

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.

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Before the Jacksonville Historic
Preservation Commission**

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4 **RESOLUTION 2017-**

5 A RESOLUTION CONCERNING THE APPEAL OF A FINAL
6 DECISION OF THE JACKSONVILLE HISTORIC
7 PRESERVATION COMMISSION DENYING THE
8 APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
9 (COA-17-467) AS REQUESTED BY WILLIAM JOHNSON,
10 PROPERTY OWNER, TO APPROVE WHOLESALE WINDOW
11 REPLACEMENT WITH VINYL PRODUCT FOR THE
12 PROPERTY LOCATED AT 1942 N. PEARL STREET IN
13 THE SPRINGFIELD HISTORIC DISTRICT (R.E. NO.
14 072065-0000) (COUNCIL DISTRICT 7), PURSUANT TO
15 CHAPTER 307 (HISTORIC PRESERVATION AND
16 PROTECTION), PART 2 (APPELLATE PROCEDURE)
17 *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS
18 AND CONCLUSIONS OF THE LAND USE AND ZONING
19 COMMITTEE; PROVIDING AN EFFECTIVE DATE.
20

21 **WHEREAS**, on May 3, 2017, William Johnson, the owner of the
22 property located at 1942 Pearl Street, R.E. No. 072065-0000
23 ("Subject Property"), which is located in Council District 7,
24 submitted an Application for a Certificate of Appropriateness (COA-
25 17-467) for approval of wholesale window replacement with vinyl
26 product without receiving a Certificate of Appropriateness prior to
27 initiating and completing the work; and

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

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

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

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

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

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

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

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

26
27 Form Approved:

28
29 /s/ Sondra R. Fetner

30 Office of General Counsel

31 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 Schison, 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.

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: 04

(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
Dax, RI 02810
Daytime Phone Number: 904-389-4334
Evening Phone Number: 904-993-4620
E-mail address: STJTCO@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 [Handwritten Signature]

Date 7/27/17

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.

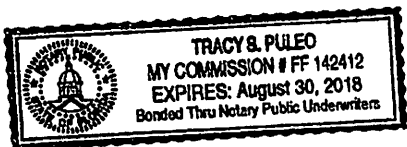
By [Signature]
Print Name: William Johnson

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.

[Signature]
(Signature of NOTARY PUBLIC)

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	SubstdNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	CCSS01 IAD	36907									558.00

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

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: CVM
 Transaction 0448614

Total Due: \$558.00



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

A handwritten signature in black ink that reads "Joel McEachin". The signature is written in a fluid, cursive style. Below the signature is a horizontal line.

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

3
1 commissioner.
2 THE CHAIRMAN: David Case, commissioner
3 and current chairman.
4 COMMISSIONER DANNHEIM: Searcy Dannheim,
5 commissioner.
6 COMMISSIONER STANSEL: Maiju Stansel,
7 commissioner.
8 THE CHAIRMAN: And we would like to
9 recognize Maiju. This is her first meeting of
10 the Commission.
11 In addition, we will have a 15-minute
12 break starting at 5 o'clock, every two hours;
13 5:00 and 7:00, and hopefully not more than
14 that.
15 And, at this time, I will entertain a
16 motion to approve the minutes of our May 24th
17 meeting.
18 COMMISSIONER LOPERA: I motion to approve
19 the minutes of the May 24th meeting.
20 THE CHAIRMAN: Do I hear a second?
21 COMMISSIONER STANSEL: Second that motion.
22 THE CHAIRMAN: All those in favor?
23 COMMISSION MEMBERS: Aye.
24 THE CHAIRMAN: Those opposed?
25 COMMISSION MEMBERS: (No response.)
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2
PROCEEDINGS

1 June 28, 2017 3:10 p.m.

2 ---

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

7 We now have a quorum.

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

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

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

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

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

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

25 COMMISSIONER LOPERA: Andres Lopera,
Diane M. Tropaia, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

4
1 THE CHAIRMAN: Hearing none, you have
2 approved the minutes of the May 24th meeting.

3 We have quite a few deferred items
4 tonight. The deferred items are COA-17-034 at
5 1243 Lechlade Street; COA-17-131 at 2500
6 College Street, Lot A; COA-17-132 at 2500
7 College Street, Lot B; COA-17-154 at 1649
8 Canterbury Street; COA-17-575, 1652 North
9 Market Street; and COA-17-577 at 1448 North
10 Liberty Street.

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

13 COMMISSION MEMBERS: (No response.)

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

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

18 AUDIENCE MEMBERS: (No response.)

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

21 Moving on to the consent agenda, those
22 items on the consent agenda are: COA-16-116 at
23 2609 Park Street; Number 2 is COA-17-458 at
24 1319 North Liberty Street; COA-17-561 at 327
25 West 5th Street; COA-17-572 at 1636 North

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

10 THE CHAIRMAN: Any other comments or --

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

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

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

17 MS. FETNER: Yes, you can.

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

24 So you would make a motion to amend to, as
25 you said, I think, remove Condition Number 9,
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1 and then you would have a second and then a
2 discussion and then you vote on that amendment
3 and then vote on a -- after that amendment
4 passes or fails, then you vote on the full
5 application.

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

11 THE CHAIRMAN: Is there --

12 COMMISSIONER DANNHEIM: Second.

13 THE CHAIRMAN: Any further discussion?

14 COMMISSIONER DANNHEIM: Sure.

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

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

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

3 COMMISSIONER DANNHEIM: Okay. Yeah.

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

6 All those in favor of the amendment?

7 COMMISSION MEMBERS: Aye.

8 THE CHAIRMAN: Those opposed?

9 COMMISSION MEMBERS: (No response.)

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

12 Now I'll entertain --

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

17 THE CHAIRMAN: Item 9.

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

20 THE CHAIRMAN: Correct.

21 MS. FETNER: Okay.

22 THE CHAIRMAN: Correct.

23 MS. FETNER: Thank you.

24 THE CHAIRMAN: All those in favor of the
25 motion?

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1 COMMISSION MEMBERS: Aye.
2 THE CHAIRMAN: Those opposed?
3 COMMISSION MEMBERS: (No response.)
4 THE CHAIRMAN: Hearing none, you have
5 accepted COA-17-562 with the conditions, except
6 Item Number 9.

7 We'll move on to Certificates of
8 Appropriateness, work initiated or completed
9 without a COA. I guess Number 1, COA-17-467,
10 1492 Pearl Street.

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

13 COMMISSION MEMBERS: (No response.)

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

16 We'll get the staff report.

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

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

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

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1 nine-over-one wood window.
2 Additionally, the siding was -- the
3 original siding was removed. It was replaced
4 with a matching wood product, but staff did not
5 have an opportunity to inspect the original
6 siding, so we were unable to determine if it
7 was salvageable.

8 We did find that the new windows would not
9 be appropriate based on the criteria for normal
10 window replacement, which would be for matching
11 the original design and materials.
12 Additionally, the new windows are not recessed
13 within the wall plane.

14 We did find that the siding, both in style
15 and in material, was appropriate, but since,
16 again, we didn't have a chance to inspect the
17 original siding, we can't recommend approval on
18 that.

19 There was a note that staff did not have
20 an opportunity to review the rear of the
21 structure, so we were not sure exactly if those
22 windows were original or not. But, again,
23 there was no COA, so there was no way to
24 approve them regardless.

25 Based on our inspections and the
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1 MR. THOMPSON: My name is Jeff Thompson.
2 I'm a contractor in the Ortega, Avondale area,
3 and have been for the last 35 years.

4 Mr. Johnson is an employee of mine. He's
5 a very good carpenter. He's been with me for
6 about five years. We're really proud of him.
7 He does a great job. We want him to keep
8 working for us. We want him to be able to stay
9 in his house.

10 He bought this house, I believe it was
11 2010, from what I could find out. At that
12 time, he started to do major renovations
13 throughout the house inside, outside. He's
14 done a lot of the front.

15 He did it in 2013, replaced the windows
16 with vinyl windows. He had -- he was going to
17 put the nine-light dividers on the inside or
18 the outside. He was unsure, but he was going
19 to make it look consistent with the old
20 windows. He just never did that.

21 One of the things -- the City has had a
22 law that you had to permit windows since 1995.
23 They have not even enforced it until recently.
24 And there's no real time when they did that.
25 It was four or five years ago that they started

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1 information mentioned about the work and the
2 products that were applied, we're recommending
3 denial on both requests.

4 THE CHAIRMAN: Any questions for staff?

5 COMMISSION MEMBERS: (No response.)

6 THE CHAIRMAN: Did I open it to a public
7 hearing? I think I did.

8 Is the applicant here?

9 AUDIENCE MEMBER: I'm his representative.

10 THE CHAIRMAN: Okay. Come forward.
11 (Audience member approaches the podium.)

12 AUDIENCE MEMBER: I've got some pictures
13 here.

14 MS. BLAKE: Sir, if you would state your
15 name and address for the record, please.

16 AUDIENCE MEMBER: My name is Jeff
17 Thompson. My address is 1942 Hamilton Street.

18 MS. BLAKE: Would you raise your right
19 hand?

20 MR. THOMPSON: (Complies.)

21 MS. BLAKE: Do you affirm that the
22 testimony you are about to give is the truth,
23 the whole truth, and nothing but the truth?

24 MR. THOMPSON: I do.

25 MS. BLAKE: Thank you.

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1 doing this. They still don't look -- a lot of
2 times we'll pull permits and they don't even
3 look at them. They don't even come out. They
4 don't care.

5 So I guess he thought it wasn't that
6 important and he didn't know all the
7 historical things, so he went ahead and put
8 these windows in. He spent the money. He has
9 rebuilt the whole sides of the house. He's
10 done a great job.

11 When he bought the house, the windows were
12 in horrible shape. Every room had a window
13 unit in it. And I don't know if you're
14 familiar with what a window unit does to a wood
15 window, it just destroys it because it shakes
16 it the whole time. They're called window
17 shakers. And it has destroyed the windows.

18 There is a picture there of the front side
19 light that is under the porch. This is under
20 the porch, and this is the shape it is with no
21 sunlight and no water on it. And if you can
22 imagine the ones that were outside in the
23 weather, what they look like when he bought it,
24 it's -- it would have been horrible. He did
25 not save any of them. He didn't save any

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1 pictures. Didn't take pictures.
2 That was a terrible thing he did, but I
3 guess the solution -- or what they're telling
4 me, they're going to fine him and make him take
5 those windows out and put wooden windows in.
6 In that neighborhood, that's not financially
7 feasible for him to do that, or with his -- I
8 hate to say he doesn't -- he doesn't make a
9 whole lot of money. He makes good money, but
10 he can't afford to put wood windows in a house
11 like that.

12 I don't understand why, in a neighborhood
13 like Springfield -- if you look at the building
14 beside it, it's a derelict, old, commercial
15 building. It's horrible. And he's trying to
16 fix it up and -- I don't know what he's going
17 to do. He may have to walk away from it, if he
18 has some type of lien on it or whatever.

19 The thing about the siding -- I don't know
20 what they wanted to look at. You can see the
21 picture of the back corner, and it shows the
22 siding that was there. It shows the windows
23 that are there, which are old jalousie windows,
24 which aren't -- I wouldn't think they're
25 historical in any way.

