

City of Jacksonville Landmark Designation Report 1349 Market Street North

LM-24-01
February 28, 2024



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

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

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

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

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

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

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

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

FINDINGS AND CONCLUSIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

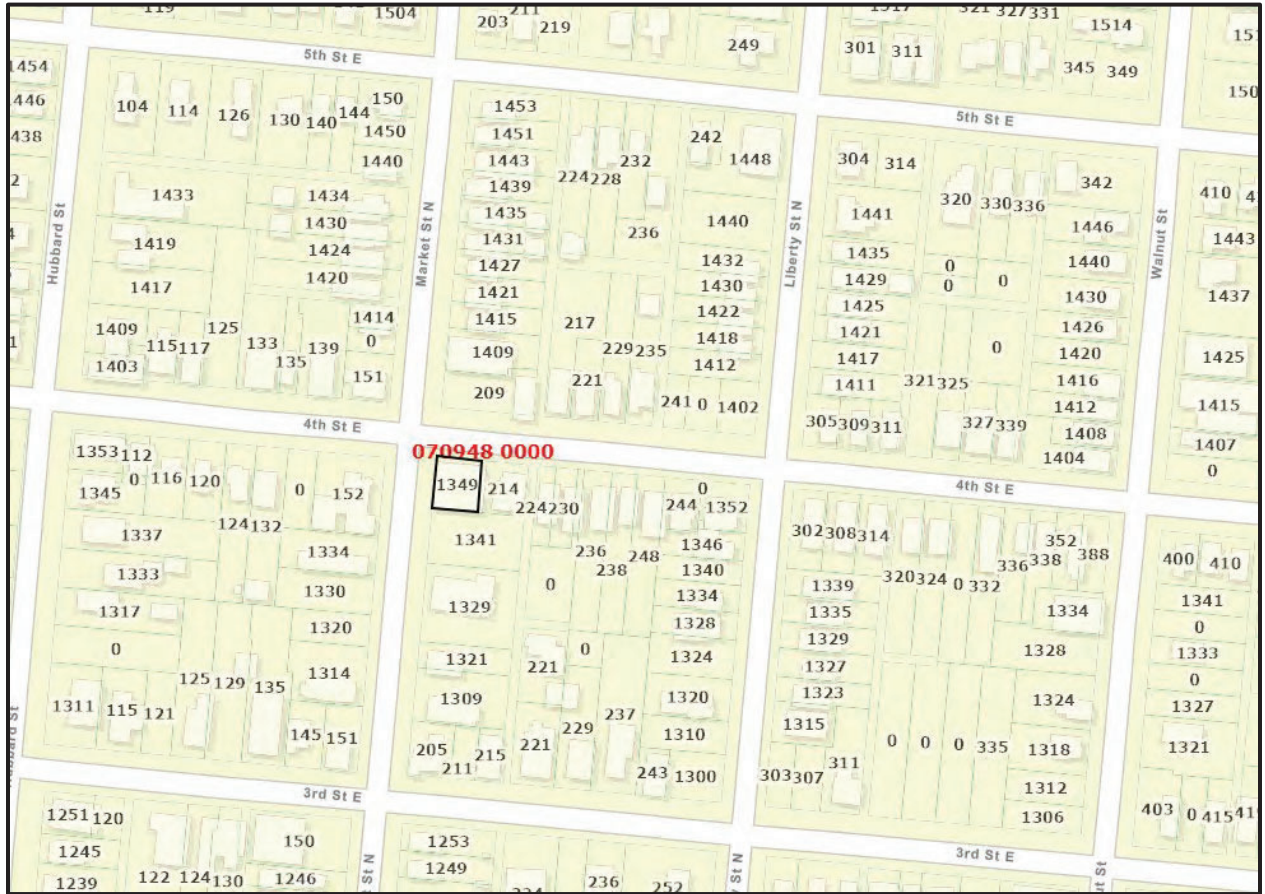
G. Its suitability for preservation or restoration.

