

2023-780 – SUBSTITUTE SUMMARY

The proposed substitute

- 1) Keeps the baby changing table the same
- 2) Eliminates the old adult changing table language
- 3) Mirrors the latest edition of the International Building Code regarding Family/Assisted Use Toilet rooms and adult changing tables.
- 4) Adds a provision for family/assisted use toilet/bathing rooms with adult changing tables **when a building requires 6 or more toilets** and when new construction or substantial alteration including the plumbing.
 - a. This would be a unisex space – with the toilet, the changing table, and a sink (if a bathing facility it would have shower/bath).
 - i. By not being solely for the disabled it will allow use by a broader range of people
 1. Caregivers –
 - a. Needing to assist someone (needing more room)
 - b. Different genders
 2. Disabled – needing to get motorized chair/scooter closer to toilet
 3. Families – with multiple toddlers
 4. Veterans – with service animals
 5. Medically Needy – administer medications, changing medical devices/instruments
 6. Mobility – people with mobility issues who need more space (walkers, crutches, rolling scooters)

1 SUBSTITUTE - Offered by Council Member

2
3
4 **ORDINANCE 2023-780**

5 AN ORDINANCE READOPTING CHAPTER 321 (ADOPTION OF
6 BUILDING CODE) SECTION 321.103 (BABY-CHANGING
7 TABLE REQUIREMENTS), *ORDINANCE CODE*; REPEALING
8 SECTION 321.103.1 (CHANGING TABLE
9 REQUIREMENTS), *ORDINANCE CODE*; CREATING A NEW
10 SECTION 321.111 (FAMILY OR ASSISTIVE-USE TOILET
11 OR BATHING ROOMS); ESTABLISHING COMPLIANCE WITH
12 SECTION 553.73 (4) (B), *FLORIDA STATUTES*;
13 INCLUDING FISCAL IMPACT STATEMENT ANALYSIS; RE-
14 ADOPTING THE TECHNICAL AMENDMENT; PROVIDING
15 SEVERABILITY LANGUAGE; PROVIDING CODIFICATION
16 INSTRUCTIONS; ESTABLISHING AN EFFECTIVE DATE.

17
18 **WHEREAS**, Florida Statute 553.73 (4) (b) authorizes local
19 governments to adopt technical amendments to the Florida Building
20 Code to provide more stringent requirements that will apply only
21 within their jurisdiction, and

22 **WHEREAS**, the 8th Edition of the Florida Building Code (2023) has
23 been finalized and is expected to be effective December 31, 2023; and

24 **WHEREAS**, in 2019, the City Council adopted a technical
25 amendment, through ordinance 2019-803-E, addressing placement of
26 baby-changing stations; and

27 **WHEREAS**, through ordinances 2019-392-E, the council adopted a
28 second technical amendment to require adult-changing stations in
29 specifically designated locations; and

30 **WHEREAS**, both technical amendments expired when the 2023 Florida
31 Building Code became effective on December 31, 2023; and

1 **WHEREAS**, the technical amendments need to be readopted to be
2 effective; and

3 **WHEREAS**, in compliance with Section 56.103, *Ordinance Code*, the
4 Building Codes Adjustment Board has provided its recommendation
5 regarding the baby changing table local technical amendment adopted
6 herein at the time of the adoption of Ordinance 2019-803-E; and

7 **WHEREAS**, the Building Codes Adjustment Board and the City
8 Council have determined (i) that it is in the public interest to
9 readopt the baby changing table technical amendment to the Florida
10 Building Code, and (ii) the amendment is no more stringent than
11 necessary to address the identified need, does not discriminate
12 against materials, products, or construction techniques of
13 demonstrated capabilities, and is in compliance with section
14 553.73(4), *Florida Statutes*; and

15 **WHEREAS**, a Council Committee raised concerns that the adult
16 changing table bill would have a significant financial impact on
17 small businesses causing additional options to be considered, and

18 **WHEREAS**, the International Code Council (ICC) adopted the 2024
19 International Building Code (IBC) which includes a section requiring
20 adult changing tables when family or assisted-use toilet or bathing
21 rooms are required; and

22 **WHEREAS**, the IBC is created as guide for the adoption of state
23 building codes every three (3) years; and

24 **WHEREAS**, the Florida Building Code is likely to include the
25 family or assisted use toilet or bathing rooms in the 2026 edition
26 and other future editions; and

27 **WHEREAS**, the new section address the small business impact
28 concern by mirroring the IBC requirement which places the requirement
29 only on larger facilities, those required to have six (6) or more
30 toilets; and

31 **WHEREAS**, the addition of family or assisted-use toilet or

1 bathing rooms provides a benefit for an even larger community of
2 users (the disabled, families, medical need, or personal need); and

3 **WHEREAS**, the new ordinance section still requires substantial
4 renovation, including structural changes to an existing public
5 restroom, or new construction to trigger the requirement; and

6 **WHEREAS**, the Jacksonville Ordinance Code allows variances from
7 the Florida Building Code by application and approval of the Building
8 Codes Adjustment Board; and

9 **WHEREAS**, local government technical amendments are effective 30
10 days after the amendment has been received and published by the
11 Florida Building Commission; and

12 **WHEREAS**, the Council considered the fiscal impact of the
13 readoption of the baby changing table technical amendment and the new
14 family/assisted-use toilet/bath rooms with adult changing tables;
15 now, therefore

16 **BE IT ORDAINED** by the Council of the City of Jacksonville:

17 **Section 1. Recitals.** The foregoing "WHEREAS" clauses are
18 hereby ratified and confirmed as being true and correct and are hereby
19 made a specific part of this Ordinance upon adoption thereof.

20 **Section 2. Readopting Chapter 321 (Adoption of Building**
21 **Code), Section 321.103 (Baby-changing table requirements), Ordinance**
22 **Code.** Chapter 321 (Adoption of Building Code), Section 321.103 (Baby-
23 changing table requirements), *Ordinance Code*, is hereby readopted.

24 **Section 3. Repealing Section 321.103.1 (Changing table**
25 **requirements), Ordinance Code, in its entirety.** Chapter 321 (Adoption
26 of Building Code), Section 321.103.1 (Changing table requirements),
27 *Ordinance Code*, a copy of which is attached hereto as **Exhibit 1**, is
28 hereby repealed in its entirety.

29 **Section 4. Amending Chapter 321 (Florida Building Code),**
30 **Ordinance Code, to create a new Section 321.111 (Family or Assisted-**
31 **Use Toilet or Bathing Rooms).** Chapter 321 (Florida Building Code),

Ordinance Code, is hereby amended to create a new section 321.111 (Family or Assisted-Use Toilet or Bathing Rooms) to read as follows:

CHAPTER 321 (ADOPTION OF BUILDING CODE)

* * *

Sec. 321.111. Family or Assisted-Use Toilet or Bathing Rooms.

(a) As used in this Section 321.103, the term:

(1) An Adult-Changing Table, also known as a Universal Changing Table, means a table or other device capable of bearing the full weight of a child or adult up to 400 pounds.