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1 So what I'm asking is for him to be able
2 to leave these windows in there. The original
3 three windows across the front are there. They
4 have been covered up for the last 20 years.
5 Somebody put felt over it. When he bought it,
6 there was felt over it and then he put some
7 plywood over it when the last hurricane was
8 coming.

9 But what I'm asking is if -- if he could
10 keep these windows. And the siding, I don't
11 even understand why they're denying that. What
12 do they want him to do? Take it off and put it
13 back on again? Because it's the same material,
14 same size. It's just -- everything lines up.
15 It's perfect. And I met Blair out there and
16 she agreed with me, but I don't know why
17 they're denying that.

18 That's really all I have.

19 THE CHAIRMAN: Okay. Let's see if someone
20 else has any comments.

21 Thank you.

22 (Audience member approaches the podium.)

23 AUDIENCE MEMBER: Hi.

24 I'm Christina Parrish. I live at 327 West
25 5th Street, Jacksonville, Florida 32206.

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1 MS. BLAKE: Would you raise your right
2 hand, please.

3 MS. PARRISH: (Complies.)

4 MS. BLAKE: Do you affirm that the
5 testimony you are about to give is the truth,
6 the whole truth, and nothing but the truth?

7 MS. PARRISH: I do.

8 MS. BLAKE: Thank you.

9 MS. PARRISH: I'm Christina Parrish. I'm
10 executive director of the Springfield
11 Preservation and Revitalization Council,
12 located on Main Street in historic Springfield.

13 We have met with the Historic Preservation
14 staff and reviewed all the information on this
15 property, and we support their position
16 regarding the windows on this property.

17 I'll go ahead address the siding. In this
18 case, I certainly -- from what I've seen,
19 they've done a good job replacing the wood
20 siding, and I don't think there's any value in
21 pursuing any sort of fine related to that
22 siding. As this gentleman indicated, whoever
23 installed it did a good job and it's
24 appropriate material.

25 On the windows, we sometimes have some
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1 flexibility, depending on where they're located
2 in the house and what the style of windows are.
3 This particular house, because of the
4 architectural style, the windows that exist are
5 very important to the house, and they're very
6 unusual. It's not a one-over-one that can
7 easily be replaced with new windows. And the
8 windows on the side of the house, which were
9 replaced, are quite visible from other houses,
10 and we believe that they should be -- the
11 windows -- the new replacement windows, which
12 are not an appropriate product for the historic
13 district, should be removed and wood windows to
14 match the original windows should be added.

15 I would also like to address some of the
16 representative's comments about the Springfield
17 neighborhood. I think it is very fortunate for
18 his employee that he purchased this house when
19 he did. Property values have risen
20 dramatically in Springfield over the past few
21 years. I just did a presentation for the
22 Rotary Club yesterday and used an example of
23 house that was renovated, sold for \$80,000
24 in -- and it's probably a smaller, less
25 attractive house than this one. It sold for

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1 \$80,000 in 2012 and just sold for \$250,000 a
2 couple of weeks ago.

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

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

10 Thank you.

11 THE CHAIRMAN: Thank you.

12 Anyone else?

13 MR. AUSTIN: Yes, please.

14 (Mr. Austin approaches the podium.)

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

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

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

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

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1 does this every day.

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

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

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

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

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

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

20 Have a good day.

21 THE CHAIRMAN: Thank you.

22 MR. AUSTIN: Thank you.

23 THE CHAIRMAN: Is there any --

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

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

4 THE CHAIRMAN: Right.

5 Would anyone else like to speak to this
6 item?

7 AUDIENCE MEMBERS: (No response.)

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

10 THE CHAIRMAN: Certainly.

11 MS. FETNER: The Commission or the staff
12 received a letter from -- dated February 16th,
13 2017 from a Ms. Andrea Johnson (phonetic) --

14 MR. THOMPSON: Yes.

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

17 MR. THOMPSON: Wife.

18 MS. FETNER: -- former wife?

19 MR. THOMPSON: Well --

20 MS. FETNER: Because she's --

21 MR. THOMPSON: Wife again. They are
22 remarried.

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

24 MR. THOMPSON: They are remarried.

25 MS. FETNER: Okay. So in February, it

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

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

7 MS. FETNER: Okay. Thank you.

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

11 Thank you.

12 THE CHAIRMAN: Thank you.

13 Anyone else?

14 AUDIENCE MEMBERS: (No response.)

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

17 I'll entertain a motion so we can discuss.

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

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

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

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

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

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

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

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

20 MS. FETNER: Right. It --

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

23 MS. FETNER: Yes, that's correct.

24 COMMISSIONER LOPERA: Through the Chair?

25 THE CHAIRMAN: Go ahead.

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

4 COMMISSIONER STANSEL: I second that
5 motion.

6 THE CHAIRMAN: A motion and a second.
7 We can discuss.

8 COMMISSIONER LOPERA: Christian --

9 MR. POPOLI: Yes.

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

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

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

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

5 COMMISSIONER LOPERA: Right.

6 THE CHAIRMAN: -- because it matched
7 everything else.

8 COMMISSIONER LOPERA: Right.

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

15 COMMISSIONER LOPERA: Right.

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

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

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

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

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1 know what shape they were in.
 2 THE CHAIRMAN: And the front windows and
 3 the door side lights and whatnot have not been
 4 changed out?
 5 MR. POPOLI: Correct.
 6 (Simultaneous speaking.)
 7 THE CHAIRMAN: Those were already existing
 8 (inaudible) --
 9 MR. POPOLI: Correct. Those were
 10 specifically -- the applicant was referring to
 11 the -- I'm sorry.
 12 MS. FETNER: Try not to interrupt.
 13 MR. POPOLI: Through the Chair,
 14 specifically, the upper story windows, I think,
 15 were the ones the applicant was referring to
 16 that were encased in plywood and protected.
 17 I don't recall if the -- I believe the
 18 windows on the front elevation in their
 19 entirety are original.
 20 MR. THOMPSON: Yes.
 21 THE CHAIRMAN: And if this is a current
 22 picture, then I would presume that this
 23 certainly looks original --
 24 MR. POPOLI: I would agree --
 25 THE CHAIRMAN: -- (inaudible) the side
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1 didn't investigate the rear of the house, but,
 2 obviously, the windows that were there, as she
 3 noted, were not the correct windows and were
 4 not recessed and didn't meet most of the
 5 criteria.
 6 THE CHAIRMAN: So she did not visit the
 7 site prior to any of the work being done?
 8 MR. POPOLI: No.
 9 THE CHAIRMAN: She only came in after the
 10 fact?
 11 MR. POPOLI: Correct.
 12 THE CHAIRMAN: Okay. Any further
 13 discussion?
 14 COMMISSION MEMBERS: (No response.)
 15 THE CHAIRMAN: We have a motion and a
 16 second to deny the wholesale window and siding
 17 replacement.
 18 I'll call the question. All those in
 19 favor of the motion?
 20 COMMISSION MEMBERS: Aye.
 21 THE CHAIRMAN: Those opposed?
 22 COMMISSION MEMBERS: (No response.)
 23 THE CHAIRMAN: Hearing none, you have
 24 denied the wholesale window and siding
 25 replacement.
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1 lights and the front door.
 2 MR. POPOLI: And it wasn't specifically
 3 called out in the report, but my recollection
 4 is the front facade were -- was original.
 5 THE CHAIRMAN: So really what comes into
 6 question are the three remaining sides that
 7 were replaced?
 8 MR. POPOLI: Correct.
 9 COMMISSIONER LOPERA: And through the
 10 Chair, then, no evidence was gathered to
 11 determine the condition of the windows or the
 12 siding prior to replacement?
 13 MR. POPOLI: Right. None was presented to
 14 the staff as the work was done without a COA,
 15 so ...
 16 THE CHAIRMAN: The applicant's
 17 representative mentioned that Blair was there.
 18 What kind of input did she provide or not
 19 provide at the time?
 20 MR. POPOLI: She did the inspection for
 21 the report. I believe there was a fair amount
 22 of discussion about the siding, and that's
 23 where we, you know, determined that what was
 24 there was appropriate.
 25 I don't recall the reasons to which they
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1 MS. FETNER: Through the Chair, I would
 2 like to now ask you -- with respect to the
 3 siding, the staff report stated that what was
 4 put in was appropriate. So I'd like you to
 5 discuss that. And also, if you could make --
 6 you don't have to make a motion on it, but just
 7 to get some consensus on the siding that they
 8 used. And then also, once you are done with
 9 that, to discuss the windows that were used.
 10 And I'd like to have some direction, what
 11 you would like to see if -- for settlement
 12 purposes, what they could do to fix it, just
 13 for -- because moving -- the next step, moving
 14 forward.
 15 You know, if the siding -- if you agree
 16 with the siding, then that's really not an
 17 issue for enforcement. It could just be a
 18 fine. But with the windows that -- again, you
 19 need to discuss that.
 20 THE CHAIRMAN: I'm inclined to support
 21 the -- keeping the siding that's been put in
 22 place, only in light of the fact that they have
 23 matched the existing in terms of size, scale,
 24 material and whatnot. And if -- if that's been
 25 done and everybody is satisfied with that,
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1 I'm -- personally, I'm okay with that at this
 2 point. And I --
 3 COMMISSIONER STANSEL: I would agree with
 4 Commissioner Case on that front. All the RAP
 5 and historic -- even though we weren't able to
 6 see that the siding had any kind of
 7 deterioration, the existing, that what they did
 8 replace it with, if it had been bad, what they
 9 replaced it with was appropriate.
 10 THE CHAIRMAN: Any other comments?
 11 COMMISSIONER DANNHEIM: So can we make a
 12 recommendation that -- in terms of a
 13 settlement, we all --
 14 THE CHAIRMAN: That's what we're doing.
 15 COMMISSIONER DANNHEIM: -- that there's a
 16 consensus? I mean, I agree.
 17 COMMISSIONER LOPERA: Through the Chair --
 18 THE CHAIRMAN: Yeah. I think you've got
 19 consensus from us in terms of the acceptance of
 20 the siding that's been installed. The rest of
 21 the -- the ball is in your court on that item.
 22 MS. FETNER: Okay. Thank you.
 23 THE CHAIRMAN: All right?
 24 MS. FETNER: And then the windows.
 25 THE CHAIRMAN: The windows, that's a
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1 little more troublesome because they are --
 2 because they do not match what was there
 3 initially.
 4 I mean, frankly, ideally, they should be
 5 replaced with wood windows with the same muntin
 6 configuration as what was originally there.
 7 I accept the argument that the pine
 8 windows that are wood pine windows that are on
 9 the market today do not last well, which is why
 10 you specify a different kind of wood species
 11 instead of pine. You ask for Douglas fir or
 12 mahogany because those are the only two that
 13 are going to hold that better than the pine
 14 that most -- that most wood window
 15 manufacturers build it out of.
 16 So my recommendation would be to replace
 17 the existing ones in a wood species that
 18 matches the existing that was there.
 19 COMMISSIONER LOPERA: Through the Chair,
 20 so wood species, 9-over-1?
 21 THE CHAIRMAN: Uh-huh. That's what was
 22 there. That's what should go back.
 23 COMMISSIONER LOPERA: Has this commission
 24 approved window replacement when it was
 25 necessary to replace windows with a different
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1 configuration from what was there before?
 2 THE CHAIRMAN: Generally, no. At least
 3 during my tenure we haven't.
 4 MS. FETNER: The window replacements that
 5 I've seen come through, they usually match the
 6 style, reveal, lights, everything like that.
 7 But if the material can't be matched and the
 8 material is buried -- but the overall look is
 9 trying to replicate the historical windows.
 10 COMMISSIONER LOPERA: What was there.
 11 Okay.
 12 MS. FETNER: And I believe that's in line
 13 with the standards.
 14 MR. POPOLI: Correct. The only caveat I
 15 had to that was, if there was no historical
 16 context for the windows, then we can't really
 17 look at things like one-over-one because
 18 they're -- they don't reflect any particular
 19 style.
 20 COMMISSIONER LOPERA: Right.
 21 MR. POPOLI: But, in this case, we
 22 obviously have an historic context.
 23 THE CHAIRMAN: Yeah. We have evidence of
 24 what was there before by virtue of the
 25 photographs, so --
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1 COMMISSIONER LOPERA: So -- through the
 2 Chair, then, so -- yeah. I'm inclined to agree
 3 with replacing the windows with a 9-over-1,
 4 with raised muntins, with a wood species that
 5 would last, like a Douglas fir. You should be
 6 able to find plenty of those, shipped to this
 7 area, as the structural value would -- it would
 8 be able to last longer than pine.
 9 THE CHAIRMAN: Commissioner Stansel.
 10 COMMISSIONER STANSEL: Yes. Through the
 11 Chair, I would like to make sure that any
 12 windows that are still existing are not removed
 13 and they are rehabilitated as needed. So that
 14 front entry facade that they say is still
 15 there, that needs to be --
 16 THE CHAIRMAN: Maintained.
 17 COMMISSIONER STANSEL: -- I would
 18 recommend that that's maintained.
 19 MS. FETNER: Through the Chair, would you
 20 like to just put that in the motion? If you
 21 wanted to make a motion to add that to the
 22 order of the denial regarding the existing
 23 windows, we could do that, but I would need a
 24 motion and a vote on something like that.
 25 THE CHAIRMAN: Okay.
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1 COMMISSIONER LOPERA: Do we amend the
2 motion that's already --