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

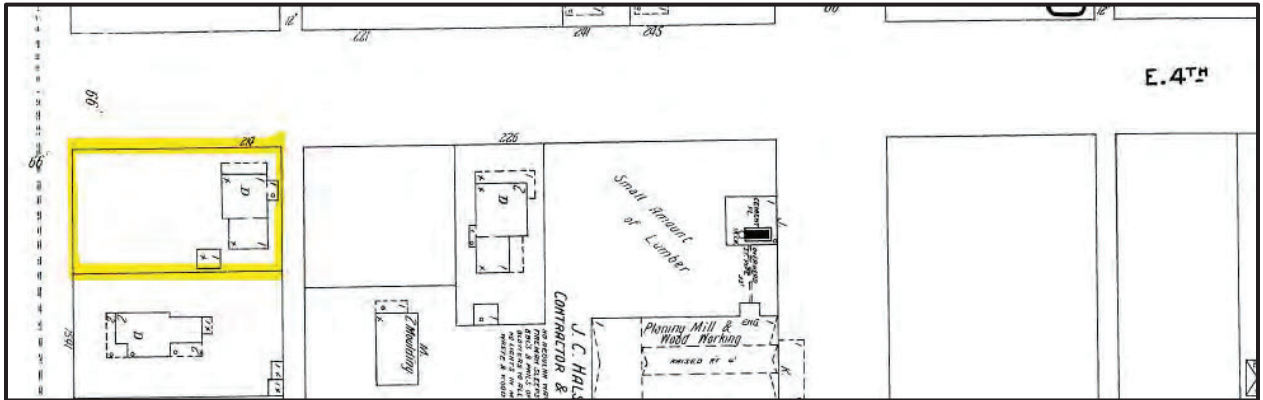
RECOMMENDATION

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

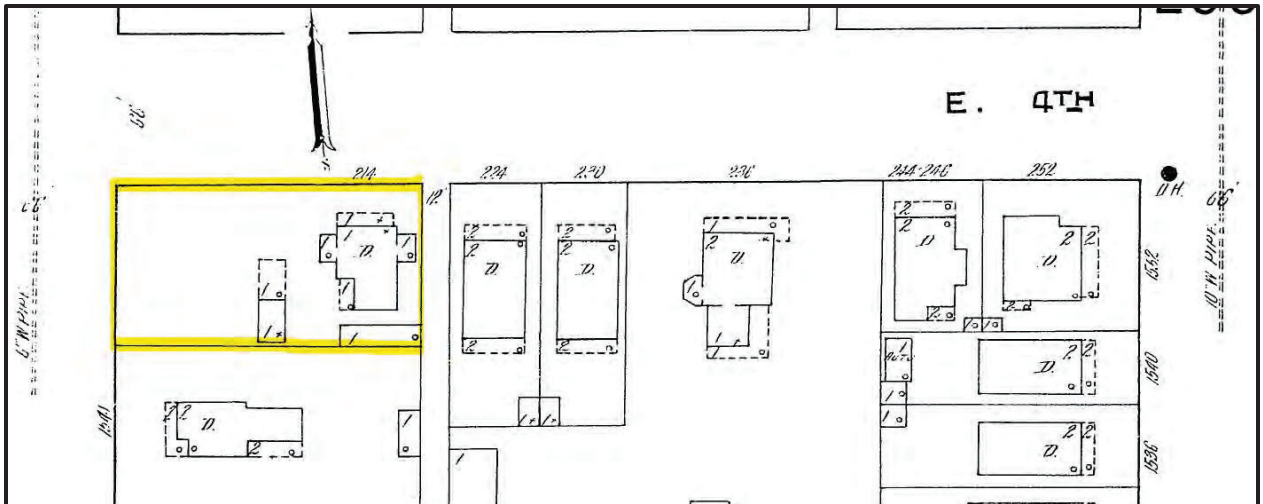
Aerial Map of 1349 Market Street North



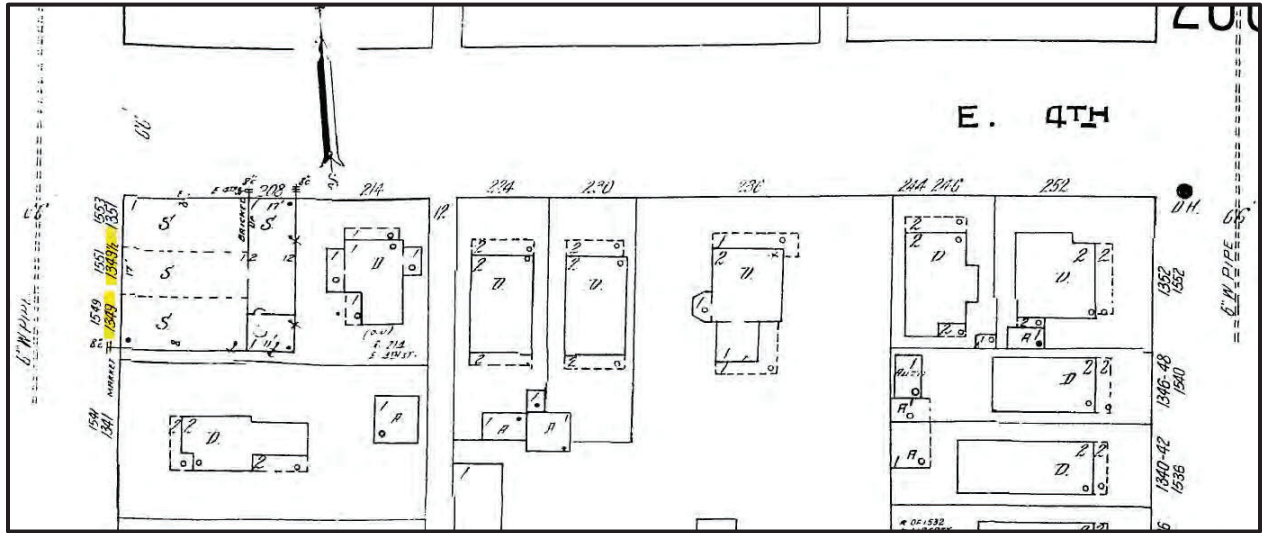
Jacksonville Sanborn Map 1903, Sheet 43



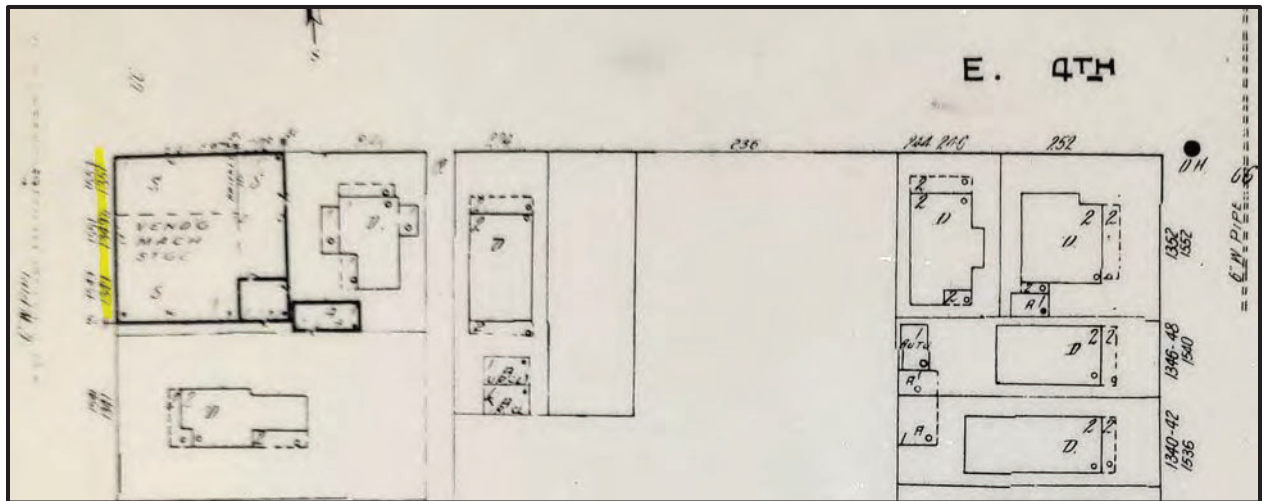
Jacksonville Sanborn Map 1913, Volume 2, Sheet 194



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



Jacksonville Sanborn Map 1972, Volume 2, Sheet 194



Public Notice Sign Posted on Subject Property February 2, 2024



Exterior Photographs of Subject Property





Photo 1: Western elevation.



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



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



Photo 4: Partial northern elevation.



Photo 5: Partial northern elevation.



