

JACKSONVILLE HISTORIC PRESERVATION COMMISSION



January 28, 2026

City of Jacksonville
Ed Ball Building, 1st Floor - Room 1002
214 North Hogan Street - Jacksonville, Florida 32202



A NEW DAY.

Jacksonville Historic Preservation Commission Meeting

Wednesday, January 28, 2026, at 1:00 PM

Members:

Ethan Gregory, Chair
Michael Montoya, Vice Chair
William Hoff, Secretary
Julia Epstein
Becky Morgan
Thomas Love

AGENDA

RULE 4.505 DISRUPTION OF MEETING No member of the audience shall applaud nor make any noise or remarks that are audible to the Committee that would indicate approval or disapproval of anything being discussed. Any disregard of this rule may result in removal by the Security.

REQUEST TO SPEAK:

1. Fill out a speaker card.
2. Sign in if you are going to speak.
3. Read the rules on the back of the card.
4. Place card in tray labeled "Speaker Cards".

BREAKS: Will be taken at 3 PM, 5 PM and every two hours thereafter until the close of the meeting.

NOTE: The next regular meeting will be held Wednesday, February 25, 2026.

COMMENTS FROM THE PUBLIC. Comments from the public shall be limited to no more than three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

ADDRESSING THE BOARD/COMMITTEE. At public hearings required by law or fixed by the Board/Committee, the presiding officer shall extend the floor to proponents and opponents of the subject matter of the public hearing, and those filing written requests or speakers cards shall be heard prior to other persons who appear at the hearing. Each person addressing the Board/Committee shall proceed to the place assigned for speaking, give his/her name in an audible tone of voice for the records, (if the person has not filled out a speaker's request card and returned it to the Board/Committee staff before addressing the Board/Committee, the person shall also give his/her address in an audible tone of voice for the records), and limit his/her comments to three (3) minutes, unless further time is granted by the Board/Committee. All remarks shall be addressed to the Board/Committee as a body and not to any member thereof. No person other than a Board/Committee Member or the person having the floor shall be permitted to enter into any discussion, either directly or through a member of the Board/Committee, without the permission of the presiding officer. All questions to the Board/Committee shall be directed through the presiding officer.

Speakers may appeal the decision of the Commission on an item they addressed. Appeals shall be made to the City Council within twenty-one (21) days of the date of the Final Order in the matter. To appeal, file a Notice of Appeal with the Legislative Services under §307.203, Ord. Code. Failure to file a Notice with the Legislative Services Division within the time prescribed waives the right to appeal the Order.

A. Call to Order/Verification of Quorum

1. Submittal of Speaker's Cards
2. Breaks at 3 PM, 5 PM and every two hours thereafter until the close of the meeting
3. Approval of Minutes from December 10, 2025

B. Deferred Items

1. **LM-25-07** (913 5th St W)

C. Consent Agenda

1. COA-25-32909

Location: Riverside Avondale – 2216 Oak St
Applicant: Jason Canning, Jason Canning Architect, Inc.
Owner: Saleebas 2216 Oak Street, LLC
Request: Alterations
Staff Recommendation: Approve With Conditions

2. COA-25-33152

Location: Springfield – 251 10th St W
Applicant: JAA Architecture
Owner: Phillip Clairmont
Request: Demolition / New Construction
Staff Recommendation: Approve With Conditions

3. COA-25-33181

Location: Riverside Avondale – 1872 Ribault Ct
Applicant: Daniel Graston, Graston Roofing Company, Inc.
Owner: Paula Khosla
Request: Alterations - Reroof
Staff Recommendation: Approve with Conditions

4. COA-25-33285

Location: Riverside Avondale – 2944 Selma St
Applicant: Todd Discher
Owner: Karla Kenyon
Request: New Construction - Addition
Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

1. COA-25-32139

Location: Riverside Avondale – 1375 Wolfe St
Applicant: Darrell Langstaff
Owner: Darrell Langstaff
Request: Alterations
Staff Recommendation: Deny

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-25-33253

Location: Springfield – 0 7th St E
Applicant: Mallik Singareddy, M&M Homes
Owner: Mallik Singareddy, M&M Homes
Request: New Construction
Staff Recommendation: Approve with Conditions

2. COA-25-33254

Location: Springfield – 0 7th St E
Applicant: Mallik Singareddy, M&M Homes
Owner: Mallik Singareddy, M&M Homes
Request: New Construction
Staff Recommendation: Approve with Conditions

3. COA-25-33252

Location: Springfield – 120 3rd St E
Applicant: Mallik Singareddy, M&M Homes
Owner: Mallik Singareddy, M&M Homes
Request: New Construction
Staff Recommendation: Approve with Conditions

4. COA-25-33103

Location: Riverside Avondale – 3544 Fitch St
Applicant: Bryan and Candy Bilyeu
Owner: Bryan and Candy Bilyeu
Request: Alterations – Siding Replacement
Staff Recommendation: Approve with Conditions

5. COA-25-33142

Location: St. Johns Quarter – 2230 St. Johns Ave
Applicant: William Leuthold, William Leuthold Architect, Inc.
Owner: Ronald Root, St. Johns Quarter LLC
Request: New Construction
Staff Recommendation: Deny

H. Certificate of Appropriateness / Work Initiated or Completed Without a COA

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

1. MMA-25-33208

Location: Springfield – 2010 Main St. N
Applicant: Julio Orozco, L J Jax Holdings LLC
Owner: Julio Orozco, L J Jax Holdings LLC
Request: Alterations – Design Change
Staff Recommendation: Deny

K. Public Comments

L. New Business

M. Information

1. Wow WindowBox Presentation
2. Demolition Delay Report
3. Pending Legislation
4. Notification of Improvement Projects

N. Old Business

1. Landmarking Committee Updates
2. Demolition by Neglect Updates

O. Design Issues

P. Addendum

Q. Adjournment

1. Submittal of Speaker Cards



Jacksonville
Historic Preservation
Commission

2. Reminder of Meeting Break Times



**Jacksonville
Historic Preservation
Commission**

3. Approval of the Minutes



Jacksonville
Historic Preservation
Commission

CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
MEETING

Proceedings held on Wednesday, December 10, 2025,
commencing at 1:02 p.m., at the Edward Ball Building,
Hearing Room 1002, 214 North Hogan Street, Jacksonville,
Florida, before Diane M. Tropa, FPR, a Notary Public in
and for the State of Florida at Large.

PRESENT:

ETHAN GREGORY, Chair.
MICHAEL MONTOYA, Vice Chair.
WILLIAM HOFF, Secretary.
JULIA EPSTEIN, Commission Member.
BECKY MORGAN, Commission Member.
THOMAS LOVE, Commission Member.

ALSO PRESENT:

ARIMUS WELLS, Planner Supervisor, Planning Dept.
CALEB ARSENAULT, Planning Department.
DREW JOHNSON, Planning Department.
BRANDY CAMP, Planning Department.
DONNA McMULLIAN, Planning Department.
SHANNON MacGILLIS, Office of General Counsel.
LAURA HARTUNG, Office of General Counsel.

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1 MR. JOHNSON: Drew Johnson, Planning
2 Department.
3 MS. CAMP: Brandy camp, Planning
4 Department.
5 MS. McMULLIAN: Donna McMullian, Planning
6 Department.
7 THE CHAIRMAN: Thank you.
8 We do have Commissioner Epstein, who did
9 indicate she's attending. We will let the
10 record reflect if she does get here.
11 All right. A couple of general
12 announcements before we get started.
13 (Commissioner Epstein enters the
14 proceedings.)
15 THE CHAIRMAN: As a courtesy, please
16 silence all your cell phones. Additionally, no
17 public displays of support or opposition. Keep
18 any private conversations low. And we'll be
19 taking a ten-minute break every two hours as
20 needed.
21 For those looking to speak before the
22 Commission, including applicants, you must fill
23 out a speaker's card and place it at the desk
24 up here with Diane.
25 This is being recorded by a court

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1 P R O C E E D I N G S
2 December 10, 2025 1:02 p.m.
3 - - -
4 THE CHAIRMAN: I hereby call this meeting
5 of the Jacksonville Historic Preservation
6 Commission to order and welcome each of you
7 attending today.
8 Let the record reflect that it is now
9 1:02 p.m.
10 We will start with introductions,
11 beginning with staff.
12 MR. WELLS: Arimus Wells, Planning
13 Department.
14 MS. MacGILLIS: Shannon MacGillis, Office
15 of General Counsel.
16 THE CHAIRMAN: Ethan Gregory, Chair.
17 COMMISSIONER MONTOYA: Michael Montoya,
18 commissioner.
19 COMMISSIONER HOFF: William Hoff,
20 commissioner.
21 COMMISSIONER MORGAN: Becky Morgan,
22 commissioner.
23 COMMISSIONER LOVE: Thomas Love,
24 commissioner.
25 MR. ARSENAULT: Caleb Arsenault, Planning
Department.

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1 reporter, so it's important to speak clearly
2 into the microphone.
3 When you come up, please state your name
4 and address, and we can swear you in -- or,
5 excuse me, Diane will swear you in. You have
6 three minutes to speak, including applicants,
7 and staff will let you know when the time is
8 up.
9 Let the record reflect that Commissioner
10 Epstein has arrived as well.
11 All right. Would any commissioner like to
12 make a motion regarding last month's meeting
13 minutes from the November 12th, 2025, meeting?
14 COMMISSIONER HOFF: Through the Chair, I
15 will make a motion to approve November's
16 minutes.
17 COMMISSIONER LOVE: Second.
18 THE CHAIRMAN: Any discussion?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: All those in favor, say
21 aye.
22 COMMISSION MEMBERS: Aye.
23 THE CHAIRMAN: Any opposed?
24 COMMISSION MEMBERS: (No response.)
25 THE CHAIRMAN: All right. By your action,

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1 the motion has passed.

2 And I'll go through the entire agenda of

3 all the items that will be here and considered

4 today.

5 Section B deferred items: LM-25-07,

6 located at 913 5th Street west.

7 Section C, Consent Agenda A:

8 COA-25-33117, located at 1390 Belvedere Avenue;

9 COA-25-33151, located at 314 Palmetto Street;

10 COA-25-33025, located at 1636 Main Street

11 North; COA-25-33078, located at 2865 Olga

12 Place; COA-25-33079, located at 2861 Olga

13 Place.

14 Under Consent Agenda B, there is

15 COA-25-33052, located at 1431 Boulevard.

16 Section D, Previously Deferred Items to be

17 Heard: COA-25-32249, located at 1552 Pearl

18 Street North; COA-25-32139, located at 1375

19 Wolfe Street.

20 Under Section G: COA-25-33155, located at

21 1639 Challen Avenue; COA-25-33183, located at

22 2137 St. Johns Avenue.

23 And then under New Business, Section L, we

24 have a letter of support.

25 And Section M, we have a notification of a

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1 at 1636 Main Street North. We're going to pull

2 that from the Consent Agenda.

3 Any other commissioners?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: All right. Hearing none,

6 we will open the public hearing.

7 Are there any applicants or -- looking to

8 speak regarding the Consent Agenda -- Items 1,

9 2, 4, and 5 from Consent Agenda A?

10 AUDIENCE MEMBERS: (No response.)

11 THE CHAIRMAN: Anybody from the public to

12 speak on these items either?

13 AUDIENCE MEMBERS: (No response.)

14 THE CHAIRMAN: All right.

15 AUDIENCE MEMBER: (Indicating.)

16 THE CHAIRMAN: You're welcome to come up,

17 yeah.

18 (Audience members approach the podium.)

19 THE CHAIRMAN: Just state your name and

20 address and she will swear you in.

21 AUDIENCE MEMBER: Okay. My name is

22 Rebecca Popovich. I am the owner of 1390

23 Belvedere Avenue. It's agenda Item Number 1,

24 COA-25-33117.

25 AUDIENCE MEMBER: And I'm Bob O'Brien --

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1 settlement agreement, demolition delay report,

2 pending legislation, notification of

3 improvement projects.

4 That's the entire agenda for today.

5 Moving to Section C, Consent Agenda A,

6 under the Consent Agenda, if your -- if your

7 item is listed on the Consent Agenda, we are

8 presuming you're accepting the approval with

9 the conditions indicated by staff. You're

10 welcome to come up and speak, you're welcome to

11 stay for the whole Commission meeting if you'd

12 like, but if your item is approved on the

13 Consent Agenda, you are free to go afterwards.

14 I will -- excuse me, do any commissioners

15 have any ex parte to declare regarding Consent

16 Agenda A?

17 COMMISSIONER HOFF: Through the Chair, no

18 ex parte, but I would ask that Consent Agenda,

19 Item Number 3 (microphone failure) --

20 (Reporter inquiry.)

21 COMMISSIONER HOFF: I would ask that

22 Consent Agenda, Item Number 3, be discussed

23 more robustly and taken off the Consent.

24 THE CHAIRMAN: Okay. I'm okay with

25 pulling Item Number 3 for COA-25-33025, located

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1 THE CHAIRMAN: We'll just do one at a

2 time.

3 She'll swear you in.

4 MS. POPOVICH: I'm sorry?

5 THE CHAIRMAN: Just do one at a time. We

6 can only have one person come up and speak at a

7 time. We can't have two people come up at a

8 time and speak.

9 MS. POPOVICH: Just one at a time.

10 MR. O'BRIEN: Oh.

11 MS. POPOVICH: So --

12 THE CHAIRMAN: She'll swear you in here.

13 THE REPORTER: If you would raise your

14 right hand for me, please.

15 MS. POPOVICH: (Complies.)

16 THE REPORTER: Do you affirm that the

17 testimony you are about to give will be the

18 truth, the whole truth, and nothing but the

19 truth?

20 MS. POPOVICH: Yes.

21 THE REPORTER: Thank you.

22 MS. POPOVICH: So I -- I didn't know if

23 there was anything I needed to say. We've just

24 gone through the process for putting -- there's

25 a rooftop patio, slash, terrace, and we're

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1 having a hard time finding it to be usable
2 space because of the sun. And we've tried
3 different umbrellas and such, and it -- it just
4 doesn't seem to work, so we are now looking
5 into putting something that's a little -- has a
6 little bit more structure, but it isn't doing
7 any permanent alterations to the home. So
8 it -- if it needed to, it could, at some point,
9 come back down.

10 So that's why I'm here today. So I don't
11 know if I said the right things, but --

12 THE CHAIRMAN: Sure. If you're okay with
13 the approval with the conditions as staff has
14 laid out in the report, that's what will be
15 voted on here shortly.

16 MS. POPOVICH: Yeah. My understanding is,
17 after talking to the awning company, that all
18 those conditions, there will be no problems
19 meeting those, so --

20 THE CHAIRMAN: Okay. Great. Thank you.

21 MS. POPOVICH: Oh, okay. Thank you.

22 THE CHAIRMAN: Thank you.

23 Is anyone here to speak -- else here to
24 speak on Consent Agenda A, Items 1, 2, 4, and
25 5?

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1 entire Commission meeting if you'd like;
2 otherwise, you're welcome to go.

3 We'll move on to Consent Agenda B. Are
4 there any commissioners with ex parte to
5 declare?

6 COMMISSIONER LOVE: To the Chair, members
7 of the board, I would like to state for the
8 record that I do have an ongoing business
9 relationship with this applicant. And to avoid
10 any appearance of conflict -- of any conflict
11 of interest, I'm going to recuse myself from
12 the discussion and abstaining from voting on
13 this matter.

14 THE CHAIRMAN: Thank you, Commissioner
15 Love.

16 All right. With that, we will open the
17 public hearing. Is anyone here to speak
18 regarding Consent Agenda B which consists of
19 COA-25-33052?

20 AUDIENCE MEMBERS: (No response.)

21 THE CHAIRMAN: All right. Seeing none,
22 we'll close the public hearing and entertain a
23 motion.

24 COMMISSIONER MONTOYA: Motion to approve
25 Consent Agenda B, COA-25-33052.

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1 AUDIENCE MEMBERS: (No response.)

2 THE CHAIRMAN: All right. Hearing none,
3 we will close the public hearing and I'll
4 entertain a motion.

5 COMMISSIONER HOFF: Through the Chair, I
6 will make a motion to approve Consent Agenda
7 Item Numbers (microphone failure) 2, 4, and
8 5 --

9 AUDIENCE MEMBER: Speak up.

10 COMMISSIONER HOFF: Through the Chair, I
11 will make a motion to approve Consent Agenda
12 Items 1, 2, 4, and 5 on the Consent Agenda A.

13 COMMISSIONER LOVE: Second.

14 THE CHAIRMAN: Any discussion?

15 COMMISSION MEMBERS: (No response.)

16 THE CHAIRMAN: Hearing none, all those in
17 favor, say aye.

18 COMMISSION MEMBERS: Aye.

19 THE CHAIRMAN: Any opposed?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: Hearing none, your motion
22 passes for Consent Agenda A, Items 1, 2, 4 and
23 5.

24 If you're one of those items on the
25 Consent Agenda, you're welcome to stay for the

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1 COMMISSIONER EPSTEIN: Second.

2 THE CHAIRMAN: Any further discussion?

3 COMMISSION MEMBERS: (No response.)

4 THE CHAIRMAN: All those in favor, say
5 aye.

6 COMMISSION MEMBERS: Aye.

7 (Commissioner Love abstains from voting.)

8 THE CHAIRMAN: Any opposed?

9 COMMISSION MEMBERS: (No response.)

10 THE CHAIRMAN: Hearing none, the motion
11 passes.

12 All right. Now we're going to move back
13 to the item that was pulled from the Consent
14 Agenda. That is COA-25-33025, located at 1636
15 Main Street North.

16 Do any commissioners have any ex parte to
17 declare?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: All right. Hearing none,
20 we'll open the public hearing and take a staff
21 report.

22 MR. ARSENAULT: Thank you.

23 Through the Chair to the Commission,
24 COA-25-33025, for the property located at 1636
25 Main Street North, is for alterations to a

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1 noncontributing property within the Springfield
2 Historic District which includes two connected
3 buildings.

4 The property is located on an interior lot
5 which currently has two attached
6 noncontributing structures in an undeveloped
7 area with a curb cut currently serving as a
8 parking lot. The two structures on the
9 property are commercial, masonry vernacular
10 buildings that exhibit a few significant
11 architectural details. It may be characterized
12 by their large storefront window and door
13 openings.

14 The scope of work includes the
15 construction of a pavilion attached to the side
16 of the left building on the property and the
17 installation of a parking lot, front awnings,
18 fencing, and yard features.

19 As proposed, the design, placement, and
20 height of the fencing will be consistent with
21 the design guidelines as well as the fencing
22 and wall guidelines.

23 As proposed, the new canvas awnings will
24 cover each of the two storefront bays on the
25 front facade as depicted on the awning plans

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1 grass.

2 The existing condition of the area for
3 these changes is an undeveloped gravel and dirt
4 parking area. These changes will allow for a
5 new and compatible use of the property and will
6 be street visible.

7 Staff has no objection to the location or
8 size of the proposed canvas sail shade,
9 although it has been conditioned under
10 Condition Number 16 to be subordinate in height
11 to the existing structures on the property to
12 ensure compatibility.

13 The applicant has proposed the painting of
14 signage; however, they have not provided the
15 square footage of the elevations that they are
16 proposed for, and the Current Planning Division
17 does not have sufficient information to review
18 for compliance with the Zoning Code.

19 While staff does not have an objection to
20 painting signage or the painting of the
21 previously painted exterior, more details are
22 necessary to ensure compliance. As such, the
23 application has been conditioned under
24 Condition 17 so that the signage will be
25 reviewed under a separate COA.

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1 submitted on October 29th. These awnings will
2 project 5 feet from the front wall plane and
3 are consistent with the design guidelines.

4 As proposed, the construction of the
5 pavilion along the rear left side of the
6 structure will allow for a new and compatible
7 use of the structure. The pavilion will be
8 made of wooden supports with a shed roof
9 covered in black composition shingles, and the
10 ground will be artificial turf to match the
11 rest of the yard. The pavilion will be
12 attached to the structure and will be street
13 visible. The location of the pavilion will be
14 located behind the front half of the structure
15 and will not detract from or destroy any
16 significant architectural features.

17 Furthermore, the design of the pavilion
18 will be visually distinct from the main
19 structures without introducing any conjectural
20 designs or materials that would detract from
21 the design of the property.

22 The applicant proposes several yard
23 features, including a canvas sail shade, a hose
24 area for a splash pad, and the resurfacing of a
25 significant portion of the lot with artificial

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1 The proposed parking lot and associated
2 screen buffer make use of an undeveloped gravel
3 and dirt section of the property and will
4 utilize an existing curb cut to access the
5 parking. The parking lot is proposed to be
6 concrete with ingress from Main Street and
7 egressed through the rear alley. The
8 hardscaping for the lot will be minimal and
9 will not detract from the existing structures.

10 A 4-foot-tall fence buffer will be placed
11 along the front landscaping as indicated on the
12 site plan to further limit the visibility of
13 the parking. This area and the one to the rear
14 of the lot which are highlighted in red on the
15 site plan will utilize rubber mulch.

16 The design of the parking lot is also
17 minimal, making use of an existing curb cut and
18 alley. This is consistent with the design
19 guidelines.

20 As such, staff finds the proposed
21 application consistent and compatible and
22 forwards to you a recommendation for approval
23 with conditions.

24 THE CHAIRMAN: Thank you.

25 Are there any questions for staff from the

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1 Commission?

2 COMMISSION MEMBERS: (No response.)

3 THE CHAIRMAN: Hearing none, is the

4 applicant here to speak?

5 AUDIENCE MEMBER: (Indicating.)

6 THE CHAIRMAN: You're welcome to come up

7 and speak if you'd like.

8 (Audience member approaches the podium.)

9 THE CHAIRMAN: Just state your name and

10 address and Diane will swear you in.

11 AUDIENCE MEMBER: Fred Ansley. Address,

12 1636 North Main Street.

13 THE REPORTER: I am going to swear you in.

14 If you would raise your right hand for me,

15 please.

16 MR. ANSLEY: (Complies.)

17 THE REPORTER: Do you affirm that the

18 testimony you are about to give will be the

19 truth, the whole truth, and nothing but the

20 truth?

21 MR. ANSLEY: Yes.

22 THE REPORTER: Thank you.

23 MR. ANSLEY: I'm just here for questions.

24 THE CHAIRMAN: Do any commissioners have

25 any questions for the applicant here?

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1 ground or --

2 MR. ANSLEY: Yes, it was recommended for

3 [sic] the HPC, they recommended ...

4 COMMISSIONER HOFF: Okay. So are those

5 going to be planted into the ground or some

6 kind of a constructed planter or --

7 MR. ANSLEY: No. They're going to be

8 planted into the ground.

9 COMMISSIONER HOFF: Okay. And so I didn't

10 see any front elevation for the new outdoor

11 features. Does staff have that or --

12 MR. ARSENAULT: Through the Chair to

13 Commissioner Hoff, there is a picture of the

14 west elevation on the plans within the package.

15 I'm not familiar with what page number that is

16 within the package itself.

17 That's it right there (indicating). So

18 that's -- I believe that's looking from the

19 rear of the property, towards the street, if

20 I'm correct.

21 COMMISSIONER HOFF: Right. So that would

22 be the rear elevation?

23 MR. ARSENAULT: Correct. I believe it

24 would be mirrored. It would look -- just a

25 mirrored appearance for that, facing front.

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1 COMMISSIONER HOFF: Through the Chair to

2 the applicant, so -- just looking at the site

3 plan here for the exterior. So the vehicles

4 will be entering Main Street and then they will

5 exit through the alleyway; is that --

6 MR. ANSLEY: Yes.

7 COMMISSIONER HOFF: -- correct?

8 MR. ANSLEY: That's correct.

9 COMMISSIONER HOFF: Okay. And, really,

10 I -- I just want to be sure that we've --

11 understand and examine the new parking area.

12 This will be creating a new on-grade,

13 front-facing parking lot, and I know that

14 that's generally discouraged. And so if we're

15 going to be approving that design, I just want

16 to be sure that we are making it as

17 complementary as possible to the rest of the

18 area.

19 So there will be a 4-foot fence along the

20 front of the parking area; is that correct?

21 MR. ANSLEY: Yes, that's correct.

22 COMMISSIONER HOFF: And I'm looking at the

23 site plan now and I see indications of two

24 trees. Is that some kind of an elevated

25 planter or is that just right there in the

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1 COMMISSIONER HOFF: Okay. So we don't

2 really have, like, an accurate elevation of the

3 front, the new outdoor space and parking area

4 as far as the fencing, the shade, the -- you

5 know, whatever else, how -- how it would appear

6 from the road or --

7 MR. ARSENAULT: Regarding any yard

8 features or such, no, we don't typically have

9 elevations for those.

10 COMMISSIONER HOFF: Well, I've seen lots

11 of projects here that do have those, so that's

12 why I asked.

13 Okay. So no front elevations of the new

14 outdoor area and features and parking lot?

15 Okay.

16 COMMISSIONER MORGAN: Through the Chair to

17 staff, just to piggyback a little on what Bill

18 is saying -- if we could go back to the site

19 plan, please.

20 I believe Commissioner Hoff asked if the

21 parking area was fenced in. And on the site

22 plan, the fencing -- the lines indicated as

23 fencing, the blue and the orange, do not look

24 like they cover the parking area, so can we get

25 some clarification? Would that parking area be

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1 fenced in?
2 MR. ANSLEY: Right. So the actual parking
3 area is not fenced in. There's actually a
4 treated area that the HPC recommended. The
5 only area that's fenced in would be the turfed
6 area. That will be fenced in.

7 COMMISSIONER MORGAN: Understood.
8 And this -- I might just not be reading
9 this right, but in the site plan it says a
10 4-foot aluminum fence and then a 6-foot
11 aluminum fence. It almost looks to me like
12 there's two fences running parallel. Am I
13 reading that right or is that --

14 MR. ANSLEY: No. Yes, ma'am, you're
15 reading it correctly.

16 The 4-foot fence in the front -- it's
17 going to be a dog park. So when -- you know,
18 people walking past, they don't want people to
19 stick their hands through -- just protection of
20 the person walking, or as a dog, too, as well.

21 COMMISSIONER MORGAN: Sure.

22 MR. ANSLEY: So there's two fences, 4-foot
23 and the 6-foot fence behind it.

24 COMMISSIONER MORGAN: I'm going to agree
25 with Commissioner Hoff here, that it would be

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1 the 4-foot fence as a kind of diagram.

2 And then as a follow-up, through the
3 Chair, question for staff, has this kind of
4 double fencing been approved before or have we
5 seen anything like this before? I find it a
6 bit interesting as well.

7 MR. WELLS: Through the Chair to
8 Commissioner Montoya, it appears, yes, that
9 both fence materials will be, of course,
10 aluminum, but it will be the same design.

11 AUDIENCE MEMBER: We can't hear you.

12 MR. WELLS: And so just to answer your
13 second question, we haven't really seen that in
14 the past, so this would be a unique instance.

15 COMMISSIONER MONTOYA: So it's -- it's not
16 really been seen before.

17 I also -- and maybe this is a question for
18 the applicant, but is the -- is the picket
19 distance, is that 4 inches, or do you know what
20 that is, or -- the actual fence panel?

21 MR. ANSLEY: As far as the size of the
22 panels?

23 COMMISSIONER MONTOYA: The distance
24 between the pickets, vertical pickets.

25 MR. ANSLEY: Yes. I'm unsure of the

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1 helpful to kind of see how all of that is
2 working.

3 Even with the fences -- it looks like
4 we're doing a 6-foot fence on the front with
5 one right behind it. And I understand the
6 concerns, the safety concerns, I absolutely do.
7 I just don't know what that's going to look
8 like.

9 It looks like a 2-foot distance between
10 the two fences?

11 MR. ANSLEY: Yes, ma'am, that's correct.

12 COMMISSIONER MONTOYA: Through the --

13 THE CHAIRMAN: Go ahead.

14 COMMISSIONER MONTOYA: Through the Chair,
15 a question for staff. Is the image on 112 --
16 it's Page 112. It shows the fence and
17 elevation. Is this the same fence pattern that
18 will be used for both the 6-foot and the 4-foot
19 fence?

