's been with me for about five years. We're really proud of him. He does a great job. We want him to keep working for us. We want him to be able to stay in his house.
He bought this house, I believe it was 2010, from what I could find out. At that time, he started to do major renovations throughout the house inside, outside. He's done a lot of the front.
He did it in 2013, replaced the windows with vinyl windows. He had -- he was going to put the nine-light dividers on the inside or the outside. He was unsure, but he was going to make it look consistent with the old windows. He just never did that.
One of the things -- the City has had a law that you had to permit windows since 1995. They have not even enforced it until recently. And there's no real time when they did that. It was four or five years ago that they started

doing this. They still don't look -- a lot of times we'll pull permits and they don't even look at them. They don't even come out. They don't care.
So I guess he thought it wasn't that important and he didn't know all the historical things, so he went ahead and put these windows in. He spent the money. He has rebuilt the whole sides of the house. He's done a great job.
When he bought the house, the windows were in horrible shape. Every room had a window unit in it. And I don't know if you're familiar with what a window unit does to a wood window, it just destroys it because it shakes it the whole time. They're called window shakers. And it has destroyed the windows.
There is a picture there of the front side light that is under the porch. This is under the porch, and this is the shape it is with no sunlight and no water on it. And if you can imagine the ones that were outside in the weather, what they look like when he bought it, it's -- it would have been horrible. He did not save any of them. He didn't save any

pictures. Didn't take pictures.
That was a terrible thing he did, but I guess the solution -- or what they're telling me, they're going to fine him and make him take those windows out and put wooden windows in. In that neighborhood, that's not financially feasible for him to do that, or with his -- I hate to say he doesn't -- he doesn't make a whole lot of money. He makes good money, but he can't afford to put wood windows in a house like that.
I don't understand why, in a neighborhood like Springfield -- if you look at the building beside it, it's a derelict, old, commercial building. It's horrible. And he's trying to fix it up and -- I don't know what he's going to do. He may have to walk away from it, if he has some type of lien on it or whatever.
The thing about the siding -- I don't know what they wanted to look at. You can see the picture of the back corner, and it shows the siding that was there. It shows the windows that are there, which are old jalousie windows, which aren't -- I wouldn't think they're historical in any way.

So what I'm asking is for him to be able to leave these windows in there. The original three windows across the front are there. They have been covered up for the last 20 years. Somebody put felt over it. When he bought it, there was felt over it and then he put some plywood over it when the last hurricane was coming.
But what I'm asking is if -- if he could keep these windows. And the siding, I don't even understand why they're denying that. What do they want him to do? Take it off and put it back on again? Because it's the same material, same size. It's just -- everything lines up. It's perfect. And I met Blair out there and she agreed with me, but I don't know why they're denying that.
That's really all I have.
THE CHAIRMAN: Okay. Let's see if someone else has any comments.
Thank you.
(Audience member approaches the podium.)
AUDIENCE MEMBER: Hi.
I'm Christina Parrish. I live at 327 West 5th Street, Jacksonville, Florida 32206.

MS. BLAKE: Would you raise your right hand, please.
MS. PARRISH: (Complies.)
MS. BLAKE: Do you affirm that the testimony you are about to give is the truth, the whole truth, and nothing but the truth?
MS. PARRISH: I do.
MS. BLAKE: Thank you.
MS. PARRISH: I'm Christina Parrish. I'm executive director of the Springfield Preservation and Revitalization Council, located on Main Street in historic Springfield.
We have met with the Historic Preservation staff and reviewed all the information on this property, and we support their position regarding the windows on this property.
I'll go ahead address the siding. In this case, I certainly -- from what I've seen, they've done a good job replacing the wood siding, and I don't think there's any value in pursuing any sort of fine related to that siding. As this gentleman indicated, whoever installed it did a good job and it's appropriate material.
On the windows, we sometimes have some

flexibility, depending on where they're located in the house and what the style of windows are. This particular house, because of the architectural style, the windows that exist are very important to the house, and they're very unusual. It's not a one-over-one that can easily be replaced with new windows. And the windows on the side of the house, which were replaced, are quite visible from other houses, and we believe that they should be -- the windows -- the new replacement windows, which are not an appropriate product for the historic district, should be removed and wood windows to match the original windows should be added.
I would also like to address some of the representative's comments about the Springfield neighborhood. I think it is very fortunate for his employee that he purchased this house when he did. Property values have risen dramatically in Springfield over the past few years. I just did a presentation for the Rotary Club yesterday and used an example of house that was renovated, sold for $80,000 in -- and it's probably a smaller, less attractive house than this one. It sold for

$80,000 in 2012 and just sold for $250,000 a couple of weeks ago.

And so this house certainly -- the applicant could restore these windows, and his investment would be recovered if he sold the property in the future.

So, again, Springfield Preservation's position is that these windows should be restored to their original material and style.

Thank you.

THE CHAIRMAN: Thank you.

Anyone else?

MR. AUSTIN: Yes, please.

(Mr. Austin approaches the podium.)

MR. AUSTIN: Do I need to swear in again?

MS. BLAKE: No, but if you can just state your name and address.

MR. AUSTIN: Matt Austin, 7359 Rocky Lane, Macclenny, Florida 32063.

I'd like to say, I actually have a lot of experience with these historic windows. I used to restore them, build them from scratch. We use old heart pine, reclaimed. I did it for years, a lot of old home renovations, windows in particular. One of my best friends still

does this every day.

And I will tell you, new wood windows do not hold up. That heart pine that lasts a hundred years, it's -- they don't make that anymore.

I understand trying to keep everything historically accurate, but -- go back with wood windows, I completely understand that. But, I mean, in new construction, which we do all the time right now, vinyl windows are acceptable. You have to have the exterior muntins and mullions, but, I mean, that's something that could be added to this, you know, realistically.

I guess what I'm saying is, I understand he made a mistake. He obviously should have gotten the COA done and he obviously should have done the wood windows because that's what's required for an existing house. I understand that. But, listen, I've put new wood windows in before, back in 2005 and 2006. They're toast today. I could give you examples of properties where they are absolutely rotten to pieces now. They don't hold up. They truly don't. It's a different type of material.

And it's not feasible to create a new window out of heart pine. It's over a thousand dollars a window. I could show you quotes for my friend that builds these types of windows.

So, again, just wanted to speak on behalf -- I understand he made a mistake. I understand maybe a fine or something would be in order, but to throw away a perfectly good window instead of just trying to dress it up and make it look appropriate -- because, again, we use vinyl nowadays. We use it on new construction. To throw away a perfectly good window is a waste of money, it's a waste of materials, it's -- it's just bad for the environment to throw things away that work.

I personally feel like a fine would be in order and an apology from the homeowner who did it and maybe we could all move on with our lives.

Have a good day.

THE CHAIRMAN: Thank you.

MR. AUSTIN: Thank you.

THE CHAIRMAN: Is there any --

MR. POPOLI: Just as a comment. We generally don't recommend vinyl windows on new

construction. They're typically clad or -- I mean, vinyl clad or, you know, clad wood, something along those lines.

THE CHAIRMAN: Right.

Would anyone else like to speak to this item?

AUDIENCE MEMBERS: (No response.)

MS. FETNER: Through the Chair, I have a question for the applicant.

THE CHAIRMAN: Certainly.

MS. FETNER: The Commission or the staff received a letter from -- dated February 16th, 2017 from a Ms. Andrea Johnson (phonetic) --

MR. THOMPSON: Yes.

MS. FETNER: -- who is, I'm guessing, your employee's --

MR. THOMPSON: Wife.

MS. FETNER: -- former wife?

MR. THOMPSON: Well --

MS. FETNER: Because she's --

MR. THOMPSON: Wife again. They are remarried.

MS. FETNER: Oh, okay. In the --

MR. THOMPSON: They are remarried.

MS. FETNER: Okay. So in February, it

stated that she occupied the house, he no longer did, and they were divorced. But, for the record, you're saying that they're remarried?

MR. THOMPSON: They are remarried and he is living there, yes.

MS. FETNER: Okay. Thank you.

I did not mean to get anything salacious on the record. I just wanted to know the status of who was living there.

Thank you.

THE CHAIRMAN: Thank you.

Anyone else?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Okay. We'll close the public hearing.

I'll entertain a motion so we can discuss.

MS. FETNER: Through the Chair, if we need -- does anyone need a refreshing on how these after-the-fact COAs work?

THE CHAIRMAN: Why don't you do that for the newer members.

MS. FETNER: Okay. I'll do that.

When it's a COA after the fact, such as this one, when it's dealing with replaced

windows and replaced siding, your first analysis will be, did the applicant provide enough evidence to prove that the windows should have been replaced or that the siding should have been replaced. If the answer is yes, then you move on to the next question, was the replacement appropriate, was the siding replacement appropriate, was the window replacement appropriate.

If at the first question you arrive at no, that there was not enough evidence established to prove that the replacements were appropriate, then the COA would be denied.

And once that motion passes, I'm going to request that we look at a few things, but just to get you over that first hurdle, that is my guidance to you.

COMMISSIONER LOPERA: So we start off with making a motion to deny the first --

MS. FETNER: Right. It --

COMMISSIONER LOPERA: -- topic? That way we can start discussion?

MS. FETNER: Yes, that's correct.

COMMISSIONER LOPERA: Through the Chair?

THE CHAIRMAN: Go ahead.

COMMISSIONER LOPERA: I'd like to make a motion we deny COA-17-467 for wholesale window replacement and wholesale siding replacement.

COMMISSIONER STANSEL: I second that motion.

THE CHAIRMAN: A motion and a second.

We can discuss.

COMMISSIONER LOPERA: Christian --

MR. POPOLI: Yes.

COMMISSIONER LOPERA: -- how come the siding -- was this the type of siding that you would have specified if someone --

MR. POPOLI: Yeah. To be clear, they did match the material and the reveal. There are two different size sidings. The -- it's sort of a belt band around the upper story. And the size of the siding did change there, historically, from what we can tell from the site file, so --

What they did provide is something that would be acceptable for us. It's just we typically have to review the condition of the original to make an approval or a denial recommendation, and we didn't get that opportunity.

THE CHAIRMAN: So even though -- technically, had we approved the material -- the replacement of the siding, that would have been an acceptable material --

COMMISSIONER LOPERA: Right.

THE CHAIRMAN: -- because it matched everything else.

COMMISSIONER LOPERA: Right.

THE CHAIRMAN: But since we didn't get that opportunity and we have no way of knowing whether 25 percent of it was bad or 50 percent of it was bad, we have no way of knowing whether it warranted a replacement or not, and that's the criteria.