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

1349 MARKET ST

Property Detail

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

Value Summary

Value Description	2023 Certified	2024 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$24,430.00	\$24,430.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$323,800.00	\$321,100.00
Assessed Value	\$263,120.00	\$289,432.00
Cap Diff/Portability Amt	\$60,680.00 / \$0.00	\$31,668.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$263,120.00	See below

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
20047-01536	10/29/2021	\$317,500.00	SW - Special Warranty	Qualified	Improved
18007-00407	5/31/2017	\$202,000.00	SW - Special Warranty	Qualified	Improved
16274-00646	3/1/2013	\$100.00	CT - Certificate of Title	Unqualified	Improved
10669-01075	9/18/2002	\$75,000.00	WD - Warranty Deed	Qualified	Improved
06798-00394	11/20/1989	\$25,000.00	WD - Warranty Deed	Unqualified	Improved
06795-00950	11/14/1989	\$100.00	QC - Quit Claim	Unqualified	Improved
05930-02180	3/5/1985	\$100.00	QC - Quit Claim	Unqualified	Improved
05891-01762	12/13/1984	\$70,000.00	QC - Quit Claim	Unqualified	Improved
05451-00253	10/1/1981	\$8,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FWDC1	Fence Wood	1	0	0	70.00	\$342.00
2	PVCC1	Paving Concrete	1	0	0	280.00	\$531.00

Land & Legal

Land

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

Legal

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

Buildings

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

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

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

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



Comm Frame	3	3 C-Masonry
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Element	Code	Detail
Stories	1.000	
Baths	6.000	
Rooms / Units	5.000	
Avg Story Height	14.000	

2023 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$263,120.00	\$0.00	\$263,120.00	\$2,707.00	\$2,977.70	\$2,722.11
Urban Service Dist1	\$263,120.00	\$0.00	\$263,120.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$323,800.00	\$0.00	\$323,800.00	\$774.05	\$1,030.66	\$950.09
By Local Board	\$323,800.00	\$0.00	\$323,800.00	\$537.72	\$727.90	\$660.03
FL Inland Navigation Dist.	\$263,120.00	\$0.00	\$263,120.00	\$7.65	\$7.58	\$7.58
Water Mgmt Dist. SJRWMD	\$263,120.00	\$0.00	\$263,120.00	\$47.22	\$47.18	\$47.18
School Board Voted	\$323,800.00	\$0.00	\$323,800.00	\$0.00	\$323.80	\$0.00
Urb Ser Dist1 Voted	\$263,120.00	\$0.00	\$263,120.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,073.64	\$5,114.82	\$4,386.99

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

2023 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

- [2023](#)

- [2022](#)

- [2021](#)

- [2020](#)

- [2019](#)

- [2018](#)

- [2017](#)

- [2016](#)

- [2015](#)

- [2014](#)

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

More Information

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

This Instrument Prepared by & Return To:

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

Parcel Number: 070948-0000

(Space Above This Line For Recording Data)

Special Warranty Deed

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

WITNESSETH:

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

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

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

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

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

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

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

WITNESSES:

WITNESS

PRINT NAME: Oscar Lopez

WITNESS

PRINT NAME: Norge Alvarez

GRANTOR:

The Holdings Group LLC, a Florida Limited Liability Company

By:

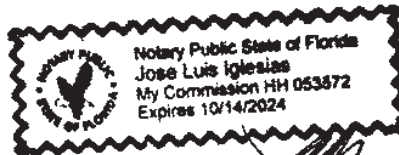
Sylvia Perez, Manager

[Handwritten Signature]

STATE OF FLORIDA
COUNTY OF DUVAL

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

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



Personally known: Sylvia Perez
OR Produced Identification: _____

Type of Identification Produced: _____

[Handwritten Signature] 10/28/21



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

Detail by Entity Name

Florida Limited Liability Company
HOUSE OF LEAF & BEAN, LLC

Filing Information

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

Principal Address

14474 BEACH BLVD
JACKSONVILLE, FL 32250

Mailing Address

14474 BEACH BLVD
JACKSONVILLE, FL 32250

Registered Agent Name & Address

RAITI, WENXIA
224 BOWLES ST
NEPTUNE BEACH, FL 32266

Authorized Person(s) Detail

Name & Address

Title MGR

RAITI, WENXIA
224 BOWLES ST
NEPTUNE BEACH, FL 32266

Title AMBR

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

Annual Reports

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

Document Images

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

View image in PDF format

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

View image in PDF format

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

View image in PDF format

Florida Department of State, Division of Corporations

II. Designation Application



REQUEST FOR LOCAL DESIGNATION OF LANDMARK OR LANDMARK SITE

City of Jacksonville Historic Preservation

1. PROPERTY INFORMATION

Historic Name: 1349 Market St.

Other Names: _____

FMSF Number: _____
(if known)

Designation: (check all applicable)

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

2. LOCATION

Street name & number: 1349 Market St. N.

City or town: Jacksonville Zip Code: 32206

State: FL County: Duval

Real estate number(s): 070948-0000

3. HISTORICAL INFORMATION

Date of construction and additions:

The building was constructed in 1926. Based on tenant records, in the late 20's/early 30's, an all brick addition was made to the back bearing the address 208 4th st.

Significant historical associations:

The building's architecture, with its brick construction and tall facade capped with parapets, is representative of the Georgia commercial or "boom-town" vernacular. This is in keeping with its date of construction. Post WWI and into the late 1920's N. Florida was in a land boom.

Original use:

Retail, grocery, sundries, gaming/amusement company, dry cleaner, beauty salor.

Present use:

Vacant at the time of purchase, currently being rehabilitated, to be leased out for retail use.

Physical description (basic design, construction and conditions):

The building is a 1 story corner retail building w/all brick walls and a parapet roofline. There are 4 retail storefronts, 3 face Market St, 1 faces 4th St. The 2 street facing facades originally had tall glass windows topped with transome windows. An exposed I-beam sites atop the windows introducing a modernist/industrial element. At the time of purchase (2021), the building was severely dilapidated, with leaking walls and roof, broken storefront winds, all transom windows covered by plywood, and a colony of ferns on the SW corner.

4. STATEMENT OF SIGNIFICANCE

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

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

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

The building has value as a neighborhood corner store/grocery, a community hub.
The architectural style features of Jax's post WWI boom, often lost to the great fire.

