

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION

PART I--PRECONSTRUCTION APPLICATION

INSTRUCTIONS: Read the attached instructions carefully before completing this application. Your application cannot be evaluated unless it is complete and all required supporting materials are provided. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence. Type or print clearly in black ink. If additional space is needed, attach additional sheets.

A. GENERAL INFORMATION *To be completed by all applicants*

1. Property identification and location:

Property Identification Number (from tax records): 074645-0000, 074637-0000, 074638 *Attach legal description of property.*

Address of property: 525 West Beaver Street

City JACKSONVILLE, County: DUVAL Zip Code: 32202

- ☒ Individually National Register Listed ☒ Locally designated historic property or landmark*
☐ In a National Register District ☐ In a locally designated district

* *For applications submitted to the Division of Historical Resources, attach a copy of the local designation report for the property and the official correspondence notifying the property owner of designation.*

Name of historic district: _____

For locally designated historic properties or landmarks, or properties located in locally designated historic districts, provide the following additional information:

Name of local historic preservation agency/office:

CITY OF JACKSONVILLE, PLANNING AND DEVELOPMENT DEPARTMENT

Mailing Address: 214 NORTH HOGAN STREET, SUITE 300

City: JACKSONVILLE State: FLORIDA Zip Code: 32202

Telephone Number: (904) 255-7800

2. Type of request:

- ☒ Exemption under §196.1997, F. S. (standard exemption)
☐ Exemption under §196.1998, F.S. (exemption for properties occupied by non-profit organizations or government agencies and regularly open to the public) *If applying under §196.1998, F.S. complete Question 9 on page five.*

3. Owner Information:

Name of individual or organization owing the property: 525 Beaver, LLC

Mailing Address: c/o Silver Street Capital | 1710 North Main Street

City: Jacksonville, State: Florida Zip Code: 32206

Daytime Telephone Number: (904) 600-3195

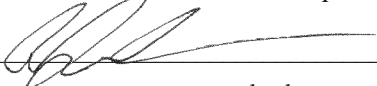
Name of additional owner at same mailing address: _____

Daytime Telephone Number: (_____) _____

If the property is in multiple ownership, attach a list of all owners with their mailing addresses.

PROPERTY ADDRESS: 525 West Beaver Street

4. **Owner Attestation:** I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above or that I am legally the authority in charge of the property. Further, by submission of this Application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this Application. I also understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption.

Name: Eric J. Adler Signature:  Date: 7/21/22

Complete the following if signing for an organization or multiple owners.

Title: _____ Organization: 525 Beaver, LLC

B. EVALUATION OF PROPERTY

To be completed only for properties in historic or archaeological districts:

4. Description of physical appearance:

The Hillman-Pratt Funeral Home (photo 3) is a two-story, masonry, two-part commercial block building located at 525 West Beaver Street (changed from 527 in the 1970s) in Jacksonville, Duval County, Florida. The building was designed and constructed by Joseph Haygood Blodgett, an African American Master Builder identified in the context African American Architects in Segregated Jacksonville, 1865-1969. Character-defining features of Blodgett's residential works can be seen in the placement of a second-floor bay window on a secondary elevation and the design of a small upper porch over a lower porch, expressed in the 2nd floor side porch which covered the drive below (photos 4, 17, 107-108). The building comprises a brick-clad front portion and a stucco-clad rear portion connected by a passage (referred to as a bridge by the Hillman's). The front half of the building historically housed the Chapel, offices, and, on the 2nd floor, a residential apartment. A one-story covered drive is attached to the east side. The stuccoed, two-story, rear portion historically contained a garage and embalming rooms on the first floor and a casket factory on the 2nd floor (photos 1 and 5). The narrow passage connects these two halves of the building on each floor via fire doors and includes a nonhistoric staircase near the east end and a historic casket elevator (photos 9, 12-13, 24, 26, and 27).

The Hillman-Pratt Funeral Home has vernacular architectural elements of the Gothic Revival and Richardsonian Romanesque styles. Vernacular Gothic Revival elements include the embattled parapet walls and Gothic-arched chapel windows, which vernacular examples of the Romanesque style include the use of textured brick, round-arched niches, and round-arched vents in the parapet (photos 3, 7, and 11). These vernacular buildings often used brick masonry and stucco finishes on the exterior, which are found on this property.

The building was originally designed to combine the functions of a funeral home with embalming services, ambulance service, offices, casket factory, and an apartment for the owner. The Hillman-Pratt Funeral Home is considered the oldest African American funeral home in Jacksonville, established in 1900 by Lawton L. Pratt. His study of the funerary arts in Chicago and New York informed Blodgett's design to create a state-of-the-art facility when the property was constructed in 1915. Both funeral directors and master builders represented the professional class that emerged in black enclaves in the segregated South and actively supported the interests and uplifting of their community, which was besieged by inequality.

INTEGRITY

Overall, the Hillman-Pratt Funeral Home is in good condition and retains the integrity of location as it has not been moved. It retains the integrity of the setting as it is still located in the historic African American neighborhood of LaVilla in Jacksonville, Florida, just northwest of the white central business district. The property retains its integrity as a two-part commercial block building with an intact Chapel and offices on the first floor with residential space on the second floor. Further, the exterior retains significant architectural elements, including the corbelled brickwork, round-arched niches and vents, Gothic-arched chapel windows, and unique textured brick and stuccoed elevations. These architectural elements retain the integrity of materials and the inherent workmanship of a master builder and architect of segregated Jacksonville. Given this, the property

retains the integrity of association as a commercial, mixed-use two-part commercial block building designed by Joseph Haygood Blodgett.

See Landmark Designation for more information.

Date of Construction: 1915 Date(s) of Alteration(s): 2019

Has building been moved? ☐ Yes ☒ No If so, when? _____

5. Statement of Significance:

Hillman-Pratt Funeral Home is nominated for the National Register of Historic Places for significance at the local level under Criterion A as a mortuary under Funerary, and Criterion C in the area of Architecture as an example of a master builder/architect from 1915. The Hillman-Pratt Funeral Home is locally significant as an African American owned and operated mortuary from its construction in 1915 through 2019 when the building was sold for redevelopment. African American funeral homes have a rich heritage and are recognized as much as cultural institutions as they are businesses. They were among the first family businesses established by African Americans after the abolition of slavery, as part of a trade that was and remained, well into the 20th century, largely segregated along racial, ethnic, and religious lines. African American funeral homes and their directors have historically played prominent roles in communities, maintaining distinct cultural practices including burials, wakes, and home visits.

The Hillman-Pratt Funeral Home is locally significant in the area of architecture as an example of the commercial work of Joseph Haygood Blodgett (born in 1858 in Augusta, Georgia, and died in 1934 in Durkeeville, Florida). Blodgett was a self-trained architect and builder as African Americans were unable to get licensed even as contractors in the City of Jacksonville until 1955, over 20 years after his death. Blodgett entered the construction and real estate industry in Jacksonville in the late 1890s and built numerous houses and businesses, many located on parcels under his ownership. After losing most of his buildings in the Great Fire on May 3, 1901, which destroyed most of Downtown Jacksonville including parts LaVilla, Blodgett utilized a five-thousand-dollar loan from the State Bank of Florida to revive his business. By 1919 had constructed 258 houses, of which he owned 100. The Hillman-Pratt Funeral Home is perhaps the only commercial building designed and built by Blodgett still extant in Jacksonville, Florida, and its environs.

See Landmark Designation for more information.

6. Photographs and Maps:

Attach photographs, site plans, floorplans and maps to application.

C. DESCRIPTION OF IMPROVEMENTS

To be completed by all applicants. Include site work, new construction, alterations, etc. Complete the blocks below.

FEATURE 1

Feature: Exterior Masonry

Approximate date of feature: 1915 & Later 20th C

Describe existing feature and its condition:

The exterior of the building is covered in brick and stucco. There are two types of historic brick: a textured brick with a circular brush finish on the front elevation and a smooth brick found on the side elevations (photo 11). Historically stucco was the exterior finish on the rear half of the building. In the later 20th century (it was in place by 2014 from a review of Google Street view), the brick on the second floor, east side elevation, was covered with stucco. The first floor brick of the east side elevation along the drive has been painted (photo 13). The two doors on the second floor of this elevation (see Figure 1 in Historic Images) were turned into windows. The textured brick on the front elevation has a colored mortar to match the color of the brick, while the side elevations are not colored. Overall, the exterior masonry is in fair-to-poor condition. Areas in poor condition have had Portland Cement repointing (photo 9) or cracks due to settlement (photo 19).

Photograph Number: 1-13 & 19 Drawing Number: A0.3-A0.4; A1.2-A1.3; A2.1-A2.2

Describe work and impact on existing feature:

Where mortar joints have been repaired in inappropriate strong Portland cement, we will repoint with a Type O mortar. Mortar for repointing on the side elevations will continue uncolored, while any repointing mortar on the front elevation will have mortar colored to match existing. The stucco and painted first-floor brick will be repainted. Three new door openings will be added to the west side elevation. The new openings will be obscured by the privacy fence so that they will not be seen from the public ROW, similar to how a boarding house hid this elevation into the 1980s. Any brick removed by installing these new openings will be retained for re-use should brick repair be needed elsewhere. The two historic door openings nonhistorically obscured by stucco (on the east side elevation second floor) will be reopened, and compatible doors with divided lights will be installed, as shown in Figure 1.

FEATURE 2

Feature: Roof

Approximate date of feature: 2002

Describe existing feature and its condition:

The roof is hidden behind a historic parapet wall and has a membrane roof with minimum slope to the parapet eaves. The rooflines are historic, but the membrane is nonhistoric and is in fair condition. This roof was installed in 2002 after a tree fell on the rear half of the building, causing structural damage to the roof structure (photo 104). The roof over the drive appears to have been part of the original design as doors led onto it (see Figure 1 of historic images) but was not installed until the 1930s (see Figure 4 of historic images). In the recent renovations, a door from the bridge provides access to the roof over the drive.

Photograph Number: 1-5, 104 & 107-108 Drawing Number: N/A

Describe work and impact on existing feature:

Vents and other penetrations put through the roof will be repaired. Gutters will be replaced. The roof over the drive will have a roof deck built on it. The handrail will be attached to the new deck and placed behind the parapet wall.

FEATURE 3

Feature: Chapel Entrance

Approximate date of feature: 1915 & 2002

Describe existing feature and its condition:

The extant, nonhistoric flush panel double doors to the chapel date to 2002 and are in good condition. The multi-paned glass windows on either side are original to the building and have been repaired over time as needed. The original double doors had three panels (see Figures 1 & 4). The Hillmans had a glass storefront system vestibule installed in the mid-20th century on the interior of these doors, which was removed in 2002.

Photograph Number: 3, 8 & 44 Drawing Number: A0.3, A2.2 & A1.2

Describe work and impact on existing feature:

These doors will be fixed in place with hardware removed to be unpourable. The flanking glass windows and the doors will be prepared for repainting and repainted.

FEATURE 4

Feature: Residential Entrance

Approximate date of feature: 1915

Describe existing feature and its condition:

Two historic exterior doors are accessed from a recessed front porch on the front elevation east of the chapel entrance and west of the covered drive. One of these doors enters the stair hall that can take you up to the residential area upstairs, and the other access a waiting room for the funeral home (photos 52-53). Both of these doors are found off of a recessed front porch. These doors are in fair condition, with three panels at the bottom and one large light glass panel at the top. Unfortunately, these doors' lock and handle areas have been damaged by vandalism.

Describe work and impact on existing feature:

Both doors will be retained and repaired for continued use. A metal grille will be installed in the porch openings to prevent vandalism and maintain the profile of pickets established by the gate for the drive.

Photograph Number: 52-53 Drawing Number: A0.3, A1.2 & A2.2

FEATURE 5

Feature: Windows

Approximate date of feature: 1915 & 2002

Describe existing feature and its condition:

Historic windows on the building are in fair condition and include the two 20-over-1 windows flanking the chapel entrance (photo 8), the stained glass window of the stair hall (photo 7), the four stained glass, gothic arched windows of the chapel (photo 9), the four 9-light metal-framed windows (photo 19) on the east side elevation, two 9-light metal-framed windows on the west side elevation, one 9-light metal-framed window on the north rear elevation, and a 20-light metal-framed window (photo 10) on the west side elevation. The windows flanking the chapel entrance were altered where the lower sash is now 1-over-1 (see Figures 1 & 4 to photo 8). The remaining windows are nonhistoric vinyl-clad windows installed circa 2002. The remaining historic windows on the first floor are found on the recessed residential entrance porch and along the covered drive. These were wood sash windows with 9-over-1 lights (photos 13-15 & 17). Some of these windows have had the upper sash replaced with just one large light. Historic metal awnings covered these windows until circa 2019-2020. According to Mrs. Kennebrew (Hillman), who lived with her parents upstairs from 1943-1970s, the two square stained glass panels (photo 39) in the nonhistoric wall creating a vestibule before you enter the chapel were part of an upper and lower sash to stained glass windows that flank the fireplace. These windows were vandalized, leaving only the two sashes installed in the nonhistoric wall and the original window openings had the nonhistoric vinyl-clad windows installed in 2002.

Photograph Number: 7-10, 13-15, 17 & 19 Drawing Number: A1.2-1.3, A2.1-2.2

Describe work and impact on existing feature:

Historic wood and metal windows will be retained for continued use except for the windows found along the entrance drive (east elevation) on the first floor. These will be fixed in place and infilled on the apartment side, leaving the window sashes with glass exposed to the drive (see detail 3 on sheet A1.2). Historic windows will be prepared for repainting. Any damaged component will be replaced in kind (wood or metal depending on the window) with a profile match. The nonhistoric vinyl windows will be retained for continued use. The two stained glass sashes (photo 39) will be pieced together to create a window in the first window on the west elevation from the front, a historic location for the window.

FEATURE 6

Feature: Drive (Gate & Covered Access Drive)

Approximate date of feature: 1915, c.1930s & 21stC

Describe existing feature and its condition:

Originally, the drive from West Beaver Street to the garage in the rear half of the building was uncovered and features gateposts on West Beaver Street. The earliest image of the building from 1919 (Figure 1) shows that while there was not a roof over the drive, it was intended to have one as joist pockets may be noted in the masonry, and two doors are found on the second floor. The roof over the drive appears to have been in place by the 1930s (Figure 4) and can be seen on the property's 1959 aerial (Figure 8). The brick wall with wood-framed openings along the top is believed to be historic (Figure 9, photos 12 & 17), likely dates to the mid-century, and has been altered for continued use in the early 21st century. The existing gate is known to have existed by the mid-20th Century (Figure 9) and was extended in the 1970s. Currently, the wall along the property line is in poor-to-fair condition as trees have grown along it, causing masonry failure.

Photograph Number: 12 & 17 Drawing Number: A1.2 & A2.2

Describe work and impact on existing feature:

The existing gate will be scraped to prepare for repainting. The masonry wall will be repaired. The framed openings along the roof's exterior wall will be infilled with a single-pane glass window. A glass storefront system will be installed approximately 10' north of the existing gate, allowing the gate opening to still read as an open void and for the doors to be pinned open. A service counter will be installed towards the back of the covered access drive, along with a kitchen prep area and bathrooms. The buildout for the bathrooms and kitchen will not extend to the roof so that the original volume of the covered drive may be read. The nonhistoric concrete drive will be repaved with concrete to make a level floor after services have been added through trenching.

FEATURE 7

Feature: Stairs (Residential & Bridge)
Approximate date of feature: 1915 & 21st C

Describe existing feature and its condition:

There are two staircases in the building, one in the stair hall for the residential area and one in the bridge that provides access from the covered drive on the first floor to the bridge on the second floor. The residential (photos 47-48 & 60-61) is original to the building and is in good condition. The back of house bridge staircase (photo 16) is in the original location of the rear bridge stair but was replaced in 2002 with the current one of pressure-treated lumber. This staircase is not to code with its rise, run and tread.

Photograph Number: 16, 47-48, 60-61 & 111-112 Drawing Number: A1.2-1.4 & A3.1

Describe work and impact on existing feature:

The residential staircase will be retained for continued use through discussions with the local fire marshal if we provide a second code-compliant staircase. The nonhistoric bridge staircase will be removed, and a new code-compliant enclosed staircase will be added between the casket factory and the former garage area. If this new fire-rated staircase had continued in the location of the nonhistoric pressure-treated one, it would have significantly blocked the open bridge, obscured the historic access to the basement (photos 111-112), and have completely obscured the casket lift (photo 16).

FEATURE 8

Feature: Interior Partition Walls
Approximate date of feature: 1915, 2002 & 2019-20

Describe existing feature and its condition:

The interior of this building was altered in circa 2002 and again circa 2019-2020. These alterations included subdividing the chapel (photo 39) to create a vestibule, infilling openings to the side chapel area (photos 37-38 & 40) and subdividing the garage area for a new embalming room (photo 28); and the addition of two bathrooms in the funeral home office area (photo 56) just past an open archway. Upstairs the casket factory was partially subdivided to provide a bathroom and storage closet (photo 101), the bridge was partially subdivided into a room (photo 93-94) and a bathroom (photo 89); the residential hallway was truncated (photo 61) and the front of the hallway was enclosed (photos 61 & 67). The rooms on either side of the residential hallway were also partially subdivided for bathrooms and closets. From observation where vandals had kicked in doors, it is apparent that all historic plaster sheathing was removed and replaced with new wallboard on historic walls. It is also evident from the review of photographs from 2019 (Figure 16) and current photo 61, as well as discussions with Mrs. Kennebrew, who lived at the property until the 1970s, that doors have been relocated in the historic walls. It is also apparent that the historic baseboard was salvaged and re-applied after the wallboard replaced the original plaster as the baseboard runs out along some walls (photo 69). The opening (photo 88) from the historic kitchen (has the red and black mosaic tile, photos 76 & 78-79) to the bridge dates to the 2019-2020 renovation and had been a window previously. Windows into the bridge from the historic dining room (photo 84) were enclosed to make shelving units in the 2019-2020 renovation. See the Developmental Sketch with the existing as-built drawings to depict these changes.

Describe work and impact on existing feature:

Where historic walls are removed to create larger rooms, a 12" header will be left in place to show the original wall location. New walls will be clad with wallboard and have a baseboard of the same height as the historic but a different profile. These new walls will subdivide the funeral home area of the first floor into two units with an office, and the garage with embalming rooms will be subdivided into four units, the residential area on the second floor will be subdivided into two units, and the casket factory will be subdivided into four units. The two end portions of the bridge that have already been altered with infill will be incorporated into units. The historic baseboard found in the residential area will be removed and re-applied on historic exterior walls and demising walls of the historic residential area per developmental sketch. New walls will not intersect with windows, their trim, or historic fireplaces. New demising walls between units in the casket factory, garage, and embalming rooms will not extend full height, so the original volume may be seen, except where they provide fire separation between units or a bulkhead for mechanical systems. No bulkheads will block a historic window or door openings.

Photograph Number: All Drawing Number: A1.2-1.3

FEATURE 9

Feature: Interior Doors

Approximate date of feature: 1915 & 2019-2020

Describe existing feature and its condition:

From walking the building with Mrs. Kennebrew, the six-panel interior doors are original, but many have been relocated in the 2019-2020 renovation. Door 119A (photo 48) in the vestibule and the French doors (photo 49) from the chapel to the stair hall and the dining room (photo 85) appear to be in original locations. Fire Doors (photos 33, 45, 87, 91, 96 & 102) are in their original locations. Doors are in fair-to-poor condition, with fire doors typically having been fixed shut or open. Most wooden six-panel doors have been altered to have keypad deadbolts, and many of these doors have been kicked open by vandals causing damage to the doors.

Photograph Number: 33, 45, 48-49, 85, 87, 91, 96 & 102

Drawing Number: A1.2-1.3

Describe work and impact on existing feature:

See rehabilitation plans to see where new doors will be installed. New doors will be 6-panel doors like those found in the building historically. Historic doors in their original location (e.g., fire doors and French doors) will continue to be used or be fixed open or shut as indicated on the plans. If fixed shut, for example, the French doors in Room 118, the infill panel on the hallway side will be recessed within the existing casing. Fire doors will be fixed open or shut per plans.

FEATURE 10

Feature: Ceilings

Approximate date of feature: 1915, 2002 & 2019-20

Describe existing feature and its condition:

Ceilings in the chapel and funeral home on the first floor and the residential area on the second floor had finished plaster ceilings. The embalming rooms on the first floor and the casket factory and bridge on the second floor had no finished ceilings (86-92, 95-106) and were open to the structure. The wood finished ceiling found at the eastern end of the bridge (photos 93-94) and the partially finished ceiling in the casket factory (photo 101) date to 2019-2022. The garage area of the first floor had a beadboard ceiling in fair (photo 18) to poor (photo 22). In 2002 when a tree fell on the roof of the casket factory, the roof structure was altered in the central section (photos 97-98). The ceiling of the first-floor stair hall is a pressed metal ceiling in an ashlar block pattern (photo 60). These ceilings are in fair-to-good condition as they were part of the recent 2019-2022 renovation.

Describe work and impact on existing feature:

The ceilings of the casket factory and bridge will continue to be exposed except where firewalls demise units. Buildout for bedrooms and bathrooms will be capped lower than the historic height so that the greater volume may be read from the main rooms. The nonhistoric ceiling in the bridge and casket factory will be removed. The finished ceilings (beadboard in the garage and plaster look in the residence and funeral home) will be repaired when mechanical systems are installed. Should beadboard or plaster look finishes need replacing, they will be replaced in-kind maintaining the ceiling profiles.

Photograph Number: 60, 86-94 & 95-106 Drawing Number: A1.2-1.3 & A1.5-1.6

FEATURE 11

Feature: Floors

Approximate date of feature: 1915, 2002 & 2019-20

Describe existing feature and its condition:

: From discussions with Mrs. Kennebrew that's family lived in the funeral home from 1943 into the 1970s, the floors of the residential area on the second floor (photos 61-83) and funeral home on the first floor were wood floors (photos 35-43 & 50-54), except that the 2nd-floor kitchen had a red and black mosaic tile (photos 76 & 78-79). The back half of the building on the first floor had a combination of tile in the embalming rooms and wood planks in the garage. The casket factory on the second floor had wood flooring as well. In 2002 when a tree fell on the back half of the building, the casket factory and garage flooring were damaged. Where damaged in the casket factory, plywood was placed down, and new wood planks (photo 18) were installed in the garage in keeping with what had been there. About this same time, ceramic tile was put down in the office area of the funeral home on the first floor (photos 56-58), which was partially removed during the 2019-2020 renovation. The drive has a concrete floor (photo 17) that Mrs. Kennebrew believes was installed after the 1970s. Laminate flooring has been installed over the stair hall's wood floor and the chapel's nonhistoric vestibule area in the 2019-2020 renovation. Also, the 2nd-floor nonhistoric bathroom tile floors were installed during this time. The tile in the small hall of the apartment adjacent to the historic dining room has a white tile that was also installed at this time. Laminate flooring was also installed during this renovation in the bridge and casket factory. The floors are in fair-to-poor condition as they have been obscured by nonhistoric tile, laminate flooring, and mastic from holding the carpet down in other areas.

Photograph Number: 17-18, 35-43, 50-58, 76 & 78-79

Drawing Number: A1.2-1.3

Describe work and impact on existing feature:

Non-historic flooring will be removed, and wood flooring underneath will be repaired or replaced in kind. According to interviews, historic wood flooring is found on the first and second floors of the front part of the building, with plank board flooring in the bridge, casket factory, and garage. We expect when the nonhistoric laminate is removed, the historic flooring will be repairable. The kitchen mosaic tile will be retained on the second floor. New planks will be installed in the garage area. The concrete floors in the embalming rooms will be given a polished appearance. Newly installed bathrooms per plan will have a tile floor installed.

FEATURE 12

Feature: HVAC, Electric & Plumbing

Approximate date of feature: 2019-20

Describe existing feature and its condition:

The existing systems are nonhistoric and date to the 2019-2020 renovation of the building. They were not finished, do not align with the new plans and were not sympathetic to the historic building (photo 40).

Photograph Number: All Drawing Number: All

Describe work and impact on existing feature:

The pump system for the shallow pool installed in the patio area will be in the enclosure marked "Pump/Elec" on Sheet A0.1. Other HVAC equipment will be placed on the roof of the building at least 10' from the front elevation. Ductwork may be exposed in the garage, bridge, and casket factory but will be either placed in new construction or hidden in the attic or crawlspace for the rest of the property. Any electrical needed along historic exposed masonry walls will be run in conduit.

FEATURE 13

Feature: Chapel

Approximate date of feature: 1915

Describe existing feature and its condition:

Originally, the chapel consisted of one large room (photos 39-46) with a side area through two square openings (37, 38 & 40). During the tenure of the Hillmans (1943-2002), there was a glass vestibule airlock on the chapel's interior where the entrance was. This vestibule was removed during the 2019-202 renovation. In addition, the lectern area of the chapel (photo 40 & Figure 16) was removed. While not operable, the fireplace (photo 46) is in good condition, and the gothic arched windows (photos 39-40) are in fair condition and need scraping, sealing, and repainting. It is unknown to Mrs. Kennebrew if the wood-painted wood paneling is historic or not.

Photograph Number: 35 & 36-46 Drawing Number: A.3 & A1.2

Describe work and impact on existing feature:

The nonhistoric demising wall creating a vestibule will be retained, turning that room into a bedroom. The french doors to the hall and the entrance doors will be fixed shut. The two stained glass sashes will be installed in the first window on the west elevation, as this was the original location of the stained glass window. Where the lectern & stage area was removed in the chapel, a kitchenette will be installed, leaving the current volume of the chapel evident. Historic wood floors to be restored with any damaged areas found will be replaced in kind.

FEATURE 14

Feature: Garage | Embalming Rooms

Approximate date of feature: 1915, 2002

Describe existing feature and its condition:

Currently, the first floor rear of the property consists of two embalming rooms, a storage room (photo 31), and a garage area (18-23). The southernmost embalming room (27-28) and storage room are historic, and the northernmost embalming room (photo 29) was part of the garage until 2002. The garage was subdivided (24-26) in 2019-2020 as part of the previous apartment conversion.

Photograph Number: 18-29 & 31 Drawing Number: A.3 & A1.2

Describe work and impact on existing feature:

Where the embalming rooms, garage, storage room, and 2019-20 apartment buildout will be converted into four apartment units. In the garage area, the walls will continue to be exposed masonry, the beadboard ceilings will be repaired, and the flooring will be new wood planks. Any electrical run along the exterior walls will be done with conduit. All other electrical and plumbing to be hidden in demising walls or in the crawlspace below. In addition, the large opening between the drive and the garage will be infilled with a wallboard fire-rated assembly that will be recessed on both sides within the opening.

FEATURE 15

Feature: Casket Factory

Approximate date of feature: 1915, 2019-20

Describe existing feature and its condition:

The casket factory is one large room with two small subdivisions – a bathroom and a storage room. The roof structure and floor were altered in 2002 when a tree fell on the rear half of the building. The floor was patched with plywood, and a new roof structure replaced approximately 25% of the historic roof structure. In the 2019-2020 renovation, a laminate floor, bathroom, and storage room were installed. Walls were historically exposed masonry with white paint on them. The ceiling was historically open to structure (Figure 19).

Photograph Number: 97-98 Drawing Number: A0.4 & A1.3

Describe work and impact on existing feature:

The casket factory will be subdivided into four units. Masonry exterior walls will continue to be exposed masonry. Ceilings will remain exposed to the structure. New walls will not intersect with windows or their surrounds. New demising walls between units will not extend full height, so the original volume may be seen, except where they provide fire separation between units or a bulkhead for mechanical systems. No bulkheads will block a historic window or door openings. The nonhistoric laminate floor will be removed, the plank wood floor underneath will be restored, and where damaged and repaired with plywood will be replaced. Any electrical running along the exposed masonry will be run in conduit, and any new plumbing and mechanical will be hidden in demising walls or left exposed along the ceiling.

FEATURE 16

Feature: Casket Lift

Approximate date of feature: 1915

Describe existing feature and its condition:

A pulley system lifted a platform from the first floor of the bridge to the second floor outside of the Casket Factory. This was for moving the caskets down to the funeral home and for delivery. A wood wall on the first floor with a fire door behind it (photo 33, left) separates this left from the drive.

Photograph Number: 16, 90, 95 & 110 Drawing Number: A0.4 & A1.3

Describe work and impact on existing feature:

The casket pulley and platform lift will be fixed up against the second-floor ceiling of the bridge. The lift opening on the second-floor floor will be infilled with flooring in-kind with what is found underneath the nonhistoric laminate. The infill will be differentiated from the floor since the outlining of the opening will be evident, and the infill will be stained a different color than the historic flooring.

FEATURE 17

Feature: New Exterior Egress & Ramp

Approximate date of feature: New

Describe existing feature and its condition:

The west side elevation consists of a stuccoed exterior (rear half of the building) and brick masonry along the front half of the building. On the first floor, the stucco has vent penetrations but no windows. Historically, this elevation was approximately 12 – 24" from the two-story residence (before demolition was a boarding house) found alongside the funeral home. That home was demolished after 1982 and then purchased by the Hillmans for a parking lot.

Photograph Number: 1-2 & 10 Drawing Number: A1.2, A2.1 & A2.3

Describe work and impact on existing feature:

Three door openings will be installed in the building's stuccoed rear, first-floor portion. These doors will be metal doors with a gridded light pattern to be in-keeping with the gridded windows on the elevation. Negotiating with the fire marshal reduced the number of new doors from four to three in this area. In addition, the egress doors and ADA ramp will be hidden by the privacy fence, which is appropriate given that a boarding house historically obscured this elevation from public view.

FEATURE 18

Feature: Bridge

Approximate date of feature: 1915

Describe existing feature and its condition:

The bridge is the name of the area between the funeral home and residential area of the front half of the building, and the garage with embalming rooms and casket factory in the rear half of the building. The bridge was enclosed on four sides on the first floor but open on the east (Figure 18 & Photo 6) on the second floor. In the 2019-2020 renovation, the open area of the second floor was enclosed (photos 93-94 & 107), a bathroom was added on the east side, and the stair to the first floor was rebuilt and enclosed. During this renovation, the floor of the second floor of the bridge was covered with laminate wood flooring. Historically the walls were exposed masonry, and the second floor was open to structure. Floors were wood plank like the Casket Factory, according to Mrs. Kennebrew.

Photograph Number: 10, 16, 33, 86-95 & 107 Drawing Number: A1.2-1.3

Describe work and impact on existing feature:

The central portion of the bridge will continue to be open on both floors. The two truncated ends of the second floor will be incorporated into the upstairs units. The nonhistoric stair will be removed. The nonhistoric floor will be removed and the plank floor beneath restored. Any electrical run along the exposed masonry walls will be put in a conduit. Other electrical, mechanical, and plumbing will either be run in new demising walls or be revealed in the exposed structure ceiling. The existing wood board wall in poor condition will be retained, although a door will be installed. The fire door will remain in that location and be fixed open.

FEATURE 19

Feature: Fireplaces

Approximate date of feature: 1915

Describe existing feature and its condition:

There are four fireplaces found in the building. One in the foyer of the funeral home reception (photo 53), one in the nonhistoric vestibule of the chapel (photo 46), one on the east side of the second floor (photo 65), and one on the west side of the second floor (photo 74). These fireplaces were brick-faced except for the wood mantle featured on the second floor western fireplace (74). The first-floor fireplace in the chapel vestibule and the second-floor fireplace on the east side have had the brick painted in the 2019-2020 renovation.

Photograph Number: 46, 53, 65, 74 Drawing Number: A1.2-1.3

Describe work and impact on existing feature:

Fireplaces will be retained for continued decorative use. Where they are painted, they will remain painted, and where they are unpainted, they will remain unpainted. They will not be operable.

FEATURE 20

Feature: Safe

Approximate date of feature: c. 1915

Describe existing feature and its condition:

A safe with "Lawton L. Pratt | Incorporated | Est. 1900" in gold paint is found on the first floor underneath the stairs in a back of house area. Given the awkward placement this may have been from their previous, rented location, or added later.

Photograph Number: 55 Drawing Number: A1.2

Describe work and impact on existing feature:

The safe will be removed.

FEATURE 21

Feature: Landscape

Approximate Date of Feature: Post 1982

Describe Existing Feature & Its Condition: The property's footprint, including the covered drive, takes up the historic lot that the property was on. The parking lot west of the building was not part of the property until after 1982 (see Figures 13-15) outside the Period of Significance. Before 1982 a boarding house had been located on the lot and took up most of the lot with a minimal setback from the funeral home (see Figure 4). After the house demolition, the lot was purchased to provide parking for the funeral home.

Describe Work & Impact on Existing Feature: See also Feature 6: Drive (Gate & Covered Access Drive). The nonhistoric parking lot will be subdivided by a vinyl privacy fence with brick piers. Obscuring this elevation is in-keeping with the historic nature of the property, as this area had been blocked from view by a two-story during the period of significance. The southern half of the lot will continue to have the nonhistoric curb cut and provide access to the adjacent parking lot (historically unrelated to the property). A patio area with pavers and a pool with minimal planting will be north of the fence.

Photograph Number: 1 – 11

Drawing Number: A0.1

PROPERTY ADDRESS: 525 West Beaver Street

D. PROPERTY USE

To be completed by all applicants.

1. Use(s) before improvement: vacant
 2. Proposed use(s) after improvement: restaurant & apartments
-

E. SPECIAL EXEMPTION

Complete only if applying for exemption under §196.1998, F. S. (property occupied by non-profit organization or government agency and regularly open to the public):

Note: Applicants should check with local officials to determine whether or not the exemption program offered by their municipal government and/or county allows the special exemption provided by §196.1998, F. S.

1. Identify the governmental agency or non-profit organization that occupies the building or archaeological site.

2. How often does this organization or agency use the building or archaeological site?

3. For buildings, indicate the total useable area of the building in square feet. (For archaeological sites, indicate the total area of the upland component in acres) _____ square feet (_____) acres (_____).
4. How much area does the organization or agency use? _____ square feet (_____), acres (_____)
5. What percentage of the useable area does the organization or agency use? _____%
6. Is the property open to the public? ☐ Yes ☐ No If so , when? _____
7. Are there regular hours? ☐ Yes ☐ No If so , what are they? _____
8. Is the property also open by appointment? ☐ Yes ☐ No
9. Is the property open only by appointment? ☐ Yes ☐ No

EXHIBIT "A"

That certain tract or parcel of land being all of Lots "A" and "B", of Taylor's Replat of the West 105 feet of Block 115, Hart's Map of Jacksonville, as recorded in Plat Book 1, Page 120 of the Former Public Records of Duval County, Florida, together with part of Lots 9, 10 and 11, of J. M. Barrs Subdivision of Block 115, Harts Map of Jacksonville, as recorded in Plat Book 1, Page 37, of said Former Public Records, and a part of Lot 2, Block 115, Hart's Map of Jacksonville, all being more particularly described as beginning at the Southwest corner of said Lot "B", said corner being situated in the Northerly right of way line of West Beaver Street (a 70 foot right of way, as presently established); thence North $14^{\circ}40'53''$ East, along the Westerly line of said Lot "B", 104.74 feet to the Northwest corner of said Lot "B", the same being the Southwest corner of Lot "F", of said J. M. Barrs Subdivision; thence South $75^{\circ}37'45''$ East, along the Northerly line of said Lots "B" and "A" and an Easterly prolongation thereof, 108.20 feet; thence South $14^{\circ}34'28''$ West, along the Westerly line of the lands described in Official Records Volume 8213, Page 481, a distance of 104.81 feet to the Southwest corner of said aforementioned lands, said corner being situated in said Northerly right of way line of West Beaver Street; thence North $75^{\circ}35'30''$ West, along said Northerly right of way line, 108.39 feet to the point of beginning.