20 Sorry. Diane, can you hear me?

21 THE REPORTER: No.

22 COMMISSIONER MONTOYA: No. This thing is
23 not working.

24 I'm asking if the fence that's shown in
25 the package is both for the 6-foot fence and

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1 actual question.

2 COMMISSIONER MONTOYA: Not sure? Okay.
3 Thank you.

4 Through the Chair, I -- I'd like to hear
5 from the other commissioners in regards to this
6 fencing application that Commissioner Morgan
7 brought up. I find this troublesome too.

8 COMMISSIONER LOVE: Through the Chair to
9 the applicant, so I just want to make sure that
10 I'm understanding what I'm seeing.

11 So the portion of the parking lot is
12 largely, from what I'm reading, going to be
13 obscured by those trees. I see that there is a
14 section of fence there, a 4-foot fence. And
15 that, I'm assuming, is just the -- the same
16 aluminum fence that's notated elsewhere, right?

17 MR. ANSLEY: Right. That's correct.

18 COMMISSIONER LOVE: So, basically, we're
19 looking at the trees as performing the function
20 of the only real sort of visual screen on the
21 street?

22 MR. ANSLEY: Right. Correct. As far as
23 the parking lot?

24 COMMISSIONER LOVE: That's right.

25 MR. ANSLEY: Yes, sir. That's correct.

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1 COMMISSIONER LOVE: Okay. Was there -- is
2 there any specification anywhere as to -- I'm
3 just curious, like, what types of trees we're
4 talking about. Are we talking about shrubs?

5 Without seemingly getting too much in the
6 weeds -- no pun intended -- you know, I think
7 there's certain shrubs that do a better job,
8 obviously, of screening, visually.

9 MR. ANSLEY: Right. They're actually
10 maple trees.

11 COMMISSIONER LOVE: They are maple trees?

12 MR. ANSLEY: Yes.

13 COMMISSIONER LOVE: Okay.

14 COMMISSIONER HOFF: Through the Chair,
15 question for staff. And I know this kind of
16 gets into zoning issues, but I think -- and I
17 could be wrong -- that the overlay here
18 requires a certain size of a buffer. Could
19 you -- between the parking and the sidewalk.
20 Could you -- do you know if the proposed
21 landscape buffer, which looks like 3 feet, is
22 within that range per the overlay?

23 MR. WELLS: Through the Chair to
24 Commissioner Hoff, this property was subject to
25 a recent rezoning, so it was recently rezoned

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1 you think about some ideas of how that would
2 work, if we're going to vote on this today.

3 COMMISSIONER MORGAN: Through the Chair, I
4 don't know that a double fence is necessary. I
5 don't think that that's going to look well on
6 Main Street, and I don't know that it's
7 necessary.

8 Could we possibly look back at the site
9 plan again?

10 And I completely -- I'm a dog owner. I'm
11 a Springfield lover. I -- I'm all in, but what
12 I think the outdoor part is missing is maybe
13 like a vestibule for unleashing, which is
14 typical in a dog park or outdoor sort of
15 setting. And that may alleviate some of your
16 concerns with someone being able to reach in or
17 kind of keeping the general public on the
18 sidewalk, away from the dogs.

19 If this were my project, I would have
20 people enter through the alley and sort of do
21 all of that back there, just from a flow
22 standpoint. And I think that might alleviate
23 some of your concern up there.

24 You could do something -- just sort of
25 obstruct that, whether it's built-in benching

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1 to a Planned Unit Development, I want to say
2 last month, so -- I am skimming through the
3 approval documents right now just to get some
4 details regarding the landscaping, so I'll have
5 to report back on that in a couple of minutes
6 or so.

7 THE CHAIRMAN: So to kind of summarize
8 some of the concerns from the commissioners, it
9 looks like the concern is the -- the elevation
10 from Main Street and the appearance of, you
11 know, having a 4-foot aluminum fence
12 immediately backed up by a wood fence is maybe
13 not the best visual appeal from Main Street
14 is -- is kind of what I'm hearing here, but we
15 also have what is a unique business for Main
16 Street. Obviously, Main Street was originally
17 designed for -- to have dog parks directly on
18 there. And I think it's a fantastic idea, but
19 I was just trying to get across to something
20 that is, you know, going to meet the character
21 of Main Street and the commercial corridor
22 there.

23 Are there any commissioners that maybe
24 have any ideas of -- or that could maybe come
25 up in the motion part of this, but just when

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1 or something to kind of keep the dogs right
2 away from the fence, but the idea -- for me,
3 the idea of having the two fences back to
4 back -- because I think they're both aluminum.
5 You'll see both. And so is there a way that we
6 could get the functionality that is needed for
7 the safety and have it look a little more
8 cohesive with the rest of the street?

9 THE CHAIRMAN: Commissioner Morgan, are
10 you proposing, like, some sort of wall or
11 structure behind that aluminum fence in the
12 front there?

13 COMMISSIONER MORGAN: Yeah, I think that
14 there could be, like, some sort of -- I don't
15 know what else to call it rather than a
16 vestibule. It's essentially where you come
17 in -- it's a like square area, you unleash your
18 dog, and then you let them into the area. So
19 that could be potentially 6-by-6 or something
20 like that, the main entry from Main Street.
21 And then the rest could have, like, a built-in
22 bench or something to kind of keep the animals
23 from being directly on the fence.

24 MR. ANSLEY: Okay.

25 COMMISSIONER MORGAN: Just to look -- give

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1 it a little more sophistication without doing
2 the two fences because I completely understand
3 what you're saying, if someone is walking by, a
4 kid, that's on you.

5 MR. ANSLEY: Right. Right.

6 COMMISSIONER MORGAN: Yeah.

7 COMMISSIONER HOFF: Through the Chair to
8 the applicant, so is there -- is the entrance
9 to the outdoor space -- is the main entrance
10 going to be from Main Street or is it going to
11 be through the buildings that are next door?

12 MR. ANSLEY: Yeah, so we have the dog
13 park, then we have the animal hospital right
14 next door, then the dog bar. That's where
15 customers are going to entrance [sic], and then
16 they're going to go through the back side of
17 the building to entrance [sic] to the dog park.

18 COMMISSIONER HOFF: So then the double
19 fence is just a concern about people walking on
20 the sidewalk?

21 MR. ANSLEY: Right. That's correct.

22 COMMISSIONER HOFF: Okay. So I guess my
23 thoughts are -- for that, is that, you know,
24 there are dogs behind single fences all over
25 the neighborhood. That is the standard. And

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1 just only doing a 6-foot aluminum fence instead
2 of have having any wood fence, even on the
3 side, next to the parking lot there?

4 MR. ANSLEY: Absolutely.

5 COMMISSIONER MONTOYA: Through the
6 Chair -- to the Chair, both of the fences along
7 Main Street are aluminum. The only wood fence
8 is along the southern edge and the western
9 edge.

10 THE CHAIRMAN: Excuse me. You're correct.
11 Sorry.

12 So I'm thinking if we had the aluminum in
13 the front and it was wood on the side, that
14 would look a little funny there too. I don't
15 know if any commissioners have any opinion on
16 that.

17 But you would be okay with a 6-foot
18 aluminum fence around the whole artificial turf
19 area?

20 MR. ANSLEY: Absolutely.

21 THE CHAIRMAN: Okay.

22 Any other commissioners have any other
23 questions or concerns?

24 COMMISSION MEMBERS: (No response.)

25 THE CHAIRMAN: Well, thank you very much.

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1 there are actual dog parks in the neighborhood
2 that use a single fence as well that are right
3 next to a sidewalk. So I think, visually, it
4 would look odd and detract from the character
5 of the area to have a double fence at the front
6 elevation.

7 MR. ANSLEY: Okay.

8 THE CHAIRMAN: To the applicant, a couple
9 of questions. So the 6-foot fence is probably
10 necessary for dogs that can jump high, I'm
11 guessing.

12 MR. ANSLEY: Right.

13 THE CHAIRMAN: A 6-foot fence would be
14 sufficient for dogs, to keep them in.

15 The other question is, is having the
16 double fence something you're required to do
17 for insurance or anything? Is this just
18 something -- a thought that you had that you
19 might need this?

20 MR. ANSLEY: Right. That was just a
21 thought in mind we had. So we can do away with
22 the 4-foot fence if -- you know.

23 THE CHAIRMAN: I guess the thought I'm
24 hearing here from the commissioners is, would
25 you be amenable to removing the wood fence and

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1 Sorry to keep you up for so long. We'll call
2 you back up if we need you to --

3 MR. ANSLEY: Okay. Thank you guys.

4 THE CHAIRMAN: Thanks.

5 Is anyone else here to speak regarding
6 this COA on 1636 Main Street North?
7 (Audience member approaches the podium.)

8 THE REPORTER: Your name and address,
9 please.

10 AUDIENCE MEMBER: Kim Pryor, 245 West 5th
11 Street.

12 THE REPORTER: If you would raise your
13 right hand for me, please.

14 MS. PRYOR: (Complies.)

15 THE REPORTER: Do you affirm that the
16 testimony you are about to give will be the
17 truth, the whole truth, and nothing but the
18 truth?

19 MS. PRYOR: I do.

20 THE REPORTER: Thank you.

21 MS. PRYOR: I do have a concern about the
22 two fences. The first question that I have is,
23 are 6-foot fences allowed on the frontage of
24 Main Street? What do our fencing guidelines
25 state?

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1 As someone who walks her dogs in the
2 Springfield neighborhood, I like the two-fence
3 idea because my dog has actually been hurt by
4 another dog behind their fence because, you
5 know, dogs are just protecting their own
6 territory. We walk by on the sidewalk, their
7 fence is right up against the sidewalk, there's
8 a fight. So I like the two-fence idea, but I
9 don't think this is the way to do it.

10 Perhaps some type of a concrete base with
11 a fence on top of it that -- whereas the base
12 is wider so that it -- it provides the distance
13 between the park and the sidewalk, or some type
14 of planter -- concrete planter, and then you
15 put the fence there. That would separate, you
16 know, pedestrians from the dog park.

17 Again, I like the separation, but my
18 concern here is, I don't think a 6-foot fence
19 is allowed on the frontage of Main Street, and
20 I think that needs to be taken into
21 consideration.

22 Also, one of the other things I noticed
23 here -- and this may not apply to this body,
24 but it might to the applicant. I don't see any
25 way of egress, means of egress. And I remember

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1 everyone on the fencing guidelines along Main
2 Street, and also maybe reference incompatible
3 uses since there's a residence next door to
4 this site?

5 MR. WELLS: Through the Chair to
6 Commissioner Montoya, so, yes, I mean, the
7 fencing and wall guidelines do not necessarily
8 contemplate for nonresidential structures in
9 terms of the height compatibility, so really
10 the main thing here is --

11 In the guidelines itself, it talks about
12 how, yes, along primary front yards you shall
13 be limited to 4 feet in height. So, hence, why
14 they have the 4-foot placement of the fence in
15 the front yard and then a 6-foot -- kind of a
16 little offset there to align with the -- I
17 believe it's the building of the -- the
18 next-door building.

19 There is, of course, as you mentioned, a
20 residential structure next door, so they could
21 use that incompatible use to allow for a 6-foot
22 fence. But, I mean, in terms of what the
23 fencing and wall guidelines -- those are kind
24 of like all the different nuances that are
25 permitted.

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1 when the Main Street food truck park was trying
2 very, very hard to open, and they had this
3 little, short, white, 4-foot picket fence, and
4 the fire marshal just gave them hell because
5 there was no egress, there was no gate, there
6 was no way to get out of there. So I'm seeing
7 that same thing here in these plans.

8 So I would appreciate it if we could look
9 into what our fencing guidelines state. I
10 don't think 6-foot fences are allowed on the
11 frontage of Main Street.

12 Thank you.

13 THE CHAIRMAN: Thank you.

14 Is there anyone else here to speak
15 regarding this COA?

16 AUDIENCE MEMBERS: (No response.)

17 THE CHAIRMAN: Hearing none, I'll close
18 the public hearing and entertain a motion.

19 COMMISSIONER MONTOYA: I'll get started.
20 Motion to approve COA-25-33025 with
21 conditions.

22 COMMISSIONER EPSTEIN: Second.

23 THE CHAIRMAN: Discussion?

24 COMMISSIONER MONTOYA: Through the Chair,
25 question for staff. Could you elaborate for

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1 THE CHAIRMAN: To follow up regarding the
2 fencing height question, I'm trying to remember
3 if -- that Brick & Beam, I think, has a fence
4 around it, and it's taller than 4 feet, if I
5 remember correctly. I'm trying to find a photo
6 online, but I can't pull it up quickly. My
7 Internet is not good. I think that's a 6-foot
8 fence there.

9 COMMISSIONER HOFF: Through the Chair,
10 just to that point, the Brick & Beam
11 establishment, which is just a few blocks down
12 from this one, they wanted to also create an
13 additional buffer between the outdoor space and
14 the fence for some of the same concerns that
15 have been expressed by the applicant, and what
16 they did, which could be a strategy to follow
17 here, hypothetically, is they did the 6-foot
18 fence along the property line, but then they
19 planted landscaping -- I believe bamboo --
20 right behind it, and that provided a good
21 buffer in addition to the fence, so there's not
22 interaction from one side of the fence to the
23 other side.

24 THE CHAIRMAN: I suppose what you're
25 saying, Commissioner Hoff, is, you know, if we

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1 had the -- if there is a 6-foot fence along
2 Main Street there, potentially like, you know,
3 planters or benches or something would keep
4 that barrier there that's -- you know, would
5 keep the dogs from getting to the fence along
6 Main Street. That would be -- satisfy the
7 owner's concerns here also possibly.

8 COMMISSIONER MONTOYA: Through the Chair,
9 question for staff. In terms of the -- having
10 a -- the 4-foot fence and then a 2-foot
11 separation and the 6-foot fence, is there a --
12 is there somewhere in the guideline that talks
13 about having double fences like that?

14 Because I have heard of that before where
15 you have a -- you'd have the required fence
16 along the property line as defined by the code,
17 and then once you get a certain distance away
18 from the property line you can use a taller
19 fence. But it seems like it normally is more
20 than 2 feet. Could you clarify that for us?

21 MR. WELLS: Through the Chair to
22 Commissioner Montoya, so, yes, I mean, you
23 could allow for a taller foot -- or a taller
24 fence, greater than 4 feet in height, if it's
25 behind the front wall plane of a building.

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1 COMMISSIONER MONTOYA: And just to
2 reiterate, in residential structures, it's
3 usually around 20 feet is what I heard?

4 MR. WELLS: (Microphone failure.)

5 COMMISSIONER MONTOYA: Okay. And then
6 for -- just a -- and I'll try to make this
7 quick. I'm sorry. I apologize.

8 But follow-up question, through the Chair
9 to staff, was that -- how was that, if you
10 could tell us, sort of discussed with the
11 applicant to come to 2 feet when (microphone
12 failure) is --

13 (Reporter inquiry.)

14 MS. PRYOR: Use the microphone.

15 COMMISSIONER MONTOYA: I apologize. I
16 apologize. I'm not used to yelling into the
17 microphone.

18 So I'm asking, how was that discussed with
19 the applicant, to arrive at 2 feet off of the
20 4-foot fence?

21 MR. ARSENAULT: Through the Chair to
22 Commissioner Montoya, so the idea of a 2-foot
23 separation wasn't something that had been
24 discussed with staff. Initially, the request
25 was for, I believe, either 4- or 6-foot fencing

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1 So, again, just -- as I've mentioned
2 earlier, this is a unique case because usually
3 you would have a larger setback. So that
4 2 foot is a unique incidence in this case, so
5 that is something to consider as well.

6 COMMISSIONER MONTOYA: But there's --
7 sorry. Through the Chair, as a follow-up to
8 staff, there is no specific minimum distance
9 off the property line that's identified in the
10 guidelines in terms of fencing in this kind of
11 situation; is that what I'm understanding?

12 MR. WELLS: Well, it -- they do mention
13 for residential structures -- because usually
14 we're -- that's what the guidelines are
15 contemplated for.

16 MS. PRYOR: We can't hear.

17 MR. WELLS: You might want to come up
18 closer, but I'll try my best.

19 So for 20 feet in terms of residential
20 structures, that's usually what it allows for
21 in terms of the setback or the front wall --
22 building of the plane [sic] -- or front
23 building wall plane. Nonresidential structures
24 it doesn't really contemplate, so -- yeah,
25 that's really all I can --

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1 with black mesh screening across the front, and
2 we recommended against using black mesh
3 screening, so this was a later site plan that
4 was provided at that time.

5 COMMISSIONER MONTOYA: Okay. And then --
6 I'm so sorry for the applicant -- but a
7 question for the applicant.

8 The area that's shown in green that is --
9 that is the play area, the -- the sort of --
10 the dog park area, is that -- is that
11 footprint -- is that square footage based on
12 some metric calculation or are you just trying
13 to use as much of it as you can?

14 And I'm not trying to trap you. I'll be
15 direct. I'm asking you if it could be smaller
16 because I'm one of those people with ideas.

17 MR. ANSLEY: You're referencing to the
18 entrance of the parking lot?

19 COMMISSIONER MONTOYA: Just the entire
20 size of the -- of the play area for the dogs,
21 is that required square footage for you or is
22 that -- can that be -- could that be a little
23 smaller, or do you need it to be that big for
24 some reason?

25 MR. ANSLEY: No. There's no reason for it

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1 to be that big. It can be arranged.
 2 COMMISSIONER MONTOYA: Then I -- you
 3 know -- and this is something for everyone to
 4 consider, but (microphone failure) --
 5 Can I get one of those karaoke
 6 microphones?
 7 So is there a possibility that maybe the
 8 6-foot wood fence could come here (indicating)
 9 and you could just do a 6-foot aluminum fence
 10 here, and then plant this with low things, not
 11 permanent things, not trees, not -- not
 12 something that would be hard to remove, but
 13 make this a landscape buffer with a 6-foot
 14 aluminum fence, and then continue your wood
 15 fence thereafter?
 16 Would you be amenable to that? Because
 17 then it would create a kind of natural buffer
 18 for people passing by, even -- you know,
 19 because, hey, sometimes I get scared when dogs
 20 bark at me, much less, you know, stick their
 21 snout through a fence. And that might give you
 22 a kind of natural buffer and you still have a
 23 good size rectangle there for the play area.
 24 Is that something you might consider?
 25 MR. ANSLEY: Possibly.

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1 THE CHAIRMAN: You mean like a mesh
 2 screening that would be -- attachments?
 3 MR. ANSLEY: (Nods head.)
 4 THE CHAIRMAN: I'm not sure that would
 5 really alleviate the elevation view concern
 6 that I think that we're really getting into
 7 here and also give you the safety that you
 8 need.
 9 MR. ANSLEY: Correct. Correct.
 10 COMMISSIONER EPSTEIN: Through the Chair,
 11 I like where Commissioner Montoya is going with
 12 this, but I think asking the applicant to give
 13 up 18 feet times 60 feet is a lot, but there
 14 might be some middle ground we might be able to
 15 come to with a lining with that landscape
 16 buffer for the parking lot or something, just
 17 giving a little bit of a setback.
 18 Honestly, I thought that the 4-foot fence
 19 and the 6-foot fence was sort of a -- a hand in
 20 hand with staff because they would have
 21 required a 4-foot fence in the front. That was
 22 how I read this, and maybe that was wrong.
 23 But if there is a way to set this back a
 24 little bit and provide some sort of brush or
 25 some -- you know, something -- if -- bamboo

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1 You're looking at approximately 12 feet --
 2 COMMISSIONER MONTOYA: Uh-huh.
 3 MR. ANSLEY: -- of a buffer?
 4 COMMISSIONER MONTOYA: Yeah. With low
 5 plantings. You know, like, brush sort of
 6 things, you know, things that could --
 7 And here's why I say this: Because all of
 8 these properties along Main Street are -- that
 9 are vacant are really missing teeth, and
 10 eventually they're going to be -- they're going
 11 to be infilled, and they should be, with
 12 buildings, because Main Street is supposed to
 13 have a street edge.
 14 And so I'm okay with having a fence along
 15 Main Street in this situation because I
 16 don't -- and I -- I am not wishing you anything
 17 but success, but eventually in an urban
 18 situation there should be buildings on every
 19 property, right?
 20 But I do understand your concern in
 21 wanting a buffer. I'm just also concerned
 22 about visually how it's going to look to have a
 23 double fence along Main Street.
 24 MR. ANSLEY: Would you guys be opposed to
 25 the black screening, mesh?

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1 kind of terrifies me because that could be,
 2 like, 40 feet tall in, like, three years, and
 3 you're going to wish you had the double fence,
 4 but I think, you know, kind of low shrubbery or
 5 something that creates a little bit of a buffer
 6 there is a nice idea.
 7 I worry about doing benches because the
 8 dogs will jump on the bench and then jump out
 9 of the yards, so -- I think, from what I've
 10 heard, doing a small landscaping buffer and
 11 pushing this back and doing the one 6-foot
 12 fence I think is sort of a happy medium with
 13 everybody.
 14 MR. ANSLEY: I agree.
 15 THE CHAIRMAN: So possibly like a -- let's
 16 call it a 6-foot landscape buffer along Main
 17 Street?
 18 COMMISSIONER EPSTEIN: Yeah. I think
 19 6 feet. I think that's pretty -- it's another
 20 3 feet on the -- to the landscape buffer that's
 21 next to our accessible parking there, so I
 22 think you definitely could do some nice
 23 plantings within that 6 feet.
 24 MR. ANSLEY: I agree.
 25 COMMISSIONER MONTOYA: And through the

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1 Chair and to the applicant, I'm certainly not
2 trying to discourage you. I am also a dog
3 owner and a Springfield resident, and I'm
4 looking forward to this place being open, so
5 I'm just trying to find some middle ground
6 here.

7 COMMISSIONER MORGAN: Through the Chair,
8 just -- to the Commission, I think we have this
9 sort of sticking point a lot in that we don't
10 get to dictate what that landscaping is. When
11 I think about the low, brushy stuff, I just
12 think of walking a dog and that dog getting
13 into that, and then there being a hot fight
14 through the fence.

15 I wonder if the 2 feet or even 3 feet
16 wouldn't be enough to just do some shrubs; and
17 just kind of keep it the way it's at; eliminate
18 one of the fences; you know, give the visual
19 barrier.

20 And then one thing -- I think we've got
21 that nailed down. How do we feel about the
22 parking area not being obscured? Because it
23 doesn't look like there's a fence plan south
24 here, unless I'm reading that wrong. So that
25 would just be open. I don't --

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1 So I just -- I think we're getting there.
2 Does anyone have feedback on that piece?

3 COMMISSIONER HOFF: Through the Chair to
4 staff, is the property south of the parking
5 lot, is that -- is that another vacant lot or
6 is that a house or --

7 MR. WELLS: Through the Chair to
8 Commissioner Hoff, so just to clarify -- and I
9 want to piggyback off of what Commissioner
10 Morgan said. We're talking about the south
11 property line, correct?

12 COMMISSIONER HOFF: (Off microphone.)

13 MR. WELLS: So there is -- to the south,
14 there is a residential structure there. It may
15 actually be a mixed-use now, but there is --
16 from the street view, there appears to be a
17 6-foot fence already installed along the
18 property line.

19 MR. ANSLEY: That is correct.

20 COMMISSIONER MONTOYA: Through the Chair,
21 it's on Page 96, the photographs.

22 COMMISSIONER MORGAN: (Off microphone.)

23 THE CHAIRMAN: So a question for our
24 commissioners here. We have a motion with
25 approval with the conditions with [sic] staff.

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1 THE CHAIRMAN: I believe there's a fence
2 next to those two trees. I think there's a
3 little blue line there, if I'm correct. I'm
4 looking at the schematic.

5 COMMISSIONER EPSTEIN: Four foot?

6 THE CHAIRMAN: Yeah, 4-foot aluminum fence
7 next to those two trees, next to the
8 handicapped parking spot.

9 MR. ANSLEY: That's correct.

10 COMMISSIONER MORGAN: Then that's
11 (microphone failure).

12 COMMISSIONER HOFF: Through the Chair, I
13 believe Commissioner Morgan is talking about
14 the southern -- the southern edge of the
15 parking lot.

16 THE CHAIRMAN: Okay. The southern edge
17 that runs along the parking -- I'm sorry, I
18 thought you meant along Main Street.

19 COMMISSIONER MORGAN: Oh, no. That's
20 okay.

21 Yeah, I think that that's a good -- it
22 almost is going to look strange if there is
23 just a piece of fence there and nothing
24 obscuring those -- I'd rather see dogs than
25 cars parked on Main Street.

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1 Do we need to amend that motion or does anybody
2 have any ideas for amending the motion, or do
3 we want to send it back for, like, maybe a
4 redesign of the schematic here?

5 COMMISSIONER MORGAN: Through the Chair, I
6 want to make one point. Ms. Pryor brought up
7 some good points that's really not in [sic]
8 ours, but as far as life safety, the site
9 plan -- to me, the -- there's no gates. That's
10 why I was a little confused about the
11 vestibule; where do you come in, where do you
12 go? I think just a clear indication of your
13 work flow, it may be beneficial for the review.

14 MR. ANSLEY: Right. As far as parking
15 or --

16 COMMISSIONER MORGAN: As far as, like --
17 you're saying that the dogs are going to come
18 around back, through the alley. Where do they
19 get into that outdoor spot or do they come
20 through the building?

21 MR. ANSLEY: Right. They come through the
22 building, yes.

23 COMMISSIONER MORGAN: Okay.

24 MR. ANSLEY: And it's -- it's kind of like
25 a membership. So they come in, they swipe

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1 their membership, and you come through the dog
2 bar, then that's when you turn left, the back
3 alleyway, then go -- proceed to the dog park.
4 COMMISSIONER MORGAN: Okay. So just to --
5 then it won't be for us, but just to
6 Ms. Pryor's point, you probably will need a
7 means of egress out of that -- or -- outdoor
8 area, just a gate that will open out to the
9 alley should anything come up.
10 MR. ANSLEY: Yes, ma'am, that's correct.
11 COMMISSIONER MORGAN: Okay.
12 COMMISSIONER HOFF: So to fellow
13 commissioners here, it sounded like we were on
14 the same page as a 6-foot aluminum fence, no
15 4-foot fence along the front, with a setback of
16 some kind, which we would recommend some kind
17 of a planting/buffer to go in.
18 COMMISSIONER EPSTEIN: Yeah. Through the
19 Chair, I think that the 3 feet -- because we
20 have a 3-foot landscape strip at the parking, I
21 think it makes sense to just continue that
22 across. And I think making it deeper -- I
23 think Commission Morgan is correct. If you
24 make it deeper, you might get dogs checking out
25 what's in there instead of just kind of walking

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1 of the sidewalk; and that the landscape shall
2 be limited to shrub --
3 MR. WELLS: Sorry to interject, but
4 through the Chair to Commissioner Montoya, we
5 don't -- we don't have the ability to regulate
6 landscaping, unfortunately.
7 COMMISSIONER MONTOYA: Okay. I still said
8 it, though.
9 Strike the shrub.
10 THE CHAIRMAN: Would anyone would like to
11 second?
12 COMMISSIONER EPSTEIN: Second.
13 THE CHAIRMAN: Any further discussion on
14 the amendment?
15 COMMISSION MEMBERS: (No response.)
16 THE CHAIRMAN: All in favor of the
17 amendment to Condition Number 10, say aye.
18 COMMISSION MEMBERS: Aye.
19 COMMISSIONER EPSTEIN: Move as amended.
20 THE CHAIRMAN: Any opposed?
21 COMMISSION MEMBERS: (No response.)
22 THE CHAIRMAN: All right. The amended
23 motion passes.
24 COMMISSIONER EPSTEIN: Move as amended.
25 COMMISSIONER MORGAN: Second.