(2) Building means any of the following a structure with one or more of the following occupancies, with a restroom open to the public:

(i) An Assembly occupancy means pursuant to the Florida Building Code, as amended from time to time, including but not limited to the following:

a. Assembly Group A-1 for facilities, usually with fixed seating, for the production and viewing of the performing arts or motion pictures including but not limited to:

1. A motion picture theater.
2. A symphony or concert hall.
3. A television or radio studio admitting an audience.
4. Theaters.

b. Assembly Group A-2 facilities used for food or drink consumption, including but not limited to:

1. Banquet halls.
2. Casinos (gaming areas).
3. Nightclubs.
4. Restaurants, cafeterias, and similar dining facilities.

5. Taverns and bars.

c. Assembly Group A-3 for facilities used for worship,

1 recreation, or amusement, and other assembly uses not classified
2 elsewhere, including but not limited to:

- 3 1. Amusement arcades
- 4 2. Art galleries
- 5 3. Bowling alleys
- 6 4. Community halls
- 7 5. Courtrooms
- 8 6. Dance halls (not including food or drink consumption)
- 9 7. Exhibition halls
- 10 8. Funeral parlors
- 11 9. Gymnasiums (without spectator seating)
- 12 10. Indoor swimming pools (without spectator seating)
- 13 11. Indoor tennis courts (without spectator seating)
- 14 12. Lecture halls
- 15 13. Libraries
- 16 14. Museums
- 17 15. Places of religious worship
- 18 16. Pool and billiard parlors
- 19 17. Waiting areas in transportation terminals

20 d. Assembly Group A-4 for facilities used for viewing indoor
21 sporting events and activities with spectator seating, including
22 but not limited to:

- 23 1. Arenas.
- 24 2. Skating Rinks
- 25 3. Swimming pools
- 26 4. Tennis Courts
- 27 5. Amusement Park structures.

28 e. Assembly Group A-5 for facilities used for participating
29 in or viewing outdoor activities, including but not limited to:

- 30 1. Amusement Park structures.
- 31 2. Bleachers

1 3. Grandstands

2 4. Stadiums.

3 (ii) A Mercantile occupancy means pursuant to the Florida
4 Building Code, as amended from time to time, including but not limited
5 to the following:

6 a. Mercantile Group M for facilities used for the display and
7 sale of merchandise, and involves stocks of goods, wares, or
8 merchandise incidental to such purposes and accessible to the
9 public, including but not limited to:

10 1. Department stores

11 2. Retail or wholesale stores.

12 3. Shopping centers and malls.

13 (3) Family or Assisted-use Bathing Room means a designated
14 unisex accessible bathing or changing room with a minimum of one
15 water closet, one lavatory and one shower or bathtub fixture. The
16 door to the Family or Assisted Use Bathing Room shall be securable
17 from within the room and be provided with an "occupied" indicator.

18 (4) Family or Assisted-use Toilet Room means a designated
19 unisex accessible toilet facility with a minimum of one water closet
20 and one lavatory. The door to the Family or Assisted Use Toilet Room
21 shall be securable from within the room and be provided with an
22 "occupied" indicator.

23 (5) Substantial Renovation/Substantially Renovated means any
24 reconstruction, rehabilitation, addition, or other improvement that
25 involves more than 50 percent of the gross floor area occupied by the
26 building, and that includes structural changes to any existing public
27 toilet room.

28 (b) Pursuant to Section 56.103, Ordinance Code, the Building
29 Codes Adjustment Board shall adopt by rule a requirement that on or
30 after the effective date of the Local Technical Amendment to the
31 Florida Building Code, adopted pursuant to F.S. s. 553.73, in any

1 newly constructed Building, as defined in section 321.111(a)(2),
2 Ordinance Code, or any Building undergoing Substantial Renovation,
3 as defined in section 321.111(a)(5), Ordinance Code, which is required
4 to have an aggregate of six or more male or female water closets,
5 shall have available a Family or Assisted Use Toilet Room or Bathing
6 Room, as defined section 321.111(a)(3) or (4), Ordinance Code, unless
7 granted a variance by the Building Codes Adjustment Board, under
8 Chapter 56, Ordinance Code.

9 (c) Pursuant to Section 56.103, Ordinance Code, the Building
10 Codes Adjustment Board shall adopt by rule a requirement that any
11 structure, being newly constructed or undergoing Substantial
12 Renovation, as defined in section 321.111(a)(5), Ordinance Code, open
13 to the general public with an accessible swimming pool/hot tub, shall
14 have available, at a minimum, a Family or Assisted Use Toilet Room,
15 with an Adult Changing Table.

16 **Section 5. Compliance with section 553.73(4)(b), Florida**
17 **Statutes.** The City Council determines that based on a review of local
18 conditions, the evidence and data support that there is a local need
19 to strengthen the Florida Building Code for the geographic region.
20 Upon review, the amendment is no more stringent than necessary, it
21 is not discriminatory against materials, products, or construction
22 techniques, and it does not introduce a new subject not addressed in
23 the Florida Building Code.

24 **Section 6. Fiscal Impact Statement.** Pursuant to section
25 553.73(4)(h), *Florida Statutes*, a fiscal impact statement, attached
26 hereto as **Exhibit 2**, was completed which considered the costs and
27 benefits of the amendment in its impact to the City as to enforcement
28 and towards the cost of compliance for property owners, business
29 owners, and the industry.

30 **Section 7. Adopts the Family or Assisted-Use Toilet or**
31 **Bathing Rooms Local Technical Amendment.** City Council hereby adopts

1 the local technical amendment, as set forth in section 321.111,
2 *Ordinance Code*, to Chapter 12, section 1210.5, Florida Building Code.

3 **Section 8. Severability.** It is the specific intent of the
4 Council that in the event that any portion of this ordinance, is
5 declared invalid, unenforceable, unconstitutional or void, or is
6 permanently enjoined, or if the existence of any provision of this
7 ordinance would result in any other portion of any chapter of the
8 Ordinance Code being held to be invalid, unenforceable,
9 unconstitutional or void, and the court does not sever such invalid
10 portion of this section, then the invalid portion of this ordinance
11 is repealed and invalid. It is the specific intent that the
12 invalidity of any portion of this ordinance shall not affect any
13 other section, subsection, paragraph, subparagraph, sentence, phrase,
14 clause or word of the Ordinance Code.

15 **Section 9. Codification Instructions.** The Codifier and the
16 Office of General Counsel are authorized to make all chapter and
17 division "table of contents" consistent with the changes set forth
18 herein. Such editorial changes and any other necessary edits to make
19 the Ordinance Code consistent with the intent of this legislation are
20 approved and directed herein, and the changes to the Ordinance Code
21 shall be made forthwith and when inconsistencies are discovered.

22 **Section 10. Effective Date.** This Ordinance shall become
23 effective immediately upon adoption in the manner provided by law.

24
25 Form Approved

26
27 _____
28 Trisha Bowles

29 Office of General Counsel

30 Legislation Prepared by: Trisha Bowles

Tell us more about your situation, your needs, or your desires for requiring adult-changing tables in larger public structures.

more often, travel time is taking longer and longer. most often, I require a caregiver to help with restroom use. Usually this is a son or husband and bathroom choice is not easy. Due to disability, fluid intake is important and subsequently evacuation of said fluid. In the case of incontinence, the changing table would be needed.

There are several times that we have needed a clean place to clean and change my child, over 150lbs, but have not had the space, privacy, or some sort of elevated spot to that would help with the tasks. There is embarrassment for both my son and myself in trying to manage his needs. There have been times where I just have to pull him out of a stall to do what we need because the floors were nasty and/or wet as well. I cannot have him get on the floor.

My adult disabled son is toilet-trained, but not until he was 16 years old. I frequently had no place to change him. I still have occasion to change his clothes and the table would be so helpful and sanitary.

95 year old father who is on toilet training

Our 21 yo daughter wears diapers as well as parents of whom we are caregivers. I've had more than one occasion of needing to change her in a bathroom stall which can be extremely difficult.

husband is disabled

My family of 5 is limited in where we can go and the decisions we make on where to go without an adult size changing table. I worry about what my daughter would be compromised by having to lay her on the ground to get her really cleaned if she needed it while out.

UTI and smells and other issues connected to being out and not having an easy place to change her. Adds to trauma I have to deal with in that my daughter isn't able to lead a "typical" life and it's one more way that the community has created barriers to our family doing things out in the community. It's forced isolation.

I don't want to lay my 13-year-old daughter on the dirty bathroom ground to change her diaper. It's a cesspool of germs and it's disgusting. Inevitably she ends up sitting in her diaper longer which causes diaper rashes and redness.

I have to limit my time out due to the reason that there are no accessible changing tables and my child is over 70 pounds so that limits my time out and her time being able to socialize with others.

