



**OFFICE OF CITY COUNCIL
LEGISLATIVE SERVICES DIVISION**

Merriane G. Lahmeur
Chief of Legislative Services
Office: (904) 255-5122
Email: MGLahmeur@coj.net

117 W. Duval Street
Suite 430, City Hall
Jacksonville, Florida 32202
Fax: (904) 255-5132

July 9, 2024

MEMORANDUM

TO: Honorable Council Member Randy White, President
Honorable Council Member Kevin Carrico, Chair, Land Use & Zoning Committee
Honorable Council Member Jimmy Peluso, District 7
Brett James, Director, Planning & Development

FROM: Merriane G. Lahmeur, Chief of Legislative Services *MGL*

RE: Notice of Appeal of Denied COA 24-30140

As required by Section 307.204, *Ordinance Code*, please consider this as notification of the filing of an Appeal by Jeff Thompson, JTCO Investments, LLC, concerning the Denied Certificate of Appropriateness 24-30140 as follows:

Application seeking approval of a Certificate of Appropriateness Application for the replacement of twenty (20) windows on a single-family contributing structure within the Riverside Avondale Historic District for property located at 1920 Montgomery Place, R.E.# 092912-0000.

By a copy hereof, I am requesting the Office of General Counsel to prepare legislation concerning the Appeal for introduction to the Council.

cc: Margaret M. Sidman, Director/Council Secretary
Office of General Counsel (w/copy of documents)
Planning & Development Department
Building Inspection Division
Office of the General Counsel
File Copy

7/8/24 4:41 PM -MT

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

I. INSTRUCTIONS

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

II. NOTICE OF APPEAL

I, Jeff Thompson, hereby file this Notice of Appeal from the final order of
PRINT NAME CLEARLY
 the Jacksonville Historic Preservation Commission concerning Certificate of Appropriateness Number 24-31401
 am (Please circle one):

- (a) ☒ The person who filed the application for the Certificate of Appropriateness;
- (b) ☐ A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied the Certificate of Appropriateness;
- (c) ☐ A person, other than a member of the City Council, who provided a written statement or who testified before the Historic Preservation Commission *and* who is suffering or will suffer an adverse effect to an interest protected or furthered by Chapter 307, Ordinance Code. The statement must have been in writing, expressing a position on the merits of the application, other than a petition, such as a letter, a memo or an e-mail, containing a reference to the specific application number and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the Chief of the Comprehensive Planning Division or any member of the historic preservation staff or the Commission, with a copy to the Chief of the Comprehensive Planning Division, and which was delivered to and received by the Department by hand delivery, mail, facsimile or e-mail at least two working days prior to the public hearing at which the Commission took final action, or which is read into the record at the public hearing or distributed to the Commission at the hearing with a copy to the staff secretary.

III. SUPPORTING DOCUMENTS

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

- (1) A copy of the Final Order on the Certificate of Appropriateness you are appealing.
- (2) You must provide a statement of your interest sufficient to show how you are or will be *adversely* affected by the Commission's decision. Please provide this statement in the space below.

See Attached

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

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

See Attached

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

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

IV. FILING AND NOTIFICATION FEES

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

Filing Fee: \$550.00

Notification Fee: \$2.00 for each notification.

V. Contact Information

Please complete the following:

Name (Printed):

Jeff Thompson

Address:

1942 Hamilton St

Box A1 32210

Daytime Phone Number:

904 - 993 - 4620

Evening Phone Number:

Same

E-mail address:

Jeff.Thompson1942@gmail.com

VI. CERTIFICATION

Please read, sign and date the following statement:

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

Signature

Date

7/8/24

Jeff Thompson Construction Co.
1942 Hamilton St.
Jacksonville, FL 32210

COGENT BANK
63-1466/631



7/8/24

PAY TO THE
ORDER OF

City of Jacksonville

\$ 554.00

Five hundred fifty four & 00/100

DOLLARS

MEMO

CA Appr H 24-30140



Inaay S. Puleo
AUTHORIZED SIGNATURE

⑈003524⑈ ⑈06311466⑈ ⑈3100002947⑈

Jeff Thompson Construction Co.

RECEIPT		DATE <u>7/8/2024</u>	No. <u>323476</u>
RECEIVED FROM <u>Jeff Thompson Construction</u>		\$ <u>554.00</u>	
<u>Five Hundred Fifty-four dollars ⁰⁰/₁₀₀</u>		DOLLARS	
<input type="radio"/> FOR RENT <input checked="" type="radio"/> FOR <u>COA Appeal #24-30140</u>		Check # <u>3524</u>	
ACCOUNT		<input type="radio"/> CASH <input type="radio"/> CHECK <input type="radio"/> MONEY ORDER <input type="radio"/> CREDIT CARD	FROM _____ TO _____
PAYMENT	<u>554.00</u>		BY <u>Rebecca Bolton</u>
BAL. DUE			3-11

Jim Overton
Duval County

Date/Time: 07/09/2024 11:45AM
 Drawer: P06
 Clerk: JMB
 Transaction: 6389447

Item	Paid
CR Processing:	\$554.00
CR739840	
Legislative Services	
Division	
117 W. Duval Street, Suite	
430, Jacksonville, FL 32202	
Total:	\$554.00

Receipt: 272-25-00345072

Total Tendered	\$554.00
Check:	\$554.00
Chk#3524	
Balance:	\$0.00

Paid By: JEFF THOMPSON CONSTRUCTION

Duval County, City Of Jacksonville**Jim Overton , Tax Collector**231 E. Forsyth Street
Jacksonville, FL 32202**General Collection Receipt**

Account No: CR739840
User: Lahmeur, Merriane - CCSS
Generic CR

Date: 7/9/2024
Email: MGLahmeur@coj.net

Name: Legislative Services Division**Address:** 117 W. Duval Street, Suite 430, Jacksonville, FL 32202**Description:** Appeal Filing Fee for CAO 24-30140, paid on 7/8/24 by Jeff Thompson, for property located at 1920 Montgomery Place, RE # 092912-0000 (Check #3524).

Fund	Center	Account	Project	Activity	Interfund	Future	Debit Amount	Credit Amount
00111	000000	104001	000000	00000000	00000	0000000	554.00	0.00
00111	221001	369050	000000	00000000	00000	0000000	0.00	554.00

Total Due: \$554.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR739840
Generic CR

Date: 7/9/2024

Name: Legislative Services Division**Address:** 117 W. Duval Street, Suite 430, Jacksonville, FL 32202**Description:** Appeal Filing Fee for CAO 24-30140, paid on 7/8/24 by Jeff Thompson, for property located at 1920 Montgomery Place, RE # 092912-0000 (Check #3524).**Total Due: \$554.00**

July 8,2024

COA Appeal

Question You must provide a statement of your interest sufficient to show how you are or will be adversely affected by the commission's decision

III -2 We have asked to replace 20 windows in a ca.1922 residence at 1920 Montgomery Place. During the 1960s, the subject windows were replaced by the current owner's father, using inexpensive products from Huttig Sash & Door. Documentation of the modification is unavailable. Following installation of those modern windows, the owner installed storm windows on the outside. The current window system consists of a low-grade wood "one over one" product with an inferior "one over one" aluminum storm window installed over the outside of the window. The remainder of the windows have been replaced with Anderson 900 "six over one" products, made of wood with exterior cladding. The owner wishes to complete the replacement project using the same Anderson 900 "six over one" product.