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1 by. So I think that that makes sense. It
2 makes sense to me.
3 COMMISSIONER MONTOYA: Question -- through
4 the Chair, question for the applicant, would
5 you be amenable to that?
6 MR. ANSLEY: Repeat that one more time.
7 COMMISSIONER MONTOYA: Would you be
8 amenable to that?
9 MR. ANSLEY: Yes. Absolutely.
10 COMMISSIONER MONTOYA: Okay.
11 THE CHAIRMAN: All right. Would anybody
12 like to take a stab at amending the motion?
13 MR. WELLS: Through the Chair to the
14 Commission, just for discussion purposes, this
15 would be Condition Number 10 that you would
16 need to revise.
17 COMMISSIONER MONTOYA: I'll make an
18 attempt.
19 Through the Chair, I'd like to make an
20 amendment to the conditions, Condition Number
21 10, under fencing, to state that we eliminate
22 the 4-foot aluminum fence along Main Street; we
23 maintain the 6-foot aluminum fence along Main
24 Street, but we push it back to create a 3-foot
25 landscape buffer between the fence and the back

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1 THE CHAIRMAN: I don't think we need to
2 vote on the moving, do we?
3 MS. MacGILLIS: (Off microphone.)
4 THE CHAIRMAN: Okay. All those in favor
5 of moving the amended motion, say aye.
6 COMMISSION MEMBERS: Aye.
7 THE CHAIRMAN: Any opposed?
8 COMMISSION MEMBERS: (No response.)
9 THE CHAIRMAN: All right. The amendment
10 to the motion to approve COA-25-33025, located
11 at 1636 Main Street North, has been moved and
12 seconded.
13 Is there any further discussion?
14 COMMISSION MEMBERS: (No response.)
15 THE CHAIRMAN: All those in favor, say
16 aye.
17 COMMISSION MEMBERS: Aye.
18 THE CHAIRMAN: Any opposed?
19 COMMISSION MEMBERS: (No response.)
20 THE CHAIRMAN: By that, your motion
21 passes.
22 Thank you for your patience, sir, and
23 working with us on that.
24 All right. Next we'll move to Section B,
25 Previously Deferred Items to be Heard. We'll

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1 start with COA-25-32249.

2 Do any commissioners have any ex parte to

3 declare?

4 COMMISSION MEMBERS: (No response.)

5 THE CHAIRMAN: All right. With that, we

6 will open up the public hearing, and staff has

7 a report -- or really an update on this.

8 MR. WELLS: All right. Thank you.

9 So through the Chair to the Commission,

10 this item has been on the Commission agenda for

11 a good -- the majority of the year here, but we

12 did receive an email from the applicant

13 requesting withdrawal, so -- they would like to

14 pursue other options. We did receive a

15 separate COA for them for some miscellaneous

16 scopes of work, but they will take action on

17 the windows at a later time.

18 THE CHAIRMAN: Thank you.

19 Any questions for staff?

20 COMMISSION MEMBERS: (No response.)

21 THE CHAIRMAN: All right. Is the

22 applicant here?

23 AUDIENCE MEMBERS: (No response.)

24 THE CHAIRMAN: I don't think so.

25 Is anyone here from the public to speak

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1 a couple of meetings. Applicants need to be

2 treated fairly and they need to be treated the

3 same across the board.

4 Now, let me be clear, I agree that she

5 should have brought in her sample sashes and so

6 forth. What I don't agree with is you've given

7 the other applicant a pass and letting him work

8 directly with staff.

9 Thank you.

10 COMMISSIONER EPSTEIN: Through the Chair,

11 can I --

12 THE CHAIRMAN: Thank you.

13 COMMISSIONER EPSTEIN: Sorry. Can I speak

14 to that or -- I don't know.

15 THE CHAIRMAN: Not at this time. Hold on.

16 Hold on a second.

17 Is there anyone else here to speak

18 regarding this COA?

19 AUDIENCE MEMBERS: (No response.)

20 THE CHAIRMAN: Hearing none, we'll close

21 the public hearing, and I'll entertain a

22 motion. And the staff recommendation -- and

23 the applicant's request is to withdraw.

24 COMMISSIONER EPSTEIN: Motion to withdraw

25 COA-25-32249.

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1 regarding this COA?

2 (Audience member approaches the podium.)

3 AUDIENCE MEMBER: Kim Pryor, 245 West 5th

4 Street.

5 I just wanted to bring up the way -- no,

6 let me back up. I have stood up here before

7 this body for -- every month, and said, no, do

8 not let this owner replace the windows because

9 they can be repaired, and this body took that

10 to heart, and I really do appreciate it,

11 especially Commissioner Epstein, working with

12 the applicant, based on the documents I've seen

13 in the -- in the packet.

14 And she was required to bring in samples

15 of her window, of her sashes, and so forth.

16 And I agree with that, yet last month we had

17 another applicant here wanting to change out

18 his windows, and he was not held to the same

19 scrutiny that this applicant was. He was not

20 required to bring in samples of his sashes the

21 way this applicant was. He was told, get with

22 staff and staff will handle it. That's wrong.

23 Consistency of this commission has been an

24 issue for years. Usually it spans a couple of

25 years, but this inconsistency has spanned just

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1 COMMISSIONER MONTOYA: Second.

2 THE CHAIRMAN: All right. Any discussion?

3 COMMISSIONER EPSTEIN: Yeah. Sorry.

4 I just want to say that I know that --

5 through the Chair, this did come up and there

6 was a discussion about the difference between

7 these two, and it was explained to us in our

8 last meeting that this applicant has a

9 contributing structure and the structure that

10 was given the leniency of allowing staff to

11 meet with them and work through their approval

12 was a noncontributing structure. And because

13 of the difference between those, that was

14 allowed for that other applicant.

15 I agree with you a hundred percent, I want

16 to look at things similarly and treat people

17 similarly, but because of the differentiation

18 between the two structures and one being

19 contributing and one being noncontributing,

20 that was why that applicant was allowed to work

21 it out with the staff.

22 THE CHAIRMAN: Thank you.

23 And I would also like to add that it's not

24 a requirement that we ask for the material to

25 be brought to the Commission. It was offered

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1 as an option that that could be done. We don't
2 require them to bring the materials as long as
3 they can provide a schematic, a drawing, plans
4 of what -- the items are brought in as well.

5 COMMISSIONER MONTOYA: Through the Chair,
6 I would just comment that I don't think that is
7 really about leniency. I think it's about
8 following the guidelines and working with staff
9 to help get things done.

10 THE CHAIRMAN: Thank you.

11 Any other -- further discussion?

12 COMMISSION MEMBERS: (No response.)

13 THE CHAIRMAN: All right. We currently
14 have a motion to withdraw.

15 All those in favor, say aye.

16 COMMISSION MEMBERS: Aye.

17 THE CHAIRMAN: Any opposed?

18 COMMISSION MEMBERS: (No response.)

19 THE CHAIRMAN: By that, your motion passes
20 to withdraw COA-25-32249.

21 All right. Moving on, we'll go to
22 COA-25-32139, located at 1375 Wolfe Street.

23 Do any commissioners have ex parte to
24 declare?

25 COMMISSION MEMBERS: (No response.)

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1 Within your package -- I don't know if you
2 have it up -- staff sent a sketch of a
3 potential alternative.

4 I'll wait for that to be pulled up.

5 Within the package, staff recommended --
6 and we'll pull that up in just a second --
7 removing the existing driveway and relocating
8 that driveway to the alley side, enclosing the
9 current garage door and turning it either into
10 a single or a paired window, and then using the
11 other side of the accessory structure from the
12 alley to create the expanded opening.

13 THE CHAIRMAN: Do you know what page that
14 is located on, this updated sketch?

15 MR. ARSENAULT: Off the top of my head, I
16 don't know what page that's located on. Just
17 one moment.

18 (Brief pause in the proceedings.)

19 MR. ARSENAULT: All right. So just to
20 summarize, coming back up on the screen -- so
21 highlighted in red, staff recommended removing
22 the existing driveway, including the
23 after-the-fact expansion covered in purple
24 there. We recommended converting the existing
25 garage door into either a single window or a

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1 THE CHAIRMAN: Hearing none, we'll open up
2 that public hearing and take a staff report.

3 MR. ARSENAULT: Thank you.

4 Through the Chair to the Commission, just
5 to summarize, you all discussed this
6 application on September 24th. This is for
7 COA-25-32139. It's for the property at 1375
8 Wolfe Street. This contains a contributing
9 primary structure and an unlisted garage
10 structure which is created outside of the
11 period of significance.

12 The scope of work for this application is
13 to expand the garage door opening and to
14 install a new large garage door; to conduct
15 wholesale siding replacement on the accessory
16 structure, going from wood siding to vinyl
17 siding; to install a new driveway -- this has
18 been expanded after the fact -- and to replace
19 the pedestrian door on the accessory structure
20 which can be administratively reviewed.

21 At that time, the Commission requested
22 that staff work with the applicant to come up
23 with some possible solution in regards to
24 alternatives for the garage placement, the
25 driveway placement.

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1 paired window. And then in blue, we
2 recommended installing a new poured concrete
3 driveway along the alley rather than on the
4 street front. This would not require a new
5 curb cut or anything. We met with the
6 Development Services Division to ensure that.
7 And then this driveway would be aligned with
8 the width of the edges of the garage.

9 And then in green, we recommended creating
10 either a single garage door or two separate
11 garage door bays along the alley side. The
12 applicant was not amenable to that alternative,
13 and they stated that it did not reflect the
14 reality of the dimensions there along the
15 alleyway, and so we stand by our original
16 recommendation for denial.

17 THE CHAIRMAN: Thank you.

18 Any other questions for staff?

19 COMMISSION MEMBERS: (No response.)

20 THE CHAIRMAN: Hearing none, is the
21 applicant here?

22 AUDIENCE MEMBER: (Indicating.)

23 THE CHAIRMAN: Feel free to come up.

24 (Audience members approach the podium.)

25 THE REPORTER: State your name and address

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1 into the microphone for me, please.

2 AUDIENCE MEMBER: Darrell Langstaff --
3 (Discussion held off the record.)

4 AUDIENCE MEMBER: Darrell Langstaff, 1375
5 Wolfe Street, Jacksonville, Florida 32205.

6 THE REPORTER: Thank you.

7 If you would raise your right hand for me,
8 please. I have to swear you in.

9 MR. LANGSTAFF: (Complies.)

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

14 MR. LANGSTAFF: Yes.

15 THE REPORTER: Thank you.

16 (Audience member approaches the podium.)

17 THE REPORTER: Your name and address,
18 please.

19 AUDIENCE MEMBER: Caroline Langstaff, 1375
20 Wolfe Street, Jacksonville.

21 THE REPORTER: If you would raise your
22 right hand for me, please.

23 MS. LANGSTAFF: (Complies.)

24 THE REPORTER: Do you affirm that the
25 testimony you are about to give will be the

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1 I don't know, it -- it'd be crazy to -- I mean,
2 I don't know how you would remove that, but --
3 Having two single doors is not possible.

4 Per Lucas Engineering, having a [sic] two
5 single -- 8-foot doors on the front, so --
6 because they said there's not enough wall space
7 to support two single doors versus one wide
8 door, one 16-foot door. And so what they
9 propose is -- go back to the drawing board,
10 reengineer the drawings again, and making the
11 garage wider by, you know, 1, 2, or 3 feet to
12 support the two single doors in the front.

13 And so that's where it's at at this point,
14 so -- it's just -- I -- I mean, that's the
15 only -- I can -- altern- -- my -- that's
16 only -- my only suggestion is making a wide --
17 garage wider and redo the drawings that we
18 previously submitted to the City to accommodate
19 the two single 8-foot doors.

20 THE CHAIRMAN: So question for the
21 applicant here. So you're proposing to make it
22 two single bays or you're saying your engineer
23 couldn't do that, right?

24 MR. LANGSTAFF: They -- yeah, they can't
25 do it because it's not --

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1 truth, the whole truth, and nothing but the
2 truth?

3 MS. LANGSTAFF: I do, yes.

4 THE REPORTER: Thank you.

5 MR. LANGSTAFF: So I appreciate the
6 Commission proposing an alternative solution on
7 October 2nd. Unfortunately, it's not viable,
8 and personal [sic] drawings, dimensions do not
9 reflect the reality as provided with the three
10 pictures on October 6th.

11 Easement states 10 feet wide easement and
12 picture reflects 6 feet. Six feet is this wide
13 (indicating), so I can't drive a car that's
14 this wide. The -- you know.

15 And then, on top of that, a neighbor has a
16 fence -- the neighbor's lived in the
17 neighborhood for over a hundred years. They
18 have a fence and they have a garage. It's
19 impeding on the easement. So, again, it's
20 6 feet wide. I provided pictures of that.

21 There's also a concrete curb there too
22 that's -- reflects many other city provided
23 [sic] curbs. That's huge. It's -- looks --
24 it's identical to what's on the city [sic], but
25 it's curb going right up the easement that's --

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1 THE CHAIRMAN: Okay.

2 MR. LANGSTAFF: The garage isn't wide
3 enough. It's only 20 feet wide.

4 THE CHAIRMAN: Okay.

5 MR. LANGSTAFF: And he -- he's just
6 thinking, like, 21-and-a-half to 22 feet
7 would -- might be able to -- you know, probably
8 make that work, maybe even 23 feet, something
9 like that, so ...

10 THE CHAIRMAN: So you'd prefer a two-car
11 garage is my understanding, but -- we have the
12 one here and your car doesn't fit. Is there an
13 option to make a one-car garage slightly
14 larger? I mean, is that -- I don't know if
15 that's the thing.

16 MR. LANGSTAFF: It's -- I mean, the
17 existing structure is 20 feet wide and it's got
18 a single door on this -- left-hand side of
19 the -- of the peak, so the intent was to go --
20 just go ahead and make it 16 feet wide instead
21 of 8 feet wide to accommodate two cars going in
22 and out.

23 The Commission [sic] came back and says,
24 no, we want two single doors -- two single
25 8-foot doors, but that's not going to work

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1 because it's not wide enough, and so -- the
2 engineer is thinking maybe we can make the
3 garage wider to support the single doors if you
4 guys are okay with that.

5 THE CHAIRMAN: And another thing, the
6 driveway that was poured there without a COA,
7 was that -- is that still there?

8 MR. LANGSTAFF: The driveway's there.

9 THE CHAIRMAN: The two-car that you
10 poured? Okay.

11 MR. LANGSTAFF: Yeah, it was early --
12 January of '24, I believe. I don't
13 understand -- the -- the permit wasn't
14 required, and -- they did it per the specs of
15 the City. When they put the driveway in, they
16 went, like, 10 feet with a -- you know, the --
17 8 inches thick, I think, is for City-owned
18 trucks to be able to drive up on the driveway
19 and not break it, so they went, like, 10 feet
20 in with, like, 8 inches of concrete and
21 6 inches after that, or something like that.
22 They went per the City spec, but ...

23 THE CHAIRMAN: Thank you.

24 Anybody else have any questions for the
25 applicant here?

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1 mean, back to the 1850s, 1830s, something like
2 that. It's crazy.

3 COMMISSIONER MONTOYA: Okay. Thank you.

4 MR. LANGSTAFF: It's kind of cool.

5 COMMISSIONER MONTOYA: Thank you.

6 THE CHAIRMAN: Any other questions for the
7 applicant?

8 COMMISSION MEMBERS: (No response.)

9 THE CHAIRMAN: Did you wish to speak as
10 well? I don't want to -- take your time.

11 MS. LANGSTAFF: I would just point out the
12 picture with the curb because there is a pretty
13 high curb there, and I don't think that was
14 addressed in the recommendation.

15 I can tell you -- I have no background at
16 all in architectural engineering or design, but
17 I can tell you it's got a pretty high curb
18 there.

19 MR. LANGSTAFF: To the easement area.

20 MS. LANGSTAFF: Thank you.

21 THE CHAIRMAN: Thank you.

22 MR. LANGSTAFF: One thing I want to add to
23 that is the existing curb -- the existing -- I
24 think they call it a bib or something like
25 that. Anyways, it's -- where it slopes upward,

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1 COMMISSIONER MONTOYA: Yes. Through the
2 Chair, question for the applicant. The -- and
3 compliments on being able to say this is
4 6 feet. Were you referring -- was that -- what
5 you're saying really with the alleys --

6 MR. LANGSTAFF: Yeah, it is.

7 COMMISSIONER MONTOYA: And you -- you're
8 saying from a physical condition, not
9 contesting the property lines?

10 MR. LANGSTAFF: Right. Yeah.

11 Physically, it's not possible because it's
12 only 6 feet of space to go up the easement
13 because the dirt slants upward to the
14 neighbor's fence. And he has also a garage
15 door too that impedes on that 10 feet, so --

16 COMMISSIONER MONTOYA: Got it.

17 MR. LANGSTAFF: The drawings state 10 feet
18 wide, but their garage and their fence is on
19 that side of that.

20 COMMISSIONER MONTOYA: There are
21 obstructions?

22 MR. LANGSTAFF: Yeah. Yeah.

23 And they've been there for a long time. I
24 mean, this -- it's, like, three generations of
25 families in that house. It goes well -- I

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1 you know? Anyways, it's -- the existing one's
2 there -- 16 -- I think it's 16 or 17, 18 feet.
3 I think it's 18 feet wide or so between the two
4 points, so -- that's been there since day one,
5 since 1930 -- 1947, so -- they just had dirt in
6 there -- in that area, so ...

7 THE CHAIRMAN: All right. Thank you.
8 Appreciate it.

9 We'll call you back up if we need you.

10 MR. LANGSTAFF: Thank you.

11 THE CHAIRMAN: Is there anyone else here
12 to speak regarding this COA at 1375 Wolfe
13 Street?

14 AUDIENCE MEMBERS: (No response.)

15 THE CHAIRMAN: All right. Hearing none,
16 we will close the public hearing, and I'll
17 entertain a motion.

18 COMMISSIONER EPSTEIN: Through the Chair
19 to staff, I don't -- there's no draw -- they
20 have presented us with an idea, but we don't
21 have any drawings or anything to be able to
22 review that. So what -- what is your
23 suggestion, then? Can we make a motion to
24 approve an idea? Did I miss -- are there new
25 drawings that show an enlarged garage?

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1 MR. ARSENAULT: Through the Chair to
 2 Commissioner Epstein, this idea wasn't
 3 something that has been discussed with staff.
 4 This is the first time we've heard about it.
 5 Additionally, the current request is also
 6 for wholesale siding replacement from wood to
 7 vinyl, so that's something to consider as well,
 8 in addition to the potential design changes to
 9 the structure if it -- there were to be an
 10 addition.
 11 COMMISSIONER MONTOYA: Through the Chair,
 12 question for staff. The applicant's comment
 13 about the -- and it's shown on the photograph
 14 on Page 354 of the -- of the PDF. The -- that
 15 the approximately 16-foot curb cut has been
 16 there for a long time. Do you concur with that
 17 or was that an existing condition? That's the
 18 way I under- -- at least that's the way I
 19 understood the applicant's statement.
 20 MR. ARSENAULT: Through the Chair to
 21 Commissioner Montoya, are you referencing the
 22 one along the street-front?
 23 COMMISSIONER MONTOYA: Yes. Right here
 24 and here (indicating). We understood the
 25 applicant, that this was an existing condition,

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1 MR. ARSENAULT: (Microphone failure)-wise,
 2 we would consider it an unlisted structure
 3 built after the period of significance on a
 4 contributing property.
 5 COMMISSIONER MONTOYA: All right.
 6 MR. ARSENAULT: So not necessarily
 7 noncontributing, but unlisted, outside the
 8 period of significance.
 9 COMMISSIONER MONTOYA: Very cagey, Caleb.
 10 COMMISSIONER EPSTEIN: Through the Chair,
 11 I don't know how to make a motion for this
 12 because I don't know how -- looking at the
 13 pictures I have of how this was built, how
 14 they're going to make this 2 feet larger
 15 without just tearing the whole thing down.
 16 And, to me, that's a different request
 17 than what we have before us, so that is where I
 18 find myself a little perplexed because --
 19 especially -- a lot of the documentation that
 20 was provided for us as far as, you know,
 21 complete re-siding and everything was about how
 22 in poor shape the structure was. So I have
 23 concerns about starting to take it apart to
 24 make it a little bit bigger to make this work,
 25 and we're not just going to, down the road, say

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1 not something that they did.
 2 MR. ARSENAULT: The curb cut, yes.
 3 Correct.
 4 So the expansion was for the driveway, but
 5 the curb cut appears to have been about as wide
 6 as it previously was.
 7 COMMISSIONER MONTOYA: And then, through
 8 the Chair, question for staff. And pardon me
 9 if it's in the report, but is there a date on
 10 the construction of the garage that -- that's
 11 in question right now in the photograph? Do we
 12 know when that was built relative to the -- to
 13 the house?
 14 MR. ARSENAULT: The specific date --
 15 through the Chair to Commissioner Montoya, the
 16 specific date, I'm not aware. I'd have to flip
 17 through the report, but we did confirm that it
 18 was constructed outside the period of
 19 significance. So I believe the -- it was past
 20 the 1945, I believe it was, Sanborn. I don't
 21 believe it appeared on that Sanborn map.
 22 COMMISSIONER MONTOYA: And through the
 23 Chair, question for staff. So do we not -- we
 24 consider the detached garage not a contributing
 25 structure as part of the property?

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1 it collapsed and now we need a whole new
 2 structure.
 3 COMMISSIONER MONTOYA: So through the
 4 Chair, question for staff. Is this a situation
 5 where, as the applicant has stated, they've
 6 been speaking with their design team, that
 7 perhaps this gets deferred until there can be
 8 some more discussion with staff and then come
 9 back before the Commission?
 10 MR. WELLS: Through the Chair to
 11 Commissioner Hoff -- not Hoff, I'm sorry,
 12 Montoya, yes, that is an option they can elect.
 13 So we can defer for one cycle, they could
 14 present the new plans to staff, and we could
 15 offer any additional suggestions or
 16 recommendations.
 17 THE CHAIRMAN: I would also say that --
 18 regarding the wholesale siding replacement and
 19 the new driveway, I mean, if these had come up
 20 to us as a COA, I'm not sure we would have
 21 approved this as a two-car driveway. They had
 22 been maybe -- possibly a ribbon or something
 23 else or pavers.
 24 And also, siding from wood to vinyl, I
 25 mean -- I mean, there's not even an example of

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1 the vinyl they want to put in here in the
2 report.

3 And then there's also -- I'm just not sure
4 we'd even go for that, you know, as a typical
5 product replacement.

6 COMMISSIONER MONTOYA: As a response to
7 the Chair, I agree. I think there are multiple
8 issues here. I think it deserves another look
9 since the applicant is trying to resolve the
10 situation as well. So I -- I'd prefer this
11 deferred.

12 THE CHAIRMAN: Well, a question for the
13 applicant. Would you prefer to have this
14 application deferred for another cycle to
15 help -- so you can have some plans for the --
16 your proposed garage door and everything else?

17 And I would also say that, generally,
18 when -- if you want to include items 2 and 3
19 for the siding replacement and the driveway,
20 you're welcome to include those, but typically
21 those are not approved and -- as an
22 after-the-fact or even -- if it was a new
23 driveway, two-car driveway like that, we
24 typically wouldn't approve them that way, and
25 this vinyl siding replacement is not typically

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1 double-wide doors and -- and the double-wide
2 driveways, so I'm not sure, you know --
3 Anyways -- but, yeah, I'll -- I'll do
4 whatever it takes. But, yeah, if we can defer,
5 that would be great.

6 THE CHAIRMAN: You'd like to defer for one
7 cycle?

8 MR. LANGSTAFF: Yeah, that would be fine.
9 Yeah.

10 THE CHAIRMAN: Okay.

11 MR. LANGSTAFF: And I can work with Caleb
12 on coming up with a viable solution with --
13 maybe making it wider or something like that.

14 THE CHAIRMAN: Yeah, whatever plans you
15 can present to us, because we have to have some
16 sort of evidence here, you know, presented to
17 us that we can make a decision on.

18 MR. LANGSTAFF: Right. Okay. Sounds
19 good.

20 Thank you.

21 COMMISSIONER EPSTEIN: Through the Chair
22 to the applicant, also, if you -- I would like
23 to see, from your structural engineer, if they
24 do propose making it wider, that it actually is
25 something that is achievable by maintaining

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1 approved either.

2 So, you know, every COA is different. I'm
3 not saying yours will or will not be approved,
4 but normally that is not an approved material.

5 MR. LANGSTAFF: Right.

6 So since the garage is noted as a
7 contributing factor -- the home has vinyl
8 siding on it, and so I was just trying to match
9 the -- you know, I'll do -- I mean, I -- I have
10 no intent at all to change the look of the
11 home. According to other homes -- I want it to
12 blend with all the other homes in the
13 neighborhood, so -- I was just trying to match
14 what was on the house, so -- the house is about
15 30 feet away. So -- so that's one thought.

16 And then the other thought -- with two --
17 in fact, the old driveway situation is -- at
18 the last hearing I provided 21 pictures -- or
19 21 homes, even of my neighbors, that have
20 double-wide driveways or concrete or asphalt or
21 whatever, and then they have the double-wide
22 doors. They also has [sic] single -- two
23 single doors. So I provided -- it's been
24 submitted as -- to the Commission, but -- I
25 provided a lot of pictures last time of the

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1 part of the structure here and not just
2 becoming a wholesale demolition and building a
3 new --

4 MR. LANGSTAFF: Right, yeah.

5 COMMISSIONER EPSTEIN: -- garage.

6 MR. LANGSTAFF: That's not my intent.

7 It's to -- yeah, I want to save some money by
8 reusing the existing structure as much as
9 possible, so I'll get with (microphone
10 failure).

11 Thank you.

12 COMMISSIONER MORGAN: To the Chair
13 regarding that, I just want to say, I don't
14 think that's possible either. There's an
15 existing -- is there a slab in the building or
16 is it just like a dirt --

17 (Simultaneous speaking.)

18 MR. LANGSTAFF: Yeah, a concrete
19 (inaudible) --

20 COMMISSIONER MORGAN: -- floor?

21 MR. LANGSTAFF: (Inaudible.)

22 COMMISSIONER MORGAN: Yeah, so that means
23 expanding the slab. It (microphone failure) --
24 (Reporter inquiry.)

25 COMMISSIONER MORGAN: It will have to be

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1 expanded on both sides equally in order to
2 maintain the symmetry or you're looking at the
3 roof -- I -- I don't know that it's possible.
4 It's -- and I don't want to send you away,
5 spend a month, and come back, because it -- I
6 just don't know that that's possible.

7 THE CHAIRMAN: We'll give him a chance to
8 figure it out, I guess, for a month.

9 COMMISSIONER MORGAN: Yeah. I just --
10 yeah.

11 THE CHAIRMAN: All right. Well, thank
12 you.

13 MR. LANGSTAFF: Sure.

14 THE CHAIRMAN: We will defer COA-25-32139,
15 located at 1375 Wolfe Street, for one cycle.

16 MR. LANGSTAFF: All right. Thank you for
17 your time.

18 THE CHAIRMAN: Thank you.

19 Moving down to Section G, Certificates of
20 Appropriateness, we're going to start with Item
21 Number 2, COA-25-33183, located at 2137
22 St. Johns Avenue.

23 Do any commissioners have any ex parte to
24 declare?

25 COMMISSION MEMBERS: (No response.)

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1 The applicant proposed to install solar
2 panels along the front, sides, and rear. While
3 staff is not opposed to the installation of
4 solar panels on the structure, the design
5 guidelines and Ordinance Code criteria
6 encourage such alterations to be limited to
7 less prominent facades such as the sides or
8 rear.

9 Furthermore, the proposed utility panels
10 are proposed for the front right of the
11 building. As such, staff has conditioned that
12 the solar panels and utility boxes be located
13 on the front right side of -- sorry, be located
14 in non-street-visible locations along the sides
15 and rear to limit visibility from the street.
16 This is Condition Number 7.

17 As conditioned, the work will have a
18 minimum impact to the existing structure and
19 nearby buildings. Additionally, the solar
20 panels are not permanent or damaging fixtures
21 to the roof and the work may be easily reversed
22 in the future.