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

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

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

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

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

The building is an excelent representation of the Georgia commerical archictectural style or "boom-town" style. The triangular overhang corner entrance and modernist I-beam elements add distinctive character.

Its suitability for preservation or restoration

Although in poor condition when acquired, the brick facade & walls were restorable.

5. REQUIRED ATTACHMENTS

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

6. SPONSORSHIP STATEMENT

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

Signature of property owner:  Date: _____

Printed name: Jon and Wen Raiti Phone number: (412) 983-6012

Email: jmr.30303@gmail.com, peacewen@hotmail.com

Address: 224 Bowles St. City: Neptune Beach Zip: 32266

Signature of applicant (if different from property owner): _____ Date: _____
(representatives need to provide a signed and notarized letter from the property owner(s) identifying them as their official agent.)

Printed name: _____ Phone number: ()

Email: _____

Address: _____ City: _____ Zip: _____

Sponsorship other than the owner

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

Signature of sponsor: _____ Title: _____ Date: _____

Printed name: _____ Phone number: () Email: _____

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

City of Jacksonville Historic Preservation

PROPERTY INFORMATION

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

DECLARATION OF SUPPORT OR OPPOSITION

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



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



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

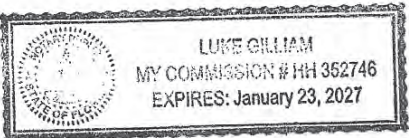
Signature of Property Owner: _____

Printed Name of Property Owner: Jonathan Raiti

Date: 1/13/2024

**STATE OF FLORIDA
COUNTY OF DUVAL**

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



(Signature of NOTARY PUBLIC)

Luke Gilliam
(Printed name of NOTARY PUBLIC)

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

1349 Market St. N - Supplemental Information

About 1349 Market St. N.

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

Condition at the Time of Purchase

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

Preservation and Landmark Rationale

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

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

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

Historic Uses of the Property

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

About Georgia Style Commercial Buildings

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

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

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

Source: South Florida Architecture, Inc.

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

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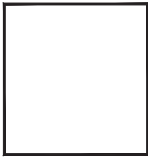
1349 Market St. N. - Legal Description

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

1349 Market St. N. - Area Map



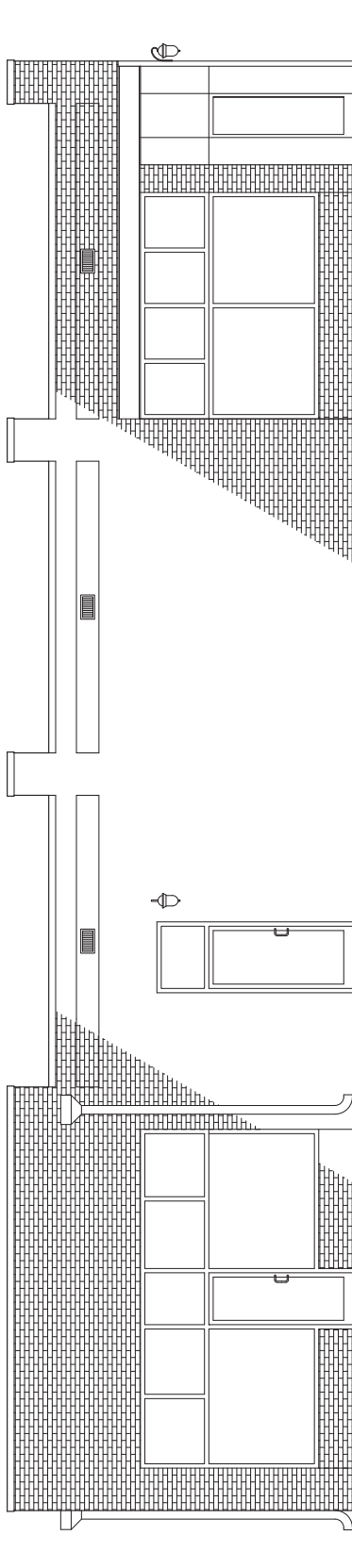
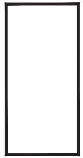