Hillman-Pratt Funeral Home

HISTORIC PRESERVATION

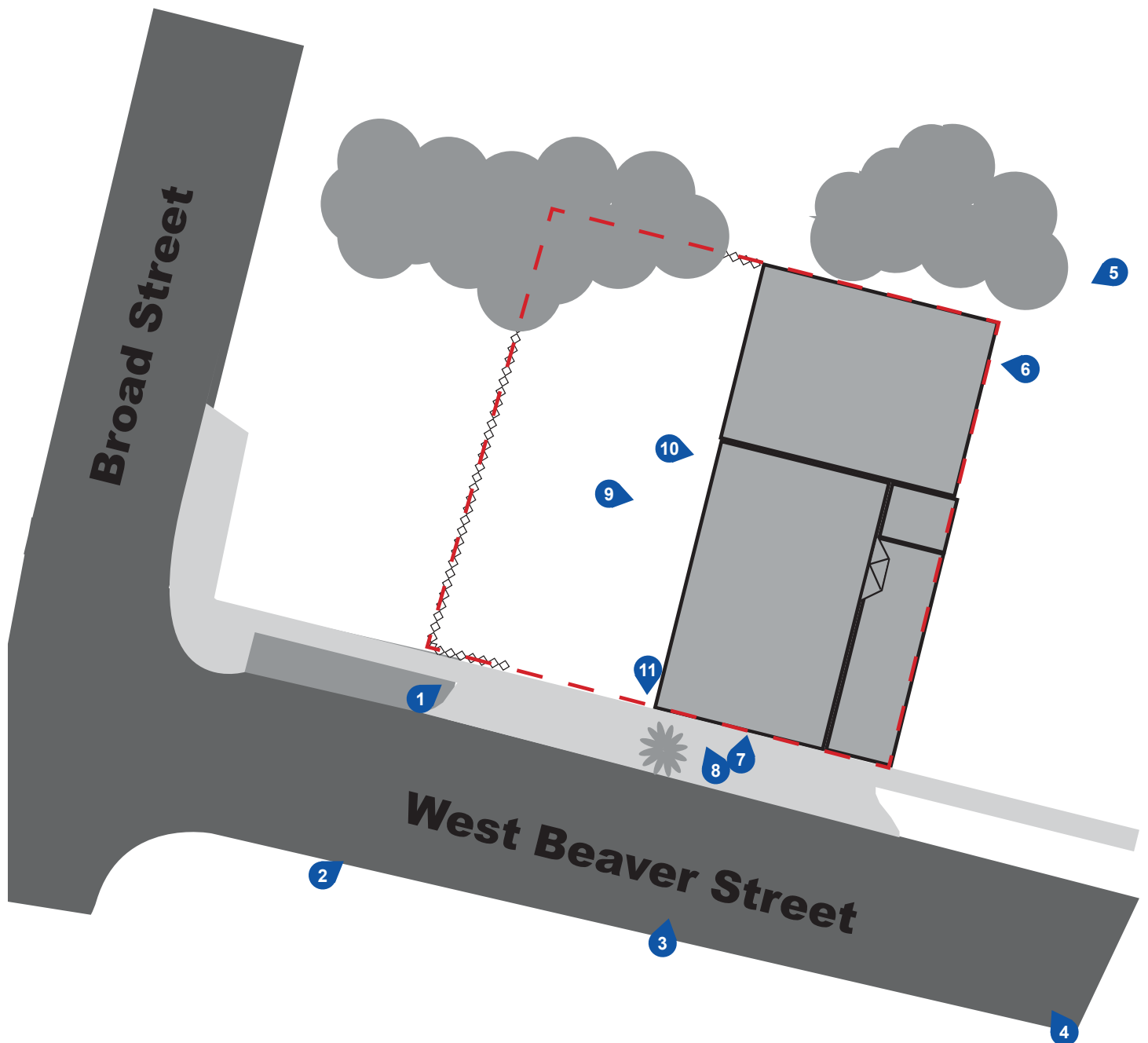
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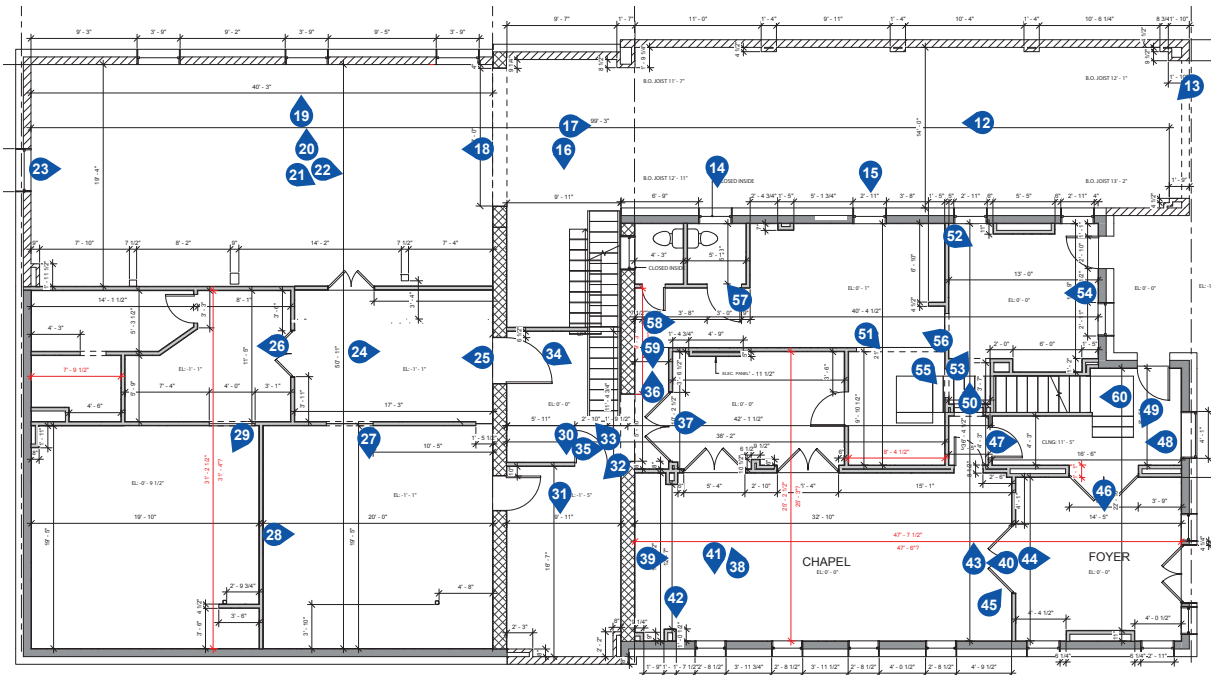
APPLICATION

PART I--PRECONSTRUCTION

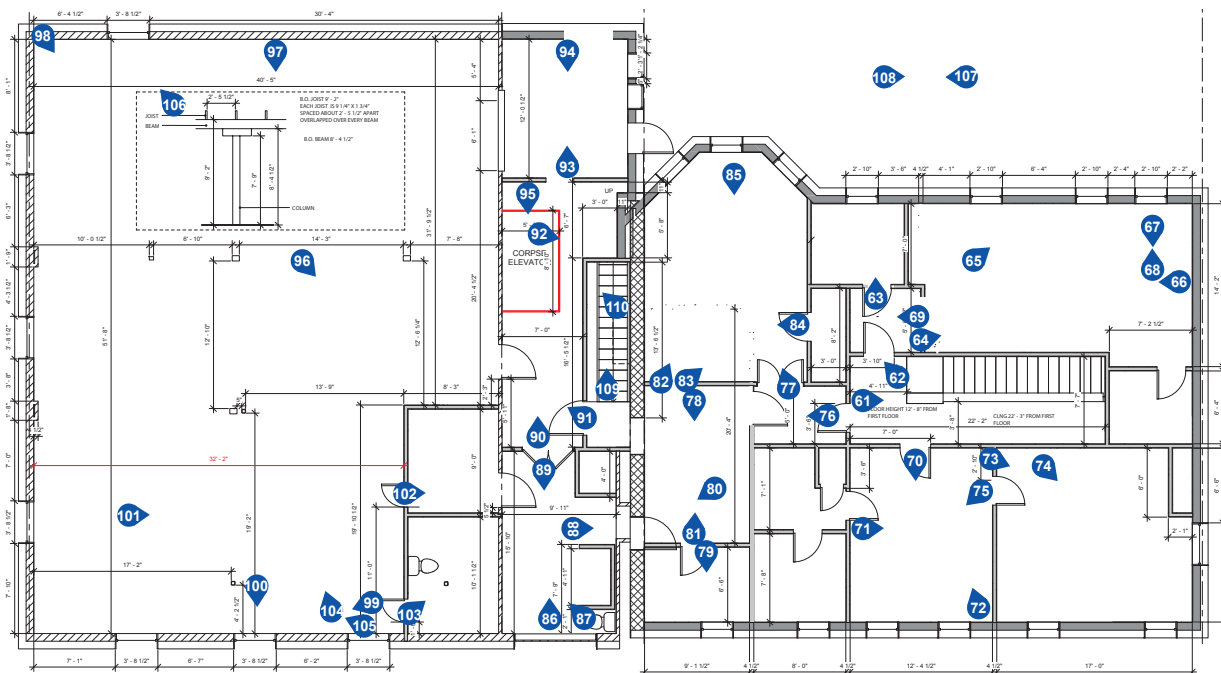
APPLICATION

Photographic Keys

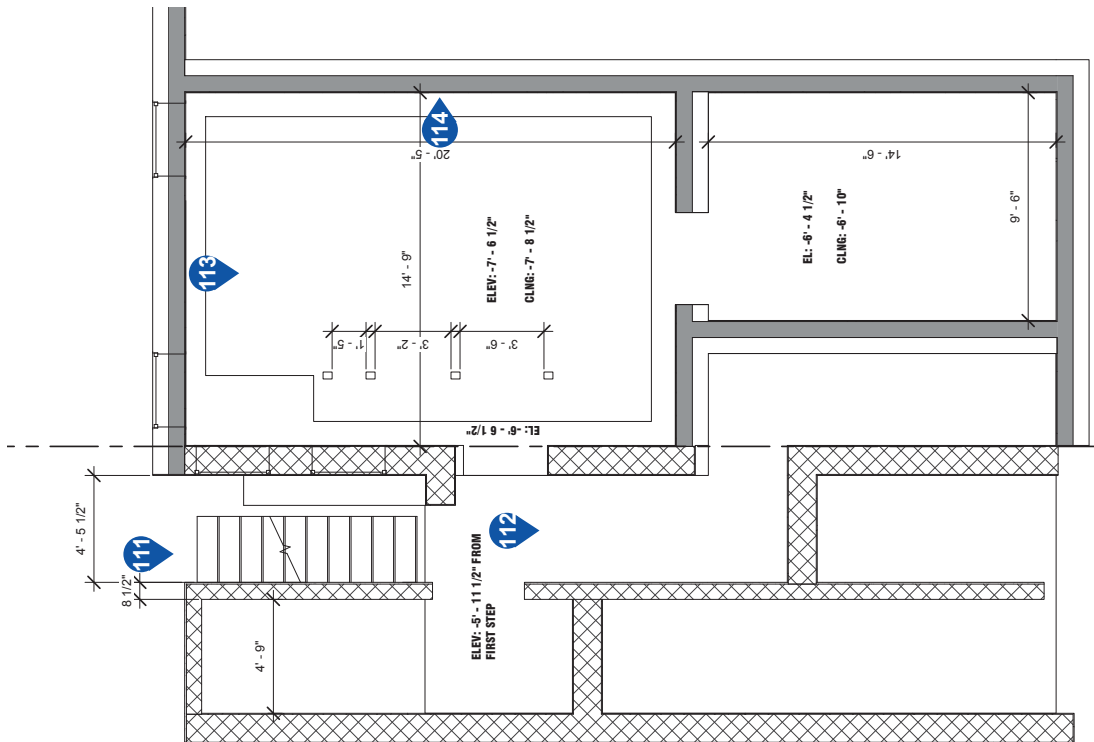




1st Floor



2nd Floor



Basement

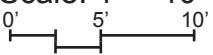


Ray, Ellis & LaBrie
consulting

preservation and tax incentives

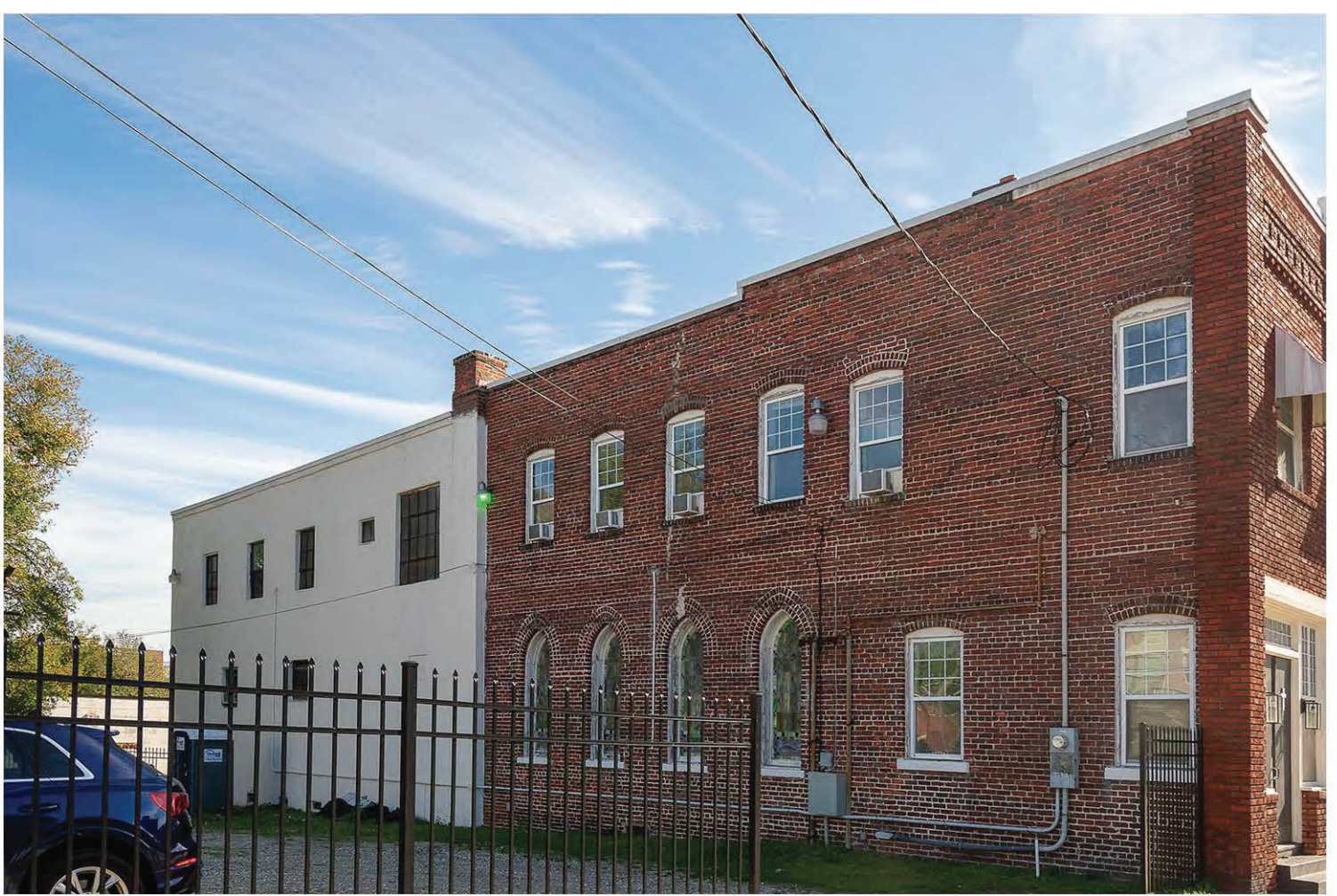
Hillman-Pratt Funeral Home
Basement
Photographic Key

Scale: 1" = 10'





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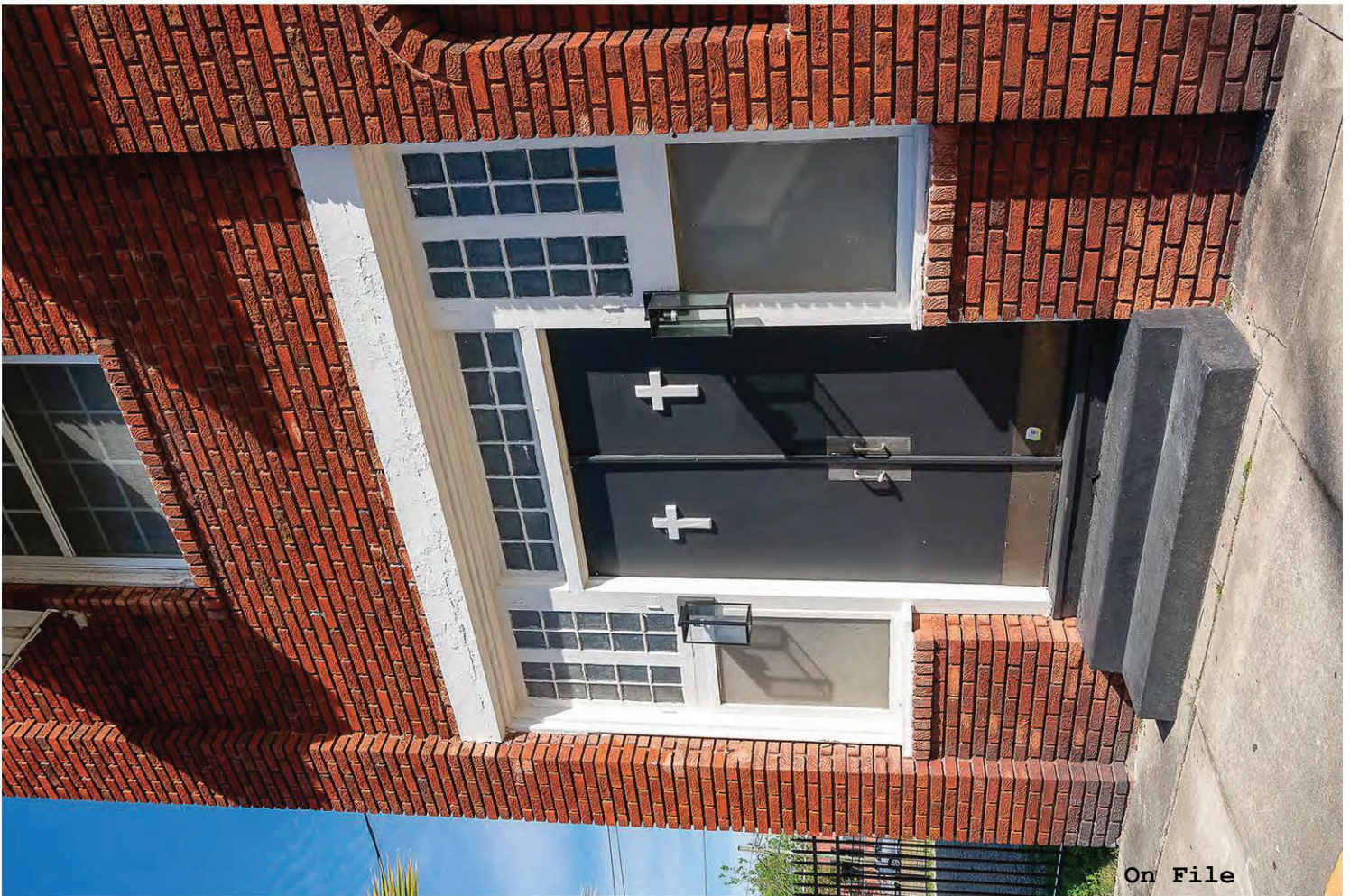
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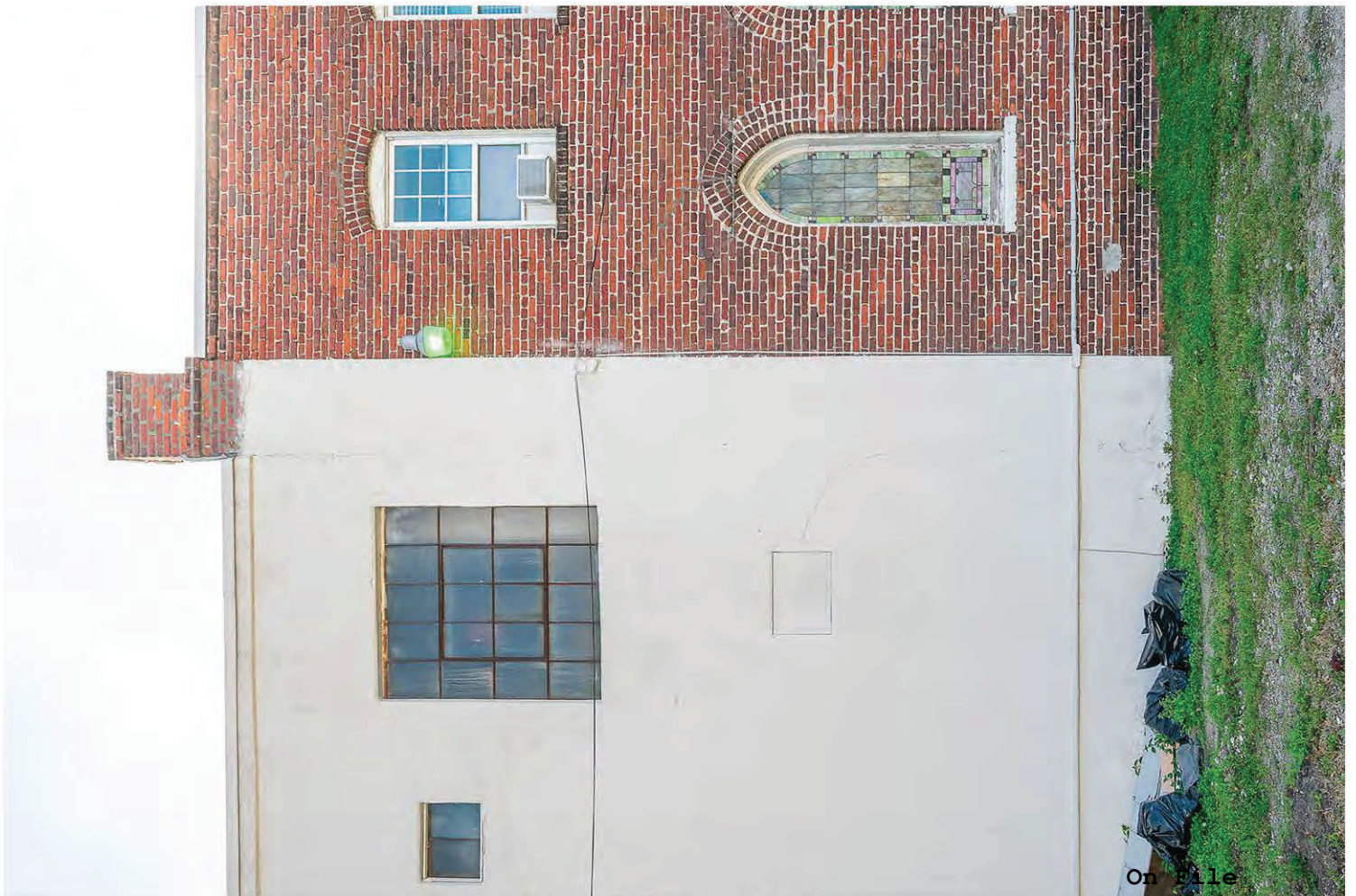
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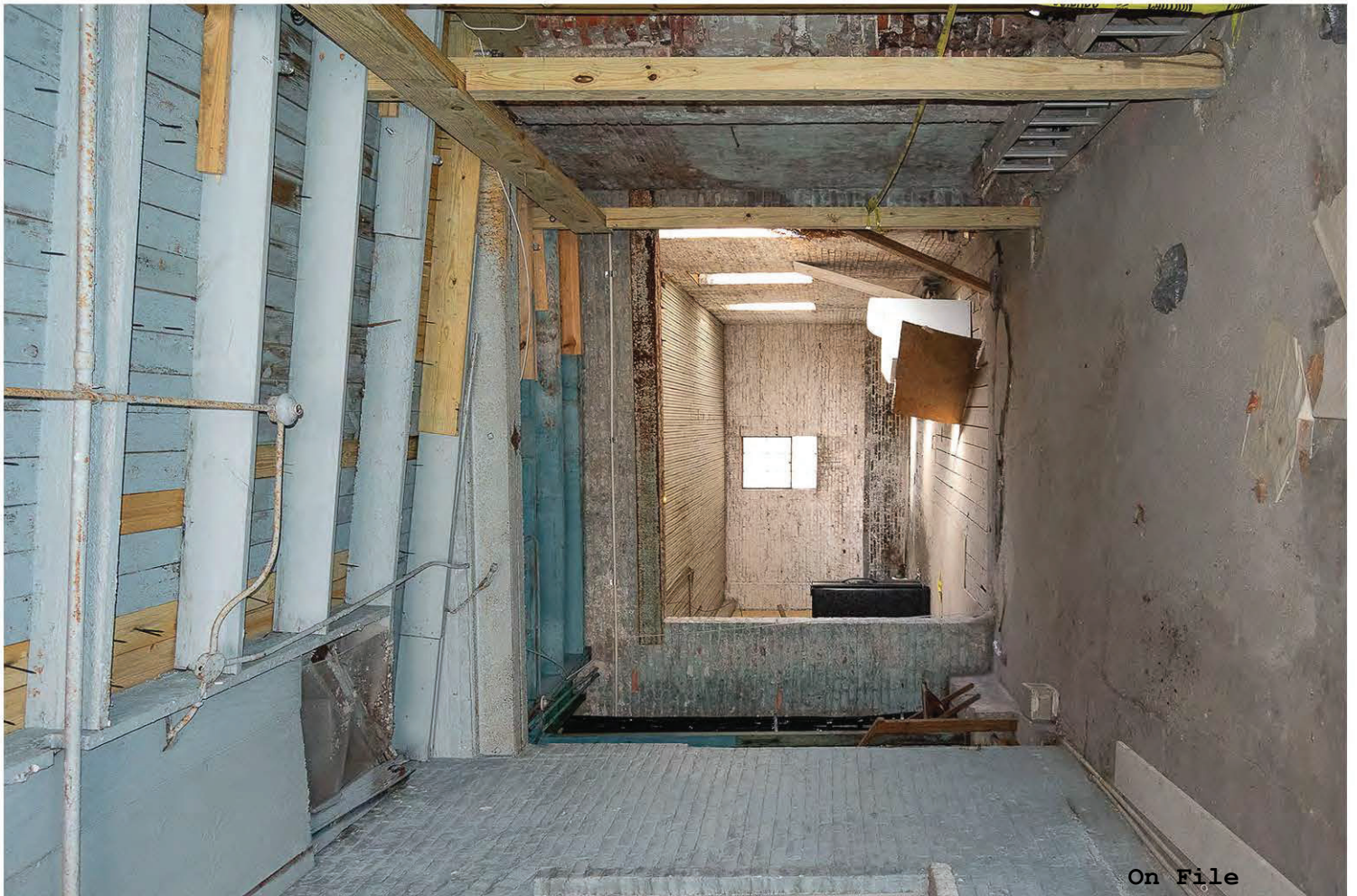
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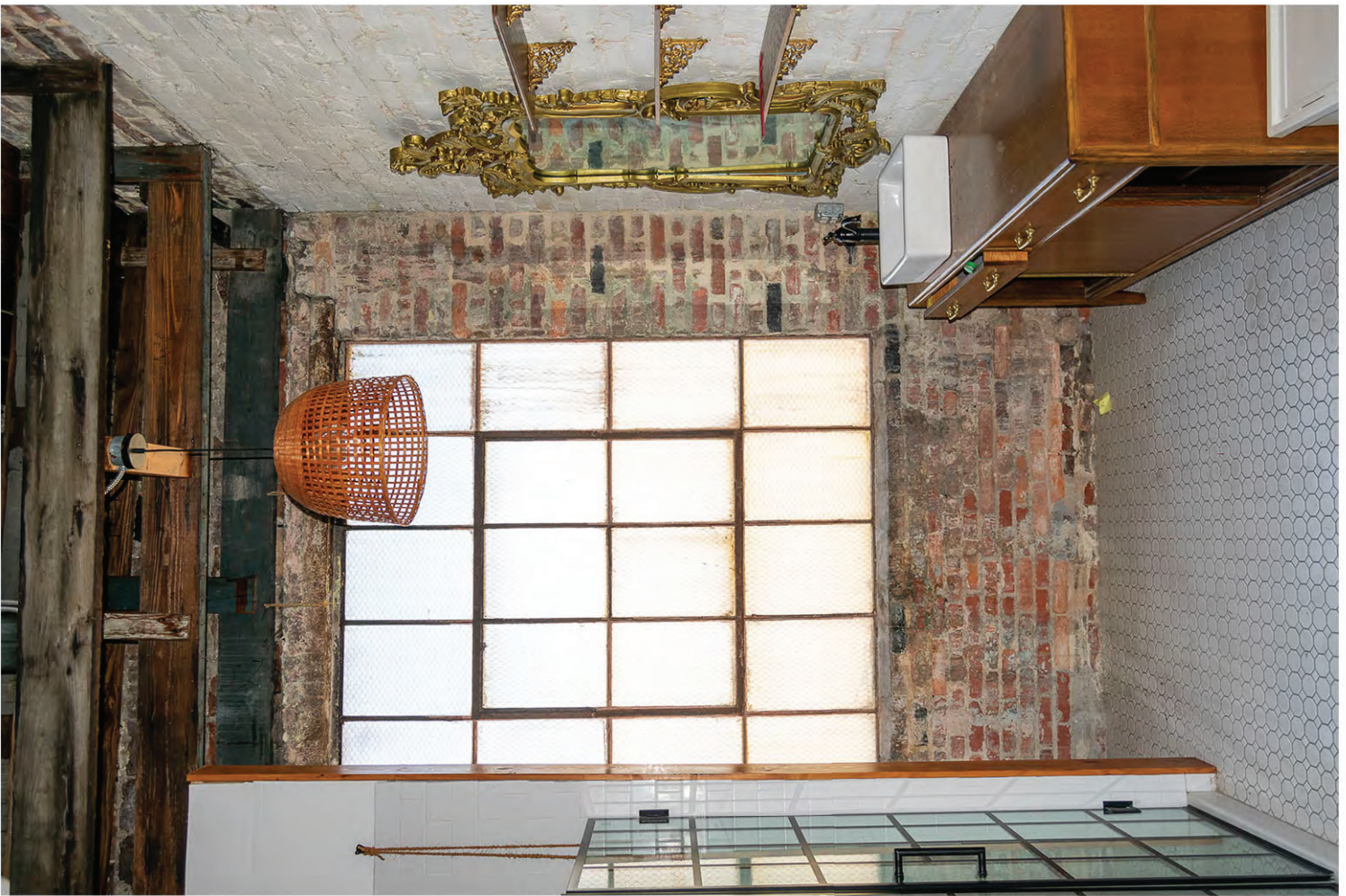
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HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION

PART I--PRECONSTRUCTION APPLICATION

Rehabilitation | Architectural Drawings

ARCHITECTURAL

G1.0	COVER SHEET / PROJECT INFORMATION
A0.1	ARCHITECTURAL SITE PLAN
A0.2	PROJECT NOTES/ CODE SUMMARY/ DETAILS
A0.3	FIRST FLOOR DEMOLITION
A0.3	SECOND FLOOR DEMOLITION
A1.0	FIRST FLOOR LIFE SAFETY PLAN
A1.1	SECOND FLOOR LIFE SAFETY PLAN
A1.2	FIRST FLOOR PLAN
A1.3	SECOND FLOOR PLAN
A1.4	BASEMENT PLANS
A1.5	FIRST FLOOR REFLECTED CEILING PLAN
A1.6	SECOND FLOOR REFLECTED CEILING PLAN
A1.7	FRAMING PLAN/ NOTES/ DETAILS
A2.1	ELEVATIONS / NOTES & DETAILS
A2.2	ELEVATIONS / NOTES & DETAILS
A2.3	DETAILS AND NOTES
A3.1	STAIR SECTION / NOTES / DETAILS
A5.1	WALL TYPES / DOOR SCHEDULES / WINDOW SCHEDULES
A7.0	MILLWORK

525 W. BEAVER ST.
JACKSONVILLE, FLORIDA 32202

ARCHITECTURAL	
G10	COVER SHEET / PROJECT INFORMATION
A01	ARCHITECTURAL SITE PLAN
A02	PROJECT NOTES / CODE SUMMARY / DETAILS
A03	FIRST FLOOR DEMOLITION
A03	SECOND FLOOR DEMOLITION
A10	FIRST FLOOR LIFE SAFETY PLAN
A11	SECOND FLOOR LIFE SAFETY PLAN
A12	FIRST FLOOR PLAN
A13	SECOND FLOOR PLAN
A14	BASEMENT PLANS
A15	FIRST FLOOR REFLECTED CEILING PLAN
A16	SECOND FLOOR REFLECTED CEILING PLAN
A17	FRAMING PLAN / NOTES / DETAILS
A21	ELEVATIONS / NOTES & DETAILS
A22	ELEVATIONS / NOTES & DETAILS
A23	DETAILS AND NOTES
A31	STAR SECTION / NOTES / DETAILS
A51	WALL TYPES / DOOR SCHEDULES / WINDOW SCHEDULES
A70	MILLWORK
MECHANICAL	
M01	MECHANICAL LEGEND, SCHEDULES AND NOTES
M02	MECHANICAL SCHEDULES AND NOTES
M03	MECHANICAL SCHEDULES AND NOTES
M11	FIRST FLOOR MECHANICAL PLAN
M12	SECOND FLOOR MECHANICAL PLAN
M13	ROOF MECHANICAL PLAN
M21	MECHANICAL DETAILS
M22	MECHANICAL DETAILS
CAPTIVE AREA	
(15) SHEETS	
PLUMBING	
P01	PLUMBING LEGEND, SCHEDULES AND NOTES
P11	FIRST FLOOR WASTE & VENT PLUMBING PLAN
P12	SECOND FLOOR WASTE & VENT PLUMBING PLAN
P21	FIRST FLOOR DOMESTIC WATER PLUMBING PLAN
P22	SECOND FLOOR DOMESTIC WATER PLUMBING PLAN
P31	PLUMBING DETAILS
P32	PLUMBING DETAILS
ELECTRICAL	
E11	FIRST FLOOR ELECTRICAL AND NOTES
E12	SECOND FLOOR ELECTRICAL AND NOTES
E21	POWER RISER, PANEL SCHEDULE, NOTES AND DETAILS
E22	LOAD CALCULATIONS AND PANEL SCHEDULES
E23	LOAD CALCULATIONS AND PANEL SCHEDULES
E31	LEGEND, FIXTURE SCHEDULE, TYPE/LE BACKGROUND RISER
E32	FIRE ALARM RISER, SPECIFICATIONS AND LEGEND
E41	ELECTRICAL DETAILS & NOTES

PROJECT NO: 2136 DRAWN BY: JTC CHECKED BY: JTC SHEET NO:	COVER SHEET PROJECT INFORMATION TENANT IMPROVEMENT FOR JAX AIR BNT 525 W. BEAVER ST JACKSONVILLE, FLORIDA 32202
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G1.0

SHEET 01

PROJECT NO: 2136
 DRAWN BY: JTC
 CHECKED BY: JTC
 SHEET NO:
G1.0
 SHEET 01

JASON CANNING
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ARCHITECTURE PLANNING INTERIORS

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Tel: 904.647.8690
Cell: 904.755.8690
Fax: 904.406.7227
jason@canningarch.com

PROJECT ARCHITECT
JASON T. CANNING

FLORIDA LICENSE NO. AR068310

PROJECT TEAM

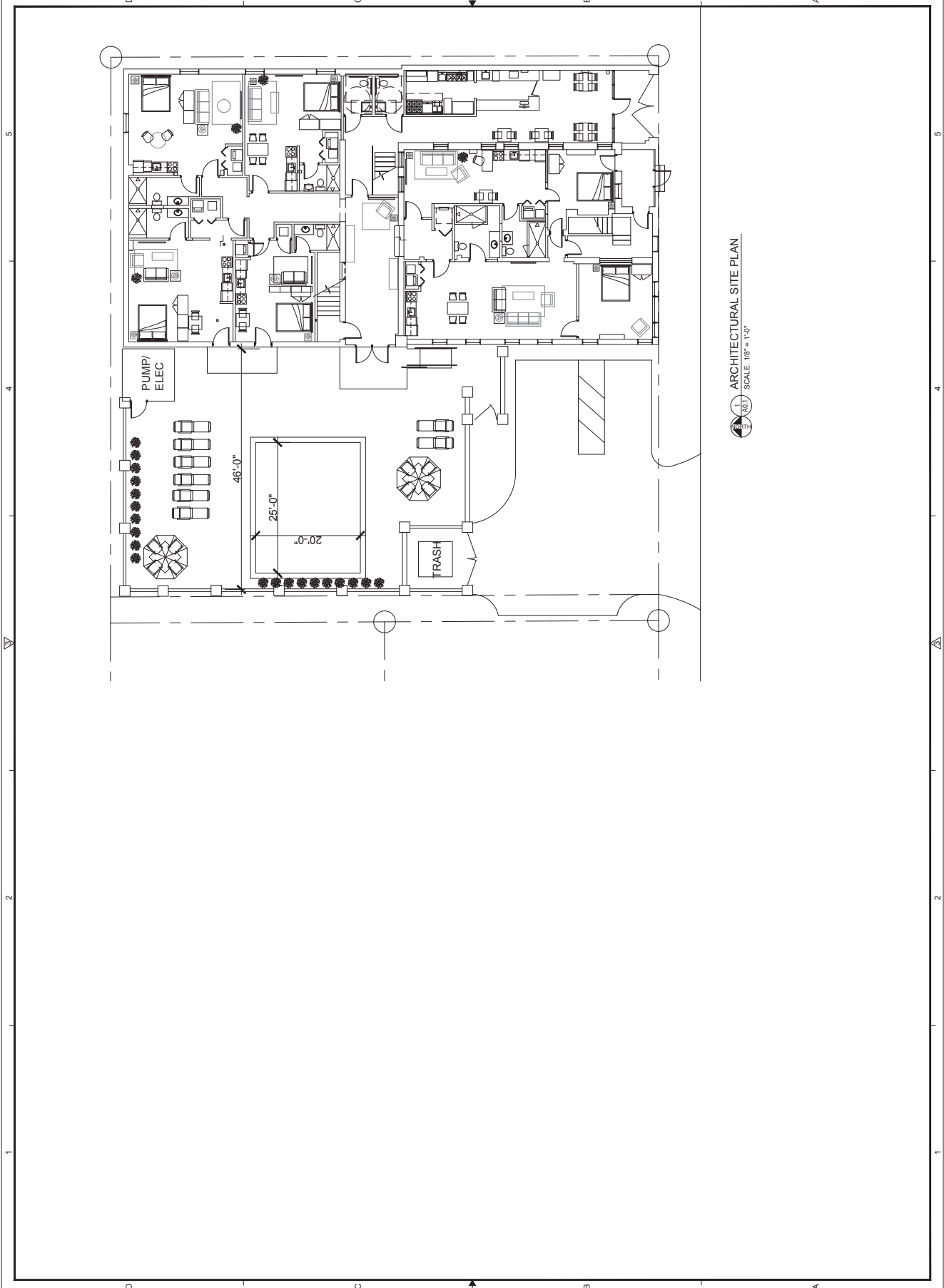
ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
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02 FEB 2022	REV1
13 APR 2022	DEMO
22 JUN 2022	CO1

TENANT IMPROVEMENT FOR
 JAX AIR BNB
 525 W. BEAVER ST
 JACKSONVILLE, FLORIDA 32202

PROJECT NO.: 2130
 DRAWN BY: JTC
 CHECKED BY: JTC
 SHEET NO:
G1.0
 SHEET 01

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JASON CANNING ARCHITECT INC ARCHITECTS 1812 Atlantic Blvd. Jacksonville, Florida 32207 O: 904.647.8690 F: 904.466.7227 jason@jasoncanning.com		PROJECT ARCHITECT JASON T. CANNING FLORIDA LICENSE NO. AR069310		PROJECT TEAM ARCHITECT JASON T. CANNING 904.647.8690		<table border="1"><thead><tr><th>DATE</th><th>ISSUE</th></tr></thead><tbody><tr><td>21 DEC 2021</td><td>PERMIT</td></tr><tr><td>02 FEB 2022</td><td>REV1</td></tr><tr><td>13 APR 2022</td><td>DEMO</td></tr><tr><td>22 JUN 2022</td><td>COT</td></tr></tbody></table>		DATE	ISSUE	21 DEC 2021	PERMIT	02 FEB 2022	REV1	13 APR 2022	DEMO	22 JUN 2022	COT	TENANT IMPROVEMENT FOR JAX AIR BNB 525 W. BEAVER ST JACKSONVILLE, FLORIDA 32202 ARCHITECTURAL SITE PLAN		<table border="1"><tr><td>PROJECT NO: 2138</td></tr><tr><td>DRAWN BY: JTC</td></tr><tr><td>CHECKED BY: JTC</td></tr><tr><td>SHEET NO:</td></tr></table> A0.1 SHEET 02		PROJECT NO: 2138	DRAWN BY: JTC	CHECKED BY: JTC	SHEET NO:
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FLORIDA CENTER FOR ARCHITECTURE

PROJECT TEAM

ARCHITECT

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DATE

21 DEC 2021

02 FEB 2022

13 APR 2022

22 JUN 2022

ISSUE

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REV1

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PROJECT NOTES

CODE SUMMARY

DETAILS

TENANT IMPROVEMENT FOR

JAX AIR BNB

525 W. BEAVER ST

JACKSONVILLE, FLORIDA 32202

PROJECT NO: 2136

DRAWN BY: JTC

CHECKED BY: JTC

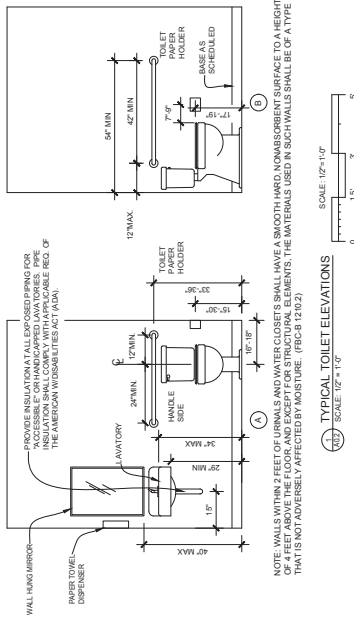
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SHEET 03

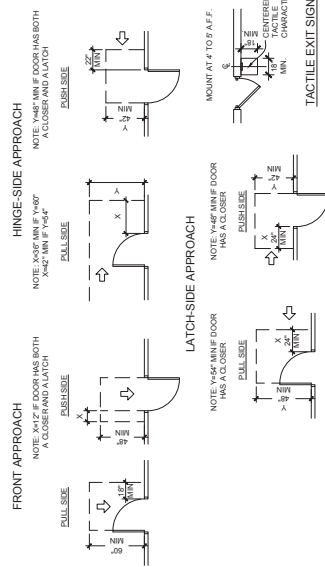
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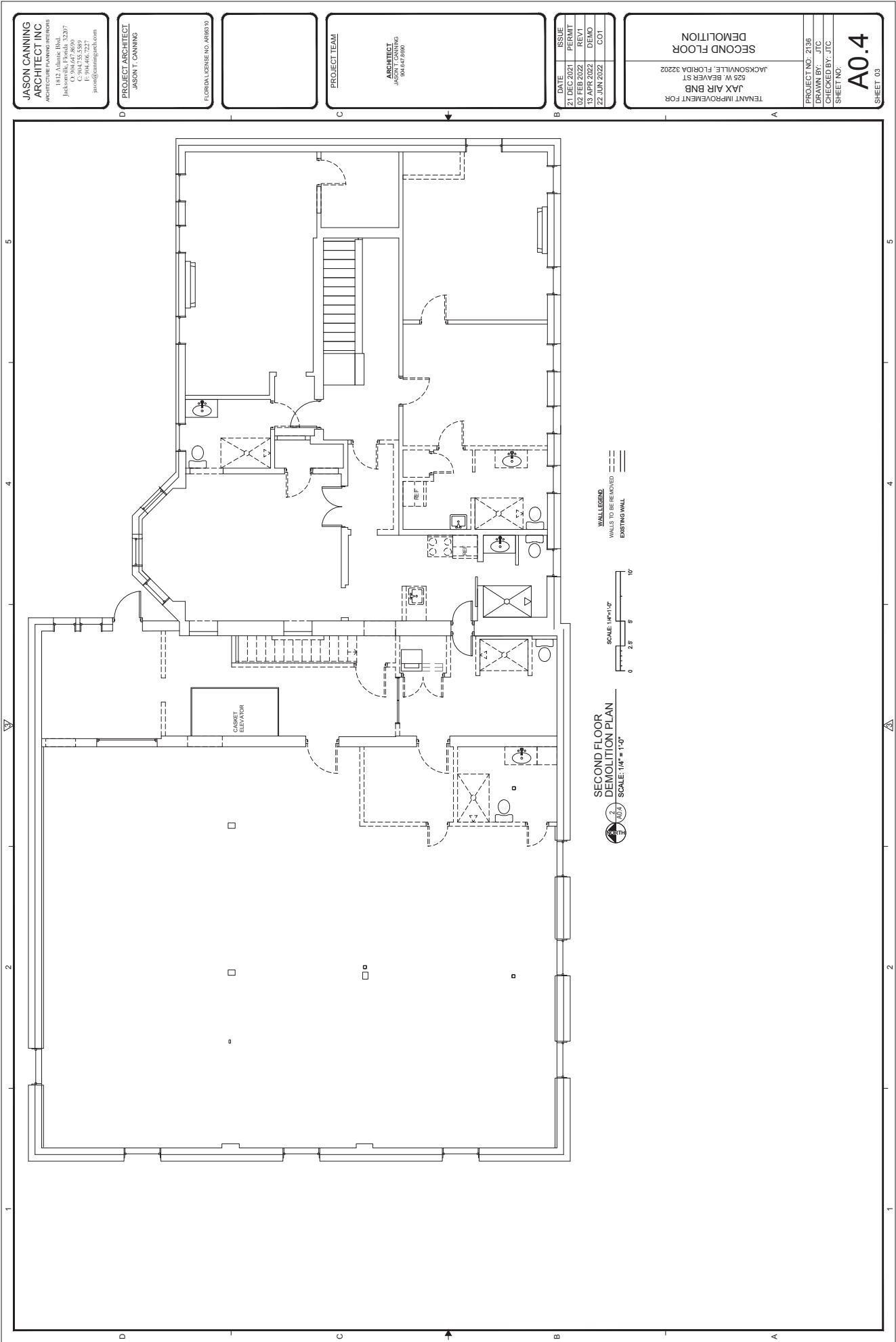
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APPROACH MINIMUM CLEARANCES