23 The design guidelines reference roofs and
24 roof surfaces, stating that altering the
25 essential character of roofs through the

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1 THE CHAIRMAN: All right. Hearing none,
2 we'll open the public hearing and take a report
3 from staff.

4 MR. ARSENAULT: Thank you.

5 Through the Chair to the Commission,
6 COA-25-33183, for property located at 2137
7 St. Johns Avenue, is for the installation of
8 solar panels on the roof of a noncontributing
9 property within the St. Johns Quarter Historic
10 District.

11 The structure is a masonry vernacular
12 style structure with select architectural
13 details of a higher style such as the steep
14 pitched roof with a gable end on the front
15 left.

16 The proposed scope of work includes the
17 installation of solar panels on the front,
18 sides, and rear of the structure, as well as
19 associated utility panels on the front right
20 side of the structure.

21 According to the now-2026 COA matrix, the
22 installation of solar panels in a readily
23 visible location requires Commission review.
24 The proposed solar panel installation includes
25 some street-visible panels.

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1 installation of solar collectors should be
2 avoided along public rights-of-way. The
3 proposed solar panels include some
4 street-visible locations; however, as
5 conditioned, the street-visible panels on the
6 plans would be relocated to less visible
7 locations.

8 Staff should note that on December 6th,
9 2025, you received the document that was just
10 passed out in front of you. This is an updated
11 panel location plan from the applicant that
12 indicates that the solar panels will be -- the
13 location of the solar panels will be relocated
14 behind the primary roof ridge. With this
15 updated plan and the proposed product, staff
16 believes that the proposed design from
17 December 6th, 2025, would meet all of staff's
18 conditions.

19 As such, we recommend to you -- we find
20 this application consistent and compatible with
21 the design guidelines and recommend an --
22 approval with conditions.

23 THE CHAIRMAN: Thank you.

24 Do we have any questions for staff?

25 COMMISSION MEMBERS: (No response.)

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1 THE CHAIRMAN: All right. Hearing none,
2 is the applicant here?
3 AUDIENCE MEMBER: (Indicating.)
4 THE CHAIRMAN: Feel free to come up.
5 (Audience member approaches the podium.)
6 THE CHAIRMAN: State your name and address
7 and she'll swear you in all.
8 AUDIENCE MEMBER: Good afternoon.
9 My name is Mike Ludwick. Address is 13490
10 Gran Bay Parkway, Apartment 212.
11 THE REPORTER: If you would raise your
12 right hand for me, please.
13 MR. LUDWICK: (Complies.)
14 THE REPORTER: Do you affirm that the
15 testimony you are about to give will be the
16 truth, the whole truth, and nothing but the
17 truth?
18 MR. LUDWICK: I do.
19 THE REPORTER: Thank you.
20 MR. LUDWICK: So thank you very much for
21 continuing the application.
22 We were in touch with the homeowner to be
23 able to adjust the plans in this case, and they
24 were amenable to that. So we appreciate your
25 time and the approval for this project.

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1 Commission on December 10th, 2025.
2 COMMISSIONER EPSTEIN: Second.
3 THE CHAIRMAN: Any further discussion?
4 COMMISSION MEMBERS: (No response.)
5 THE CHAIRMAN: Hearing none, there is a
6 motion to approve, with conditions,
7 COA-25-33183, located at 2137 St. Johns Avenue.
8 All those in favor?
9 COMMISSION MEMBERS: Aye.
10 THE CHAIRMAN: Any opposed?
11 COMMISSION MEMBERS: (No response.)
12 THE CHAIRMAN: Hearing none, motion passes
13 for approval with conditions.
14 Thank you.
15 Next we're going to move on to Item Number
16 1, COA-25-33155, located at 1639 Challen
17 Avenue.
18 Do any commissioners have any ex parte to
19 declare?
20 COMMISSION MEMBERS: (No response.)
21 THE CHAIRMAN: All right. Hearing none,
22 we'll open the public hearing and take a report
23 from staff.
24 MR. ARSENAULT: Thank you.
25 All right. Through the Chair to the

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1 THE CHAIRMAN: So there's no objection to
2 any of the conditions or anything on there?
3 MR. LUDWICK: Not on this project, no.
4 THE CHAIRMAN: All right. Thank you.
5 Any other questions for the applicant?
6 COMMISSION MEMBERS: (No response.)
7 THE CHAIRMAN: Thank you. We'll call you
8 up if we need you.
9 MR. LUDWICK: Okay.
10 THE CHAIRMAN: Is anyone else here to
11 speak regarding this COA at 2137 St. Johns
12 Avenue?
13 AUDIENCE MEMBERS: (No response.)
14 THE CHAIRMAN: All right. Seeing none, I
15 will close the public hearing and entertain a
16 motion.
17 COMMISSIONER HOFF: Through the Chair,
18 motion to approve COA-25-33183 at 2137
19 St. Johns Avenue with conditions --
20 COMMISSIONER MORGAN: Second.
21 THE CHAIRMAN: Any further discussion?
22 COMMISSIONER HOFF: Let me finish my
23 sentence.
24 -- with conditions, including the solar
25 panel placement document provided to the

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1 Commission, COA-25-33155, for property located
2 at 1639 Challen Avenue, is for the installation
3 of solar panels on the roof of a contributing
4 property within the Riverside Avondale Historic
5 District.
6 The structure is a Colonial Revival
7 residential building with Prairie-style
8 influences and is characterized by its hipped
9 roof with a front eyebrow dormer, its recessed
10 semi-elliptical arched porch entry,
11 predominantly 9-over-1 sash and casement
12 windows, its two chimneys, and stucco exterior.
13 The scope of work includes the
14 installation of solar panels in the front and
15 to the side of the primary roof line with
16 proposed utility panels on the rear of the
17 structure.
18 According to the 2025, now 2026, COA
19 matrix, the installation of solar panels in a
20 readily visible location requires Commission
21 review. The proposed solar panel installation
22 includes readily street-visible solar panels.
23 The applicant proposes to install solar
24 panels in mostly street-visible locations.
25 While staff is not opposed to the installation

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1 of solar panels on the structure, the design
2 guidelines and Ordinance Code criteria
3 encourage such alterations to be limited to
4 less prominent facades such as the sides or
5 rear. As such, staff has conditioned the solar
6 panels to be located behind the primary roof
7 ridge in order to limit visibility of the
8 panels from the street. This is Condition
9 Number 7. The roof appears to have a low pitch
10 which should make relocation of the panels
11 behind the primary roof ridge a viable option.

12 As conditioned, the work will have a
13 minimal impact to the existing structure and
14 nearby buildings within the district.

15 Additionally, the solar panels are not
16 permanent or damaging fixtures to the roof and
17 the work may be easily reversed in the future.

18 The design guidelines reference roofs and
19 roof surfaces, stating that altering the
20 essential character of roofs through the
21 installation of solar collectors should be
22 avoided along public rights-of-way.

23 The proposed solar panels include some
24 street-visible locations; however, the design
25 of the panels, as conditioned, will be

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1 THE CHAIRMAN: All right. Is the
2 applicant here?

3 (Mr. Ludwick approaches the podium.)

4 MR. LUDWICK: Again, Michael Ludwick,
5 13490 Gran Bay Parkway, Apartment 212.

6 Do you need to do that again?

7 THE REPORTER: You were previously sworn
8 in and are still sworn in, sir.

9 MR. LUDWICK: All right. Sounds good.

10 I do have some additional documentation.
11 (Tenders documents.)

12 So I presented you with five exhibits. So
13 the first two relate to the radiance quotient
14 on the roof sections. So, basically, what that
15 represents is the electricity production
16 possible for each section of the roof.

17 So for the -- on the first page, you see
18 the section of the roof that's sort of facing
19 southwest, which is the front of the property.

20 In the upper right corner, you see a value
21 of that radiance, which is 1870, and the
22 measurement is kilowatt hours per meter squared
23 per year. So, again, it's -- it's giving us an
24 idea of how much sun and how much electricity
25 can be produced on that roof.

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1 consistent with the design standards as the
2 panels would be minimally visible if installed
3 behind the primary roof ridge.

4 As such, we find the proposed application,
5 as conditioned, both consistent and compatible
6 with the design guidelines and Ordinance Code
7 criteria and recommend to you approval with
8 conditions.

9 THE CHAIRMAN: Thank you.

10 I just want some clarification regarding
11 Condition Number 7. When you say "behind the
12 primary roof ridge," you mean not the front
13 elevation, essentially, correct?

14 MR. ARSENAULT: So to an extent.

15 So if you look on the screen, right where
16 Arimus is indicating, where the mouse is, there
17 [sic] would be the primary roof ridge.

18 THE CHAIRMAN: I see. So the front --
19 they couldn't put it on the front of the house,
20 and the front half of the right side? I guess
21 that's the east side elevation?

22 MR. ARSENAULT: Correct.

23 THE CHAIRMAN: Okay. Any other questions
24 for staff?

25 COMMISSION MEMBERS: (No response.)

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1 The second exhibit shows the
2 northwest-facing roof. The value there,
3 located in the upper right corner, is 1460. So
4 the difference between the front section, the
5 southwest-facing section, and the
6 northwest-facing section is 410. So that's a
7 22 percent differential, which means less
8 production of the system for the homeowner.

9 It's our understanding that Florida law
10 does allow some regulation for the panel
11 location but not if it impacts the effective
12 operation of the system, and this is a pretty
13 significant operational difference.

14 The third exhibit is the house two doors
15 down from this home at 1629 Challen Avenue. It
16 already has panels on the front of the home, as
17 you see there. That picture is from directly
18 in front of the home.

19 And then the next, Number 4, is from just
20 a little bit -- kind of a side view. So you
21 can see it's -- it's quite visible, just a few
22 houses down the street.

23 I'll note also that last -- in August, you
24 all had approved a solar array at 2934 Forbes
25 Street. And while there were not panels on the

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1 front, just because of the way the roof was
2 located, there were panels visible from the
3 street on Willow Branch Lane [sic] because it's
4 a corner lot, so --

5 And then the last exhibit is -- so unlike
6 what you saw at 1629 Challen, we will add
7 skirting around the edge of the array to make
8 the array more aesthetically pleasing.

9 (Timer notification.)

10 MR. LUDWICK: So just something that will
11 add to that array in front.

12 Thank you.

13 THE CHAIRMAN: Are there any questions for
14 the applicant here?

15 COMMISSIONER HOFF: Through the Chair to
16 the applicant, can you mention that last part
17 again, what you would add to make it more
18 aesthetically pleasing?

19 MR. LUDWICK: Sure. Yeah, so --

20 COMMISSIONER HOFF: What was that --

21 MR. LUDWICK: So it's called "skirting."

22 So if you look at that last exhibit,
23 around the outside there's kind of a border, a
24 black border that's the same color as that,
25 that we -- that we add. That's something that

1 yellow and the orange, and you've outlined the
2 front of the house at 1870. On the second
3 page, you've outlined a polygon of orange and
4 said that it's 1460, but you didn't just show
5 us a number for the trapezoid -- the orange
6 trapezoid that's next to it, like -- seems like
7 that might count as part of the overall
8 calculation as a tradeoff.

9 MR. LUDWICK: I'm sorry, I'm a little
10 confused. So we --

11 COMMISSIONER MONTOYA: Could you pull
12 up --

13 MR. LUDWICK: The four colored sections --
14 are you saying there's -- one of the sections
15 that's not colored?

16 THE CHAIRMAN: I think you're saying the
17 orange gives you the -- a certain strength, the
18 yellow gives you a certain strength.

19 MR. LUDWICK: So, basically, those two
20 orange sections of the roof are essentially the
21 same. I didn't provide that -- but those --
22 the orange sections have essentially the same
23 radiance value, and those two lighter yellow
24 ones have essentially the same radiance value.

25 THE CHAIRMAN: Are you talking about the

1 we just do as part of the -- the installation.

2 If you look back on the one on Challen,
3 you can kind of see everything that's going on
4 there underneath, so that one could benefit
5 from some skirting.

6 COMMISSIONER MONTOYA: Through the Chair,
7 question for the applicant. On the -- running
8 the numbers, the radiance numbers, why did you
9 not run a number for the northeast portion? I
10 know it's smaller, but it looks like those
11 could have at least three to five panels on it
12 to contribute.

13 MR. LUDWICK: The -- oh, so basically --
14 so those two sections that -- both of them --
15 the one faces northwest and the other faces
16 northeast, they're essentially the same in
17 terms of the radiance value. Just like if you
18 look at the ones -- the placement of the ones
19 facing southwest and southeast, those are
20 essentially the same also. They're the same
21 sort of brightness, color.

22 COMMISSIONER MONTOYA: No, I'm sorry, just
23 to -- as a follow-up. I don't think you
24 understand. I'm asking you -- on the first
25 page of the -- that you gave us, we see the

1 portion of the roof that is not highlighted?

2 Is that what you're telling me? No?

3 MR. LUDWICK: Right. It's --

4 COMMISSIONER MONTOYA: No, I just -- and
5 I'm sorry, I don't mean to -- I'm not trying
6 to --

7 MR. LUDWICK: No, that's okay.

8 COMMISSIONER MONTOYA: -- interrogate you
9 or -- but the -- the polygon that -- the orange
10 polygon on the second page that's outlined in
11 blue, I'm assuming the radiance number on that
12 sheet at 1460 is just for that area?

13 MR. LUDWICK: Correct.

14 COMMISSIONER MONTOYA: So why -- how much
15 radiance would you achieve with the other
16 orange polygon to add to the total so that you
17 could be closer to the 1870? And if you're
18 less than --

19 MR. LUDWICK: No, they're not additive.

20 So, in other words, that section that's
21 outlined in blue, that's basically saying, for
22 that section of the roof the radiance value is
23 1460. So if I were to do the same -- similar
24 kind of thing with that section that you're
25 speaking of, if I -- if I were to focus on that

1 and outline it in blue, it's a -- the radiance
 2 value would also be 1460.
 3 COMMISSIONER MONTOYA: Okay.
 4 MR. LUDWICK: Yeah, they're not additive.
 5 COMMISSIONER MORGAN: Through the Chair to
 6 the applicant, just to kind of understand what
 7 you're saying, I think -- are you saying that
 8 if those were the only options, you could --
 9 like, could you still make it work, you just
 10 have to add more panels?
 11 MR. LUDWICK: Correct.
 12 It would be more costly to the homeowner
 13 to have to add more panels.
 14 COMMISSIONER MORGAN: Okay. I understand
 15 what you're saying now.
 16 MR. LUDWICK: Right.
 17 COMMISSIONER MORGAN: Thank you.
 18 MR. LUDWICK: Right.
 19 THE CHAIRMAN: Any other questions for the
 20 applicant up here?
 21 COMMISSION MEMBERS: (No response.)
 22 THE CHAIRMAN: Thank you. We'll call you
 23 back up if we need you.
 24 MR. LUDWICK: Sure. Thank you.
 25 THE CHAIRMAN: Thank you.

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1 of a happy medium for -- for maintaining a
 2 historic home, but letting it kind of move into
 3 the modern -- with technological advances.
 4 So if there's another voice on the
 5 Commission -- honestly, looking at the home
 6 that's down the street, those are far more
 7 visible. And, to me, that -- they are -- many
 8 people will drive and walk by here and probably
 9 not even see them because of the height of the
 10 structure and the pitch of the roof.
 11 COMMISSIONER MORGAN: Through the Chair, I
 12 tend to agree with Commissioner Epstein.
 13 I actually don't like the look of solar
 14 panels at all, but I think it's one of those
 15 things that -- it's the future. And, like,
 16 being born when I'm born -- if I were born in
 17 the future, I wouldn't know the difference.
 18 Like, I don't want to make decisions based on
 19 this --
 20 And to your point, having owned an old
 21 home, they -- they need the help the most with
 22 utilities and everything else that keeps it
 23 affordable and practical, and I would not be
 24 opposed to the placement of those if that's
 25 what works best for the system.

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1 Is there anyone else here to speak
 2 regarding this COA?
 3 AUDIENCE MEMBERS: (No response.)
 4 THE CHAIRMAN: Seeing none, we will close
 5 the public hearing and entertain a motion.
 6 COMMISSIONER MONTOYA: Motion to approve
 7 COA-25-33155 with conditions.
 8 COMMISSIONER EPSTEIN: Second.
 9 THE CHAIRMAN: Any discussion?
 10 COMMISSIONER EPSTEIN: Through the Chair,
 11 I've probably said this before. Maybe it's not
 12 popular, but I think this is a really great
 13 example. This is a two-story structure with a
 14 very low pitched roof.
 15 I don't mind the solar panels,
 16 especially -- this is a dark roof and the solar
 17 panels are dark. To me, I -- I don't have -- I
 18 don't have an issue with what is proposed here,
 19 mainly because I think that having sustainable
 20 ways for energy is just another way to make our
 21 historic homes here even more viable and keep
 22 them up to date because, you know, we -- we
 23 hear all the time how expensive it is with our
 24 historic windows for -- using air conditioning
 25 systems and everything, so I think this is sort

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1 COMMISSIONER LOVE: Through the Chair, can
 2 I ask the applicant a question, please?
 3 (Mr. Ludwick approaches the podium.)
 4 COMMISSIONER LOVE: Thank you.
 5 So I've been taking a look at this
 6 rendering. I kind of want to go back to a
 7 little bit of what Commissioner Montoya was
 8 talking about.
 9 So if we look at the two sections of
 10 parallelograms, the two sections of roofs that
 11 were essentially presented, there is another
 12 portion of roof -- and this is a technical
 13 question. It looks like it's plain, it mirrors
 14 that of the front two sections, the
 15 south-facing sections. Is that a viable
 16 location for alternative -- an alternative
 17 location for panels or is that section of roof
 18 maybe obscured by the main roof?
 19 MR. LUDWICK: Right. Very good.
 20 So the -- the issue with that small
 21 section is we could only probably put one,
 22 maybe two panels. And when you try to model
 23 that, those two panels don't produce enough
 24 voltage to be able to run a string through both
 25 of them, so it's -- it can't model that few a

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1 number of the panels on that surface, so that's
 2 why we didn't use that surface of the roof.
 3 COMMISSIONER LOVE: All right. Thank you.
 4 COMMISSIONER HOFF: Through the Chair,
 5 another question for the applicant, if I may.
 6 Would you be opposed to adding the
 7 optional skirting that you provided the example
 8 of as a -- as another condition?
 9 MR. LUDWICK: We were going to include the
 10 skirting on this property. Yes, we will add
 11 that. That's part of the package.
 12 I just wanted to differentiate what we
 13 were doing from what was down the street --
 14 COMMISSIONER HOFF: Okay.
 15 MR. LUDWICK: -- at Challen so you would
 16 see the difference.
 17 COMMISSIONER HOFF: Sure. Yeah. Okay.
 18 THE CHAIRMAN: I guess I have another
 19 question for the applicant here.
 20 It seems like if we split it along the
 21 primary roof ridge line there, you're really
 22 only getting the back half of the house, and
 23 you're -- it sounds like you're having trouble
 24 getting enough solar panels up there to get --
 25 generate enough power for the house; is that

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1 the -- currently, the condition is that it's at
 2 the primary roof ridge and going from just the
 3 back of the house. And I understand the
 4 ability for them to produce enough electricity,
 5 with that being a concern and being viable.
 6 How do people feel about having it only on
 7 the sides but not the front elevation? Does
 8 that seem more of a compromise?
 9 (Ms. MacGillis exits the proceedings.)
 10 COMMISSIONER MORGAN: To the Chair, I
 11 think, based on what he's saying, that it
 12 wouldn't be able to be -- I guess it would have
 13 to be on all three sides --
 14 (Simultaneous speaking.)
 15 THE CHAIRMAN: Yeah.
 16 COMMISSIONER MORGAN: -- (inaudible) in
 17 the front in order to make up for it.
 18 Obviously, that's ideal. But then when I
 19 look at the photos, I mean, I think you would
 20 even be able to see the side ones from the
 21 street with --
 22 THE CHAIRMAN: You would, yeah.
 23 COMMISSIONER MORGAN: So I just really
 24 don't know.
 25 COMMISSIONER LOVE: Through the Chair, I

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1 correct? If we were to split it like the --
 2 the primary ridge line?
 3 MR. LUDWICK: We would have to add several
 4 more panels, probably, to be able to produce
 5 the same amount, which would greatly increase
 6 the cost for the customer. Yeah, if we were --
 7 if we had to go along that ridge line, because
 8 we would lose all of the front and then half --
 9 you know, half of that other section, so that
 10 would -- it would be a very -- it would be a
 11 challenge to accommodate that.
 12 THE CHAIRMAN: Yeah. And I'm looking at
 13 the angles of the roof there. I see what you
 14 mean by only being able to get one panel on
 15 some of those back areas that aren't
 16 highlighted.
 17 MR. LUDWICK: Right. Exactly.
 18 THE CHAIRMAN: I see what you're saying.
 19 Okay.
 20 MR. LUDWICK: Exactly.
 21 THE CHAIRMAN: Okay.
 22 MR. LUDWICK: Thank you.
 23 THE CHAIRMAN: All right. We'll call you
 24 up if we need you. Thank you.
 25 To the rest of the Commission here, so

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1 think -- I think the issue is -- from what was
 2 explained was that -- if we -- if there were
 3 panels on both sides and the rear, I think --
 4 if I understood correctly, we're talking about
 5 a general increase in the number of panels that
 6 would be needed, from what I understand, yeah.
 7 (Ms. Hartung enters the proceedings.)
 8 COMMISSIONER LOVE: I just wanted to
 9 clarify that.
 10 THE CHAIRMAN: We take every COA
 11 individually. You know, just because we allow
 12 panels on the front of one house doesn't mean
 13 it can't be on the front of another one.
 14 And this one does have a low pitch to that
 15 roof and a two-story structure. I understand
 16 what Commissioner Epstein is saying there.
 17 COMMISSIONER HOFF: Through the Chair, so
 18 I tend to -- for this particular application,
 19 because it's a two-story house, I -- and the
 20 pitch of this roof, I -- I don't think that it
 21 will be as distracting as some other examples,
 22 so I'm not opposed to the plan.
 23 THE CHAIRMAN: Thanks.
 24 It sounds like there's a general consensus
 25 that we would need to amend Condition Number 7

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1 to allow the solar panels to be placed really
2 anywhere on the roof.

3 COMMISSIONER EPSTEIN: Through the Chair,
4 should we call out that the solar panels be
5 placed as shown on the provided diagrams, as
6 that condition, instead of --

7 THE CHAIRMAN: Yeah, maybe something -- if
8 the amendment could say "substantially
9 similar," you know --

10 COMMISSIONER EPSTEIN: Yeah.

11 MR. WELLS: Through the Chair to the
12 Commission, you could just say -- because I
13 have the -- you could say the -- substantially
14 similar to the plans dated October 23rd, this
15 year.

16 COMMISSIONER EPSTEIN: Thank you.

17 COMMISSIONER MONTOYA: Through the Chair,
18 question for the commissioners and for staff
19 and perhaps for the applicant. Kilowatt hours
20 per meters squared per year, what's the --
21 what's the going rate for that in Jacksonville
22 to the JEA?

23 MR. LUDWICK: The going rate for?

24 COMMISSIONER MONTOYA: Like, how much is
25 the -- how much is the owner going to benefit

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1 Does (microphone failure) ever look at things
2 like that?

3 MR. WELLS: No.

4 COMMISSIONER MONTOYA: Thank you.

5 (Off microphone.)

6 MR. LUDWICK: Sure.

7 THE CHAIRMAN: All right. Would anyone
8 like to -- well, excuse me, does the Commission
9 want to move forward with the conditions and
10 then the current motion?

11 Would anyone like to make an amendment to
12 the motion?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: Because if we want to allow
15 solar panels or -- on any part of the roof, we
16 have to make an amendment to the motion.

17 COMMISSIONER EPSTEIN: Through the
18 Chair -- like I said, I'm okay amending it, and
19 it sounds like maybe one other person, but I --
20 I feel like I haven't heard enough of a
21 resounding follow-along with that.

22 Again, I'll -- I'll just state -- you
23 know, I -- I think that if you would have asked
24 me for the previous Certificate of
25 Appropriateness that we looked at for the solar

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1 monetarily for one kilowatt hour -- one of
2 these radiance kilowatt-hours over the course
3 of a year?

4 MR. LUDWICK: I would have to go back to
5 look at the proposal to see how much this was
6 going to offset his electricity bill. I don't
7 have that with me at the moment.

8 COMMISSIONER MONTOYA: I'm not sure if
9 it's apples to apples, but the -- it looks
10 like -- and JEA is like 15, 20 cents a kilowatt
11 hour. And so, you know, if that's the case,
12 you know, 410 delta over the course of a year
13 is like (microphone failure) --

14 (Reporter inquiry.)

15 COMMISSIONER MONTOYA: If that's the case,
16 a 410 kilowatt-hour delta over the course of a
17 year is like \$60, so --

18 MR. LUDWICK: Well -- and that's per --
19 it's per meter squared, so of the -- of that
20 section of the roof. You know, so you would
21 have to get the whole area of the -- of that
22 roof, so -- yeah, I can't recall what the
23 offset was for this customer.

24 COMMISSIONER MONTOYA: Does staff ever
25 look at -- question for (microphone failure).

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1 panels, I'm glad that that one was changed
2 because the roof is very different and very
3 predominant. But with this, I am -- I'm
4 willing to look at this more leniently because
5 of the two stories and the low-pitched roof to
6 give the homeowner their maximum solar ability.

7 I know that -- I don't know if this is
8 going to completely offset their power bill. I
9 don't know how that works. I know -- I'm quite
10 certain that JEA does not buy back solar power
11 from customers, so this -- this would give them
12 the best way for their solar panels to work,
13 and it's about the difference in efficiency --
14 was 20-something, 26 percent. And that's --
15 looking at that and probably having to add a
16 considerable amount more panels.

17 So, like I said, I -- I'm willing, because
18 of all that in front of us, to -- to provide
19 some leniency as a commission to the
20 conditions.

21 THE CHAIRMAN: I tend to agree with you on
22 that.

23 COMMISSIONER LOVE: As do I.

24 COMMISSIONER EPSTEIN: All right. I'm
25 going -- I'm going to make a motion to amend

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1 the existing motion.
 2 Motion to amend to approve with
 3 conditions, striking -- or revising Condition 7
 4 to read that the solar plan layout be
 5 substantially similar to the one provided and
 6 dated for October 23rd that is in our packet.
 7 COMMISSIONER MORGAN: Do we want to add
 8 the skirting as a --
 9 COMMISSIONER EPSTEIN: Yes.
 10 And I would also like to add a
 11 condition -- I would actually like to revise
 12 Condition Number 4 to read that the panels be
 13 provided with a skirting that matches the frame
 14 color.
 15 COMMISSIONER MORGAN: Second.
 16 THE CHAIRMAN: All right. So we have an
 17 amendment for the approval with conditions for
 18 items 4 and 7.
 19 All those in favor?
 20 COMMISSIONER EPSTEIN: Aye.
 21 COMMISSIONER HOFF: Aye.
 22 COMMISSIONER MORGAN: Aye.
 23 COMMISSIONER LOVE: Aye.
 24 THE CHAIRMAN: Aye.
 25 Anybody abstaining while I'm at it?