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

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

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

17 COMMISSIONER LOPERA: Or to rehabilitate?

18 COMMISSIONER STANSEL: Or to rehabilitate
19 them as needed.

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

23 COMMISSIONER STANSEL: Okay.

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

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1 and recessed, correct?

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

4 All right.

5 MR. THOMPSON: Can I make one more
6 comment?

7 THE CHAIRMAN: Yes, you can.
8 Come up.

9 (Mr. Thompson approaches the podium.)

10 MR. THOMPSON: We replaced quite a few
11 windows in Ortega and places like that. We
12 generally never, ever put wood on the outside.
13 It's usually vinyl or metal clad, Pella,
14 something like that. To replace the remaining
15 windows in this house you're talking 60- to
16 \$100,000. That -- I mean, he'll go away. He
17 can't do that.

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

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1 leaving it to windows, if that was okay.

2 COMMISSIONER LOPERA: That's a great
3 point.

4 COMMISSIONER STANSEL: That's okay.

5 THE CHAIRMAN: Is that a motion?

6 COMMISSIONER STANSEL: Yes.

7 COMMISSIONER DANNHEIM: Second.

8 THE CHAIRMAN: Second.

9 All those in favor of the motion?

10 COMMISSION MEMBERS: Aye.

11 THE CHAIRMAN: Those opposed?

12 COMMISSION MEMBERS: (No response.)

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

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

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

20 THE CHAIRMAN: Uh-huh.

21 COMMISSIONER LOPERA: Raised muntins.

22 THE CHAIRMAN: Our standard window
23 replacement verbiage.

24 MS. FETNER: Yes.

25 COMMISSIONER DANNHEIM: Through the Chair,
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1 Are the clad windows acceptable? Pella,
2 Anderson?

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

7 MR. THOMPSON: It's available --

8 THE CHAIRMAN: But I do --

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

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

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

21 MR. THOMPSON: Yeah.

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

24 Thank you.

25 MS. FETNER: Just for clarification, the
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1 decision to replace the windows has to do with
2 the windows that have already been changed
3 without the COA.
4 THE CHAIRMAN: Correct.
5 MS. FETNER: And that the windows that are
6 existing, that are historical to the house or
7 were not modified or altered, those you're
8 requesting to just be maintained or repaired
9 with the COA?
10 THE CHAIRMAN: Correct.
11 MS. FETNER: So you're not requiring the
12 windows that have not been swapped out to be
13 changed?
14 THE CHAIRMAN: That's correct.
15 MS. FETNER: Thank you.
16 THE CHAIRMAN: Okay. We do not have any
17 OOAs are MMAs. So we'll go on to public
18 comments.
19 Does anybody have any public comments?
20 AUDIENCE MEMBERS: (No response.)
21 THE CHAIRMAN: We'll go on to new
22 business, but since --
23 MS. FETNER: I can explain.
24 We were supposed to have a nomination
25 committee meeting prior to the meeting today.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

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1 We did not have a quorum for that committee
2 meeting. So in order to elect the new
3 officers, I will need the Commission to first
4 make a vote to waive the bylaws which require
5 the nominations to come through a committee.
6 And after that, that vote passes, then
7 we'll just have an open floor nomination.
8 Anyone can nominate anyone or nominate
9 themselves to those roles. And you can
10 nominate people who are not here as well,
11 except they won't be able to accept or deny.
12 Has anyone that is not here stated any
13 interest in serving?
14 MR. POPOLI: I've gotten no feedback one
15 way or the other.
16 MS. FETNER: Okay.
17 THE CHAIRMAN: Okay. Well, I'll need a
18 motion to waive the bylaws.
19 COMMISSIONER LOPERA: Through the Chair,
20 I'd like to make a motion to waive the bylaws
21 pertaining to meeting before the actual
22 Commission meeting.
23 COMMISSIONER DANNHEIM: Second.
24 THE CHAIRMAN: We have a motion and
25 second.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

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1 All in favor?
2 COMMISSION MEMBERS: Aye.
3 THE CHAIRMAN: Those opposed?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: Hearing none, you have --
6 you've approved waiving the bylaws for the
7 selection process for chair.
8 Now we will open it up to the floor for
9 nominations.
10 The person with the most tenure other than
11 myself would be you, Searcy. Would you --
12 COMMISSIONER DANNHEIM: And, I mean, I was
13 actually thinking, like, oh, I could do that,
14 now that I know the format and the procedures.
15 So -- and I realize that my input on the
16 details of the architecture and the legal are
17 not -- actually, I could do this. I could
18 serve in a capacity that I'm not currently,
19 really -- so I'll do it. I mean --
20 THE CHAIRMAN: Okay. So I would nominate
21 Searcy as the chair. And I would -- I would
22 nominate J.C. as the vice chair. I think he's
23 the next in terms of tenure.
24 MS. FETNER: J.C.?
25 THE CHAIRMAN: Uh-huh.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

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1 MR. POPOLI: Through the Chair, I believe
2 Cora would be the next --
3 THE CHAIRMAN: She has routinely -- I
4 mean, she was this time, by default --
5 MS. FETNER: She was the secretary.
6 THE CHAIRMAN: She was the secretary and
7 Jennifer was the vice chair, and she rotated
8 out and Cora moved up, but -- with reservation,
9 but, I mean --
10 MS. FETNER: So --
11 MR. POPOLI: Not to influence your
12 decision here, just for clarity.
13 THE CHAIRMAN: Yeah.
14 MS. FETNER: Any anyone can serve.
15 There's no requirements for seniority.
16 THE CHAIRMAN: Yeah.
17 Well, I would --
18 MS. FETNER: If some newbie -- if someone
19 else would serve --
20 THE CHAIRMAN: Yeah. Well, I'm just
21 thinking in terms of length of time on the
22 Commission, so -- Cora and Searcy are the other
23 two that have the most time on the Commission,
24 but -- so I would nominate Searcy for chair,
25 and let's retain Cora as vice chair, and J.C.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

Application for Certificate of Appropriateness

COA - 17-467	
Date Received	5/3/17
Planner Initials	SM
Date Found Sufficient	SM
<input type="checkbox"/> Violation/Citation #.	
<input checked="" type="checkbox"/> Plan Review/COA Inspection Required	

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

PROPERTY INFORMATION			
Property Designation	<input type="checkbox"/> Riverside/Avondale Historic District	<input type="checkbox"/> St. Johns Quarter Historic District	<input checked="" type="checkbox"/> Springfield Historic District
	<input type="checkbox"/> 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: re-roof; replacing grey J-lab 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):			
<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Contractor	<input type="checkbox"/> Architect
<input type="checkbox"/> Other agent			
★ Building Owner's Name: <u>William Johnson</u> Address: <u>1942 Pearl St</u> City, State & Zip: <u>Jax FL 32206</u> Phone: _____ Fax: _____ Email: _____		Architect's Name: _____ Address: _____ City, State & Zip: _____ Phone: _____ Fax: _____ Email: _____	
Contractor's Name: _____ Address: _____ City, State & Zip: _____ Phone: _____ Fax: _____ Email: _____		Agent represents <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Consultant <input type="checkbox"/> Other Agent's Name: <u>Jeff Thompson</u> Address: <u>1942 Hamilton St</u> City, State & Zip: <u>Jax FL 32210</u> Phone: <u>369-4334</u> Fax: <u>369-4336</u> Email: <u>STJTCO @ AOL Com</u>	

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

Jeff Thompson 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

<input type="checkbox"/> Approve	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied	<input type="checkbox"/> Withdrawn	<input checked="" type="checkbox"/> Forwarded to the JHPC *	Date of Action: 5-3-17
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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.*

_____ SIGNATURE OF RECIPIENT(S) _____ DATE
6/6/17

*** 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.

[Large empty rectangular area for amendment details]

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
Location:	West side of N. Pearl Street between W 9 th Street and W 10 th Street	Designation:	Springfield
Owner:	William and Andrea Johnson 1942 N. Pearl Street Jacksonville, FL 32206	Status:	Contributing
		Applicant:	Jeff Thompson 1942 Hamilton St Jacksonville, FL 32210

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 one 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). It 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 elements¹.” 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 Six². 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 replacement³ 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 possible⁴.” 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.

GC-#1134541-v1-Order_on_COA-17-467_D_06_28_17.docx

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**.