Question A description of the specific error(s) you believe the commission committed

III -3 The Historic Preservation Commission declines to stipulate that the 1960s-vintage windows are different from the

1922 original windows. The twenty modern windows that are the subject of this appeal existing 20 windows are 1960s Huttig products, with full aluminum jamb liner with incorporated springs. Such products were unavailable in 1922, when windows operated using counterweights attached to rope. The neighboring residence, built at the same time as the subject, has a small galvanized single jamb liner for each sash, but still has the counterweights and ropes.

The Historic Preservation Commission takes the position that, since the more modern 1960s vintage windows have been in the residence for over 50% of its life, they may be considered historic in their own right. If so determined, then Ordinance 307.106(1)(4) quoted below, would apply, indicating that changes in the course of time shall be recognized and respected. The position of the property owner is that returning the windows to the style and installation methodology contemporary to the home's original construction is more faithful to the intent of the historic preservation ordinance.

The Historic Preservation Commission finding is that the property owner, who seeks to stabilize the weather integrity of the residence as well as its historic aesthetic, must remove the storm modern windows, refurbish the inferior 1960s windows, and then install storm windows on the inside. Interior placement of storm windows runs counter to their very purpose. The 1960s vintage windows are poor quality and if left unprotected from the elements, would deteriorate quickly. Earlier this year we replaced similar non-historic wooden sash windows in the offices of the Jacksonville Historical Society, which had deteriorated over a period of less than 30 years.

It being within the authority of the City Council to make the determination that high quality replacement windows designed and manufactured to be consistent with the original windows would best meet the objectives of the City's historic preservation ordinance, as well as maintain the weather integrity of the property, the property owner appeals to the Council for relief from the inappropriate and inconsistent finding of the Historic Preservation Commission.

307.106(1)(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.

Very truly yours,



Jeff Thompson

1972 HOME

EXISTING WINDOW





Existing Window





*Planning and Development
Department*

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

NOTICE OF CERTIFICATION

RE: REVISED Certified List of Speakers for COA-24-30140

DATE: July 9, 2024

Please find attached:

- Certified list of speakers and those that provided written comments regarding COA-24-30140, heard at the June 26, 2024 Historic Preservation Commission meeting

If there are any questions, please contact me at (904) 255-7800.

A handwritten signature in blue ink, appearing to read "Arimus T. Wells", is written over a horizontal line.

Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section
Planning and Development Department

June 26, 2024
Jacksonville Historic Preservation Commission
List of Speakers / Providers of Written Statements

COA-24-30140

Jeff Thompson
JTCO Investments, LLC
1942 Hamilton Street
Jacksonville, FL 32210

John C. Williams
1920 Montgomery Place
Jacksonville, FL 32205



*Planning and Development
Department*

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

NOTICE OF CERTIFICATION

RE: Certified Final Order of the June 26, 2024 Jacksonville
Historic Preservation Commission Meeting

DATE: July 9, 2024

Please find attached:

- Certified final order for COA-24-30120, from the June 26, 2024 Historic Preservation Commission meeting

If there are any questions, please contact me at (904) 255-7800.

A handwritten signature in blue ink, appearing to read "Arimus T. Wells", is written over a horizontal line.

Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section
Planning and Development Department

BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF
JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-24-30140**

IN RE: The Certificate of Appropriateness Application of:

Address: 1920 Montgomery Place, RE# 092912-0000

**Owner: Margaret (Peggy Sue) Williams and John C. Williams
1920 Montgomery Place
Jacksonville, Florida 32205**

**Applicant: Jeff Thompson
JTCO Investments, LLC
1942 Hamilton Street
Jacksonville, Florida 32210**

ORDER ON COA-24-30140: DENIED

Having duly considered both the testimonial and documentary evidence presented at the meeting and public hearing on **June 26, 2024**, including the COA Application and the Planning and Development Department's Staff Report and Recommendation and all attachments thereto ("Staff Report"), a portion of which is attached hereto as **EXHIBIT A**, and **on file** in its entirety in the Planning and Development Department, the Jacksonville Historic Preservation Commission hereby

FINDS AND DETERMINES:

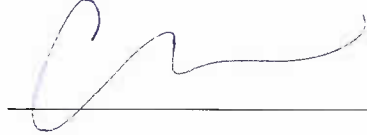
1. That the applicant did comply with the procedural and application requirements set forth in Section 307.106 of the Jacksonville Ordinance Code; and
2. That as stated in the record, substantial competent evidence demonstrates that application **COA-24-30140** does not meet the standards and criteria set forth in Section 307.106 of the Jacksonville Ordinance Code; and
3. That the findings and recommendations in the Staff Report for application **COA-24-30140**, to the extent consistent with this **Order**, are hereby adopted and incorporated herein; and
4. That the land which is the subject of application **COA-24-30140** is owned by **Margaret (Peggy Sue) Williams and John C. Williams**.

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

Application **COA-24-30140** is hereby **DENIED**.

Executed this 3rd day of July, 2024.

FORM APPROVED:



Carla A. Lopera
Office of General Counsel



Michael Montoya
Chairman
Historic Preservation Commission

Copy to:

Owner: Margaret (Peggy Sue) Williams and John C. Williams
1920 Montgomery Place
Jacksonville, Florida 32205

Applicant: Jeff Thompson
JTCO Investments, LLC
1942 Hamilton Street
Jacksonville, Florida 32210

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

GC-#1636374-v1-Final_Order_COA-24-30140_6_26_24.docx

EXHIBIT A
June 26, 2024

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-24-30140

Address: 1920 Montgomery Place, RE# 092912-0000

Location: Southwest side of Montgomery Place, abutting the St. Johns River

Owner: Margaret (Peggy Sue) Williams
3664 Richmond Street
Jacksonville, Florida 32205

Applicant: Jeff Thompson
JTCO Investments, LLC
1942 Hamilton Street
Jacksonville, Florida 32210

Year Built: c. 1922 (*Florida Master Site File*)

Designation: Riverside Avondale; Contributing

Request: Alterations - Window Replacement

Summary Scope of Work:

1. Replacement of twenty (20) wood 1-over-1 windows with an Anderson400 vinyl-clad wood 6-over-1 replacement product

Recommendation: Deny

PROJECT DESCRIPTION

COA-24-30140 is for the replacement of twenty (20) windows on a single-family contributing structure within the Riverside Avondale Historic District. Built in 1922, the residential structure is a Prairie Style home that can be characterized by its intersecting hip roof form, wood shingle exterior, decorative shutters, and 1-over-1 windows. As proposed, the applicant is seeking to replace the twenty (20) 1-over-1 wood windows on the structure with a 6-over-1 Anderson400 vinyl-clad wood window product.