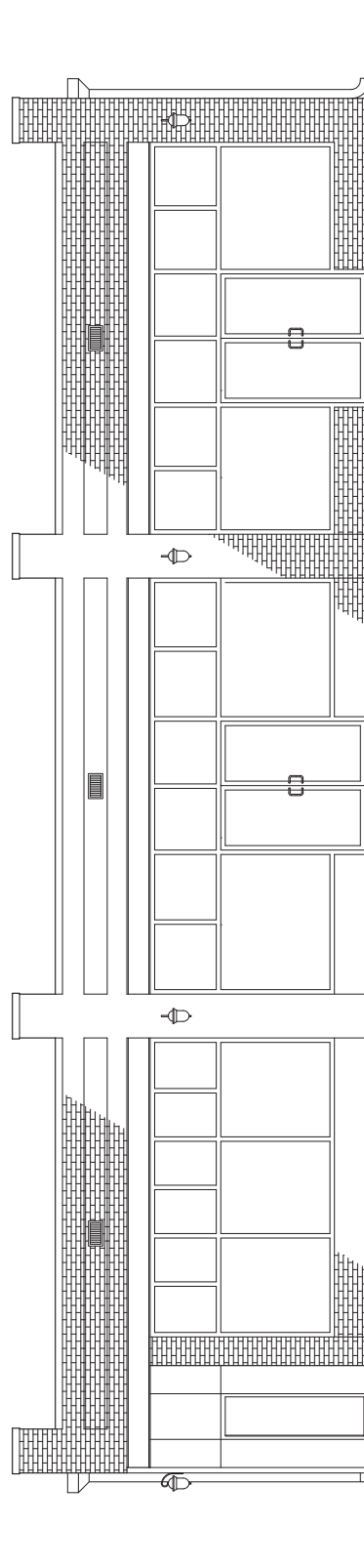

**HAKKA
KITCHEN**
Market Street
Jacksonville, FL



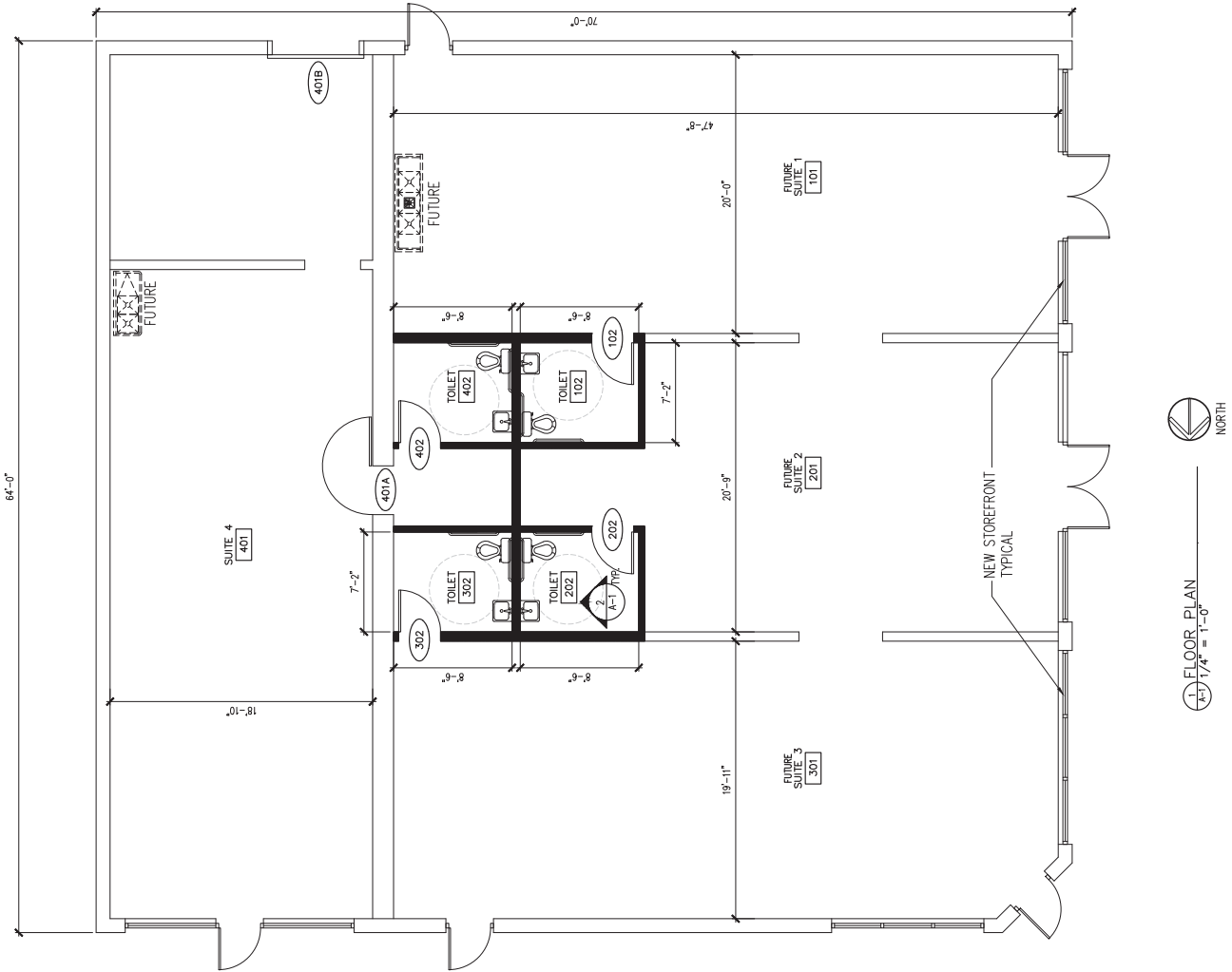
NO.	REVISION
DATE	DATE
2/6/23	2/6/23



○ SIDE (NORTH) ELEVATION
3/8" = 1'-0"



○ FRONT (WEST) ELEVATION
3/8" = 1'-0"



FINISH SCHEDULE

SPACE	Designation	WALLS				CEILING			
		Floor	Base	NORTH	EAST	SOUTH	WEST	Material	Height
101	FUTURE SUITE 1	CONC	CONC	MGLT.	Fin.	MGLT.	Fin.	ACT	8'-0"
201	FUTURE SUITE 1	CONC	CONC	CONC	PNT	CONC	PNT	ACT	8'-0"
301	FUTURE SUITE 1	CONC	CONC	CONC	PNT	CONC	PNT	ACT	8'-0"
401	FUTURE SUITE 1	CONC	CONC	CONC	PNT	CONC	PNT	ACT	8'-0"

SCHEDULE OF ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ALUM	ALUMINUM
CSWB	CUSTOM WALL BOARD
LVT	LUXURY VINYL TILE
PNT	PAINT
VB	VINYL BASE
WD	WOOD

FINISH NOTES

1. PATCH ANY DAMAGED/EXISTING SURFACES TO MATCH EXISTING.
2. ALL EXISTING NEW WALLS TO RECEIVE NEW FINISH AS SCHEDULED. COLORS TO BE SELECTED BY OWNER.
3. ALL FINISH COLORS TO BE SELECTED BY OWNER.
4. PAINT ALL DOORS & FRAMES.
5. PROVIDE EPOXY PAINT AT ALL TOILET WALLS.
6. TOILET FLOOR WALLS/FLOORS TO BE HARDWOOD/RESIN FINISH PER SEC. 1216.

DOOR SCHEDULE

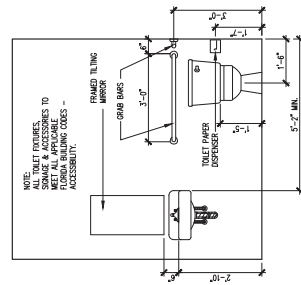
MARK	Width	Height	DOOR	FRAME	Remarks
102	3'-0"	7'-0"	WD	1M	NEW LEVER HARDWARE W/ CLOSURE
202	3'-0"	7'-0"	WD	1M	NEW LEVER HARDWARE W/ CLOSURE
302	3'-0"	7'-0"	WD	1M	NEW LEVER HARDWARE W/ CLOSURE
401A	3'-0"	7'-0"	WD	1M	NEW LEVER HARDWARE W/ CLOSURE
401B	3'-0"	7'-0"	ALUM	-	OVERHEAD COILING DOOR
402	3'-0"	7'-0"	WD	1M	NEW LEVER HARDWARE W/ CLOSURE

PLAN NOTES

1. REFER TO LIFE SAFETY PLAN FOR LIFE SAFETY INFORMATION AND CODE RELATED INFORMATION.
2. PROVIDE FIRE EXTINGUISHERS FOR EVERY ROOM. AS OF 10/1/2022, ALL EXISTING 75 FEET WIDE DOORS MUST BE 75 FEET WIDE BOTTOM AT 2'-9" A.F.T.
3. ALL NEW WALLS TO RECEIVE NEW FINISH.
4. ALL DIMENSIONS ARE TO FACE OF WALL TO FACE OF WALL UNLESS NOTED OTHERWISE.
5. ALL NEW WALLS TO RECEIVE NEW FINISH.
6. ALL DOOR WALLS SHALL BE PARTITION TYPE 1 UNLESS NOTED OTHERWISE.