My disabled elderly mother has lots of accidents and finding a bathroom large enough to accommodate both of us and changing her is an issue

my disabled son is over 50lbs and heavy. he can't fit on a regular changing table. one time he almost fell off it and it was hard to change him on it. they have one in Nemours that i used for the first time and it was amazing, I would take my son out more if they had changing tables that were big enough for him, just picking up and carrying him is exhausting.

My son is chronologically 18 years old however intellectually 18 months old and quadriplegic full-time wheelchair user. There is no place that I can take him where I can manage his privacy and dignity. Changing him safely. Just not fair.

I am a primary care provider for medically complex children and adolescents. Many cannot go to various public activities because they do not have anywhere to change their child.

My adult special-needs daughter uses a wheelchair and there are many times we cannot go places because of the reality that there is nowhere that we would be able to change her diaper and/or clothes if we needed to when we were out. She, and other people who need adult changing tables, deserves this basic need to be met.

Would be able to take my grandson out more often. He is 165 pounds and needs a safe place too toilet and to clean up and change clothes when has accidents.

A changing table for folks with bladder/bowel incontinence would be helpful.

My child is a lower limb amputee and still potty training. He's too big for the baby changing tables but can't stand up well enough to put on his own pull-up and shorts. Not having a changing table to accommodate him makes it hard to take him places, especially if he needs to be changed while we're there.

I can't take my son to amusement park because he is 150 pound and needs to be changes as he is not potty trained

Feel free to elaborate on how the unisex Family/Assisted-Use restroom would benefit you or someone you care for?

Having small grandchildren who often need to go to the restroom in public places at the same time, it's so much easier, cleaner and convenient to use a Family Assisted-use restroom/stall.

I do not have a disabled child however I do have an infant child and small children

This would enable myself (and my sister who also has a disability) to have better health outcomes, be able to participate in more community events, and spend longer time periods at restaurants and stores, and other businesses/facilities.

My son is older now, 10 years old, and we are often looked at when we go into the women's restroom for him to take care of his needs. We had "an incident" at a local YMCA where we were told he was not allowed in the women's locker room anymore. I told them it was not appropriate nor safe for my child to be in the men's locker room unsupervised and not have the assistance he may need to use the facilities. The same discretion they deemed inappropriate for him to be in a women's locker room is the same argument I had about him being alone in the men's locker room. The solution they had was for us to go through the laundry room to the pool area where there was a unisex shower/bathroom (only one for everyone meant for showering before/after using the pool), that was wet all over the place and if we took any additional time, we were pushed by other people that needed to use the facility. It was embarrassing and inappropriate on so many levels by not having an appropriate Family/Assisted restroom.

My adult intellectually-disabled son is unable to go unaccompanied to the restroom and the unisex assisted restroom would make it more comfortable for both him and others, so just I could be with him.

In case of accidents clean up would be easier

Obviously, it's extremely difficult for my husband to be out in the community with our daughter without me (his wife) if a potty accident were to occur.

husband needs my help

Having three young children it's helped with safety in allowing us all to share one room and not let a child go in unsupervised or have to wait outside a stall.

Space, elevated table so my back is not being messed up, and cleanliness

Having a family assisted bathroom would help extremely because I am not getting younger. I'm getting older and my body is getting weaker, not stronger and that comes with back problems due to the fact that I have to lay her on the floor of my car trunk to be able to change her and then lift up a 70 pound child and have to move her wheelchair and it's a lot that comes with that, I remember I had to leave her in the car one time while I ran in the store to get wipes because she had an explosion and I just could not take her inside. There was nowhere for me to change her at anyways.

My son Noah is quadriplegic and does not fit on traditional changing tables as he is 60 lbs and growing every day. These tables in bathrooms would afford him the privacy he deserves when having his diapers changed.

We need one

My son is disabled. He is 9 years old and weighs 60 pounds. I need a safe place to change him while we are out.

well I'm a woman and my 14 year old disabled child is a boy so we both need to be in the bathroom at the same time.

Having a unisex restroom would make it easier as I am his mom. Also, there are times when I may need my husband or son to assist me and taking care of my disabled son.

I am a primary care provider for medically complex children and adolescents. Many cannot go to various public activities bc they do not have anywhere to change their child. Both mother and father need to be able to change children so a unisex bathroom may be easier to accommodate than installing these in both women's and men's bathrooms

Extra equipment is needed to clean and change persons in wheelchairs.

My son was born in 1999 with significant impairments. He was blind, profoundly cognitively impaired, incontinent, and paralyzed. He passed away in 2013, but if he had not, the bathroom described would be a great benefit because we would have had a public place to be able to change his diaper when out of the house with him.

I would use the family/assisted use restroom to be able to go into the restroom with my daughter to change her on the adult changing table. She requires complete assistance.

Would be able to monitor and ensure the safety of my younger grandchild while caring for the elder one.

Have access to a family restroom with an adult/child's changing table limits where we're able to go in public due to have a disabled child that requires to be changed frequently.

These restrooms would allow myself and other families I know the opportunity to go out and not have to worry about not only if there's going to be a clean place to change, but a place to change at all. Many places don't have accessible places to change older children/adults and so most people don't go out or go places for this reason.

I would be able to take to take him to amusement parks

For myself. Because of my Disabilities need space to get up from use of toilet and when I get sick. Especially if handicap stall is occupied

2023-780

FAMILY/ASSISTED-USE TOILETS

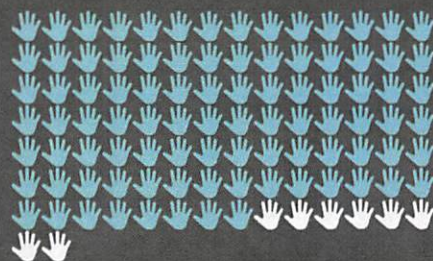
WITH UNIVERSAL/ADULT
CHANGING TABLES

100%

WOULD USE FAMILY
TOILET ROOM



WHO?



94%

NEED ADULT
CHANGING TABLE

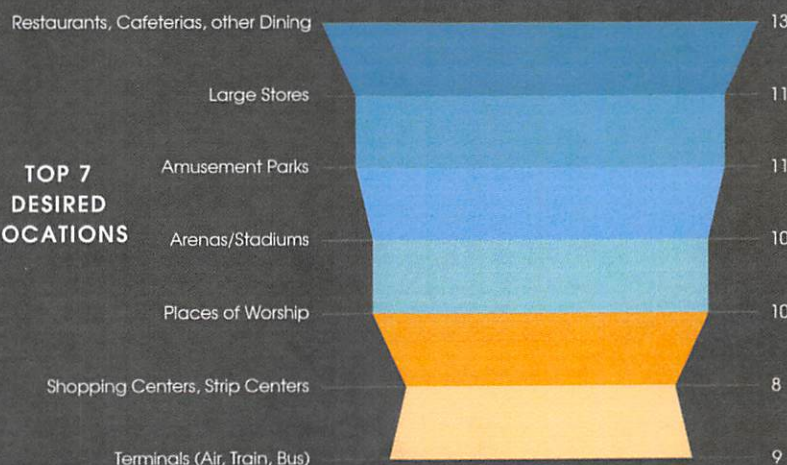


100%

WOULD PATRONIZE BUSINESSES
MORE IF AN ADULT CHANGING
TABLE WAS ON SITE

WHERE?

TOP 7
DESIRED
LOCATIONS



WHY?

SOCIALLY STIMULATING

"This would enable myself (and my sister who also has a disability) to have better health outcomes, be able to participate in more community events, and spend longer time periods at restaurants and stores, and other businesses or facilities."

SAFER

"My adult intellectually-disabled son is unable to go unaccompanied to the restroom and the unisex assisted restroom would make it more comfortable for both him and others, so just I could be with him."