COMMISSIONER LOPERA: Right.

COMMISSIONER DANNHEIM: Through the Chair, Christian, is that the same case with the windows? You just were able to --

MR. POPOLI: They were replaced before we were aware.

COMMISSIONER DANNHEIM: Okay. So you don't have any idea about the condition of the windows that --

MR. POPOLI: No. We have historic pictures, what they looked like, but we don't

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know what shape they were in.
THE CHAIRMAN: And the front windows and the door side lights and whatnot have not been changed out?
MR. POPOLI: Correct.
(Simultaneous speaking.)
THE CHAIRMAN: Those were already existing (inaudible) --
MR. POPOLI: Correct. Those were specifically -- the applicant was referring to the -- I'm sorry.
MS. FETNER: Try not to interrupt.
MR. POPOLI: Through the Chair, specifically, the upper story windows, I think, were the ones the applicant was referring to that were encased in plywood and protected.
I don't recall if the -- I believe the windows on the front elevation in their entirety are original.
MR. THOMPSON: Yes.
THE CHAIRMAN: And if this is a current picture, then I would presume that this certainly looks original --
MR. POPOLI: I would agree --
THE CHAIRMAN: -- (inaudible) the side

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lights and the front door.
MR. POPOLI: And it wasn't specifically called out in the report, but my recollection is the front facade were -- was original.
THE CHAIRMAN: So really what comes into question are the three remaining sides that were replaced?
MR. POPOLI: Correct.
COMMISSIONER LOPERA: And through the Chair, then, no evidence was gathered to determine the condition of the windows or the siding prior to replacement?
MR. POPOLI: Right. None was presented to the staff as the work was done without a COA, so ...
THE CHAIRMAN: The applicant's representative mentioned that Blair was there. What kind of input did she provide or not provide at the time?
MR. POPOLI: She did the inspection for the report. I believe there was a fair amount of discussion about the siding, and that's where we, you know, determined that what was there was appropriate.
I don't recall the reasons to which they

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didn't investigate the rear of the house, but, obviously, the windows that were there, as she noted, were not the correct windows and were not recessed and didn't meet most of the criteria.
THE CHAIRMAN: So she did not visit the site prior to any of the work being done?
MR. POPOLI: No.
THE CHAIRMAN: She only came in after the fact?
MR. POPOLI: Correct.
THE CHAIRMAN: Okay. Any further discussion?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: We have a motion and a second to deny the wholesale window and siding replacement.
I'll call the question. All those in favor of the motion?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Those opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, you have denied the wholesale window and siding replacement.

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MS. FETNER: Through the Chair, I would like to now ask you -- with respect to the siding, the staff report stated that what was put in was appropriate. So I'd like you to discuss that. And also, if you could make -- you don't have to make a motion on it, but just to get some consensus on the siding that they used. And then also, once you are done with that, to discuss the windows that were used.
And I'd like to have some direction, what you would like to see if -- for settlement purposes, what they could do to fix it, just for -- because moving -- the next step, moving forward.
You know, if the siding -- if you agree with the siding, then that's really not an issue for enforcement. It could just be a fine. But with the windows that -- again, you need to discuss that.
THE CHAIRMAN: I'm inclined to support the -- keeping the siding that's been put in place, only in light of the fact that they have matched the existing in terms of size, scale, material and whatnot. And if -- if that's been done and everybody is satisfied with that,

I'm -- personally, I'm okay with that at this point. And I --

COMMISSIONER STANSEL: I would agree with Commissioner Case on that front. All the RAP and historic -- even though we weren't able to see that the siding had any kind of deterioration, the existing, that what they did replace it with, if it had been bad, what they replaced it with was appropriate.

THE CHAIRMAN: Any other comments?

COMMISSIONER DANNHEIM: So can we make a recommendation that -- in terms of a settlement, we all --

THE CHAIRMAN: That's what we're doing.

COMMISSIONER DANNHEIM: -- that there's a consensus? I mean, I agree.

COMMISSIONER LOPERA: Through the Chair --

THE CHAIRMAN: Yeah. I think you've got consensus from us in terms of the acceptance of the siding that's been installed. The rest of the -- the ball is in your court on that item.

MS. FETNER: Okay. Thank you.

THE CHAIRMAN: All right?

MS. FETNER: And then the windows.

THE CHAIRMAN: The windows, that's a

little more troublesome because they are -- because they do not match what was there initially.

I mean, frankly, ideally, they should be replaced with wood windows with the same muntin configuration as what was originally there.

I accept the argument that the pine windows that are wood pine windows that are on the market today do not last well, which is why you specify a different kind of wood species instead of pine. You ask for Douglas fir or mahogany because those are the only two that are going to hold that better than the pine that most -- that most wood window manufacturers build it out of.

So my recommendation would be to replace the existing ones in a wood species that matches the existing that was there.

COMMISSIONER LOPERA: Through the Chair, so wood species, 9-over-1?

THE CHAIRMAN: Uh-huh. That's what was there. That's what should go back.

COMMISSIONER LOPERA: Has this commission approved window replacement when it was necessary to replace windows with a different

configuration from what was there before?

THE CHAIRMAN: Generally, no. At least during my tenure we haven't.

MS. FETNER: The window replacements that I've seen come through, they usually match the style, reveal, lights, everything like that. But if the material can't be matched and the material is buried -- but the overall look is trying to replicate the historical windows.

COMMISSIONER LOPERA: What was there. Okay.

MS. FETNER: And I believe that's in line with the standards.

MR. POPOLI: Correct. The only caveat I had to that was, if there was no historical context for the windows, then we can't really look at things like one-over-one because they're -- they don't reflect any particular style.

COMMISSIONER LOPERA: Right.

MR. POPOLI: But, in this case, we obviously have an historic context.

THE CHAIRMAN: Yeah. We have evidence of what was there before by virtue of the photographs, so --

COMMISSIONER LOPERA: So -- through the Chair, then, so -- yeah. I'm inclined to agree with replacing the windows with a 9-over-1, with raised muntins, with a wood species that would last, like a Douglas fir. You should be able to find plenty of those, shipped to this area, as the structural value would -- it would be able to last longer than pine.

THE CHAIRMAN: Commissioner Stansel.

COMMISSIONER STANSEL: Yes. Through the Chair, I would like to make sure that any windows that are still existing are not removed and they are rehabilitated as needed. So that front entry facade that they say is still there, that needs to be --

THE CHAIRMAN: Maintained.

COMMISSIONER STANSEL: -- I would recommend that that's maintained.

MS. FETNER: Through the Chair, would you like to just put that in the motion? If you wanted to make a motion to add that to the order of the denial regarding the existing windows, we could do that, but I would need a motion and a vote on something like that.

THE CHAIRMAN: Okay.

COMMISSIONER LOPERA: Do we amend the motion that's already --

THE CHAIRMAN: No, I think it could be a separate one, couldn't it?

MS. FETNER: It could be a second one. It doesn't have to be amended. It would be -- because it's still -- you still are denying it, but you're adding almost like a condition to the denial or -- you are adding to the denial, so there's no need to amend, just a new motion.

COMMISSIONER STANSEL: I would like to make a motion that -- on COA-17-467, that we deny the wholesale window replacement with the -- but to maintain any existing windows that -- or doors that are currently on premises.

COMMISSIONER LOPERA: Or to rehabilitate?

COMMISSIONER STANSEL: Or to rehabilitate them as needed.

MS. FETNER: Can I just make a suggestion that you leave out the doors? Because that was not --

COMMISSIONER STANSEL: Okay.

MS. FETNER: -- discussed at all in the report and it wasn't requested. So just

leaving it to windows, if that was okay.

COMMISSIONER LOPERA: That's a great point.

COMMISSIONER STANSEL: That's okay.

THE CHAIRMAN: Is that a motion?

COMMISSIONER STANSEL: Yes.

COMMISSIONER DANNHEIM: Second.

THE CHAIRMAN: Second.

All those in favor of the motion?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, you've approved that condition.

And I think we have a general consensus that the windows should -- the remaining windows that were installed should be changed.

MS. FETNER: The wood species, 9-over-1, to match the historical context?

THE CHAIRMAN: Uh-huh.

COMMISSIONER LOPERA: Raised muntins.

THE CHAIRMAN: Our standard window replacement verbiage.

MS. FETNER: Yes.

COMMISSIONER DANNHEIM: Through the Chair,

and recessed, correct?

THE CHAIRMAN: Yes. That's all part of the standard verbiage, yes.

All right.

MR. THOMPSON: Can I make one more comment?

THE CHAIRMAN: Yes, you can.

Come up.

(Mr. Thompson approaches the podium.)

MR. THOMPSON: We replaced quite a few windows in Ortega and places like that. We generally never, ever put wood on the outside. It's usually vinyl or metal clad, Pella, something like that. To replace the remaining windows in this house you're talking 60- to $100,000. That -- I mean, he'll go away. He can't do that.

True wood windows, Douglas fir, mahogany -- mahogany is not what it used to be. Mahogany will last 10 to 15 years or rot. We've got a house on River Road that we do that to all the time. We go back five years later and replace them again. It's just the -- the growth of the wood these days and the stuff they're cutting is horrible.

Are the clad windows acceptable? Pella, Anderson?

THE CHAIRMAN: Generally, they would be -- they would be -- that would be -- if all else fails, I think that would be a backup, if wood was not available.

MR. THOMPSON: It's available --

THE CHAIRMAN: But I do --

MR. THOMPSON: -- but it's not affordable.

THE CHAIRMAN: Personally, I do take exception to your comment because we use mahogany windows all the time in our practice and we have mahogany windows on the ocean that have been there for almost 20 years. And if they're properly maintained, then they're -- they're lasting.

We use mahogany and Douglas fir windows here in town frequently. And as long as they're maintained, they hold up very well. Maintenance is the key to anything --

MR. THOMPSON: Yeah.

THE CHAIRMAN: -- so -- but I understand your point.

Thank you.

MS. FETNER: Just for clarification, the

decision to replace the windows has to do with the windows that have already been changed without the COA.

THE CHAIRMAN: Correct.

MS. FETNER: And that the windows that are existing, that are historical to the house or were not modified or altered, those you're requesting to just be maintained or repaired with the COA?

THE CHAIRMAN: Correct.

MS. FETNER: So you're not requiring the windows that have not been swapped out to be changed?

THE CHAIRMAN: That's correct.

MS. FETNER: Thank you.

THE CHAIRMAN: Okay. We do not have any OOAs are MMAs. So we'll go on to public comments.