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1 motion, say aye.
 2 COMMISSIONER EPSTEIN: Aye.
 3 COMMISSIONER HOFF: Aye.
 4 COMMISSIONER MORGAN: Aye.
 5 COMMISSIONER LOVE: Aye.
 6 THE CHAIRMAN: Aye.
 7 Any opposed?
 8 COMMISSIONER MONTOYA: Opposed.
 9 THE CHAIRMAN: The vote is five to one.
 10 And, by that, the motion passes.
 11 Thank you.
 12 All right. We are right at 3 o'clock,
 13 everybody. Do you guys just want to power
 14 through or does anybody need a ten-minute
 15 break?
 16 (Discussion held off the record.)
 17 THE CHAIRMAN: We have public comments,
 18 New Business, and then information is the only
 19 thing left on the agenda.
 20 I'm okay powering through, if you guys are
 21 okay, unless anybody feels like they need a
 22 break.
 23 COMMISSIONER MONTOYA: Before I move on,
 24 just as a comment, I think that -- there's
 25 probably -- and I've reached out to some people

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1 (Reporter inquiry.)
 2 COMMISSIONER MONTOYA: I said opposed.
 3 THE CHAIRMAN: All right. The vote is
 4 five to one. Motion passes for the amendment
 5 to the motion.
 6 COMMISSIONER EPSTEIN: So moved, the
 7 amendment.
 8 COMMISSIONER MORGAN: Second.
 9 THE CHAIRMAN: All those in favor of
 10 moving the amendment to the motion?
 11 COMMISSIONER EPSTEIN: Aye.
 12 COMMISSIONER HOFF: Aye.
 13 COMMISSIONER MORGAN: Aye.
 14 COMMISSIONER LOVE: Aye.
 15 COMMISSIONER MONTOYA: Opposed.
 16 THE CHAIRMAN: Aye.
 17 The vote is five to one for moving the
 18 amendment to the motion.
 19 Let's see. So we have on the table an
 20 amended motion for COA-25-33155, located at
 21 1639 Challen Avenue.
 22 Any further discussion before we take a
 23 vote on this?
 24 COMMISSION MEMBERS: (No response.)
 25 THE CHAIRMAN: All those in favor of the

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1 at JEA about it, but I'd like to know the value
 2 of these things going forward.
 3 I also think that it would be good --
 4 and -- because I don't disagree with you,
 5 Commissioner Epstein, but there wasn't enough
 6 proof for me of visibility from distance based
 7 on height. And so if this were a taller
 8 building that had a flat roof, we wouldn't see
 9 the solar panels at all.
 10 A building that's taller, like this one,
 11 which I think was your line of speculation on
 12 it, it has a low-pitched roof, it very well may
 13 not be visible. And certainly the details of
 14 their product would help with it.
 15 But I think in the future that would be a
 16 good thing to have evidence of. I'd like to
 17 see photographs from -- how far away from the
 18 structure you would have to be before you start
 19 seeing things like that, right? Because it's
 20 all about distance and (microphone failure)
 21 horizon.
 22 So I think that might be some criteria in
 23 situations like this because I agree that
 24 owners should be able to maximize their
 25 potential, but I also agree that those things

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1 shouldn't be visible as part of the
2 street-front of the house, you know, in a
3 residential situation particularly. So I think
4 that might be something to consider.

5 THE CHAIRMAN: Thank you for the comments.
6 And maybe when it does come up before the
7 Commission, the staff would just be able to get
8 a number of different angles of photos and
9 maybe some things like that to see if we could
10 get a better view of it maybe.

11 MR. WELLS: Okay.

12 THE CHAIRMAN: All right. Section K,
13 public comments. Would anyone here like to
14 speak regarding public comments?

15 (Ms. Pryor approaches the podium.)

16 MS. PRYOR: Kim Pryor, 245 West 5th
17 Street.

18 I chose to speak during public comment
19 because I don't know whether the public is
20 going to be given an opportunity to speak later
21 when you talk about the settlement agreement,
22 so I will take my time now.

23 You may recall a couple of months ago
24 there were two new constructions built in the
25 1700 block of Ionia in Springfield. One house

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1 reached on this particular issue, that's -- I'm
2 going to go so far as to say it's illegal
3 because this body is a quasi-judicial body. It
4 requires a public hearing and requires public
5 input and participation. And to enter into a
6 settlement agreement that changes your final
7 order without the public's input or another
8 public hearing, or even bringing it to this
9 body, denies the public their due process.

10 So I am bringing this up to this body so
11 that you are aware of it, in case you're not.
12 And I don't even know if this is going to be
13 brought up in the section of the agenda that
14 says settlement agreement talks, but now you
15 know, and I think -- if that's the case,
16 there's been a severe -- a dire injustice done
17 here.

18 Thank you.

19 THE CHAIRMAN: Thank you.

20 Is there anyone else here to speak for
21 public comments?

22 AUDIENCE MEMBERS: (No response.)

23 THE CHAIRMAN: All right. Seeing no one,
24 we'll move on to Section L, New Business,
25 letter of support for the Oneida Bungalow

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1 has -- had already been built, and the other
2 was just a slab. Neither of them met with the
3 COA requirements with the foundation height.
4 One you allowed them to do something like an
5 over-pour to -- to raise the foundation height,
6 but the other you denied their modified
7 application, which, again, I agree with that
8 decision.

9 That applicant then appealed that decision
10 to City Council and it was set for a public
11 hearing in front of LUZ. I went to LUZ. I
12 actually called staff that -- earlier in the
13 day to make sure it was going to be heard. I
14 was told yes. When I showed up at LUZ, I
15 stayed there until they called it, and then
16 said it was withdrawn, that the historic
17 planning [sic] had reached a settlement with
18 the applicant.

19 I don't know what that settlement is, I
20 don't know if this body has heard of that
21 settlement. I think it's improper that a
22 settlement wasn't [sic] reached without another
23 public hearing.

24 And I don't know if you're aware of it or
25 not, but if, in fact, there was a settlement

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1 Court.

2 MR. WELLS: All right. So through the
3 Chair to the Commission, we received a request
4 from the property owner located at the Oneida
5 Court bungalow property. They are seeking to
6 apply for the National Trust, 11 to Save, for
7 2026 -- this is a grant -- as well as to be
8 listed on the National Register of Historic
9 Places with the National Park Service.

10 So, again, this is a letter that would
11 potentially be included within both
12 applications. So come -- by way of the Chair,
13 but there is some information here regarding
14 the property and its historic significance as
15 well as it being architecturally significant.

16 So this would require a motion by the
17 Commission to recommend approval to be included
18 within both applications.

19 THE CHAIRMAN: And just to clarify, we'd
20 need a motion to approve this letter, correct?

21 MR. WELLS: Yes.

22 THE CHAIRMAN: Okay.

23 COMMISSIONER HOFF: Quick question for
24 OGC. Is this something that we would need to
25 declare ex parte on?

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1 MS. HARTUNG: Probably.
 2 COMMISSIONER HOFF: Okay.
 3 THE CHAIRMAN: Well, anybody to declare
 4 ex parte regarding the Oneida Bungalow Court?
 5 COMMISSIONER HOFF: Yes. So through the
 6 Chair, yeah, I met with the applicant, maybe
 7 nine months ago, on site, and he gave me a tour
 8 of the property before this was kind of in the
 9 plans, so ...
 10 THE CHAIRMAN: Thank you, Commissioner
 11 Hoff.
 12 All right. Would anybody like to make a
 13 motion regarding this letter of support?
 14 COMMISSIONER EPSTEIN: Motion to approve
 15 this letter of support.
 16 COMMISSIONER MONTOYA: Second.
 17 THE CHAIRMAN: Any discussion?
 18 COMMISSIONER HOFF: So --
 19 THE CHAIRMAN: One second.
 20 (Audience member approaches the podium.)
 21 AUDIENCE MEMBER: Is there any way I could
 22 make a comment about it? I'm the property
 23 owner.
 24 THE CHAIRMAN: Yeah, come on up. Why not.
 25 We didn't really -- it's not really a public

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1 motion on the table for approval of the letter
 2 of support.
 3 Any further discussion on it?
 4 COMMISSIONER MONTOYA: Yes. After hearing
 5 him speak, I'm not quite so sure anymore.
 6 (Laughter.)
 7 THE CHAIRMAN: No, I think this is a great
 8 example of -- and we saw this in the
 9 landmarking committee meeting last week
 10 regarding houses that may not be so grand
 11 architecturally but are culturally significant
 12 to the area, that are worth saving, so I think
 13 this is a fantastic project you're undertaking
 14 and we're happy to support it.
 15 All those in favor of the letter of
 16 support, say aye.
 17 COMMISSION MEMBERS: Aye.
 18 THE CHAIRMAN: Any opposed?
 19 COMMISSION MEMBERS: (No response.)
 20 THE CHAIRMAN: By that, your motion
 21 passes.
 22 Moving on to Section M, notification of
 23 the settlement agreement. I believe normally
 24 Carla would describe this. I'm not sure if --
 25 I know Carla is out, but -- our OGC staff may

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1 comment area, but that's okay. Why don't you
 2 come up.
 3 AUDIENCE MEMBER: I'll be real quick.
 4 Mr. Hoff, you've been out there.
 5 Mr. Wells, I've been talking with you for a
 6 while about it, and I really appreciate all the
 7 help.
 8 It is a very culturally and historically
 9 significant property. We are working towards
 10 saving it, and there's a lot of sort of steps
 11 that we're taking right now. National Registry
 12 is one of them, National Trust, 11 to Save.
 13 It's getting a lot of attention outside of the
 14 state, so any -- any letter like this would be
 15 very helpful to include in those packages.
 16 And I would also like to invite everybody
 17 here out for a site visit if they'd like to
 18 come. It's a very interesting tour. Mr. Hoff
 19 has taken me up on it before, and would love to
 20 have you all out, so that's it.
 21 THE CHAIRMAN: Thank you. I appreciate
 22 it.
 23 AUDIENCE MEMBER: Thank you very much.
 24 Appreciate it.
 25 THE CHAIRMAN: All right. So we have a

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1 not be familiar with the settlement agreement,
 2 so I don't want to put you on the spot.
 3 MS. HARTUNG: I'm not; I apologize.
 4 THE CHAIRMAN: Okay. I don't know if
 5 Arimus wants to give a quick summary of this,
 6 if you have anything to say about it.
 7 MR. WELLS: Yes. Through the Chair to the
 8 Commission, I'll just give a high-level
 9 summary.
 10 So this is a previous COA that you all
 11 recommended denial on. It's a COA -- or a
 12 Minor Mod I should say, but it was originally a
 13 COA for new construction -- because they did
 14 not abide by the finish floor elevation
 15 condition as outlined in the original COA.
 16 So just to keep it brief, there is a
 17 settlement agreement that the City has reached.
 18 We have jurisdictional boundaries over Chapter
 19 307.111, which entitles us to civil penalties
 20 and injunctive relief to punish violations.
 21 So, again, there's just the settlement
 22 agreement that includes the reasonings and how
 23 we arrived to the proposed amount.
 24 THE CHAIRMAN: Thank you.
 25 Any questions for staff on this one?

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1 COMMISSIONER HOFF: Through the Chair,
2 yes.

3 So I talked with OGC about this the day of
4 because I knew that there were going to be
5 several people outside of Ms. Pryor that
6 planned to go and to speak about how there were
7 options for raising the foundation. And my
8 discussion with the OGC on the phone, they
9 basically said that, once there is a violation,
10 the City is able to resolve that violation
11 possibly through a fine or settlement.

12 So part of the settlement was to go back
13 and install the windows the correct way. Part
14 of the settlement was that -- I believe the
15 applicant has to undergo a short informational
16 training session, and then they came to a
17 financial agreement, but the actual physical
18 violation is not being changed. So the
19 foundation height will remain abnormally low.

20 And so I know that there were a number of
21 people that were upset because they didn't get
22 the chance to provide various documents that
23 they thought the applicant could take to remedy
24 that at the next public hearing and that there
25 was a negotiation done to resolve it prior to

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1 construction that's going on there, and our
2 conditions do all [sic] is list the finish
3 floor height, so we -- we are approving COAs
4 correctly. It's just a matter of enforcement
5 and follow-up.

6 And I know that Arimus had told me they
7 were going to have a meeting with SPAR and
8 maybe some other interested community members
9 regarding setting up a process when there is a
10 new construction. I'm not sure what you call
11 it, maybe an orientation or a meeting with the
12 people who do new construction to go over what
13 can come up -- what the possibilities are; is
14 that -- is that my understanding?

15 MR. WELLS: Through the Chair, that's
16 correct. We just want to get as much feedback
17 as possible from the builders because they
18 have, you know, a nuanced understanding of the
19 finish floor elevation and how that translates
20 to the -- the outside community or whatnot. So
21 we want to make sure we have all our ducks in a
22 row, essentially.

23 COMMISSIONER MONTOYA: I mean, it's --
24 it's not directly related, but this is even --
25 you know, like the previous applicant who's

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1 that. So I expressed my personal
2 disappointment as well to the OGC.

3 So those are my thoughts on that.

4 COMMISSIONER MONTOYA: Not to make it
5 longer than it needs to be, but needless to
6 say, we're -- we're all disappointed, but are
7 there -- was anything discussed about future
8 methods or strategies that we might employ to
9 change this or, you know, do something about
10 it?

11 And then also, what route do we have to
12 appeal to safeguards against such a thing?
13 Because the -- you know, these people work for
14 us. I don't mean this body, I mean the
15 citizens of Jacksonville. And so these kinds
16 of things shouldn't be happening. I mean, if
17 they -- if they're able to happen, because
18 that's the process, then it's a question of,
19 what -- what options do we have to start moving
20 in a direction to change this process?
21 Because, in my opinion, that's what needs to
22 happen.

23 THE CHAIRMAN: I know this is an ongoing
24 issue in historic districts, particularly in
25 Springfield because of the amount of new

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1 pouring a drive, you know, at the level of a
2 subcontractor where people just show up -- at
3 the level of a subcontractor who just shows up
4 with a truckload full of concrete and starts
5 pouring, you know, without any real COA or --
6 like, you know, clearly, there's -- some things
7 are falling through the cracks, and -- at
8 different levels, this one being a huge one.

9 THE CHAIRMAN: It's an expensive fix for
10 sure.

11 Anyone else want to make any other
12 comments on this?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: We don't need to approve
15 the settlement agreement, do we?

16 MS. HARTUNG: (Response given off
17 microphone.)

18 THE CHAIRMAN: I didn't think so. I
19 didn't think we had that power. We might say
20 something, then, but --

21 COMMISSIONER EPSTEIN: Through the Chair,
22 just -- I would hope that this settlement
23 agreement was taken into account for the
24 singular property, just as we review every COA
25 for its specific -- and that this doesn't set a

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1 precedent moving forward, that somebody can
2 just not follow their COA and pay a certain
3 amount of money, and that's that.

4 I know everybody has their own
5 circumstances and everything, so I would -- I
6 would just be hopeful as someone who sits on
7 this commission and gives up their free time
8 and makes my quasi-judicial rulings, as well as
9 everybody else, that it's not setting a
10 precedent that you can just pay a price to not
11 follow a COA.

12 COMMISSIONER MONTOYA: Commissioner
13 Epstein, I agree, but it demands of us as a
14 body to make sure that we are -- and we are,
15 but we maintain diligence and that we -- we
16 vote accordingly, right? That it's not
17 about -- well, that's all I'll say.

18 But, to me, it means we need to double
19 down on our -- our actions as a commission.

20 MR. WELLS: And if I may, just one last
21 thing. I mean, just to just emphasize -- I
22 cannot emphasize this enough, but the staff
23 does take these settlement agreements very
24 seriously. We pursue a variety of different
25 options. And one of the things that I do want

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1 that was submitted. This is in the Old Ortega
2 Natural Register District. This property was
3 identified as a contributing structure. It's
4 located at 3946 Baltic Street. And so we did a
5 preliminary analysis of this property. We
6 found that it was a frame vernacular structure.
7 And this is an accessory structure, so a garage
8 in this instance. But just based on our
9 analysis, we found that it met two of the seven
10 criteria for local landmarking designation.

11 THE CHAIRMAN: Thank you.

12 Any questions on that, anybody?

13 COMMISSION MEMBERS: (No response.)

14 THE CHAIRMAN: All right. And the last
15 one, pending legislation.

16 MR. WELLS: All right. So we have a
17 couple of items moving through Council. We had
18 three items that were actually approved by
19 Council last night.

20 So the first one is Ordinance 2025-0836.
21 So this is an ad valorem property tax exemption
22 for a local landmark building at 525 Beaver
23 Street West. So this is the old Hillman-Pratt
24 [sic] Funeral Home. And so it went through all
25 the committees and it was unanimously approved.

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1 to emphasize here is that as a commission we do
2 rely on you all heavily in terms of subject
3 matter experts and courses of action, so
4 that -- I mean, that was a pivotal kind of
5 piece that we took into consideration for the
6 settlement agreement.

7 COMMISSIONER MONTOYA: And, Arimus, please
8 don't misunderstand. I have complete faith and
9 confidence in staff.

10 THE CHAIRMAN: All right. Thank you,
11 everybody.

12 Moving on, demolition delay report. It
13 looks like we have one item on there.

14 MR. WELLS: All right. Thank you.

15 Yeah, we have one demolition delay item.

16 So based on the aftermath of the Senate
17 Bill 180, the formal review process for
18 demolition delay permits has -- is now defunct,
19 so the Planning Department, as a request from
20 the Commission, will continue to monitor
21 demolition permits and provide a cursory
22 analysis of whether the subject properties
23 possess any historic, architectural, or
24 archaeological significance.

25 So, again, we had one demolition permit

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1 And then we have Ordinances -0837 and
2 -0839. These are appropriation bills. One --
3 both were for 50,000 in State grant funding to
4 conduct -- one was to conduct a -- the updated
5 survey for the North Riverside area. Their
6 ultimate goal is to become a National Historic
7 District.

8 And the second one is for funding to --
9 for the Mayport Village. They want to conduct
10 an oral history and wayfinding tour.

11 And then the last ordinance, which will be
12 heading to the Rules Committee on January 6th,
13 this is a bill -- this is a -- to express
14 support for nomination of the Main Street
15 Bridge for listing on the National Register of
16 Historic Places.

17 THE CHAIRMAN: That's exciting.

18 Any questions or comments?

19 COMMISSIONER MORGAN: Through the Chair to
20 staff, just a quick question. The second
21 ordinance, 2025-0837, I think it's great that
22 they're doing an updated survey of North
23 Riverside. Who's pushing that? Is that you
24 guys internally? Is that out of the task
25 force?

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1 MR. WELLS: To the -- through the Chair to
2 Commissioner Morgan, it was a combination, more
3 so being pushed by the residents there. So
4 they have a -- I think it's called the North
5 Riverside CDC, Community Development
6 Corporation [sic]. They have a desire to
7 preserve their boundaries as a historic
8 district and be recognized on a national level.
9 So they approached the University of Florida as
10 a partner, and UF approached us to get this
11 grant submitted.

12 COMMISSIONER MORGAN: Great. Thank you.

13 THE CHAIRMAN: All right. We have no
14 improvement projects on the agenda.

15 Before we adjourn, do any commissioners
16 have anything for the good of the Commission?

17 COMMISSIONER HOFF: Through the Chair,
18 yeah.

19 So I submitted something to Mr. Wells that
20 he distributed separately to the Commission.

21 So there were a few things taking my time
22 away from kind of finishing up what we were
23 working on with the demo by neglect task force.
24 One of those was drafting a letter that could
25 be sent by the City to property owners within

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1 letters, mail them out, it's in the budget?
2 All these things. There's some considerations
3 there to make this happen for however many -- I
4 know it's -- quite a bit of landmarked,
5 historic properties. To do it once a year is a
6 big task.

7 MR. WELLS: To the Chair, we are still
8 trying to get a definitive answer on that.

9 It's one thing to do it one time. We just want
10 to make sure we have the -- you know, the funds
11 to sustain this over a long (microphone
12 failure) --

13 (Reporter inquiry.)

14 MR. WELLS: -- a longer course.

15 There's some other additional things. We
16 want to make sure we're -- we route this over
17 to General Counsel and we have some adequate
18 time to review and make any suggested changes
19 (microphone failure).

20 (Reporter inquiry.)

21 MR. WELLS: We're also making sure we
22 have -- we can locate and identify the
23 appropriate funding source. I know we do have
24 roughly \$11,000 in the trust fund, but we just
25 want to make sure we have the ability to

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1 the old historic districts as a prompt and a
2 reminder of kind of the unique status and
3 obligations that come with that and as a
4 possible -- a proactive offering for demolition
5 by neglect cases.

6 So I was finally able to give that to
7 Mr. Wells, but also wanted any input from this
8 commission on it. So, yeah --

9 THE CHAIRMAN: This letter -- I apologize.
10 I should have added this on the agenda, I
11 apologize.

12 This is something that we email out once a
13 year to every resident of a historic designated
14 property in the district and landmark
15 properties, et cetera?

16 COMMISSIONER HOFF: So that is the idea,
17 and -- yes, ideally. Ideally, yes.

18 I don't know if Mr. Wells or his staff had
19 a chance to kind of review it. I'm sure that
20 they have sort of ways to improve it but wanted
21 to just kind of get input from the Commission
22 before Mr. Wells makes his changes.

23 THE CHAIRMAN: I guess a question for
24 staff. Is this something that's viable for you
25 guys to do, to, you know, produce these

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1 procure that and -- and go forth with it.

2 But, yes, I mean, in general practice, we
3 should -- we just need to make sure we follow
4 through the appropriate protocols and whatnot.
5 We have to also route this to the public
6 (microphone failure) office as well.

7 (Reporter inquiry.)

8 MR. WELLS: Public affairs office.

9 THE CHAIRMAN: Yeah. My concern is
10 that -- I'd try to make it as friendly as
11 possible. I don't want it to seem heavy handed
12 that -- you know, the City's going to come
13 after you. Once you get a letter from the City
14 threatening you to do things correctly, that
15 may not go over well. So I just want to make
16 sure whatever's in there is relatively friendly
17 and informative.

18 And if we're sending this letter out, it
19 needs to come with, like, some other
20 information of, go to this website for -- you
21 know, to get your COA application; here's where
22 all the handbooks are, the Window Supplement,
23 whatever else. You know, all those things just
24 need to come with it, so --

25 It's a big task. I think it's more than

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1 just one sheet of paper that has to go out if
2 we're going to do this I guess is my point, and
3 so -- I'm in support. I'm just -- it's a
4 matter of the staff's ability to get it done on
5 a yearly basis, maybe, or maybe when a property
6 transaction changes hands it goes out or
7 something, maybe. I don't know.

8 COMMISSIONER HOFF: So, hypothetically, as
9 you know, when a property changes hands, some
10 kind of a notification is supposed to happen.
11 Whether people actually receive it or not or
12 understand it or forget after five years,
13 that's another issue, right? So -- and the
14 draft does refer back to resources --

15 THE CHAIRMAN: Okay.

16 COMMISSIONER HOFF: -- that could be
17 available.

18 So just for the record, what I'm hearing
19 is that it, obviously, you know, needs to be
20 worked, however the City would like it, but --
21 but I just don't want this to be lost as to
22 something that we said that we were going to do
23 but (microphone failure), so --

24 (Reporter inquiry.)

25 COMMISSIONER HOFF: So I'd like to see

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1 COMMISSIONER EPSTEIN: Yeah, to discuss --
2 I think maybe elaborate more on options because
3 it seems -- if I read that -- and knowing what
4 I know sitting here and having been on the task
5 force, I know what that means. But if I am
6 just a person who owns a home and I know that,
7 oh, my gosh, I need to repaint, I've got to
8 caulk this, I -- my roof -- you know, when you
9 own a historic home, you have a running list in
10 your head of everything that's wrong that
11 you're supposed to fix, and you only have a
12 certain amount of time, and weekends, and money
13 and everything. I wouldn't want anybody to
14 take this as a threat that their house is not
15 being maintained well enough.

16 That's my thought.

17 COMMISSIONER MORGAN: Through the Chair, I
18 have similar thoughts too, but the truth is --
19 I mean, you can get a citation for peeling
20 paint; and it's real in that it's informative,
21 and --

22 (Reporter inquiry.)

23 COMMISSIONER MORGAN: You can get a
24 citation for peeling paint. And I think the
25 issue is that some people don't know that. So

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1 where this is next month and go from there, I
2 guess.

3 THE CHAIRMAN: Well, question for staff.

4 Can we add this to the agenda for next
5 month, just to make sure it's followed up on,
6 then? Because I do think it's important. It
7 follows up on the Demolition by Neglect Task
8 Force, and -- and, you know, trying to get some
9 teeth to that and what we set out to do. So
10 just make sure it's on the agenda somewhere,
11 just follow up on that.

12 COMMISSIONER EPSTEIN: Yeah, through the
13 Chair, I -- I mean, this is definitely
14 something that we had mentioned on the task
15 force, so I definitely think we need to figure
16 out the -- you know, kind of the logistics
17 around sending it around.

18 I might just make it a little bit more
19 neighborly. One of the lines that kind of
20 caught my attention was, you know, sort of the
21 neglecting the maintenance needs of a property
22 may result in citations, fines, and other legal
23 action. If you cannot appropriately maintain
24 your property, please contact us.

25 COMMISSIONER HOFF: To discuss --

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1 while I agree, it needs to be, like, in a
2 neighborly tone, it also needs to be
3 informative, and maybe -- somehow it -- and
4 maybe somehow explaining that it's a generic
5 letter; and it's not like, hey, your paint's
6 peeling. It's more --

7 COMMISSIONER EPSTEIN: Yeah.

8 COMMISSIONER MORGAN: Like, it looks like
9 a broader, more generic thing.

10 One thing I wanted to add, too, though --
11 I think this is a really powerful tool. I
12 think that in a perfect -- you know, in an
13 ideal world, that our neighbors in historic
14 districts would be getting something from us
15 every year, and this could be a working tool to
16 maybe next year include some of the landmarking
17 information or just tailoring it specific,
18 every year for things that are coming up or
19 something like that, and just making it a -- a
20 living document.

21 THE CHAIRMAN: Maybe instead of a letter,
22 it comes out as, like, a multipage flyer that
23 has the resources, has a short state- -- it's
24 like -- not necessarily a formal letter, but
25 short statements, almost like a marketing flyer

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1 almost, here's the resources, here's what we're
2 doing, here's the latest landmarks, here's the
3 big new, like -- more like a newsletter.

4 COMMISSIONER LOVE: Sounds like a
5 newsletter.

6 THE CHAIRMAN: Yeah. Like a newsletter,
7 yeah.

8 COMMISSIONER MORGAN: Yeah, and that's a
9 lot. I've done those before. That's why I'm
10 saying annual.

11 I see your laser eyes, Arimus.

12 THE CHAIRMAN: Arimus, can you write a
13 newsletter for us?

14 COMMISSIONER MORGAN: No, I'm just
15 teasing.

16 No, but, honestly, if we keep it on the
17 agenda, you know, and we're looking at it until
18 it goes out, I could see every -- you know,
19 when we have things come up, like, oh, Arimus,
20 can we make a note for that in the letter going
21 out next year? Or, that would be a good thing
22 to include if we're, like, revising the Window
23 Supplement; like, a fresh copy, or -- I don't
24 know. I could see it really working, but I
25 don't want it to overwork you, right?

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1 because people don't know where to look, right?
2 But everybody looks somewhere. We all know
3 where the -- well, I hope we know where the
4 holiday schedule for trash pickup is on the
5 website, you know? So that I know when to put
6 my trash out when it's a holiday. You know
7 what I mean?

8 There are things that we all access at
9 some level online as citizens, and maybe we
10 need to be -- we need to tag on to that first
11 rather than trying to create our own thing
12 first. It might be an easier vehicle for
13 staff.

14 COMMISSIONER MORGAN: Through the Chair to
15 Arimus, did you mention in our landmarking
16 committee meeting that you guys are overhauling
17 the Historic Preservation page?

18 MR. WELLS: Through the Chair to
19 Commissioner Morgan, no. I can add that to the
20 list, but no.

21 COMMISSIONER MORGAN: No, no, no. I'm
22 just --

23 MR. WELLS: No, we had no plans for that.
24 If anything, we're going to bring back the
25 Historic Preservation Awards or some, you know,

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1 COMMISSIONER EPSTEIN: Through the Chair,
2 we don't need staff making effigies of us, you
3 know?

4 I think we ask -- I know from our task
5 force and our committee, I'm sure that they're
6 like, "Oh, giving us something else to do."

7 COMMISSIONER MORGAN: I just feel like, if
8 we're going to do the work, let's, you know,
9 make it a tool. Yeah, I'm not a fan of
10 checking the box.