1. APPROACH REQUIREMENTS ARE FOR SWINGING DOORS ONLY
2. DIMENSIONS ARE MEASURED FROM FINISH SURFACES





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DATE	ISSUE
21 DEC 2021	PERMIT
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03 APR 2022	DEMO
22 JUN 2022	COT

SECOND FLOOR DEMOLITION
TENANT IMPROVEMENT FOR
JAX AIR BNB
525 W. BEAVER ST
JACKSONVILLE, FLORIDA 32202

PROJECT NO: 2138
DRAWN BY: JTC
CHECKED BY: JTC
SHEET NO:
A0.4
SHEET 03

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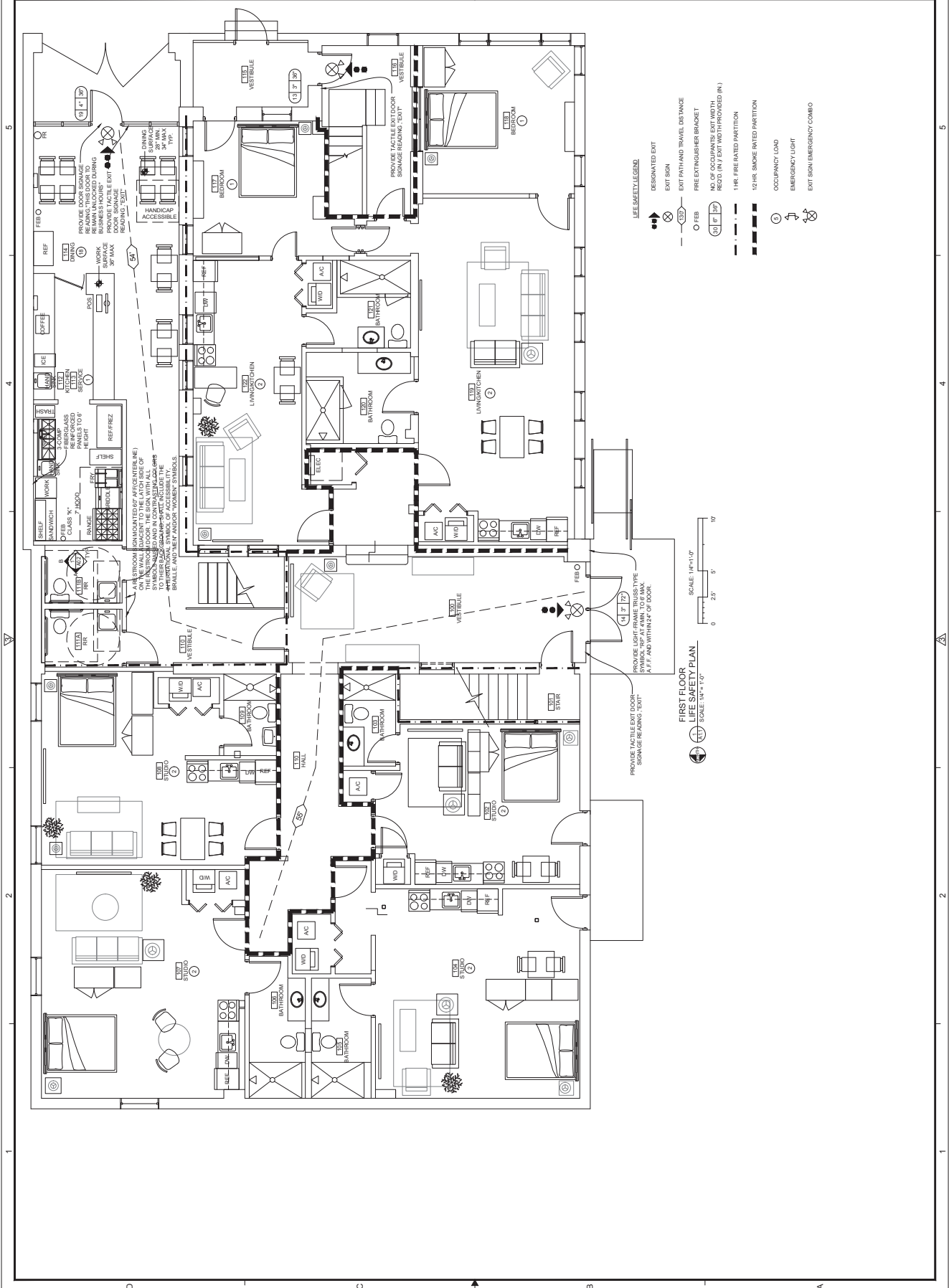
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JASON T. CANNING
FLORIDA LICENSE NO. AR08310

PROJECT TEAM
ARCHITECT
JASON T. CANNING
904.647.8600

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1ST FLOOR
LIFE SAFETY PLAN
TENANT IMPROVEMENT FOR
JAX AIR BNB
525 W. BEAVER ST
JACKSONVILLE, FLORIDA 32202

PROJECT NO: 2138
DRAWN BY: JTC
CHECKED BY: JTC
SHEET NO:
A1.0
SHEET 04



- LIFE SAFETY LEGEND**
- DESIGNATED EXIT
 - EXIT SIGN
 - EXIT PATH AND TRAVEL DISTANCE
 - FIRE EXTINGUISHER BRACKET
 - NO. OF OCCUPANTS EXIT WITH REDD (N) EXIT WIDTH PROVIDED (N)
 - 1 HR. FIRE RATED PARTITION
 - 12 HR. SMOKE RATED PARTITION
 - OCCUPANCY LOAD
 - EMERGENCY LIGHT
 - EXIT SIGN EMERGENCY COMBO

SCALE: 1/4"=1'-0"
SCALE: 1/4"=1'-0"

FIRST FLOOR
LIFE SAFETY PLAN

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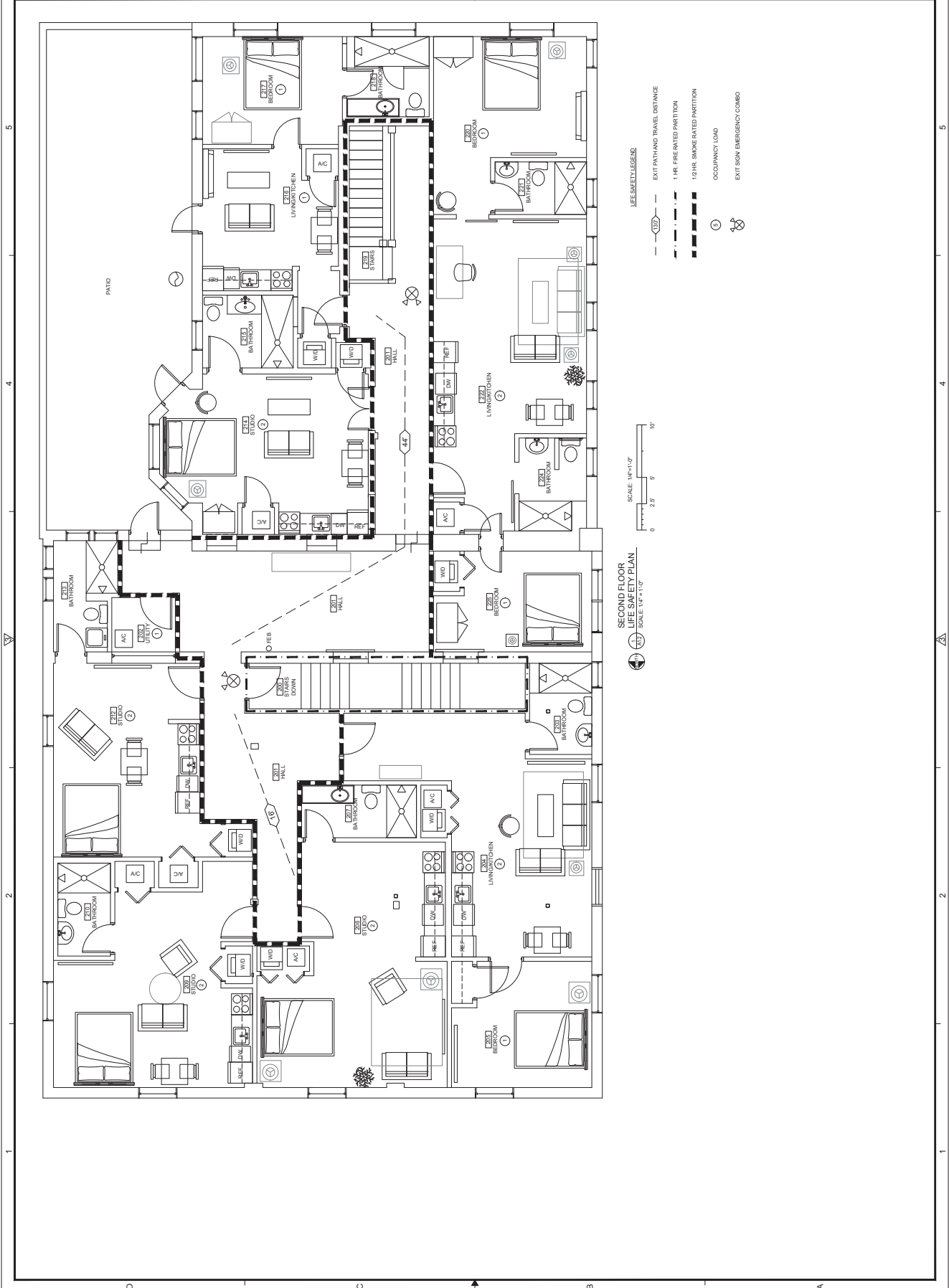
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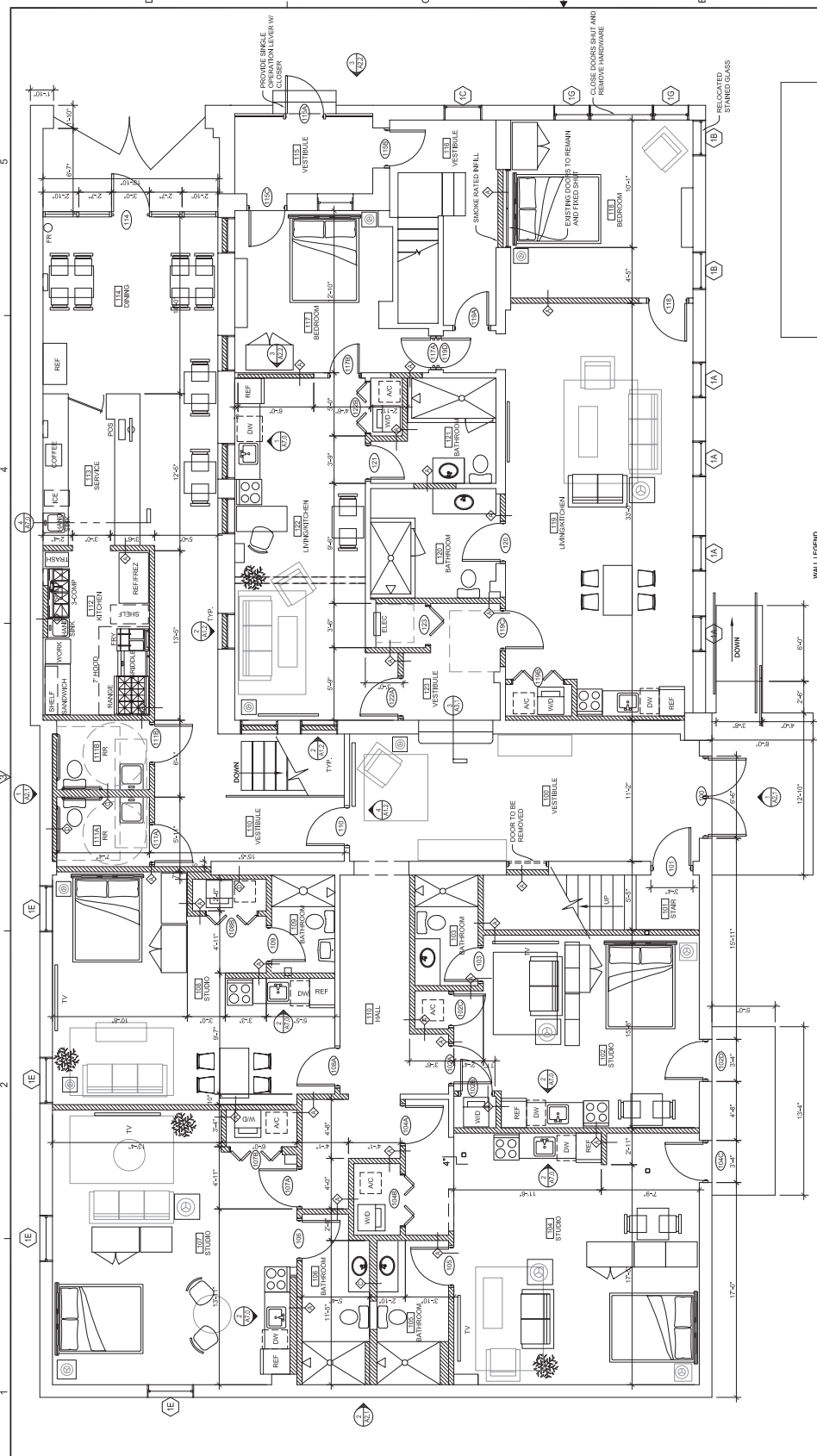
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TENANT IMPROVEMENT FOR
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525 W. BEAVER ST
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2ND FLOOR
LIFE SAFETY PLAN

PROJECT NO: 2138
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A1.1
SHEET 05





GENERAL NOTES

- ALL DESIGN, CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIA, AS APPLICABLE.
- DETAILS FOR INTERIOR WALLS SHALL BE ASSIGNED TO BE TYPICAL UNLESS NOTED OTHERWISE ON THE PLANS.
- DIMENSIONS ARE TO FACE OF STRUCTURAL FRAMING UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. WHERE NO DIMENSIONS OR DISCREPANCIES OCCUR, THE LOCATION WITH ARCHITECT PRIOR TO ERECT FOR FABRICATION OR INSTALLATION.
- PROVIDE PROPER SEPARATION BETWEEN ALL EXISTING AREAS EFFECTED BY NEW WORK. FINISH, COLOR, TEXTURE TO MATCH EXISTING.
- GC REQUIRED TO PATCH AND REPAIR ALL EXISTING AREAS EFFECTED BY NEW WORK. FINISH, COLOR, TEXTURE TO MATCH EXISTING.
- ARCHITECT IS NOT RESPONSIBLE FOR ANY UNFORESEEN CONDITIONS DISCOVERED ONCE DEMOLITION BEGINS.
- THERE SHALL BE NO DEVIATIONS FROM ARCHITECTURAL DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
- ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES, WHICH WILL INCLUDE, BUT IS NOT LIMITED TO, OPEN AND CLOSED SHIELDING, COAT SOLES AND SHELVES. CABINETS, TENANT SUPPLIED WALL MOUNTED SHURTURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
- GC SHALL PROVIDE AND REPAIR ALL PARTITIONS TO MEET APPLICABLE BUILDING CODE REGULATIONS AND AS DESIGNATED ON DRAWINGS BY THE ARCHITECT.

11. GC TO VERIFY ALL DIMENSIONS IN THE FIELD.

12. DIMENSIONS NOTED AS "TO LEAF" SHALL BE FROM FINISHED FACE TO FINISHED FACE.

13. ALL NEW CEILINGS TO BE SMOOTH TEXTURE PRIME AND PAINTED.

14. GC TO PROVIDE OWNER WITH ALLOWANCE FOR ALL NEW PLUMBING, MECHANICAL AND ELECTRICAL FIXTURES.

15. ALL FLOORS, WALLS, BASE, WAINSCOT AND CEILINGS IN WORK AREA RECEIVING NEW FINISH SHALL BE SELECTED BY OWNER.

16. CLOSET RODS AND SHELVES TO BE SELECTED BY OWNER.

17. FINISHED DOOR OPENINGS IN WALL PARTITIONS SHALL BE SET 4" FROM ADJACENT WALLS AND FINISHES TO MATCH EXISTING.

18. SHOCK DETECTORS ARE REQUIRED NEARBY AND JUST OUTSIDE OF EACH SLEEPING ROOM IN THE NEW CONSTRUCTION AND THE EXISTING BUILDING AND SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTIVATION OF THE ALARMS.

19. SHOCK DETECTORS ARE REQUIRED NEARBY AND JUST OUTSIDE OF EACH SLEEPING ROOM IN THE NEW CONSTRUCTION AND THE EXISTING BUILDING AND SHALL BE INSTALLED IN ACCORDANCE WITH THE ACTIVATION OF THE ALARMS.

20. INCLUDE CARBON MONOXIDE PROTECTION SENSORS AS INDICATED ON THE DRAWINGS OF NEW ADDITIONS AS WELL AS THE EXISTING BUILDING OF FOSSE-FUEL BUILDING. SENSORS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODE REGULATIONS AND AS DESIGNATED ON DRAWINGS BY THE ARCHITECT.

WALL LEGEND

NEW WALL: 1/4" = 1'-0"

EXISTING WALL: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

WINDOW ELEVATION

EXISTING WINDOW TO REMAIN

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

WINDOW DETAIL

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

DOOR ELEVATION

DOOR 110 ELEVATION

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

DOOR DETAIL

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

1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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TENANT IMPROVEMENT FOR
JAX AIR BNB
525 W. BEAVER ST
JACKSONVILLE, FLORIDA 32202

PROJECT NO: 2138
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SHEET 06

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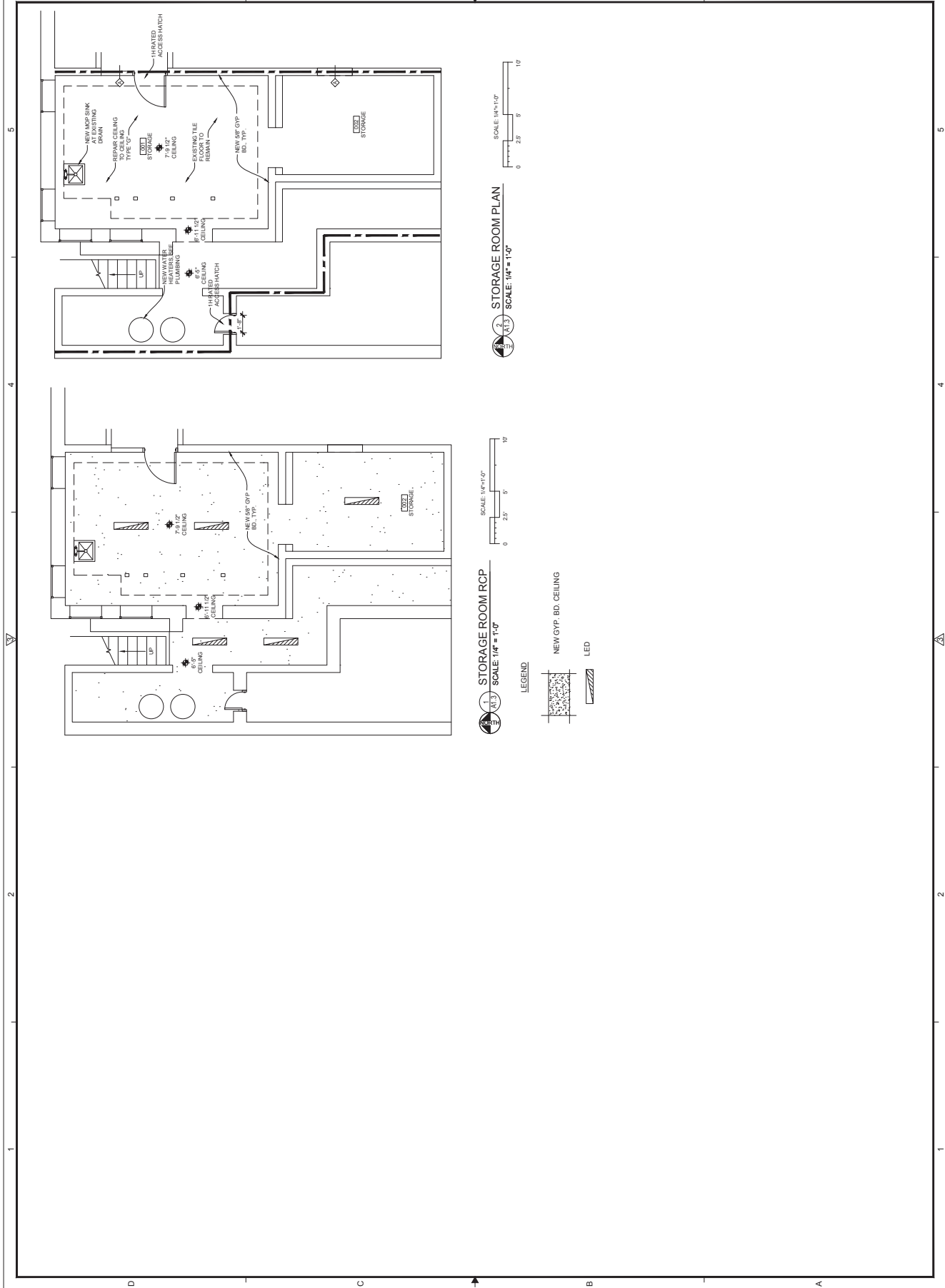
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	SHEET NO:	
BASEMENT PLAN		



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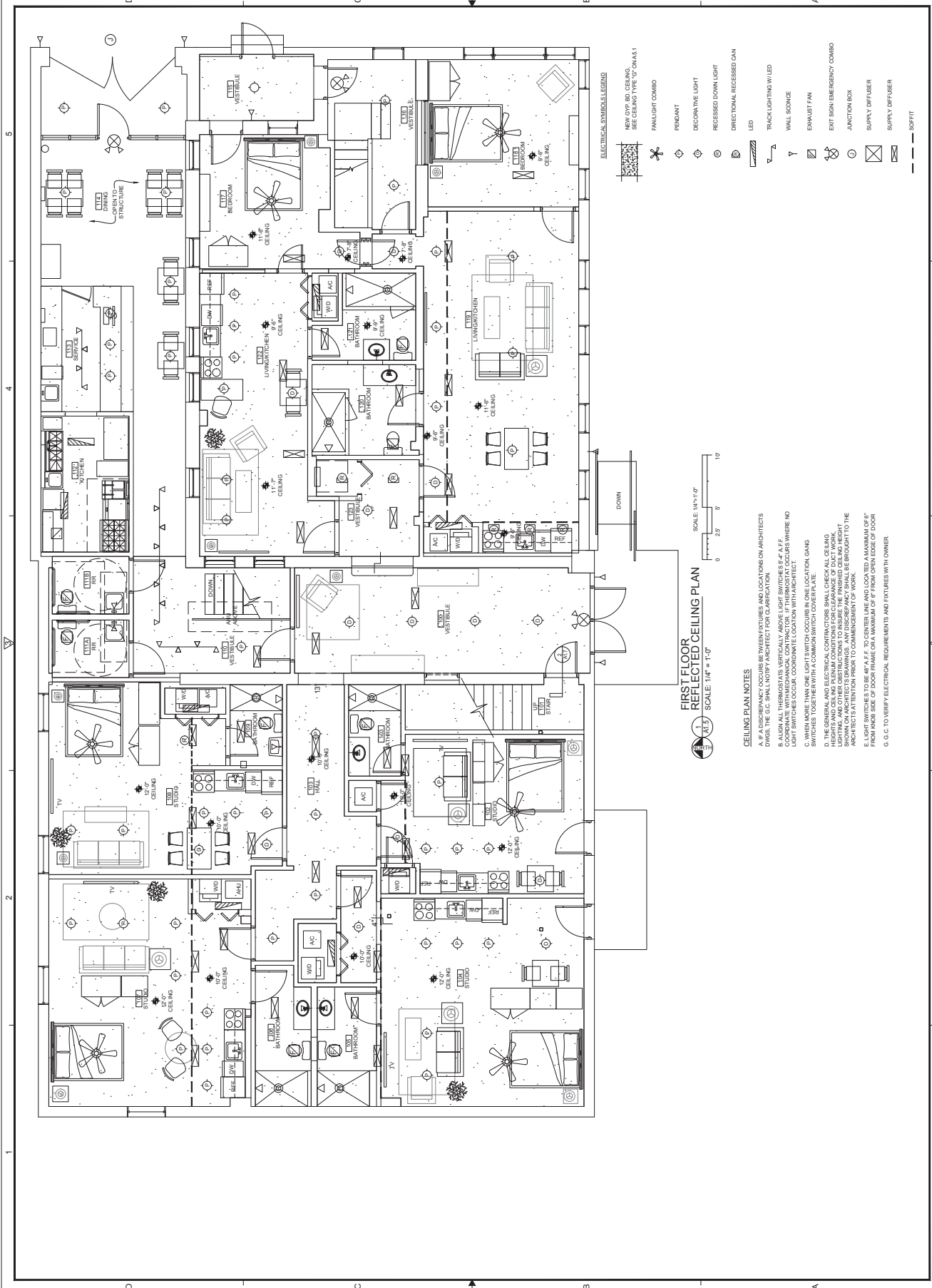
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TENANT IMPROVEMENT FOR
JAX AIR BNB
825 W. BEAVER ST
JACKSONVILLE, FLORIDA 32202
REFLECTED CEILING PLAN

PROJECT NO: 2136
DRAWN BY: JTC
CHECKED BY: JTC
SHEET NO:
A1.5
SHEET 09



**FIRST FLOOR
REFLECTED CEILING PLAN**
SCALE: 1/4" = 1'-0"

CEILING PLAN NOTES

- A. IF A DISCREPANCY OCCURS BETWEEN FIXTURES AND LOCATIONS ON ARCHITECTS' PLANS, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR RESOLVING THE DISCREPANCY.
- B. LOCATE ALL THERMOSTATS VERTICALLY ABOVE LIGHT SWITCHES IF A F.F. COORDINATE WITH MECHANICAL CONTRACTOR. IF THERMOSTAT OCCURS WHERE NO LIGHT SWITCHES OCCUR, COORDINATE LOCATION WITH ARCHITECT.
- C. WHEN MORE THAN ONE LIGHT SWITCH OCCURS IN ONE LOCATION, GANG THE SWITCHES TO THE CENTER LINE OF THE SWITCHES. COORDINATE WITH MECHANICAL CONTRACTOR FOR THE LOCATION OF THE SWITCHES.
- D. THE OWNER AND ELECTRICAL CONTRACTOR SHALL VERIFY ALL CEILING HEIGHTS AND CEILING PLenum CONDITIONS OF CLEARANCE OF DUCT WORK, PIPING, AND OTHER OBSTRUCTIONS TO THE CEILING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY OBSTRUCTIONS TO THE CEILING PRIOR TO COMMENCEMENT OF WORK.
- E. LIGHT SWITCHES TO BE 48" F.F. TO CENTER LINE AND LOCATED A MAXIMUM OF 6" FROM INSIDE OF DOOR FRAME OR A MAXIMUM OF 6" FROM OPEN EDGE OF DOOR.
- G. G.C. TO VERIFY ELECTRICAL REQUIREMENTS AND FIXTURES WITH OWNER.

- ELECTRICAL SYMBOLS & LEGEND**
- NEW GYP BD. CEILING. SEE CEILING TYPE "C" ON A1.1
 - FANLIGHT COMBO
 - PENDANT
 - DECORATIVE LIGHT
 - RECESSED DOWN LIGHT
 - DIRECTIONAL RECESSED CAN
 - LED
 - TRACK LIGHTING W/LED
 - WALL SCONCE
 - EXHAUST FAN
 - EXIT SIGN (EMERGENCY COMBO)
 - JUNCTION BOX
 - SUPPLY DIFFUSER
 - SOFFIT

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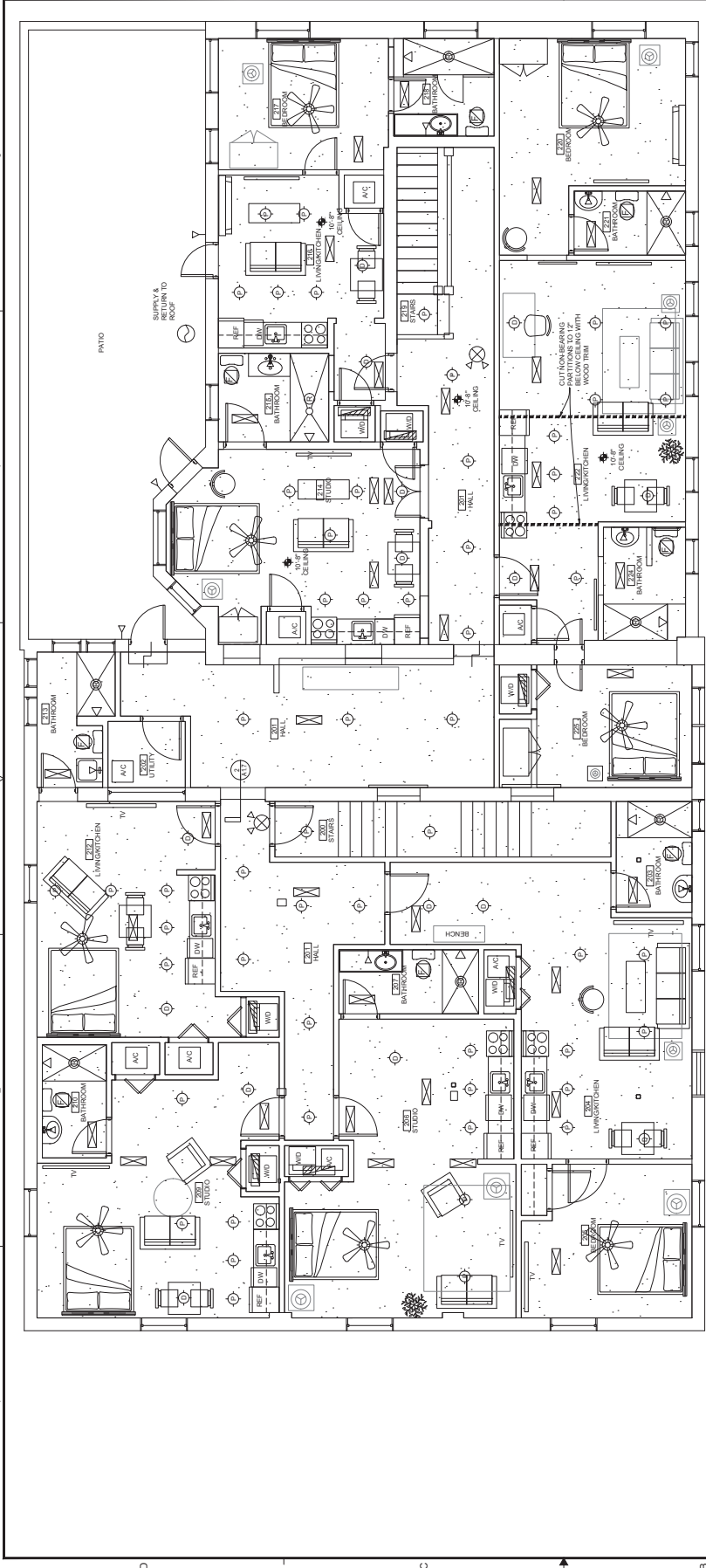
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2ND FLOOR REFLECTED CEILING PLAN
TENANT IMPROVEMENT FOR
JAX AIR BNB
525 W. BEAVER ST
JACKSONVILLE, FLORIDA 32202

PROJECT NO: 2138
DRAWN BY: JTC
CHECKED BY: JTC
SHEET NO:
A1.6
SHEET 10



ELECTRICAL SYMBOLS LEGEND

NEW GYP RD. CEILING

EXIT SIGN EMERGENCY COMBO

FAN LIGHT COMBO

PENDANT

DECORATIVE LIGHT

RECESSED DOWN LIGHT

LED

WALL SCONCE

EXHAUST FAN

SUPPLY DIFFUSER

SUPPLY DIFFUSER

HEADER

SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

SCALE: 1/4" = 1'-0"

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TENANT IMPROVEMENT FOR
JAX AIR BNB
825 W. BEAVER ST
JACKSONVILLE, FL 32202

FRAMING PLAN
NOTES & DETAILS

PROJECT NO: 2138
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A1.7

SHEET 11

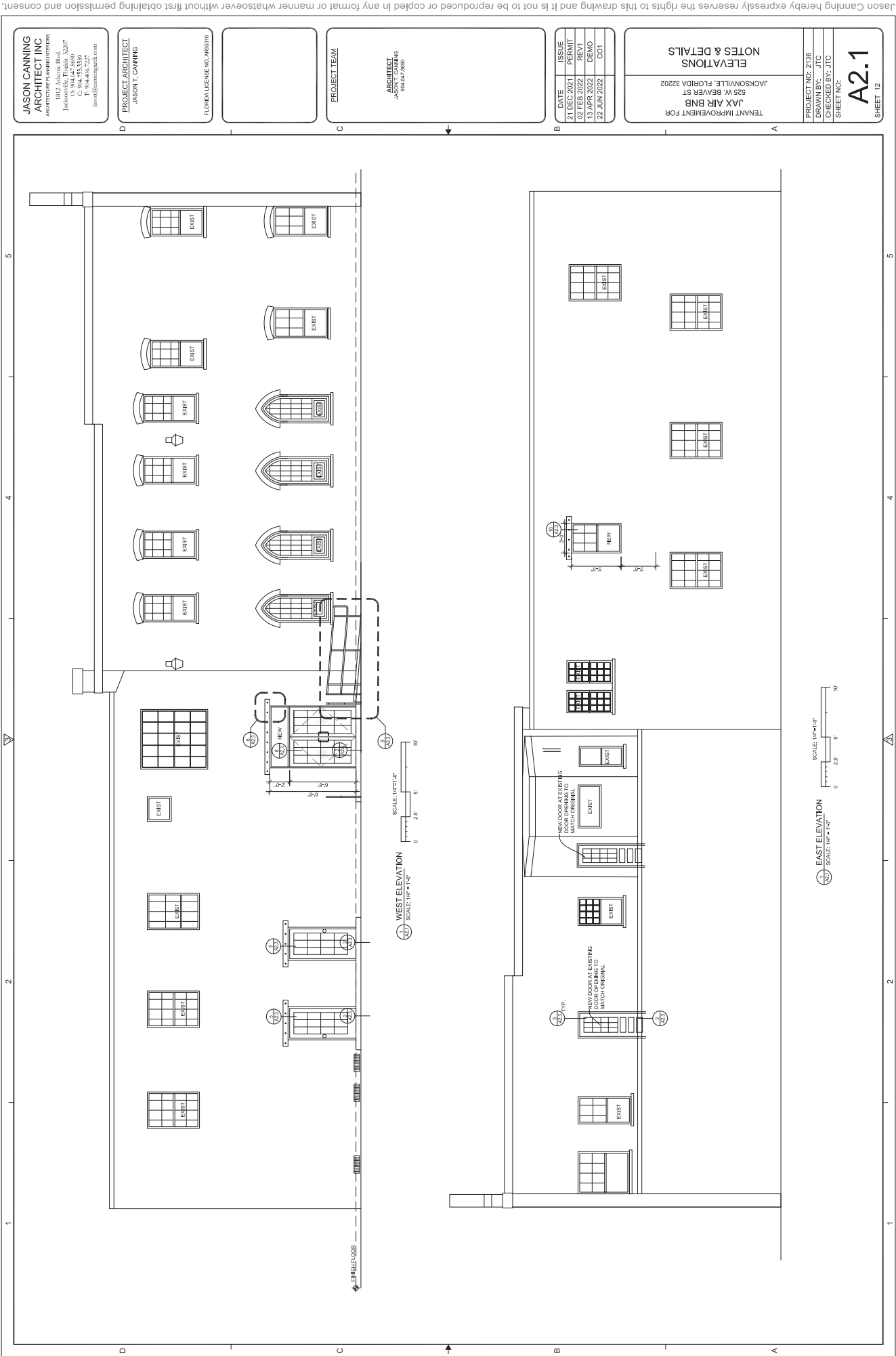
HEADER NOTATION:
1. NUMBER OF STUDS IN HEADER
2. NUMBER OF COPPLE STUDS
3. SIZE OF DIMENSIONAL LUMBER

FRAMING PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES:

1. TYPICAL BEARING STUD WALLS SHALL BE CONSTRUCTED WITH SPP NO. 2 DOUBLE TOP PLATE. SPP NO. 2 STUDS SPACED BY 16" O.C. MINIMUM AND A PRESSURE TREATED 2X6 STUDS SPACED BY 16" O.C. MINIMUM. PROVIDE TWO JACK STUDS AND ONE 2X6 STUD EACH SIDE OF WALL OPENINGS. PROVIDE TWO JACK STUDS AND ONE 2X6 STUD EACH SIDE OF WALL OPENINGS.
2. TYPICAL BEARING WALL OPENINGS SHALL BE 2X8 SPP NO. 2 DOUBLE TOP PLATE. PROVIDE TWO JACK STUDS AND ONE 2X6 STUD EACH SIDE OF WALL OPENINGS.
3. PROVIDE ONE ROW OF SOLID BUCKING BEAMS AT MID-HEIGHT.
4. WOOD HEADERS AND BEAMS CONSISTING OF MULTIPLE PILES SHALL BE JOINED TOGETHER WITH TWO ROWS OF 16D NAILS AT 12" O.C. AT EACH LAYER MINIMUM.
5. ALL FRAMING ANCHORS SHOWN ON PLANS ARE SIMPSON. ALTERNATE ANCHORS ARE ALLOWED IF THEY ARE EQUAL OR GREATER TO THE ANCHOR SHOWN ON PLANS. PROVIDE TWO JACK STUDS AND ONE 2X6 STUD EACH SIDE OF WALL OPENINGS.
6. ALL WOOD DIRECTLY EXPOSED TO CONCRETE, MASONRY OR SOIL SHALL BE PRESURE TREATED.
7. ALL WOOD DIRECTLY EXPOSED TO WEATHER SHALL BE PRESURE TREATED.
8. NAILS OR CONNECTORS EXPOSED TO THE WEATHER SHALL BE GALVANIZED.
9. CONVENTIONAL FRAMING LUMBER IS 2X6 SPP UNLESS NOTED OTHERWISE. PROVIDE TWO JACK STUDS AND ONE 2X6 STUD EACH SIDE OF WALL OPENINGS. PROVIDE TWO JACK STUDS AND ONE 2X6 STUD EACH SIDE OF WALL OPENINGS.

On File
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TENANT IMPROVEMENT FOR
JAX AIR BNB
525 W. BEAVER ST
JACKSONVILLE, FLORIDA 32202
ELEVATIONS
NOTES & DETAILS

PROJECT NO: 2136
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TENANT IMPROVEMENT FOR
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525 W. BEAVER ST
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ELEVATIONS
NOTES & DETAILS

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A2.2
SHEET 13

On File
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STRUCTURAL NOTES:

1. TYPICAL BEARING STUD WALLS SHALL BE CONSTRUCTED WITH SYP NO. 2 DOUBLE END STUDS, 2 SYP NO. 2 SILL PLATE, FASTEN EACH END OF STUD TO TOP AND SILL PLATE WITH (2) 1/2" DIA. ANCHOR BOLTS. PROVIDE 1/2" DIA. ANCHOR BOLTS AT EACH END OF STUD WALL. PROVIDE 1/2" DIA. ANCHOR BOLTS AT EACH END OF STUD WALL. PROVIDE 1/2" DIA. ANCHOR BOLTS AT EACH END OF STUD WALL.
2. TYPICAL BEARING ABOVE BEARING WALL OPENING SHALL BE (2) 2X4 SYP NO. 2 UNLESS NOTED OTHERWISE. PROVIDE TWO JACK STUDS AND ONE KING STUD EACH SIDE OF WALL OPENING.
3. PROVIDE ONE ROW OF SOLID BLOCKING BEARINGS STUDS AT MID-HEIGHT.
4. WOOD HEADERS AND BEAMS JOINING OF MULTIPLE PILES SHALL BE JOINED TOGETHER WITH TWO ROWS OF 16 GALVANIZED 1/2" O.C. AT EACH JOINT. MINIMUM 1/2" GAP BETWEEN JOINTS. PROVIDE 1/2" GAP BETWEEN JOINTS. PROVIDE 1/2" GAP BETWEEN JOINTS.
5. TYPICAL BEARING ABOVE BEARING WALL OPENING SHALL BE (2) 2X4 SYP NO. 2 UNLESS NOTED OTHERWISE. PROVIDE TWO JACK STUDS AND ONE KING STUD EACH SIDE OF WALL OPENING.
6. ALL WOOD DIRECTLY EXPOSED TO CONCRETE, MASONRY OR SOIL SHALL BE PRESURE TREATED.
7. ALL WOOD DIRECTLY EXPOSED TO WEATHER SHALL BE PRESURE TREATED.
8. NAILS OR CONNECTIONS EXPOSED TO THE WEATHER SHALL BE GALVANIZED.
9. CONVENTIONAL FRAMING LUMBER IS 2X NO. 2 SYP UNLESS NOTED OTHERWISE.
10. 3/4" APA RATED EXPOSURE 1 TONGUE AND GROOVE FLOOR SHEATHING SHALL BE USED FOR ALL FLOOR SHEATHING. PROVIDE 1/2" GAP BETWEEN JOINTS. PROVIDE 1/2" GAP BETWEEN JOINTS.
11. INTERMEDIATE SUPPORTS.