Exhibit "A"

Application for Certificate of Appropriateness

COA - 17-467
Date Received 5/3/17
Planner Initials
Date Found Sufficient SM
<input type="checkbox"/> Violation/Citation #.
<input checked="" type="checkbox"/> Plan Review/COA Inspection Required

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

PROPERTY INFORMATION	
Property Designation	<input type="checkbox"/> Riverside/Avondale Historic District <input type="checkbox"/> St. Johns Quarter Historic District <input checked="" type="checkbox"/> Springfield Historic District <input type="checkbox"/> Local Landmark
Property Address	1942 Pearl St Zip Code
Real Estate #	
Type of Improvement	Describe proposed work below. No. affect. Features and changes in design or materials. Be as specific, brief, and legible as possible (Example: replace existing gable 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): <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Other agent	
★ Building Owner Name: William Johnson Address: 1942 Pearl St City, State & Zip: Oak FL 32206 Phone: Fax: Email:	Architect Name: Address: City, State & Zip: Phone: Fax: Email:
Agent represents <input type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Architect <input type="checkbox"/> Consultant <input type="checkbox"/> Other	
Contractor's Name: Address: City, State & Zip: Phone: Fax: Email:	Agent Name: Jeff Thompson Address: 1942 Hamilton St City, State & Zip: Oak FL 32210 Phone: 369-4334 Fax: 369-4336 Email: jstjico@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 complete. I also understand this application may require a site visit and/or a review meeting, additional research, staff discussion and a PUBLIC HEARING by the JACKSONVILLE HISTORIC PRESERVATION COMMISSION (JHPC) which may affect the processing time.

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


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

★ Owners 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				
<input type="checkbox"/> Approve	<input type="checkbox"/> Approved with Conditions	<input type="checkbox"/> Denied	<input type="checkbox"/> Withdrawn	<input checked="" type="checkbox"/> Forwarded to the JHPC *
				Date of Action: 5-3-17


Historic Preservation Planner

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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
Location: West side of N. Pearl Street between W 9th Street and W 10th Street **Designation:** Springfield
Owner: William and Andrea Johnson 1942 N. Pearl Street Jacksonville, FL 32206 **Status:** Contributing
Applicant: Jeff Thompson 1942 Hamilton St Jacksonville, FL 32210

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Recommendation: Deny

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2. *The Historic Preservation Design Regulations for the Springfield Historic District's section on "Exterior Fabric-Wood"*
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EFFECT OF WORK ON HISTORIC DISTRICT

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EFFECT OF WORK ON STRUCTURE OR SITE

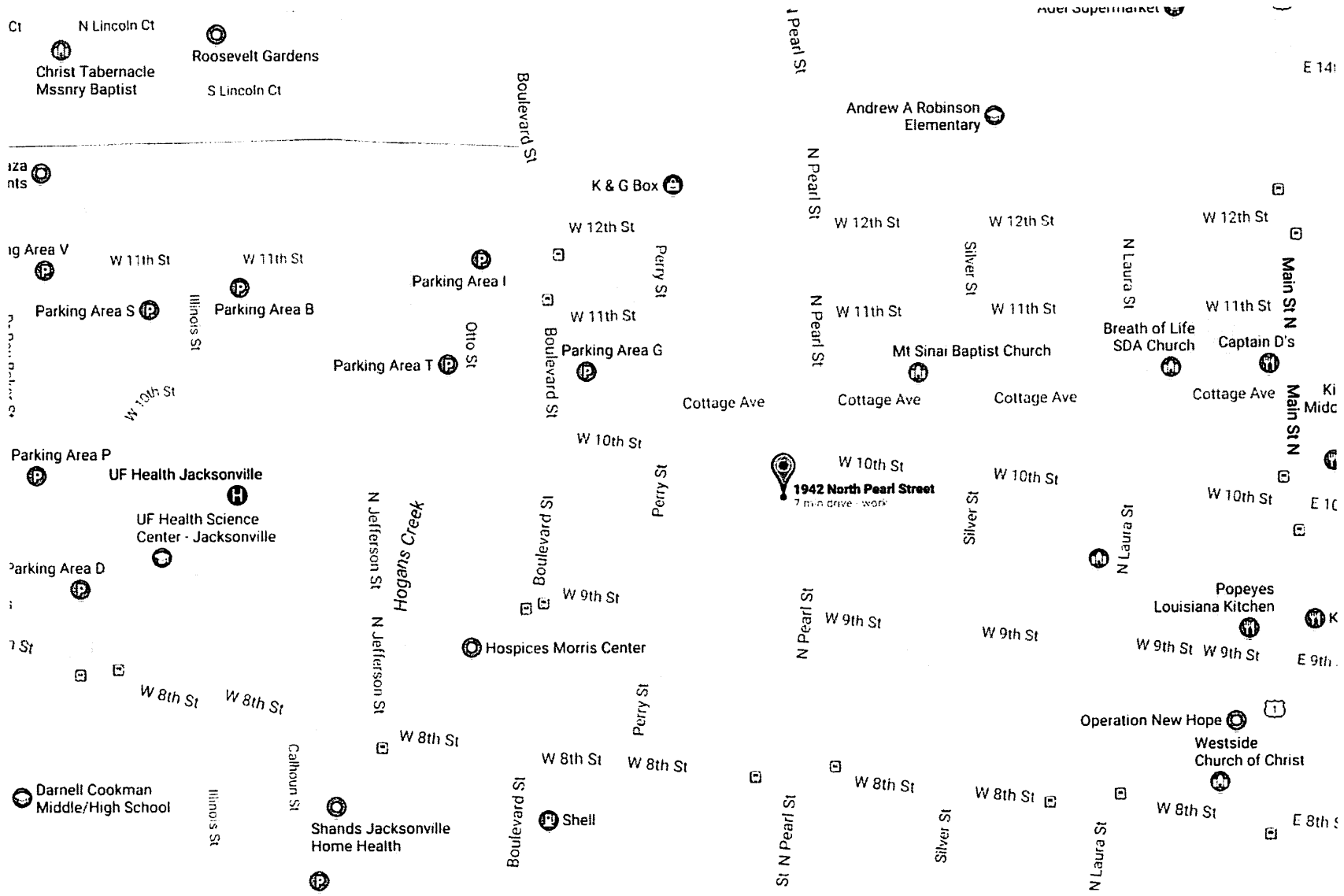
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COA-17-467