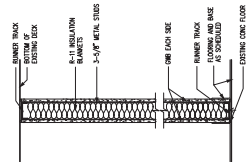
CEILING NOTES

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



ELEVATION

1/2" = 1'-0"



PARTITION TYPE

1 1/2" = 1'-0"



FLOOR PLAN

1/4" = 1'-0"



Photo 1: Western elevation.



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



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



Photo 4: Partial northern elevation.



Photo 5: Partial northern elevation.



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



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



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



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



Photo 10: Broke globe at light fixture.



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



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



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



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



OFFICE OF THE CITY COUNCIL

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

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

October 27, 2023

Mr. Andrew Waber

National Register of Historic Places

Florida State Division of Historical Resources

R.A. Gray Building

500 South Bronough Street

Tallahassee, Florida 32399-0250

Dear Mr. Waber,

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

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

Respectfully,

Jimmy Peluso

Council Member

January 18, 2024

Dear Mr. Waber,

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

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

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

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

Sincerely,

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

III. Legal Description and Location Map

This Instrument Prepared by & Return To:

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

Parcel Number: 070948-0000

(Space Above This Line For Recording Data)

Special Warranty Deed

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

WITNESSETH:

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

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

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

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

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

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

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

WITNESSES:

WITNESS

PRINT NAME: Oscar Lopez

WITNESS

PRINT NAME: Norge Alvarez

GRANTOR:

The Holdings Group LLC, a Florida Limited Liability Company

By:

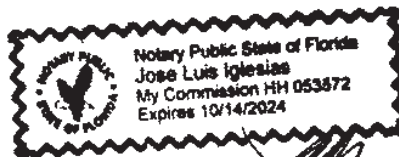
Sylvia Perez, Manager

[Handwritten Signature]

STATE OF FLORIDA
COUNTY OF DUVAL

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

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



Personally known: Sylvia Perez
OR Produced Identification: _____

Type of Identification Produced: _____

[Handwritten Signature] 10/28/21

IV. Proof of Public Notice

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

NOTICE IS HEREBY GIVEN that on February 28, 2024 at 3:00 P.M., the Jacksonville Historic Preservation Commission of the City of Jacksonville will hold a public hearing for the consideration of 1349 N Market Street as a City of Jacksonville Historic Landmark, pursuant to *Jacksonville Ordinance Code 307.104*. The public hearing will be on the 8th floor of the Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida.

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

RE #070948 0000
This application (LM-24-01) is being sponsored by House of Leaf & Bean, LLC. A copy of the application may be examined in the Offices of the Planning and Development Department, 3rd Floor, Ed Ball Building, 214 North Hogan Street, Jacksonville, Florida, (904) 255-7800. All interested parties are notified to be present and will be heard at the *Public Hearing*.

DATED this 7th day of February, 2024.

Jack C. Demetree, III
Chairman
Jacksonville Historic Preservation Commission
City of Jacksonville
Feb. 15 00 (24-01011D)

STATE OF FLORIDA,

S.S.

COUNTY OF DUVAL,

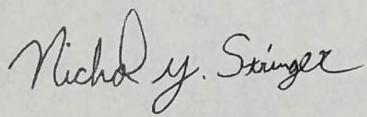
Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Jacksonville, in Duval County, Florida; that the attached copy of advertisement, being a Notice of Public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

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

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

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

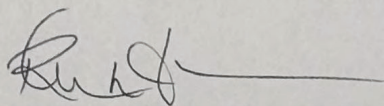
*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.



Nichol Stringer

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

RHONDA L. FISHER
Notary Public, State of Florida
My Comm. Expires 09/16/2024
Commission No. HH43566



Seal Notary Public, State of Florida

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

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DATED this 7th day of February, 2024.