11 COMMISSIONER MONTOYA: You know, one of
12 the -- I don't want it to drag on, but one of
13 the things you might look at too is maybe a
14 more general vehicle for disseminating
15 information, like, on the City -- like, are
16 there ways that we can -- and maybe we do --
17 right now -- that we get information out to
18 citizens, just in general, that maybe we're
19 part of that reel; you know, maybe -- maybe
20 historic preservation is part of the
21 Jacksonville reel rather than trying to target
22 the individual communities themselves because
23 the -- it seems like the biggest thing is a
24 kind of ignorance. And I don't mean that in an
25 intelligence way, just not seeing things

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1 facet of that.

2 COMMISSIONER MORGAN: I think it was,
3 like, the landmarking application, you were
4 saying that it was going to eventually be on
5 there and you were working with the -- that's
6 why I was like, is there a --

7 MR. WELLS: Gotcha. Yeah. So that --

8 COMMISSIONER MORGAN: Can this web
9 designer do anything else?

10 MR. WELLS: Yeah. So we're definitely
11 working on that. So that will be launching in
12 a -- actually, I've got to update it --
13 possibly within the next two weeks or so.

14 THE CHAIRMAN: All right. Thank you,
15 everyone.

16 I guess with that, I will adjourn the
17 meeting of Jacksonville Historic Preservation
18 Commission.

19 Thank you.

20 (The proceedings were concluded at
21 3:32 p.m.)

22 - - -

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7 I, Diane M. Tropia, Florida Professional
8 Reporter, certify that I was authorized to and did
9 stenographically report the foregoing proceedings and
10 that the transcript is a true and complete record of my
11 stenographic notes.

12
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15 DATED this 28th day of December 2025.

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4. Public Hearing on Applications



Jacksonville
Historic Preservation
Commission

A. Call to Order



Jacksonville
Historic Preservation
Commission

B. Deferred Items



Jacksonville
Historic Preservation
Commission

C. Consent Agenda



Jacksonville
Historic Preservation
Commission

COA-25-32909

2216 Oak St

January 28, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32909

Address: 2216 Oak Street (2220 Oak Street), RE# 090663-0000
2242 Oak Street, RE# 090662-0000
2246 Oak Street, RE# 090661-0000

Location: South side of Oak Street, between Copeland Street and Osceola Street

Owner: Anthony Saleeba
Saleebas 2216 Oak Street, LLC
3651-1 Saint John's Avenue
Jacksonville, FL 32205

Applicant: Jason Canning
Jason Canning Architect, Inc.
1812 Atlantic Boulevard
Jacksonville, FL 32207

Year Built: c. 1923 (*Property Appraiser*)

Designation: Riverside Avondale, Non-Contributing

Request: Alterations

Summary Scope of Work:

1. Awning Installation
2. New Paved Parking Lot
3. Window Infill
4. Window Replacement (*Administrative*)
5. Reroof/Minor Repairs (*Administrative*)
6. Dumpster Enclosure (*Administrative*)
7. Water Filter and CO² Enclosure (*Administrative*)
8. Construction of Two (2) Masonry Walls (*Administrative*)
9. New Skylight Installation (*Administrative*)
10. Gutter Installation (*Administrative*)
11. Door Installation (*Administrative*)
12. Two (2) Additions (*Administrative*)

Recommendation: **Approve with Conditions**

Conditions:**Awning Installation**

1. The awning shall be attached in a manner that would minimize damage to the wall surface.
2. The design, size, and location of the awning installation shall be substantially consistent with the elevation plans and site plan dated **January 17, 2025**.

Parking Improvements

3. The design and location for the new parking lot and stalls shall be substantially consistent with the site plan dated **January 17, 2025**, or as otherwise approved by the Historic Preservation Section.
4. The parking lot shall have brick pavers of a rectangular shape, not to exceed 6" x 10" with a modular relationship of 1:2 or 3:5, and the color shall be brick-like or granite (no white blends).
5. A right-of-way permit may be required through Development Services, the approval of this COA does not grant approval in the right-of-way with review by the Development Services Division.

Window Replacement and Infill

6. Any exterior trim work, including traditional sill, sideboards, and header with crown molding, shall be retained or replicated in wood or cementitious materials, but not vinyl.
7. All new windows shall fit the original openings both horizontally and vertically and be recessed within the opening (not flush with the wall or have permanent nailing fins).
8. The windows being infilled on the structure shall be infilled with brick that matches the existing brick on the structure.
9. Window alterations shall be substantially consistent with the elevation drawings dated **January 17, 2025**.
10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

Reroof/Minor Repairs (Administrative)

11. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.) during the course of the work, the repairs shall be made with like materials. If wholesale replacement is necessary and the existing materials are not historic, then the replacement materials shall be historically appropriate.
12. The roofing materials shall not be stacked on the roof in one location. Historic structures are often fragile, and the roof cannot support the weight of a large stack of shingles in one location. Severe damage to the structure may result.
13. Only flat roofs shall have modified bitumen or torch down installed.

Two (2) Masonry Walls (Administrative)

14. The masonry walls shall not exceed four (4) feet in height along the front property line and shall not exceed six (6) feet in height along the rear property line.
15. The brick used for the masonry walls shall be rectangular in shape, not exceeding 6" x 10",

and shall have a brick-like color similarly matching the existing brick on the structure.

16. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated **January 17, 2025**.

Miscellaneous Site Improvements

17. All other improvements not previously addressed under these conditions shall be designed and developed in accordance with the project plans dated **January 17, 2025**, or as otherwise approved by the Historic Preservation Section.
18. The dumpster enclosure shall have brick finish and shall not exceed six (6) feet in height.
19. Alterations to the structure located at 2246 Oak Street (RE # 090661-0000) shall be addressed under a separate COA application.
20. Signage shall be addressed under a separate COA application.



PROJECT DESCRIPTION

COA-25-32909 seeks to alter a non-contributing structure and three abutting properties within the Riverside Avondale Historic District. These interior commercial lots are located on the Southside of Oak Street in the midst of residential and commercial structures. As proposed, the scope of work involves three separate properties under common ownership. 2246 Oak Street has a stand-alone commercial structure, 2242 Oak Street is a vacant lot, and 2220 Oak Street is a commercial structure with three (3) interior units. Two (2) of the units are vacant and are being converted into a restaurant, while the other is currently a fitness center. The structure located at 2220 Oak Street was originally a laundry mat, and as proposed, the applicant is converting the two (2) connected units into a restaurant.

The scope of work includes the replacement of the storefront windows, enclosure of the rear windows, reroofing the structure with new TPO, a new paved parking area that expands over the three (3) connected properties, an awning installation for the proposed outdoor seating area, a

new dumpster enclosure, a water filter and CO² enclosure, a four (4) foot tall masonry wall facing Oak Street, a six (6) foot tall masonry wall along the rear property lines, new skylight installation, gutter installation, two (2) door installations on the rear and side elevation, and two (2) additions on the rear elevation for a cooler and dry-storage.

The current scope of work was previously approved by the Historic Preservation Commission on June 28, 2023 via COA-23-28682. However, the work never commenced, and the COA expired in July 2024.

Pursuant to the authority granted to Staff via the 2026 COA Matrix, the majority of the proposed work can be approved administratively, subject to the conditions listed in this report. As such, the analysis in this report focuses on the street-visible awning installation and the paved parking area.

STAFF SUMMARY AND ANALYSIS

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

- Consistent with Sections 307.106(l)(1 and 3), the applicant's scope of work will not have any impact on the defining characteristics of the contributing structure. The on-street and off-street parking improvements are an effort to make the site become code-compliant for the proposed commercial uses. The proposed landscaped buffer along the north property line will offer limited visibility of the proposed parking lot. This allows the historic structure to be viewed as distinct and identifiable as original to the site.
- Consistent with Sections 307.106(k)(3 and 4), the proposed work will have little impact on any historic materials. Furthermore, the work can be conducted within a reasonable amount of time.
- As designed, the existing parking lot will be paved, striped, and reconfigured to improve vehicular flow, incorporate a landscape buffer, and provide ADA accessible spaces. Located along the west elevation of the historic structure, Staff finds the parking will cause minimal, if any, damage to the historic structure or the historic setting and character of the property. As such, this scope of work is consistent with Section 307.106(l)(1 and 2).
- The Design Guidelines, Section on "Settings" recommend avoiding the use of non-historic materials such as asphalt. Since the proposed asphalt parking lot is in conflict with this section, Staff has conditioned the lot to consist of pavers in a modular pattern.
- The Riverside Avondale District Design Guidelines realize that throughout time, the needs of the users of historic structures in the district change. Sometimes new entrances are required for practical reasons or to satisfy code requirements. The inclusion of a new parking lot will allow for improved ingress and egress, and furthering the commercial nature of the structure. The proposed awning installation and new door entrances will be similar to other sites within the historic district in both material and

design. As such, the proposed work is consistent with the Design Guidelines and Section 307.106(k)(1).

- Section 307.106(l)(1) states, “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.” Therefore, converting the property from an abandoned and vacant laundry mat to a restaurant would provide a compatible use that would require minimal alterations to the exterior of the structure. While the Design Guidelines encourage the preservation of historic window openings, the two (2) windows contemplated for window infill are not street-visible and will be located along the rear elevation. It is based on this information that Staff finds that the proposed scope of work is consistent with Section 307.106(l)(1).
- The structure currently has significant features such as parapets, a decorative tile exterior on one (1) of the units, a brick exterior, and large store-front windows which are being preserved based on the proposed scope of work. Therefore, Staff finds that this scope of work is consistent with the Design Guidelines and Sections 307.106(l)(1,2, and 5).
- As proposed, the scope of work includes a large parking area. Additionally, the scope of work includes a masonry wall which would make the new parking area less street-visible. As such, this proposed alteration is consistent with Sections 307.106(k)(1 and 3).
- The large store-front windows on the front elevation are either heavily damaged and irreparable or completely missing; as such, no historic fabric is lost by the replacement of these windows. Based on the proposed elevation drawings submitted by the applicant, the window replacement will feature a like-for-like design. Therefore, the architectural characteristics of the structure are maintained, and the proposed alteration is consistent with the Historic District Design Guidelines and Section 307.106(k)(3).
- As proposed, the scope of work includes the installation of an awning for an outdoor seating area (528 square-foot). This proposed scope of work is easily reversible, and its installation would cause minimal damage to the historic structure. As such, this alteration is consistent with Section 307.106(k)(3).

For these reasons, it is the position of the Planning Department that the proposed work under the stated conditions is consistent with:

1. Chapter 307.106(k) General Standards: 1 and 3
2. Chapter 307.106(l) Guidelines on “Alterations”: 1, 2, and 5
3. Historic District Design Guidelines, Section on “Setting,” “Windows,” “Doors and Entrances,” and “Storefronts”

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

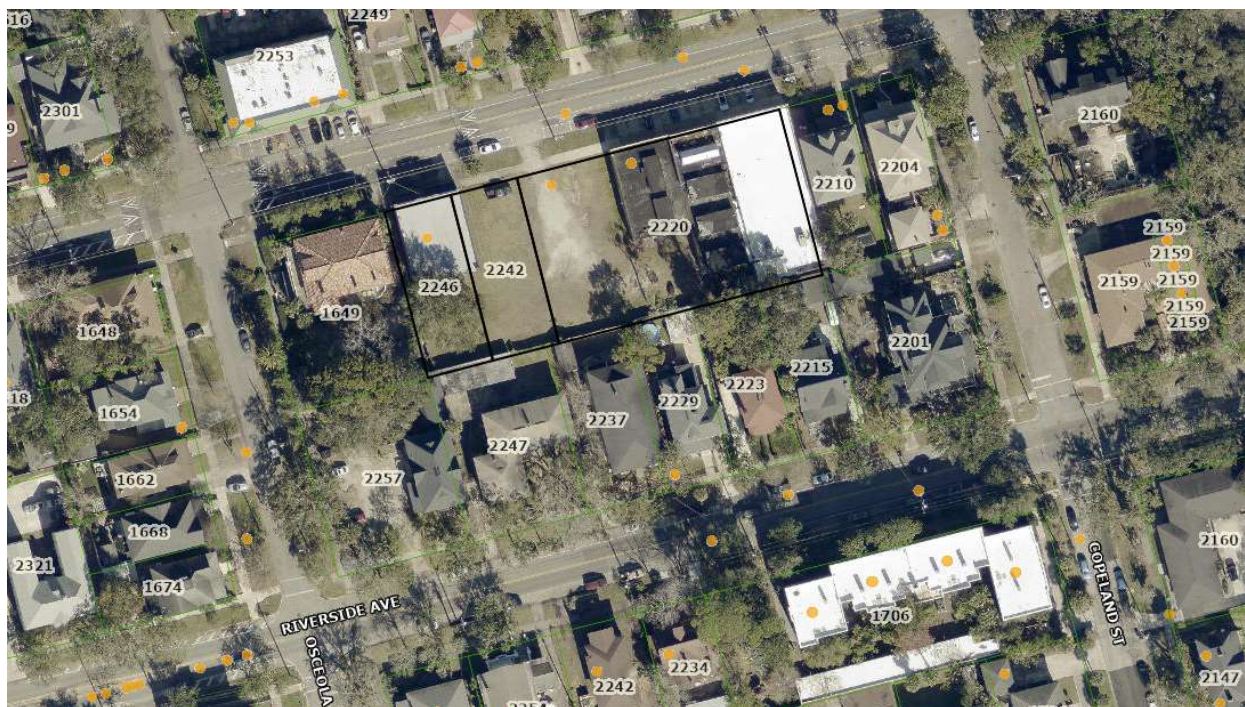
- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.
- 307.106(l)(2) - The distinguishing original qualities or character of a building, 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)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Historic District Design Guidelines, “Setting (Fencing and Walls, Parking, and Driveways), ” “Doors and Entrances” and “Storefronts”

- Setting, Recommend #8: “Landscape to provide shade, privacy, screening of non-historic features, and erosion control”
- Setting, Avoid #3: “Signs, streetlighting, benches, new plant materials, fencing, walkways, and paving materials, such as asphalt and pebble, that are out of scale or are inappropriate to the neighborhood.”
- Parking and Driveways, Recommend #2: “Limit parking to the rear or side of the buildings.”
- Parking and Driveways, Avoid #3: “Asphalt, pebble surfaced concrete, or other non-historic paving materials.”
- Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.
- 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 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used the surface leaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

LOCATION MAP



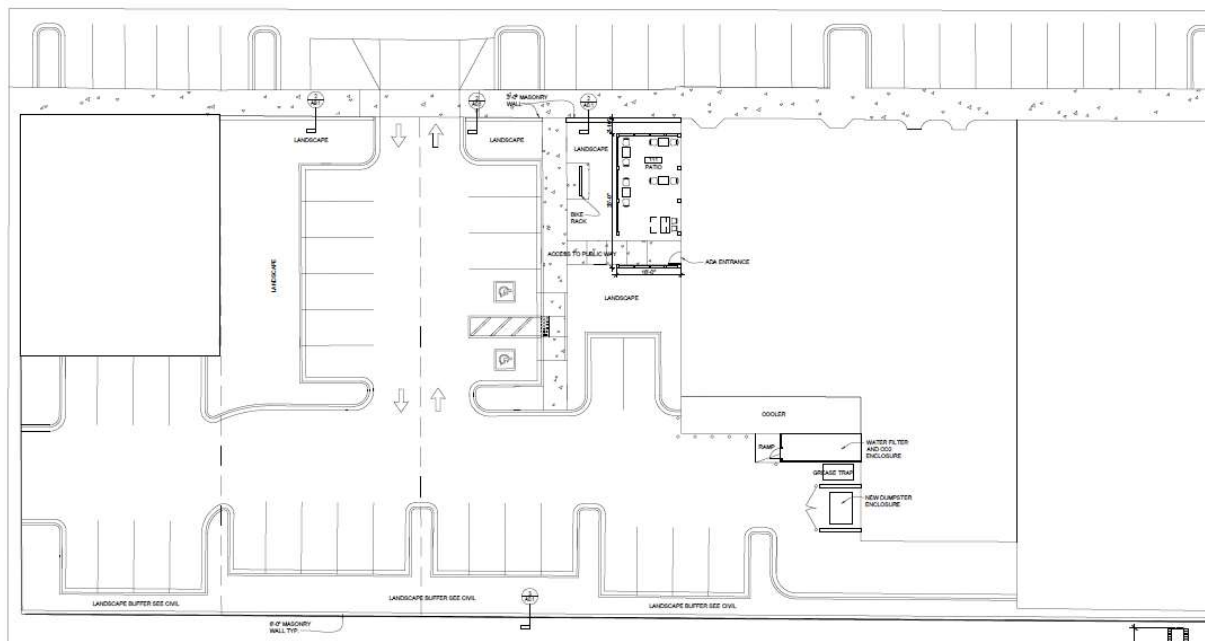
PICTURE OF PROPERTY WITH POSTED SIGN



ELEVATION PLANS DATED JANUARY 17, 2025



SITE PLAN DATED JANUARY 17, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	32909	Application Status	ASSIGNED PLANNER
Date Started	09/04/2025	Date Submitted	09/04/2025

Planning and Development Department Info

COA #	COA-25-32909
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	9/16/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	N/A
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
CANNING	JASON	
Company Name		
JASON CANNING ARCHITECT INC		
Mailing Address		
1812 ATLANTIC BLVD		
City	State	Zip Code
JACKSONVILLE	FL	32207
Phone	Fax	Email
904 647 8690		JASON@CANNINGARCH.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
SALEEBA	THOMAS	ANTHONY
Company/Trust Name		
SALEEBAS-2216 OAK STREET LLC		
Mailing Address		
3651-1 ST JOHNS AVENUE		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
9046478690		JASON@CANNINGARCH.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	090663 0000

	090662 0000
	090661 0000

Location Of Property

General Location

Riverside/Avondale Historic District

House #

2216

Street Name, Type and Direction

OAK ST

Zip Code

32204

Type Of Improvement

- Addition
- Driveway
- New Construction
- Accessory Structures
- Alteration
- Relocation
- Window Replacement
- Other/Minor Repairs
- Fencing
- Demolition
- Reroof

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

THIS APPLICATION IS THE SAME AS THE EXPIRED ONE NO:COA-23-28682 METAL AWNING INSTALLATION 1. THE AWNING SHALL BE ATTACHED IN A MANNER THAT WOULD MINIMIZE DAMAGE TO THE WALL SURFACE. 2. THE METAL ROOFING SHALL BE STANDING SEAM OR 5V CRIMP IN A SILVER/GREY OR BLACK COLOR. NEW PAVED PARKING LOT 3. THE PROPOSED SCOPE OF WORK SHALL BE SUBSTANTIALLY SIMILAR TO THE ELEVATION PLANS AND SITE PLAN DATED FEBRUARY 8, 2023. HORIZONTAL ROOF GUARD RAIL INSTALLATION 4. THE PROPOSED HORIZONTAL METAL RAILING SHALL NOT EXCEED FOUR (4) FEET IN HEIGHT. WINDOW REPLACEMENT AND INFILL (ADMINISTRATIVE) 5. THE REMOVAL OF WINDOWS SHALL BE DONE WITH CARE TO ENSURE THE LEAST AMOUNT OF DAMAGE AND ALL OPENINGS WHERE WINDOWS ARE REMOVED SHALL BE SECURED IN A MANNER THAT DOES NOT DAMAGE THE HISTORIC CASING AND TRIM. 6. UPGRADING PERFORMANCE BY INCLUDING WEATHER STRIPPING AND INTERIOR STORM WINDOWS MAY BE INCLUDED. 7. ANY TRIM THAT NEEDS TO BE REPLACED AS PART OF THE WORK SHALL MATCH THE HISTORIC MATERIAL AND DESIGN. 8. ALL NEW WINDOWS SHALL FIT THE ORIGINAL OPENINGS BOTH HORIZONTALLY AND VERTICALLY AND BE RECESSED WITHIN THE OPENING (NOT FLUSH WITH THE WALL). 9. ALL NEW WINDOWS SHALL BE WOOD, WOOD-CLAD, VINYL, ALUMINUM, OR CELLULAR PVC. 10. ALL NEW WINDOWS WITH A GRID PATTERN SHALL HAVE EXTERIOR RAISED MUNTINS (NO INTERIOR MUNTINS). 11. THE WINDOWS BEING INFILLED ON THE STRUCTURE SHALL BE INFILLED WITH BRICK MATCHING THE EXISTING BRICK ON THE STRUCTURE. 12. THIS SCOPE OF WORK SHALL BE SUBSTANTIALLY SIMILAR TO THE ELEVATION DRAWINGS DATED FEBRUARY 8, 2023. REROOF/MINOR REPAIRS (ADMINISTRATIVE) 13. IF ANY DETERIORATED WOOD VISIBLE FROM THE EXTERIOR NEEDS TO BE REPAIRED (RAFTER ENDS, SOFFITS, FASCIA, ETC.) DURING THE COURSE OF THE WORK, THE REPAIRS SHALL BE MADE WITH LIKE MATERIALS. IF 2 WHOLESALE REPLACEMENT IS NECESSARY AND THE EXISTING MATERIALS ARE NOT HISTORIC, THEN THE REPLACEMENT MATERIALS SHALL BE HISTORICALLY APPROPRIATE. 14. THE RO

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list ANDERSON, JERMAINE

Additional Documents Provided

Description
<input checked="" type="checkbox"/> ARCHITECTURAL DRAWINGS
<input checked="" type="checkbox"/> WINDOW PICTURES AND ELEVATIONS

<input checked="" type="checkbox"/>	WINDOW SURVEY 1
<input checked="" type="checkbox"/>	WINDOW SURVEY 2
<input checked="" type="checkbox"/>	WINDOW SURVEY 3

Application Certification

For applications that can be approved administratively, there is no application fee.


For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

SALEEBAS 2216 OAK STREET LLC 
 3651-1 ST JOHNS AVE
 JACKSONVILLE, FL 32204-4602

Primary Site Address
 2220 OAK ST 2216-2228
 Jacksonville FL 32204-

Official Record Book/Page
 12369-01055

Tile #
 6422

2220 OAK ST

Property Detail

RE #	090663-0000
Tax District	USD1
Property Use	4100 Manufacture Light
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01556 RIVERSIDE
Total Area	25517
Characteristics	Historic Designation

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$348,443.00	\$334,467.00
Extra Feature Value	\$4,654.00	\$4,627.00
Land Value (Market)	\$550,000.00	\$550,000.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$903,097.00	\$889,094.00
Assessed Value	\$903,097.00	\$889,094.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$903,097.00	See below

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

Taxable Values and Exemptions – In Progress 

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History 

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
12369-01055	2/16/2005	\$295,500.00	WD - Warranty Deed	Unqualified	Improved

Extra Features 

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	2,228.00	\$4,091.00
2	FWDC1	Fence Wood	1	0	0	115.00	\$536.00

Land & Legal 

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	PUD	0.00	0.00	Common	25,000.00	Square Footage	\$550,000.00

Legal

LN	Legal Description
1	1-109 56-2S-26E .573
2	RIVERSIDE
3	LOTS 8,9 BLK 49

Buildings 

Building 1

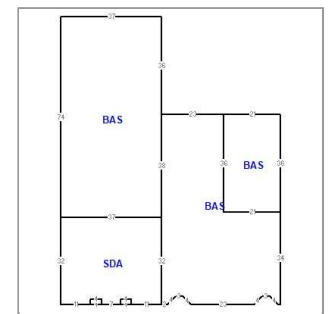
Building 1 Site Address
 2220 OAK ST Unit 2216-2228
 Jacksonville FL 32204-

Building Type	4101 - MANUFACT LIGHT
Year Built	1923
Building Value	\$92,208.00

Type	Gross Area	Heated Area	Effective Area
Base Area	756	756	756
Base Area	2288	2288	2288
Base Area	2738	2738	2738
Store Disp Area	1168	1168	2161
Canopy	8	0	3
Canopy	8	0	3
Total	6966	6950	7949

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	4	4 Built Up/T&G
Interior Wall	1	1 Masonry Min
Int Flooring	3	3 Concrete Fin
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	1	1 None
Comm Htg & AC	0	0 None
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Baths	9.000	
Stories	1.000	
Rooms / Units	3.000	
Avg Story Height	14.000	
Restrooms	6.000	



2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$903,097.00	\$0.00	\$903,097.00	\$10,423.07	\$10,220.26	\$9,808.90
Urban Service Dist1	\$903,097.00	\$0.00	\$903,097.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$903,097.00	\$0.00	\$903,097.00	\$2,847.79	\$2,795.09	\$2,704.50
By Local Board	\$903,097.00	\$0.00	\$903,097.00	\$2,070.45	\$2,030.16	\$1,937.87
School Board Voted	\$903,097.00	\$0.00	\$903,097.00	\$921.02	\$903.10	\$903.10
FL Inland Navigation Dist.	\$903,097.00	\$0.00	\$903,097.00	\$26.53	\$26.01	\$24.38
Water Mgmt Dist. SJRWMD	\$903,097.00	\$0.00	\$903,097.00	\$165.14	\$161.93	\$153.80
Urb Ser Dist1 Voted	\$903,097.00	\$0.00	\$903,097.00	\$0.00	\$0.00	\$0.00
			Totals	\$16,454.00	\$16,136.55	\$15,532.55

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$921,018.00	\$921,018.00	\$0.00	\$921,018.00
Current Year	\$903,097.00	\$903,097.00	\$0.00	\$903,097.00

2025 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

- [2025](#)
- [2024](#)
- [2023](#)
- [2022](#)
- [2021](#)
- [2020](#)
- [2019](#)
- [2018](#)
- [2017](#)
- [2016](#)
- [2015](#)
- [2014](#)

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

More Information

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

SALEEBAS 2216 OAK STREET LLC

3651-1 ST JOHNS AVE
JACKSONVILLE, FL 32205

Primary Site Address
2242 OAK ST
Jacksonville FL 32204-

Official Record Book/Page
12369-01051

Tile #
6422

2242 OAK ST

Property Detail

RE #	090662-0000
Tax District	USD1
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01556 RIVERSIDE
Total Area	6363
Characteristics	Historic Designation

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$233.00	\$233.00
Land Value (Market)	\$137,500.00	\$137,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$137,733.00	\$137,733.00
Assessed Value	\$137,733.00	\$137,733.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$137,733.00	See below

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
12369-01051	2/16/2005	\$43,800.00	WD - Warranty Deed	Unqualified	Vacant
03979-00154	7/10/1975	\$13,250.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FWDC1	Fence Wood	0	0	0	50.00	\$233.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	PUD	0.00	0.00	Common	6,250.00	Square Footage	\$137,500.00

Legal

LN	Legal Description
1	1-109 22-2S-26E .143
2	RIVERSIDE
3	E 50FT LOT 7 BLK 49

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$137,733.00	\$0.00	\$137,733.00	\$1,428.75	\$1,558.71	\$1,495.97
Urban Service Dist1	\$137,733.00	\$0.00	\$137,733.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$137,733.00	\$0.00	\$137,733.00	\$425.87	\$426.28	\$412.47
By Local Board	\$137,733.00	\$0.00	\$137,733.00	\$309.63	\$309.62	\$295.55
School Board Voted	\$137,733.00	\$0.00	\$137,733.00	\$137.73	\$137.73	\$137.73
FL Inland Navigation Dist.	\$137,733.00	\$0.00	\$137,733.00	\$3.64	\$3.97	\$3.72
Water Mgmt Dist. SJRWMD	\$137,733.00	\$0.00	\$137,733.00	\$22.64	\$24.70	\$23.46
Urb Ser Dist1 Voted	\$137,733.00	\$0.00	\$137,733.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,328.26	\$2,461.01	\$2,368.90

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$137,734.00	\$126,249.00	\$0.00	\$126,249.00
Current Year	\$137,733.00	\$137,733.00	\$0.00	\$137,733.00