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

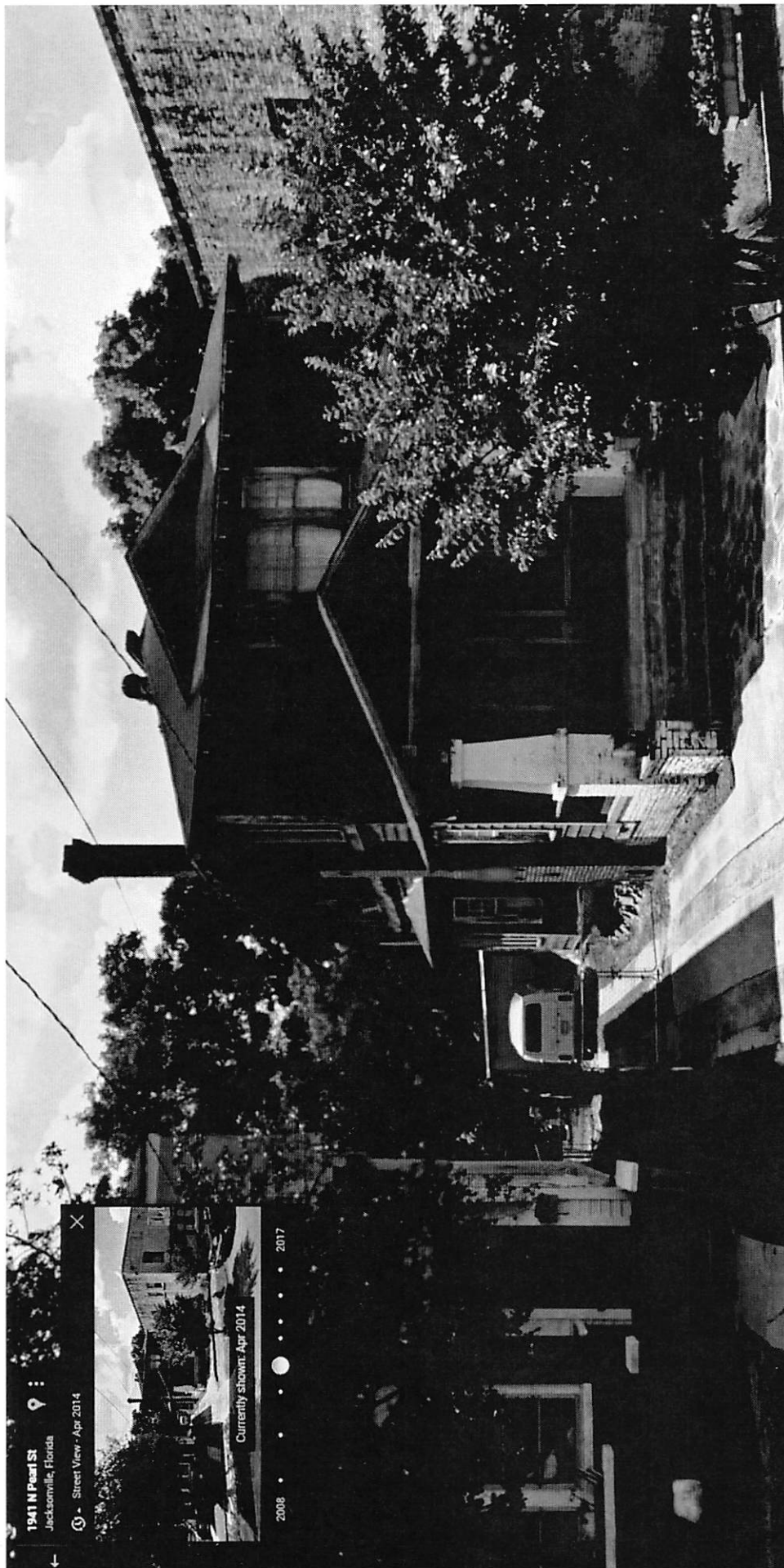
1942 N PEARL STREET



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

COA-17-467

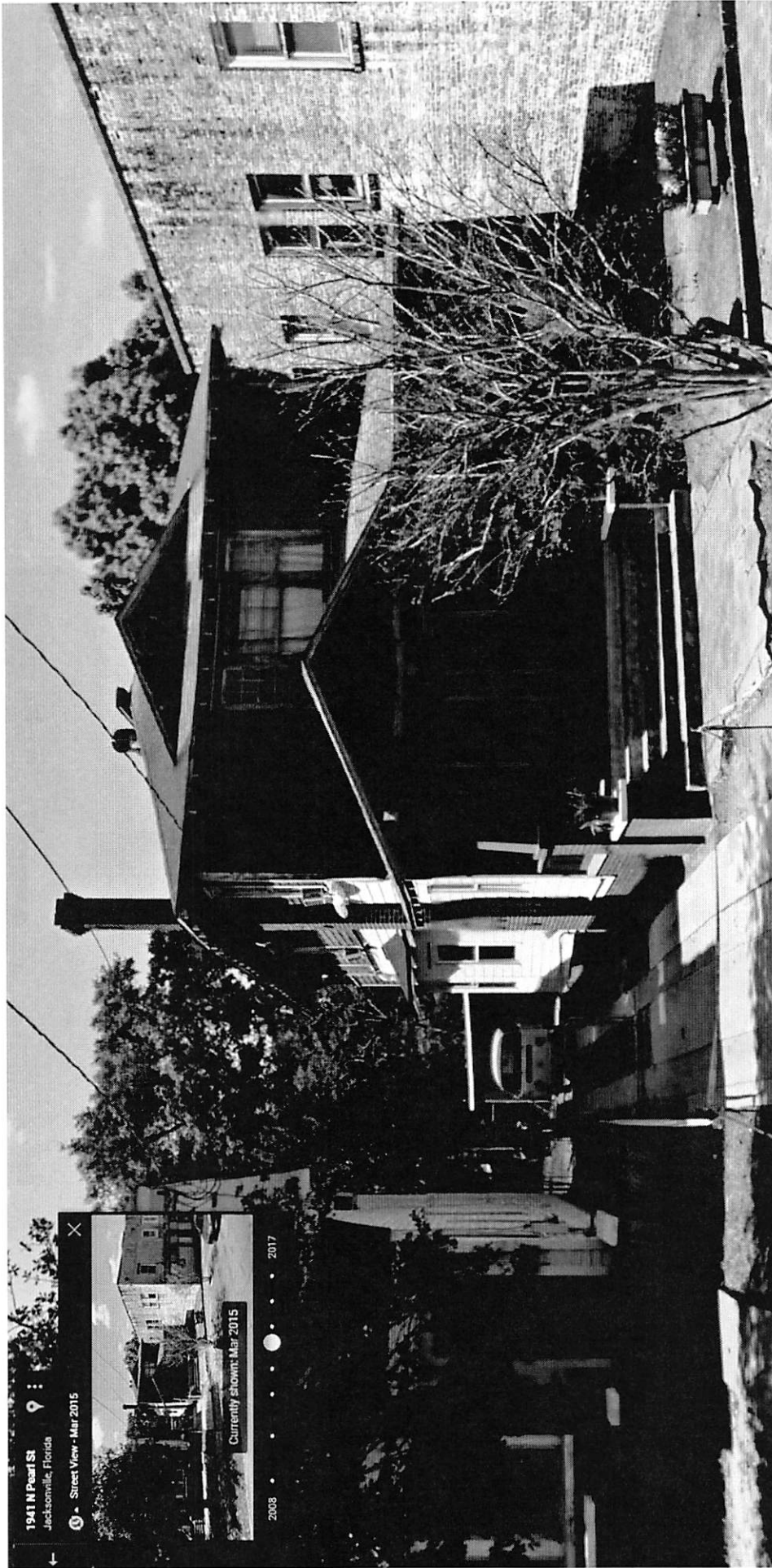
1942 N PEARL STREET



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

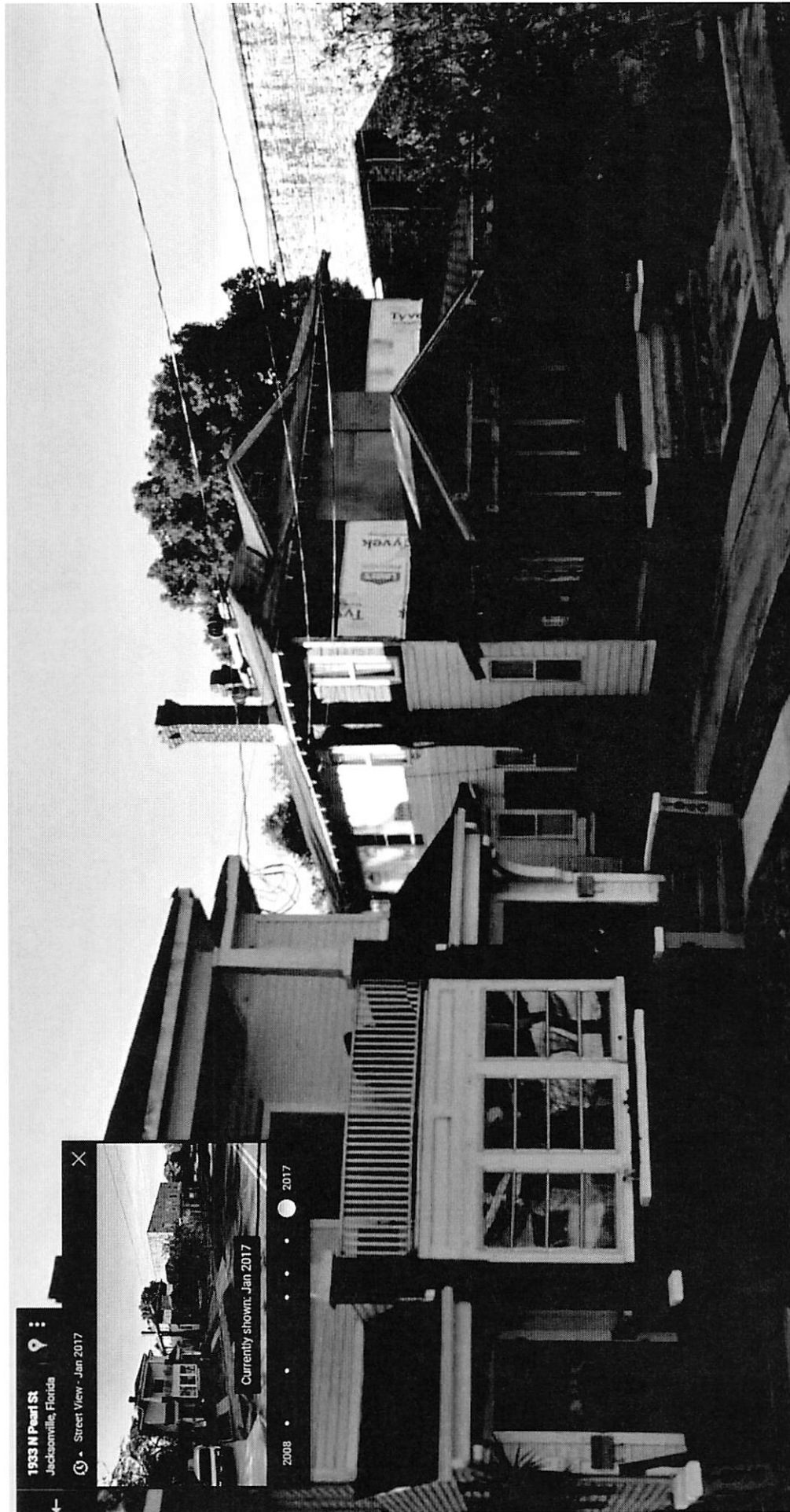