According to the applicant, they believe that the twenty (20) wood windows on the structure are not original because they were replaced in the 1970s, have aluminum slide jambs, and have metal spring balances. However, Staff believes the existing twenty (20) wood windows proposed for replacement on the structure are the original windows, or at least have gained historic

significance as these existing windows have more than likely been on the structure for the majority of the structure's life. During the site visit at the property, the applicant stated that the windows are inoperable as they have storm windows on the exterior, and the windows are deteriorated because of dirt in between the windows and the exterior storm windows. In recent correspondence the applicant has stated that no repair attempts have been made. Staff recommends initiating window repair techniques to remedy the issues of the subject windows being inoperable and dirty. The windows did not appear to show signs of inoperability or deterioration. Staff recommends removing the exterior storm windows, cleaning the exterior of the windows using non-abrasive cleaning methods, and installing interior storm windows, which can all be approved administratively. It is Staff's recommendation that this scope of work is denied as the windows are not beyond reasonable repair and the proposed product has an incompatible grid pattern.



STAFF SUMMARY AND ANALYSIS

Staff considered the applicable Design Guidelines for the Riverside Avondale Historic District and the Ordinance Code criteria found in Sections 307.106(k) and 307.106(l). The following is Staff's analysis:

- Based on the records found by Staff, several alterations have occurred to the structure throughout the years. The existing structure currently has a total of seventy-three (73) windows with several designs including 1-over-1, 4-over-1, 4-grid, 10-grid, casement,

picture, and fixed circle. Thirty-five (35) historic windows remain, including the twenty (20) wood 1-over-1 windows proposed for replacement. The twenty (20) windows to be replaced are as follows: eleven (11) windows located on the front elevation, three (3) windows located on the left side elevation towards the front, four (4) windows on the right side elevation towards the front, and two (2) windows on the right side elevation towards the rear. There are no records indicating that eighteen (18) of these windows have been replaced; the other two (2) windows on the right side elevation towards the rear are located on a two-story addition that was built in 1926. The Florida Master Site File recorded in 1985 shows that the structure was built in 1922 and had 1-over-1 wood windows at the time of recording. Additionally, the Site File includes a picture of the structure showing the front elevation with 1-over-1 windows.

- The applicant is claiming that the twenty (20) wood windows are non-original to the structure because they were replaced in the 1970s, have aluminum slide jambs, and have metal spring balances, however, it is Staff's opinion that the twenty (20) wood windows have been on the structure for the majority of its life. Additionally, it is believed by Staff that sash window spring balances were first introduced within the 1880's. This demonstrates that the windows with springs are possibly original to the structure as the structure was constructed in 1922. For these reasons, and since there is no documentation of the twenty (20) wood windows ever being replaced, it is Staff's opinion that these windows have gained historic significance. Replacing a majority of the historic wood windows which are not beyond reasonable repair, and with an incompatible 6-over-1 design, would remove and replace a large portion of the character of the structure. This is inconsistent with Section 307.106(l)(2), which states, "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." and inconsistent with Section 307.106(l)(6) which states, "Deteriorated architectural features shall be repaired rather than replaced, wherever possible." It is also inconsistent with Section 307.106(l)(4), which states, "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."
- Staff does not have an objection towards the proposed replacement material; however, Section 307.106(l)(6) states, "Deteriorated architectural features shall be repaired rather than replaced whenever possible." The applicant has stated that no repair attempts have been made. Based on the applicant's Window Survey, the twenty (20) wood windows to be replaced are in good or fair condition. Staff finds that the windows are in a repairable condition and are not in need of replacement. Replacement would be inconsistent with Section 307.106(l)(6) and the Design Guidelines.
- The Design Guidelines references "Windows" and lists Avoid #4 as, "Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building." The applicant proposes to change the window light pattern to 6-over-1 rather than keeping the documented 1-over-1 light pattern. Changing the historic window light pattern is not compatible with the historic

character of the building; therefore, the 6-over-1 window design is inconsistent with the Design Guidelines, and with Section 307.106(l)(6) which states, “In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.”

- Historic wood windows are a significant part of the architectural character of a structure and its contribution to the district. The Design Guidelines section on “Windows” notes, “Windows in the districts are often important stylistic elements.” They are a character-defining feature and the loss of historic wood windows, when their replacement is not necessary and is an incompatible design, is inconsistent with Sections 307.106(k)(1 and 3) and 307.106(l)(4).
- Based on the site visit conducted on January 26, 2024 by Staff, it was evident that the windows are in a repairable condition and would need minor repairs to be operational. During the site visit, it was noted by the applicant that the windows are non-operational. After examining the windows in person, Staff was able to identify that the window inoperability is due to the fact that the exterior storm windows do not open to allow fresh air in. The window sashes, jams, and springs were in great condition. Staff has come to the determination that after some reasonable repairs, including removing the exterior storm windows, the windows should be operational and fully functional.
- Based on the site visit conducted on January 26, 2024, Staff took multiple photographs and examined the twenty (20) wood windows proposed for replacement. The subject windows are all in the same repairable condition with no significant damage such as wood rot, broken glass, or termite damage.
- After reviewing the Building Inspection Division’s permitting systems, Staff was unable to find any evidence that the twenty (20) wood windows have been previously replaced. Therefore, Staff finds that the eighteen (18) existing subject windows on the original building footprint and the two (2) existing subject windows on the 1926 addition have gained historic significance.
- Denial of the application would result in a new COA application to repair the twenty (20) historic wood windows, which can be considered administratively.

For these reasons, it is the position of the Planning and Development Department that the proposed work is inconsistent with:

1. Section 307.106(k) General Standards: 1 and 3
2. Section 307.106(l) Guidelines on “Alterations”: 2, 4, and 6
3. Historic District Design Guidelines, Section on “Windows, Awning, and Shutters”

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria-

- 307.106(k)(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;

- 307.106(k)(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;

Alterations

- 307.106(l)(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.
- 307.106(l)(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.
- 307.106(l)(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.

Historic District Design Guidelines, “Windows, Awnings, and Shutters”

- Standard 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.
- Standard 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.
- Windows, Recommendation #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.”
- Windows, Recommendation #2: “Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.”

- Windows, Recommendation #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."
- Windows, Avoid #3: "Removing window features that can be repaired where such features contribute to the historic and architectural character of a building."
- Windows, Avoid #4: "Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of a building."
- Windows, Avoid #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."