2025 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2025

2024

2023

2022

2021

2020

2019

2018

2017

2016

2015

2014

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More Information

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

SALEEBAS 2216 OAK STREET LLC
 3651-1 ST JOHNS AVE
 JACKSONVILLE, FL 32205

Primary Site Address
 2246 OAK ST
 Jacksonville FL 32204-

Official Record Book/Page
 12369-01053

Title #
 6422

2246 OAK ST

Property Detail

RE #	090661-0000
Tax District	USD1
Property Use	1191 Store Retail
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01556 RIVERSIDE
Total Area	6358
Characteristics	Historic Designation

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$43,428.00	\$43,428.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$137,500.00	\$137,500.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$180,928.00	\$180,928.00
Assessed Value	\$180,928.00	\$180,928.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$180,928.00	See below

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
12369-01053	2/16/2005	\$52,800.00	WD - Warranty Deed	Unqualified	Improved
05565-01461	9/3/1982	\$30,000.00	WD - Warranty Deed	Unqualified	Improved
05360-01170	6/16/1981	\$100.00	MS - Miscellaneous	Unqualified	Improved
03518-00206	5/15/1973	\$17,000.00	WD - Warranty Deed	Unqualified	Improved
03304-00466	11/26/1971	\$10,000.00	WD - Warranty Deed	Unqualified	Improved
03304-00464	11/26/1971	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	PUD	0.00	0.00	Common	6,250.00	Square Footage	\$137,500.00

Legal

LN	Legal Description
1	1-109 56-2S-26E .143
2	RIVERSIDE
3	W 50FT LOT 7 BLK 49

Buildings

Building 1

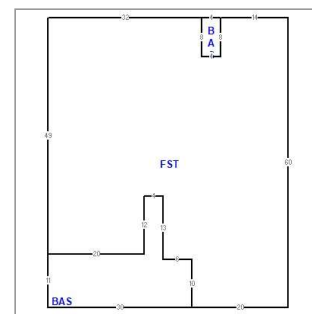
Building 1 Site Address
 2246 OAK ST Unit
 Jacksonville FL 32204-

Building Type	1101 - STORE RETAIL
Year Built	1927
Building Value	\$43,428.00

Type	Gross Area	Heated Area	Effective Area
Finished Storage	2596	0	1298
Base Area	372	372	372
Base Area	32	32	32
Total	3000	404	1702

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Restrooms	2.000	
Baths	6.000	
Stories	1.000	



Rooms / Units	1.000	
Avg Story Height	15.000	
Restrooms	1.000	

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B & B	\$180,928.00	\$0.00	\$180,928.00	\$2,010.16	\$2,047.54	\$1,965.13
Urban Service Dist1	\$180,928.00	\$0.00	\$180,928.00	\$0.00	\$0.00	\$0.00
Public Schools: By State Law	\$180,928.00	\$0.00	\$180,928.00	\$561.56	\$559.97	\$541.83
By Local Board	\$180,928.00	\$0.00	\$180,928.00	\$408.27	\$406.73	\$388.24
School Board Voted	\$180,928.00	\$0.00	\$180,928.00	\$181.62	\$180.93	\$180.93
FL Inland Navigation Dist.	\$180,928.00	\$0.00	\$180,928.00	\$5.12	\$5.21	\$4.89
Water Mgmt Dist. SJRWMD	\$180,928.00	\$0.00	\$180,928.00	\$31.85	\$32.44	\$30.81
Urb Ser Dist1 Voted	\$180,928.00	\$0.00	\$180,928.00	\$0.00	\$0.00	\$0.00
			Totals	\$3,198.58	\$3,232.82	\$3,111.83

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$181,616.00	\$177,625.00	\$0.00	\$177,625.00
Current Year	\$180,928.00	\$180,928.00	\$0.00	\$180,928.00


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- [2023](#)
- [2022](#)
- [2021](#)
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TENANT IMPROVEMENTS FOR THE ROOST

2220 OAK ST
JACKSONVILLE, FLORIDA 32204

SHEET INDEX

<u>ARCHITECTURAL</u>	
G1.0	COVER SHEET / PROJECT INFORMATION
A0.1	SITE PLAN
A1.0	LIFE SAFETY PLAN / CODE SUMMARY
A1.1	FLOOR PLAN / WALL TYPES
A1.2	REFLECTED CEILING PLAN / SOFFIT DETAIL
A1.3	ROOF PLAN
A2.1	ELEVATIONS
A3.1	SECTIONS
A3.2	SECTIONS / DETAILS
A4.1	WINDOW SCHEDULES / DETAILS
A6.1	DOOR SCHEDULE / STOREFRONT DETAILS
A7.1	ENLARGED PLANS / INTERIOR ELEVATIONS / MILLWORK
A7.2	SECTIONS / DETAILS
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S2.01	FIRST LEVEL WALL PLAN
S2.02	FIRST LEVEL ROOF PLAN
S3.01	FRAMING DETAILS
S3.02	FRAMING DETAILS
<u>MECHANICAL</u>	
M0.1	MECHANICAL LEGEND, SCHEDULE AND NOTES
M0.2	MECHANICAL DETAILS
M0.3	MECHANICAL NOTES
M1.1	MECHANICAL FLOOR PLAN
M1.2	MECHANICAL ROOF PLAN
CAPTIVE AIRE (16 SHEETS)	
<u>PLUMBING</u>	
P0.1	PLUMBING LEGEND, SCHEDULES AND NOTES
P1.1	SANITARY AND GREASE WASTE PLUMBING FLOOR PLAN
P1.2	DOMESTIC WATER AND GAS PLUMBING FLOOR PLAN
P2.1	PLUMBING DETAILS
P2.2	PLUMBING DETAILS
P3.1	PLUMBING RISER DIAGRAMS
P3.2	PLUMBING RISER DIAGRAMS
P3.3	PLUMBING RISER DIAGRAMS
<u>ELECTRICAL</u>	
E1.0	LIGHTING PLAN
E2.0	POWER PLAN
E3.0	ROOF POWER PLAN
E4.0	ELECTRICAL SCHEDULES AND RISER DIAGRAM

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jason@canningarch.com

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JASON T. CANNING
STATE OF FLORIDA
REGISTERED ARCHITECT
AR95310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8690

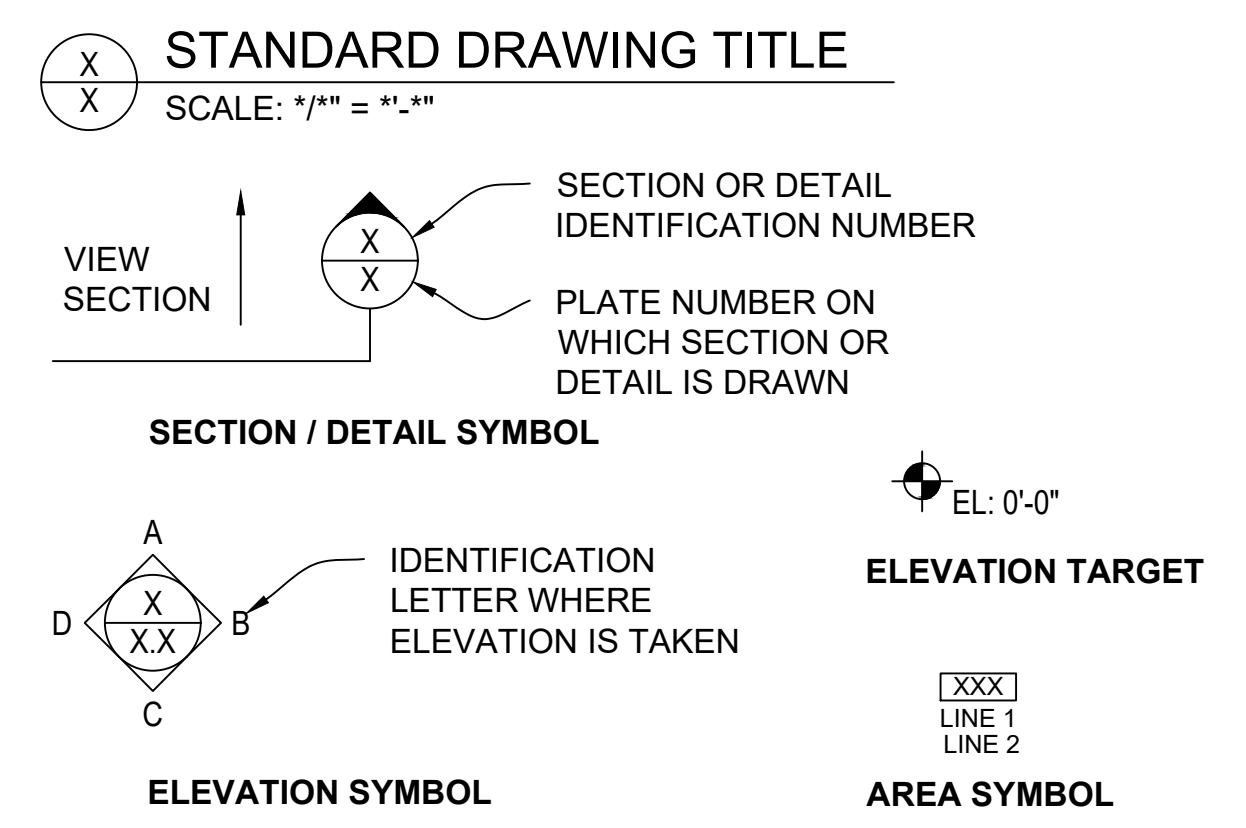
DATE	ISSUE
8 FEB 2023	CD
17 JAN 2025	CO1

INTERIOR RENOVATIONS FOR
THE ROOST
2220 OAK ST
JACKSONVILLE, FLORIDA 32204

**COVER SHEET
PROJECT INFORMATION**

PROJECT NO: 2240
DRAWN BY: JB
CHECKED BY: JTC
SHEET NO:
G1.0
SHEET 1

SYMBOLS LEGEND



APPLICABLE CODES

- 2023 FLORIDA BUILDING CODE: 8th EDITION: BUILDING
 - 2023 FLORIDA BUILDING CODE: 8th EDITION: EXISTING BUILDING
 - 2023 FLORIDA BUILDING CODE: 8th EDITION: MECHANICAL
 - 2023 FLORIDA BUILDING CODE: 8th EDITION: PLUMBING
 - NFPA 70 - 2023 NATIONAL ELECTRICAL CODE
 - 2023 FLORIDA FIRE PREVENTION CODE: 8th EDITION
- BASED OFF NFPA 1 AND NFPA 101 2023 EDITION

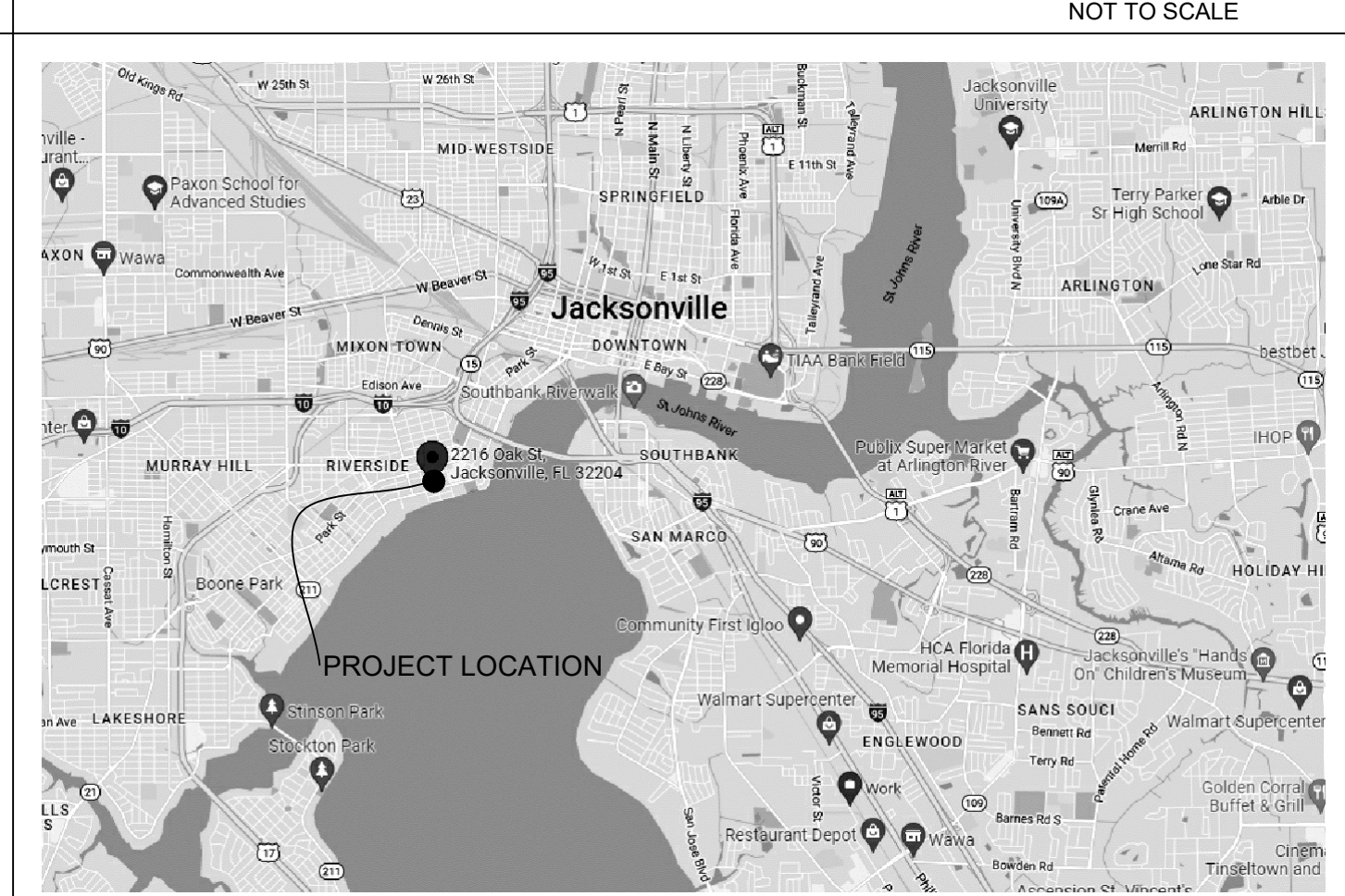
PROJECT NARRATIVE

PROJECT CONSISTS OF THE TENANT IMPROVEMENTS OF AN APPROXIMATELY 6,283 SF EXISTING SPACE. THE EXISTING SPACE IS FOR BUSINESS PURPOSES (RESTAURANT). NEW PLUMBING, MECHANICAL AND ELECTRICAL COMPONENTS WILL BE INSTALLED BY A LICENSED CONTRACTOR.

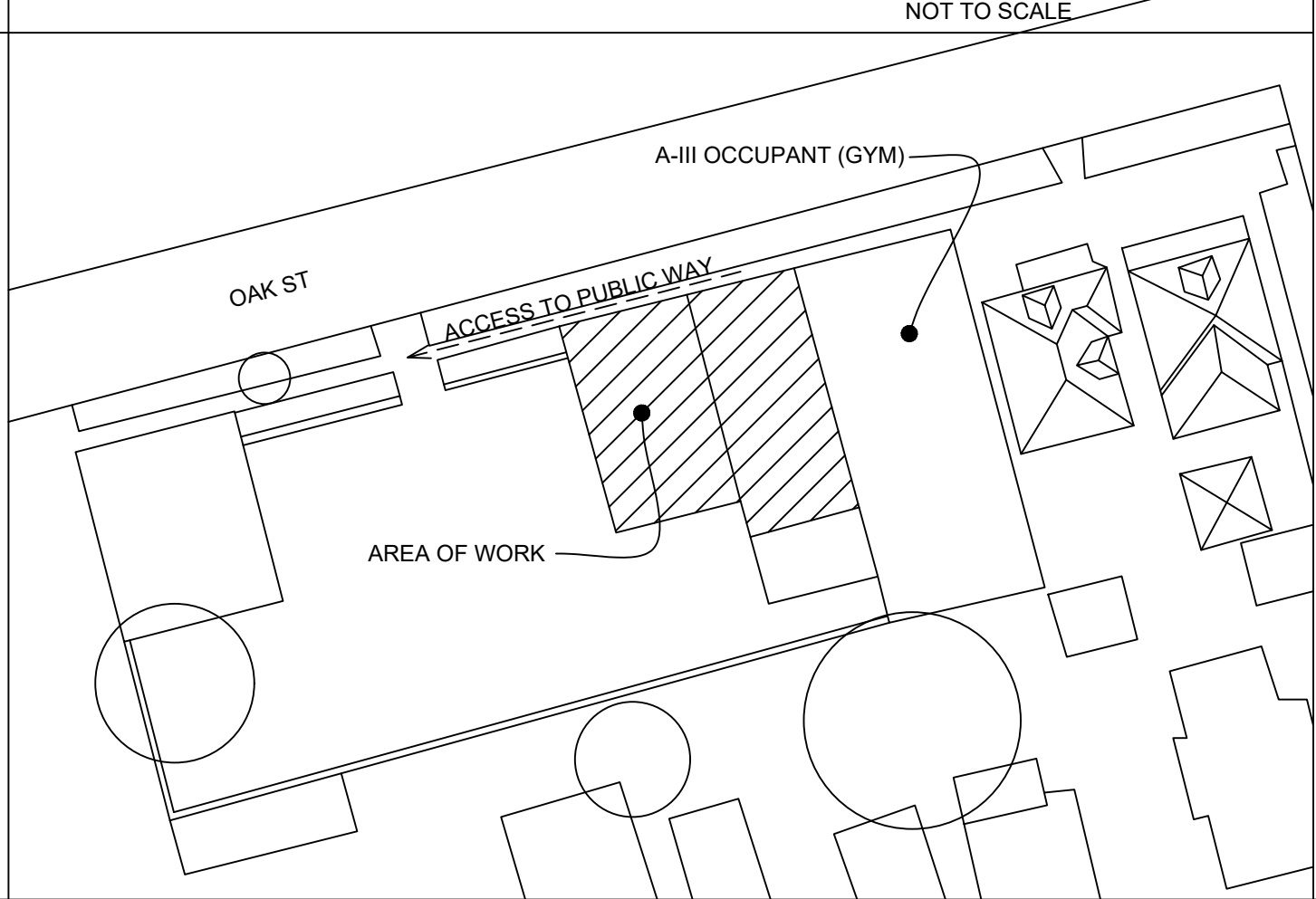
STANDARD ABBREVIATIONS

ALUM	ALUMINUM	FL	FLOOR
ARCH	ARCHITECTURAL	FT	FOOT, FEET
ACT	ACOUSTIC CEILING TILE	GL	GLASS
BD	BOARD	GB	GYPSUM WALL BOARD
BLDG	BUILDING	HT	HEIGHT
CLG	CEILING	HR	HOUR
COL	COLUMN	HW	HARDWARE
CONC	CONCRETE	INT	INTERIOR
CONST	CONSTRUCTION	JT	JOINT
CPT	CARPET	LB	POUNDS
CT	CERAMIC TILE	MAINT	MAINTENANCE
DTL	DETAIL	MAX	MAXIMUM
DIA	DIAMETER	MECH	MECHANICAL
DIM	DIMENSION	MTL	METAL
DN	DOWN	MIN	MINIMUM
DWG	DRAWING	MISC	MISCELLANEOUS
EA	EACH	MS	MARBLE SADDLE
EL	ELEVATION	N/A	NOT APPLICABLE
EQUIP	EQUIPMENT	NIC	NOT IN CONTRACT
EXIST	EXISTING	NO	NUMBER
FD	FLOOR DRAIN	OC	ON CENTER
FIN	FINISH	WD	WOOD

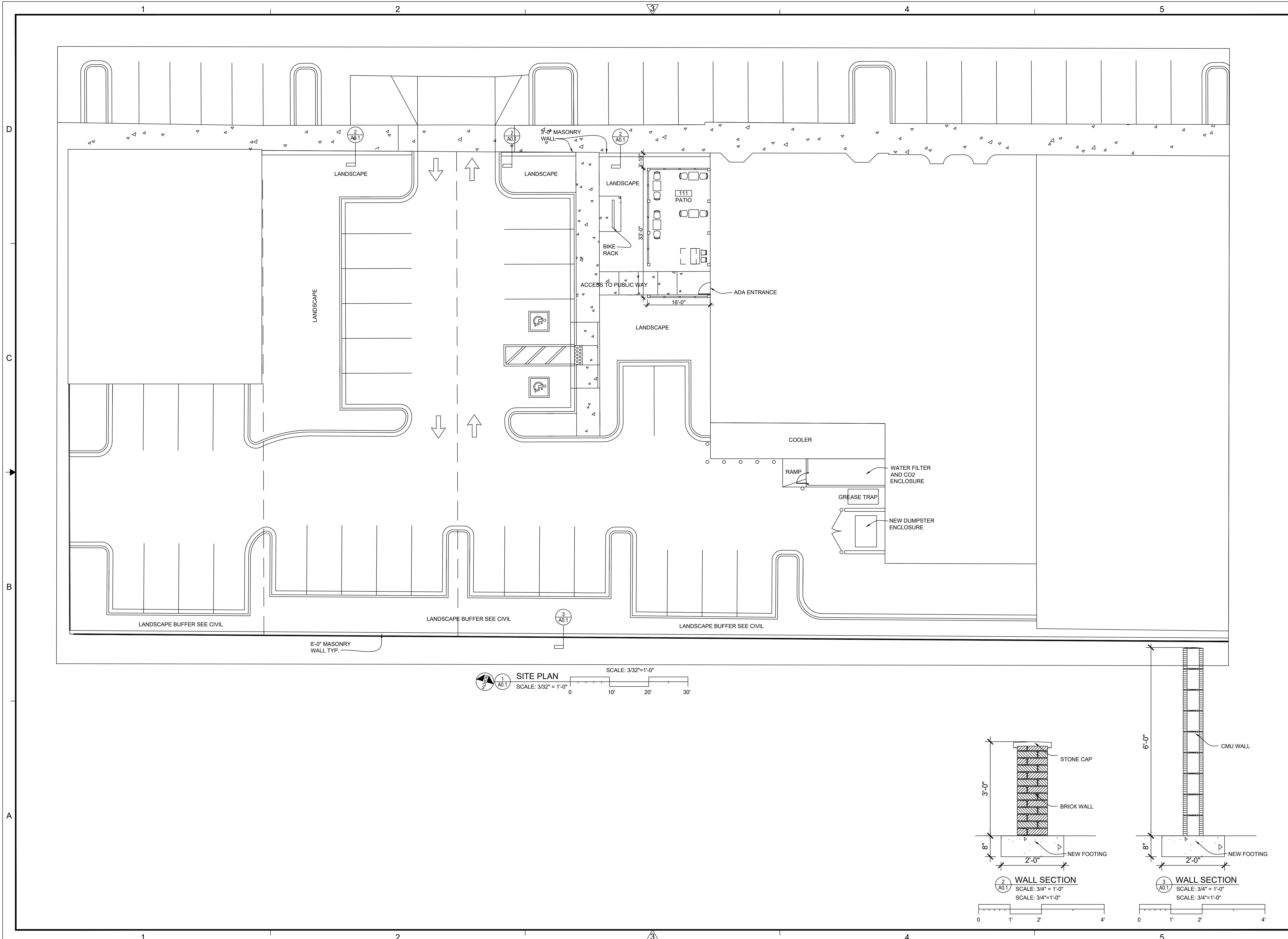
VICINITY MAP



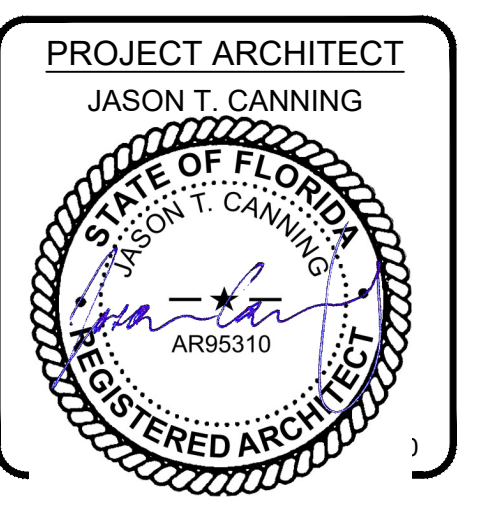
KEY PLAN



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 jason@canningarch.com



PROJECT TEAM

ARCHITECT
 JASON T. CANNING
 904.647.8690

DATE	ISSUE
8 FEB 2023	CD
17 JAN 2025	CO1

INTERIOR RENOVATIONS FOR
THE ROOST
 2220 OAK ST
 JACKSONVILLE, FLORIDA 32204

SITE PLAN

PROJECT NO: 2240
 DRAWN BY: JB
 CHECKED BY: JTC
 SHEET NO:

A0.1
 SHEET XX

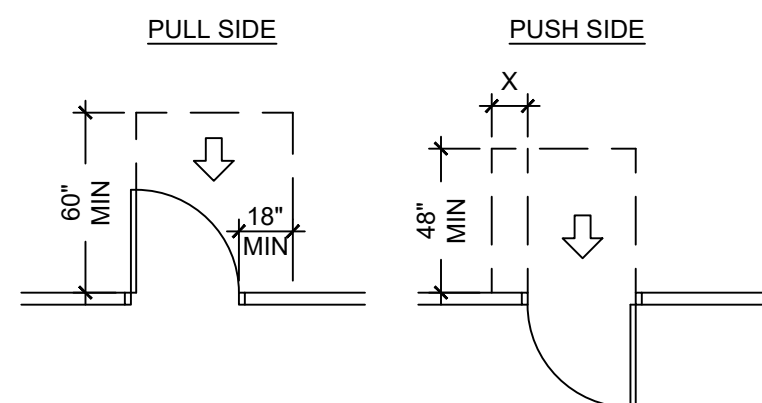
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APPROACH MINIMUM CLEARANCES

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

FRONT APPROACH

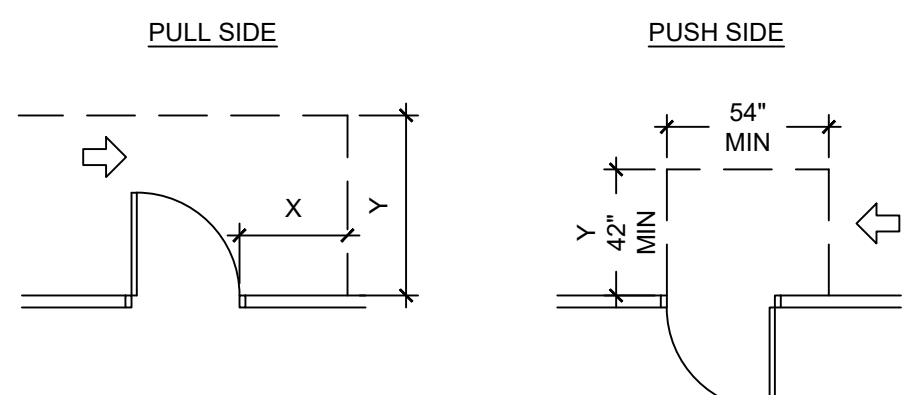
NOTE: X=12" IF DOOR HAS BOTH A CLOSER AND A LATCH



HINGE-SIDE APPROACH

NOTE: X=36" MIN IF Y=60"
X=42" MIN IF Y=54"