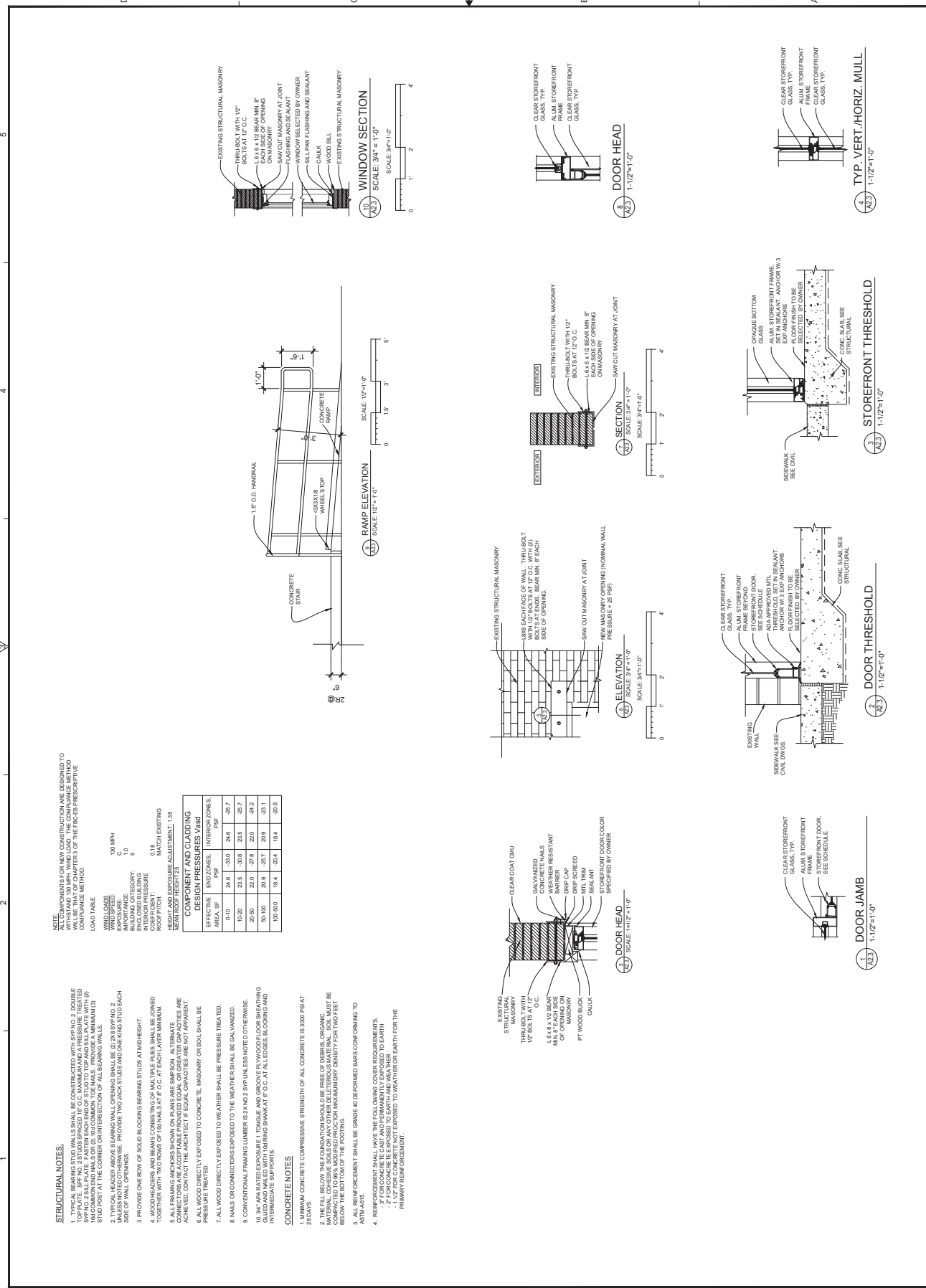
CONCRETE NOTES

1. MINIMUM CONCRETE COMPRESSIVE STRENGTH OF ALL CONCRETE IS 3000 PSI AT 28 DAYS.
2. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN 90 DAYS OF ORDERING. ORDERING SHALL BE WITHIN 90 DAYS OF ORDERING. ORDERING SHALL BE WITHIN 90 DAYS OF ORDERING.
3. ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN 90 DAYS OF ORDERING. ORDERING SHALL BE WITHIN 90 DAYS OF ORDERING. ORDERING SHALL BE WITHIN 90 DAYS OF ORDERING.
4. REINFORCEMENT SHALL HAVE THE FOLLOWING COVER REQUIREMENTS:
 - 2" FOR CONCRETE CAST AND PERMANENTLY EXPOSED TO EARTH
 - 1 1/2" FOR CONCRETE NOT EXPOSED TO WEATHER OR EARTH FOR THE PRIMARY REINFORCEMENT.

NOTE: ALL COMPONENTS FOR NEW CONSTRUCTION ARE DESIGNED TO COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND WILL BE THAT OF CHAPTER 3 OF THE IBC OR PRESCRIPTIVE COMPLIANCE METHOD.

WIND LOADS	130 MPH
EXPOSURE:	C
WIND DIRECTION:	U
WIND SPEED:	130 MPH
WIND PRESSURE:	11
WIND FORCE:	0.18
WIND PRESSURE:	0.18
WIND FORCE:	0.18
WIND PRESSURE:	0.18
WIND FORCE:	0.18

DESIGN PRESSURES VARIOUS	130 MPH
EFFECTIVE WIND SPEED	130 MPH
EFFECTIVE WIND PRESSURE	11
EFFECTIVE WIND FORCE	0.18
EFFECTIVE WIND PRESSURE	0.18
EFFECTIVE WIND FORCE	0.18
EFFECTIVE WIND PRESSURE	0.18
EFFECTIVE WIND FORCE	0.18



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DETAILS AND NOTES

TENANT IMPROVEMENT FOR
JAX AIR BNB
525 W. BEAVER ST
JACKSONVILLE, FL 32202

PROJECT NO. 2138
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A2.3

SHEET 14

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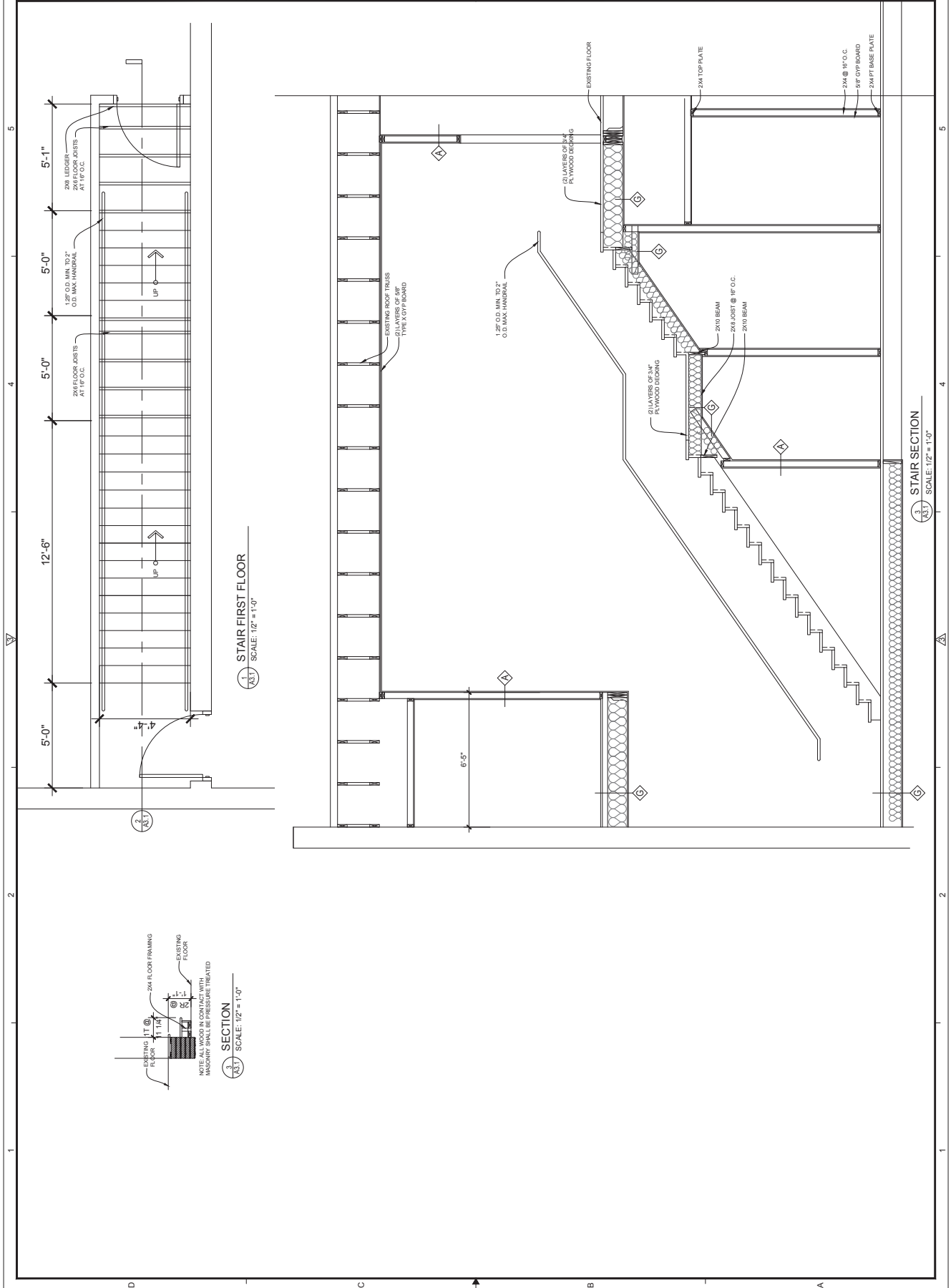
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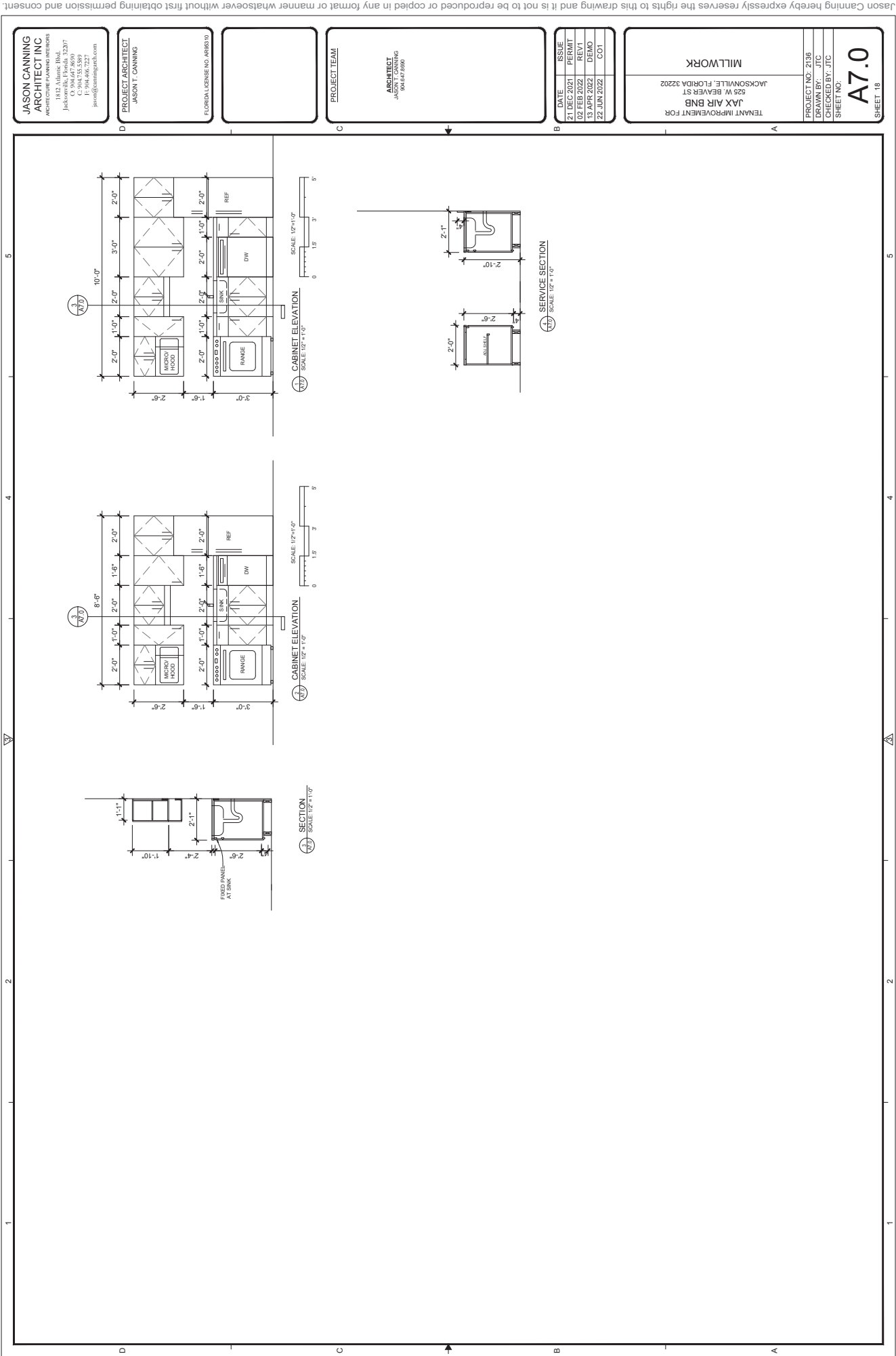
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TENANT IMPROVEMENT FOR
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525 W. BEAVER ST
JACKSONVILLE, FLORIDA 32202
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A7.0
SHEET 18

Hillman-Pratt Funeral Home

HISTORIC PRESERVATION

PROPERTY TAX EXEMPTION

APPLICATION

PART I--PRECONSTRUCTION

APPLICATION

Figures | Historic Images



Figure 1: Circa 1919 photograph of the Lawton L. Pratt Funeral Home, courtesy of Florida Memory, State Library and Archives of Florida.



Figure 2: Early 20th Century postcard of the Lawton L. Pratt Funeral Home, courtesy of the City of Jacksonville, Planning Department.



Figure 3: Appears to be based on same circa 1920 postcard found in Figure 2, courtesy of the City of Jacksonville, Planning Department.



Figure 4: Circa 1930s photograph of the Lawton L. Pratt Funeral Home, courtesy of Florida Memory, State Library and Archives of Florida.

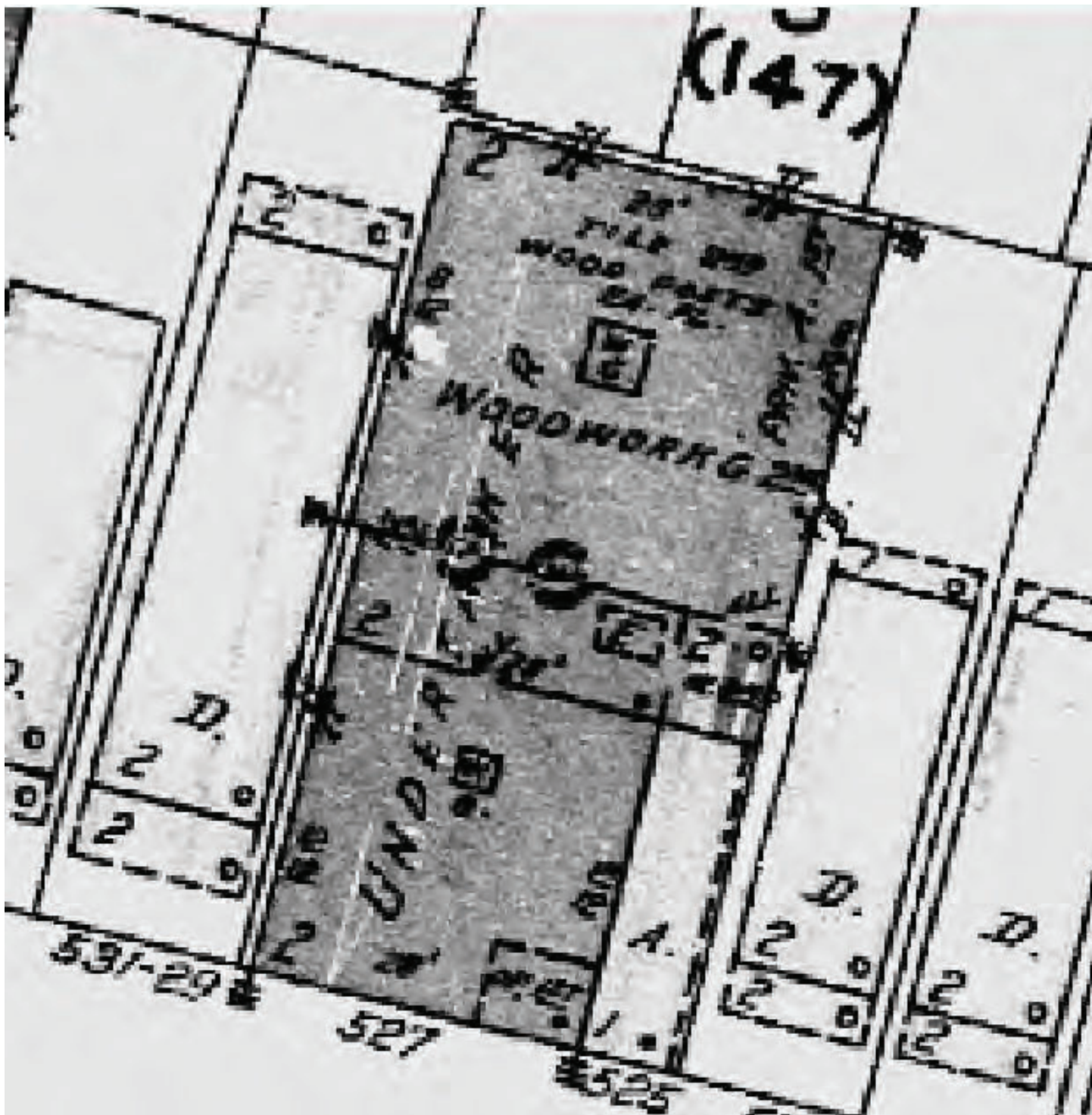


Figure 5: 1949 Sanborn Fire Insurance Map

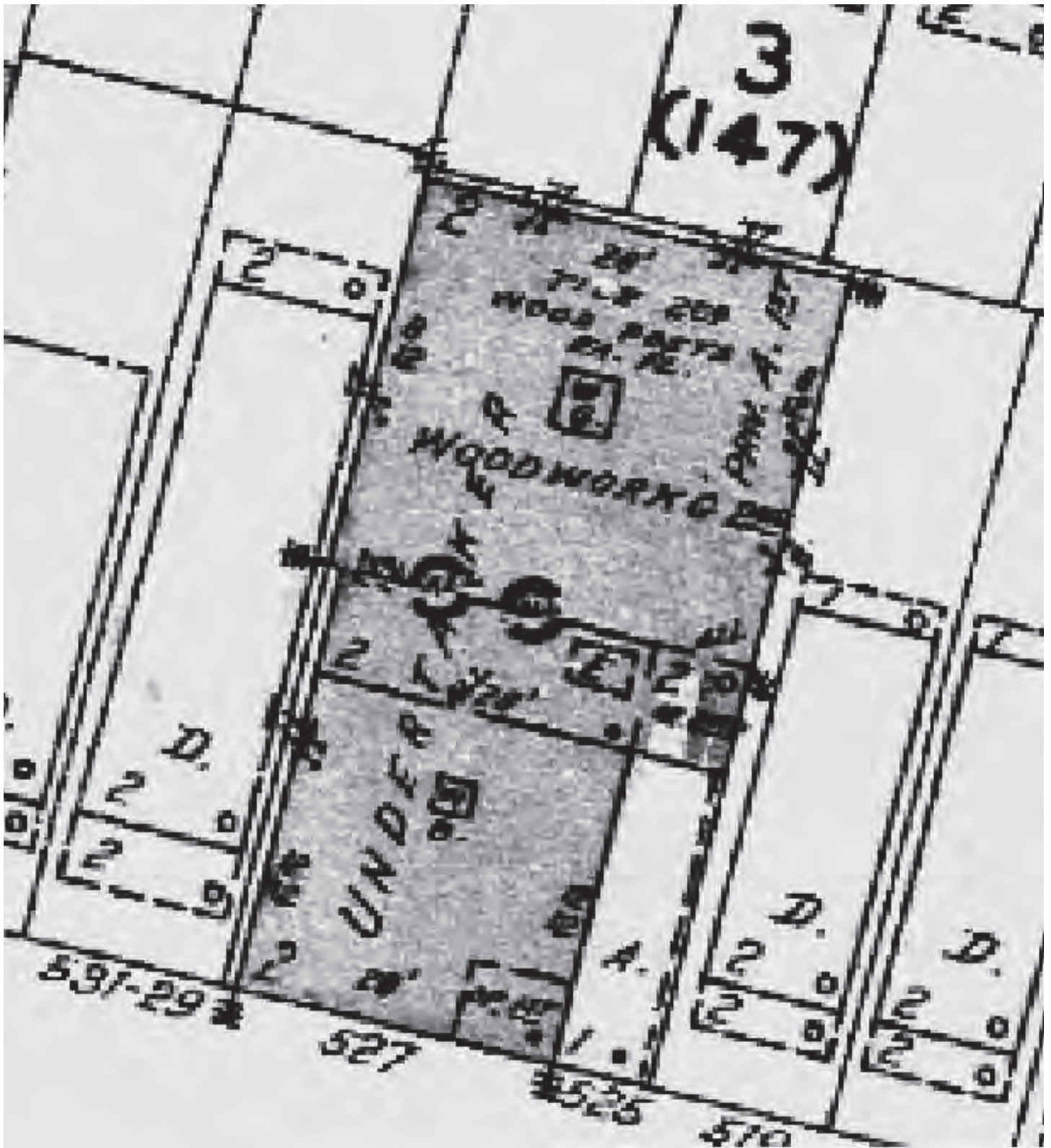


Figure 6: 1951 Sanborn Fire Insurance Map

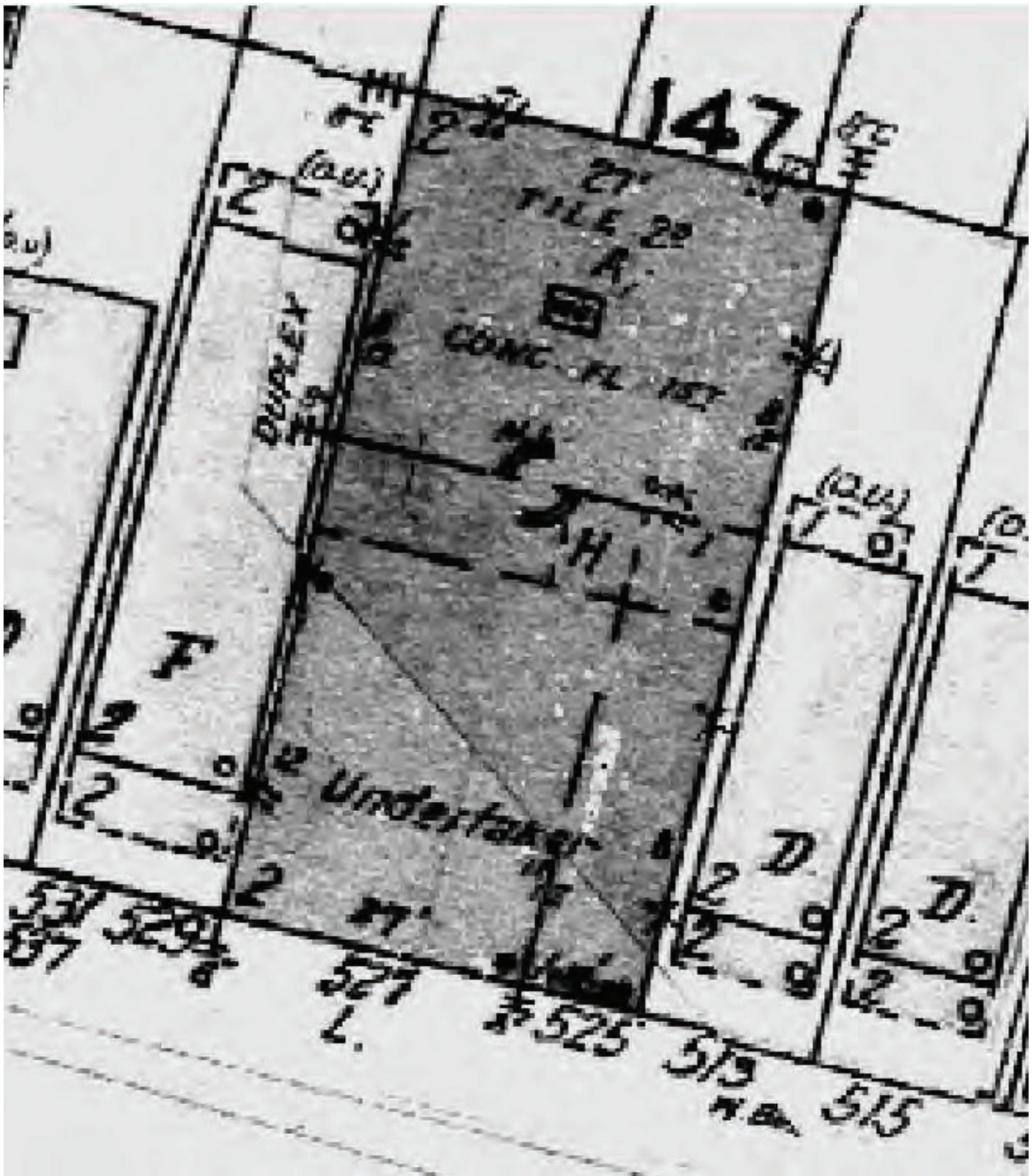


Figure 7: 1957 Sanborn Fire Insurance Map



Figure 8: 1959 Aerial



Figure 9: Mid-20th Century photograph of the Lawton L. Pratt Funeral Home, courtesy of Florida Memory, State Library and Archives of Florida.



Figure 10: 1969 Aerial

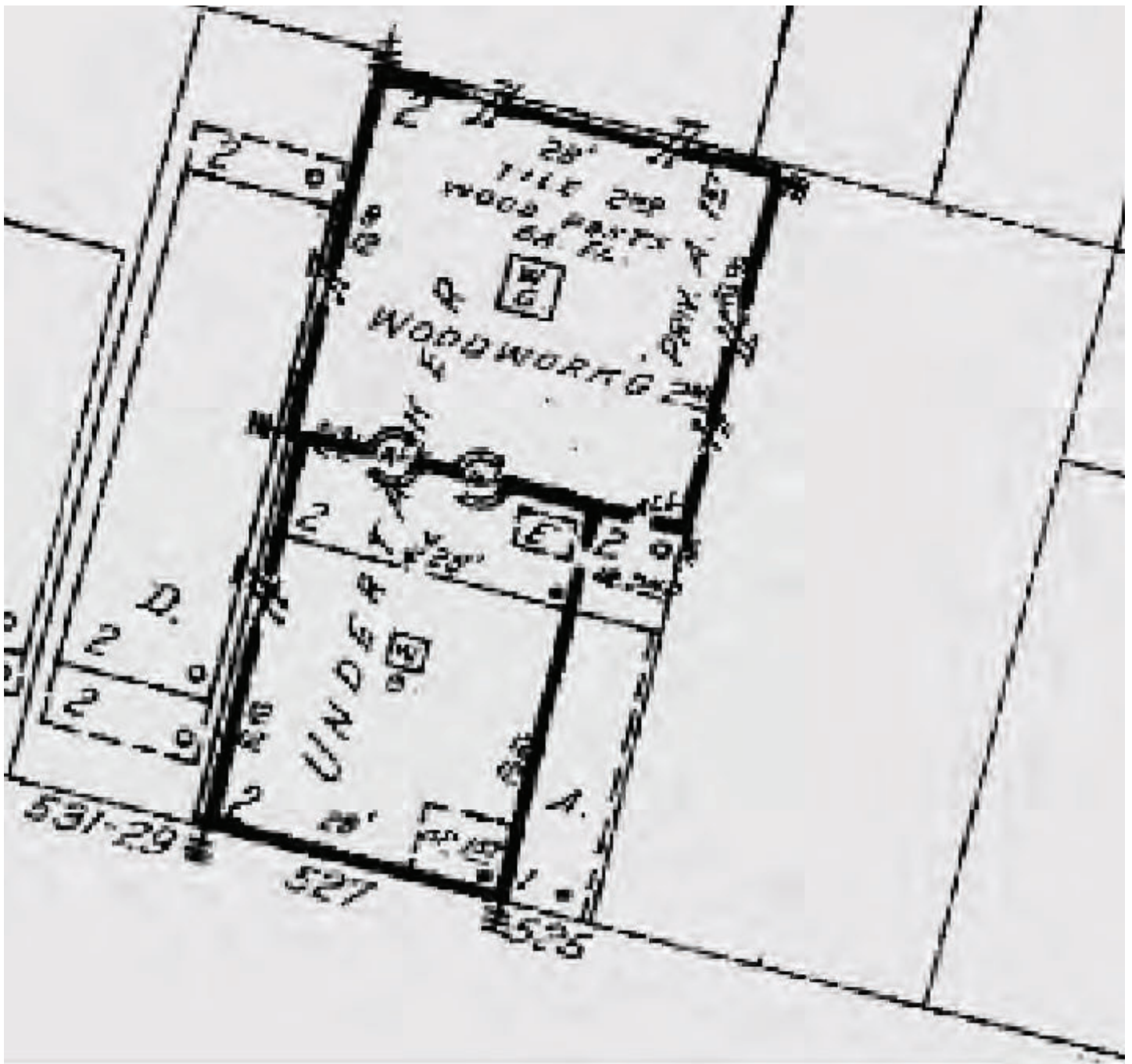


Figure 11: 1972 Sanborn Fire Insurance Map



Figure 12: 1975 Aerial



Figure 13: 1982 Aerial



Figure 14: Late 20th Century photograph of the Lawton L. Pratt Funeral Home, courtesy of the Florida Department of Historical Resources, Master Site File.



Figure 15: 1997 Aerial



FIGURE 16: 2015 photograph of chapel, by Tim Gilmore.

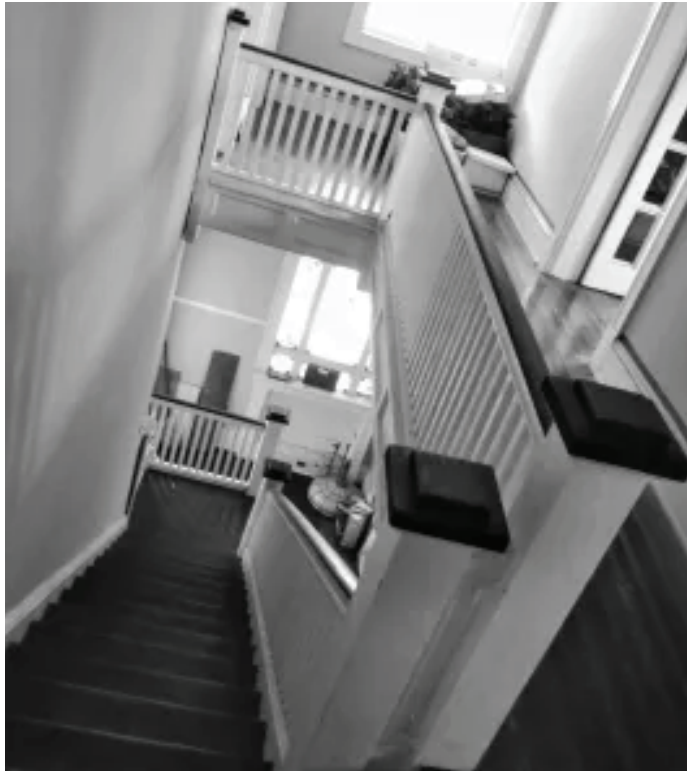


Figure 17: 2019 photograph of upstairs hallway, by Tim Gilmore.



Figure 18: 2019 photograph of “bridge” between house and casket factory on second floo .



Figure 19: 2019 photograph of second floor , cassette factory support post.



HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 2 – DESCRIPTION OF REHABILITATION

NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

45474

1. Historic Property Name Hillman-Pratt Funeral Home

Street 525 West Beaver Street

City Jacksonville

County Duval

State FL

Zip 32202-4089

Name of Historic District or National Register property Hillman-Pratt Funeral Home

☐ Listed individually in the National Register of Historic Places; date of listing _____

☐ Located in a Registered Historic District; name of district _____

☒ Part 1 – Evaluation of Significance submitted?

Date submitted 05/06/2022

Date of certification _____

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1915

Estimated total rehabilitation costs (QRE) \$3,200,000

Number of buildings in project 1

Floor area before / after rehabilitation 10,603 / 10,603 sq ft

Start date (estimated) 8/30/22

Use(s) before / after rehabilitation Vacant / Commercial

Completion date (estimated) 8/30/24

Number of housing units before / after rehabilitation 6 / 12

Application includes phase(s) 1 of 1 phases

Number of low-moderate income housing units before / after rehabilitation 0 / 0

☐ Intend to elect IRS 60-month phased rehabilitation

3. Project Contact (if different from applicant)

Name Brian W. LaBrie

Company Ray, Ellis & LaBrie Consulting

Street Rhodes Hall | 1516 Peachtree ST NW

City Atlanta

State GA

Zip 30309

Telephone (678) 612-2833

Email Address brian@rayandellis.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Eric J. Adler

Signature (Sign in ink) [Signature]

Date 29 JUN 2022

Applicant Entity 525 Beaver, LLC

SSN _____

or TIN 87-0996329

Street c/o Silver St. Capital 1710 N Main ST

City Jacksonville

State FL

Zip 32206

Telephone (904) 600-3195

Email Address eric@silverstreet.capital

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

11/21/2022

Renee Novak

Date _____ National Park Service Authorized Signature (Sign in ink)

☒ NPS conditions or comments attached



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
NATIONAL PARK SERVICE
CONDITIONS**

Historic Property Name Hillman-Pratt Funeral Home Project Number 45474
Property Address, City, State 525 West Beaver Street, Jacksonville, FL

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. **Open Entryway at Residential Entrance:** NPS agrees with SHPO that the open entrance area on the brick façade is character-defining and must remain an open-air space. A new metal-grill cage system must not be installed in this location.
2. **HVAC/Mechanical:** Drawings and a mockup showing the location of any proposed vents or mechanical equipment to be installed on the roof must be submitted on an Amendment, showing views from different vantage points along the street to determine their visibility.
3. **Windows:** Details of the two stained-glass window sashes to be repaired (at the interior vestibule of the chapel) must be submitted for review and approval, including dimensioned drawings of the new window components and materials.
4. **Covered Drive on East Elevation:** The location of the new recessed wall is appropriate to allow the metal gate doors to be pinned open in place. However, the combination of a Hardie siding with glass storefront wall system is not compatible. Rather, this new wall should read entirely as a dark void, with a recessed glass storefront system with minimal framing and darker baked enamel or painted finish (and not in combination with a solid portion as is currently proposed).
5. **New Exterior Door on West Elevation:** The new double-door entrance on the west elevation should be reduced to a larger single door instead of a French-style, double door in order to be more compatible with the character of this building.
6. **Privacy Fence on West Lot:** The new privacy fence must be compatible and more simplified, such as a painted or stained wood fence.
7. **Casket Lift:** It is recommended that the mechanics of the lift (visible in the first floor bridge) should remain visible and unaltered.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

11/21/2022
Date

Renee Novak
National Park Service Signature

PRE-CONSTRUCTION APPLICATION REVIEW

For Local Historic Preservation Office or Division Use Only

Property Identification Number: RE 074645-0000, 074638-0000, 074645-0000

Property Address: 525 West Beaver Street

The ☒ Local Historic Preservation Office/☐ Division has reviewed **Part 1 (Preconstruction Application)** of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- ☒ Certifies that the above referenced property qualifies as a historic property consistent with the provisions of §196.1997(11), *F. S.*
- ☐ Certifies that the above referenced property does not qualify as a historic property consistent with the provisions of §196.1997(11) *F. S.*
- ☐ Certified that the above referenced property qualifies for the special exemption provided under §196.1998, *F.S.*, for properties occupied by non-profit organizations or government agencies and regularly open to the public.
- ☐ Certified that the above referenced property does not qualify for the special exemption provided under §196.1998, *F. S.*
- ☒ Determines that improvements to the above referenced property are consistent with the *Secretary of Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and the *criteria set forth in Chapter 1A-38, F.A.C.*
AS CONDITIONED
- ☐ Determines that improvements to the above referenced property are not consistent with the *Secretary of Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and the *criteria set forth in Chapter 1A-38, F.A.C.*

All work not consistent with the referenced standards and guidelines and criteria, is identified in the Review Comments.

Recommendations to assist the applicant in bringing the proposed work into compliance with the referenced standards, guidelines and criteria are provided in the Review Comments.

Review Comments: A site visit of the property was conducted on November 17, 2021 to review the existing building conditions, proposed plans and discuss various incentives. The property was locally designated under Ord. 2022-0499. A conceptual review and conditional approval of the project was provided by the Historic Preservation Section (HPS) on September 2, 2022, for participation in the Downtown Preservation and Rehabilitation Program (DPRP). Additionally, this project has been reviewed by the National Park Service (NPS) for consistency with the Secretary of the Interior's Standards for Rehabilitation (Standards) under a Federal Historic Tax Credit (HTC) application, receiving approval with conditions of the proposed interior and exterior work on November 21, 2022. Based on the HPS staff site visit and review of the project, the HPS concurs with the NPS findings that the project meets the Standards as conditioned, and hereby adopts the NPS conditions as outlined on the attached HTC part II approval and COA-22-28042. Any future NPS amendment submittals and approvals shall be provided to the HPS for the file and future part 2 review for this Historic Preservation Property Tax Exemption application.

Additional Review Comments attached? ☒ Yes ☐ No



Signature

Printed Name: Lisa Sheppard

Title: Planner III

Date: 12/1/22



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

Detail by Entity Name

Florida Limited Liability Company
525 BEAVER, LLC

Filing Information

Document Number	L21000255752
FEI/EIN Number	87-0996329
Date Filed	06/01/2021
Effective Date	06/01/2021
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	07/08/2021
Event Effective Date	NONE

Principal Address

1803 MAIN ST N
JACKSONVILLE, FL 32206

Changed: 03/08/2024

Mailing Address

1803 MAIN ST N
JACKSONVILLE, FL 32206

Changed: 03/08/2024

Registered Agent Name & Address

Adler, Eric
1803 MAIN ST N
JACKSONVILLE, FL 32206

Name Changed: 04/09/2025

Address Changed: 03/08/2024

Authorized Person(s) Detail

Name & Address

Title Manager

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

Property Record Card (PRC)

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

<u>2024</u>
<u>2023</u>
<u>2022</u>
<u>2021</u>
<u>2020</u>
<u>2019</u>
<u>2018</u>
<u>2017</u>
<u>2016</u>
<u>2015</u>
<u>2014</u>

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

More Information

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

Adler, Eric
1803 MAIN ST N
JACKSONVILLE, FL 32206

Annual Reports

Report Year	Filed Date
2023	04/10/2023
2024	03/08/2024
2025	04/09/2025

Document Images

04/09/2025 -- ANNUAL REPORT	View image in PDF format
03/08/2024 -- ANNUAL REPORT	View image in PDF format
04/10/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
06/01/2021 -- Florida Limited Liability	View image in PDF format

525 BEAVER LLC 
1710 MAIN ST N
JACKSONVILLE, FL 32206

Primary Site Address
525 W BEAVER ST
Jacksonville FL 32202

Official Record Book/Page
19859-00806

Tile #
6414

525 W BEAVER ST

Property Detail

RE #	074645-0000
Tax District	USD1B
Property Use	7691 Mortuary
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01223 LAVILLA HARTS MAP
Total Area	5688
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

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$425,470.00	\$399,942.00
Extra Feature Value	\$13,276.00	\$13,276.00
Land Value (Market)	\$45,504.00	\$45,504.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$484,250.00	\$458,722.00
Assessed Value	\$484,250.00	\$458,722.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$484,250.00	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
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
<u>19859-00806</u>	7/26/2021	\$645,000.00	WD - Warranty Deed	Unqualified	Improved
<u>18986-02282</u>	10/28/2019	\$350,000.00	WD - Warranty Deed	Unqualified	Improved
<u>10456-01102</u>	4/12/2002	\$100.00	WD - Warranty Deed	Unqualified	Improved
<u>01474-00221</u>	1/1/1899	\$0.00	- Unknown	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	ELRC6	Elevator Rheostatic	1	0	0	1.00	\$11,267.00
2	ESRC6	Elevator Stops Rheo	1	0	0	2.00	\$2,009.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCBD	0.00	0.00	Common	5,688.00	Square Footage	\$45,504.00

Legal

LN	Legal Description
1	39-2S-26E .13
2	LAVILLA HARTS MAP
3	W 55FT LOT 2 BLK 115,
4	01-37 BARRS S/D
5	PT LOTS 9,10,11 RECD O/R 10456-1102

Buildings

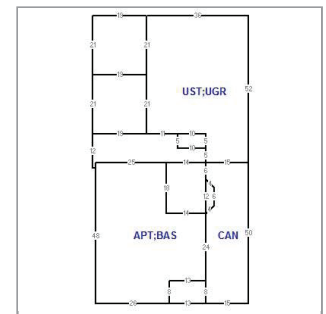
Building 1

Building 1 Site Address
525 W BEAVER ST Unit
Jacksonville FL 32202

Building Type	7601 - FUNERAL HOME
Year Built	1916
Building Value	\$399,942.00

Type	Gross Area	Heated Area	Effective Area
Finished Storage	399	0	200
Finished Storage	399	0	200
Unfinished Storage	1662	0	665
Unfinished Garage	1662	0	665

Element	Code	Detail
Exterior Wall	17	17 C.B. Stucco
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
Interior Wall	4	4 Plywood panel
Int Flooring	12	12 Hardwood
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



Unfinished Storage	352	0	141
Addition	352	352	352
Unfinished Storage	399	0	160
Finished Storage	399	0	200
Canopy	723	0	181
Apartment	252	252	202
Base Area	252	252	252
Unfinished Basement	252	0	88
Canopy	27	0	7
Apartment	27	27	22
Apartment	1594	1594	1275
Base Area	1594	1594	1594
Unfinished Storage	50	0	20
Apartment	104	104	83
Finished Open Porch	104	0	31
Total	10603	4175	6338

Element	Code	Detail
Restrooms	3.000	
Stories	2.000	
Baths	8.000	
Rooms / Units	7.000	
Avg Story Height	12.000	

2022 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	\$484,250.00	\$0.00	\$484,250.00	\$2,863.82	\$5,480.21	\$5,024.63
Urban Service Dist1	\$484,250.00	\$0.00	\$484,250.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$484,250.00	\$0.00	\$484,250.00	\$891.04	\$1,567.03	\$1,515.99
By Local Board	\$484,250.00	\$0.00	\$484,250.00	\$562.66	\$1,088.59	\$957.31
FL Inland Navigation Dist.	\$484,250.00	\$0.00	\$484,250.00	\$8.01	\$15.50	\$13.90
Water Mgmt Dist. SJRWMD	\$484,250.00	\$0.00	\$484,250.00	\$54.79	\$95.59	\$95.59
Urb Ser Dist1 Voted	\$484,250.00	\$0.00	\$484,250.00	\$0.00	\$0.00	\$0.00
Urban Service Dist 1B	\$484,250.00	\$0.00	\$484,250.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,380.32	\$8,246.92	\$7,607.42
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$250,292.00	\$250,292.00	\$0.00	\$250,292.00		
Current Year	\$484,250.00	\$484,250.00	\$0.00	\$484,250.00		

2022 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.