SANITARY

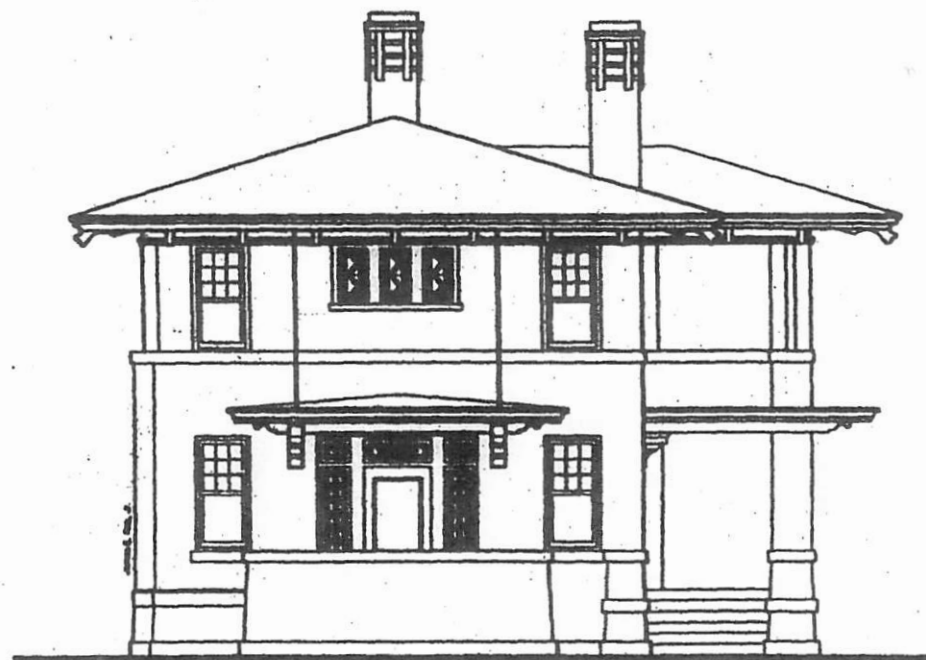
"I don't want to lay my 13 year old daughter on the dirty bathroom ground to change her diaper. It's a cesspool of germs and it's disgusting. Inevitably she ends up sitting in her diaper longer which causes diaper rashes and redness."



UNISEX
FAMILY/ASSISTED USE
TOILET OR BATH ROOMS
HELP



**HISTORIC PRESERVATION
GUIDELINES FOR THE
RIVERSIDE AND AVONDALE
HISTORIC DISTRICTS**



Front Cover: 2317 Oak Street in Riverside
James E. Rink, Jr.

HISTORIC PRESERVATION GUIDELINES

for the

RIVERSIDE AND AVONDALE

HISTORIC DISTRICTS

JANUARY, 1992

Prepared By: THE JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT
128 East Forsyth Street
Jacksonville, Florida 32202-3325

The Honorable
JOHN A. DELANEY
Mayor

Michael C. Garretson
Director of Planning and Development

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WINDOWS/AWNINGS/SHUTTERS

Applicable Standards: 2, 3, 6, 9

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*
9. *New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The placement, design, and materials of windows is often a significant part of the architectural character of a building. In Riverside and Avondale, historic windows are generally double-hung sash in a 1/1, 2/2, or multi-light/1 pattern or wooden or steel casement. Windows in the districts are often important stylistic elements, such as multi-light upper sash in Bungalows, Art-Glass in the Prairie School, and round arch in Mediterranean influenced styles. Non-historic windows include awning, jalousie, and pivot types.

Under Standard 2, the visual role of historic window design and its detailing or craftsmanship should be carefully considered in planning window repair or replacement. Factors to consider are the size and number of historic windows in relationship to a wall surface and their pattern of repetition; their overall design and detailing; their proximity to ground level and key entrances; and their visibility particularly on key elevations.

Whether to repair or replace windows is an issue that can pose considerable problems in a rehabilitation. Distinctive windows that are a significant part of the overall design of a building should not be destroyed under Standard 6. Careful repair is the preferred approach. If repair is not technically or economically feasible, new windows that match the original in size, general muntin/mullion configuration, and reflective qualities may be substituted for missing or irreparable windows.

Owners often wish to replace windows to create a new look, for energy efficiency, to decrease maintenance costs or because of problems operating existing units. Tinted windows, windows with high reflective qualities, or stock windows of incompatible design and materials often result from such an approach and conflict with Standards 3, 6, and 9.

Window design to enhance appearance is not permissible under the standards. The proper procedure is to improve existing windows first. Weather stripping and other energy conservation methods should be employed. If after careful evaluation, window frames and sash are so deteriorated they need replacement, they should be duplicated in accordance with Standard 6.

The following steps are recommended for evaluating historic windows. First, analyze their significance to the building. Consider their size, shape, color, and detailing. Then consider the condition of the window. Inspect the sill, frame, sash, paint and wood surface, hardware, weatherstripping, stops, trim, operability, and glazing. Then, establish repair and replacement needs for existing windows.

If following careful evaluation, window frames are deteriorated, then they can be replaced. Replacement windows must be selected with care. They should match the original sash, pane size, configuration, glazing, muntin detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50% or more are deteriorated or missing, then wholesale

replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

1. *trim detail;*
2. *size, shape of frame, sash;*
3. *location of meeting rail;*
4. *reveal or setback of window from wall plane;*
5. *separate planes of two sash;*
6. *color, reflective qualities of glass.*
7. *muntin, mullion profiles, configuration.*

If these criteria are fulfilled, the new windows need not be exact replicas of the originals. The Standards further permit new windows to be constructed of non-historic materials such as aluminum and a tint of up to 10%. Of course, matching the original materials and visual qualities is always preferable.

In general, changes to window openings should be avoided. The rhythm of window and door openings is an important part of the character of buildings in the districts. In some instances, new window or door openings may be required to fulfill code requirements or for practical needs. New openings should be located on non-significant walls. For commercial

buildings these would be common on party walls or secondary elevations. For residential buildings, these would be side or rear walls not readily visible from a main thoroughfare.

Shutters

Original shutters in Avondale and Riverside are rare. Under Standard 3, unless there is physical or documentary evidence of their existence, shutters should not be mounted. If shutters are found to be appropriate, they should be operable or appear to be operable and measure the full height and one-half the width of the window frame. They should be attached to the window casing rather than the exterior finish material. Wooden shutters with horizontal louvers are the preferred type. Metal and vinyl types should be avoided.

Awnings

Canvas awnings were sometimes featured on buildings in the historic districts, particularly many of the Mediterranean styled buildings in West Riverside and Avondale. They are also found on Bungalows and commercial buildings in Riverside. They are functional, decorative, and appropriate to the many of the buildings in the districts. Standard 3 should be considered when awning are proposed as part of a rehabilitation plan.

Under Standard 9, new awnings should be of compatible contemporary design. They should follow the lines of the window opening. Round or bell shaped are appropriate for Mediterranean styled buildings. Angled, rectangular canvas

awnings are most appropriate for flat headed windows and storefronts. Fiberglass and metal awnings and awnings that obscure significant detailing are inappropriate.

Recommendations:

1. Retain and repair window openings, frames, sash, glass, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building.
2. Improve the thermal performance of existing windows and doors through adding or replacing weatherstripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.
3. Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.
4. Install awnings that are historically appropriate to the style of the building or that are of compatible contemporary design. Awnings should follow the lines of window or door opening they are intended to cover.

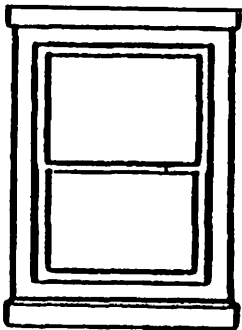
Avoid:

1. Introducing or changing the location or size of windows, and other openings that alter the architectural and historic

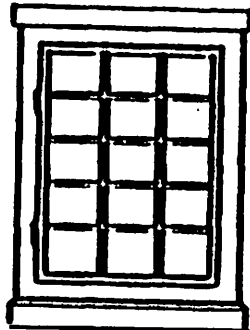
character of a building.