Does anybody have any public comments?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: We'll go on to new business, but since --

MS. FETNER: I can explain.

We were supposed to have a nomination committee meeting prior to the meeting today.

We did not have a quorum for that committee meeting. So in order to elect the new officers, I will need the Commission to first make a vote to waive the bylaws which require the nominations to come through a committee.

And after that, that vote passes, then we'll just have an open floor nomination. Anyone can nominate anyone or nominate themselves to those roles. And you can nominate people who are not here as well, except they won't be able to accept or deny.

Has anyone that is not here stated any interest in serving?

MR. POPOLI: I've gotten no feedback one way or the other.

MS. FETNER: Okay.

THE CHAIRMAN: Okay. Well, I'll need a motion to waive the bylaws.

COMMISSIONER LOPERA: Through the Chair, I'd like to make a motion to waive the bylaws pertaining to meeting before the actual Commission meeting.

COMMISSIONER DANNHEIM: Second.

THE CHAIRMAN: We have a motion and second.

All in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Those opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, you have -- you've approved waiving the bylaws for the selection process for chair.

Now we will open it up to the floor for nominations.

The person with the most tenure other than myself would be you, Searcy. Would you --

COMMISSIONER DANNHEIM: And, I mean, I was actually thinking, like, oh, I could do that, now that I know the format and the procedures. So -- and I realize that my input on the details of the architecture and the legal are not -- actually, I could do this. I could serve in a capacity that I'm not currently, really -- so I'll do it. I mean --

THE CHAIRMAN: Okay. So I would nominate Searcy as the chair. And I would -- I would nominate J.C. as the vice chair. I think he's the next in terms of tenure.

MS. FETNER: J.C.?

THE CHAIRMAN: Uh-huh.

MR. POPOLI: Through the Chair, I believe Cora would be the next --

THE CHAIRMAN: She has routinely -- I mean, she was this time, by default --

MS. FETNER: She was the secretary.

THE CHAIRMAN: She was the secretary and Jennifer was the vice chair, and she rotated out and Cora moved up, but -- with reservation, but, I mean --

MS. FETNER: So --

MR. POPOLI: Not to influence your decision here, just for clarity.

THE CHAIRMAN: Yeah.

MS. FETNER: Any anyone can serve. There's no requirements for seniority.

THE CHAIRMAN: Yeah.

Well, I would --

MS. FETNER: If some newbie -- if someone else would serve --

THE CHAIRMAN: Yeah. Well, I'm just thinking in terms of length of time on the Commission, so -- Cora and Searcy are the other two that have the most time on the Commission, but -- so I would nominate Searcy for chair, and let's retain Cora as vice chair, and J.C.

Application for Certificate of Appropriateness

COA -	17-467
Date Received	5/3/17
Planner Initials	JM
Date Found Sufficient	
☐ Violation/Citation #.	
☐ Plan Review/COA Inspection Required	

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

PROPERTY INFORMATION

Property Designation	☐ Riverside/Avondale Historic District	☐ St. Johns Quarter Historic District	☑ Springfield Historic District	☐ Local Landmark
Property Address	1942 Pearl St			Zip Code
Real Estate #				
Type of Improvement	Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible (Example: reroof: replacing grey 3-tab shingles with black architectural shingles). **Submit all required supplemental information/documentation (See Sufficiency Rider) with application.**			

Window replacement

APPLICANT INFORMATION (Please Print Neatly)

Applicant is (check one and must sign below): ☐owner ☐contractor ☐architect ☑other agent

★Building Owner's Name: William Schnosen	Architect's Name:
Address: 1942 Pearl St	Address:
City, State & Zip: Jax Fl 32206	City State & Zip:
Phone: / Fax:	Phone / Fax:
Email:	Email:

Agent represents ☐owner ☐contractor ☐architect ☐consultant ☐other

Contractor's Name:	Agent's Name: Jeff Thompson
Address:	Address: 1942 Hemlock St
City, State & Zip:	City State & Zip: Jax Fl 32210
Phone: / Fax:	Phone: 389-4334 / Fax: 389-4336
Email:	Email: JTSTCO@AOL.COM

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

William Schnosen 6/21/17
Print name and Signature(s) of Owner(s) Date

★ Owner's Info Always Required

Jeff Thompson 5/3/17
Print name and Signature of Agent/Arch/Cont Date

COA- 17-467

THIS SIDE ADMINISTRATIVE USE ONLY

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

PLANNING AND DEVELOPMENT DEPARTMENT

☐ Approve	☐ Approved with Conditions	☐ Denied	☐ Withdrawn	☒ Forwarded to the JHPC *	Date of Action: 5-3-17

Historic Preservation Planner

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

PUBLIC HEARING NOTIFICATION FOR APPLICATIONS FORWARDED TO THE JHPC

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

I hereby certify that I have received _____ sign(s) to be posted by _____ in a street visible location on all street sides of the subject property, or otherwise determined by the Planning and Development Department. I understand it is my responsibility to maintain the signage until a final determination has been made by the Commission. Sign given to Bill Thompson on 5/3/2017 at time invoice paid. JM 6/6/17

SIGNATURE OF RECIPIENT(S) DATE

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

AMENDMENT SECTION

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

June 28, 2016

THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
CERTIFICATE OF APPROPRIATENESS APPLICATION COA-17-467

Address:	1942 N. Pearl Street (RE 072065-0000)	*Year Built:*	c. 1919
		Designation:	Springfield
Location:	West side of N. Pearl Street between W 9th Street and W 10th Street	*Status:*	Contributing
		Applicant:	Jeff Thompson 1942 Hamilton St Jacksonville, FL 32210
Owner:	William and Andrea Johnson 1942 N. Pearl Street Jacksonville, FL 32206		

REQUEST / RECOMMENDATION

Request: **Wholesale Window Replacement**
Recommendation: **Deny**

Request: **Wholesale Siding Replacement**
Recommendation: **Deny**

It is the position of the Planning and Development Department that the proposed work, window replacement, is not consistent with all or in part with:

1. **The *Historic Preservation Design Regulations for the Springfield Historic District's* section on "Windows, Awnings, and Shutters"**
2. **The *Historic Preservation Design Regulations for the Springfield Historic District's* section on "Exterior Fabric-Wood"**
3. **The *Secretary of the Interior's Standards for Rehabilitation* numbers: 2, 5, and 6**
4. **Chapter 307.106(k) General Standards: 1 – 3**
5. **Chapter 307.106(l) Guidelines on Alterations: 2, 3, 5, and 6**

GENERAL INFORMATION

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

GUIDELINES, STANDARDS AND FINDINGS

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

DESCRIPTION OF WORK

- This after the fact application for a *Certificate of Appropriateness* (COA) is for a total replacement of original nine over one wood windows and wholesale siding replacement at 1942 N. Pearl Street. The original windows were replaced with a one over one vinyl window and the siding was replaced with a matching wood product.

DOCUMENTED AND CURRENT CONDITIONS

- The two-story structure at 1942 N. Pearl Street was built in 1919 for a Frank Peiser. Constructed by J. P. McCullough, the subject property has been listed as a contributing property in the Springfield Historic District. Sheathed with wood siding, the Frame Vernacular style building predominately had wooden sash windows with nine over one lights. This structure is unique in that the siding is wider below a wood sill course aligned with the sill of the windows on the second floor. It appears the new work is mimicking this feature on the right elevation. The front elevation is accented by large masonry columns supported by brick piers on the first floor. There are large porch header beams with a Craftsmen influence that sit on the columns that support the first floor porch. The front entrance is accessed to the left by a Craftsman door with gridded sidelights and a grouping of three windows with a nine over one light pattern to the right. The second floor is accented by a centered gable dormer with a grouping of three windows with nine over one light pattern below it.
- In February of 2017, the Historic Inspector issued a stop work order due to siding and window work without a COA. After staff and the inspector reviewed the property from the street, it appears the owners have removed all the original wood nine over on windows on the sides and replaced them with one over one vinyl windows and replaced the siding. Staff reviewed Google Maps and was able to determine the windows and siding were being replaced as early as March of 2015. A small portion of the siding on the front had been removed since at least 2008 before the current owners purchased it in March of 2010 (all completed without a Certificate of Appropriateness). In appears, the front windows and doors are still intact. There is a large board over the second floor group of windows but the owner stated the original windows are still in place behind the board.
- The owner has stated the original historic windows and siding are not on site and not obtainable. The applicant is the owner's employer and has been very compliant through this process.
- In addition, it should also be noted that staff was unable to see the rear of the house.

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

EFFECT OF WORK ON HISTORIC DISTRICT

- Historic wood windows are a significant part of the architectural character of a structure and its contribution to the district. The *Historic Preservation Design Regulations for the Springfield Historic District* (*District Design Regulations*) note "windows in the districts are

often important stylistic elements[1]." They are a character-defining feature and the loss of historic wood windows, when their replacement is not necessary, is inconsistent with the *District Design Regulations*, which emphasize repair over replacement as required under *Secretary of the Interior's Standards for Rehabilitation,* Standard Six[2]. The *District Design Regulations* note that "the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement."

- In addition, 307.106 (L) 2, 3, 5, 6 all recommend keeping, repairing, and not replacing the character defining features. The requested window and siding replacement is not consistent with these standards.

- Because a majority of the windows were replaced and removed from the site without an approved COA, staff was unable to evaluate the windows beforehand to determine if they were deteriorated beyond repair to warrant a wholesale window replacement[3] therefore a denial of the work is recommended. It is the opinion of the Planning and Development Department that the wholesale window replacement request should be denied due to insufficient evidence on the condition of the original wooden windows and the use of vinyl one-over-one pattern versus the original nine-over-one pattern.

- The *Historic Preservation Design Regulations for the Springfield Historic District* (*District Design Regulations*) note, "Repair or replace, where necessary, deteriorated material that duplicates in size, shape, and texture the original as closely as possible[4]." Normally staff would support the replacement of original siding when there is proof the existing siding is deteriorated enough to warrant replacement and the replacement product matches the original. However, in this case, even though the replacement product is a quality replacement product, staff was not able to evaluate the siding before it was replaced by the owner therefore we cannot recommend approval to replace it.

3. *The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property would be affected.*

EFFECT OF WORK ON STRUCTURE OR SITE

- The wholesale replacement of original windows has a detrimental impact on the contributing structure as it is irreversible; the historic fabric is lost forever. In addition, the removal of original windows and original siding goes against the *Secretary of the Interior's Standards*

---

[1] *Historic Preservation Guidelines for the Springfield Historic District,* The Jacksonville Planning and Development Department, 1992.
[2] **Standard Six**. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
[3] Wholesale window replacement is usually if the applicant is requesting to replace more than 50% of the original windows.
[4] *Historic Preservation Guidelines for the Springfield Historic District,* The Jacksonville Planning and Development Department, 1992.