1942 N PEARL STREET



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

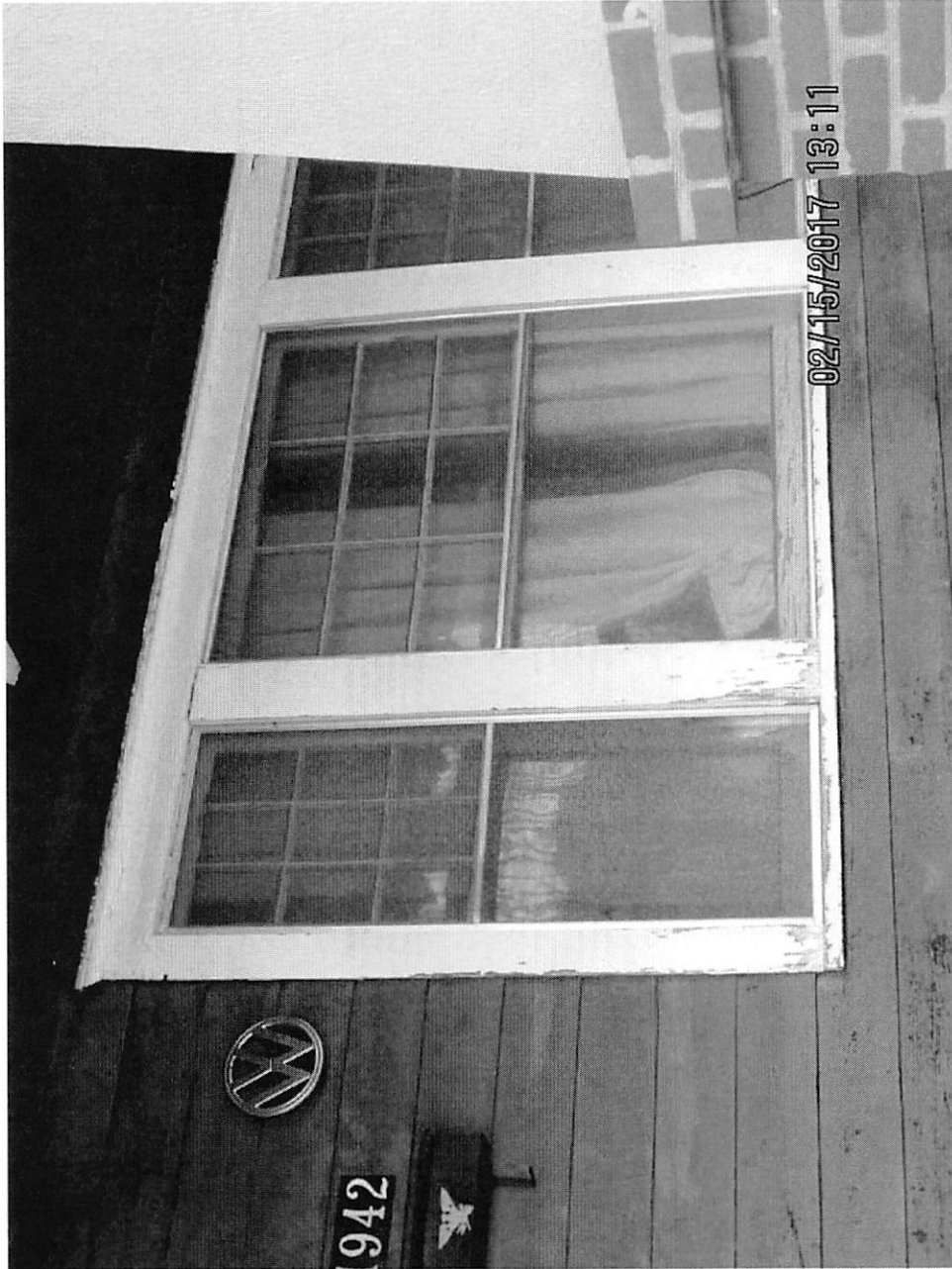
1942 N PEARL STREET



Inspector's photos February 2017

COA-17-467

1942 N PEARL STREET



Inspector's photos February 2017

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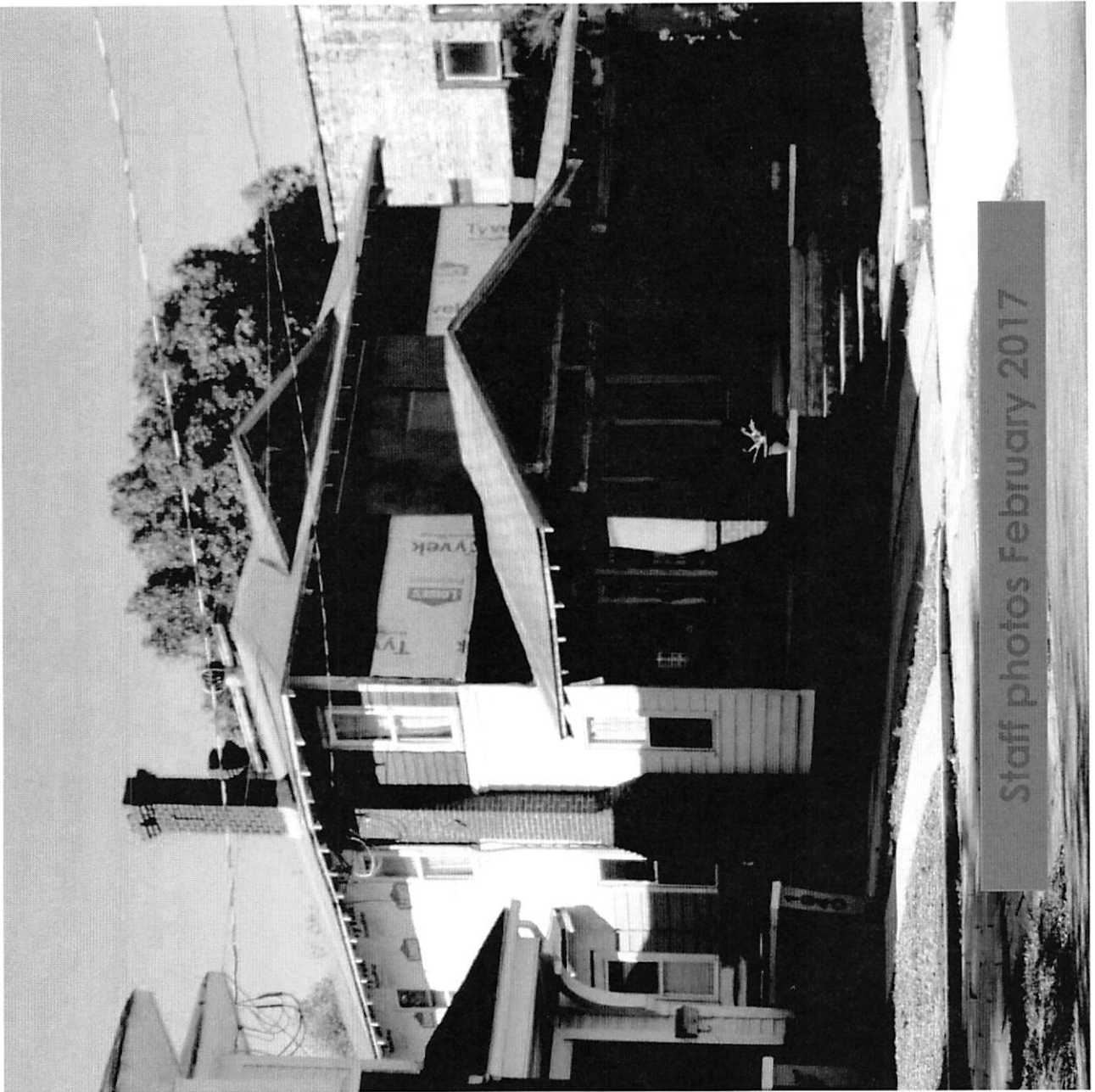
1942 N PEARL STREET