2. Replacing window features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.
3. Removing window features that can be repaired where such features contribute to the historic and architectural character of a building.
4. Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building.
5. Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of a building.
6. Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.
7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.
8. Installing metal or fiber-glass awnings.
9. Installing awnings that obscure architecturally significant detailing or features.
10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

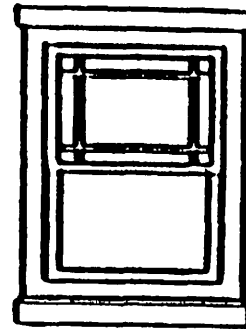
Windows



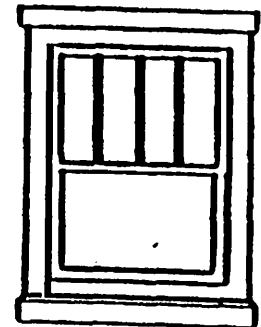
Double-hung



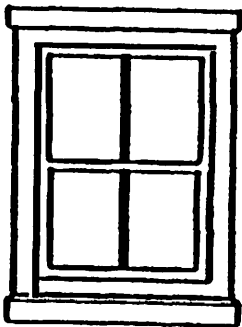
Casement



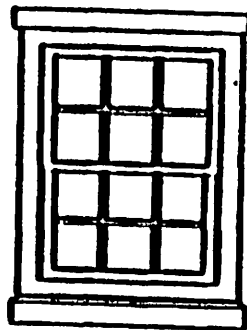
Queen Anne



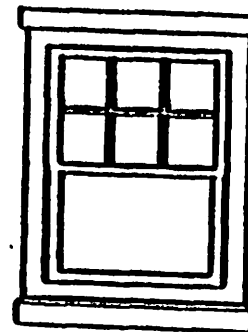
4/1 Bungalow



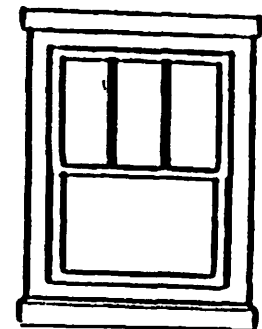
2/2 lghts



6/6 lghts



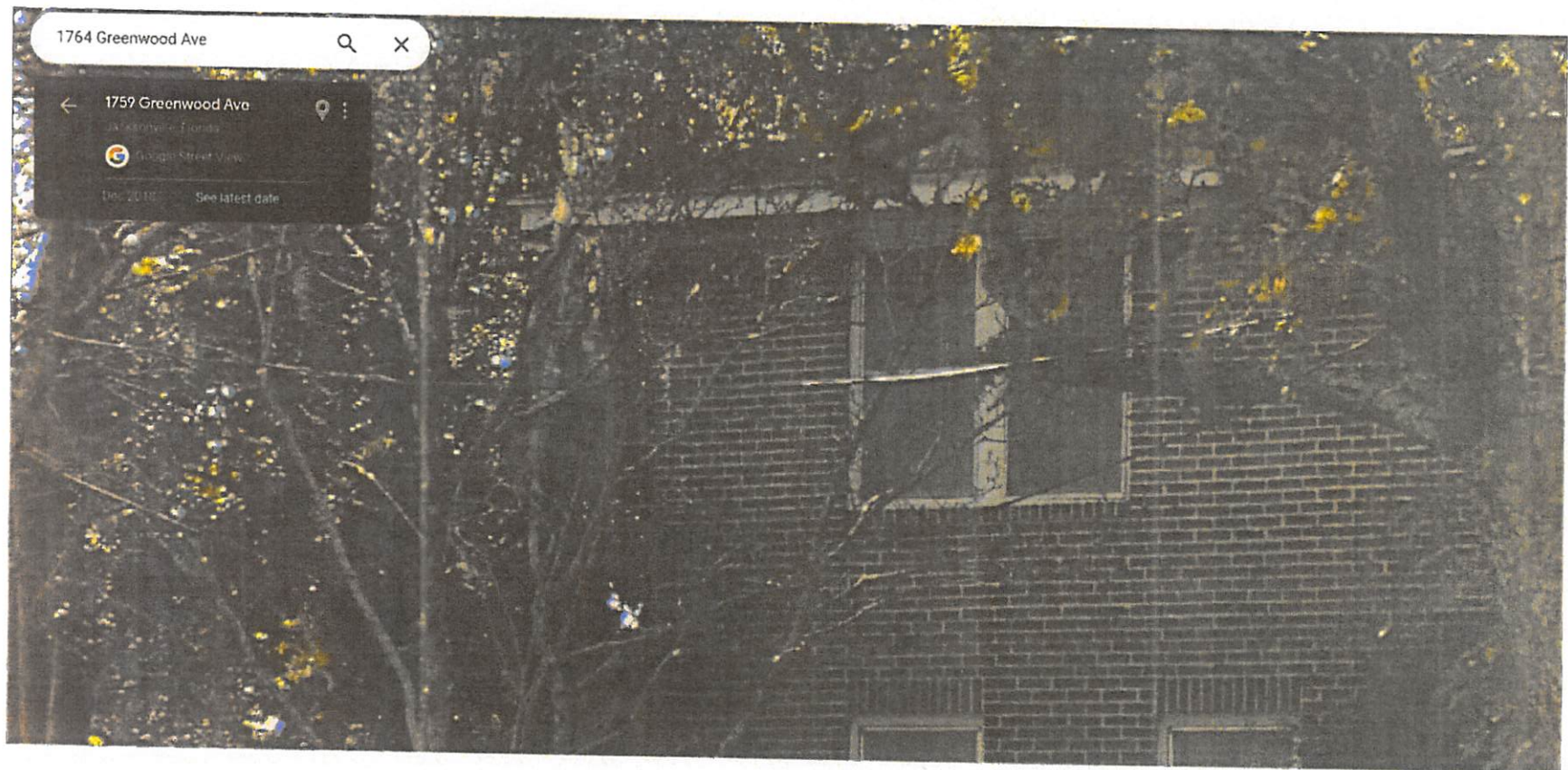
6/1 lghts



3/1 Bungalow

24-67

December 2018



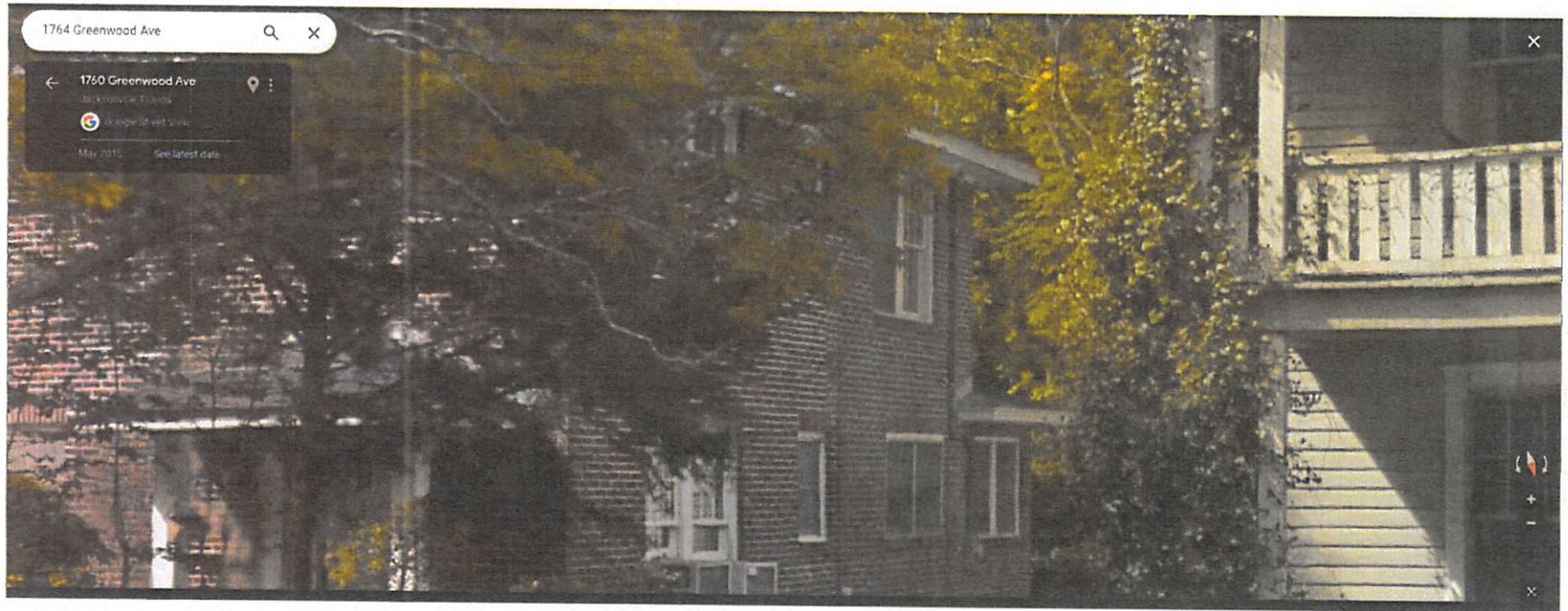
July 2019



March 2011



May 2015

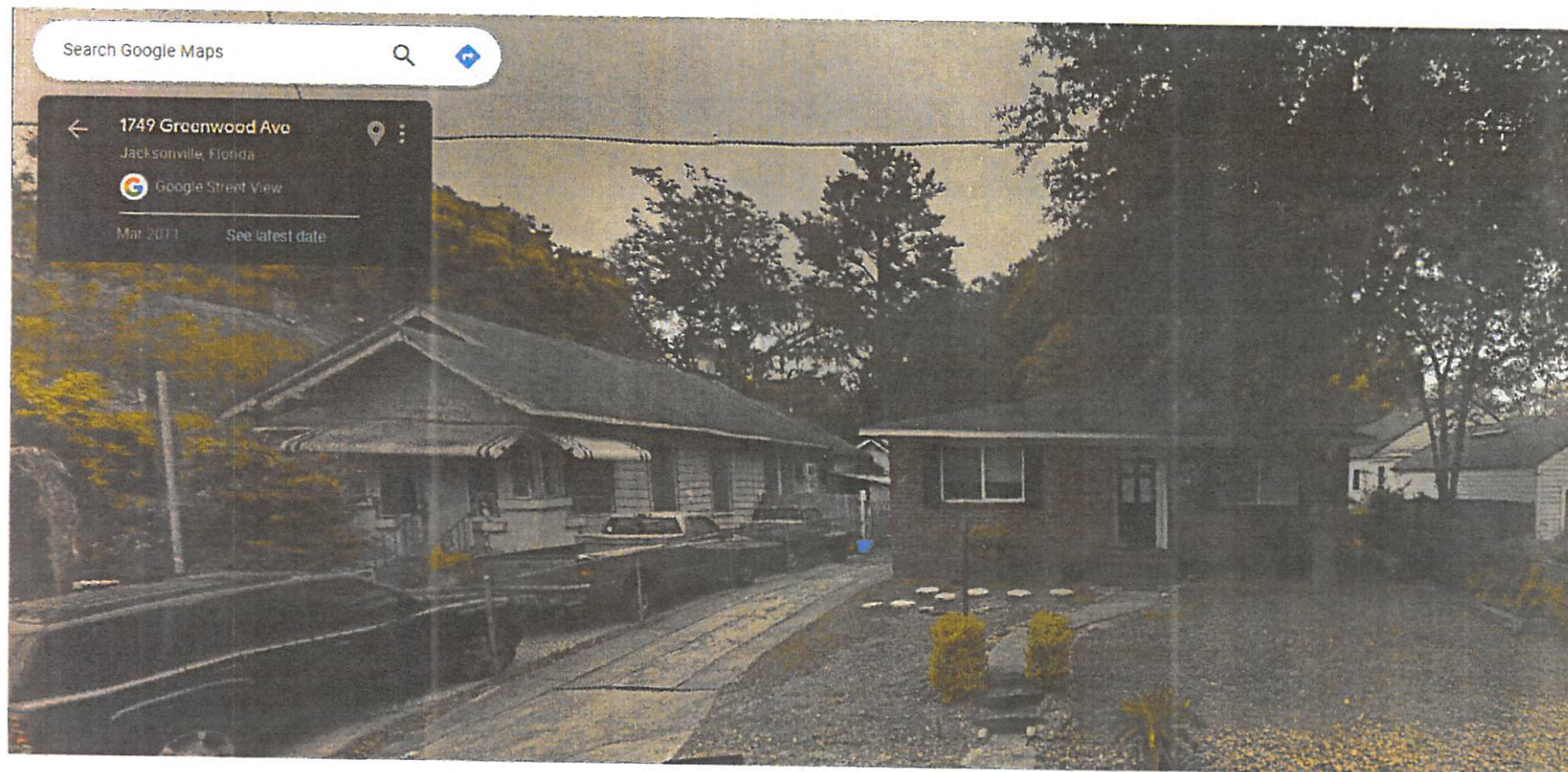




May 2015

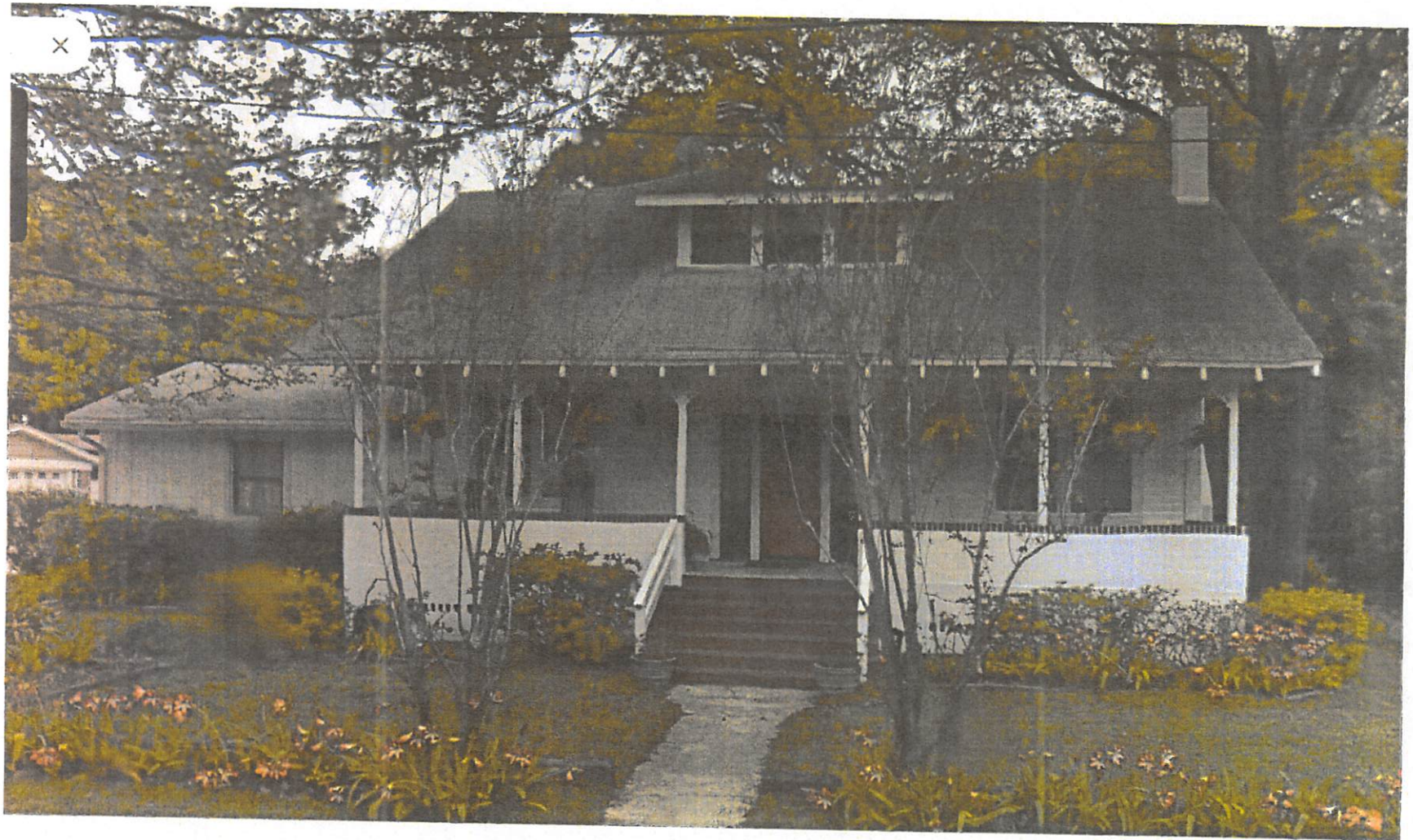


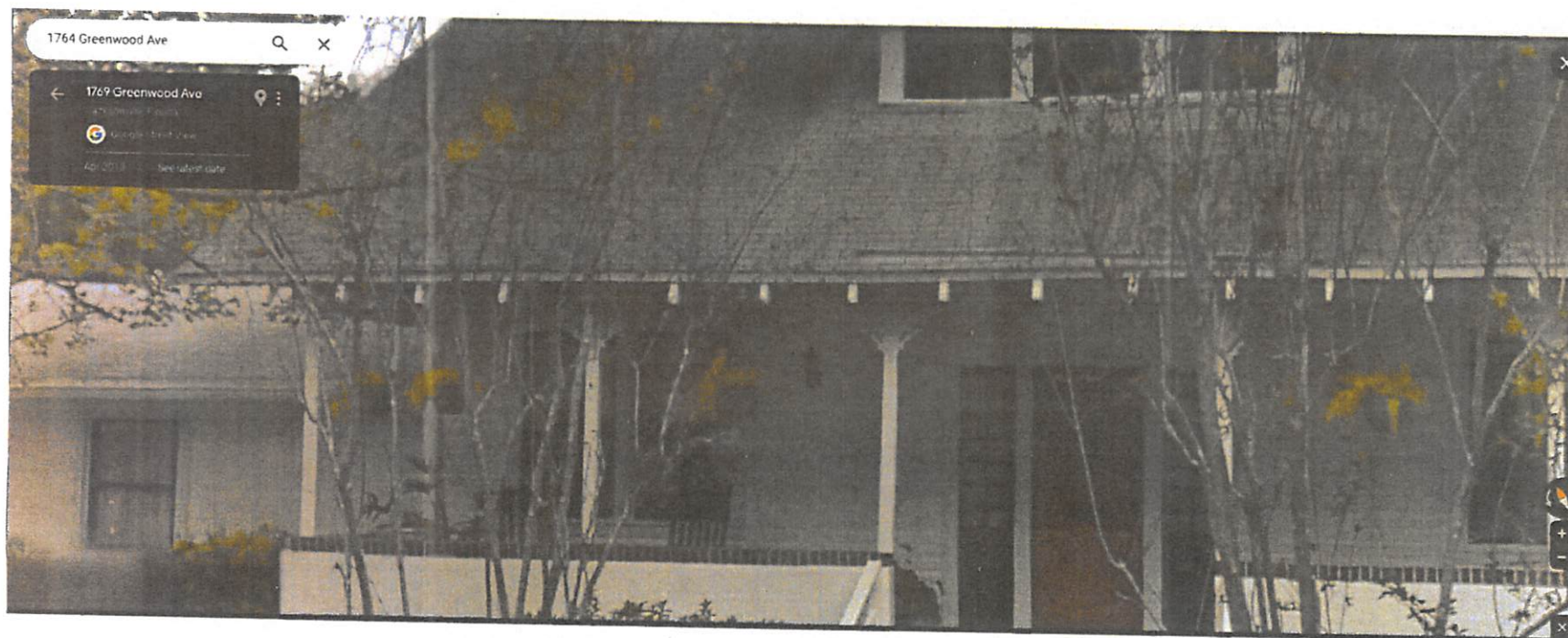
March 2011



April 2013

1769 Greenwood



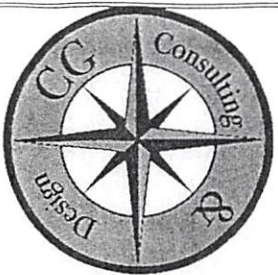


appropriateness has been filed, or at such other locations and at such intervals, as determined by the Planning and Development Department, as will ensure that the signs will be seen by as many persons as possible. The signs shall be maintained by the applicant until a final determination has been made by the Commission on the application for a certificate of appropriateness. If the signs are not posted within the time requirements, the public hearing notice will be deemed inadequate and no action shall be taken until proper posting is accomplished. The signs shall be removed by the applicant within ten days after final action.