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](#)



Map Id:	6414	117200.01	1.00	1.00	1.00	CENSUS TRACT	172.00
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1000 Vacant Comm

**** VALUE SUBJECT TO CHANGE ****

BUILDING CHARACTERISTICS		1,000	Vacant	Comm	** VALUE SUBJECT TO CHANGE **			
CATEGORY	TYPE	%	PTS		Duval County Property Appraisers Office	VALUE SUMMARY	Tax Dist.	USD/LB
					PRIMARY VALUATION METHOD			CAMA
					BUILDING VALUE			0
					EXTRA FEATURE VALUE			0
					TOTAL MARKET LAND VALUE			39,000
					MARKET VALUE OF AG LAND			0
					TOTAL LAND VALUE AG + COMMON			0
					MARKET VALUE			39,000
					ASSESSED VALUE			22,880
					CAP BASE YEAR			0
					TAXABLE VALUE			22,880
					EXEMPTIONS			None
					TOTAL EXEMPTIONS VALUE			0
					SENIOR EXEMPTION VALUE			0
					SR-HISTORIC TAXABLE VALUE			N/A
					PERMIT NO.	TP	ST.	DESCRIPTION
					000005244	BLDG		
								EST. VALUE
								2,000
								ISSUE DATE
								7/15/1981
					BUILDING DIMENSIONS			

UNCL. TAIL. ADJ.										ADJ.																			
TOTAL ADJUSTED POINTS																				0									
DEPRECIATION ADJ.										ADJ.																			
TYPE		STYLE		CLS		QUA		HX %		NHX %		LOC		% COMP															
REPL.		COST NEW		AYB		EYB		DT		NORM		% GOOD																	
0						0				0.00		0.00%																	
SAR		AREA		B		H		P. of B.		EFF. AREA		DPR VALUE																	

[illegible]

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	ON ROLL	% COND	OB/XF MKT VALUE	APPRAISAL DATES		APPRAISED BY
																			DATE		
																			BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	6/7/2023 7/9/2020 8/13/2013	KEH TJD KEK

L I N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	1000	COMMERCIAL	0.00	100.00		CCBD	0.00	0.00	100.00	2,600.00	S	0	1.00	1.00	15.00	15.00	39,000

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

Map Id: 6414 117200.01 1.00 1.00 1.00 CENSUS TRACT 172.00

1000 Vacant Comm

** VALUE SUBJECT TO CHANGE **

BUILDING CHARACTERISTICS					
CATEGORY	TYPE	%	PTS		
1000 Vacant Comm					
** VALUE SUBJECT TO CHANGE **					
Duval County Property Appraisers Office Tax Dist USD1B					
VALUE SUMMARY					
PRIMARY VALUATION METHOD					
CAMA					
BUILDING VALUE					
0					
EXTRA FEATURE VALUE					
11,325					
TOTAL MARKET LAND VALUE					
39,000					
MARKET VALUE OF AG LAND					
0					
TOTAL LAND VALUE AG + COMMON					
0					
MARKET VALUE					
50,325					
ASSESSED VALUE					
50,325					
CAP BASE YEAR					
0					
TAXABLE VALUE					
50,325					
EXEMPTIONS					
None					
TOTAL EXEMPTIONS VALUE					
0					
SENIOR EXEMPTION VALUE					
0					
SPRINT HISTORIC TAXABLE VALUE					
N/A					
PERMIT NO.					
ST.					
DESCRIPTION					
EST VALUE					
ISSUE DATE					
000005244					
BLDG					
2,000					
7/15/1981					
BUILDING DIMENSIONS					
BUILDING NOTES					
BUILDING: 0 AKA:					
SITE ADDRESS: W BEAVER ST, JACKSONVILLE 32202					
L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I U I E	Q V R
1	19859	00806	7/26/2021	WD U V	05
2	18986	02282	10/28/2019	WD U V	05
3	10456	01102	4/12/2002	WD U V	11
4	04965	00944	9/19/1979	WD U I	11
ACREAGE 0.06 PRICE/SF 0.00					
L N	OBXF CODE	DESCRIPTION	BLD	HX %	NHX %
1	FWIC1	Fence Wrought Iron		0.00	100.00
L N	USE CODE	LAND USE DESCRIPTION		HX %	NHX %
1	1000	COMMERCIAL		0.00	100.00
L N	T N				
L N	DATE	USER ID	CD		
PARCEL NOTES					

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION AMENDMENT SHEET

Property Identification and Location:

Property Identification Number: 074645 0000, 074637 0000, 074638 0000.

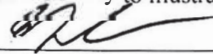
Address of property: 525 West Beaver Street

City: Jacksonville, County: Duval Zip Code: 32202

AMENDMENT: Indicate all changes in the project work, giving the originally proposed treatment and the amended work item description:

Our Part 1 Application was amended (see attached NPS Amendment 1 dated 07/31/2024 that was approved on 09/30/2024 and Amendment 2 dated 12/10/2024 that was approved on 02/21/2025) to be in compliance with the National Park Service Review dated 11/22/2022.

Attach photographs and drawings as necessary to illustrate the proposed changes.

Name: Eric J. Adler Signature:  Date: 10/28/2025

Complete the following if signing for an organization or multiple owners.

Title: Member Organization: 525 Beaver, LLC

Social Security or Taxpayer Identification Number: 87-0996329

Mailing Address: 1803 North Main Street

City: Jacksonville, State: Florida Zip Code: 32206

Daytime Telephone Number: (904) 575-4112

Local Historic Preservation Office or Division Use Only

The ☒ Local Historic Preservation Office/ ☐ Division has reviewed the **Amendment Sheet** for the above named property and hereby:

- ☒ Determines that the work described in this Amendment to the Historic Preservation Property Tax Exemption Application for the above referenced property ***is consistent*** with the ***Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings***, and the ***criteria set forth in Chapter 1A-38, F.A.C.***
- ☐ Determines that the ***work described in this Amendment*** to the Historic Preservation Property Tax Exemption Application for the above referenced property ***is not consistent*** with the ***Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings***, and the ***criteria set forth in Chapter 1A-38, F.A.C.*** All work ***not consistent*** with the referenced standards, guidelines and criteria ***is identified in the Review Comments***. **Recommendations** to assist the applicant in bringing the proposed work into compliance with the standards, guidelines and criteria **are provided in the Review Comments**.

Review Comments: Approval based on the NPS approval of the amendment scopes outlined in the related HTC application, which was also reviewed for meeting the same national rehabilitation standards.

Additional Review Comments attached? ☐ Yes ☐ No

Signature

Printed Name: Lisa Sheppard

Title: Planner III

Date: 10/28/25

Hillman-Pratt Funeral Home
525 West Beaver Street
Jacksonville, Duval County, Florida 32202-4089
NPS No. 45474

TRANSMITTAL LOG | Amendment 1

1. 45474_Amend1_Application_HillmanPratt_Jacksonville_FL.PDF - This is the signed application.
2. 45474_Amend1_Transmittal_HillmanPratt_Jacksonville_FL.pdf - Transmittal Log
3. 45474_Amend1_Plans_HillmanPratt_Jacksonville_FL.pdf - These are the plans referenced in the applicaiton & memorandum (1.1a through 1.8b).
4. 45474_Amend1_Memo_HillmanPratt_Jacksonville_FL.pdf - This is the memorandum incorporated into the applicaiton with referenced Figures.



HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number
45474

1. **Historic Property Name** Hillman-Pratt Funeral Home
Street 525 West Beaver Street
City Jacksonville County Duval State FL Zip 32202-4089

2. **This form** ☐ includes additional information requested by NPS for an application currently on hold.
☐ updates project data (start/completion dates, QREs, etc.), applicant, or contact information. (If only this box is checked, amendment may be submitted by email directly to NPS_TPS@nps.gov with a copy to the SHPO.)
☒ amends a previously submitted ☐ Part 1 ☒ Part 2 ☐ Part 3 application.
☐ requests an advisory determination that the completed phase ____ of ____ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____ Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

The Hillman-Pratt Funeral home received its conditional Part 2 Application approval on November 22, 2022 with 7 conditions. This Amendment 1 addresses those conditions and also provides an update on the Casket Factory Flooring. See attached memorandum, plans and figures.

3. **Project Contact** (if different from applicant)

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Street Rhodes Hall | 1516 Peachtree ST NW City Atlanta State GA
Zip 30309 Telephone (678) 612-2833 Email Address brian@rayandellis.com

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I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

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For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Eric J. Adler Signature [Signature] Date 07/31/2024
Applicant Entity 525 Beaver, LLC SSN _____ or TIN 87-0996329
Street c/o Silver St. Capital 1710 N Main ST City Jacksonville State FL
Zip 32206 Telephone (904) 600-3195 Email Address eric@silverstreet.capital

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☐ meets the Secretary of the Interior's Standards for Rehabilitation.
☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Advisory Determinations:

- ☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached



MEMORANDUM

To: Division of Historical Resources (DHR)
Technical Preservation Services, National Park Service (NPS)
From: Brian LaBrie, Ray, Ellis & LaBrie Consulting LLC
CC: Eric J. Adler, Silver Street Capital (SLVR)
Project File
Date: Friday, July 31, 2024
Re: Hillman-Pratt Funeral Home
525 West Beaver Street, Jacksonville, Duval County, Florida 32202
NPS No. 45474

The Hillman-Pratt Funeral home received its conditional Part 2 Application approval on November 22, 2022 with 7 conditions. See below for the seven conditions and our plans to address them.

1. Open Entryway at Residential Entrance: NPS agrees with SHPO that the open entrance area on the brick facade is character-defining and must remain an open-air space. A new metal-grill cage system must not be installed in this location.
Revised Scope of Work (SOW): No new metal security bars will be installed. The two existing wood doors of this entry, and the security doors (Figure 1.1a) present will be retained for continued use. They will be cleaned to accept new paint and repainted. The existing security grill between the recessed porch and the covered drive will also be retained for continued use. The nonhistoric metal tubes and razor wire will be removed. The historic security grill will be cleaned to accept new paint and repainted. These revised plans are shown in Figure 1.1b & 1.1c.
2. HVAC/Mechanical: Drawings and a mock up showing the location of any proposed vents or mechanical equipment to be installed on the roof must be submitted on an Amendment, showing views from different vantage points along the street to determine their visibility.
Revised Scope of Work (SOW): As requested see the mock up of the typical condensers to be placed on the roof (Figure 1.2b) and the views of the property showing it is not visible (Figures 1.2c-1.2j). We have also created a mock up of the kitchen venting (see Figure 1.2k-1.2l) with views of the property showing it is not visible (Figures 1.2m-1.2n).
3. Windows: Details of the two stained-glass window sashes to be repaired (at the interior vestibule of the chapel) must be submitted for review and approval, including dimensioned drawings of the new window components and materials.
Revised Scope of Work (SOW): See revised plans for these windows shown on Figure 1.3.
4. Covered Drive on East Elevation: The location of the new recessed wall is appropriate to allow the metal gate doors to be pinned open in place. However, the combination of a Hardie siding with glass storefront wall system is not compatible. Rather, this new wall should read entirely as a dark void, with a recessed glass storefront system with minimal framing and darker baked enamel or painted finish (and not in combination with a solid portion as is currently proposed).
Revised Scope of Work (SOW): Per this condition, the contractor will install a storefront glass transom that will reach from the top of the door to above the line of sight from the arched opening. No hardie board will be installed. See annotated Figure 1.4.
5. New Exterior Door on West Elevation: The new double-door entrance on the west elevation should be reduced to a larger single door instead of a French-style, double door in order to be more compatible with the character of this building.
Revised Scope of Work (SOW): We have deleted the double door entry and replaced it with a single door entry per request. This door will have an upper light of similar size to the historic entrance doors of the recessed porch on Beaver Street, and feature two vertical panels beneath the upper light to differentiate it from the historic doors.

6. Privacy Fence on West Lot: The new privacy fence must be compatible and more simplified, such as a painted or stained wood fence.

Revised Scope of Work (SOW): See Figure 6.1A-6.1B. The fence has been simplified to a metal fence with minimal brick piers only found along the western fence line parallel to the west side elevation of the property. The brick piers are shown on the landscape plan shown in Figure 6.1a. With an elevation on Figure 6.1b showing the simplified fence found between the piers. Please note that the NR boundary only encompasses the footprint of the building as this is the historic acreage associated with the property (black and magenta dashed line on Figure 6.1a).

7. Casket Lift: It is recommended that the mechanics of the lift (visible in the first floor bridge) should remain visible and unaltered.

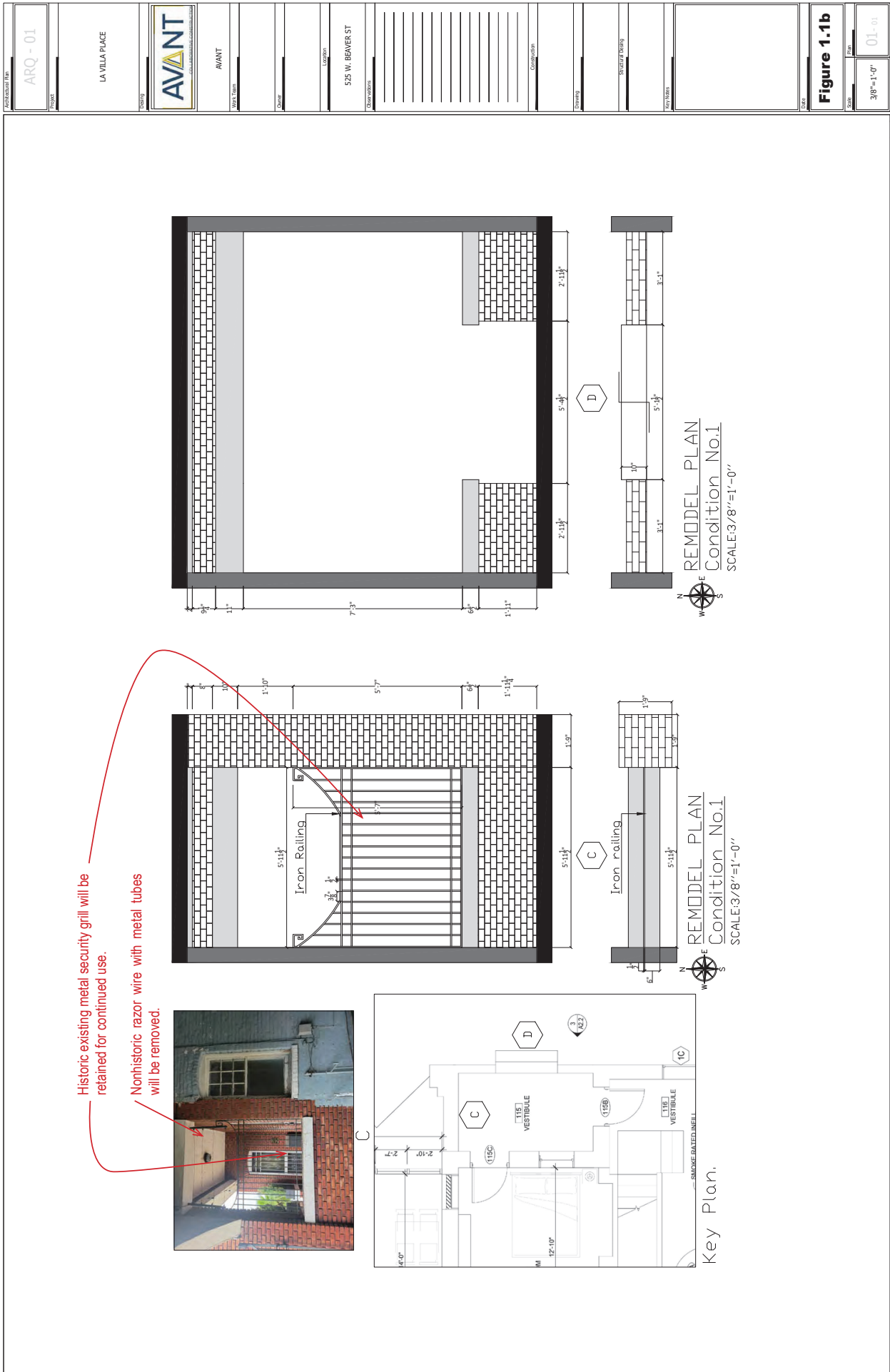
Revised Scope of Work (SOW): Per this condition, the contractor will ensure the mechanical mechanisms are evident on the second floor of the bridge.

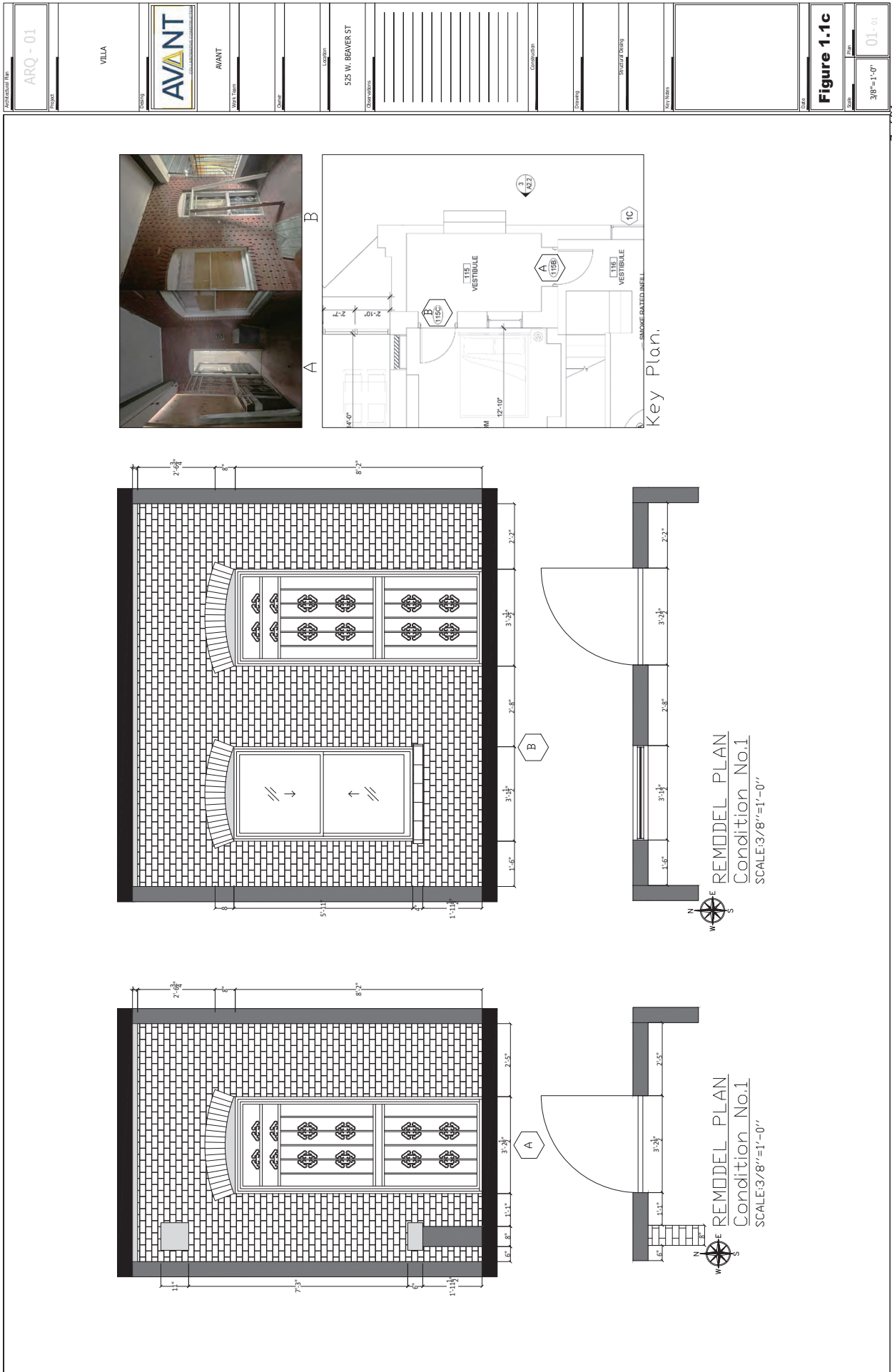
Section 5, Feature 11: Floors has a Revised Scope of Work as follows:

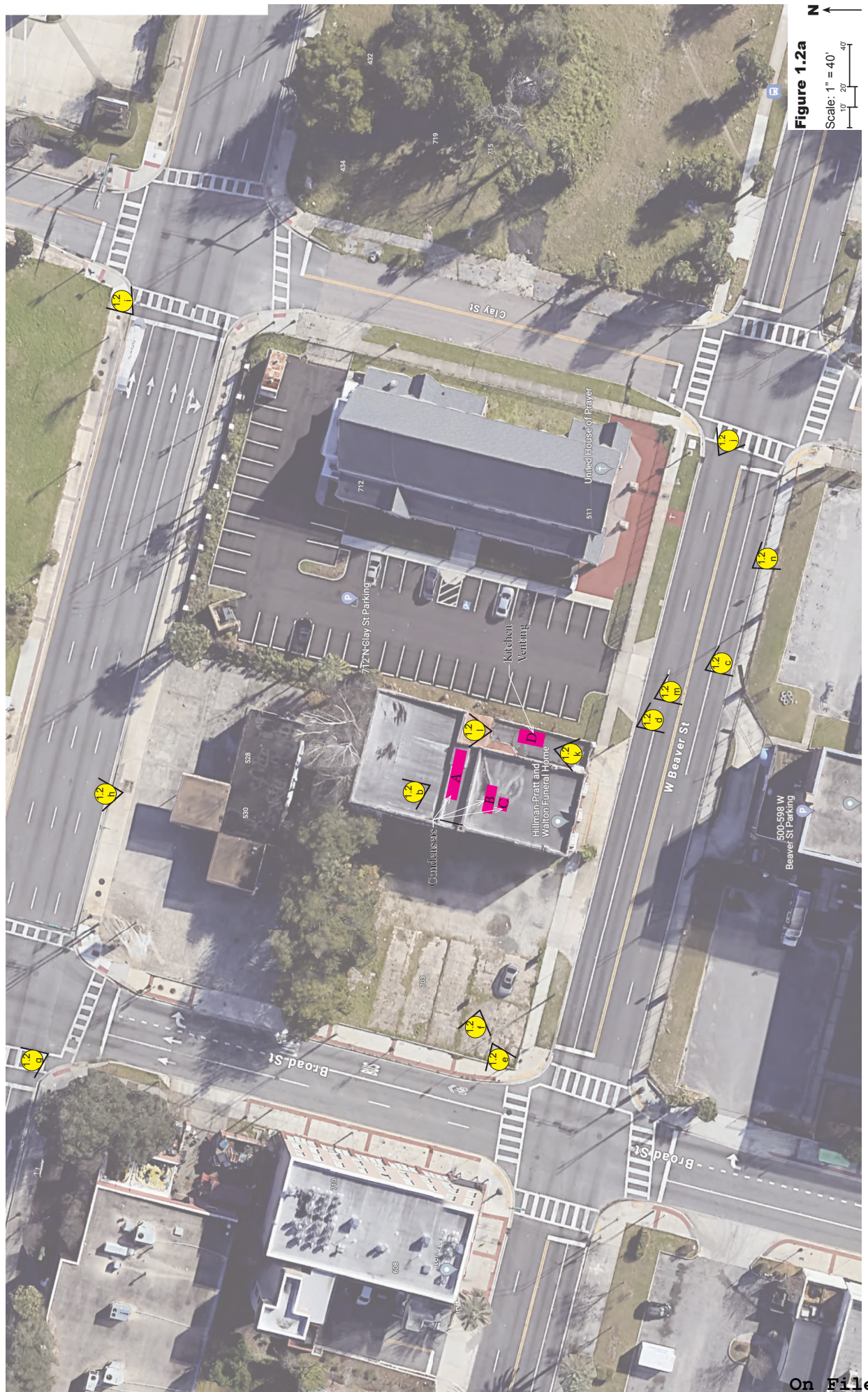
When the nonhistoric laminate was removed from the casket factory we found that the wood plank flooring that had been present had been removed previously and new plywood applied in its place as a subfloor for the new laminate floor. As this is a missing feature we propose a laminate vinyl plank flooring to be used in its place, see Figure 1.8a. From discussions with Mrs. Kennebrew, she recalls that the plank flooring found in the garage was also found in the casket factory. The planks found in the garage are approximately 7" wide and staggered in placement like a typical floor. The laminate vinyl plank (LVP) sample we have found is a close color match to the existing flooring of the garage, while its width is approximately 9" or a 22% larger width. Other LVP was much thinner (approximately 2" - 3" in width or 57% smaller width). The length of our proposed product is 6'. This LVP product was chosen as to buy new wood 7" planks would be cost prohibitive. Since there were no extant planks this change in material and size should not be noticeable given the space is subdivided into units.

Figure 1.1a: Typical existing security doors.



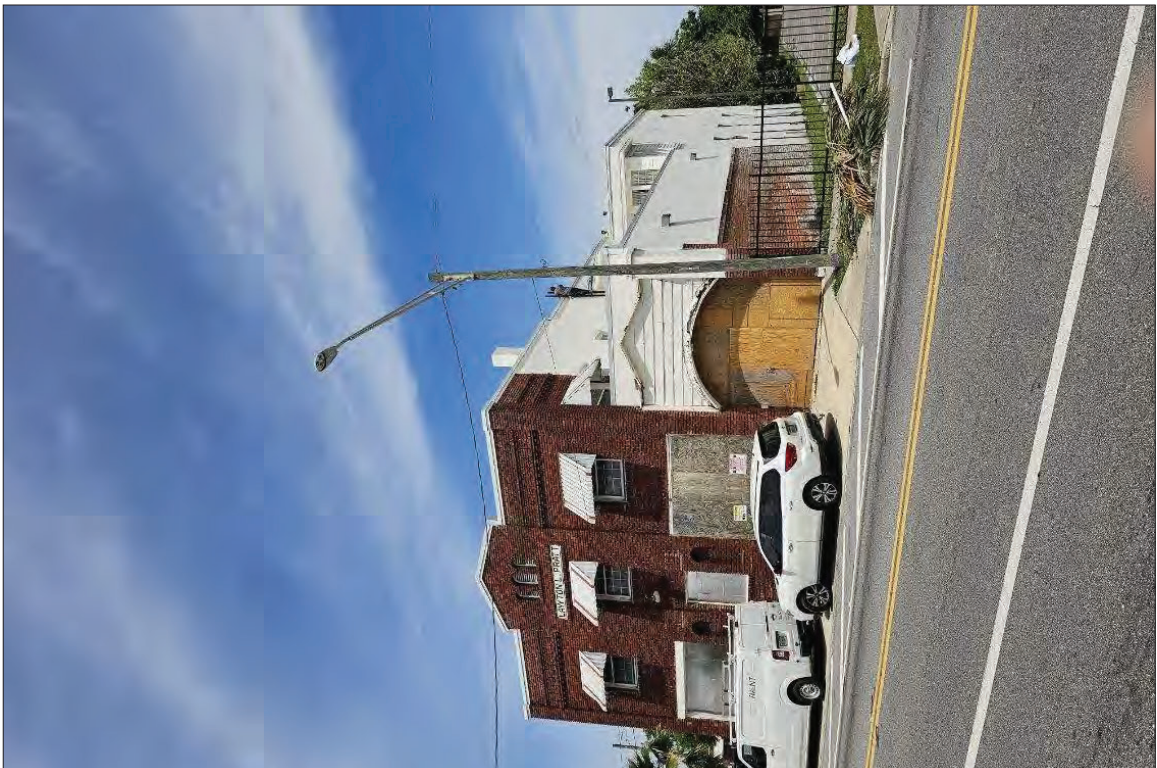








1.2b: Condenser mock up on roof, see locations A - C on Figure 1.2a; photographer facing southeast.



1.2c: View of Hillman-Pratt Funeral Home; photographer facing northwest.



1.2d: View of Hillman-Pratt Funeral Home; photographer facing northwest.



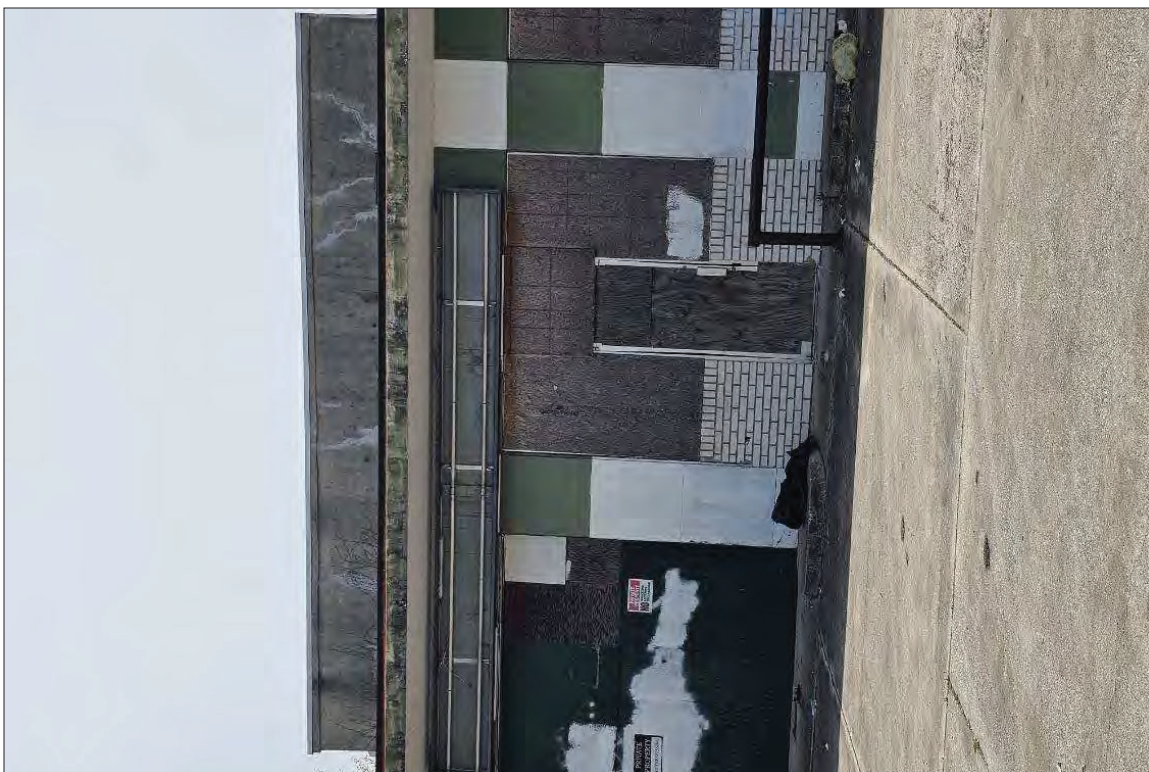
1.2e: View of Hillman-Pratt Funeral Home; photographer facing northeast.



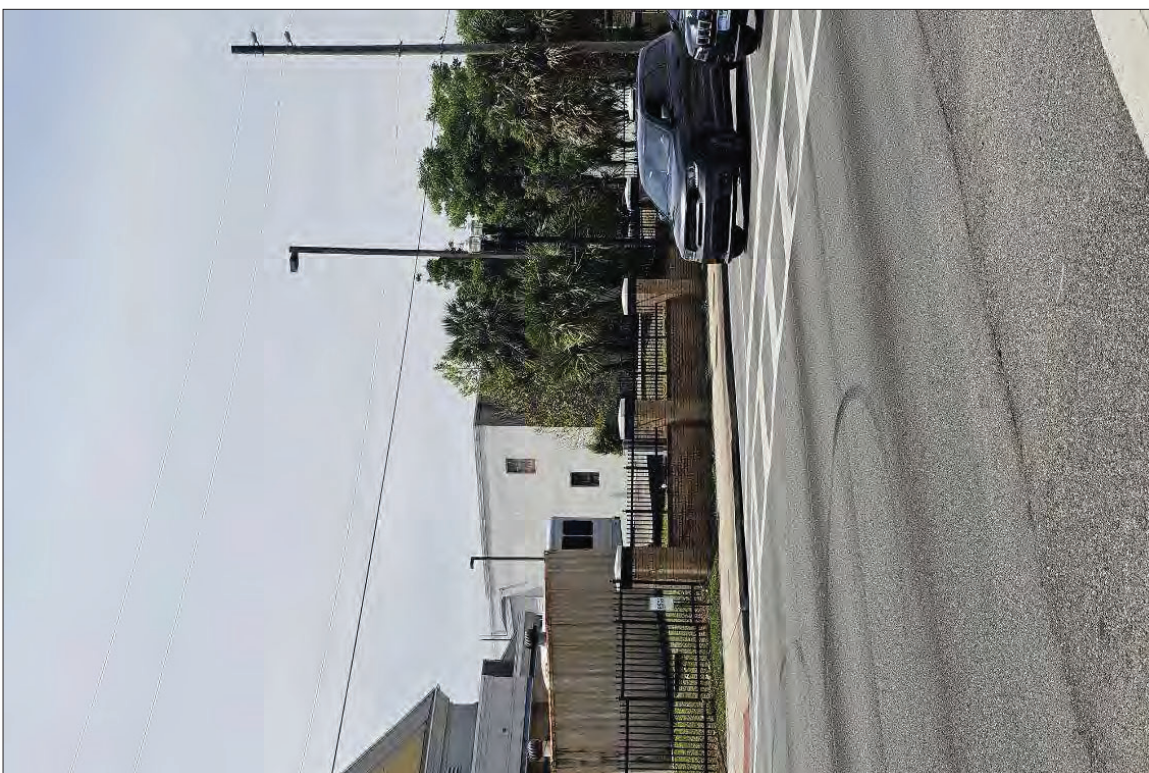
1.2f: View of Hillman-Pratt Funeral Home; photographer facing southeast.



1.2g: View towards Hillman-Pratt Funeral Home; photographer facing southeast.



1.2h: View towards Hillman-Pratt Funeral Home; photographer facing south.



1.2i: View towards Hillman-Pratt Funeral Home; photographer facing southwest.



1.2j: View of Hillman-Pratt Funeral Home; photographer facing northwest.



1.2k: Kitchen venting mock up on covered driveway, see locations D on Figure 1.2a; photographer facing northeast.



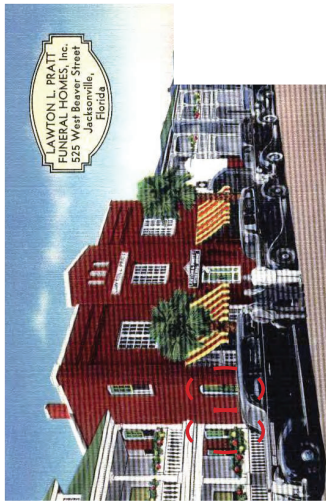
1.2l: Condenser mock up on roof, see locations A - C on Figure 1.2a; photographer facing south.



1.2m: View of Hillman-Pratt Funeral Home; photographer facing northwest.



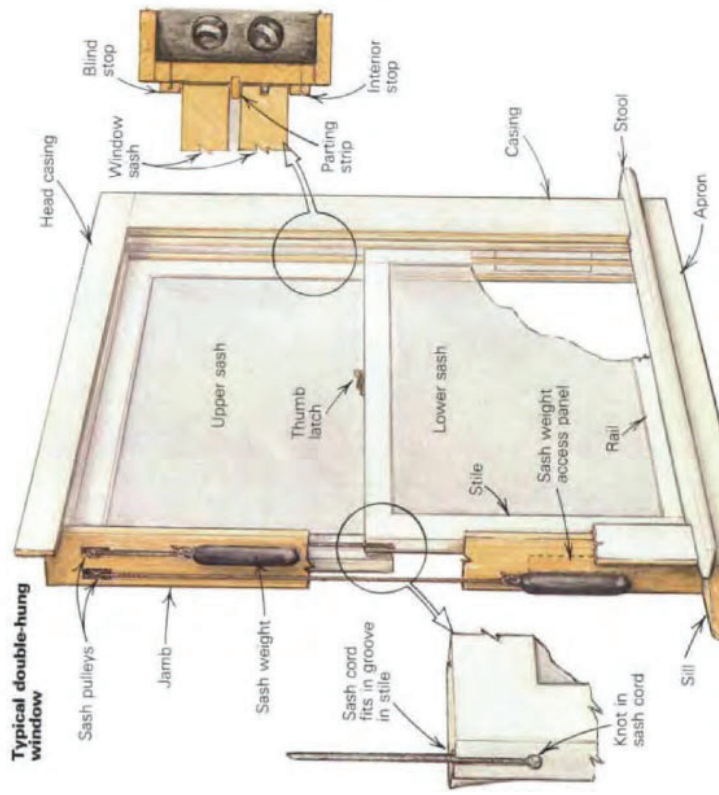
1.2n: View of Hillman-Pratt Funeral Home; photographer facing northwest.



Early 20th Century postcard of the funeral home showing the stained glass windows (circled in dashed red line).



The two surviving sashes (red arrows) were installed in the nonhistoric demising wall outside of the Period of Significance according to Evelyn Kennebrew, who lived above the funeral home with her parents in the mid-century.



The contractor intends to keep the assemblage of the two stained glass window sashes simple, as shown in sketch above, and in section below.