Therefore, this Order does not become final until the expiration of the twenty-one (21) day appeal period provided in Chapter 307, Jacksonville Ordinance Code. Any work commenced during this appeal period is done at the risk of the applicant.

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BEFORE THE HISTORIC PRESERVATION COMMISSION
OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-17-467**

IN RE: The Certificate of Appropriateness Application of

William and Andrea Johnson
1942 North Pearl Street
Jacksonville, FL 32206

ORDER ON COA-17-467 DENIED

This matter came to be heard upon the Certificate of Appropriateness (COA) Application filed by **Jeff Thompson**, on behalf of **William and Andrea Johnson**, the owner of certain real property located at **1942 North Pearl Street, RE #072065-0000,** seeking approval for **wholesale window replacement and wholesale siding replacement.**

Having duly considered both the testimonial and documentary evidence presented at the public hearing on **June 28, 2017,** including the Report of the Planning and Development Department and all attachments thereto ("Staff Report"), a portion of which is attached hereto as **Exhibit "A,"** and **on file** in its entirety in the Planning and Development Department, the Historic Preservation Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report to the extent consistent with the Order, and

FINDS AND DETERMINES:

1. That the applicant did **not** comply with all application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code;

2. That substantial competent evidence demonstrates that application **COA-17-467** does **not** meet the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code;

3. The Commission adopts the Report of the Planning and Development Department for **COA-17-467**; and

4. That the land which is the subject of this application **COA-17-467** is owned by **William and Andrea Johnson.**

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

1. Application **COA-17-467** is hereby **DENIED**.

2. All existing windows that have not been altered or replaced shall be maintained and any repairs, alterations, or replacements to such windows shall be made only by obtaining the appropriate Certificate of Appropriateness.

Executed this 6th day of July, 2017.

FORM APPROVED

Sondra R. Fetner
Office of General Counsel

Chairman,
Historic Preservation Commission

Copies to:

Owner: **William and Andrea Johnson**
1942 North Pearl Street
Jacksonville, FL 32206

Applicant: **Jeff Thompson**
1942 Hamilton St
Jacksonville, FL 32210

DISCLAIMER. The certificate of appropriateness granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this certificate of appropriateness is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this certificate of appropriateness does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

TIMEFRAMES AND NOTICE OF RIGHT TO APPEAL

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

Therefore, this Order does not become final until the expiration of the twenty-one (21) day appeal period provided in Chapter 307, Jacksonville Ordinance Code. Any work commenced during this appeal period is done at the risk of the applicant.

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Exhibit "A"

Application for Certificate of Appropriateness

COA -	17 - 467
Date Received	5/3/17
Planner Initials	SM
Date Found Sufficient	
☐ Violation/Citation #.	
☐ Plan Review/COA Inspection Required	

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

PROPERTY INFORMATION

Property Designation	☐ Riverside/Avondale Historic District	☐ St. Johns Quarter Historic District	☑ Springfield Historic District	☐ Local Landmark
Property Address	1942 Pearl St			Zip Code
Real Estate #				
Type of Improvement	Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible (Example: reroof: replacing grey 3-tab shingles with black architectural shingles). **Submit all required supplemental information/documentation (See Sufficiency Rider) with application.**			

Window replacement

APPLICANT INFORMATION (Please Print Neatly)

Applicant is (check one and must sign below): ☐owner ☐contractor ☐architect ☐other agent

★Building Owner's Name: William Johnson	Architect Name:
Address: 1942 Pearl St	Address
City, State & Zip: Jax Fl 32206	City State & Zip
Phone: / Fax	Phone / Fax
Email:	Email

Agent represents ☐owner ☐contractor ☐architect ☐consultant ☐other

Contractor's Name	Agent's Name: Jeff Thompson
Address:	Address: 1942 Hemlock St
City, State & Zip	City State & Zip: Jax Fl 32210
Phone: / Fax	Phone: 389-4334 / Fax: 389-4336
Email:	Email: STSTCO@AOL.COM

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

William [signature] 6/21/17
Print name and Signature(s) of Owner(s) Date

Jeff Thompson [signature] 5/3/17
Print name and Signature of Agent/Arch/Cont Date

★ Owner's Info Always Required

COA-17-467

THIS SIDE ADMINISTRATIVE USE ONLY

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

PLANNING AND DEVELOPMENT DEPARTMENT

☐ Approve	☐ Approved with Conditions	☐ Denied	☐ Withdrawn	☒ Forwarded to the JHPC *	Date of Action: 5-3-17

Historic Preservation Planner

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

PUBLIC HEARING NOTIFICATION FOR APPLICATIONS FORWARDED TO THE JHPC

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

I hereby certify that I have received _____ sign(s) to be posted by _____ in a street visible location on all street sides of the subject property, or otherwise determined by the Planning and Development Department. I understand it is my responsibility to maintain the signage until a final determination has been made by the Commission. Sign given to Bill Thompson on 5/3/2017 at time invoice paid. JM 5/16/17

SIGNATURE OF RECIPIENT(S) DATE

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

AMENDMENT SECTION

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

June 28, 2016

THE REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT
CERTIFICATE OF APPROPRIATENESS APPLICATION COA-17-467

Address:	**1942 N. Pearl Street (RE 072065-0000)**	*Year Built:*	**c. 1919**
		Designation:	**Springfield**
Location:	**West side of N. Pearl Street between W 9th Street and W 10th Street**	*Status:*	**Contributing**
		Applicant:	**Jeff Thompson 1942 Hamilton St Jacksonville, FL 32210**
Owner:	**William and Andrea Johnson 1942 N. Pearl Street Jacksonville, FL 32206**		

REQUEST / RECOMMENDATION

Request: **Wholesale Window Replacement**
Recommendation: **Deny**

Request: **Wholesale Siding Replacement**
Recommendation: **Deny**

It is the position of the Planning and Development Department that the proposed work, window replacement, is not consistent with all or in part with:

1. **The *Historic Preservation Design Regulations for the Springfield Historic District's* section on "Windows, Awnings, and Shutters"**
2. **The *Historic Preservation Design Regulations for the Springfield Historic District's* section on "Exterior Fabric-Wood"**
3. **The *Secretary of the Interior's Standards for Rehabilitation* numbers: 2, 5, and 6**
4. **Chapter 307.106(k) General Standards: 1 – 3**
5. **Chapter 307.106(l) Guidelines on Alterations: 2, 3, 5, and 6**

GENERAL INFORMATION

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

GUIDELINES, STANDARDS AND FINDINGS

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

DESCRIPTION OF WORK

- This after the fact application for a *Certificate of Appropriateness* (COA) is for a total replacement of original nine over one wood windows and wholesale siding replacement at 1942 N. Pearl Street. The original windows were replaced with a one over one vinyl window and the siding was replaced with a matching wood product.

DOCUMENTED AND CURRENT CONDITIONS

- The two-story structure at 1942 N. Pearl Street was built in 1919 for a Frank Peiser. Constructed by J. P. McCullough, the subject property has been listed as a contributing property in the Springfield Historic District. Sheathed with wood siding, the Frame Vernacular style building predominately had wooden sash windows with nine over one lights. This structure is unique in that the siding is wider below a wood sill course aligned with the sill of the windows on the second floor. It appears the new work is mimicking this feature on the right elevation. The front elevation is accented by large masonry columns supported by brick piers on the first floor. There are large porch header beams with a Craftsmen influence that sit on the columns that support the first floor porch. The front entrance is accessed to the left by a Craftsman door with gridded sidelights and a grouping of three windows with a nine over one light pattern to the right. The second floor is accented by a centered gable dormer with a grouping of three windows with nine over one light pattern below it.
- In February of 2017, the Historic Inspector issued a stop work order due to siding and window work without a COA. After staff and the inspector reviewed the property from the street, it appears the owners have removed all the original wood nine over on windows on the sides and replaced them with one over one vinyl windows and replaced the siding. Staff reviewed Google Maps and was able to determine the windows and siding were being replaced as early as March of 2015. A small portion of the siding on the front had been removed since at least 2008 before the current owners purchased it in March of 2010 (all completed without a Certificate of Appropriateness). In appears, the front windows and doors are still intact. There is a large board over the second floor group of windows but the owner stated the original windows are still in place behind the board.
- The owner has stated the original historic windows and siding are not on site and not obtainable. The applicant is the owner's employer and has been very compliant through this process.
- In addition, it should also be noted that staff was unable to see the rear of the house.

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

EFFECT OF WORK ON HISTORIC DISTRICT

- Historic wood windows are a significant part of the architectural character of a structure and its contribution to the district. The *Historic Preservation Design Regulations for the Springfield Historic District* (*District Design Regulations*) note "windows in the districts are

often important stylistic elements[1]." They are a character-defining feature and the loss of historic wood windows, when their replacement is not necessary, is inconsistent with the *District Design Regulations*, which emphasize repair over replacement as required under *Secretary of the Interior's Standards for Rehabilitation*, Standard Six[2]. The *District Design Regulations* note that "the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement."

- In addition, 307.106 (L) 2, 3, 5, 6 all recommend keeping, repairing, and not replacing the character defining features. The requested window and siding replacement is not consistent with these standards.

- Because a majority of the windows were replaced and removed from the site without an approved COA, staff was unable to evaluate the windows beforehand to determine if they were deteriorated beyond repair to warrant a wholesale window replacement[3] therefore a denial of the work is recommended. It is the opinion of the Planning and Development Department that the wholesale window replacement request should be denied due to insufficient evidence on the condition of the original wooden windows and the use of vinyl one-over-one pattern versus the original nine-over-one pattern.

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EFFECT OF WORK ON STRUCTURE OR SITE

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[3] Wholesale window replacement is usually if the applicant is requesting to replace more than 50% of the original windows.
[4] *Historic Preservation Guidelines for the Springfield Historic District*, The Jacksonville Planning and Development Department, 1992.

for Rehabilitation, Standard Two[5] which states removal of historic materials shall be avoided. Standard Six[6] also states the new feature shall match the old. It is the opinion of the Planning and Development Department that the replacement product (nine over one vinyl windows) does not match the historic material as they are not wood, the window pattern do not match, and the windows are not recessed within the wall plane as the original windows were. The siding replacement does match the original but once again, staff was not able to determine if it was deteriorated and required replacement in the first place.