Inspector's photos February 2017

COA-17-467

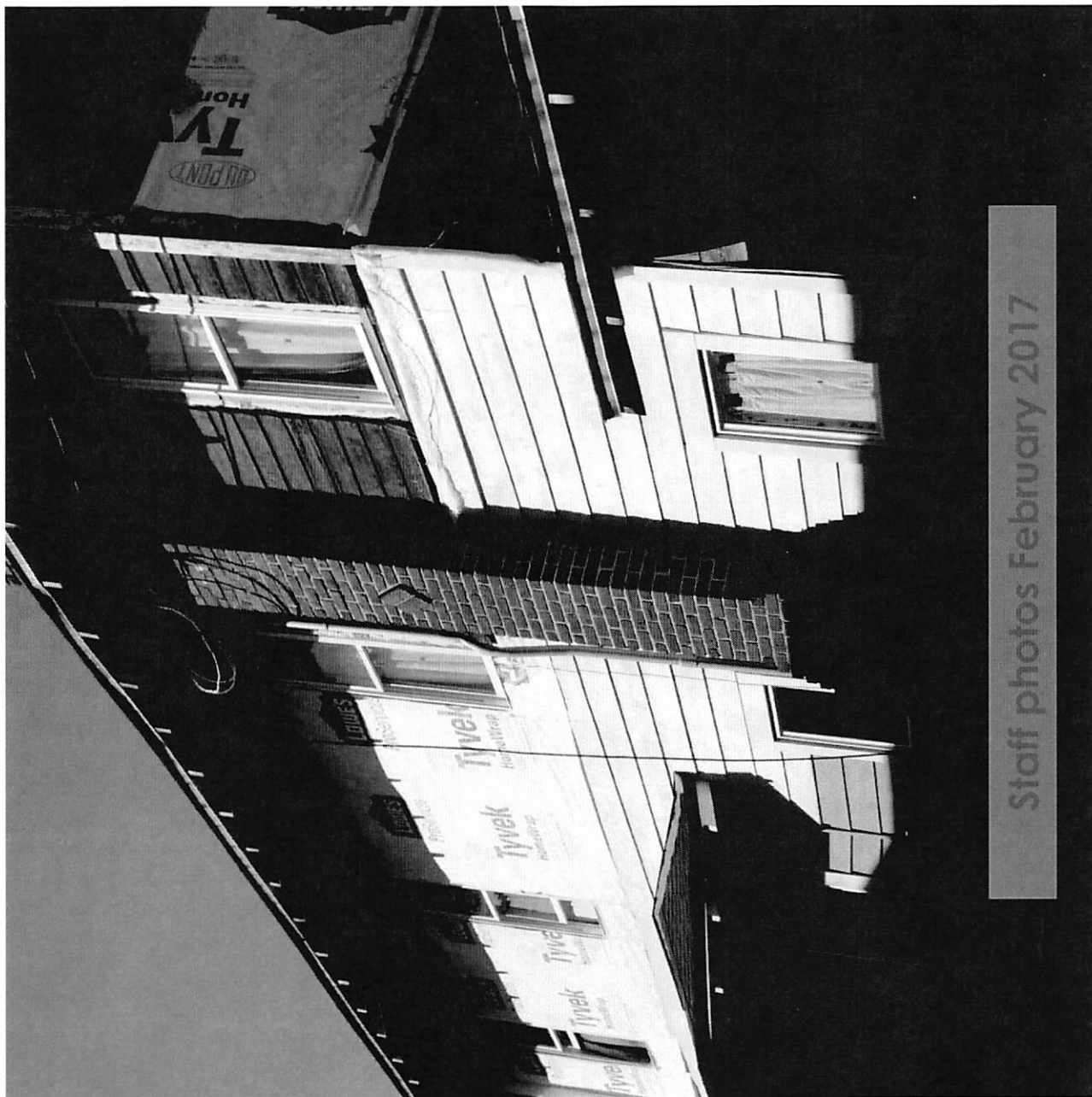
1942 N PEARL STREET



Staff photos February 2017

COA-17-467

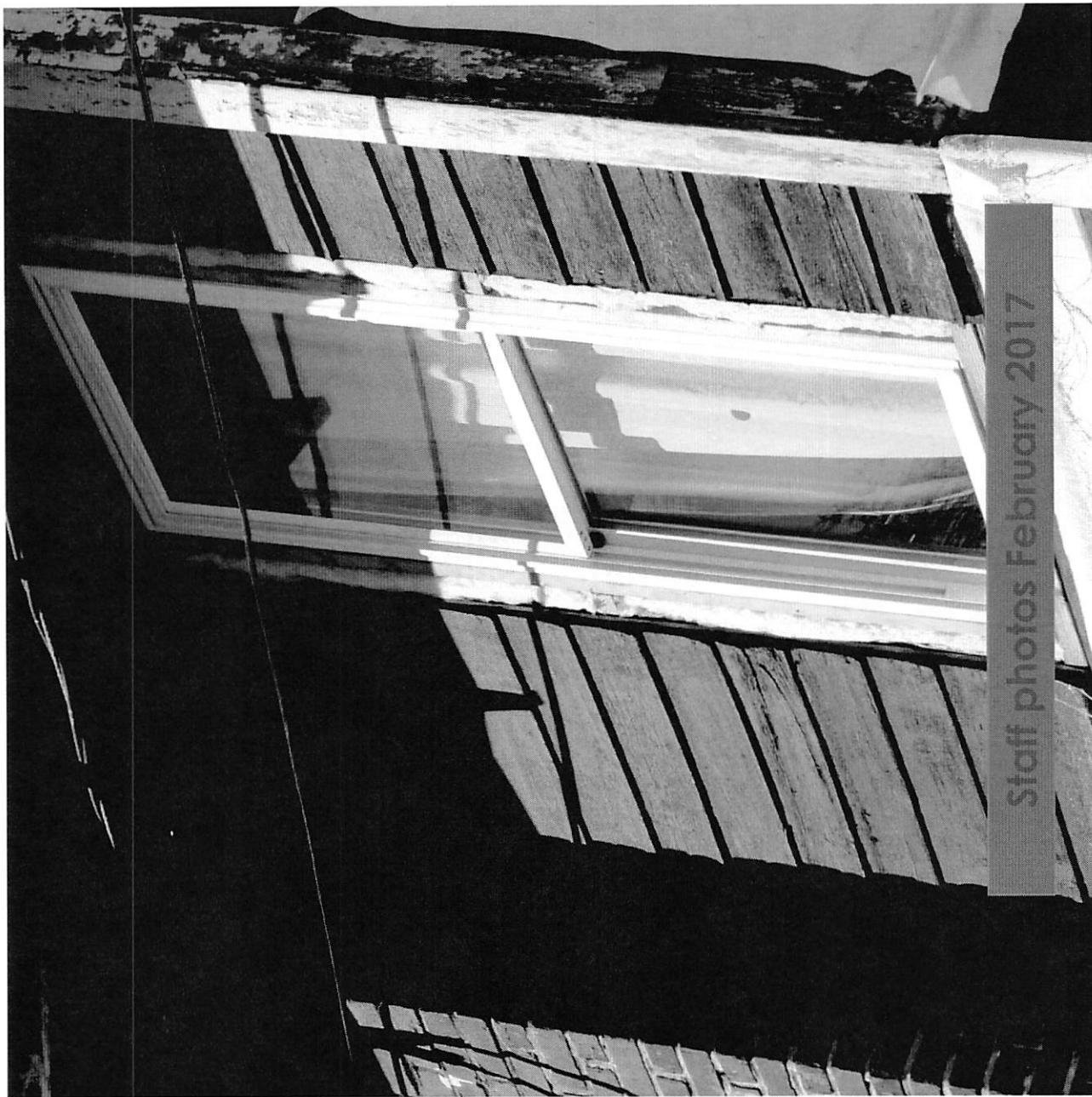
1942 N PEARL STREET



Staff photos February 2017

COA-17-467

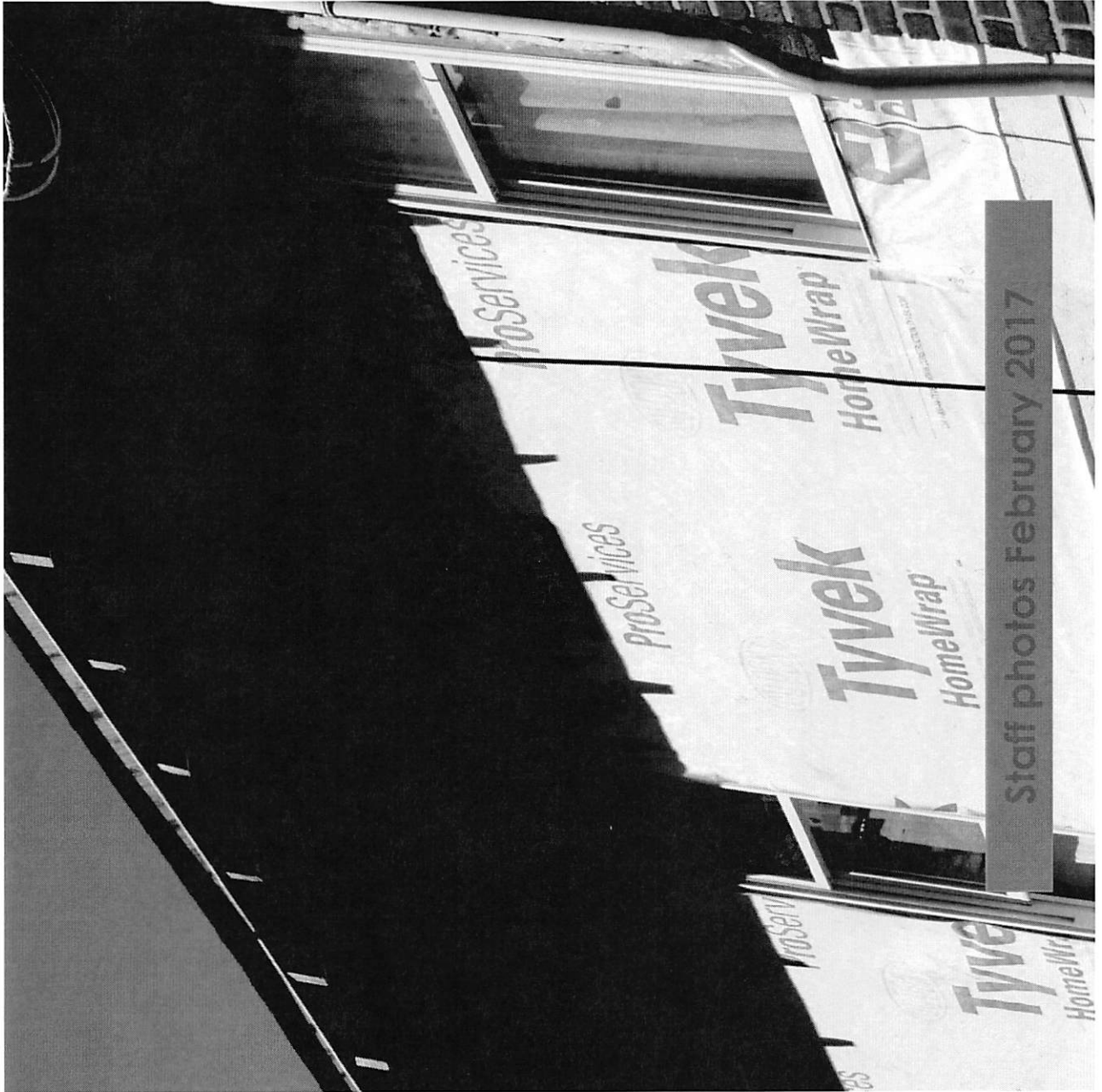
1942 N PEARL STREET



Staff photos February 2017

COA-17-467

1942 N PEARL STREET



Staff photos February 2017

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1942 N PEARL STREET



1942 N PEARL STREET

COA-17-467



Staff photos February 2017

1942 N PEARL STREET

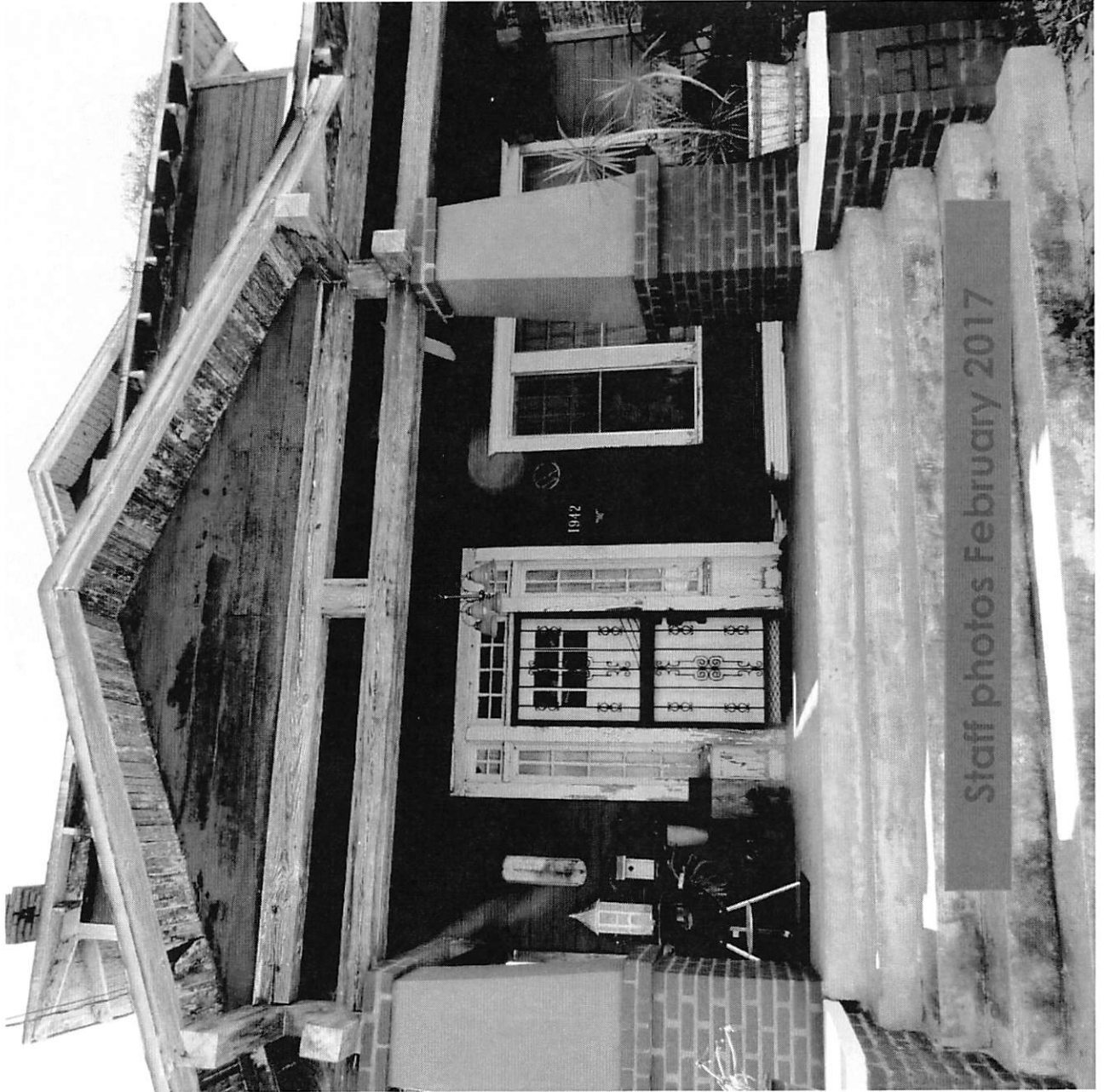
COA-17-467



Staff photos February 2017

COA-17-467

1942 N PEARL STREET



Staff photos February 2017

1942 N PEARL STREET

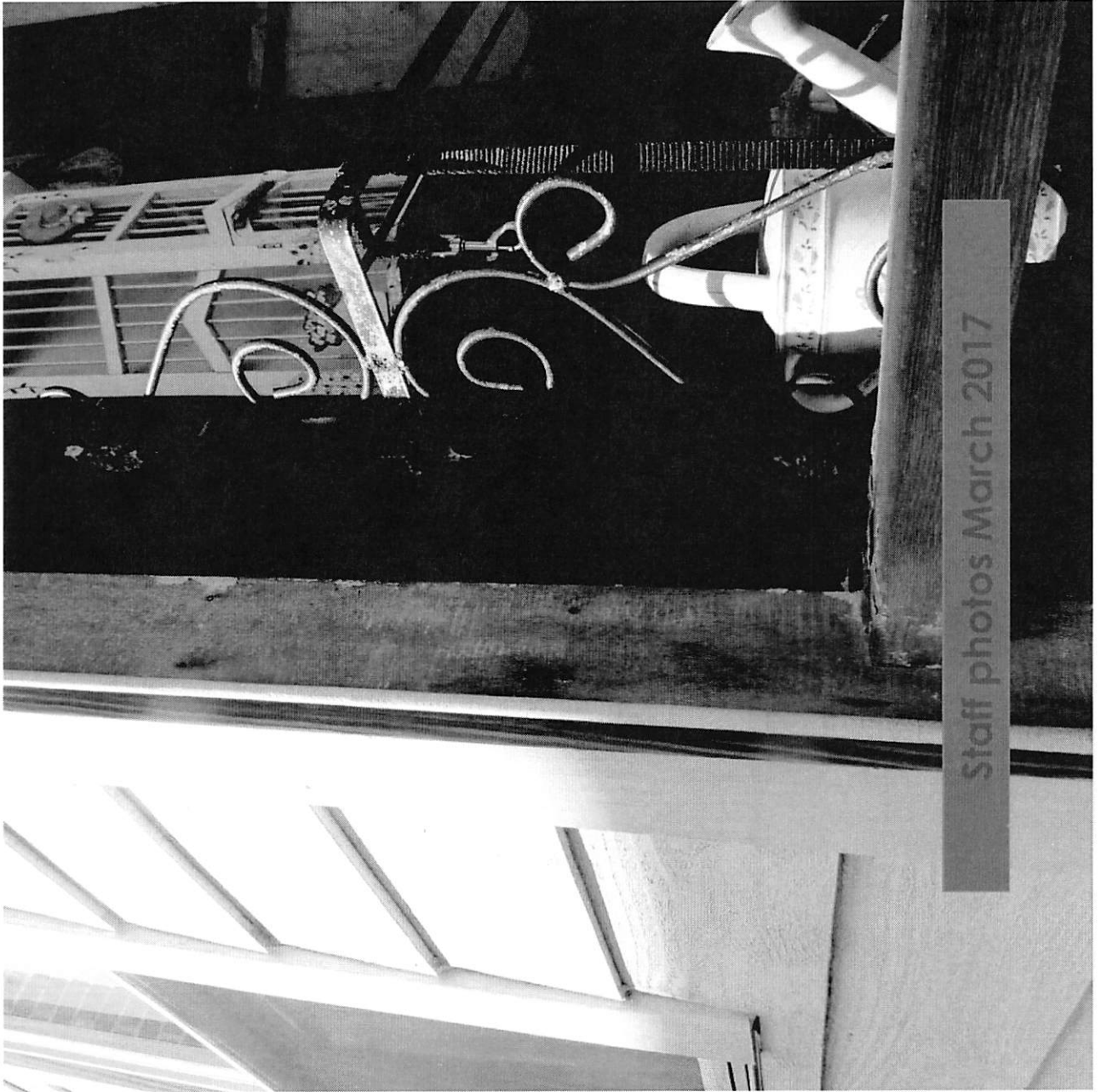
COA-17-467



Staff photos February 2017

1942 N PEARL STREET

COA-17-467



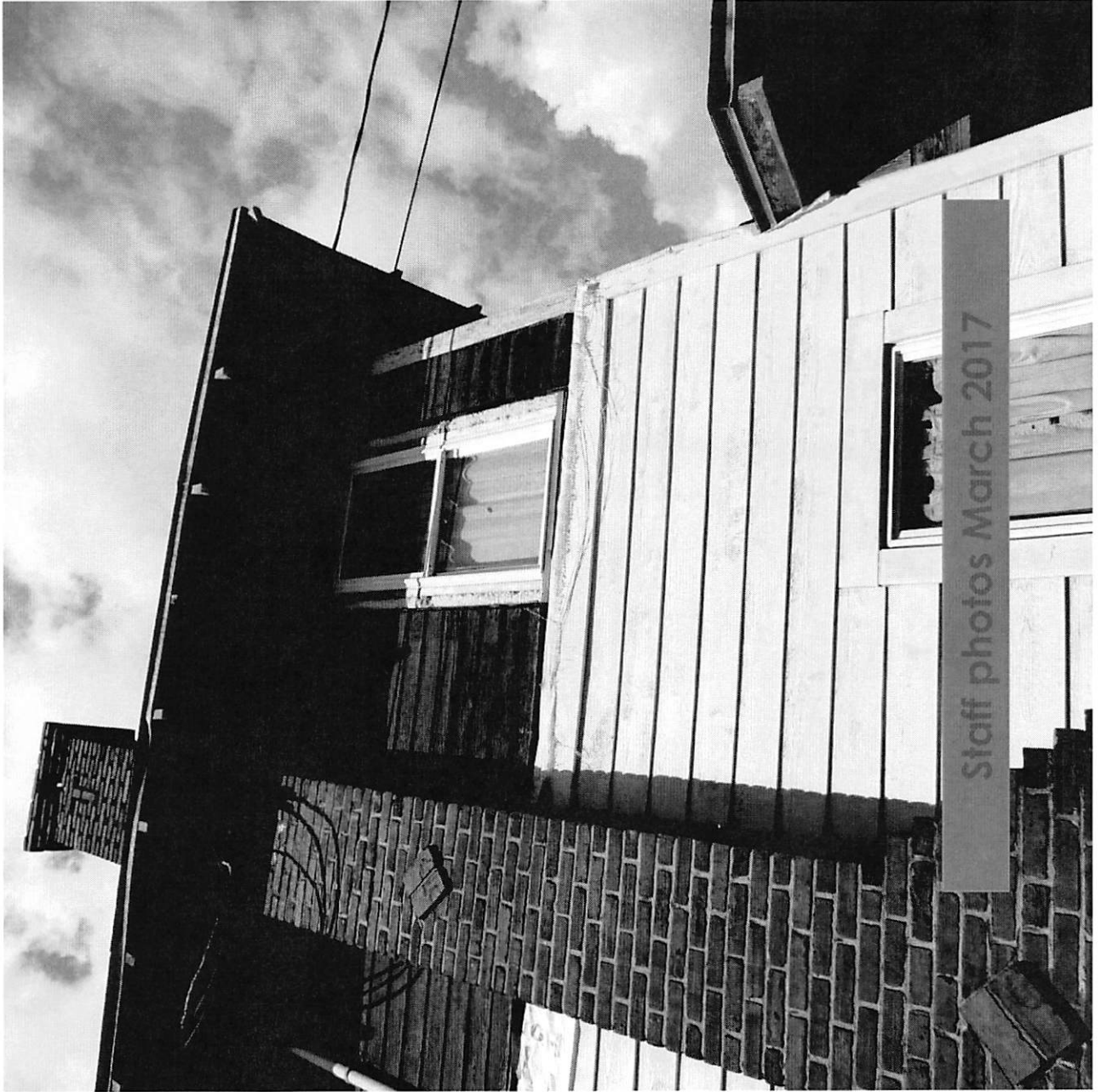
COA-17-467

1942 N PEARL STREET



1942 N PEARL STREET

COA-17-467



Staff photos March 2017

COA-17-467

1942 N PEARL STREET



Staff photos March 2017

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: 1942 Pearl St.
ADDRESS OF SITE: 1942 Pearl St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

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: INTEGRITY OF SITE:
Check One Check one or more

	EXCELLENT	x	ALTERED	ORIGINAL USE	pvt.residence
x	GOOD		UNALTERED	PRESENT USE	pvt.residence
	FAIR	x	ORIGINAL SITE	DATES	+1919
	DETERIORATED		RESTORED: / /	CULTURE/PHASE	American
			MOVED: / /	PERIOD:	20th Century

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
26	26	37

UTM ZONE	UTM EASTING	UTM NORTH
----------	-------------	-----------

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	<u>Historic Designation</u>

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		SJRWMD/FIND Taxable Value		School Taxable Value	