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN

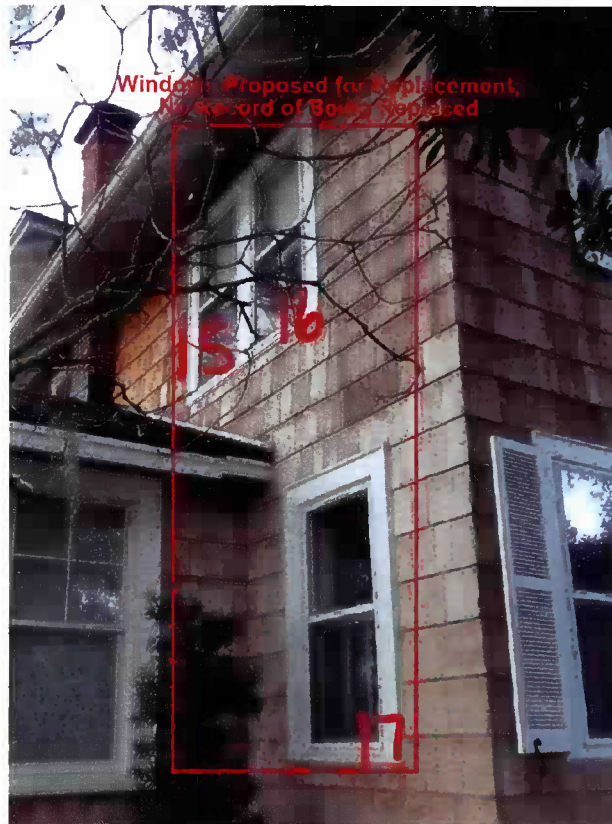


SITE VISIT OF SUBJECT PROPERTY ON JANUARY 26, 2024

Front Elevation



Left Side Elevation - Towards the Front



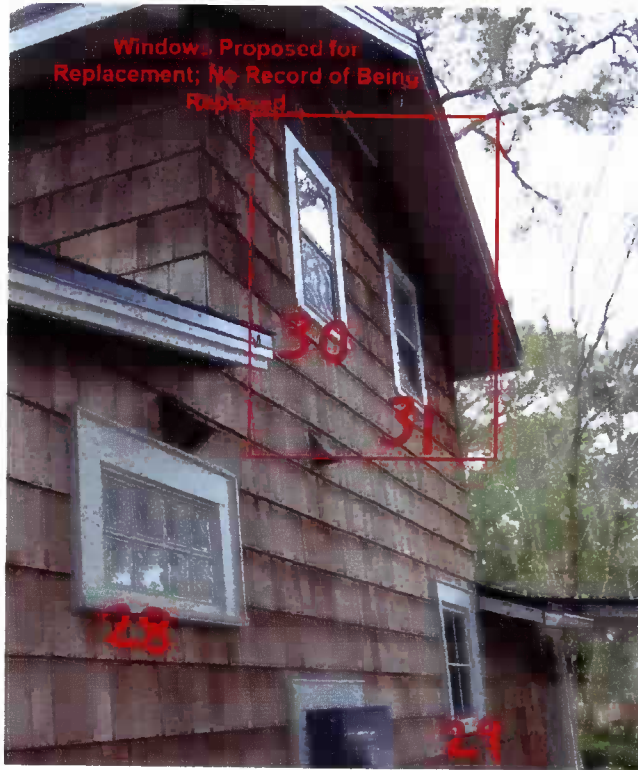
Right Side Elevation - Towards the Front