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

TIME FRAMES

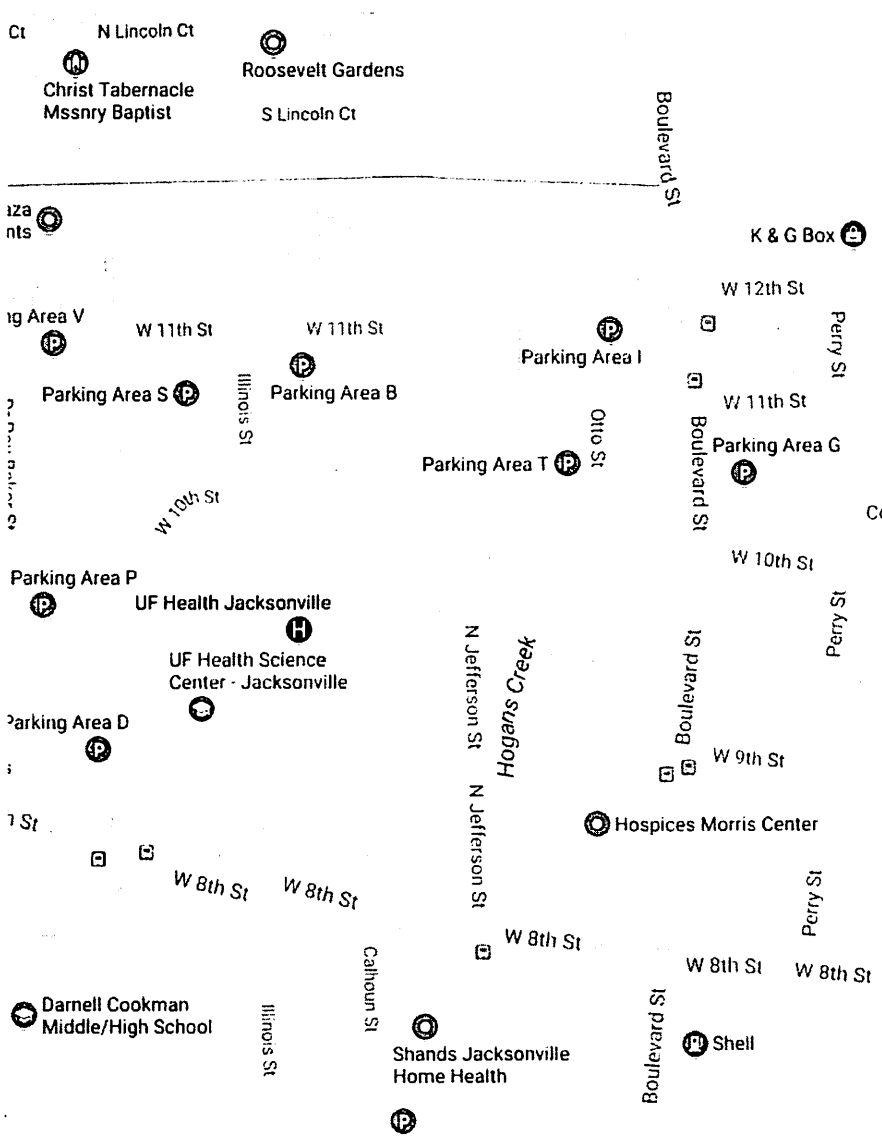
Since work has already been completed or initiated, it is recommended that any work denied or approved with conditions be reversed within ninety days from the date of the final order.

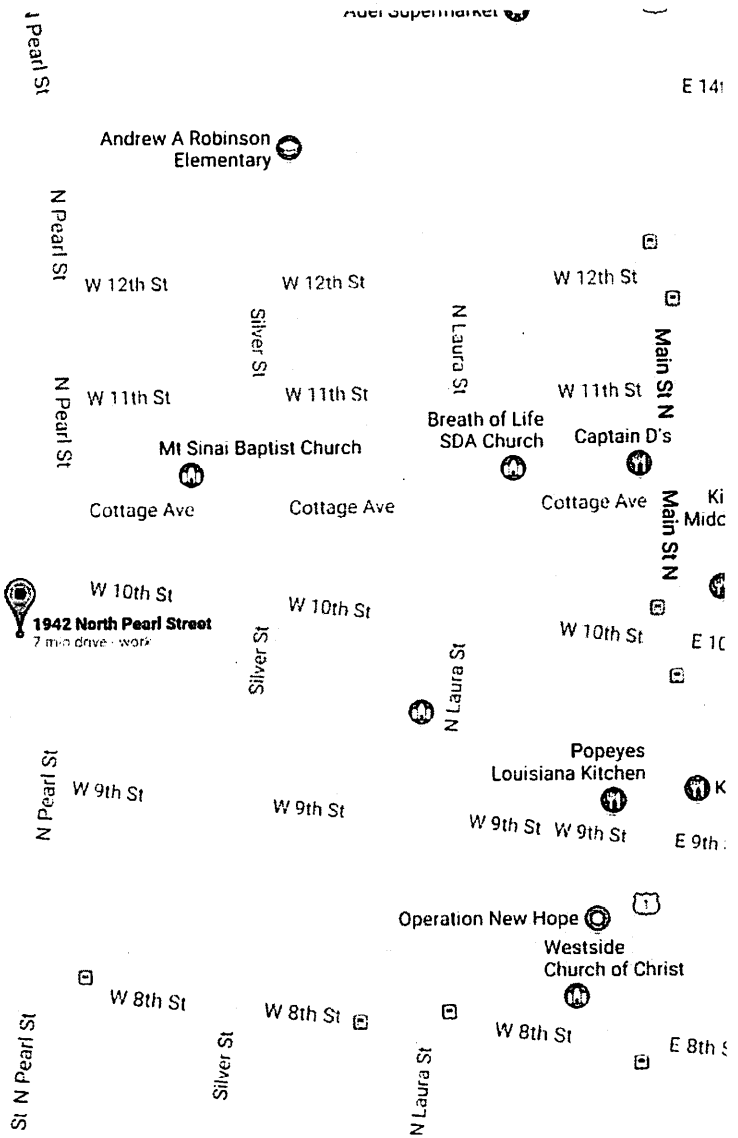
[5] **Standard Two**. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

[6] **Standard Six**. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

COA-17-467

1942 N PEARL STREET





COA-17-467

1942 N PEARL STREET

COA-17-467

1942 N PEARL STREET

2008 Google Maps Photo indicating wood windows intact and are nine over one

COA-17-467

1942 N PEARL STREET

2011 Google Maps Photo indicating wood windows intact and are nine over one

COA-17-467

1942 N PEARL STREET

2013 Google Maps Photo
indicating wood windows intact
and are nine over one

COA-17-467

1942 N PEARL STREET

2014 Google Maps Photo indicating wood windows intact and are nine over one

COA-17-467

1942 N PEARL STREET

March 2015 Google Maps Photo indicating work started with siding and window replacement

COA-17-467

1942 N PEARL STREET

May 2015 Google Maps Photo indicating work continues with siding and window replacement