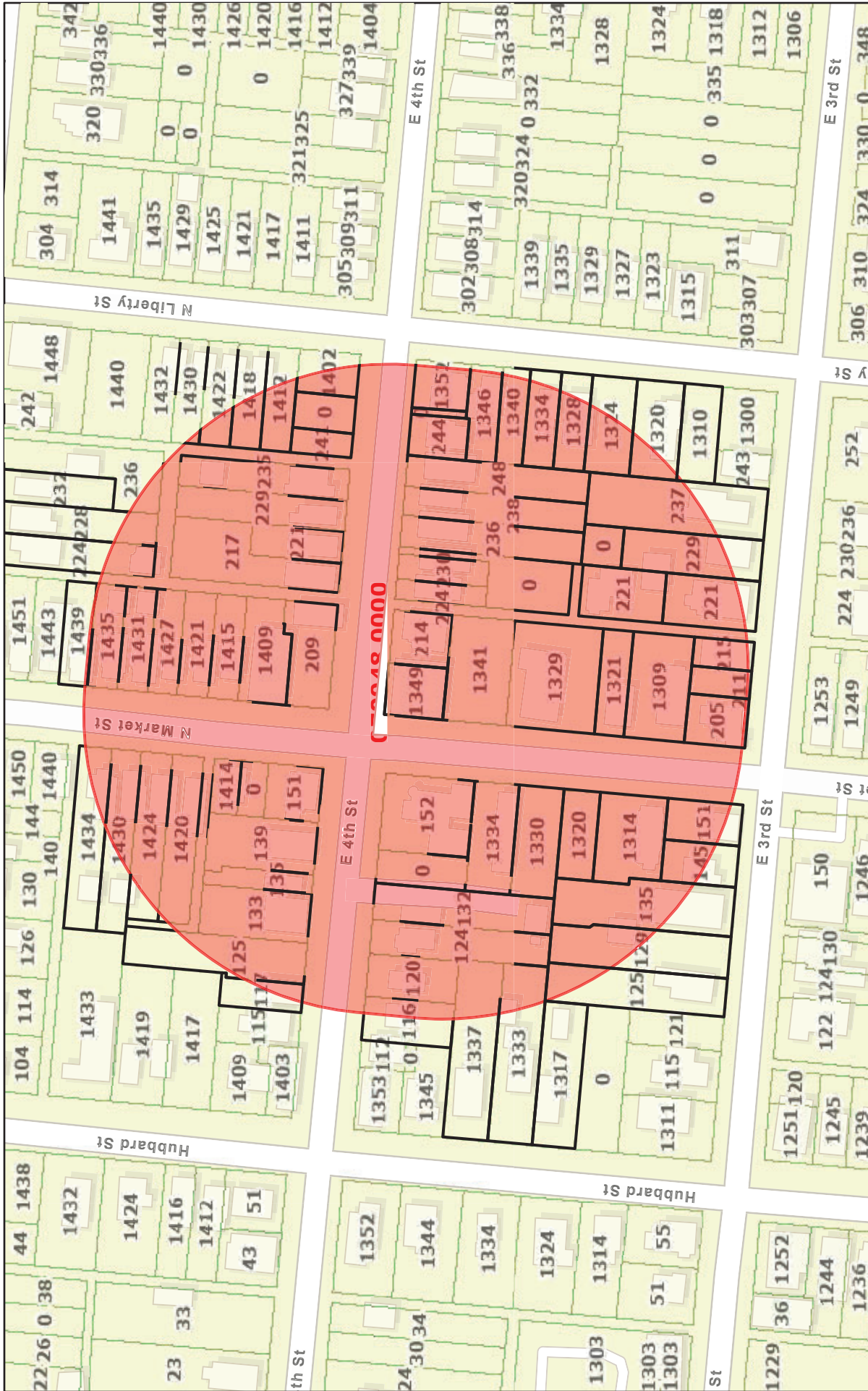
**Jack C. Demetree, III
Chairman
Jacksonville Historic Preservation Commission
City of Jacksonville**

Public Notice Sign Posted



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

Land Development Review



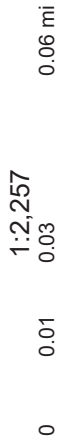
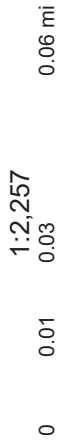
February 7, 2024