Assessed Value	\$83,557.00	Assessed Value	\$83,557.00	Assessed Value	\$83,557.00
Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00	Homestead (HX)	- \$25,000.00
Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	Homestead Banding 196.031(1)(b) (HB)	- \$25,000.00	Taxable Value	\$58,557.00
Taxable Value	\$33,557.00	Taxable Value	\$33,557.00		

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>15188-00581</u>	3/15/2010	\$60,000.00	WD - Warranty Deed	Unqualified	Improved
<u>14159-00100</u>	6/22/2006	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>04269-00757</u>	3/31/1976	\$100.00	QC - Quit Claim	Unqualified	Improved
<u>03992-00185</u>	7/31/1975	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>03931-00911</u>	5/21/1975	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>01159-00186</u>	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										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1200	COMM/RES/OFF	CRO-S	0.00	0.00	Common	5,875.00	Square Footage	\$29,375.00	1	2-4 37-2S-26E .13
										2	SPRINGFIELD
										3	N2/3 LOT 10(EX PT RECD
										4	O/R 4129-1079) BLK 61

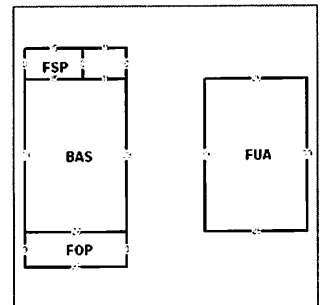
Buildings

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: [\[Link\]](#)

More Information

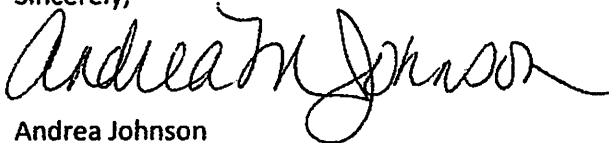
[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

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.

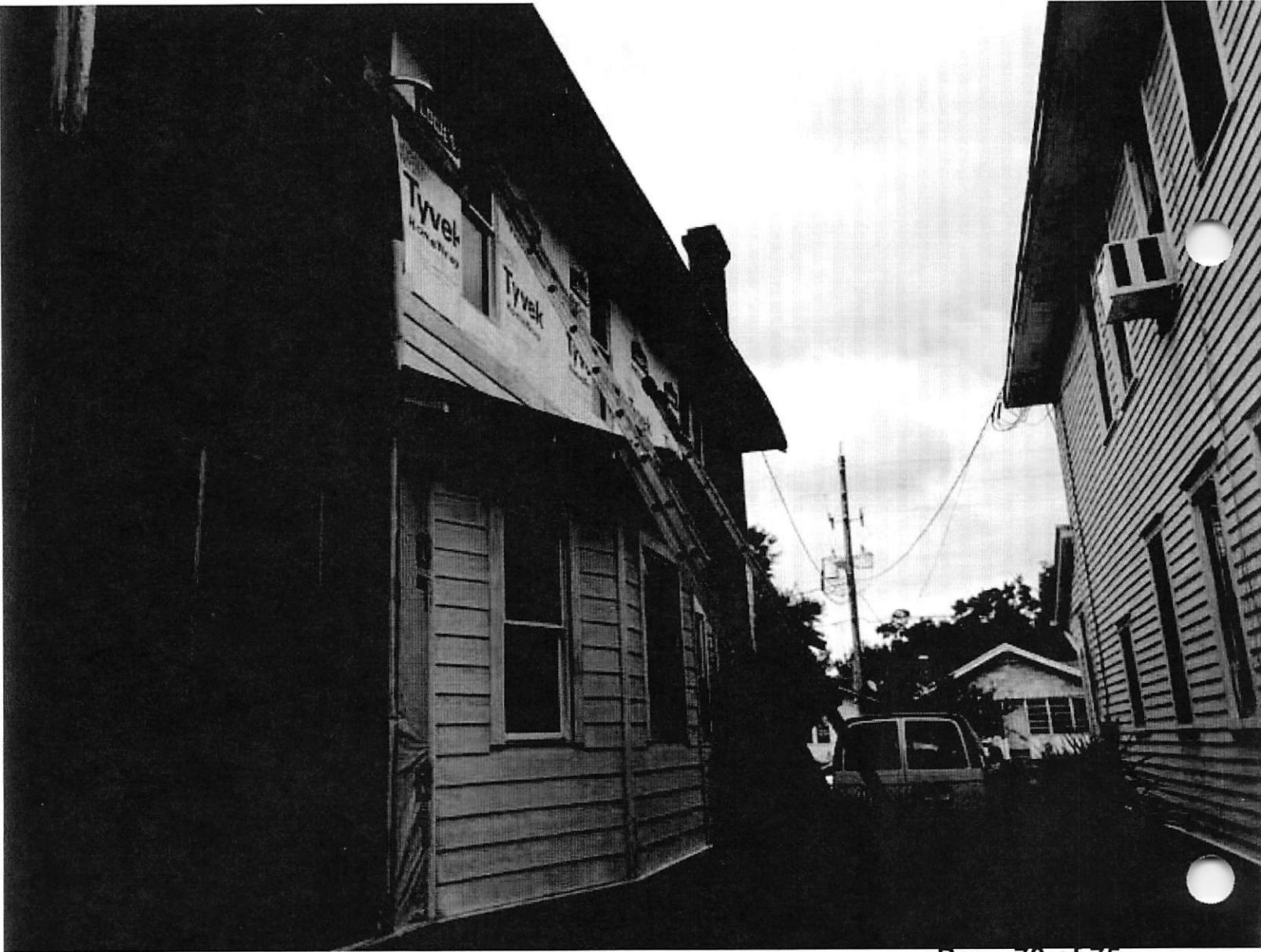
Sincerely,

A handwritten signature in black ink that reads "Andrea Johnson". The signature is written in a cursive style with a large, sweeping "A" and "J".

Andrea Johnson

904-885-0196 cell

904-743-1883 ext. 7403 work





Home

March 14, 2015 5:47 PM

Details





Michelle Johnson

FEBRUARY 9, 2015