COA-17-467

1942 N PEARL STREET

January 2017 Google Maps
Photo indicating work continues

COA-17-467 **1942 N PEARL STREET**

Inspector's photos February 2017

COA-17-467 **1942 N PEARL STREET**

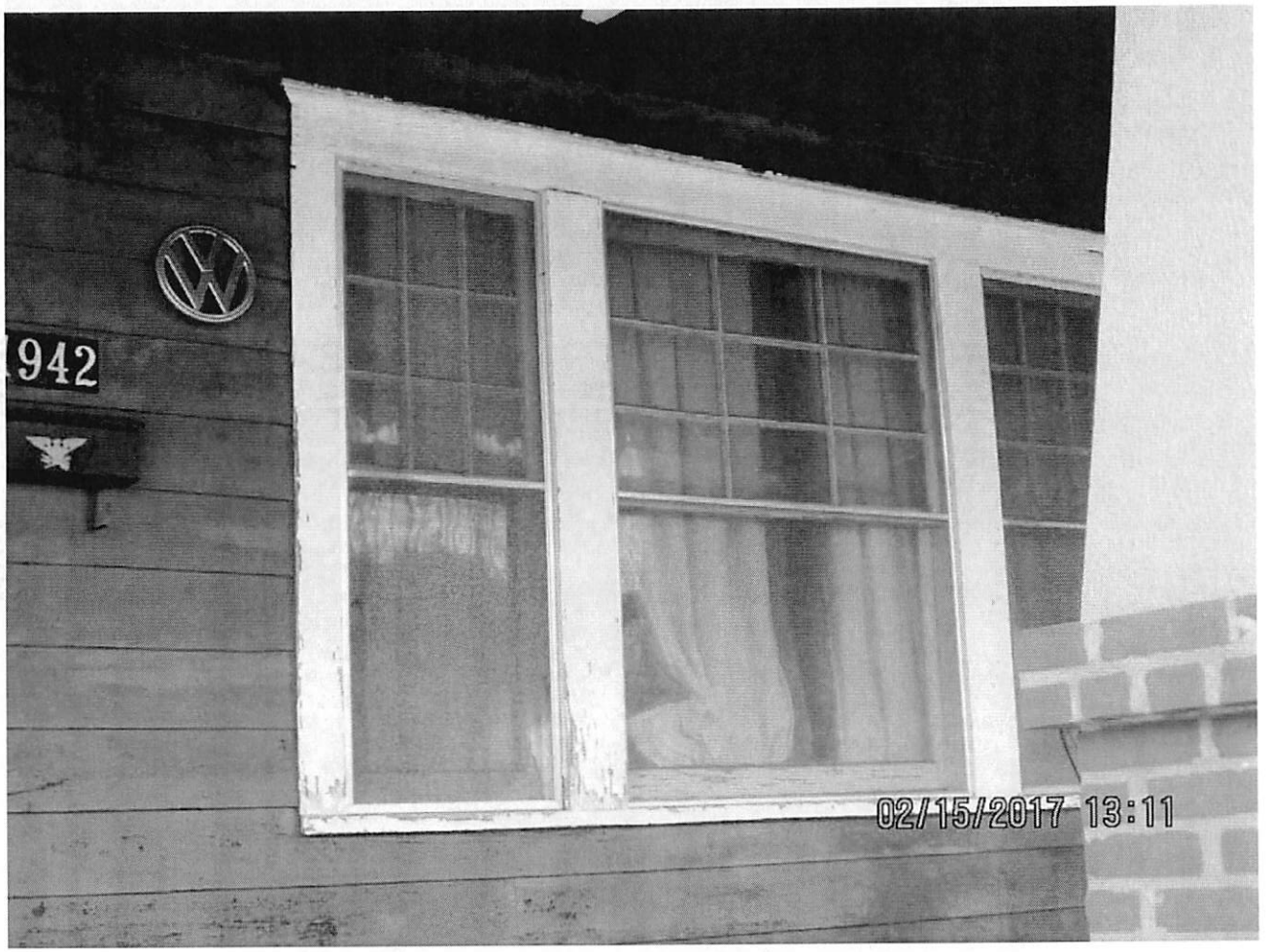
Inspector's photos February 2017

COA-17-467

1942 N PEARL STREET

Inspector's photos February 2017

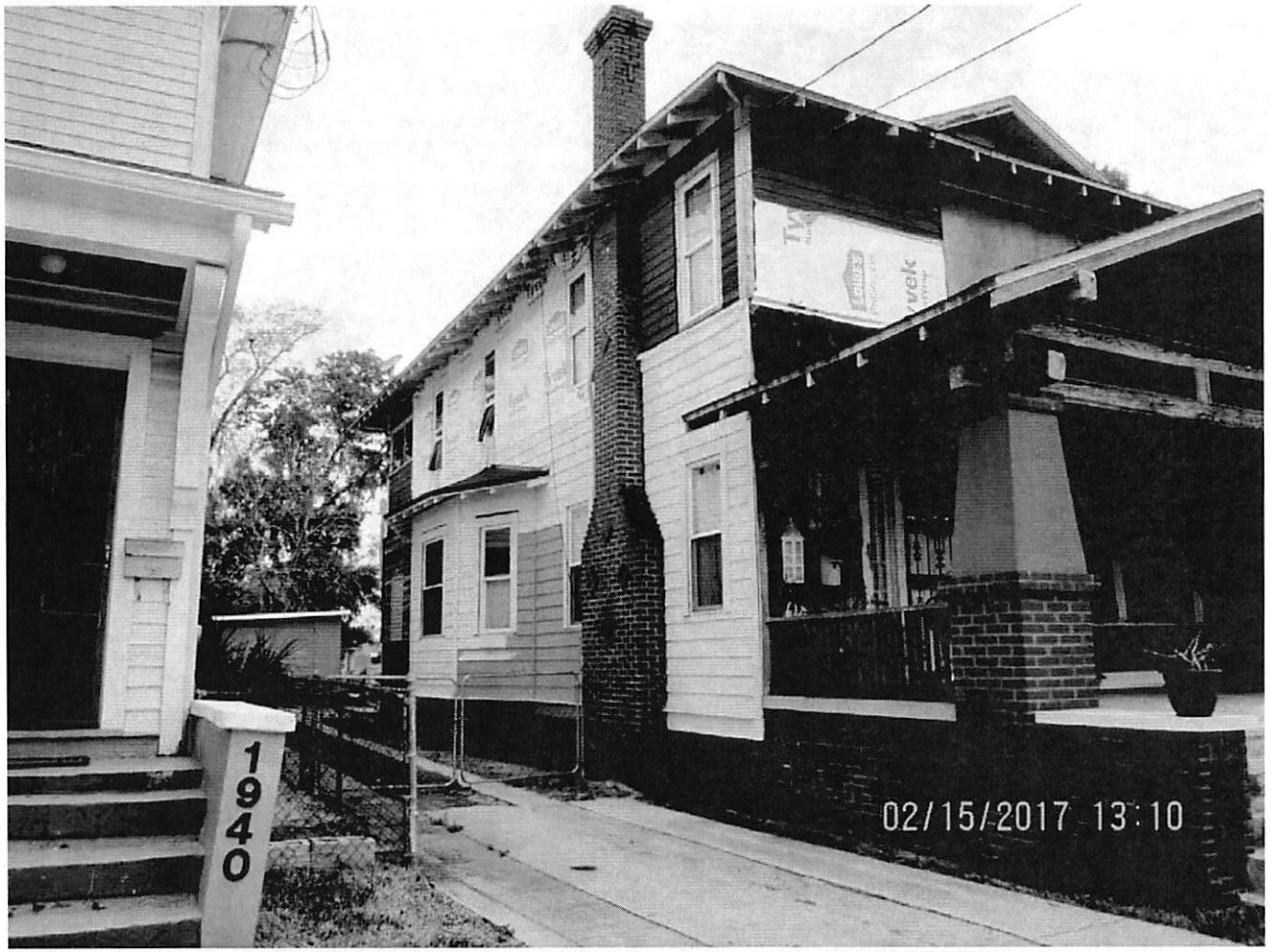
1942 N PEARL STREET



Inspector's photos February 2017

COA-17-467

1942 N PEARL STREET



Inspector's photos February 2017

COA-17-467

1942 N PEARL STREET

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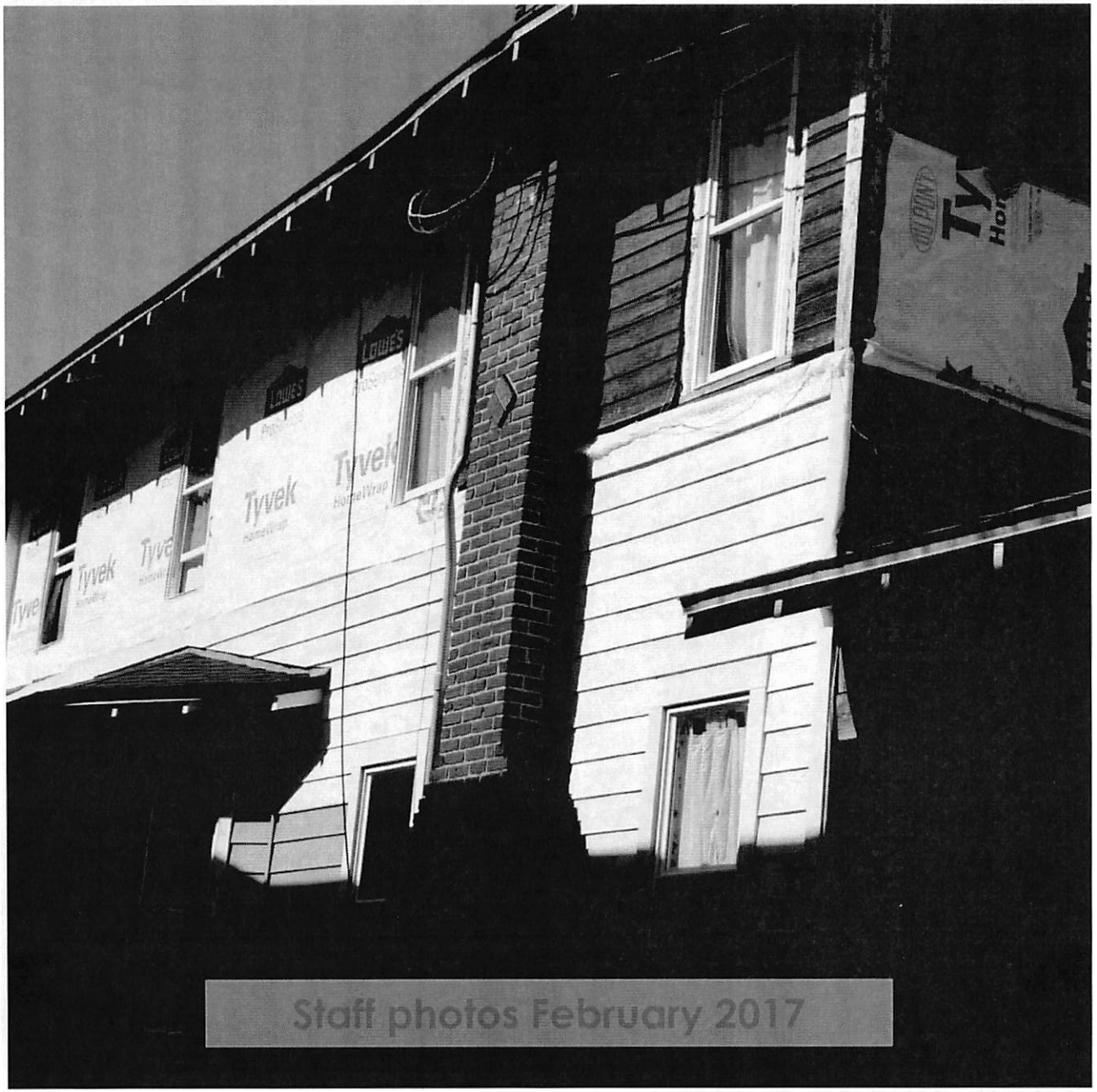

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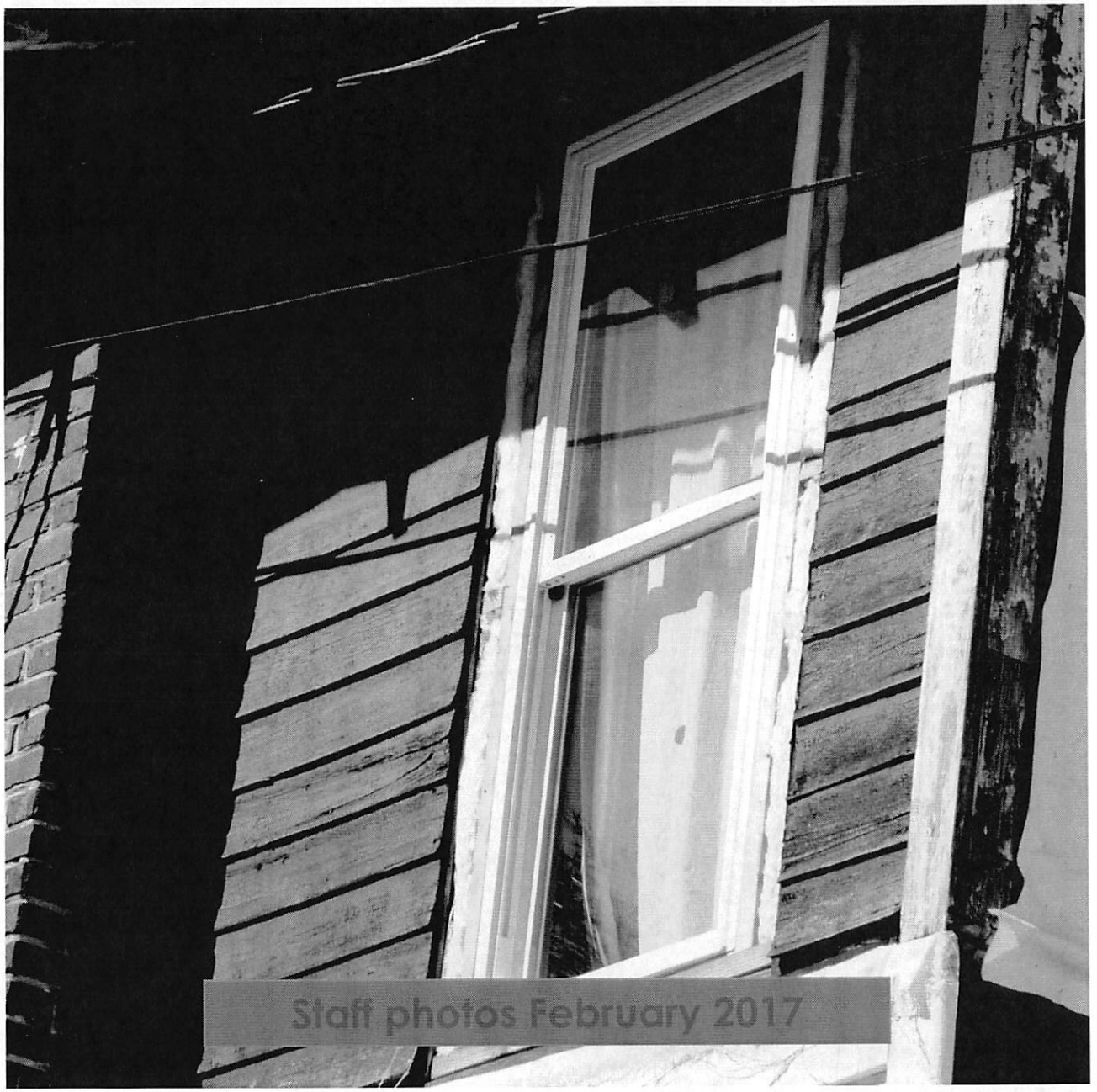