- (j) The Commission shall approve, approve with conditions, approve the withdrawal of, or deny each application, based on the applicable Historic District Design Regulations, if any, and the criteria contained in this Section. An order on each application shall be issued within 15 calendar days of the last hearing or meeting at which the application was considered and decided and shall contain findings upon which the Commission's decision is based. The order shall be executed by the Chairman or Vice-Chairman. The effective date of the order, and the date upon which the order is deemed to be issued, is the date upon which the order is actually signed by the last of all persons who are required to sign the order. Notice of the decision of the Commission shall be sent by regular mail within seven calendar days of the effective date of the order to the applicant and the owner of the property and copies shall be made available by the Department to all persons who appeared before the Commission or filed a qualifying written statement concerning the application, or to any other interested persons.
- (k) In considering an application for a certificate of appropriateness for alterations, new construction, demolition, or relocation, the Commission, in addition to considering whether the proposed activity complies with the applicable Historic Design regulations, if any, shall be guided by the following general criteria:
 - (1) The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
 - (2) The relationship between such work and other structures on the landmark site or other property in the historic district;
 - (3) The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;
 - (4) Whether the plans may be carried out by the applicant within a reasonable period of time.
- (l) Applications for certificates of appropriateness for alterations shall be considered by the Commission based on the applicable Historic District Design Regulations, if any, and in accordance with the following additional criteria, which are based on the United States

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

- (1) Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- (2) The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (3) Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall be not undertaken.