Front Elevation - Above a First-Floor Addition



Right Side Elevation – Towards the Rear; Two-Story Addition Built in 1926



Rear Elevation



Rear Elevation



Rear Elevation

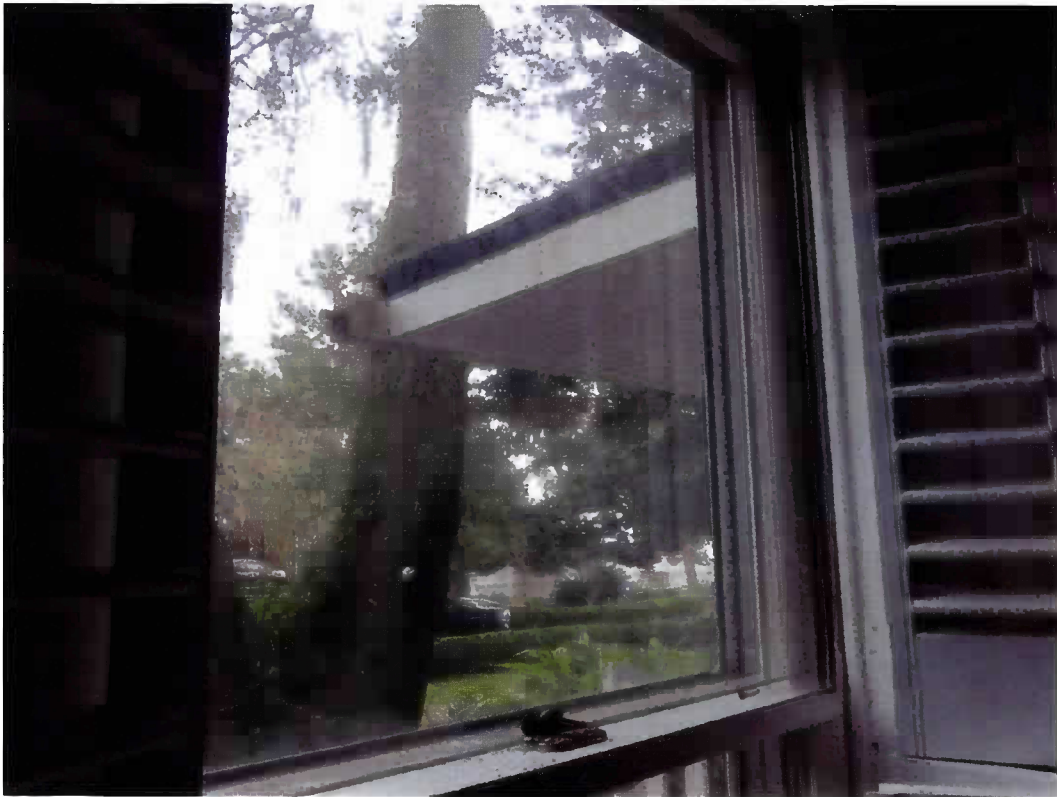


Left Side Elevation – Facing St. Johns River



Window #8, Front Elevation







Window #13, Front Elevation







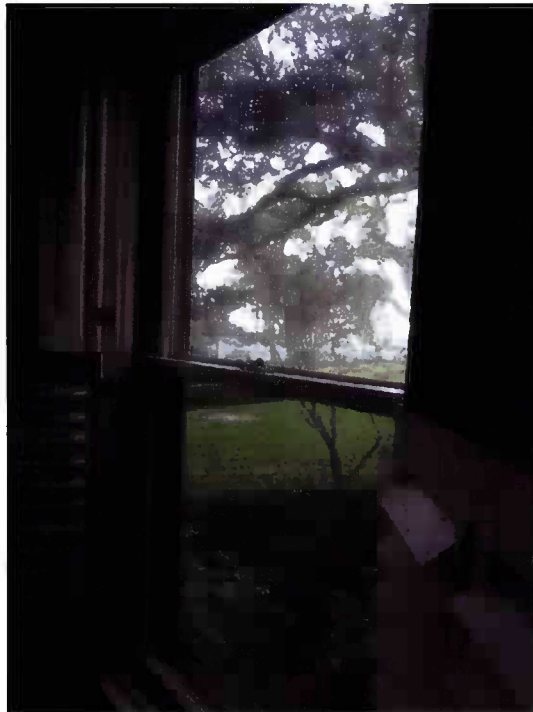
Window #23, Front Elevation







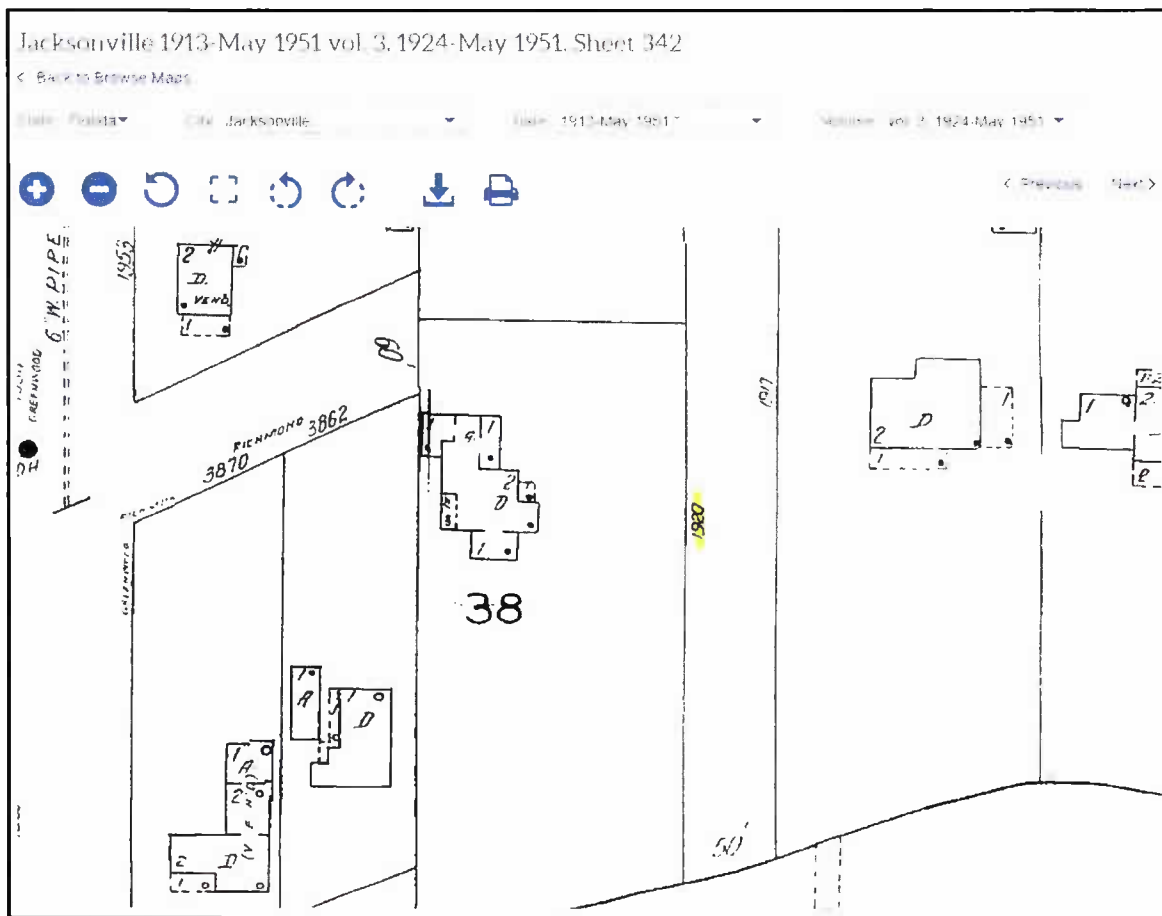
Window #17, Left Side Elevation – Towards the Front







1913-MAY 1951 SANBORN MAP



(Sanborn Map, Jacksonville 1913-May 1951 Volume 3, Sheet 324)



*Planning and Development
Department*

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

NOTICE OF CERTIFICATION

RE: Certified Transcript of the June 26, 2024 Jacksonville Historic Preservation Commission Meeting

DATE: July 8, 2024

Please find attached:

- Certified Historic Preservation Commission Transcript for the June 26, 2024 meeting, including item COA-24-30140

If there are any questions, please contact me at (904) 255-7800.

A handwritten signature in blue ink, appearing to read "Arimus T. Wells", is written over a horizontal line.

Arimus T. Wells, City Planner Supervisor
Community Planning Division, Historic Preservation Section
Planning and Development Department

9

1 and -- and we're looking forward to having a
2 porch party and celebrating that, so --
3 Anyhow, really just wanted to say thank
4 you all and keep up the good work.
5 THE CHAIRMAN: If there's no one else here
6 to speak on this particular item, we'll leave
7 it on the consent agenda.
8 AUDIENCE MEMBERS: (No response.)
9 THE CHAIRMAN: So having heard no one, do
10 I hear a motion for the remaining items on the
11 consent agenda?
12 COMMISSIONER EPSTEIN: Motion to approve
13 the consent agenda as amended.
14 COMMISSIONER GREGORY: Second.
15 THE CHAIRMAN: Any opposed?
16 COMMISSION MEMBERS: (No response.)
17 THE CHAIRMAN: All those in favor?
18 COMMISSION MEMBERS: Aye.
19 THE CHAIRMAN: All right. So the consent
20 agenda, items 1 through 6, are hereby approved.
21 If you're here on behalf of any of those,
22 you're free to (Inaudible) and you're welcome
23 to stay as well.
24 So we're going to jump to the Certificates
25 of Appropriateness section for one particular
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

10

1 item. That's COA-24-30140, 1920 Montgomery
2 Place.
3 Could I have a staff report?
4 I should open the public hearing.
5 MR. WELLS: Thank you.
6 This is application COA-24-30140 for the
7 property located at 1920 Montgomery Place,
8 which seeks to replace 20 wood 1-over-1 windows
9 with a vinyl clad, wood, 6-over-1 replacement
10 product.
11 This property was built in 1922 and it's
12 characterized as being a prairie-style home
13 with an intersecting hip roof form, wood
14 shingle exterior, decorative shutters, and
15 1-over-1 windows. As proposed, once again, the
16 applicant is seeking to replace 20 wood,
17 1-over-1 windows with a 6-over-1 grid pattern
18 vinyl product.
19 According to the applicant, they believe
20 that 20 wood windows on the structure are
21 nonoriginal because they were (Inaudible) in
22 the 1970s, have aluminum side jambs, and have
23 metal (inaudible) --
24 AUDIENCE MEMBER: Speak up.
25 AUDIENCE MEMBER: Yeah.
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