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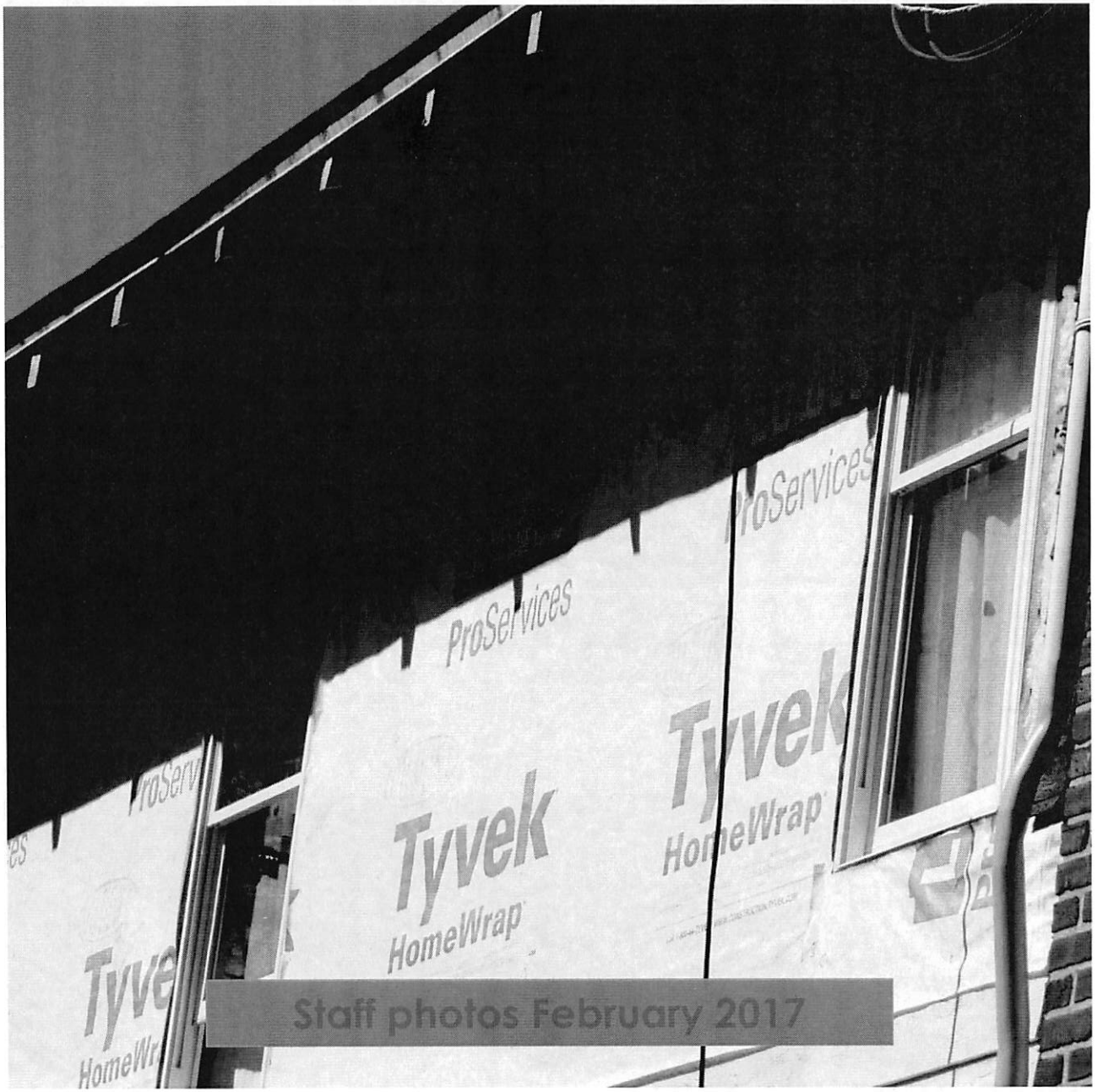

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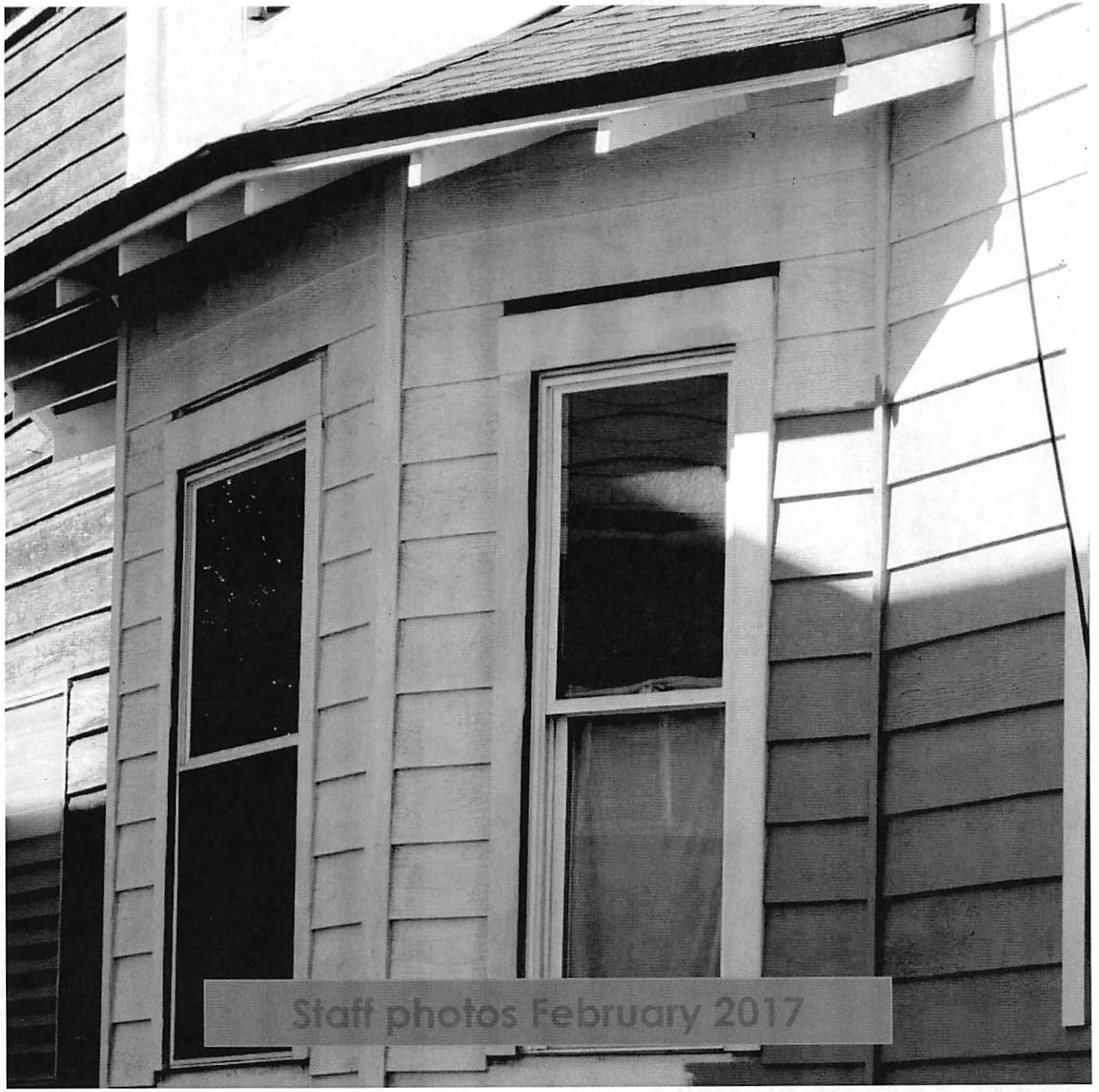

COA-17-467

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1942 N PEARL STREET

COA-17-467

1942 N PEARL STREET

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: 1942 Pearl St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 1942 Pearl St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: Springfield 61 10,11
Subdivision Name Block No. Lot No.
COUNTY: Duval
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME: Fulton, Elizabeth M.
ADDRESS: 1942 Pearl St.
ADDRESS: Jacksonville, FL 32206
TYPE OF OWNERSHIP: private RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates/Consultant
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
	EXCELLENT	x ALTERED	PRESENT USE pvt.residence
x	GOOD	UNALTERED	DATES +1919
	FAIR	x ORIGINAL SITE	CULTURE/PHASE American
	DETERIORATED	RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

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

THREATS TO SITE: Check one or more

x	ZONING		TRANSPORTATION
x	DEVELOPMENT		FILL
	DETERIORATION		DREDGE
	BORROWING		
	OTHER (See Remarks Below)		

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 1465

ARCHITECT: N/A

BUILDER: P. J. McCullough

STYLE AND/OR PERIOD: frame vernacular with bungalow influence

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): wood: weatherboard with cornerboards

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story veranda, 2-bay, access from S, 1st bay,
battered cols., wd. balustrade, brick capitals, brick piers
ORIENTATION: east

FOUNDATION: piers: brick; brick, continuous

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S): dormer: gable
porch: hip
CHIMNEY LOCATION: S: offset, lateral slope, exterior

WINDOW TYPE: DHS, 9/1, wood

CHIMNEY: brick: corbelled

ROOF SURFACING: composition shingles: butt

ORNAMENT EXTERIOR: brick: (white) #
wood # concrete
NO. OF CHIMNEYS 1 NO. OF STORIES 2

NO. OF DORMERS: 1 OUTBUILDINGS: 1 garage

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
2S	2E	37

UTM ZONE	UTM EASTING	UTM NORTHI

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

1942 Pearl St. is a two-story frame vernacular residential building. It is noteworthy for its bungalow-influenced details. It embodies the historic and architectural qualities of the Springfield neighborhood through its period of construction, its design, its historical associations and its integrity.