- (8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.
- (m) In considering an application for certificate of appropriateness for new construction, the Commission shall consider the applicable Historic District Design Regulations, if any, and the following additional criteria:
 - (1) *Height*. The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.
 - (2)



Proposal CG Consulting and Design Inc.

7999 Philips Hwy, Suite 309
Jacksonville, FL 32256
Phone: (904) 323-1371
info@cgconsultinganddesign.com
CGC1505627

PROPOSAL SUBMITTED TO: <u>Troy Hughes, Mark Protheroe</u>	JOB NAME: <u>SAME</u>	JOB #
ADDRESS: <u>1764 Greenwood Ave</u>	JOB LOCATION: <u>SAME</u>	
<u>Jacksonville, FL 32205</u>	DATE: <u>05-06-23</u>	DATE OF PLANS
PHONE # <u>803-917-9180</u>	FAX #	ARCHITECT

We hereby submit specifications and estimates for:

1. We will remove 36 windows and prep the openings to receive new windows.
2. We will remove 0 doors and prep the openings to receive new doors.
3. We will inspect openings for rotten wood and repair as necessary. If extensive damage is present, there will be additional charges as discussed and agreed to within a written change order.
4. We will provide and install 34 double hung windows where windows were removed. The frame and sash color will be white.
5. We will provide and install 0 French door in opening.
6. We will provide and install 0 sliding door in opening.
 - a. This combination may be completed with a sliding door and window combination.
Door Size: N/A Window Size: N/A Initial: CBD
7. All windows and doors have al complete lifetime warranty, covering material and labor.
8. All windows and doors have Solar Low E and Argon insulated glass.
9. We will seal, insulate, and trim windows/opening as necessary for proper finish.
10. We will clean up and haul away all job debris. We will provide permits and call inspections as required by code.

ii) We will provide $\frac{1}{2}$ install 1 Two lite Slider where kitchen windows were removed. The frame $\frac{1}{2}$ Sash Color will be white.