11

1 (Reporter inquiry.)
2 MR. WELLS: A little better?
3 During the site -- so staff did conduct a
4 site visit for the subject property, and at
5 that site visit the applicant stated that the
6 windows are inoperable as they have storm
7 windows on the exterior and the windows are
8 deteriorated because of dirt in between the
9 windows and the exterior storm windows.
10 In recent correspondence, the applicant
11 has stated that no repair attempts have been
12 made. Because of such, staff recommends
13 initiating window repair techniques to remedy
14 the issues of the subject windows being
15 inoperable and dirty.
16 Once again, the windows did not appear
17 from our site visit to show signs of
18 inoperability or deterioration. As such, staff
19 recommends removing the exterior storm windows,
20 cleaning the exterior of the windows using
21 nonabrasive cleaning methods, and installing
22 interior storm windows, which can all be
23 approved administratively.
24 Staff does not have an objection towards
25 the proposed replacement material. However, in
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

12

1 accordance with our Code criteria, deteriorated
2 architectural features shall be repaired rather
3 than replaced whenever possible. The
4 applicant, once again, has stated no repair
5 attempts have been made. And based on the
6 applicant's window survey form, the wood
7 windows appear to be in good or fair condition.
8 The claim about the aluminum side jambs
9 and having metal spring valances does not
10 necessarily mean that the windows were
11 nonoriginal. However, we do believe that the
12 wood windows in their existing condition have
13 acquired historic significance. And in
14 accordance with our Code criteria and our
15 design guidelines, we are recommending approval
16 of the -- denial of the application, my
17 apologies.
18 End of staff report.
19 THE CHAIRMAN: Do any commissioners have
20 any questions for staff?
21 COMMISSIONER GREGORY: Yeah. Through the
22 Chair, did you have any objection to the
23 6-over-1 replacement or did -- was the 6-over-1
24 okay as far as -- if they were to do a
25 replacement?
Diane M. Tropia, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

13

1 MR. WELLS: Through the Chair to
2 Commissioner Gregory, just based on the subject
3 site -- the subject structure itself, there's
4 been a combination of alterations. And all we
5 could find -- the wood, 1-over-1 windows appear
6 to be the predominant style, but we do
7 recognize that 6-over-1, there is an abundance
8 of that too, so we -- we're fine with the
9 6-over-1 grid pattern.

10 THE CHAIRMAN: Any other questions for
11 staff?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: Since there are no more
14 questions of staff, we'll hear from the
15 applicant.

16 Is the applicant here?

17 AUDIENCE MEMBER: (Indicating.)

18 THE CHAIRMAN: Please approach and be
19 sworn in.

20 (Audience member approaches the podium.)

21 THE CHAIRMAN: Please state your name and
22 address for the record.

23 AUDIENCE MEMBER: My name is Jeff
24 Thompson, 1942 Hamilton Street.

25 Can I hand some pictures to you?

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

14

1 THE CHAIRMAN: She needs to swear you in
2 first.

3 MR. THOMPSON: Sir?

4 THE CHAIRMAN: She needs to swear you in
5 first.

6 MR. THOMPSON: Okay. I'll set them right
7 there.

8 THE REPORTER: If you would raise your
9 right hand for me, please.

10 MR. THOMPSON: (Complies.)

11 THE REPORTER: Do you affirm that the
12 testimony you are about to give will be the
13 truth, the whole truth, and nothing but the
14 truth?

15 MR. THOMPSON: I do.

16 THE REPORTER: Thank you.

17 MR. THOMPSON: So I just submitted three
18 pictures. The windows were replaced in the mid
19 '60s. The house was bought right after Dora,
20 in the early '60s. All the windows were
21 replaced. The house was completely remodeled.
22 These windows are, obviously --

23 I've been doing contracting in Avondale
24 and Ortega for 45 years. These windows are,
25 obviously, not original windows. They are a

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

15

1 replacement. Probably (inaudible) sash and
2 door. They have flat glass; they do not have
3 wavy glass. They have springs in the slides,
4 which was not around then. It always had
5 weights inside the jambs. That's the way they
6 were. And there's a picture of one that shows
7 a metal slide, and that's in a 1926 house
8 across the street. So these windows are not
9 original. They're 1960s windows.

10 The second thing, somehow -- and I don't
11 understand it. They're saying that these have
12 become historical. I don't understand how
13 something that's replaced after 40 to 50 years
14 can become historical. That's something I've
15 never heard of.

16 There was talk of taking these storm
17 windows off and putting interior storm windows
18 on. That's something I've never heard of in 45
19 years. What is an interior storm window?

20 These storm windows are horrible. They're
21 mounted on the outside of the jambs. They are
22 very proud, look like -- look terrible. It's
23 just a bad system. And we're trying to put in
24 a new system, an Andersen window system. We'd
25 like to put in 6-over-1 because that's the --

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

16

1 that's what is in all the neighborhoods. All
2 the 1920s houses had 6-over-1. The old houses
3 across the street, we don't know what was in
4 there original [sic] because they were --
5 they've been gone for 40 years, 50 years.

6 But these windows, the new windows we're
7 going to put in are Andersen windows, and they
8 come [sic] to all the new specifications.

9 Any questions?

10 THE CHAIRMAN: Any questions from the
11 commissioners for the applicant?

12 COMMISSION MEMBERS: (No response.)

13 MR. THOMPSON: The pictures show all the
14 mechanical slides, and it allows stuff to get
15 trapped in there. You can't open them very
16 well.

17 The windows do work, they don't work well
18 and never will, never have, and that's why we
19 want to put a modern, insulated window in that
20 is up to new standards, that look like the old
21 ones. Probably the better -- more like the
22 original ones than what's in there now.