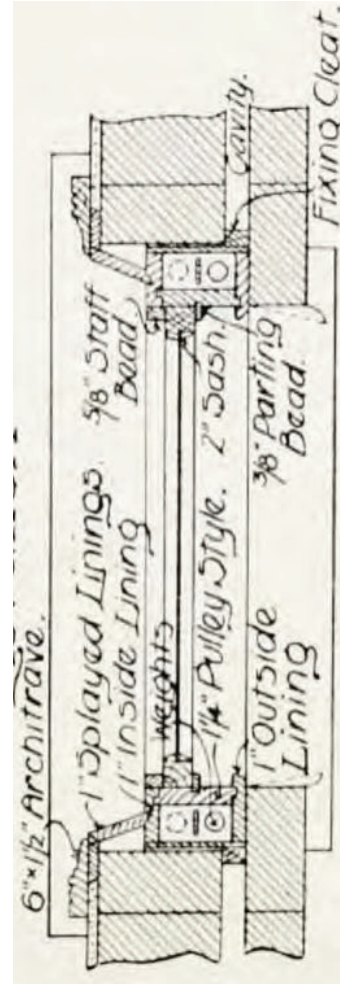
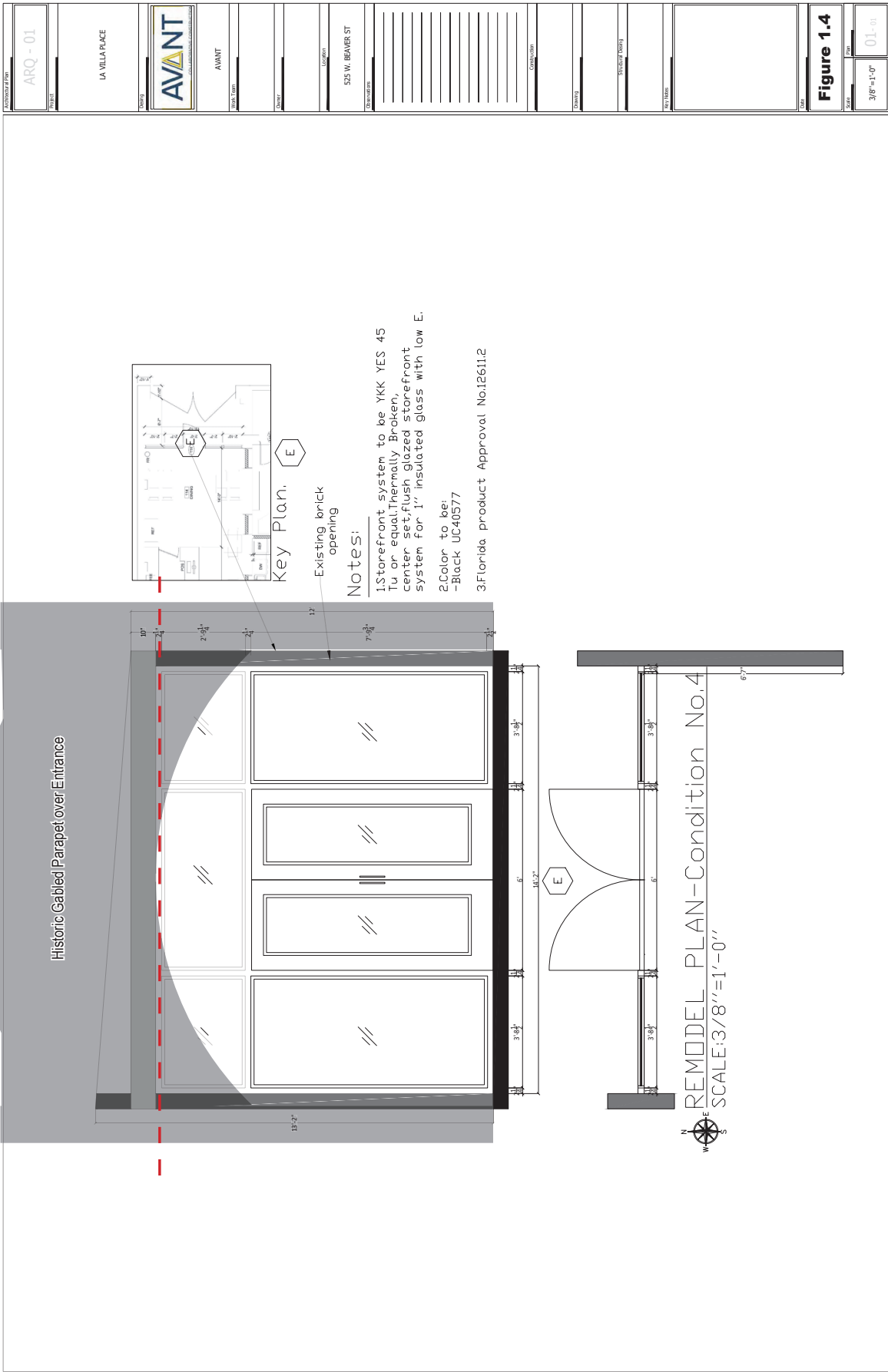
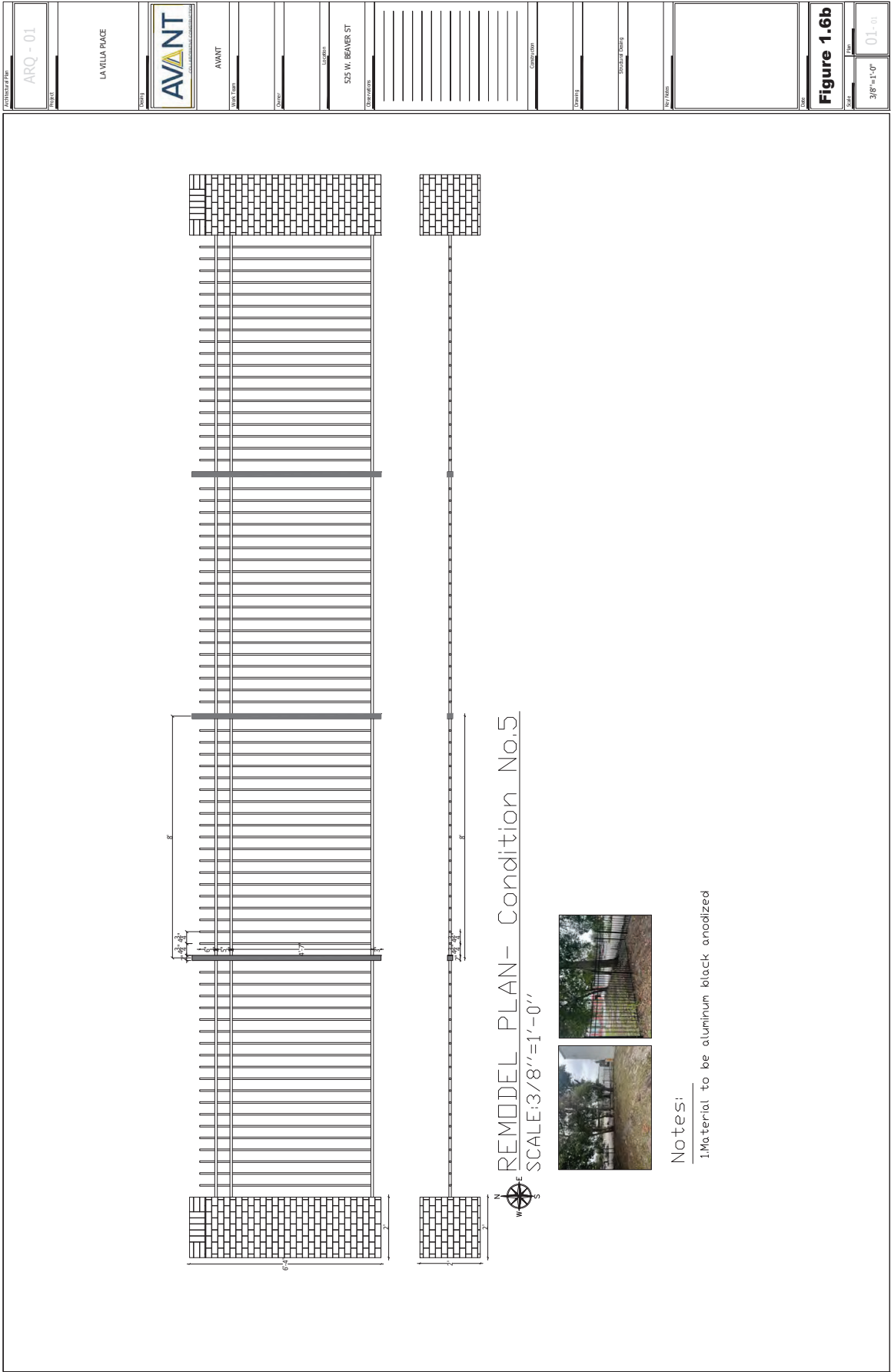


Figure 1.3









SPECIFICATIONS

DIMENSIONS

Product Length (inches)

72.05

Product Width (inches)

9.13

Product Thickness ⓘ

8mm

Box Length

72.83

Box Width

9.61

Box Weight

65.60 lbs

Veneer Thickness ⓘ

Techtanium Plus

Wear Layer ⓘ

Techtanium Plus

DETAILS

Material

Vinyl

Color

Brown

Shade

Medium

Edge

Painted Bevel

Texture/Surface ⓘ

Textured

Gloss Level

Low

Attached Pad ⓘ

Cork

Water Resistance ⓘ

Waterproof

Scratch Resistance ⓘ

Scratch Resistant

Dent Resistance

Dent Resistant

Stain Resistance ⓘ

Yes

Elevation Grade ⓘ

On/ Above/ Below

1.8a: Product Data for proposed laminate vinyl plank flooring for casket factory.



1.8b: The width of the wood planks found on the first floor garage are likely what was on the casket factory floor. These were approximately 7" wide and were in a typical staggered pattern like most wood floors.



HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number
45474

1. Historic Property Name Hillman-Pratt Funeral Home

Street 525 West Beaver Street

City Jacksonville County Duval State FL Zip 32202-4089

2. This form ☐ includes additional information requested by NPS for an application currently on hold.
☐ updates project data (start/completion dates, QREs, etc.), applicant, or contact information. (If only this box is checked, amendment may be submitted by email directly to NPS_TPS@nps.gov with a copy to the SHPO.)
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☐ requests an advisory determination that the completed phase ____ of ____ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____ Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

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3. Project Contact (if different from applicant)

Name Brian W. LaBrie Company Rav, Ellis & LaBrie Consulting

Street Rhodes Hall | 1516 Peachtree ST NW City Atlanta State GA

Zip 30309 Telephone (678) 612-2833 Email Address brian@ravandellis.com

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Name Eric J. Adler Signature [Signature] Date 07/31/2024

Applicant Entity 525 Beaver, LLC SSN _____ or TIN 87-0996329

Street c/o Silver St. Capital 1710 N Main ST City Jacksonville State FL

Zip 32206 Telephone (904) 600-3195 Email Address eric@silverstreet.capital

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NPS Official Use Only

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RENEE NOVAK Digitally signed by RENEE NOVAK
Date: 2024.09.30 11:22:22 -04'00'

Date _____ National Park Service Authorized Signature _____

☐ NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION AMENDMENT / ADVISORY DETERMINATION

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City Jacksonville County Duval State FL Zip 32202-4089

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Zip 32206 Telephone (904) 600-3195 Email Address eric@silverstreet.capital

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Date

National Park Service Authorized Signature

☐ NPS conditions or comments attached

Hillman-Pratt Funeral Home
525 West Beaver Street
Jacksonville, Duval County, Florida 32202-4089
NPS No. 45474

TRANSMITTAL LOG | Amendment 2

1. 45474_Amend2_Application_HillmanPratt_Jacksonville_FL.PDF – This is the signed application.
2. 45474_Amend2_Transmittal_HillmanPratt_Jacksonville_FL.pdf – Transmittal Log
3. 45474_Amend2_Plans_HillmanPratt_Jacksonville_FL.pdf – These are the plans referenced in the application & memorandum
4. 45474_Amend2_Memo_HillmanPratt_Jacksonville_FL.pdf – This is the memorandum incorporated into the application with referenced Figures.



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION**

Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number
45474

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City Jacksonville County Duval State FL Zip 32202-4089
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Summarize information here; continue on following page if necessary.

Since approval of Amendment 1 on 09/30/2024 some aspects of the design have changed, and we submit these for your review. These items are: 1) the basement stairs need to be altered; and 2) we are adding an awning to the west side elevation.

3. **Project Contact** (if different from applicant)
Name Brian W. LaBrie Company Ray, Ellis & LaBrie Consulting
Street Rhodes Hall | 1516 Peachtree ST NW City Atlanta State GA
Zip 30309 Telephone (678) 612-2833 Email Address brian@rayandellis.com
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- Name Eric J. Adler Signature [Signature] Date 12/10/2024
Applicant Entity 525 Beaver, LLC SSN _____ or TIN 87-0996329
Street c/o Silver St. Capital 1710 N Main ST City Jacksonville State FL
Zip 32206 Telephone (904) 600-3195 Email Address eric@silverstreet.capital
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MEMORANDUM

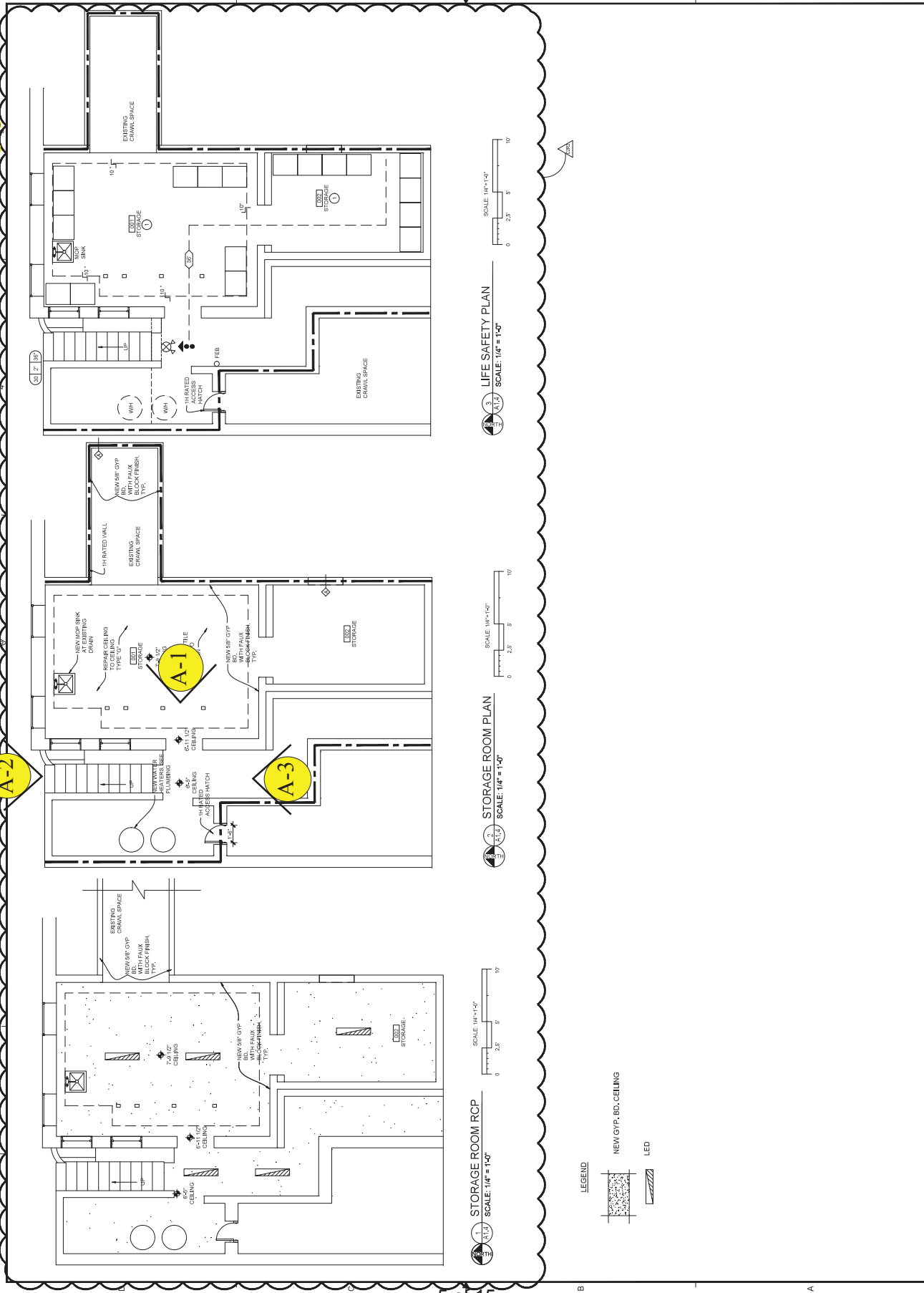
To: Division of Historical Resources (DHR)
Technical Preservation Services, National Park Service (NPS)
From: Brian LaBrie, Ray, Ellis & LaBrie Consulting LLC
CC: Eric J. Adler, Silver Street Capital (SLVR)
Project File
Date: December 10, 2024
Re: Hillman-Pratt Funeral Home
525 West Beaver Street, Jacksonville, Duval County, Florida 32202
NPS No. 45474

Since approval of Amendment 1 on 09/30/2024 some aspects of the design have changed, and we submit these for your review. These items are:

1. Basement: In the original Federal Part 2 Application (see sheet A1.4) the plaster ceiling was to be repaired and fire-rated, plumbing was added to include a mop sink. In our revised plan the ceiling will still be repaired and the tile floor will remain, but the stair to the basement is being widened to meet code to make the basement accessible which will require removal of part of the southern cheek/retaining wall of the basement stairs to add approximately 12" in width to the stairs (see Figures A-1 & A-2). Where the header is at the bottom of the stairs would also need to be raised approximately 9" (see Figure A-3). See Structural drawings in Appendix A.
2. An awning will be added to the new entrance on the west elevation. This awning will be a fabric awning sized to the opening, see Appendix B.

Appendix A:
Revised Sheet A1.4 & Structural

Photographic Key for Figures A-1 to A-3
found on next pages.



JASON CANNING ARCHITECT INC
ARCHITECTS & PLANNERS
JACKSONVILLE, FLORIDA 32207
O: 904.647.8600
F: 904.436.7227
jason@jasoncanning.com

PROJECT ARCHITECT
JASON T. CANNING

FLORIDA LICENSE NO. AB05310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8600

DATE	ISSUE	COORDED BY
21 DEC 2021	PERMIT	COORDED
02 FEB 2022	REV1	COORDED
13 APR 2022	DEMO	COORDED
13 DEC 2022	CO1	COORDED
22 JUN 2023	CO1 REV1	COORDED
15 NOV 2024	CO2 REV2	COORDED

TENANT IMPROVEMENT FOR
LAVILLA PLACE
925 W. BEAVER ST
JACKSONVILLE, FLORIDA 32202

BASEMENT PLAN

PROJECT NO: 2138
DRAWN BY: JTC
CHECKED BY: JTC
SHEET NO:
A1.4
SHEET 08



Figure A-1: These steps will be lowered to meet code. Build back will be concrete. The main tile floor will be unaltered.



Figure A-2: The existing concrete steps to the basement will be demolished and built back to code making them approximately 12" wider. It is likely this concrete is a nonhistoric addition. Buildback will be concrete.



Figure A-3: To provide head height at the bottom of the concrete steps (see A-2) the floor structure will be raised about 9" between the opening for the stair and the opening into the funeral home of the bridge.

STRUCTURAL NOTES

GENERAL NOTES:

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS. THESE PLANS LIMIT THE RESPONSIBILITY TO THE STRUCTURAL REQUIREMENTS OF THE PROJECT ONLY. ARCHITECTURAL, CIVIL, MECHANICAL (PLUMBING AND HVAC), WATERPROOFING, INSULATION, FLASHING, AND BASE FLOOD ELEVATION REQUIREMENTS ARE NOT ADDRESSED.

ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.

THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS.

EXISTING STRUCTURE:

INFORMATION SHOWN FOR THE EXISTING STRUCTURE WAS TAKEN BY FIELD INSPECTION AND OBSERVATION BY CONTRACTOR.

WORK SHOWN ON THESE PLANS ASSUMES THAT THE ORIGINAL CONSTRUCTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARD BUILDING CODE AND ACCEPTED INDUSTRY PRACTICES AT TIME OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CONDITIONS RELATING TO THE EXISTING STRUCTURE AND TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 8th EDITION (FBC2023). THE FOLLOWING SUPERIMPOSED LOADINGS HAVE BEEN UTILIZED:

ELEVATED FLOORS:
LIVE LOAD - 40 psf.
DEAD LOAD - 15 psf.

DEFLECTION CRITERIA:

ROOF MEMBERS HAVE BEEN DESIGNED WITH A DEFLECTION LIMITATION OF L/240 (LIVE LOAD) AND L/160 (TOTAL LOAD). FLOOR MEMBERS HAVE BEEN DESIGNED WITH A DEFLECTION LIMITATION OF L/360 (LIVE LOAD) AND L/240 (TOTAL LOAD). IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ARCHITECT TO NOTIFY THE E.O.R. IF DEFLECTION CRITERIA SHALL BE REVISED TO MORE STRICT REQUIREMENTS.

FOUNDATIONS:

ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 psf ON COMPACTED FILL OR NATIVE SOIL PER FBC2023 TABLE 1804.2. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHOSE REPORT SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

REINFORCING STEEL:

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS. SECURE APPROVAL OF SHOP DRAWINGS PRIOR TO COMMENCING FABRICATION.

CONCRETE:

CONCRETE SHALL BE PER AN APPROVED MIX DESIGN PROPORTIONED TO ACHIEVE A STRENGTH AT 28 DAYS OF **** psf WITH A PLASTIC AND WORKABLE MIX. CONCRETE SHALL BE PLACED AND CURED ACCORDING TO ACI STANDARDS AND SPECIFICATIONS. SUBMIT PROPOSED MIX DESIGN WITH RECENT FIELD CYLINDER OR LAB TESTS FOR REVIEW PRIOR TO USE. MIX SHALL BE UNIQUELY IDENTIFIED BY MIX NUMBER OR OTHER POSITIVE IDENTIFICATION. MIX SHALL MEET THE REQUIREMENT OF ASTM C33 FOR COARSE AGGREGATE.

LESS NOTED OTHERWISE ON PLANS, THE FOLLOWING CONCRETE CLEAR COVER SHALL BE PROVIDED FOR ALL NON-PRESTRESSED CONCRETE REINFORCEMENT PER ACI 318:

CONCRETE CAST AGAINST EARTH:	ALL BARS	-	3"
CONCRETE EXPOSED TO EARTH (FORMED FACE):	ALL BARS	-	2"
CONCRETE EXPOSED TO WEATHER:	#4 BARS AND GREATER	-	2"
	#5 BARS AND SMALLER	-	1 1/2"
EXPOSED TO EARTH OR WEATHER:			
LABS, WALLS, AND JOISTS:	#11 BARS AND SMALLER	-	3/4"

On File
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SEE ACI 318 FOR ADDITIONAL REQUIREMENTS AND MORE INFORMATION

CONCRETE TESTING: AN INDEPENDENT TESTING LABORATORY SHALL PERFORM THE FOLLOWING TESTS ON CAST IN PLACE CONCRETE:

AT ASTM C143 - "STANDARD TEST METHOD FOR SLUMP OF PORTLAND CEMENT CONCRETE." MAXIMUM SLUMP SHALL BE 4-6 INCHES. PRIOR TO ADDING A SUPER PLASTICIZER.
AT ASTM C39 - "STANDARD TEST METHOD FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMENS." A SEPARATE TEST SHALL BE CONDUCTED FOR EACH CLASS AND NOT LESS THAN ONE FOR EVERY 150 CUBIC YARDS; NOR 5000 SQUARE FT OF SURFACE AREA FOR SLABS AND WALLS, PLACED PER DAY. REQUIRED CYLINDER(S) QUANTITIES AND TEST AGE AS FOLLOWS:

1 AT 7 DAYS
1 AT 14 DAYS
2 AT 28 DAYS

ONE ADDITIONAL RESERVE CYLINDER TO BE TESTED UNDER THE DIRECTION OF THE ENGINEER, IF REQUIRED. IF 28 DAY STRENGTH IS ACHIEVED, THE ADDITIONAL CYLINDER(S) MAY BE DISCARDED.

WOOD:

STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTERS, ETC) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES FOR NO. 2 SOUTHERN PINE CONFORMING TO NDS, WITH 2015 SUPPLEMENT, AS FOLLOWS:

SHEAR	ALL	Fv	=	175 psi.
BENDING	2X6	Fb	=	1000 psi.
BENDING	2X8	Fb	=	925 psi.
BENDING	2X10	Fb	=	800 psi.
BENDING	2X12	Fb	=	750 psi.

WOOD IN CONTACT WITH CONCRETE OR MASONRY, AND AT OTHER LOCATIONS AS SHOWN ON STRUCTURAL DRAWINGS, SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AITC-109. MEMBER SIZES SHOWN ARE NOMINAL UNLESS NOTED OTHERWISE.

ALL NAILS SHOWN ON PLANS ASSUME COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED ON DRAWINGS.

ENGINEERED SHOP DRAWINGS SHALL BEAR THE SIGNATURE AND IMPRESSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL ENGINEER AS THE SPECIALTY ENGINEER. THE FOLLOWING LOAD DURATION FACTORS SHALL BE USED:

DEAD LOAD	0.90
DEAD LOAD + FLOOR LIVE LOAD	1.00

THE SUPERIMPOSED DEAD LOAD, AS SPECIFIED IN THE DESIGN LOADS SECTION ABOVE, INCLUDES THE OVERALL WEIGHT OF THE FIRE SPRINKLER SYSTEM PIPES. THE GENERAL CONTRACTOR SHALL PROVIDE THE TRUSS MANUFACTURER WITH THE LOCATIONS OF THE PIPE SUPPORTS AND THE LOADS FROM ALL SPRINKLER LINES GREATER THAN 2" DIAMETER.

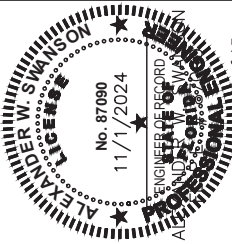
ROOF, FLOOR, AND WALL SHEATHING ARE DESIGNED AS DIAPHRAGMS AND SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 23 OF THE FLORIDA BUILDING CODE AND SHALL BE FASTENED IN ACCORDANCE WITH THE STRUCTURAL PLANS, NOTES, AND DETAILS. IF NOT SPECIFIED USE MINIMUM REQUIREMENTS OF FBC TABLE 2304.10.1. ATTACHMENT OF SHEATHING TO RESIST WIND PRESSURES SHALL ALSO NOT BE LESS THAN WHAT IS SHOWN IN FBC TABLE 2304.6.1, UNLESS SHOWN OTHERWISE. ALL SHEATHING FOR SHEARWALLS AND DIAPHRAGMS SHALL BE OF STRUCTURAL GRADE. DIAPHRAGM SHEATHING SHALL BE ORIENTED PERPENDICULAR TO FLOOR AND ROOF FRAMING. LAYOUT OF ADJACENT SHEATHING PANELS SHALL BE STAGGERED AS IN CASES 1 THROUGH 4 IN FBC 2306.2(1). ALL DIAPHRAGMS AND SHEARWALLS SHALL BE BLOCKED AT PANEL EDGES WITH 2X4 BLOCKING ORIENTED FLAT-WISE (LONG FACE PARALLEL TO SHEATHING). SUBFLOOR SHALL BE GLUED TO PREVENT SQUEAKING.

WOOD FRAMING CONNECTORS:

ALL CONNECTORS SHALL BE GALVANIZED OR STAINLESS STEEL. CONNECTOR MODEL NUMBERS SHOWN ARE STRONG-TIE CONNECTORS AS MANUFACTURED BY SIMPSON STRONG-TIE CO., 9756 W. LAS POSITAS BLVD., P.O. BOX 10789, PLEASANTON, CA 94588, 800-979-5099, WWW.STRONGTIE.COM. SUBSTITUTIONS ARE ACCEPTABLE WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. UNLESS SHOWN OTHERWISE, INSTALL SIZE AND **MAXIMUM** NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALEXANDER W. SWANSON, PE, ON November 1, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES



SWANSON STRUCTURAL, INC.
209 BILBAO DR.
ST. AUGUSTINE, FL 32086

Swanson Structural, Inc.
COA #34434
209 Bilbao Dr.
St. Augustine, FL 32086
(904) 685-8806
ON THE BEST OF MY KNOWLEDGE AND FAITH, THE COMPLETED BUILDING DEPICTED ON THESE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

LAVILLA PROJECT
525 W BEAVER STREET,
JACKSONVILLE, FL 32202

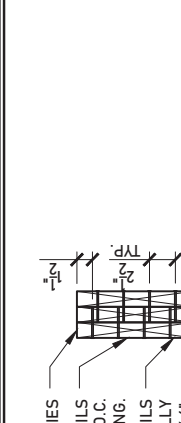
STRUCT. NOTES
DATE ISSUED: 11.01.2024
PROJECT NUMBER
24-096
SHEET
S100



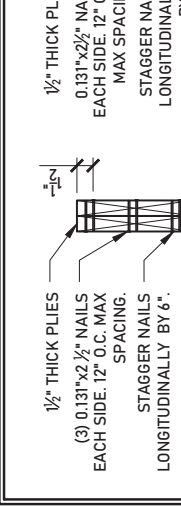
WB002 MULTI PLY BEAM FASTENING
TYPICAL DETAIL
SCALE: 1"=1'-0"



WL001b LEDGER ON C.M.U./CONC.
TYPICAL DETAIL
SCALE: 3/4"=1'-0"



CS003 CONCRETE STAIR ON GRADE
TYPICAL DETAIL
SCALE: 3/4"=1'-0"



SLAB TIE-IN DETAIL
SCALE: NTS

1/2" THICK PLIES

(3) 0.131"x2" NAILS
EACH SIDE, 12" O.C. MAX
SPACING.

STAGGER NAILS
LONGITUDINALLY
BY 6".

1/2" THICK PLIES

(3) 0.131"x2" NAILS
EACH SIDE, 12" O.C. MAX
SPACING.

STAGGER NAILS
LONGITUDINALLY
BY 6".

LEDGER. SEE PLAN FOR
DESIGNATION AND LEDGER
SCHEDULE FOR SIZE AND
ATTACHMENT.

ADDITIONAL ANCHORS
REQUIRED AT
GIRDERS/BEAMS.

MAINTAIN MIN. 1/2" DIST.
AWAY FROM MORTAR
JOINTS IN EACH DIRECTION

ALL ANCHORS TO BE INSTALLED IN GROUT
FILLED CELLS OR POURED CONCRETE.

4" CONCRETE STAIR ON GRADE. REINFORCE
W/ 6x6 W14xW1.4 W.W.F. @ MID DEPTH. SEE
ARCH FOR TREAD AND RISER DIMENSIONS.

CONCRETE POUR DOWN AT BASE OF
STAIR AS SHOWN, W/ (2) #5 CONTINUOUS
(BEND DOWN WIRE MESH AS SHOWN)

NOTES:
AT MASONRY SIDE WALLS PROVIDE
#4 HOOKED INTO GROUT FILLED
CELLS. EXTEND 14" INTO STAIR SLAB.

4" CONCRETE SLAB ON GRADE
WITH 6"x6" W14xW1.4 W.W.F.
AT MID-DEPTH. TYP.

REPLACE/REPAIR VAPOR
BARRIER AS REQ'D. SEE
ARCH.

WELL-COMPACTED SOIL.

#3x18" REBAR @ 18" O.C. DRILLED
AND EPOXIED 3" INTO EXISTING
SLAB.

EXISTING CONCRETE SLAB
ON GRADE, TYP.

NO. 87090
11/1/2024

ALEXANDER W. SWANSON
REGISTERED PROFESSIONAL ENGINEER
FLORIDA
EXPIRATION DATE 11/1/2028

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Alexander W Swanson
Digital signed by Alexander W Swanson
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ou=Professional Engineers, c=US
Reason: I am the author of this document
Date: 2024.11.01 13:25:25-0400



COA #34734

209 Bilbao Dr.
St. Augustine, FL 32086
(904) 685-8806
COA #374737

LAVILLA PROJECT
525 W BEAVER STREET,
JACKSONVILLE, FL 32202

FTG.
PLAN

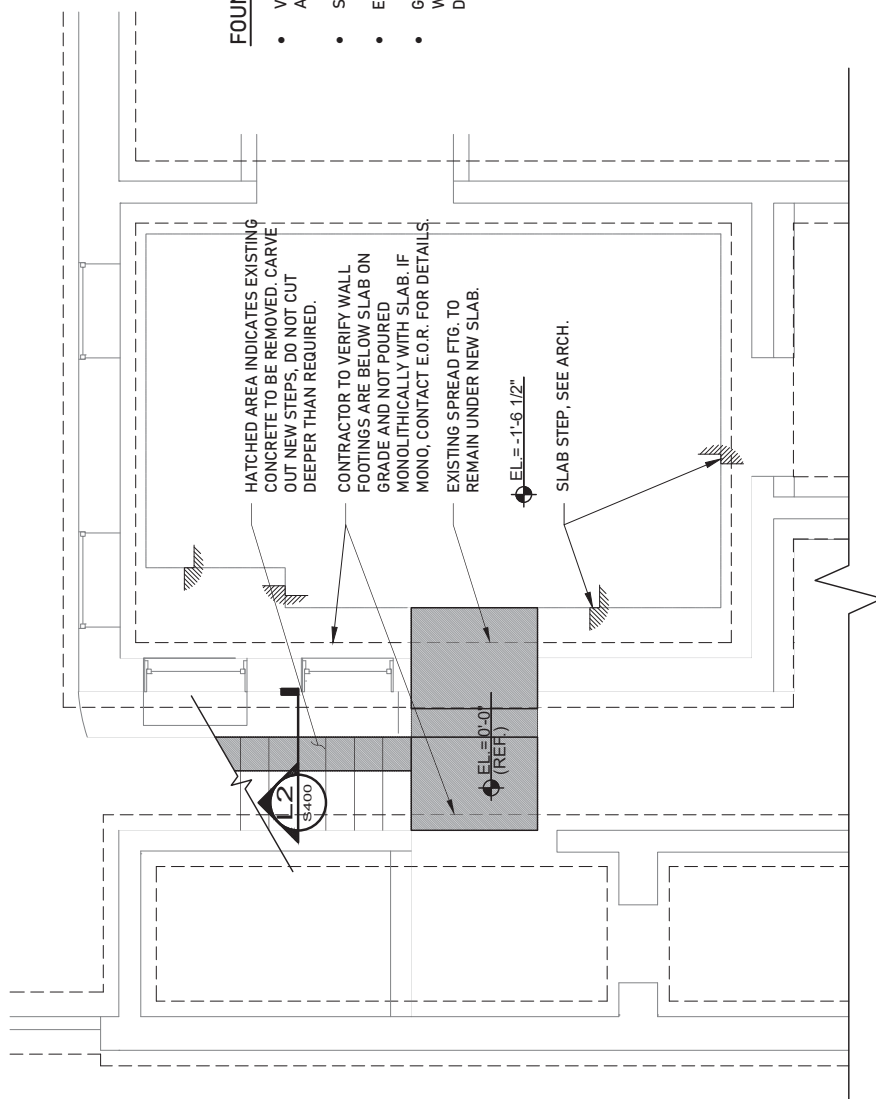
DATE ISSUED: 11.01.2024

PROJECT NUMBER

PROJECT NUMBER
24-096

SHEET

S300



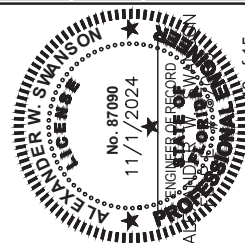
FOUNDATION & GROUND LEVEL PLAN NOTES

- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION.
- SEE ARCH. PLANS FOR ALL SLOPES, DROPS AND DRAIN LOCATIONS IN FLOOR SLAB. ELEVATIONS SHOWN ARE RELATIVE TO THE FINISH FLOOR SET AT 0'-0" (REF.).
- GROUND FLOOR IF REQUIRED SHALL BE 4" CONCRETE SLAB-ON-GRADE. REINFORCE W/ 6x6-W1.4xW1.4 W.W.F. (OR FIBERMESH AT MANUFACTURER'S RECOMMENDED DOSAGE) AT MID-DEPTH OF SLAB).

PARTIAL FOUNDATION PLAN

Scale: 1/4" = 1'-0"

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c=Florida, o=US
Reason: I am the author of this document
Date: 2024.11.01 15:38:34-0400

Alexander W Swanson

WOOD CONNECTOR SCHEDULE:

1. FLOOR JOISTS:
1.1. TO FACE OF BEAM/LEDGERS - LUS210
1.2. DOUBLE JOIST TO FACE OF BEAM/LEDGER - LUS210-2

DOUBLE LEDGER SHALL SPAN ACROSS
OPENING CONTINUOUS WITH NO
SPICES. ATTACH EACH END WITH (4)
ANCHORS (PER LEDGER SCHEDULE)

LEDGER SCHEDULE

TAG	PLIES & NOM. SIZE (INCH)	FASTENERS OR ANCHORS	CONNECTING MATERIAL	SPECIFIC NOTES
A	(2) 2x10	(2) 1/2" THREADED RODS (DRILLED AND EPOXIED @ 24" O.C.	EXISTING CONCRETE WALL	
B	(1) 2x6	(2) 1/4" TAPCONS @ 16" O.C.	EXISTING CONCRETE WALL	

- ALL LEDGERS ARE SOUTHERN PINE No.2 GRADE U.N.O.
- LEDGERS SHALL BE PRESSURE TREATED WHEN IN CONTACT W/ CONCRETE/C.M.U.
- ROWS OF FASTENERS SHALL BE STAGGERED BY SPACING LISTED IN TABLE UNLESS ATTACHING TO STUDS OR TRUSSES OR OTHERWISE NOTED.
- ROOF LEDGERS SHALL MATCH TOP OF TRUSS/RAFTER ELEVATION AND FOLLOW ROOF SLOPE.
- SEE W1001 FOR ADDITIONAL REQUIREMENTS.

2ND FLOOR FRAMING PLAN NOTES

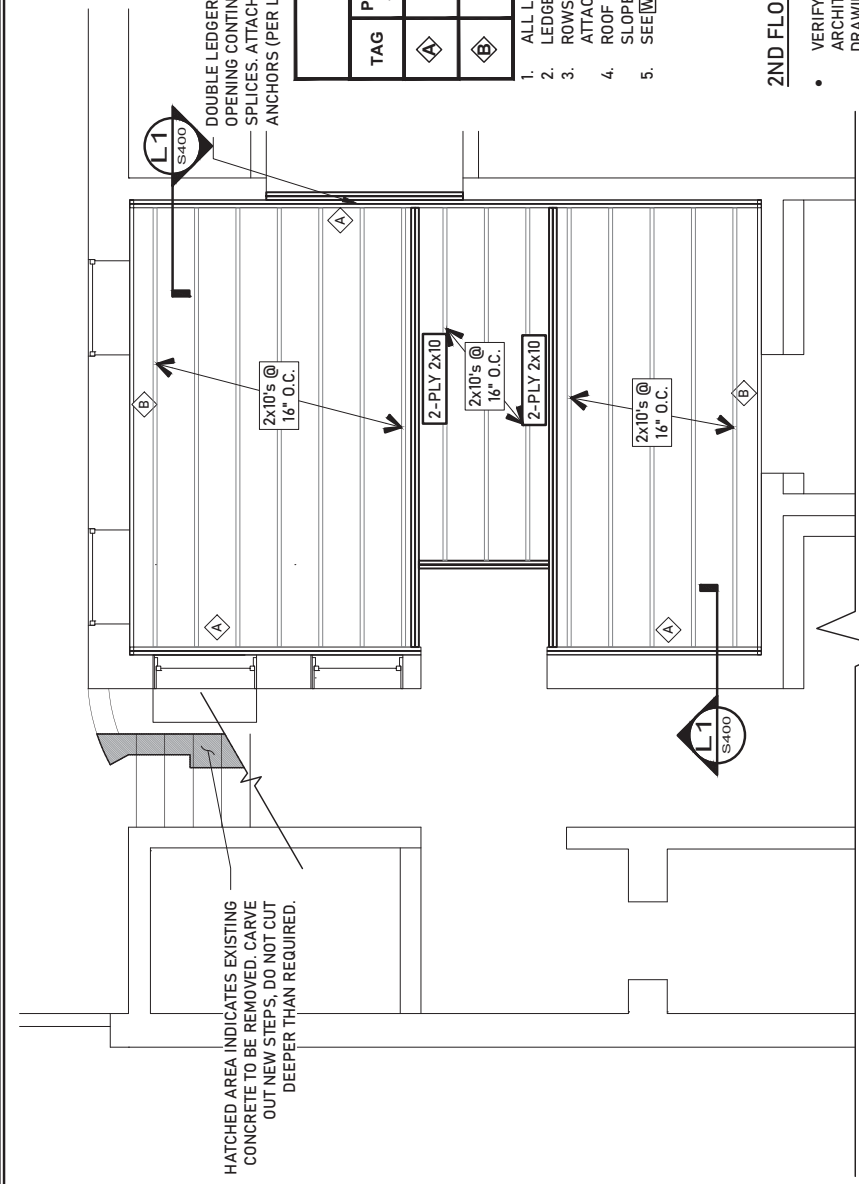
- VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS. SEE ARCHITECTURAL AND MEP FOR ADDITIONAL INFORMATION. SEE ARCHITECTURAL DRAWING FOR WINDOW LOCATIONS.
- ALL WOOD USED IN EXTERIOR APPLICATIONS OR IN CONTACT W/ CONCRETE/C/MU SHALL BE PRESSURE TREATED WITH PRESERVATIVE. (P.T) EXTERIOR CONNECTORS SHALL BE STAINLESS STEEL.
- FLOOR SHEATHING SHALL BE 19/32" APA RATED PLYWOOD/OSB. ATTACHMENT SHALL BE MADE W/ 0.131"x2 1/2" NAILS @ 6" O.C. U.N.O. AT SUPPORTED PANEL EDGES (INCLUDING COLLECTORS/DAG STRUTS, BLOCKING) AND 12" O.C. IN THE FIELD.

REPLACEMENT JOISTS SHALL BE
SYP No. 1 GRADE TO WITHSTAND
CURRENT BUILDING CODE DESIGN
LOADS.

FRAMING SHOWN IS CONSIDERED
REMOVE AND REPLACE AS
CONTRACTOR SEES FIT. PLANS
INDICATE WHAT TO USE IF EXISTING
NEEDS REPLACEMENT. (TYP.).