We propose hereby to furnish material and labor – complete in accordance with the above specifications for the sum of:

\$ 32,970⁰⁰

Dollars

with payments to be made as follows: 50% Deposit, 20% Start of Job, Balance on Completion

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted [Signature]

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature Daniel G. Hughes

Date of Acceptance 05-06-23

Signature Mark Protheroe

CITATION 158 156
DEPARTMENT OF PLANNING AND DEVELOPMENT
BUILDING INSPECTION DIVISION

CITY OF JACKSONVILLE

>VS.

GC Consulting and Design Inc

DEFENDANT

(LAST NAME)

(FIRST)

(MIDDLE)

Mica J. RAY

7999 Phillips Hwy Suite 309

PHONE *9043231371*

(ADDRESS)

Jacksonville

FL

32256

(CITY)

(STATE)

(ZIP)

Drivers License Number

State

Contractor Lic. #

CITATION NUMBER

BI **36982**

REVIEWED BY

RT
SUPERVISOR'S

IN THE NAME OF AND BY THE AUTHORITY OF THE CITY OF JACKSONVILLE COMES THE UNDERSIGNED AND SAYS:

ON THE *18th* DAY OF *July* 20 *23* AT *9:30* AM *114* PM. THE ABOVE NAMED PERSON DID

UNLAWFULLY COMMIT THE FOLLOWING OFFENSE IN VIOLATION OF CHAPTER *320*

SECTION *401* OF THE JACKSONVILLE ORDINANCE CODE, AT THE FOLLOWING LOCATION WITHIN THE CITY OF JACKSONVILLE FLORIDA:

1764 Greenwood Ave
(LOCATION VIOLATION COMMITTED)

IN THAT THE DEFENDANT:

Failed to obtain permits to remove 36 windows and install 34 windows.

- ☒ PRIOR NOTICE OF VIOLATION OR CITATION ISSUED ON THE *18th* DAY OF *July* 20 *23*
☒ VIOLATION PRESENTS A SERIOUS THREAT TO PUBLIC HEALTH, SAFETY OR WELFARE
☐ VIOLATION IS IRREPARABLE OR IRREVERSIBLE, OR IS A REPEATED VIOLATION.

THE UNDERSIGNED HAS REASONABLE GROUNDS TO BELIEVE AND DOES BELIEVE THE PERSON NAMED ABOVE COMMITTED THE INDICATED OFFENSE:

Charles Hughes DATE: *10/19/23* TIME: *10:27AM*
(OFFICER'S PRINTED NAME)

Chris 83890 PHONE: (904) *627-0067*
(OFFICER'S SIGNATURE, ID NUMBER)

ISSUED UNDER AUTHORITY OF CHAPTER 342 JACKSONVILLE MUNICIPAL CODE AND CHAPTER 162 FLORIDA STATUTES

- ☐ \$ 250.00 (FIRST VIOLATION)
☒ *300.00* (FINE INCREASED \$50 FOR EACH SUBSEQUENT VIOLATION UP TO A MAXIMUM \$500.00)
☐ \$ 1,000.00 (UNLICENSED CONTRACTING FIRST VIOLATION)
☐ \$ (FINE INCREASED \$250 FOR EACH SUBSEQUENT VIOLATION UP TO A MAXIMUM \$2,000.00)

(AMOUNT SHOWN IS APPLICABLE ONLY IF CITATION IS NOT CONTESTED)

PLUS COURT COST IS *\$5.00*

TOTAL FINE *305.00*

NOTICE

THE VIOLATION WITH WHICH YOU ARE CHARGED IS A CIVIL INFRACTION. YOUR SIGNATURE BELOW DOES NOT CONSTITUTE AN ADMISSION OF GUILT. HOWEVER, WILLFUL REFUSAL TO SIGN AND ACCEPT THIS CITATION IS A 2nd DEGREE MISDEMEANOR PUNISHABLE AS PROVIDED BY SECTIONS 775.082 OR 775.083 FLA. STATUTES. FAILURE TO PAY THE APPLICABLE CIVIL PENALTY OR REQUEST A HEARING FROM THE CLERK OF COURT WITHIN 10 CALENDAR DAYS SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO CONTEST THIS CITATION, AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR AN AMOUNT UP TO \$2,000.00 PER INFRACTION.

ALLEGED VIOLATOR'S SIGNATURE:

REFUSED TO SIGN AND ACCEPT:

(OFFICER'S SIGNATURE & I.D.)

(PLEASE SEE REVERSE SIDE FOR PAYMENT INFORMATION)

B-23-662705.000 Not Submitted



Save

View Defaults

Submit Application

Void

Change Status

Location

Contacts

Holds

Specs

Links

Documents

Printable ...

Agency Re...

Plan Revie...

Invoice

Inspection

Comments

History

B-23-662705.000 • (Residential Single Family)

[Video: How to submit a Building Permit](#)

[Video: How to associate permits](#)

Address	Project Name	Work Type	Job Cost	Status
1764 GREENWOOD AVE JACKSONVILLE, FL 32205	Hughes	Window/Door Replacement	\$32,970.00	Not Submitted

CG CONSULTING AND DESIGN, INC.

Status: Active

Email

tina@jaxsmarhome.com

Phone

904-294-5494

Phone

904-323-1371

Contractor/License

RAY, MICAH JOSEPH - CGC1505627



Activity



Search mail



Compose

Inbox

1,437

3

Starred

Snoozed

Drafts

96

More

Labels

**Charles Garrison**

Good evening Ms. Bell, Your request has been received and 630-CITY is working on it. Thank you, Charles Garrison Chair | At-Large Me

ZALIKA NISBETH

to me, cgjaplaning, TMeskel, lcarter, Aevirotech2010, jhardenpc, mholderjxpc, alimarrar, jackmeek, Patricia, Erin, donnad, ameenashareef22, F

3/5/24

Re: Environmental impact study, 2nd request.

To whom this may concern,

I am Dr. Zalika Nisbeth, on 12/7/24 I made a public appearance and request for the city to produce and make public an env assessing the potential impacts the construction of the new "state-of-the art" medical examiner's office in the residential ne date, no receipt or status update on the EIS has been received. Aside from the convenience that the current proposed locati waterway, and major hospitals, it is also across from an elementary school , immediately adjacent to an occupied residence multidimensional impact regionally, the Brentwood neighborhood literally stands to be and has had the most direct and im advanced identification of harm, positive and negative consequences on the physical, cultural, and human environment is v examiner's facility that will use, store, and dispose of large quantities of hazardous chemicals, reagents, and waste.

This is not an unreasonable request, statement of concern, and act of holding city officials accountable for acting responsit county that required cleanup and continued monitoring exceeding \$60 million, as a direct result of toxic material and wast communities within Jacksonville. The Brentwood community, which is in health zone one of Duval county, experiences hi other health zones in the county. This project proposal is sending the cynical message to the Brentwood residents that the c life and death than an antidote for enhancing the quality of their life and community. I ask that you strongly reconsider the along with the planned and unplanned long-term implications that this will produce. I believe with the right attitude, peopl healthier Brentwood and build the larger coroners' facility at a more appropriate location, in a way that serves all communi

Respectfully,

Zalika Nisbeth, MD

On Mon, Feb 19, 2024 at 1:55 PM Lydia Bell <faida777333@gmail.com> wrote:

24-100



24-100



24-100