23 Thank you.

24 THE CHAIRMAN: Is there anyone else here
25 to speak on this item?

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

17

1 AUDIENCE MEMBERS: (No response.)
2 THE CHAIRMAN: All right. So we have --
3 Hearing none, we'll close the public
4 hearing.
5 And so we have an application here,
6 COA-24-30140, 1920 Montgomery Place. To get us
7 started, do I have a motion to accept the
8 recommendation in the staff report?
9 COMMISSIONER GREGORY: Motion to deny
10 COA-24-30140 at 1920 Montgomery Place.
11 COMMISSIONER EPSTEIN: Second.
12 THE CHAIRMAN: All right. Some
13 discussion?
14 COMMISSIONER HOFF: Through the vice
15 chair, question for staff. The applicant
16 mentioned how he was unclear how a wood window
17 could become historic. Could you speak to
18 that, please?
19 MR. WELLS: Through the Chair to
20 Commissioner Hoff, there's a provision within
21 our design guidelines that states that even if
22 a window is not original, it can acquire
23 historic significance, especially if that
24 material is a wood specimen and if it's been
25 there more than 50 years. So this is just --

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

18

1 we're just operating in accordance with our
2 design guidelines.
3 COMMISSIONER HOFF: Thank you.
4 COMMISSIONER EPSTEIN: Through the acting
5 chair to staff, you're saying 50 years. Do we
6 have an exact date of when these windows were
7 installed?
8 MR. WELLS: Through the Chair to
9 Commissioner Epstein, we do not. It was just
10 according to the applicant that they believe
11 that the windows were replaced in the 1970s. I
12 think on the record they stated the '60s, so
13 this just pushes the mark a little bit higher,
14 but we don't have any permits or anything of
15 the sort.
16 COMMISSIONER EPSTEIN: Yeah, because 50
17 years puts it at '74. And if they're saying
18 '70s -- but you're actually saying '60s, so --
19 okay.
20 COMMISSIONER GREGORY: Through the Chair,
21 I'd like to see an attempt at restoration prior
22 to asking for replacement here in these -- they
23 may or may not be the original windows, but
24 they do look like the same style of original
25 windows in that neighborhood. I think that has

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

19

1 a lot of significance here.
2 THE CHAIRMAN: I have a question for
3 staff, too, based on the applicant's
4 presentation.
5 There's a discrepancy, obviously, in the
6 record between the opinion of staff, based on
7 the findings, and the evidence available, and
8 the opinion of the applicant in terms of the
9 age and originality of the windows --
10 the existing -- the windows that are in the
11 structure now.
12 Is there any -- what's the recourse here?
13 This is an open question because that is -- I
14 know that, as staff, if you're not -- I
15 understand that if you're not presented with
16 real evidence, you have to make -- the staff
17 has to make a decision and a report based on
18 what's available to them.
19 Does the applicant have any ability or
20 recourse? What would be a way for them to be
21 able to prove to staff that -- their position,
22 if any?
23 MR. WELLS: To the acting chair, I think
24 the only recourse in this instance would be --
25 because we already opined on the record that

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

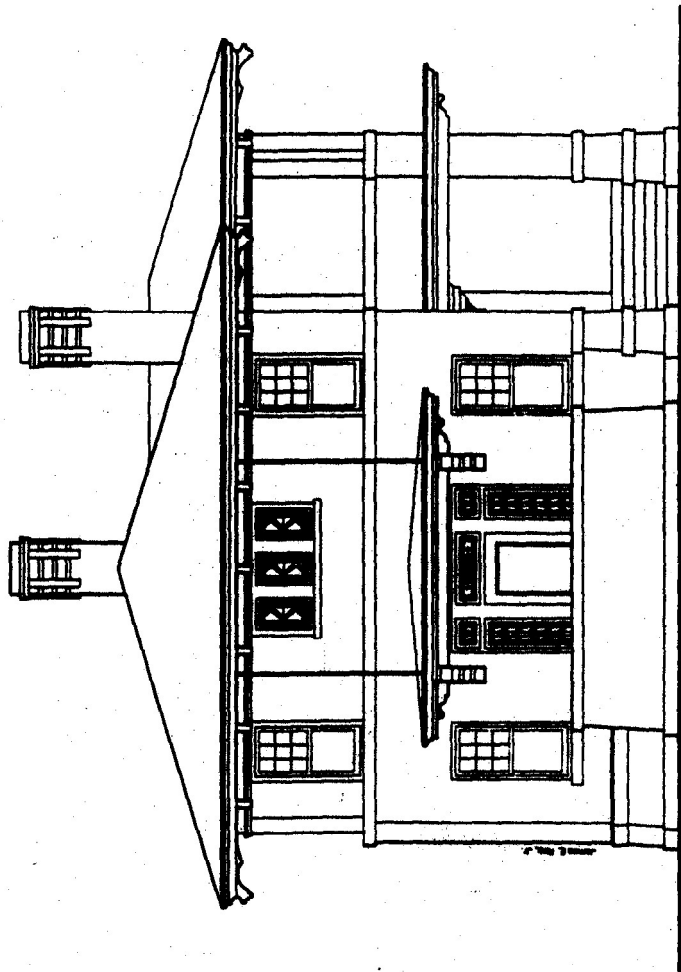
20

1 the windows --
2 AUDIENCE MEMBER: Speak up.
3 MR. THOMPSON: Speak up.
4 MR. WELLS: We already will opined on the
5 record that the windows could have acquired
6 historic --
7 AUDIENCE MEMBER: Can't hear you.
8 MR. WELLS: -- significance. We found
9 from our design guidelines and whatnot that it
10 would be best to -- for the applicant to pursue
11 window restoration practices prior to
12 installing new windows.
13 THE CHAIRMAN: All right.
14 AUDIENCE MEMBER: Can you repeat that?
15 MR. THOMPSON: We couldn't hear what you
16 said.
17 MR. WELLS: Okay. I apologize.
18 Is this a little bit better?
19 Okay. So staff believes that, instead of
20 replacing the windows, it would be more prudent
21 to apply window restoration practices as noted
22 in the report. That would be the best recourse
23 before installing new windows.
24 THE CHAIRMAN: Any other discussion?
25 COMMISSIONER EPSTEIN: I think, you know,

Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203
(904) 821-0300

<p style="text-align: right;">21</p> <p>1 they may not be the original windows, but it 2 does seem like the guidelines that were given 3 to make decisions classify them as historic, 4 and then the course of action sort of speaks 5 for itself there. They're not deteriorated 6 beyond repair. Then that's -- that seems like 7 the way to go is for them to just be repaired. 8 THE CHAIRMAN: If there's no more 9 discussion, we should go to the vote. 10 All those in favor? 11 COMMISSION MEMBERS: Aye. 12 THE CHAIRMAN: All those opposed? 13 COMMISSION MEMBERS: (No response.) 14 THE CHAIRMAN: The applicant is denied. 15 Okay. Everyone, we're going to go back to 16 the original agenda now. The two items that 17 were on the consent agenda that we moved, we'll 18 hear them with the -- with the COAs. 19 So we'll start with what was Item Number 7 20 on the consent agenda, COA-22-27451, 2768 21 Riverside Avenue. 22 I'm going to open the public hearing. 23 Do we have a staff report? 24 MR. WELLS: Thank you. 25 So this is application COA-22-27451 for Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">23</p> <p>1 Riverside from the 1900 to 1920 time period. 2 It is characterized by a hip roof with a hip 3 dormer and drop siding. 4 In accordance with our design guidelines, 5 demolition of the subject property will not 6 have a significant impact on the surrounding 7 property as the structure is currently a blight 8 on the surrounding properties. 9 The property has been vacant for many 10 years, boarded, and unkept. Furthermore, based 11 upon a visual inspection of the property, staff 12 notes that the lack of weatherizing the 13 structure has led to extensive water 14 infiltration. As a result, this has led to the 15 presence of wood destroying organisms. 16 In accordance with our design guidelines 17 and Code criteria as well as information 18 provided by MCCD, feasible alternatives to 19 demolishing the structure has been offered to 20 the owner for the last 12 years with, again, no 21 habitable result. 22 According to the applicant, they do not 23 have an interest in selling the property. And 24 based on staff's findings, no other feasible 25 alternatives to demolition are readily Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>
<p style="text-align: right;">22</p> <p>1 the property located at 2768 Riverside Avenue, 2 which seeks to demolish a contributing 3 structure. So this would demolish a 4 two-story -- a two-and-a-half-story residence 5 that's located within the Riverside Avondale 6 Historic District. The property is located on 7 a corner lot at Riverside Avenue and James 8 Street. This structure abuts the subject 9 property to the southwest and a two-story 10 multifamily building abuts it to the southeast. 11 The City's Municipal Code Compliance 12 Division, or MCCD for short, has condemned the 13 structure and declared it unsafe per Chapter 14 518 of the Ordinance Code. The property has 15 been subject to enforcement activity by MCCD 16 for 12 years with no habitable result. 17 In April 2022, the Special Magistrate 18 issued an order to abate the demolition. 19 Because this is a unique situation and the City 20 is acting as the applicant, not the property 21 owner, staff has limited information regarding 22 the condition of the structure. 23 But according to the Florida Master Site 24 File for the property, this house is one of the 25 most dominant Colonial Revival styles in Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>	<p style="text-align: right;">24</p> <p>1 apparent. Moreover, the structure does not 2 appear to have enough structural integrity for 3 relocation to be considered. 4 In an effort to remedy the request, the 5 applicant provided an opinion from an engineer 6 which is attached within the application 7 itself. The engineering report found that the 8 structure was beyond repair and unsafe. 9 Staff also conducted a site visit on May 10 3rd of 2022 and May 16th of this year, but did 11 not go into the structure. From an exterior 12 view, the structure appears to be heavily 13 deteriorated, siding and windows are in need of 14 repair, and the roof appears to have collapsed 15 in places or has significance damage based on 16 aerial views from Google. 17 There are some pictures provided within 18 the report itself that documents the interior 19 of the structure. 20 Staff was not provided any details 21 regarding the economic return. However, just 22 according to permitting records, the last time 23 a permit was filed for the property was in 24 1996. Prior to that, the last permits were for 25 mechanical and electrical work in 1987. Staff Diane M. Tropa, Inc., Post Office Box 2375, Jacksonville, FL 32203 (904) 821-0300</p>

HISTORIC PRESERVATION GUIDELINES FOR THE RIVERSIDE AND AVONDALE HISTORIC DISTRICTS



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**

The project was financed in part with historic preservation grant assistance provided by the National Park Service, U.S. Department of the Interior, administered through the Bureau of Historic Preservation, Florida Department of State, assisted by the Florida Historic Preservation Advisory Council. The contents and opinions expressed within do not necessarily reflect the views and opinions of the Department of the Interior, the Florida Department of State, or the City of Jacksonville. The mention of trade names or commercial products does not constitute endorsement or recommendation by the Department of the Interior, Florida Department of State, or the City of Jacksonville. This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write: Office for Equal Opportunity, U.S. Department of the Interior, Washington, D.C. 20240.

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 or 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.

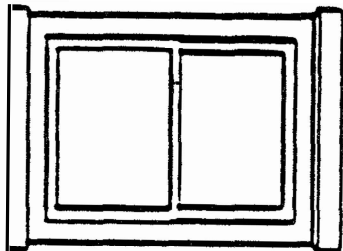
7. Installing heating/air conditioning units in window frames when the sash and frames may be damaged. Window installations should be considered only when all other visible heating/cooling systems would result in significant damage to historic materials. If installation proves necessary, window units should be placed on secondary elevations not readily visible from public thoroughfares.

8. Installing metal or fiber-glass awnings.

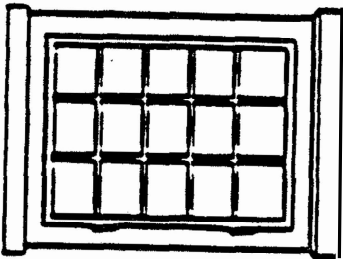
9. Installing awnings that obscure architecturally significant detailing or features.

10. Replacing architecturally significant detailing, such as commercial canopies, with awnings.

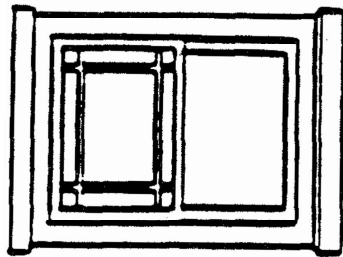
Windows



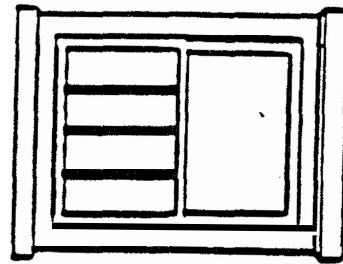
Double-hung



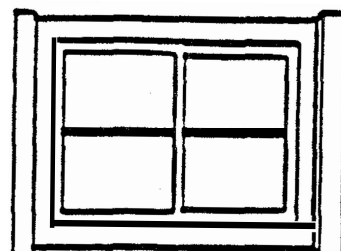
Casement



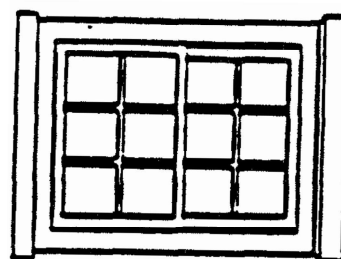
Queen Anne



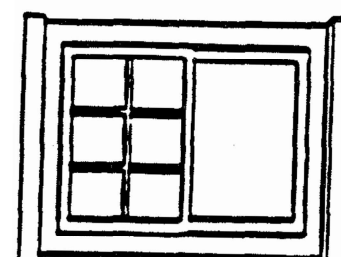
4/1 Bungalow



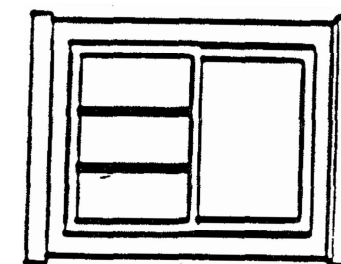
2/2 lights



6/6 lights



6/1 lights



3/1 Bungalow