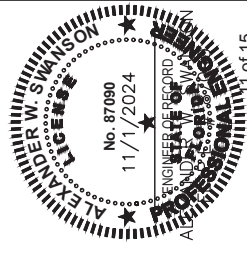
PARTIAL ELEVATED FRAMING PLAN

Scale: 1/4" = 1'-0"



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PE, ON November 1, 2024
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Alexander W Swanson
Professional Engineer
No. 87090
11/1/2024
Digital Signature: Alexander W. Swanson
PE, No. 87090, State of Florida
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Swanson Structural, Inc.
COA #34434
209 Bilbao Dr.
St. Augustine, FL 32086
(904) 685-8806
TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE COMPLETED BUILDING DEPICTED
ON THE PLANS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.

LAVILLA PROJECT
525 W BEAVER STREET,
JACKSONVILLE, FL 32202

2ND
LEVEL
PLAN
DATE ISSUED: 11.01.2024
PROJECT NUMBER
24-096
SHEET
S301

LEDGER, SEE PLAN FOR
DESIGNATION AND SCHEDULE
FOR SIZE AND ATTACHMENT.

EXISTING SHEATHING TO REMAIN IF
IN GOOD CONDITION. IF CONTRACTOR
WARRANTS REPLACEMENT, SEE
PLAN NOTES FOR REQUIREMENTS.

EL = SEE ARCH.
T.O. STAIR TREAD

FLOOR FRAMING PER PLAN, SEE
WSC FOR JOIST TO LEDGER
ATTACHMENT.

EXISTING CONCRETE WALL.

HATCH INDICATES PORTION
OF WALL TO BE REMOVED.

EXISTING SOLID CONCRETE
WALL TO REMAIN.

PREVIOUS WALL LINE.

STAIR STEPS.

EL = SEE ARCH.
T.O. STAIR TREAD

SECTION L1
SCALE: 3/4" = 1'-0"

SECTION L2
SCALE: 3/4" = 1'-0"

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Alexander W Swanson

Digitally signed by Alexander W Swanson
DN: cn=Alexander W Swanson, o=Swanson
Structural, Inc., ou=Swanson Structural, Inc.,
email=alex@swansonstructural.com, c=US
Date: 2024.11.01 15:28:59 -0400

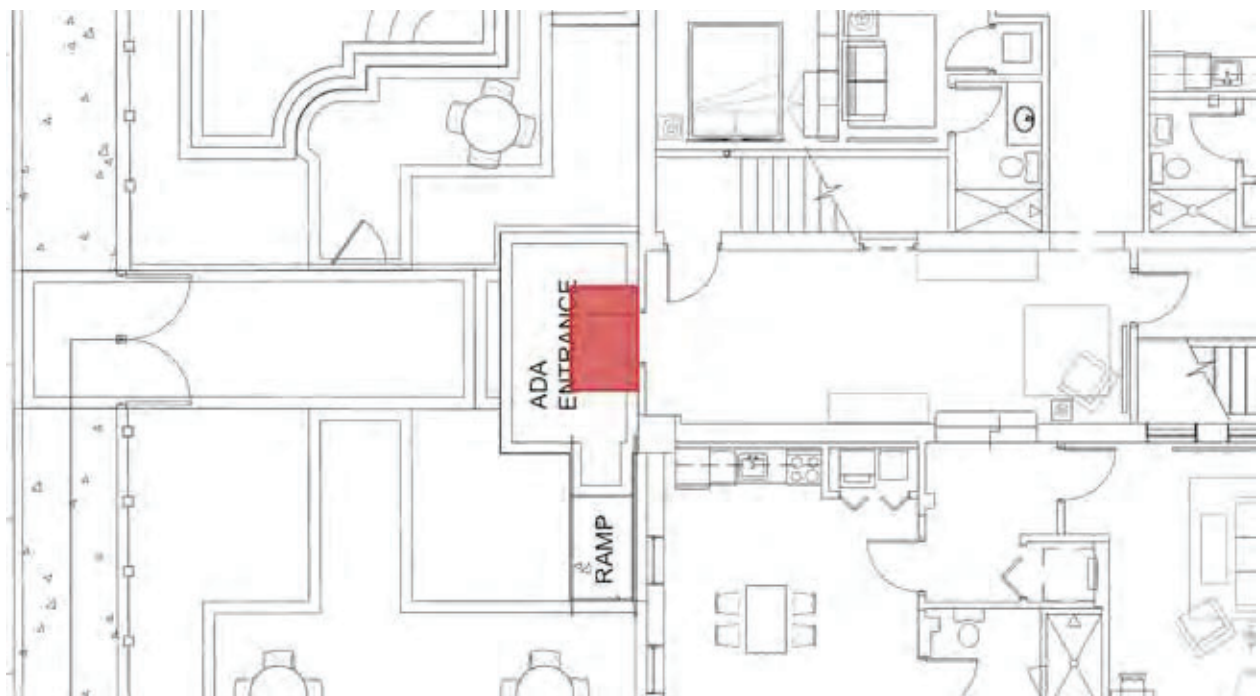
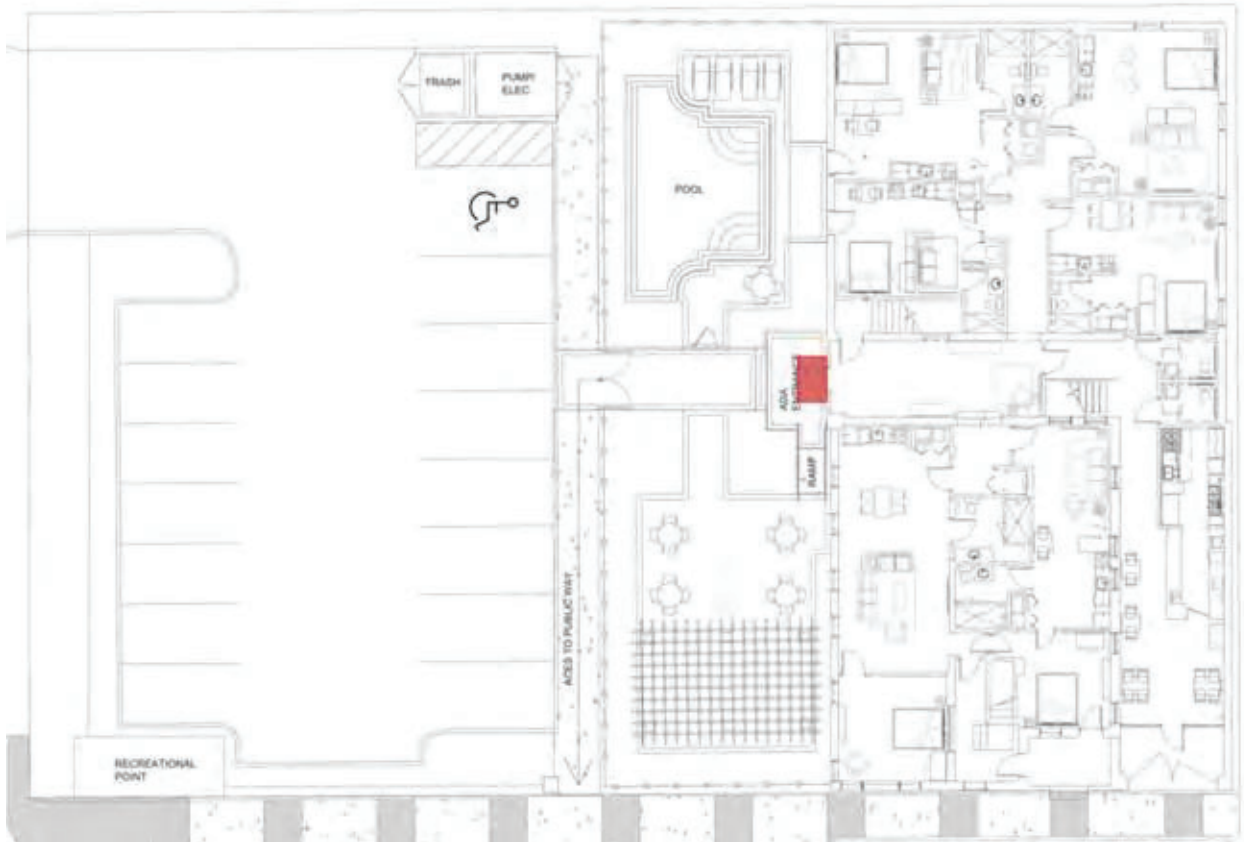
No. 87090
11/1/2024

ALEXANDER W. SWANSON
Professional Engineer
No. 87090
11/1/2024

On File

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Appendix B: Awning





Mediterranean Blue Tweed
4653-0000



HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

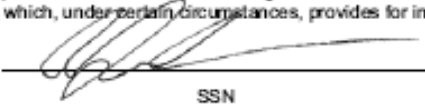
Instructions: This page must bear the applicant's original signature and must be dated.

NPS Project Number
45474

1. **Historic Property Name** Hillman-Pratt Funeral Home
Street 525 West Beaver Street
City Jacksonville **County** Duval **State** FL **Zip** 32202-4089
2. **This form** ☐ includes additional information requested by NPS for an application currently on hold.
☐ updates project data (start/completion dates, QREs, etc.), applicant, or contact information. (If only this box is checked, amendment may be submitted by email directly to NPS_TPS@nps.gov with a copy to the SHPO.)
☒ amends a previously submitted ☐ Part 1 ☒ Part 2 ☐ Part 3 application.
☐ requests an advisory determination that the completed phase ____ of ____ phases of this rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____ Estimated rehabilitation costs of phase (QRE) _____

Summarize information here; continue on following page if necessary.

Since approval of Amendment 1 on 09/30/2024 some aspects of the design have changed, and we submit these for your review. These items are: 1) the basement stairs need to be altered; and 2) we are adding an awning to the west side elevation.

3. **Project Contact** (if different from applicant)
Name Brian W. LaBrie **Company** Rav, Ellis & LaBrie Consulting
Street Rhodes Hall | 1516 Peachtree ST NW **City** Atlanta **State** GA
Zip 30309 **Telephone** (678) 612-2833 **Email Address** brian@ravandellis.com
4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:
☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or
☐ If I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).
For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
- Name** Eric J. Adler **Signature**  **Date** 12/10/2024
Applicant Entity 525 Beaver, LLC **SSN** _____ **or TIN** 87-0996329
Street c/o Silver St. Capital 1710 N Main ST **City** Jacksonville **State** FL
Zip 32206 **Telephone** (904) 600-3195 **Email Address** eric@silverstreet.capital
☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☒ meets the Secretary of the Interior's Standards for Rehabilitation.
☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
☐ updates the information on file and does not affect the certification.

Advisory Determinations:

- ☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.



RENEE NOVAK

Digitally signed by RENEE
NOVAK

Date: 2025.02.21 17:10:01 -05'00'

Date _____ National Park Service Authorized Signature _____

- ☐ NPS conditions or comments attached

Hillman-Pratt Funeral Home
525 West Beaver Street
Jacksonville, Duval County, Florida 32202-4089
NPS No. 45474

COJ PART 2 APPLICATION

Application

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION APPLICATION PART 2--REQUEST FOR REVIEW OF COMPLETED WORK

INSTRUCTIONS: Upon completion of the restoration, rehabilitation or renovation, return this form with photographs of the completed work (both exterior and interior views for buildings) to the Division of Historical Resources or the Local Historic Preservation Office, as applicable. These photographs must provide a comprehensive description of the completed work. They should be the same views as the *before* photographs included in the Pre-construction Application. Type or print clearly in black ink. The final recommendation of the Division of Historical Resources or the Local Historic Preservation Office, as applicable with respect to the requested historic preservation property tax exemption is made on the basis of the descriptions in this Request for Review of Completed Work.

1. Property Identification and Location:

Property Identification Number: 074645 0000, 074637-0000, 074638

Address of property: 525 West Beaver Street

City: Jacksonville, County: Duval Zip Code: 32202

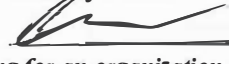
2. Data on restoration, rehabilitation or renovation project:

Project starting date: 11/17/2023 Project completion date: 11/15/2025

Estimate cost of entire project: \$ 4,142,195

Estimated costs attributed solely to work on historic buildings or archaeological sites: \$ 3,030,182

- 3. Owner attestation:** I hereby apply for the historic preservation property tax exemption for the restoration, rehabilitation or renovation work described above and in the Preconstruction Application for this project which received approval on 12/01/2022. I hereby attest that the information provided is, to the best of my knowledge, correct, and that in my opinion the completed project conforms to the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and is consistent with the work described in the Preconstruction Application. I also attest that I am the owner of the property described above or, if the property is not owned by an individual, that I am the duly authorized representative of the owner. Further, by submission of this application, I agree to allow access to the property by representatives of the Division of Historical Resources or the Local Historic Preservation Office, where such office exists, and appropriate representatives of the local government from which the exemption is being requested, for the purpose of verification of information provided in this application. I understand that, if the requested exemption is granted, I will be required to enter into a Covenant with the local government granting the exemption in which I must agree to maintain the character of the property and the qualifying improvements for the term of the exemption. I also understand that falsification of factual representations in this application is subject to criminal sanctions, pursuant to the *Laws of Florida*.

- 4.** Name: Eric J. Adler Signature:  Date: 10/28/2025

Complete the following, if signing for an organization or multiple owners (see additional owners below):

Title: Member Organization: 525 Beaver, LLC

Social Security or Taxpayer Identification Number: 87-0996329

Mailing Address: 1803 North Main Street

City: Jacksonville, State: Florida Zip Code: 32206

Daytime Telephone Number: (904) 575-4112

List Additional Owners:

Name: _____

Street: _____

City: _____, State: _____ Zip Code: _____

Social Security or Taxpayer Identification Number: _____

If there are additional owners, provide the indicated information for each on a separate sheet of paper.

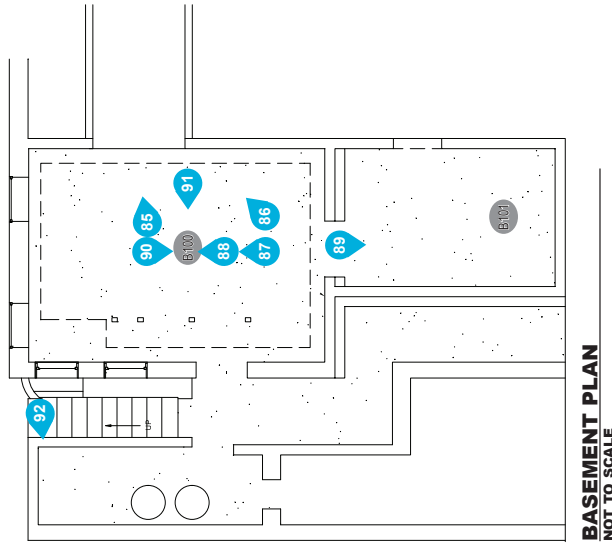
Hillman-Pratt Funeral Home
525 West Beaver Street
Jacksonville, Duval County, Florida 32202-4089
NPS No. 45474

FEDERAL PART 3 & COJ Part 2 APPLICATIONS

Photographic Key

Site/Exterior Photographs: 1 - 27
Basement Interior Photographs: 85 - 92
1st Floor Interior Photographs: 28 - 93
2nd Floor Interior Photogrpahs: 94 - 148

SITE PLAN
NOT TO SCALE





Ray Ellis & Labrie
Consulting
Preservation and tax incentives

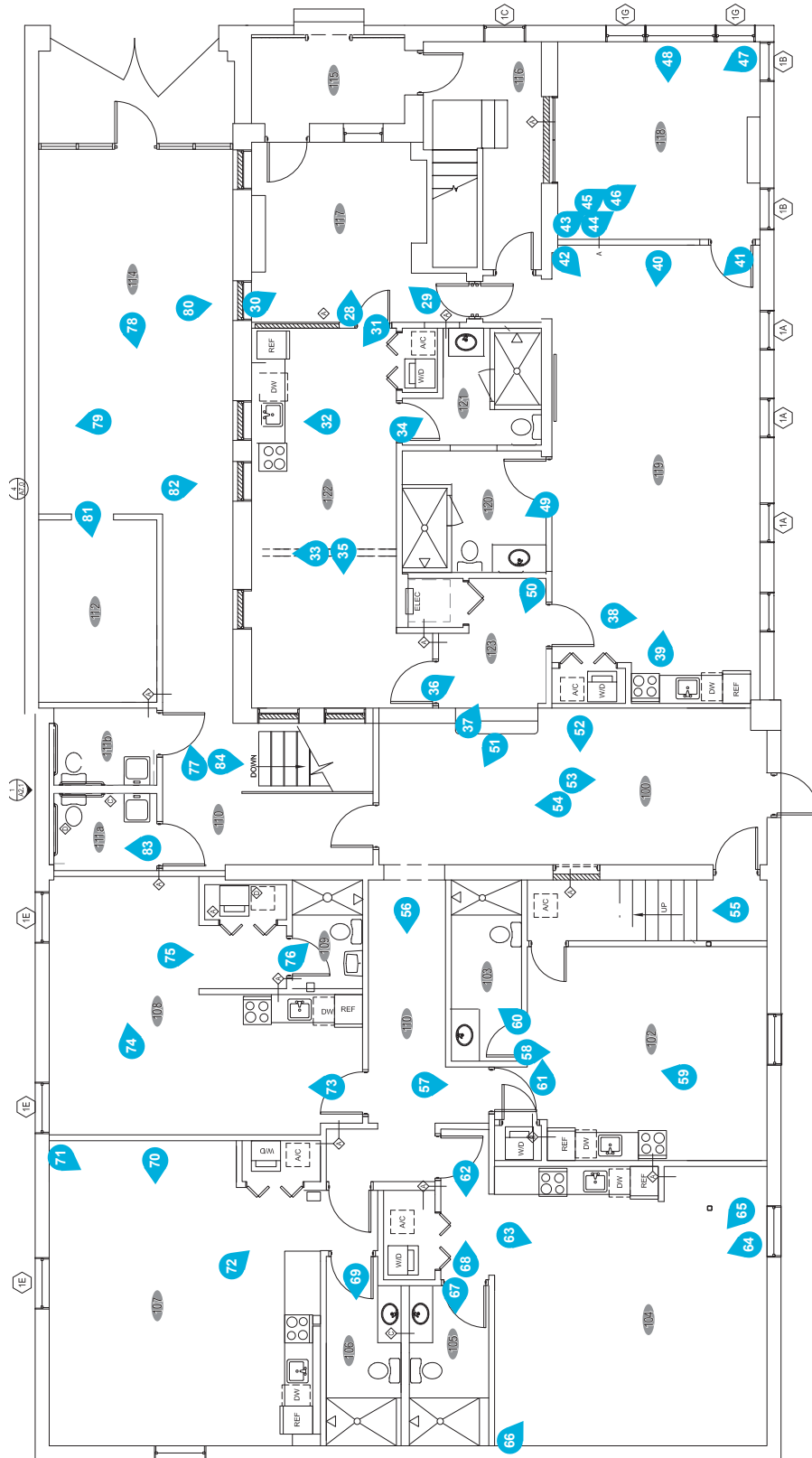


N

Hillman-Pratt Funeral Home
Federal Part 3 &
COJ Part 2 Applications

**Photographic Key - Site
& Basement**

Not to Scale





Ray Ellis & Labrie
consulting
preservation and tax services

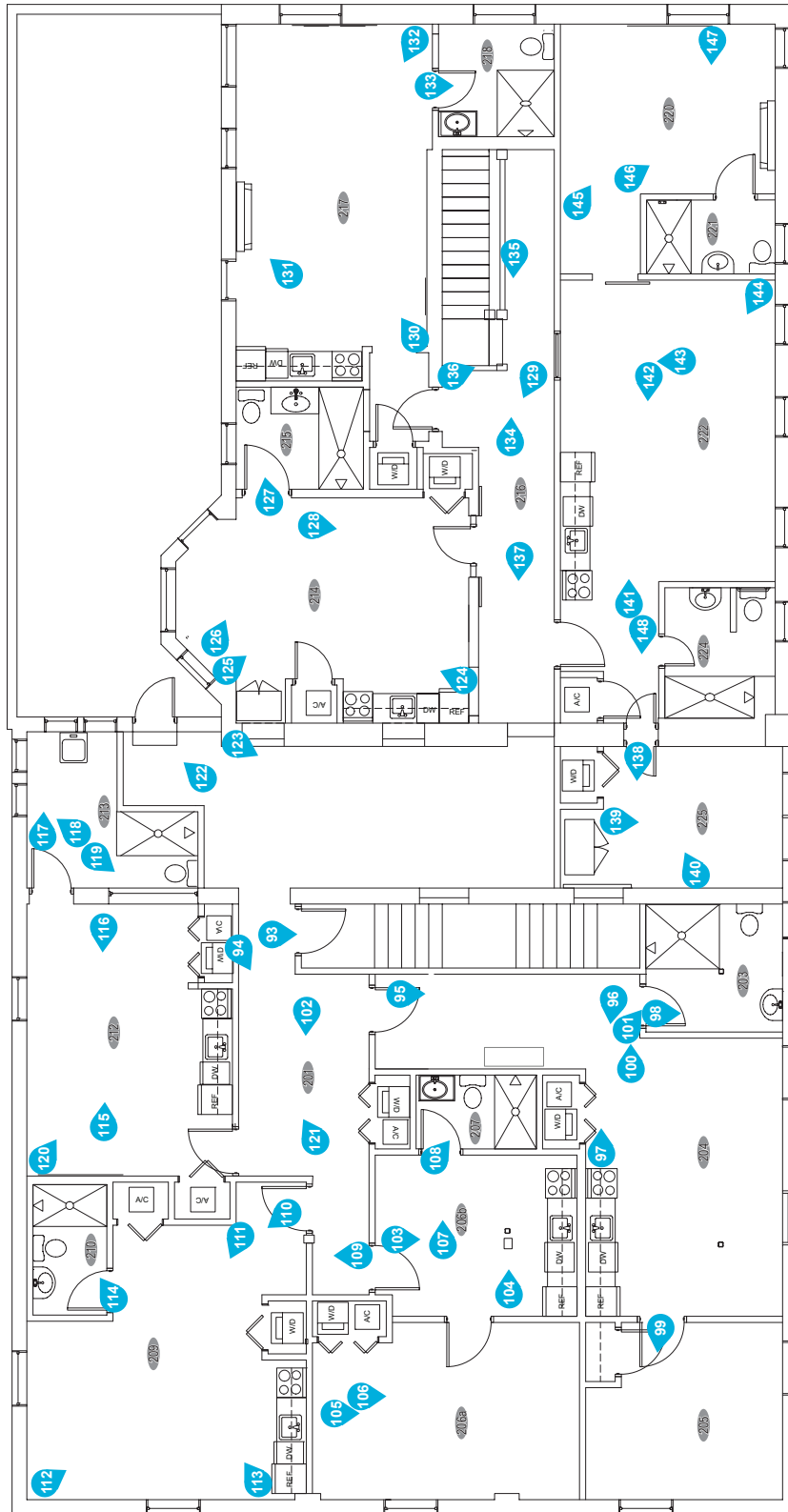


N

Hillman-Pratt Funeral Home
Federal Part 3 &
COJ Part 2 Applications

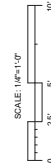
Photographic Key -
First Floor

Not to Scale



LIFE SAFETY LEGEND

EXIT PATH AND TRAVEL DISTANCE



SECOND FLOOR
LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

Hillman-Pratt Funeral Home
Federal Part 3 &
COJ Part 2 Applications
**Photographic Key -
Second Floor**
Not to Scale



Hillman-Pratt Funeral Home
525 West Beaver Street
Jacksonville, Duval County, Florida 32202-4089
NPS No. 45474

FEDERAL PART 3 & COJ Part 2 APPLICATIONS

Photographs



001 of 148: Exterior view, north (rear) elevation; photographer facing southeast.



002 of 148: Exterior view, east side elevation; photographer facing northwest.



003 of 148: Exterior view, south (front) and east side elevations; photographer facing northwest.



004 of 148: Exterior view, south (front) elevation; photographer facing north.



005 of 148: Exterior view, south (front) and west side elevations; photographer facing northeast.



006 of 148: Exterior view, public sidewalk



007 of 148: Exterior view, panning south to north, west side elevation; photographer facing southeast.



008 of 148: Exterior view, panning south to north, west side elevation; photographer facing east.



009 of 148: Exterior view, panning south to north, west side elevation; photographer facing northeast.



010 of 148: Exterior view, courtyard; photographer facing north.



011 of 148: Exterior view, pool area; photographer facing northwest.



012 of 148: Exterior view, pool area: photographer facing northwest.



013 of 148: Exterior view, pool area; photographer facing west.



014 of 148: Exterior view, pool area: photographer facing southwest.



015 of 148: Exterior view, pool area, photographer facing south.



016 of 148: Exterior view, pool area, photographer facing north.



017 of 148: Exterior detail, rebuilt stained glass window, west side elevation, photographer facing northeast.



018 of 148: Exterior detail, chapel entrance, south (front) elevation, photographer facing north.



019 of 148: Exterior detail, central bay, south (front) elevation, photographer facing north.



020 of 148: Exterior detail, office bay, south (front) elevation, photographer facing north.



021 of 148: Exterior detail, office bay, south (front) elevation, photographer facing north-east.



022 of 148: Exterior detail, office bay, recessed porch, photographer facing north.



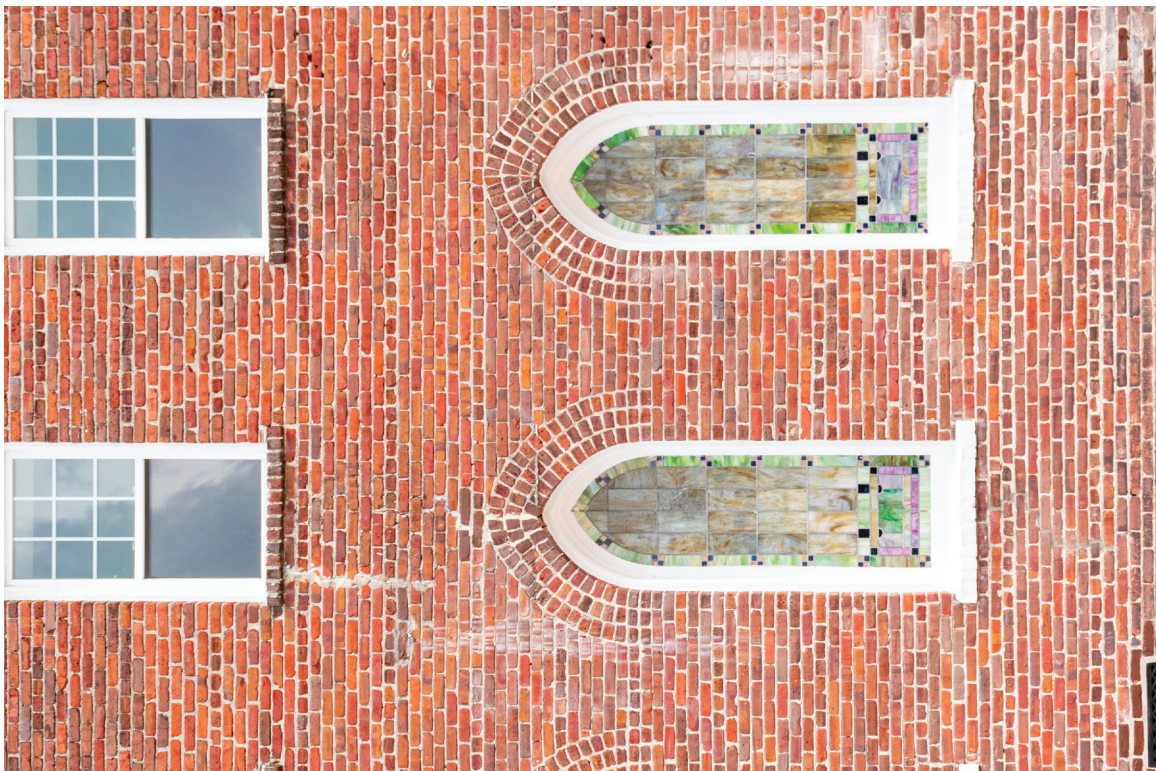
023 of 148: Exterior detail, office bay, recessed porch, photographer facing northwest.



024 of 148: Exterior detail, recessed drive, photographer facing north.



025 of 148: Exterior detail, new entrance, west side elevation, photographer facing east.



026 of 148: Exterior detail, chapel windows, west side elevation, photographer facing east.



027 of 148: Exterior detail, chapel windows, west side elevation, photographer facing east.



028 of 148: Interior, room 117, photographer facing south.



029 of 148: Interior, Room 117, photographer facing southeast.



030 of 148: Interior, Room 117, photographer facing southwest.



031 of 148: Interior, Room 122, photographer facing northeast.



032 of 148: Interior, Room 122, photographer facing east.



033 of 148: Interior, Room 122, photographer facing east.



034 of 148: interior, room 121, photographer facing southwest.



035 of 148: Interior, Room 122, photographer facing north.



036 of 148: Interior, Room 123, photographer facing southwest.



037 of 148: Interior, Room 123, photographer facing southwest.



038 of 148: Interior, Room 119, photographer facing west.



039 of 148: Interior, Room 119, photographer facing south.



040 of 148: Interior, Room 119, photographer facing north.



041 of 148: Interior, Room 119, photographer facing northeast.



042 of 148: Interior, Room 119, photographer facing northwest.



043 of 148: Interior, Room 118, photographer facing southwest.



044 of 148: Interior, Room 118, photographer facing southwest.



045 of 148: Interior, Room 118, photographer facing southwest.



046 of 148: Interior, Room 118, photographer facing southwest.



047 of 148: Interior, room 118, photographer facing northeast.



048 of 148: Interior, Room 118, photographer facing north.



049 of 148: Interior, room 120, photographer facing northeast.



050 of 148: Interior, Room 123, photographer facing northeast.



051 of 148: Interior, Room 100, photographer facing northeast.



052 of 148: Interior, Room 100, photographer facing north.



053 of 148: Interior, Room 100, photographer facing west.



054 of 148: Interior, Room 100, photographer facing east.



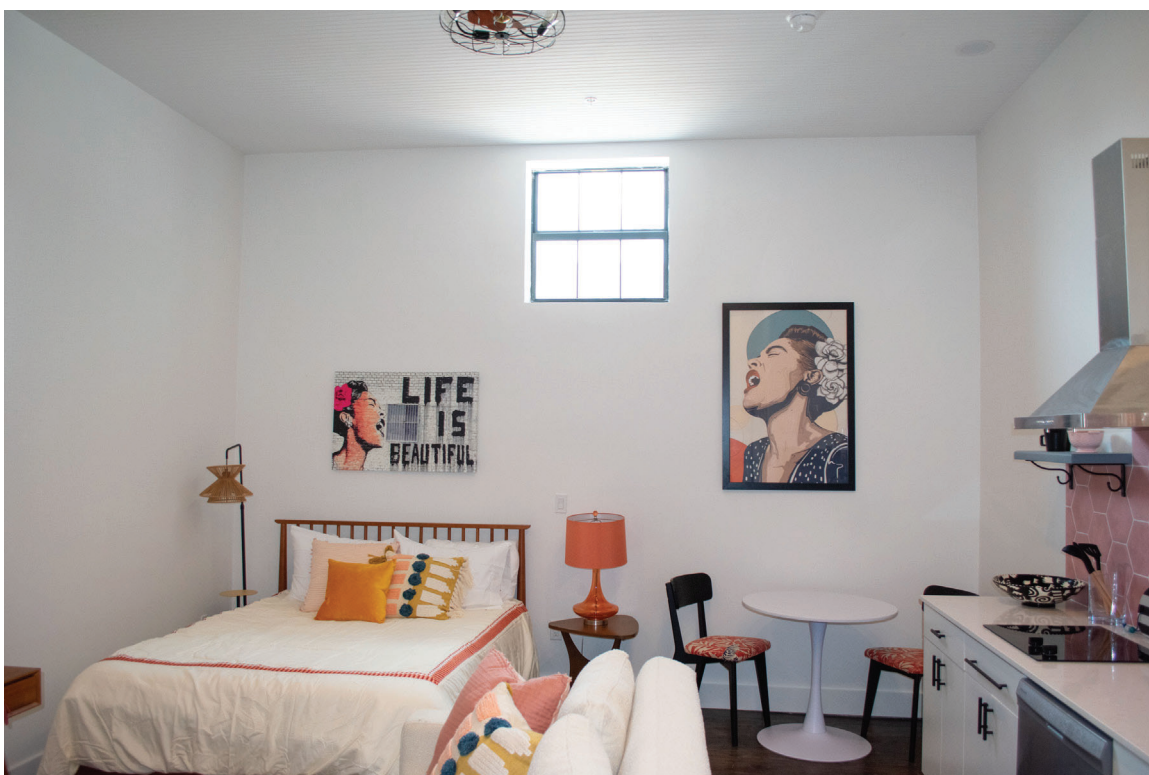
055 of 148: Interior, staircase, photographer facing east.



056 of 148: Interior, Room 110, photographer facing north.



057 of 148: Interior, Room 110, photographer facing west.



058 of 148: Interior, Room 102, photographer facing west.



059 of 148: Interior, Room 102, photographer facing southeast.



060 of 148: Interior, Room 103, photographer facing southeast.



061 of 148: Interior, Room 102, photographer facing south.



062 of 148: Interior, Room 104, photographer facing north.



063 of 148: Interior, Room 104, photographer facing northwest.



064 of 148: Interior, Room 104, photographer facing northeast.



065 of 148: Interior, Room 104, photographer facing northeast.



066 of 148: Interior, Room 104, photographer facing southwest.



067 of 148: Interior, Room 105, photographer facing north.



068 of 148: Interior, Room 104, photographer facing south.



069 of 148: Interior, Room 106, photographer facing north.



070 of 148: Interior, Room 107, photographer facing north.



071 of 148: Interior, Room 107, photographer facing northwest.



072 of 148: Interior, Room 107, photographer facing southwest.



073 of 148: Interior, Room 108, photographer facing east.



074 of 148: Interior, Room 108, photographer facing south.



075 of 148: Interior, Room 108, photographer facing west.



076 of 148: Interior Room 109, photographer facing southwest.



077 of 148: Interior, Room 110, photographer facing south.



078 of 148: Interior, Room 114, photographer facing north.



079 of 148: Interior, Room 114, photographer facing east.



080 of 148: Interior, Room 114, photographer facing west.



081 of 148: Interior, Room 112, photographer facing north.



082 of 148: Interior Room 114, photographer facing west.



083 of 148:Interior, Room 111a, photographer facing east.



084 of 148: Interior, Room 110, photographer facing west.



085 of 148: Interior, Room B100, photographer facing south.



086 of 148: Interior, Room B100, photographer facing southeast.



087 of 148: Interior, Room B100, retained tile floor, photographer facing east.



088 of 148: Interior, Room B100, photographer facing east.



089 of 148: Interior, Room B101, photographer facing west.



090 of 148: Interior, Room B100, photographer facing west.



091 of 148: Interior, Room B100, photographer facing north.



092 of 148: Interior, Room 110, photographer facing northeast.



093 of 148: Interior, staircase, photographer facing west.



094 of 148: Interior, Room 201, photographer facing north.



095 of 148: Interior, Room 204, photographer facing west.



096 of 148: Interior, Room 204, photographer facing north.



097 of 148: Interior, Room 204, photographer facing south.



098 of 148: Interior, Room 204, detail of retained window, photographer facing west.



099 of 148: Interior, Room 205, photographer facing north.



100 of 148: Interior, room 205, detail of compatible new door, photographer facing south.



101 of 148: Interior, Room 203, photographer facing southwest.



102 of 148: Interior, Room 201, photographer facing north.



103 of 148: Interior, Room 206b, photographer facing west.



104 of 148: Interior, Room 206b, photographer facing south.



105 of 148: Interior, Room 206a, photographer facing west.



106 of 148: Interior, Room 206a, photographer facing west.



107 of 148: Interior, Room 206b, photographer facing south.



108 of 148: Interior, Room 207, photographer facing southwest.



109 of 148: Interior, Room 201, detail of exposed beam, photographer facing east.



110 of 148: Interior, Room 209, photographer facing northeast.



111 of 148: Interior, Room 209, photographer facing northeast.



112 of 148: Interior, Room 209, photographer facing northeast.



113 of 148: Interior, Room 209, photographer facing southeast.



114 of 148: Interior, Room 210, photographer facing southeast.



115 of 148: Interior, Room 212, photographer facing south.



116 of 148: Interior, Room 212, photographer facing north.



117 of 148: Interior, Room 213, photographer facing south.



118 of 148: Interior, Room 213, photographer facing southeast.



119 of 148: Interior, Room 213, detail of retained window, photographer facing northwest.



120 of 148: Interior, Room 212, photographer facing southwest.



121 of 148: Interior, Room 201, photographer facing southeast.



122 of 148: Interior, Room 201, photographer facing southeast.



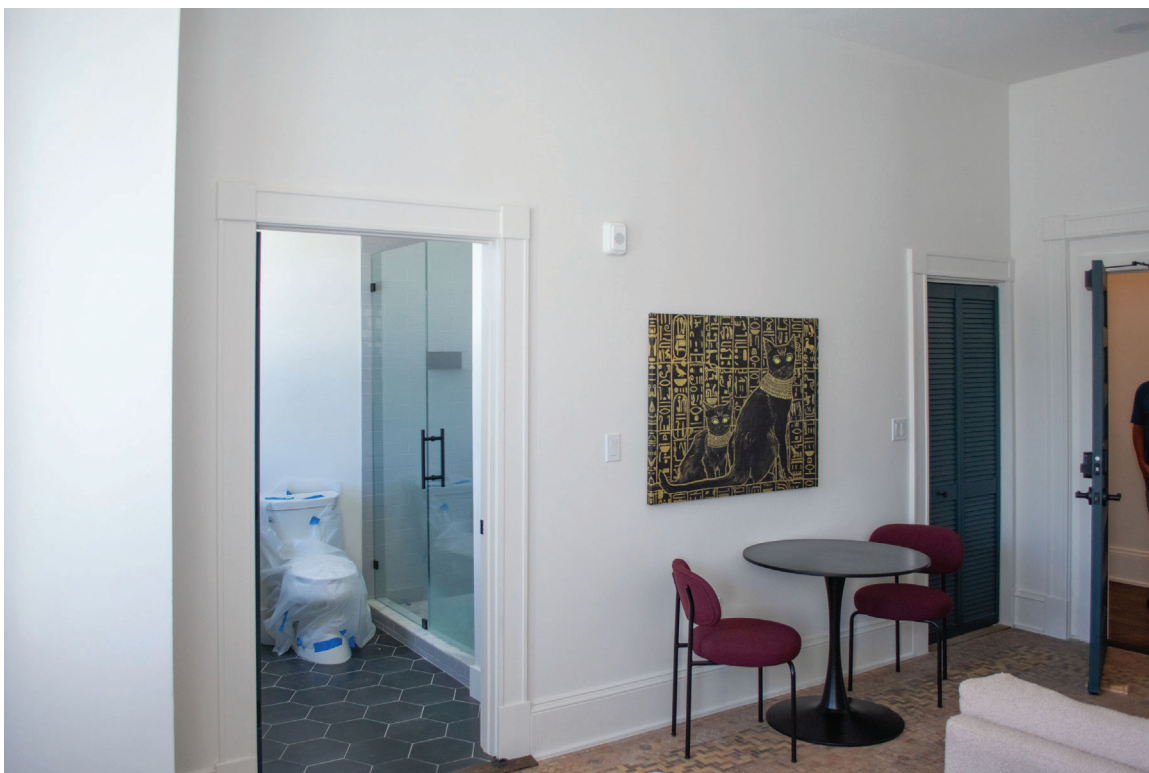
123 of 148: Interior, Room 201, casket lift, photographer facing northwest.



124 of 148: Interior, Room 214, photographer facing southeast.



125 of 148: Interior, Room 214, photographer facing southwest.



126 of 148: Interior, Room 214, photographer facing southwest.



127 of 148: Interior, Room 215, photographer facing south.



128 of 148: Interior, Room 214, photographer facing west.



129 of 148: Interior, Room 215, photographer facing north.



130 of 148: Interior, Room 217, photographer facing southeast.



131 of 148: Interior, Room 217, fireplace, photographer facing southeast.



132 of 148: Interior, Room 217, photographer facing northeast.



133 of 148: Interior, Room 218, photographer facing west.



134 of 148: Interior, Room 216, detail of original balustrade, photographer facing south.



135 of 148: Interior, Room 216, photographer facing north.



136 of 148: Interior, Room 216, historic door with transom, photographer facing south-west.



137 of 148: Interior, Room 216, photographer facing north.



138 of 148: Interior, Room 225, historic fire door, photographer facing north.



139 of 148: Interior, Room 225, historic window, photographer facing west.



140 of 148: Interior, Room 225, photographer facing southeast.



141 of 148: Interior, Room 222, photographer facing south.



142 of 148: Interior, Room 222, photographer facing north.



143 of 148: Interior, Room 222, retained historic door with transom, photographer facing east.