Constructed 1919, it was originally owned by Frank Peiser. Its builder was P. J. McCullough.

CITY DIRECTORY RESEARCH FORM

ADDRESS: 1942 Pearl

OLD ADDRESS: 2142

YEAR	OWNER*/OCCUPANT	OCCUPATION	OTHER
1920	Isaac Peiser	treas - Levy's	Wife - Leonore
1925	Isaac Peiser		
1930-31	Isaac Peiser		

SUBDIVISION	BLOCK	LOT

* SPECIFY IF OWNER WITH ASTERISK

JOHNSON WILLIAM
1942 N PEARL ST
JACKSONVILLE, FL 32206
JOHNSON ANDREA

Primary Site Address
1942 N PEARL ST
Jacksonville FL 32206

Official Record Book/Page
15188-00581

Tile #
6412

1942 N PEARL ST

Property Detail

RE #	072065-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	5682
Characteristics	Historic Designation

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

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	$59,551.00	$63,250.00
Extra Feature Value	$2,113.00	$2,174.00
Land Value (Market)	$29,375.00	$29,375.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$91,039.00	$94,799.00
Assessed Value	$81,839.00	$83,557.00
Cap Diff/Portability Amt	$9,200.00 / $0.00	$11,242.00 / $0.00
Exemptions	$50,000.00	See below
Taxable Value	$31,839.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value	
Assessed Value	$83,557.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$33,557.00**

SJRWMD/FIND Taxable Value	
Assessed Value	$83,557.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,000.00
Taxable Value	**$33,557.00**

School Taxable Value	
Assessed Value	$83,557.00
Homestead (HX)	- $25,000.00
Taxable Value	**$58,557.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15188-00581	3/15/2010	$60,000.00	WD - Warranty Deed	Unqualified	Improved
14159-00100	6/22/2006	$100.00	QC - Quit Claim	Unqualified	Improved
04269-00757	3/31/1976	$100.00	QC - Quit Claim	Unqualified	Improved
03992-00185	7/31/1975	$100.00	WD - Warranty Deed	Unqualified	Improved
03931-00911	5/21/1975	$100.00	WD - Warranty Deed	Unqualified	Improved
01159-00186	12/30/1899	$0.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRWR2	Garage/Util Bdg Wood	1	13	18	234.00	$941.00
2	FPMR7	Fireplace Masonry	1	0	0	2.00	$1,233.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO-S	0.00	0.00	Common	5,875.00	Square Footage	$29,375.00

Legal

LN	Legal Description
1	2-4 37-2S-26E .13
2	SPRINGFIELD
3	N2/3 LOT 10(EX PT RECD
4	O/R 4129-1079) BLK 61

Buildings

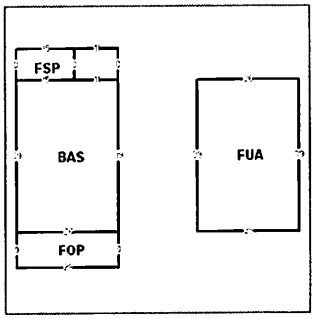
Building 1
Building 1 Site Address
1942 N PEARL ST Unit
Jacksonville FL 32206

Building Type	0102 - SFR 2 STORY
Year Built	1920
Building Value	$63,250.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1014	1014	963
Fin Screened Porch	120	0	42

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

Element	Code	



Base Area	1014	1014	1014	Stories	2.000		
Finished Open Porch	234	0	70	Bedrooms	4.000		
Addition	88	88	79	Baths	2.000		
Total	2470	2116	2168	Rooms / Units	1.000		

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	$81,839.00	$50,000.00	$31,839.00	$357.80	$364.30	$352.16
Urban Service Dist1	$81,839.00	$50,000.00	$31,839.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$81,839.00	$25,000.00	$56,839.00	$273.98	$258.84	$267.03
By Local Board	$81,839.00	$25,000.00	$56,839.00	$126.50	$127.77	$123.28
FL Inland Navigation Dist.	$81,839.00	$50,000.00	$31,839.00	$1.00	$1.02	$0.95
Water Mgmt Dist. SJRWMD	$81,839.00	$50,000.00	$31,839.00	$9.45	$9.19	$9.19
Gen Gov Voted	$81,839.00	$50,000.00	$31,839.00	$0.00	$0.00	$0.00
School Board Voted	$81,839.00	$25,000.00	$56,839.00	$0.00	$0.00	$0.00
Urb Ser Dist1 Voted	$81,839.00	$50,000.00	$31,839.00	$0.00	$0.00	$0.00
			Totals	$768.73	$761.12	$752.61

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$86,986.00	$81,271.00	$50,000.00	$31,271.00
Current Year	$91,039.00	$81,839.00	$50,000.00	$31,839.00

2016 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.

2016

2015

2014

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

More Information

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

February 16, 2017

To Whom It May Concern:

Regarding the stop work order to my property at 1942 North Pearl Street Jacksonville Florida 32206. I have received notice about work to my property, however there has not been any work in quite some time other than having plywood put over the second story windows and Tyvek wrap being put over the siding last year when the hurricanes were coming through our area. The rain blows into the house in several areas and is why there was siding put up to help shed the water from going into my children's rooms. Nothing has been done to the front of our house the windows downstairs are all still original and have not been refurbished. There was window work done I am not sure what Mr. Johnson did exactly as we are now divorced and I am the occupant of the house.

Sincerely,

Andrea Johnson

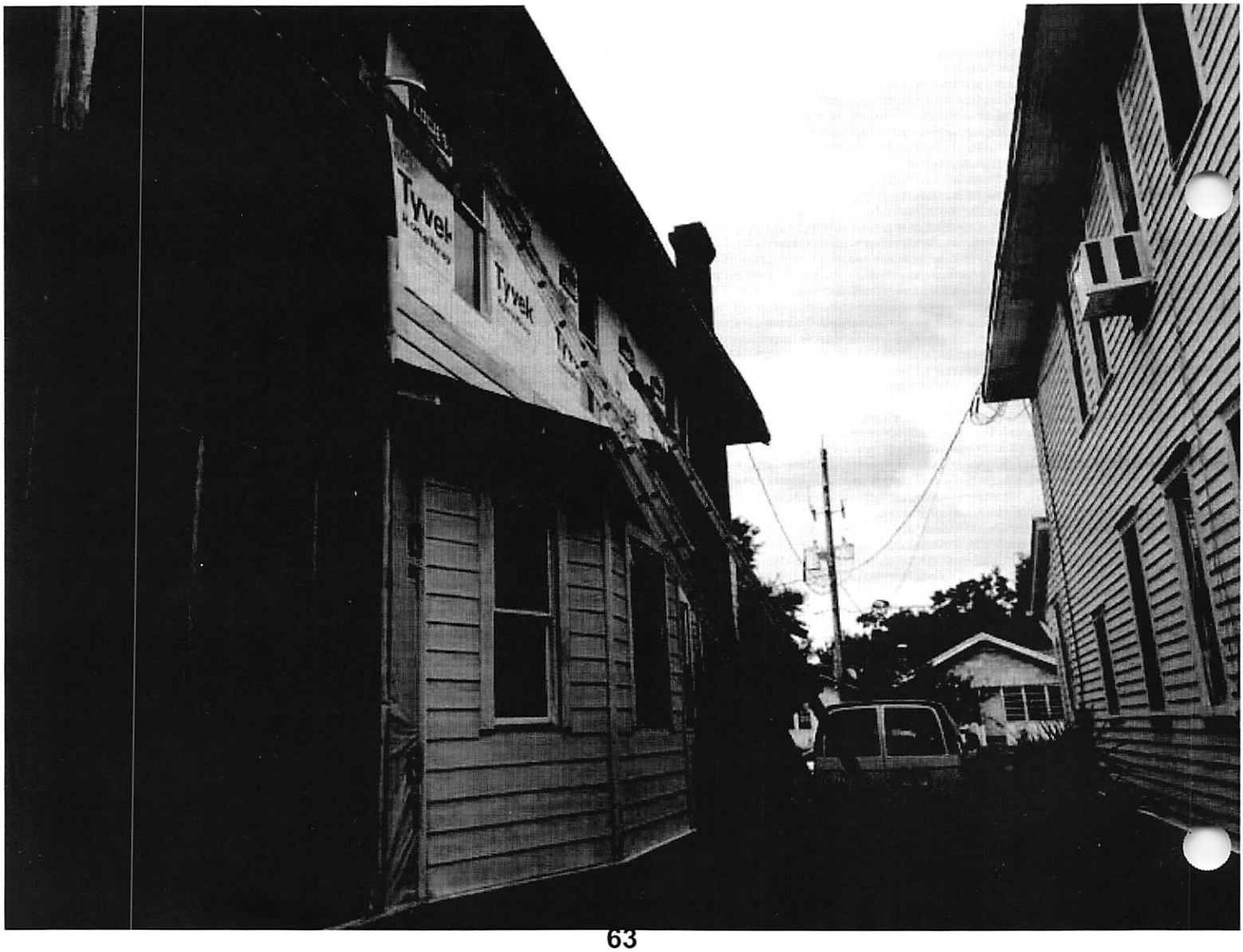
904-885-0196 cell

904-743-1883 ext. 7403 work

Home

September 4, 2016 6:48 PM

Details



Home

March 14, 2015 5:47 PM

Details

Michelle Johnson

FEBRUARY 9, 2015

HOME
FOR
SALE