Parcels

LM-24-01

1349 N Market St

350-foot Radius, Property Ownership Map



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

RE	LNAME	LNAMEZ	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
070944 0000	A PHILIP LLC		7563 PHILIPS HWY STE 208			JACKSONVILLE	FL	32256
070917 0000	AIKEN ANDREW		120 E 4TH ST			JACKSONVILLE	FL	32206
070933 0000	AMBROSE KELLON ROBERT LIFE ESTATE		228 E 5TH ST			JACKSONVILLE	FL	32206
070923 0005	AREVALO JENNIFER		1320 N MARKET ST			JACKSONVILLE	FL	32206
070923 0000	ASHWORTH DANIEL		1337 HUBBARD ST			JACKSONVILLE	FL	32206
070988 0000	BAKER JESSICA P		151 E 4TH ST			JACKSONVILLE	FL	32206
070936 0000	BUTCH ALISON M		1428 N LIBERTY ST			JACKSONVILLE	FL	32206
071019 0020	BOUDREAU GREGORY J		151 3RD ST E			JACKSONVILLE	FL	32206
070935 0000	BREITMOSER RICHARD LIFE ESTATE		1484 N MARKET ST			JACKSONVILLE	FL	32206
070924 0000	BRITT ALLEN ET AL		150 E 3RD ST			JACKSONVILLE	FL	32206
070924 0000	BURNS ANTOINE ET AL		1384 N MARKET ST			JACKSONVILLE	FL	32206
070953 0010	BUTLER FRANK ET AL		126 E 5TH ST			JACKSONVILLE	FL	32206
070953 0000	CARTER ROBERT C		PO BOX 7402			JACKSONVILLE	FL	32203
070988 0000	CHAMBERLAIN JAMES W		1400 W MARKET ST			JACKSONVILLE	FL	32203
071031 0000	CHELMAN MARCELA ANN		5000 BEACH BLVD STE 203	BOX #233		JACKSONVILLE	FL	32203
070966 0000	CLEAR VIEW PROPERTY PARTNERS LLC		PO BOX 2762			JACKSONVILLE	FL	32207
070968 0005	DEEVES PAMELA R		7869 CHARLOTTE OAKS LN			JACKSONVILLE	FL	32277
070924 0000	EARNST JENNIFER B		132 E 4TH ST			JACKSONVILLE	FL	32206-4524
070992 0000	EDGAR BRANDON ET AL		241 E 4TH ST			JACKSONVILLE	FL	32206
070956 0000	EUCUDAN INC		PO BOX 13314			JACKSONVILLE	FL	32206
070996 0010	FENWICK LARRY E		217 E 4TH ST			JACKSONVILLE	FL	32206
071019 0000	FLANNERY ROBERT ET AL		C/O YOLONDRA M DIXON	1430 N MARKET ST		JACKSONVILLE	FL	32206
070951 0000	FOUNTAIN JEFFREY B		230 4TH STE			JACKSONVILLE	FL	32206
070945 0000	FRANCISCO SAMANTHA HOLLAND		1321 N MARKET ST			JACKSONVILLE	FL	32206
070971 0020	FROELICH TRAVIS J		1435 N MARKET ST			JACKSONVILLE	FL	32206
071001 0100	GARDNER JEFFREY WADE		128 E 4TH ST			JACKSONVILLE	FL	32206
071020 0000	GARRETT KEITH E		1424 MARKET ST N			JACKSONVILLE	FL	32206
070936 0100	GEORGYAN SAMUEL ARMENOVICH		133 E 4TH ST APT 1			JACKSONVILLE	FL	32206
070956 0040	GRAESE LIVING TRUST		135 E 3RD ST			JACKSONVILLE	FL	32206
070959 0040	GROSSMAN SCOTT BRYAN		248 4TH STE			JACKSONVILLE	FL	32206
070977 0020	HALL SEAN S		224 5TH STE			JACKSONVILLE	FL	32206
071006 0000	HAMMERS RYAN		103 SANCHEZ DR W			POINTE VEDRA BEACH	FL	32082
070993 0000	HARTMAN STEPHEN CHANDLER		235 E 4TH ST			JACKSONVILLE	FL	32206
070960 0000	HEALY JONATHAN		1340 LIBERTY ST			JACKSONVILLE	FL	32206
070959 0000	HILLS NORMA LIFE ESTATE		139 E 4TH ST			JACKSONVILLE	FL	32206
070955 0000	HISTORIC JACKSONVILLE PROPERTIES LLC		2804 HERSCHEL ST			JACKSONVILLE	FL	32206
070974 0000	HODSDON DOUGLASS		1439 MARKET ST N			JACKSONVILLE	FL	32206
070982 0000	HOSE NOYES AND INVESTMENTS LLC		245 PHILIPS HWY SUITE 208			JACKSONVILLE BEACH	FL	32206
070948 0000	HUGHES JAMES B		224 5TH STE			JACKSONVILLE	FL	32206
070948 0000	JACKSONVILLE CENTRAL DESUP CORP	SUZANNE PICKETT	648 UNION STE			JACKSONVILLE	FL	32202-3986
070965 0000	JAFFERY SARA E		1300 BROAD ST			JACKSONVILLE	FL	32204
070969 0010	LONG CANDACE MICHELLE		1421 N MARKET ST			JACKSONVILLE	FL	32254
070954 0010	LOVE THOMAS JUR		2579 KING LOUIS DR			JACKSONVILLE	FL	32206-4526
070950 0000	M & M ESTATE IV LLC		224 E 4TH ST			JACKSONVILLE	FL	32206
070988 0015	MARINELLO JESSICA A		1651 WALNUT ST			JACKSONVILLE	FL	32206
070966 0100	MOORE ANITA CAROLE ET AL		238 4TH STE			JACKSONVILLE	FL	32206
070925 0000	MOUNT CARMEL BAPTIST CHURCH OF JACKSONVILLE		237 E 3RD ST			JACKSONVILLE	FL	32206-5029
070979 0000	NAPONELLI JILL		1329 N MARKET ST			JACKSONVILLE	FL	32206
070988 0000	NORTHCIDE REGINALD S		1240 N MARKET ST			JACKSONVILLE	FL	32206
070959 0000	OLIN SEAN R		1412 LIBERTY ST			JACKSONVILLE	FL	32206
070941 0000	ONE STOP CONSTRUCTORS INC		236 E 4TH ST			PORT SAINT LUCIE	FL	34953
070957 0000	PAOLLA JOSE C ET AL		718 SW POINT ST LUCIE BLVD STE 9			JACKSONVILLE	FL	32206
070958 0000	PARS PROPERTIES JAX LLC		1334 LIBERTY ST N			JACKSONVILLE BEACH	FL	32250-6624
070922 0000	PRESERVATION SOS INC		500 3RD ST S			JACKSONVILLE	FL	32206-5023
070949 0000	QUINN JANICE LIFE ESTATE		1333 HUBBARD ST			JACKSONVILLE	FL	32206
070970 0000	RAY MARK C		214 E 4TH ST			JACKSONVILLE	FL	32206
070964 0000	RUMBACH DANIEL J ET AL		1427 N MARKET ST			JACKSONVILLE	FL	32206
070991 0000	SINGAREDDY KANYA		1651 WALNUT ST			JACKSONVILLE	FL	32206
070995 0005	SINGAREDDY MALLIK		538 UNION ST			JACKSONVILLE	FL	32206
070994 0000	SNOW DENISE ET AL		221 E 4TH ST			JACKSONVILLE	FL	32206
070968 0020	SORNI 451 LAND TRUST		229 4TH STE			JACKSONVILLE	FL	32206
	SPR	CHRISTINA PARRISH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
	STUBBLES SHARON		1413 MARKET ST N			JACKSONVILLE	FL	32206
	SPRINGFIELD AREA MERCHANTS ASSOC	HELLY RICH	1321 NORTH MAIN ST			JACKSONVILLE	FL	32206
	SPRINGFIELD CIVIC ASSOCIATION	HELLY RICH				JACKSONVILLE	FL	32206
	SPRINGFIELD IMPROVEMENT ASSOCIATION	ADAM HALSTED				JACKSONVILLE	FL	32206
	SPRINGFIELD PRESERVATION & REVITALIZATION	KELLY RICH				JACKSONVILLE	FL	32206
	STEIN FELD HOWARD SHANE		2107 7TH ST W			JACKSONVILLE	FL	32206
070938 0010	SULLIVAN JACQUELINE E		1334 WALNUT ST			JACKSONVILLE	FL	32206
070971 0000	STONE THERNEY CATHERINE		1317 HUBBARD ST			JACKSONVILLE	FL	32206-4524
070937 0005	SUJROWIC JASON T		124 E 4TH ST			JACKSONVILLE	FL	32206
070933 0010	SUSTAINABLE SPRINGFIELD	ALISON GOOD	1431 N MARKET ST			JACKSONVILLE	FL	32206
070990 0000	SWORDS JERRY RICHARD		129 E 3RD ST			JACKSONVILLE	FL	32206
070968 0008	TERRA WISE HOMES INC		454 EAST 3RD ST			JACKSONVILLE	FL	32206
070987 0000	TUCKER TIMOTHY		1314 N MARKET			JACKSONVILLE	FL	32206
	UP & COMING PROPERTIES LLC		1334 WALNUT ST			JACKSONVILLE	FL	32246
	URBAN CORE		9823 TAURESTRY PARK CIR UNIT 118			JACKSONVILLE	FL	32204
071000 0000	VELAZQUEZ MANUEL	BRYANT SHUMAKER	358 KING ST			JACKSONVILLE	FL	32206
070928 0000	ZHONG HAILING		303 4TH ST W			JACKSONVILLE	FL	32206
070930 0000	ZHONG HAILING		135 E 4TH ST			JACKSONVILLE	FL	32206
			152 E 4TH ST			JACKSONVILLE	FL	32206
			152 E 4TH ST			JACKSONVILLE	FL	32206

VI. Photographs and Images





Photo 1: Western elevation.



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



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



Photo 4: Partial northern elevation.



Photo 5: Partial northern elevation.



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



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



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



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



Photo 10: Broke globe at light fixture.



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



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



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



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