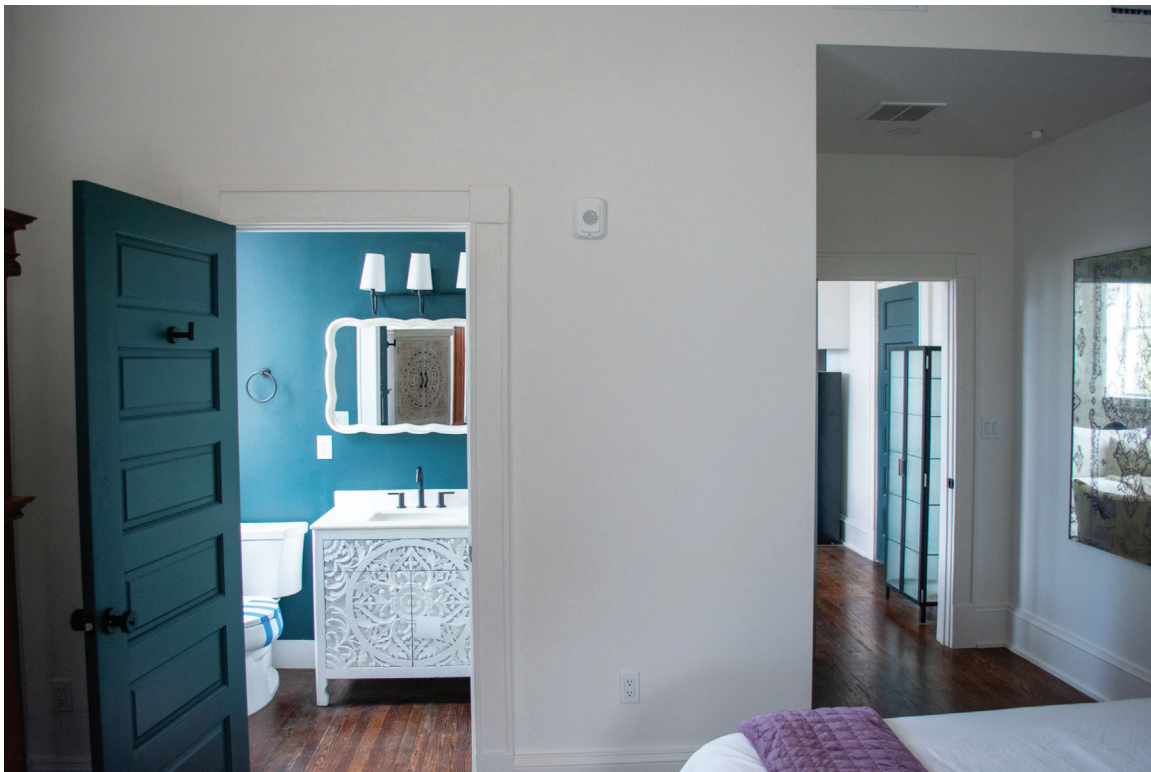
144 of 148: Interior, Room 222, photographer facing northeast.



145 of 148: Interior, Room 220, photographer facing southwest.



146 of 148: Interior, Room 220, historic fireplace, photographer facing southwest.



147 of 148: Interior, Room 220, photographer facing north.



148 of 148: Interior, Room 222, detail of uncovered tile, photographer facing north.

DOCUMENTATION OF FULL PROJECT COSTS

Item No	Description Of Work	Scheduled Value	QRE_Cla ss	Regulation Basis (Sec.)	Why it qualifies / does not qualify	Justification (previous draft)
131	Mirrors	(\$700.00)	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
132	Towel Rings	(\$70.00)	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
130	Robe Hooks	(\$32.00)	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
147	GC Insurance Expense (Contractors General Liability Expense) (1.2)%	\$1.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non-capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.
192	GC Insurance Expense (Contractors General Liability Expense) (1.2)%	\$14.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non-capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.
193	GC Insurance Expense (Contractors General Liability Expense) (1.2)%	\$14.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non-capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.
166	GC Insurance Expense (Contractors General Liability Expense) (1.2)%	\$40.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non-capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.
196	GC Insurance Expense (Contractors General Liability Expense) (1.2)%	\$126.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non-capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.
154	GC Insurance Expense (Contractors General Liability Expense) (1.2)%	\$146.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non-capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.
150	GC Insurance Expense (Contractors General Liability Expense) (1.2)%	\$333.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non-capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.
109	Light Bulbs	\$355.00	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
201	Unit Cleaning	\$1,200.00	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
146	GC Insurance Expense (Contractors General Liability Expense) (1.2)%	\$1,680.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non-capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.
66	Televisions	\$2,100.00	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.

138	GC Insurance Expense (Contractors General Liability Expense) (1.2)%	\$2,354.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non- capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.
111	Repair exterior Pier Mount Fixtures	\$2,475.00	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
	Dumpster Fees for Furnishings	\$4,400.00	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	
86	4 Refrigerators and 1 Dishwasher	\$3,600.00	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
73	Cooktops	\$3,890.00	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
72	Dishwashers	\$4,905.00	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
65	Civil/Pool/Hardscape/Lands cape Engineering	\$19,511.00	Non-QRE	Sec. 1.48-12(c)(1) - Capitalized soft costs.	A/E, historic consulting, permitting, and similar fees added to the building's basis qualify as QREs.	A/E and similar professional fees capitalized to the project are QREs (Sec. 1.48-12(c)(1)).
2	Builders Risk Policy - Provided By Owner	\$21,250.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non- capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance during construction is generally not a qualified rehabilitation expenditure.
12	Exterior Site Demo	\$22,500.00	Non-QRE	Sec. 1.48-12(c) - Not "in connection with the building"; facilities related to a building.	Sidewalks/parking/landscaping are site facilities, not structural components; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
25	Dumpster Enclosure	\$23,950.00	Non-QRE	Sec. 1.48-12(c)(1) - Other construction- related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	Temporaries/protection can be QRE if capitalized as part of the project- confirm treatment (Sec. 1.48-12(c)(1)).
90	Washers, Dryers, Range Hoods, Fridges,	\$28,435.00	Non-QRE	Sec. 1.48-12(c) - Excluded items.	Expense appears outside building/structural scope or is personal property/sitework; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
18	Site Sidewalks & General Site Concrete	\$29,600.00	Non-QRE	Sec. 1.48-12(c) - Not "in connection with the building"; facilities related to a building.	Sidewalks/parking/landscaping are site facilities, not structural components; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
1	Contractors General Liability Insurance Expense	\$49,113.00	Non-QRE	Sec. 1.48-12(c) - Overhead/non- capital costs.	Contractor/owner insurance protects operations and is not a capitalized building component; excluded from QREs.	Insurance costs are not capitalized into the building's basis and are excluded from QREs.

27	Site Fencing & Gates	\$49,320.00	Non-QRE	Sec. 1.48-12(c) - Not "in connection with the building"; facilities related to a building.	Sidewalks/parking/landscaping are site facilities, not structural components; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
92	Beaver Street Sidewalk and Amenities	\$69,080.00	Non-QRE	Sec. 1.48-12(c) - Not "in connection with the building"; facilities related to a building.	Sidewalks/parking/landscaping are site facilities, not structural components; excluded from QREs.	Site improvements outside the building are excluded from QREs.
	Beaver Street Utilities and Amenities	\$25,000.00	Non-QRE	Sec. 1.48-12(c) - Not "in connection with the building"; facilities related to a building.	Sidewalks/parking/landscaping are site facilities, not structural components; excluded from QREs.	
19	Exterior Site Patio & Pool Apron	\$87,500.00	Non-QRE	Sec. 1.48-12(c) - Not "in connection with the building"; facilities related to a building.	Sidewalks/parking/landscaping are site facilities, not structural components; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
	Courtyard and Pool Cost Difference	\$150,000.00	Non-QRE	Sec. 1.48-12(c) - Not "in connection with the building"; facilities related to a building.	Sidewalks/parking/landscaping are site facilities, not structural components; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
64	Civil/Pool/Hardscape/Landscape Engineering	\$109,923.00	Non-QRE	Sec. 1.48-12(c)(1) - A/E, historic consulting, permitting, and Capitalized soft costs.	A/E, historic consulting, permitting, and similar fees added to the building's basis qualify as QREs.	A/E and similar professional fees capitalized to the project are QREs (Sec. 1.48-12(c)(1)).
51	Pool Site Construction	\$135,000.00	Non-QRE	Sec. 1.48-12(c) - Not "in connection with the building"; facilities related to a building.	Sidewalks/parking/landscaping are site facilities, not structural components; excluded from QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
21	Parking Lot Construction	\$265,000.00	Non-QRE	Sec. 1.48-12(c) - Not "in connection with the building"; facilities related to a building.	Sidewalks/parking/landscaping are site facilities, not structural components; excluded from QREs.	Site improvements outside the building are excluded from QREs.
120	Rooftop Structural Framing	(\$77,805.00)	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
121	Pedestal Rooftop Patio System	(\$52,893.00)	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
123	Rooftop Electrical and Lighting	(\$15,000.00)	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).

122 Rooftop Patio Sprinklers	(\$12,500.00) QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
Cost Difference: Cost to install fire line utility (Tap fees)	(\$10,780.00) QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
Door hardware - Schlage Century Lever Keypad	(\$3,855.00) QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
100 Deadbolt				
114 CREDIT: 30" Vanity	(\$1,750.00) QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
88 Temp Power Credit	(\$1,500.00) QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	Temporaries/protection can be QRE if capitalized as part of the project-confirm treatment (Sec. 1.48-12(c)(1)).
117 CREDIT: 60" Vanity	(\$1,200.00) QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
ALLOWANCE: Panic Door				
106 Hardware	(\$700.00) QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
116 CREDIT: 48" Vanity	(\$600.00) QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
Credit for removing one coat of primer paint	(\$500.00) QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
77 of primer paint				
115 CREDIT: 42" Vanity	(\$300.00) QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
CREDIT: Keyed Panic				
94 Hardware	(\$297.00) QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Code-driven work integrated into the building is QRE (Sec. 1.48-12(c)(1)-(2)).
129 Toilet Paper Holders	(\$182.00) QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	Temporaries/protection can be QRE if capitalized as part of the project-confirm treatment (Sec. 1.48-12(c)(1)).

113	CREDIT: 24" Vanity	(\$150.00)	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
95	CREDIT: Labor for Standard Panic Bar	(\$90.00)	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Code-driven work integrated into the building is QRE (Sec. 1.48-12(c)(1)-(2)).
75	Tile Cost Difference Credit	(\$3,654.00)	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	
108	Lighting Fixture Cost Analysis Credit	(\$31,000.00)	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	
195	Contractor Overhead/Markup (General Conditions) (5.2)%	\$52.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
142	Contractor Overhead/Markup (General Conditions) (5.2)%	\$54.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
89	Plan Review - Electrical Drawing Revisions	\$75.00	QRE	Sec. 1.48-12(c)(1) - Capitalized soft costs.	A/E, historic consulting, permitting, and similar fees added to the building's basis qualify as QREs.	Permit/plan review fees properly capitalized into the project basis are QREs (Sec. 1.48-12(c)(1)).
194	GC Profit/Fee (GC/Construction Management Fee) (7.2)%	\$76.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
141	GC Profit/Fee (GC/Construction Management Fee) (7.2)%	\$79.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
133	Casket Factory Bridge Lighting Fixtures	\$123.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).

97	Install of Electronic Keypad Panic Hardware	\$124.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Code-driven work integrated into the building is QRE (Sec. 1.48-12(c)(1)-(2)).
168	Contractor Overhead/Markup (General Conditions) (4.73)%	\$140.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
104	Materials: Keypad Deadbolts at Mechanical Closets/Doors	\$188.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
167	GC Profit/Fee (GC/Construction Management Fee) (7.2)%	\$223.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
83	Interior 16" Black Cabinet Pulls	\$275.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
198	Contractor Overhead/Markup (General Conditions) (5.2)%	\$485.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
156	Contractor Overhead/Markup (General Conditions) (5.2)%	\$563.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
84	Kimley Horn Hourly Changes - Reconciliation	\$677.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	
197	GC Profit/Fee (GC/Construction Management Fee) (7.2)%	\$706.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
155	GC Profit/Fee (GC/Construction Management Fee) (7.2)%	\$819.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
103	Installation of Client Supplied Deadbolts	\$845.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.

67	Interior hanging light Chandeliers	\$860.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
107	TruDoor Panic Hardware (1 Keyed, 2 Passage)	\$891.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Code-driven work integrated into the building is QRE (Sec. 1.48-12(c)(1)-(2)).
112	Hinkley Light Wall Sconces	\$957.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
	Light Fixture Relocations	\$1,000.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
74	8' storefront door upgrade	\$1,000.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
119	Drywall and Paint patching from Rough In Rework	\$1,000.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
126	Basement: Add Fire Alarm	\$1,000.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
200	Light Fixture	\$1,000.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
124	Restaurant: Drawing Change - PVC to Cast Iron	\$1,275.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
191	Contractor Overhead/Markup (General Conditions) (5.2)%	\$1,281.00	QRE	Sec. 1.48-12(c)(1) - Other construction related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).

Black Keypad Panic Door 96 Hardware (Main Entrance)	\$1,300.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)- (2)).
110 Casket Factory Fixtures	\$1,425.00	QRE	Sec. 1.48-12(c)(1) - (2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
Powder Coted Black Door 82 Thresholds	\$1,600.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)- (2)).
GC Profit/Fee (GC/Construction 190 Management Fee) (7.2)%	\$1,866.00	QRE	Sec. 1.48-12(c)(1) - Other construction- related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48- 12(c)(1)).
118 Plumbing Rough In Rework	\$1,920.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
Kimley Horn Kimley Horn Hourly Services October 70 2025	\$2,300.00	QRE	Sec. 1.48-12(c)(1) - (2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	
Roof Collection box & square 71 downspout	\$2,576.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
Demo of stucco and frame at 76 window	\$2,600.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)- (2)).
68 Civil Engineering Fees	\$2,670.00	QRE	Sec. 1.48-12(c)(1) - Capitalized soft costs.	A/E, historic consulting, permitting, and similar fees added to the building's basis qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
Units: Relocations due to historic direction to exclude 127 ceilings	\$2,805.00	QRE	Sec. 1.48-12(c)(1) - Capitalized soft costs.	A/E, historic consulting, permitting, and similar fees added to the building's basis qualify as QREs.	Historic/tax credit consulting capitalized to the project is QRE (Sec. 1.48-12(c)(1)).

69	Interior reloaction of sprinkler heads and fire lines	\$2,900.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
79	Interior Paint at South Staircase and Unit 10	\$3,100.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
101	Alliance: Fire Rated Lever Hardware	\$3,480.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
81	Interior Unit 4 floor Grind and Smooth	\$3,500.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
85	Lobby, Backsplash, and Unit 13 Patchwork Floor Tile	\$3,627.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)- (2)).
80	Unit 4 Flooring Self Level and Wet Look Sealer	\$4,050.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
125	Basement: Add Sprinklers	\$4,245.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
98	Kimley Horn Kimley Horn Hourly Services March 205	\$4,540.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
135	Building permits	\$5,250.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
199	Electrical Permit Fees	\$5,250.00	QRE	Sec. 1.48-12(c)(1) - A/E, historic consulting, permitting, and Capitalized soft costs.	A/E, historic consulting, permitting, and similar fees added to the building's basis qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
202	Window Repairs	\$5,500.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)- (2)).
87	Temporary Power to Condition New Flooring	\$5,700.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Temporaries/protection can be QRE if capitalized as part of the project- confirm treatment (Sec. 1.48-12(c)(1)).

139	Contractor Overhead/Markup (General Conditions) (5.2)%	\$6,459.00	QRE	Sec. 1.48-12(c)(1) - Other construction- related costs (if capitalized to building). GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48- 12(c)(1)).
24	Stucco/Cast Stone Repair	\$7,500.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components. Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)- (2)).
37	Exterior Building Doors	\$7,500.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs. Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
39	Interior Building Glass/Glazing	\$7,500.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs. Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
99	Kimley Horn Kimley Horn Hourly Services April 205	\$7,544.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs. Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
78	Kimley Horn Civil Engineers Services Fees Rendered through Oct 31,2024	\$8,276.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs. Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
136	Contractor Overhead/Markup (General Conditions) (5.2)%	\$8,893.00	QRE	Sec. 1.48-12(c)(1) - Other construction- related costs (if capitalized to building). GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48- 12(c)(1)).
140	GC Profit/Fee (GC/Construction Management Fee) (7.2)%	\$9,407.00	QRE	Sec. 1.48-12(c)(1) - Other construction- related costs (if capitalized to building). GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48- 12(c)(1)).
62	Building Security System	\$9,500.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capitalized building costs. Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
93	Cost Difference: Cost to install fire sprinkler line utility (Tap fees)	\$10,780.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components. Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
49	Bathroom & ADA Accessories	\$11,250.00	QRE	Sec. 1.48-12(c)(1)- (2) - Capital improvements and structural components. Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Code-driven work integrated into the building is QRE (Sec. 1.48-12(c)(1)-(2)).

56	Rooftop Patio Sprinklers - N/A	\$12,500.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
137	GC Profit/Fee (GC/Construction Management Fee) (7.2)%	\$13,176.00	QRE	Sec. 1.48-12(c)(1) - Other construction related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
15	New Building Exits & Entry Doors & Windows	\$15,000.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
22	Masonry Repair & Repointing	\$15,000.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
63	Rooftop Electrical & Lighting - N/A	\$15,000.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
11	Interior ADA Related Demolition	\$15,230.00	QRE	Sec. 1.48-12(c)(1) - Properly chargeable to capital account.	Interior demolition/abatement directly incident to the rehabilitation and capitalized into basis qualifies as a QRE.	Demo/abatement directly tied to the rehabilitation and capitalized are QREs (Sec. 1.48-12(c)(1)).
91	Underground Electrical	\$15,840.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
23	Rebuild Masonry Openings For ADA Doors & Windows	\$16,900.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
48	Lobby & Stair Restoration	\$18,650.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
42	Interior Building Shower Doors/Enclosures	\$19,500.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
20	Interior Retail/Restaurant Slab Repair & New Work	\$19,875.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.

10	General Interior Demolition	\$21,265.00	QRE	Sec. 1.48-12(c)(1) - Properly chargeable to capital account.	Interior demolition/abatement directly incident to the rehabilitation and capitalized into basis qualifies as a QRE.	Demo/abatement directly tied to the rehabilitation and capitalized are QREs (Sec. 1.48-12(c)(1)).
16	1st Floor Concrete Work, Foundations, Pads, Footings	\$21,265.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
26	Building Side Canopy	\$21,500.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
14	Interior building Retail / Restaurant Demo	\$24,650.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
61	Fire Alarm System	\$24,890.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
7	Historical Consultant	\$25,000.00	QRE	Sec. 1.48-12(c)(1) - Capitalized soft costs.	A/E, historic consulting, permitting, and similar fees added to the building's basis qualify as QREs.	A/E and similar professional fees capitalized to the project are QREs (Sec. 1.48-12(c)(1)).
13	1st Floor Slab & ADA Entry & Elevation Change Demo	\$26,500.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
28	Structural Steel Lintels, Misc Metals	\$26,500.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
43	Interior Tile flooring	\$29,530.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
46	Interior Wood Flooring - New Work	\$29,631.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
58	Mechanical Ductwork & Air Distribution	\$29,865.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.

60	Lighting Allowance	\$31,000.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
36	Exterior Aluminum Storefront Systems	\$31,469.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
33	TPO Roof Membrane Patch/Repair (HVAC Equipment)	\$32,302.00	QRE	Sec. 1.48-12(c)(2) (via Sec. 1.48-1(e)(2)) - Personal property distinction.	Tangible personal property/FF&E is not a structural component; excluded from QREs.	Tangible personal property/equipment is excluded from QREs under Sec. 1.48-12(c).
45	Interior Wood Flooring Restoration	\$32,949.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
53	Plumbing Fixtures	\$33,750.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
17	Exterior Entry Steps & ADA Ramp	\$34,535.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Code-driven work integrated into the building is QRE (Sec. 1.48-12(c)(1)-(2)).
5	Pre-Construction Management Fee	\$35,000.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
55	Exterior Fire Line for Building Fire Sprinkler	\$35,000.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
35	Building Insulation for Rated Walls/Ceilings/Floors	\$36,290.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Roof system work is a structural component and QRE (Sec. 1.48-12(c)(2)).

30	Wood Trim, Casing & Molding	\$37,500.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
41	Interior Finish Trim Carpentry	\$38,455.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
38	Interior Building Frames/Doors/Hardware	\$38,690.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
3	Building Permit Fee	\$45,000.00	QRE	Sec. 1.48-12(c)(1) - A/E, historic consulting, permitting, and Capitalized soft costs.	A/E, historic consulting, permitting, and similar fees added to the building's basis qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
34	Pedestal Rooftop Patio System - N/A	\$52,893.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
44	Interior Wood Flooring Repairs/Replacement	\$59,262.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
54	Fire Sprinkler Work	\$69,565.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
32	Interior Millwork & Countertops	\$73,900.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
50	Mechanical Kitchen Exhaust Hood	\$75,000.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
6	Architectural/Engineering Design Fees	\$77,500.00	QRE	Sec. 1.48-12(c)(1) - Capitalized soft costs.	A/E, historic consulting, permitting, and similar fees added to the building's basis qualify as QREs.	A/E and similar professional fees capitalized to the project are QREs (Sec. 1.48-12(c)(1)).
47	Wall Paint & Finishes	\$77,670.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.

31 Rooftop Patio Structural Framing - N/A	\$77,805.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
40 Interior Framing & Drywall	\$98,320.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
Basement White Box	\$100,569.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capital improvements and structural components.	Interior finishes and code/life-safety work integrated into the building are capitalized improvements; qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
9 General Requirements	\$118,061.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
57 HVAC Equipment & Units	\$148,650.00	QRE	Sec. 1.48-12(c)(2) (via Sec. 1.48-1(e)(2)) - Personal property distinction.	Tangible personal property/FF&E is not a structural component; excluded from QREs.	Tangible personal property/equipment is excluded from QREs under Sec. 1.48-12(c).
8 General Conditions	\$164,435.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).
52 Plumbing Infrastructure	\$168,300.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
29 Structural Framing Repairs	\$237,050.00	QRE	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
59 Service & Wiring Modifications	\$270,000.00	QRE	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
4 GC / Construction Management Fee	\$274,170.00	QRE	Sec. 1.48-12(c)(1) - Other construction-related costs (if capitalized to building).	GC/CM fees, GCs/GRs, and jobsite temporaries qualify only if booked to CIP→Building and tied to building work (not site/FF&E).	GC/CM fees and jobsite GCs/GRs may be QRE if capitalized and directly incident to the rehab-confirm accounting treatment (Sec. 1.48-12(c)(1)).

Non-QRE Subtotal	\$1,112,013.00
QRE Subtotal	\$3,030,182.00
Total Project Costs	\$4,142,195.00

LaVilla Exterior Breakdown

Note: Value changes exist on Line Item Numbers: 62, 39, 7, 28, 50, 57, 29, and 59. Values have been reduced from the QRE spreadsheet according to the percent of the applicable line that went toward the exterior of the building specifically. All lines from the QRE spreadsheet that were not directly associated with the exterior of the building have been deleted to allow for the total cost shown at the bottom of this spreadsheet to ONLY display applicable lines, removing lines that did not contribute to the total

Item No	Description Of Work	Scheduled Value	Regulation Basis (Sec.)	Why it qualifies / does not qualify	Justification (previous draft)
112	Hinkley Light Wall Sconces (Due to all decorative light fixtures being credited back to owner on a previous negative change order, owner requested GC to purchase three wall mount fixtures for mounting on the exterior of the building. Cost of fixtures shown here)	\$957.00	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
74	8' storefront door upgrade (increase from 7' tall to 8' tall)	\$1,000.00	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
96	Black Keypad Panic Door Hardware (Main Entrance)	\$1,300.00	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
71	Roof Collection box & square downspout (Due to water ingress present at the basement, which was contributed to by the roof scupper draining into an exterior swale and likely finding its way inside of the building - it was elected to install a catch box at the scupper and re-route the water to the back of the building via downspouts/gutters)	\$2,576.00	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
76	Demo of stucco and frame at window	\$2,600.00	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
202	Window Repairs	\$5,500.00	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
24	Stucco/Cast Stone Repair	\$7,500.00	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
37	Exterior Building Doors (Purchase/Install/Repairs of doors seen from the exterior of the building, as a part of the building façade)	\$7,500.00	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
39	Glass/Glazing (Added repairs to existing historic chickenwire glass windows)	\$3,750.00	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
62	Building Security System (low voltage wiring, devices, and exterior mounted cameras)	\$2,375.00	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
15	New Building Exits & Entry Doors & Windows (Chickenwire film, replacement glass at windows, and existing door rework/relocation to exterior)	\$15,000.00	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
22	Masonry Repair & Repointing	\$15,000.00	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).
91	Underground Electrical (changed the façade by relocating the above ground wire and relocating it underground. Removal of work on the façade)	\$15,840.00	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
23	Rebuild Masonry Openings For ADA Doors & Windows	\$16,900.00	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)).

Building Side Canopy (procurements, assembly, and rework/repaint of new and existing canopies found on the exterior of the building) Structural Steel Lintels, Misc Metals (where new brick opening were created, structural steel was installed to carry loads. Change order increased from line 29, row 24)	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
Exterior Aluminum Storefront Systems (Storefront glass installed on the exterior of the building, located on the south face of the building, along W Beaver St, and is to be used for the restaurant entrance)	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
TPO Roof Membrane Patch/Repair (HVAC Equipment) Exterior Fire Line for Building Fire Sprinkler (90% of line is underground but approximately 10% of total line is above ground and penetrates the façade to come into the building)	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components. Sec. 1.48-12(c)(2) (Via Sec. 1.48-1(e)(2)) - Personal property distinction.	Building envelope/structure (roof, masonry, windows/doors, insulation) are structural components; capitalized costs qualify as QREs. Tangible personal property/FF&E is not a structural component; excluded from QREs.	Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-12(c)(1)-(2)). Tangible personal property/equipment is excluded from QREs under Sec. 1.48-12(c).
Mechanical Kitchen Exhaust Hood (Value of equipment mounted to the roof, does not include the hood or ducting inside of the building)	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.
Wall Paint & Finishes (Exterior of building paint) HVAC Equipment & Units (Value of equipment mounted to the roof. Does not include interior air handlers) Structural Framing Repairs (New and resized exterior openings. Repairs to existing openings as well)	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs. Sec. 1.48-12(c)(2) (Via Sec. 1.48-1(e)(2)) - Personal property distinction. Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs. Tangible personal property/FF&E is not a structural component; excluded from QREs. Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets. Tangible personal property/equipment is excluded from QREs under Sec. 1.48-12(c). Building envelope, structure, and interior finishes capitalized to the building are QREs (Sec. 1.48-
Service & Wiring Modifications (New panels, disconnects, and meters installed on a retaining wall that is connected to the main building as an extension due to historic not allowing the connection of this equipment directly in contact with the main building facade as planned)	Sec. 1.48-12(c)(2) (incorporating Sec. 1.48-1(e)(2)) - Structural components.	Electrical, plumbing, mechanical, fire protection, and elevator systems are structural components; capitalized costs qualify as QREs.	MEP/elevator systems are building structural components and QREs (Sec. 1.48-12(c)(2)).
Unit 12 and 14 window repairs and Stained Glass window protection (Two window and exterior trim replacements as well as 1/2" thick polycarbonate applied to six stained glass windows to prevent damage from the public)	Sec. 1.48-12(c)(1)-(2) - Capitalized building costs.	Capital improvements and structural components chargeable to the building's capital account qualify as QREs.	Description is ambiguous; add scope/location or accounting treatment to map to Sec. 1.48-12(c) buckets.

\$391,252.61

Value Associated with Exterior Façade ONLY



City of Jacksonville, FL

Building Inspection Division

B-21-479068.000

Building Permit

Issued: 11/17/23, 10:16 AM

Proposed Use: Residential

Structure Type: Apartments

Work Type: Converting Use

Work SubTypes: None

Contractor Lic#: CGC060512

At Address: 525 BEAVER ST W

Subdivision: LAVILLA HARTS MAP

Lot: W 55FT LOT 2 BLK 115,

Project Name: 525 W Beaver Street

Job Cost: \$2,088,894.00

Permit Fee: \$5,643.00

State Fee: \$213.54

Total Fee: \$15,013.51

Company: Avant Construction Group

Property Owner: Silver Street Capital

Project Contact: Derek CeCE

Inspector: James Montoya

Description: Interior renovations for rental property - converting use from a funeral home to Air B&B Apartments and Restaurant

NEW ARCH plans uploaded April 2023 due to 10-set requirement. 616.353

Required Inspections: Final, Framing, Insulation, Rated Wall, Lathing, Dry-In, PRV INSP Final, Fire Safety Final(Fire)

TO SCHEDULE AN INSPECTION CALL **904-255-8500** or visit <http://jaxepics.coj.net>

THE WORK DESCRIBED HEREIN SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LOCAL ZONING CODE, AND OTHER APPLICABLE REGULATIONS OF THE CITY OF JACKSONVILLE, STATE OF FLORIDA, AND FEDERAL GOVERNMENT. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THE PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORD OF THE COUNTY (CITY), AND THERE MAY BE ADDITIONAL PERMITS REQUIRED. IF NO WORK IS DONE ON THE PERMIT DURING A SIX MONTH PERIOD, PERMIT MAY BECOME VOID. THE PERMIT HOLDER MUST CONTACT SUNSHINE ONE CALL (1-800-432-4770) PRIOR TO COMMENCING ANY EXCAVATION OR SITE CLEARING. A SEPARATE PERMIT IS REQUIRED TO WORK IN THE CITY'S RIGHT OF WAY OR EASEMENT, CONTACT DEVELOPMENT SERVICES AT 904-255-8310. THE PERMIT HOLDER SHALL DELIVER A COPY OF THIS PERMIT AND ALL FORMS RECEIVED WITH THIS PERMIT TO THE REAL PROPERTY OWNER. FOR A SILT FENCE INSPECTION CALL 904-255-7100.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

COPIES OF THIS PERMIT, A SET OF APPROVED PLANS (IF ANY), AND THE RECORDED NOTICE OF COMMENCEMENT (OR A NOTARIZED STATEMENT THAT THE NOTICE OF COMMENCEMENT HAS BEEN FILED FOR RECORDING ALONG WITH A CERTIFIED COPY THEREOF) MUST BE POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE FOR VERIFICATION BY OUR INSPECTORS.

BELOW IS A LIST OF THE MINIMUM REQUIRED INSPECTIONS FOR THIS PERMIT ONLY. THERE MAY BE OTHER INSPECTION REQUIRED. FAILURE OF THIS LIST TO INCLUDE A REQUIRED INSPECTION DOES NOT GRANT YOU PERMISSION TO PROCEED WITHOUT OBTAINING INSPECTIONS REQUIRED BY THE FLORIDA BUILDING CODE. THIS LIST DOES NOT INCLUDE REQUIRED INSPECTIONS FOR SUBCONTRACTOR'S ASSOCIATED PERMITS. IF THIS IS A BUILDING PERMIT, THE LIST WILL INCLUDE A LISTING OF OTHER REQUIRED PERMITS. REQUIRED INSPECTIONS FOR THOSE PERMITS WILL BE LISTED ON THOSE INDIVIDUAL PERMITS. THE ORDER IN WHICH THE INSPECTIONS ARE LISTED ARE NOT NECESSARILY THE ORDER THEY NEED TO BE REQUESTED.

3/2/2024 6:44:13 AM



City of Jacksonville, FL
Building Inspection Division

M-24-479068.008
Mechanical Permit

Issued: 10/14/24, 10:52 AM

Proposed Use: Residential

Structure Type: Apartments

Work Type: Existing Building

Work SubTypes: New Installation

Contractor Lic#: CAC1819448

At Address: 525 BEAVER ST W

Subdivision: LAVILLA HARTS MAP

Lot: W 55FT LOT 2 BLK 115,

Project Name: Lavilla

Job Cost: \$190,000.00

Permit Fee: \$251.16

State Fee: \$9.10

Total Fee: \$260.26

Company: HUGGINGS HEATING & AIR INC

Property Owner: Silver Street Capital

Project Contact: Joe Pennington

Description: Install new AHU, Condensers and associated duct work, Install mini split heads and condensers, Install 16 BROAN exhaust fans and duct associated

Required Inspections: Final, Rough

TO SCHEDULE AN INSPECTION CALL **630-1100** or visit <https://jaxepics.coj.net>

THE WORK DESCRIBED HEREIN SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, LOCAL ZONING CODE, AND OTHER APPLICABLE REGULATIONS OF THE CITY OF JACKSONVILLE, STATE OF FLORIDA, AND FEDERAL GOVERNMENT. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THE PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORD OF THE COUNTY (CITY), AND THERE MAY BE ADDITIONAL PERMITS REQUIRED. IF NO WORK IS DONE ON THE PERMIT DURING A SIX MONTH PERIOD, PERMIT MAY BECOME VOID. THE PERMIT HOLDER MUST CONTACT SUNSHINE ONE CALL (1-800-432-4770) PRIOR TO COMMENCING ANY EXCAVATION OR SITE CLEARING. A SEPARATE PERMIT IS REQUIRED TO WORK IN THE CITY'S RIGHT OF WAY OR EASEMENT, CONTACT DEVELOPMENT SERVICES AT 904-255-8310. THE PERMIT HOLDER SHALL DELIVER A COPY OF THIS PERMIT AND ALL FORMS RECEIVED WITH THIS PERMIT TO THE REAL PROPERTY OWNER. FOR A SILT FENCE INSPECTION CALL 904-255-7100.

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10/14/2024 10:52:02 AM

REVIEW OF COMPLETED WORK

For Local Historic Preservation Office or Division Use Only

Property Identification Number 074645-0000, 074637-0000, 074638-0000

Property Address: 525 West Beaver Street

The ☒ Local Historic Preservation Office/☐ Division has reviewed **Part2 (Request for Review of Completed Work)** of the Historic Preservation Property Tax Exemption Application for the above named property and hereby:

- ☒ Determines that the completed improvements to the above referenced property are consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings* and the *criteria set forth in Chapter 1A-38, F.A.C.*, and, therefore, recommends approval of the requested historic preservation tax exemption.
- ☐ Determines that the completed improvements to the above referenced property are not consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, and the *criteria set forth in Chapter 1A-38, F.A.C.*, and, therefore, recommends denial of the requested historic preservation tax exemption for the reasons stated in the Review Comments below:

Review Comments:

- Additional work scope approved under COA-24-30289 and MMA-25-31858
- Post Construction site visit conducted 8/29/25
- Project determined to be substantially complete with related permits in various stages of finalization
- 2023 Assessed value per PA (excluding land value for landmark's three parcels) = \$480,209 (\$453,055+ \$ 15,840 + \$11,325)
- 25% of assessed value requirement = $\geq$ \$120,052
- Documentation of costs reviewed includes active and finalized permits as well as summaries prepared by contractor
 - M25-479068.008 \$190,000.00 (new AHU, condensers/duct work, mini splits, exhaust fans) finalized
 - B21-479068 (all renovations to convert use to Airbnb rentals and a restaurant) alone records job costs as \$2,088,894
- Threshold for qualified improvement project met by overall project cost = \$4,142,195 and exterior costs = \$391,253 which exceeds \$2,500 minimum

Additional Review Comments attached? ☐ Yes ☐ No


Signature

Printed Name: Lisa Sheppard

Title: Planner III

Date: 10/29/25

HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT

This Covenant is made the 8TH day of OCTOBER, 2025, by
525 Beaver LLC (hereinafter referred to as the Owner)
and in favor of _____ the City of Jacksonville
(hereinafter referred to as the Local Government) for the purpose of the restoration, renovation
or rehabilitation of a certain Property located at 525 West Beaver Street which is owned in fee
simple by the Owner and is listed in the National Register of Historic Places or locally
designated under the terms of a local preservation ordinance or is a contributing property to a
National Register listed district or a contributing property to a historic district under the terms of
a local preservation ordinance. The areas of significance of this property, as identified in the
National Register nomination or local designation report for the property or the district in which
it is located are X architecture, X history, archaeology.

The Property is comprised essentially of grounds, collateral, appurtenances, and improvements.
The property is more particularly described as follows (include city reference, consisting of
repository, book, and page numbers: RE 074645-0000, OR Book 10456 Page 1102,
Duval Clerk of Court

In consideration of the tax exemption granted by the Local Government, the Owner hereby
agrees to the following for the period of the tax exemption which is from January 1, 2026, to
December 31, 2035:

1. The Owner agrees to assume the cost of the continued maintenance and repair of said
Property so as to preserve the architectural, historical, or archaeological integrity of the

same in order to protect and enhance those qualities that made the Property eligible for listing in the National Register of Historic Places or designation under the provisions of the local preservation ordinance.

2. The Owner agrees that no visual or structural alterations will be made to the Property without prior written permission of the () Division of Historical Resources (X) Local Historic Preservation Office.

The address of the certified Local Historic Preservation Office, if one exists in the jurisdiction:

Name of Office / Agency:	<u>Jacksonville Historic Preservation Commission</u>		
Address:	<u>c/o Jacksonville Planning and Development Department</u>		
	<u>Edward Ball Building</u>		
	<u>214 North Hogan Street, Suite 300,</u>		
City:	<u>Jacksonville, Florida</u>	Zip:	<u>32202</u>
Telephone:	<u>(904) 255-7800</u>		

The address of the Division of Historical Resources is:

Bureau of Historic Preservation

Division of Historical Resources

R.A. Gray Building, 500 South Bronough Street

Tallahassee, Florida 32399-0250

Telephone Number: (904) 487-2333

3. [Only for properties of archaeological significance] The Owner agrees to ensure the protection of the site against willful damage or vandalism. Nothing in this Covenant shall prohibit the Owner from developing the site in such a manner that will not threaten or

damage the archaeological resource, provided that permission for alteration of the site is obtained pursuant to 2. above.

4. The Owner agrees that the () Division of Historical Resources (X) Local Historic Preservation Office and appropriate representatives of the Local Government, their agents and designees shall have the right to inspect the Property at all reasonable times in order to ascertain whether or not the conditions of this Covenant are being observed.

5. In the event of the non-performance or violation of the maintenance provision of the Covenant by the Owner or any successor-in-interest during the term of the Covenant, the () Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the difference between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

6. If the Property is damaged by accidental or natural causes during the Covenant period, the Owner will inform the () Division of Historical Resources (X) Local Historic Preservation Office in writing of the damage to the Property, including (1) an assessment of the nature and extent of the damage; and (2) an estimate of the cost of restoration or reconstruction work necessary to return the Property to the condition existing at the time of project completion. In order to maintain the tax exemption, the Owner shall complete the restoration or reconstruction work necessary to return the Property to the condition.

existing at the time of project completion on a time schedule agreed upon by the Owner and the () Division of Historical Resources (X) Local Historic Preservation Office.

7. If the Property has been destroyed or severely damage by accidental or natural causes, that is, if the historical integrity of the features, materials, appearance. Workmanship, and environmental, or archaeological integrity which made the property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or so damaged that restoration is not feasible, the Owner will notify the () Division of Historical Resources (X) Local Historic Preservation Office in writing of the loss. The () Division of Historical Resources () Local Historic Preservation Office will evaluate the information provided and notify the Owner in writing of its determination regarding removal of the Property from eligibility for tax exemption. If the () Division of Historical Resources (X) Local Historic Preservation Office determines that the property should be removed from eligibility for tax exemption, it will notify the Property Appraiser of the county in which the Property is located in writing so that the tax exemption can be cancelled for the remainder of the Covenant period. In such cases, no penalty or interest shall be assessed against the Owner.

8. If it appears that the historical integrity of the features, materials, appearance, workmanship, and environment, or archaeological integrity which made the Property eligible for listing in the National Register of Historic Places or designation under the terms of the local preservation ordinance have been lost or damaged deliberately or through gross negligence of the Owner, the () Division of Historical Resources (X) Local Historic Preservation Office shall notify the Owner in writing. For the purpose of this Covenant, "gross negligence" means the omission of care which even inattentive and

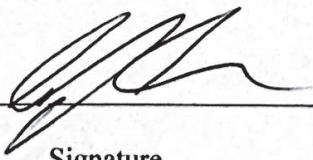
thoughtless persons never fail to take of their own property. The Owner shall have 30 days to respond indicating any circumstances which show that the damage was not deliberate or due to gross negligence. If the Owner cannot show such circumstances, he shall develop a plan for restoration of the Property and a schedule for completion of the restoration. In order to maintain the tax exemption, the Owner shall complete the restoration work necessary to return the Property to the condition existing at the time of project completion on a time schedule agreed upon by the Owner and the () Division of Historical Resources (X) Local Historic Preservation Office. If the Owner does not complete the restoration work on the agreed upon time schedule, the () Division of Historical Resources (X) Local Historic Preservation Office will report such violation to the Property Appraiser and Tax Collector who shall take action pursuant to s. 196.1997 (7), F.S. The Owner shall be required to pay the differences between the total amount of taxes which would have been due in March in each of the previous years in which the Covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated as provided in s. 212.12 (3), F.S.

9. The terms of this Covenant shall be binding on the current Property owner, transferees, and their heirs, successors, or assigns.

This Covenant shall be enforceable in specific performance by a court of competent jurisdiction.

OWNER

ERIC ADLER



8 OCTOBER 2025

Name

Signature

Date

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ATTEST: CITY OF JACKSONVILLE

_____ By: _____

James R. McCain Jr., Corporation Secretary

Donna Deegan, Mayor

Date: _____ Date: _____