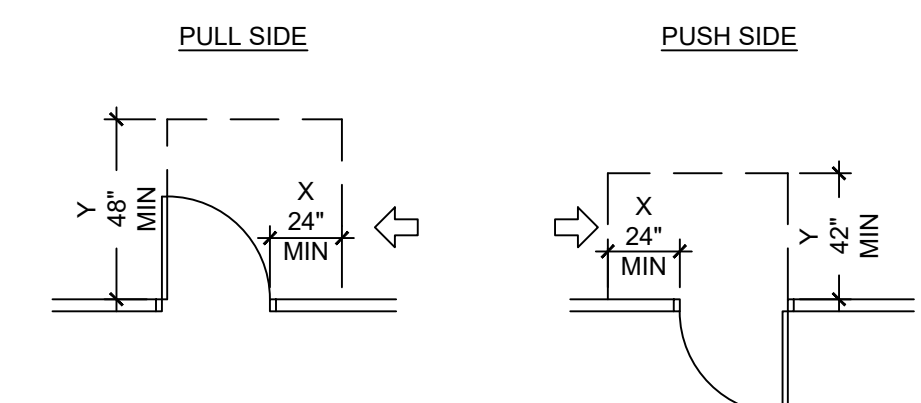
NOTE: Y=48" MIN IF DOOR HAS BOTH A CLOSER AND A LATCH



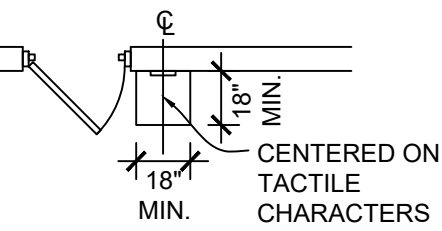
LATCH-SIDE APPROACH

NOTE: Y=54" MIN IF DOOR HAS A CLOSER

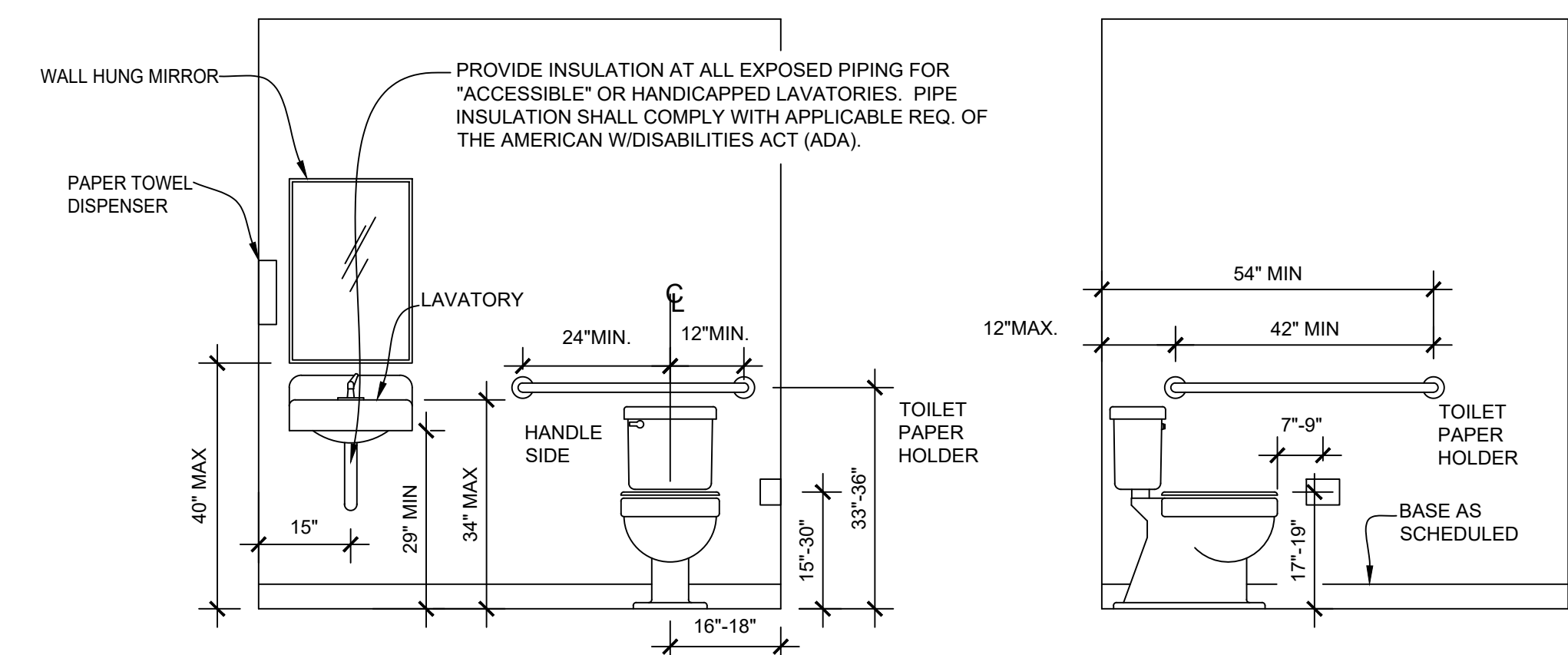
NOTE: Y=48" MIN IF DOOR HAS A CLOSER



MOUNT AT 4" TO 5" A.F.F.

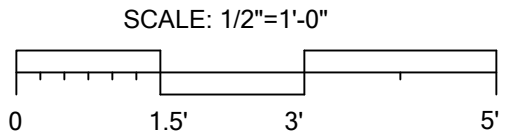


TACTILE EXIT SIGN



NOTE: WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (FBC-B 1210.2)

2 TYPICAL TOILET ELEVATIONS
SCALE: 1/2" = 1'-0"

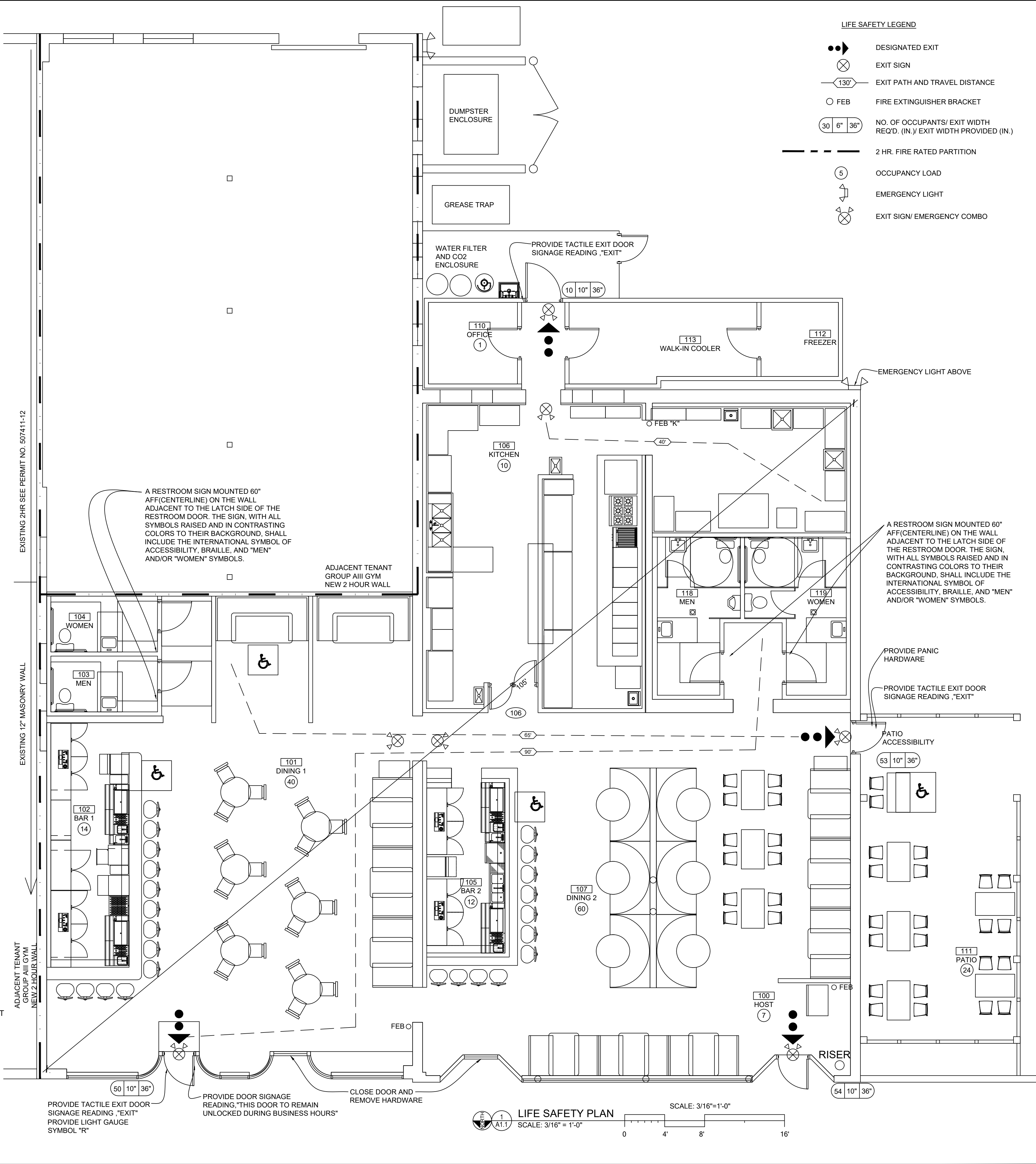


CODE SUMMARY

1. USE AND OCCUPANCY CLASSIFICATION - (FBC-B, CHAPTER 3, SECTION 303.3) GROUP A2: ASSEMBLY (RESTAURANT)
2. GENERAL BUILDING HEIGHTS AND AREAS - (FBC-B, CHAPTER 5)
AREA OF ALTERATION: 4562 SF
AREA OF ADDITION: 329 SF
TOTAL AREA OF ENCLOSED SPACE: 48911 SF
AREA OF UNENCLOSED SPACE: 601 SF
MAX BUILDING HEIGHT ALLOWED: EXISTING BUILDING
BUILDING HEIGHT PROVIDED: EXISTING BUILDING
NUMBER OF STORIES ALLOWED: 1 STOREY EXISTING BUILDING
NUMBER OF STORIES PROVIDED: 1 STOREY EXISTING BUILDING
AREA INCREASE CALCULATION
506.3.2 MINIMUM FRONTAGE DISTANCE CALCULATION
 $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 + L_4 \times w_4) / F$
 $W = (78 \times 144 + 39 \times 25 + 83 \times 27 + 44 \times 61) / 270$
 $W = 57.78$
506.3.3 AMOUNT OF INCREASE CALCULATION
 $I_f = (F/P - 0.25) \times W/30$
 $I_f = (270/375 - 0.25) \times 54.78/30$
 $I_f = 0.85$
TOTAL AREA INCREASE
 $0.85 \times 5786 = 4965$ SF
3. TYPES OF CONSTRUCTION - (FBC-B, CHAPTER 6)
TYPE VB - EXISTING (FBC-B, TABLE 601) SPRINKLER-ED
4. ACCESSIBILITY - (2020 FLORIDA ACCESSIBILITY CODE 7TH EDITION)
ADA COMPLIANT: YES 100%
5. INTERIOR FINISHES - (FBC-B, CHAPTER 8, TABLE 803.1.1)
GROUP A2: NON SPRINKLER-ED
EXIT PASSAGE: A FINISH
CORRIDORS: A FINISH
ROOMS ENCLOSED SPACE: B FINISH
6. MEANS OF EGRESS - (FBC-B, CHAPTER 10)
TOTAL OCCUPANT LOAD = 167 (TABLE 1004.5)
KITCHEN: 942 SF @ 100 SF/PERSON = 9 (NFPA 101.7.3.1.2)
BAR 1 SEATING: 24"/PERSON @ 3' DEPTH = 14 (NFPA 101.7.3.1.2)
BAR 2 SEATING: 24"/PERSON @ 3' DEPTH = 12 (NFPA 101.7.3.1.2)
STANDING SPACE (HOST): 50 SF @ 7 SF/PERSON = 7 (NFPA 101.7.3.1.2)
ASSEMBLY (TABLES & CHAIRS) DINING 1: 40 SEATS
ASSEMBLY (TABLES & CHAIRS) DINING 2: 60 SEATS
ASSEMBLY (TABLES & CHAIRS) PATIO: 24 SEATS
OFFICE: 73 SF @ 150 SF/PERSON = 1
EGRESS WIDTH PER OCCUPANT SERVED: 0.2 PER OCCUPANT = 33" (SECTION 1005)
SPACES WITH ONE MEANS OF EGRESS (TABLE 1006.2.1) MAX LOAD = 49
MAX. TRAVEL DISTANCE TO AN EXIT: 250 FT WITH SPRINKLER SYSTEM (TABLE 1017.2)
MIN. NUMBER OF EXITS: (SECTION 1006.2.1) = 2
7. AUTOMATIC SPRINKLER SYSTEMS - (FBC-B, CHAPTER 9 - SECTION 903)
NO EXISTING SPRINKLER SYSTEM IN PLACE
8. PLUMBING SUMMARY:
PLUMBING FIXTURE - (FBC-P, CHAPTER 4)
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (FBC-P, TABLE 403.1)
FIXTURES REQUIRED BASED ON TOTAL OCCUPANCY: 167 PERSONS
WATER CLOSETS: 1.75 MALE / FEMALE = 2 M / 2 F
LAVATORIES: 1.200 MALE / FEMALE = 1 M / 1 F (2 PROVIDED)
DRINKING FOUNTAIN: N/A
SERVICE SINK: 1 REQUIRED (1 PROVIDED)
NOTE:
1. ACCESSIBLE PARKING SPACES AND RAMPS ARE IN PLACE, SEE CIVIL. THE SIDEWALK IS FLUSH WITH THE FLOOR LEVEL OF THE INTERIOR SPACE AND THE THRESHOLD DOES NOT EXCEED THE HEIGHT LIMIT.
2. NO LIGHT GAUGE METAL ROOF OR FLOOR SYSTEMS EXIST IN THIS BUILDING

LIFE SAFETY LEGEND

- ➔ DESIGNATED EXIT
- ⊗ EXIT SIGN
- 130' EXIT PATH AND TRAVEL DISTANCE
- FEB FIRE EXTINGUISHER BRACKET
- 30' 6" 36" NO. OF OCCUPANTS/EXIT WIDTH REQ'D. (IN.) / EXIT WIDTH PROVIDED (IN.)
- 2 HR. FIRE RATED PARTITION
- ⊙ OCCUPANCY LOAD
- ⚡ EMERGENCY LIGHT
- ⊗ EXIT SIGN/ EMERGENCY COMBO



EXISTING 2HR SEE PERMIT NO. 507411-12

EXISTING 12" MASONRY WALL

ADJACENT TENANT NEW 2 HOUR WALL

A RESTROOM SIGN MOUNTED 60" AFF(CENTERLINE) ON THE WALL ADJACENT TO THE LATCH SIDE OF THE RESTROOM DOOR. THE SIGN, WITH ALL SYMBOLS RAISED AND IN CONTRASTING COLORS TO THEIR BACKGROUND, SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, BRAILLE, AND "MEN" AND/OR "WOMEN" SYMBOLS.

ADJACENT TENANT GROUP III GYM NEW 2 HOUR WALL

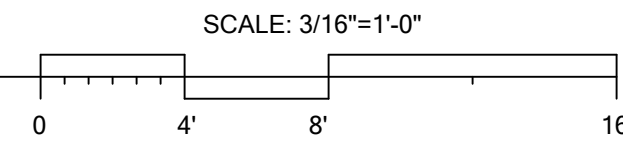
A RESTROOM SIGN MOUNTED 60" AFF(CENTERLINE) ON THE WALL ADJACENT TO THE LATCH SIDE OF THE RESTROOM DOOR. THE SIGN, WITH ALL SYMBOLS RAISED AND IN CONTRASTING COLORS TO THEIR BACKGROUND, SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, BRAILLE, AND "MEN" AND/OR "WOMEN" SYMBOLS.

PROVIDE TACTILE EXIT DOOR SIGNAGE READING "EXIT" PROVIDE LIGHT GAUGE SYMBOL "R"

PROVIDE DOOR SIGNAGE READING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"

CLOSE DOOR AND REMOVE HARDWARE

1 LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"



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PROJECT ARCHITECT
JASON T. CANNING
STATE OF FLORIDA REGISTERED ARCHITECT
AR95310

PROJECT TEAM

ARCHITECT
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INTERIOR RENOVATIONS FOR
THE ROOST
2220 OAK ST
JACKSONVILLE, FLORIDA 32204
**LIFE SAFETY PLAN
CODE SUMMARY
TOILET ELEVATIONS**

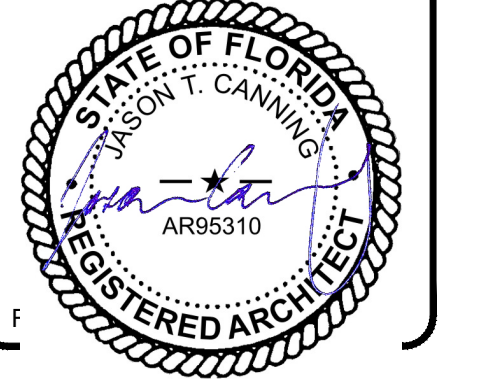
PROJECT NO: 2240
DRAWN BY: JB
CHECKED BY: JTC
SHEET NO:

A1.0
SHEET XX

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PROJECT ARCHITECT
 JASON T. CANNING



PROJECT TEAM

ARCHITECT
 JASON T. CANNING
 904.647.8690

DATE	ISSUE
8 FEB 2023	CD
17 JAN 2025	CO1

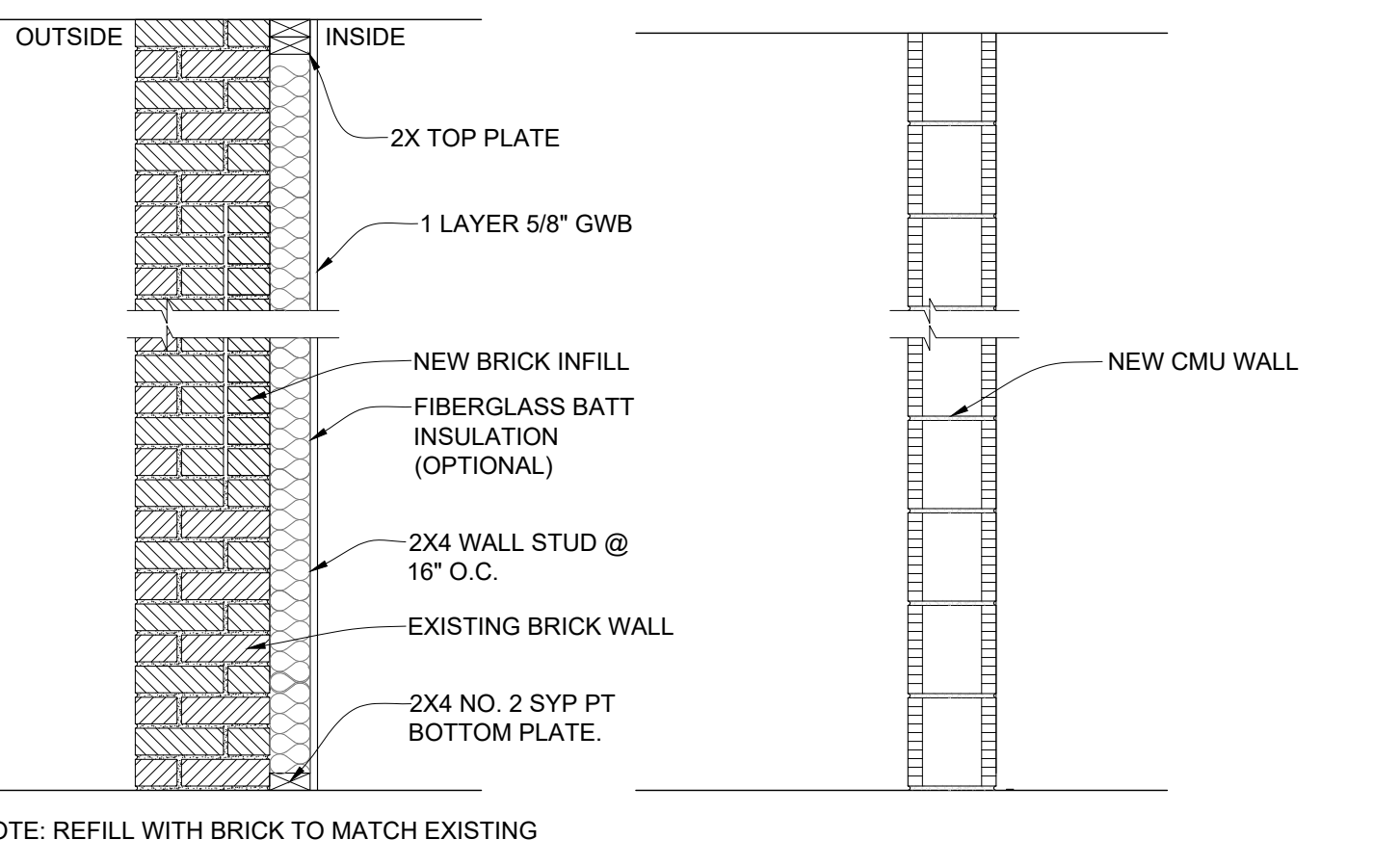
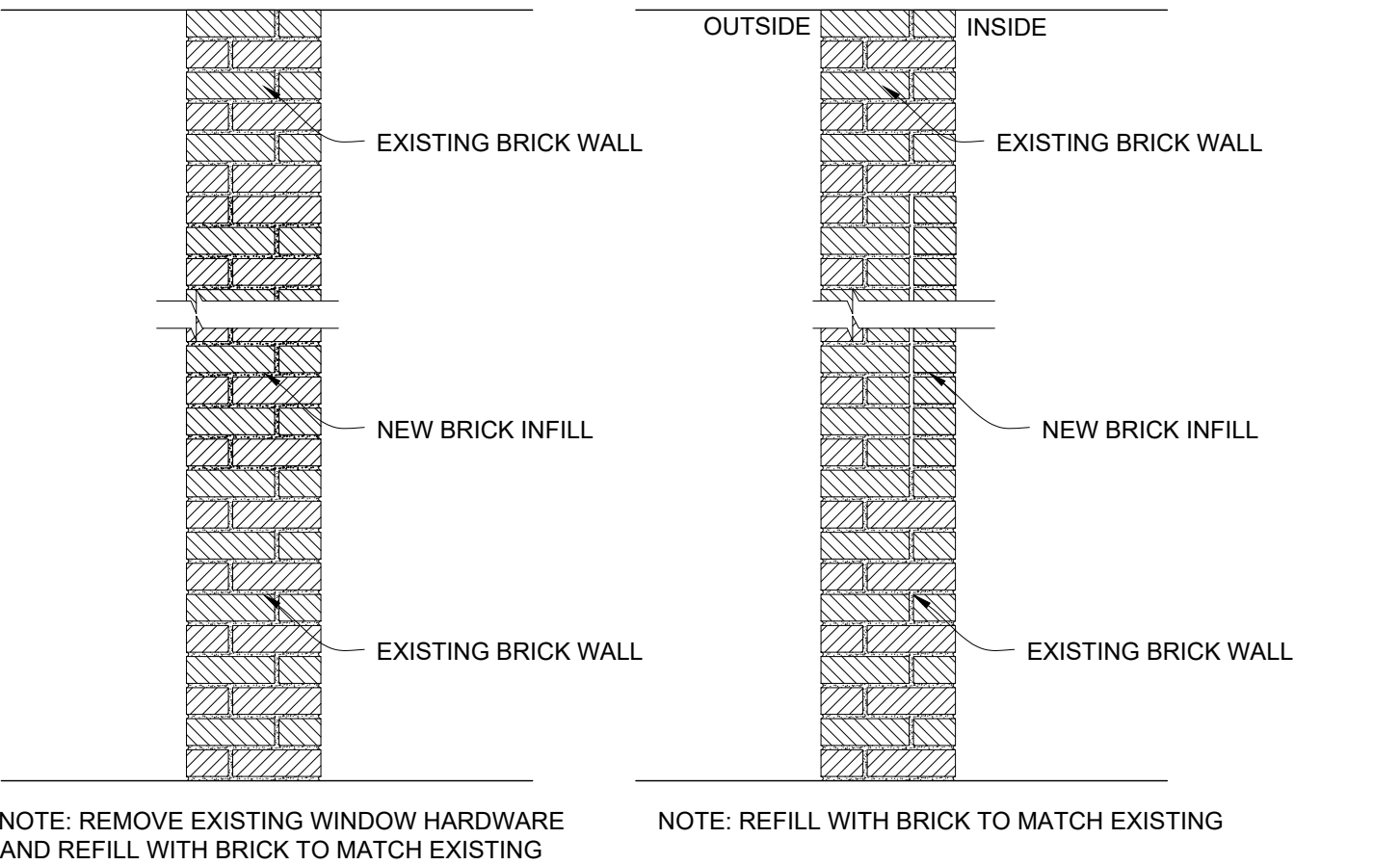
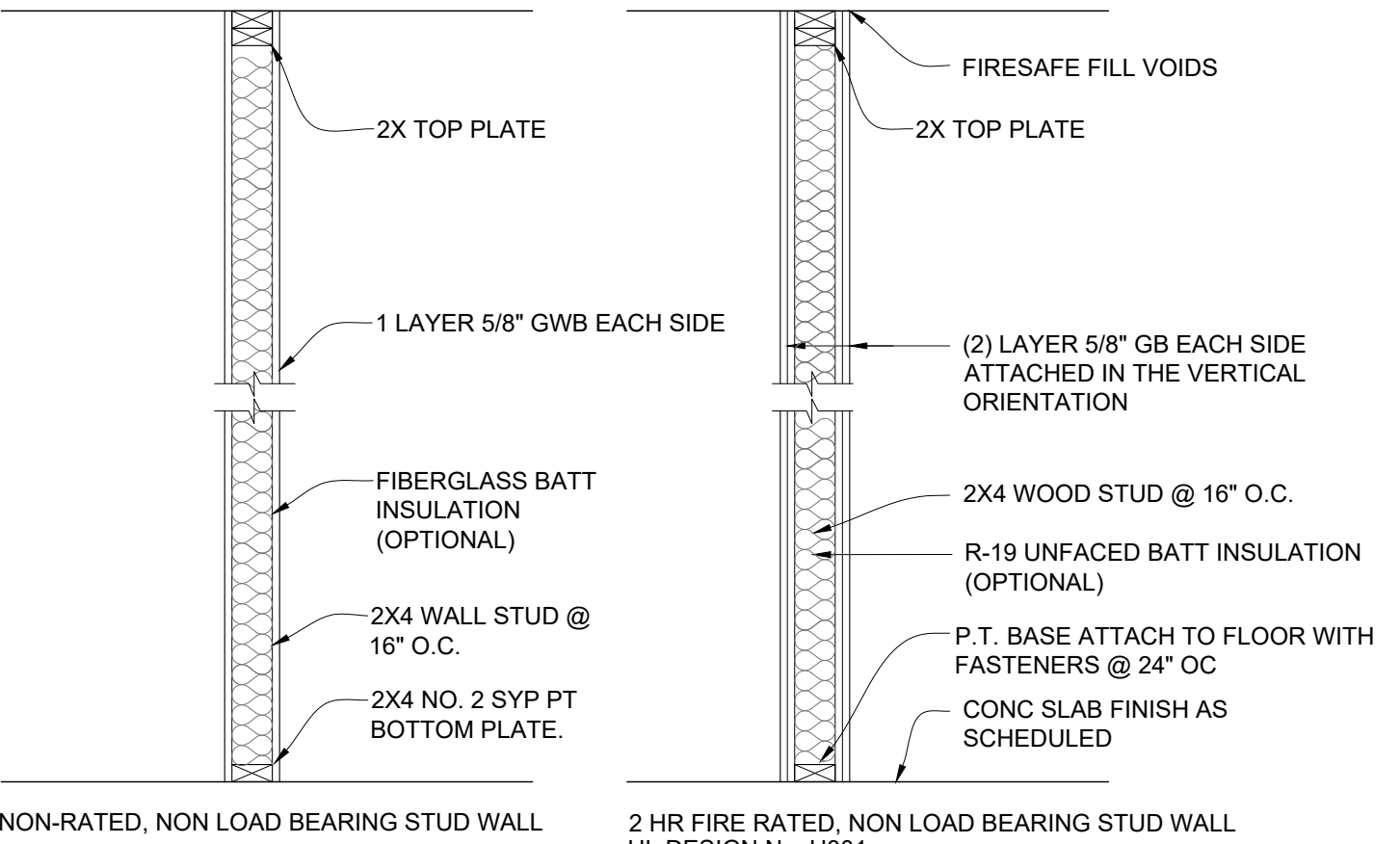
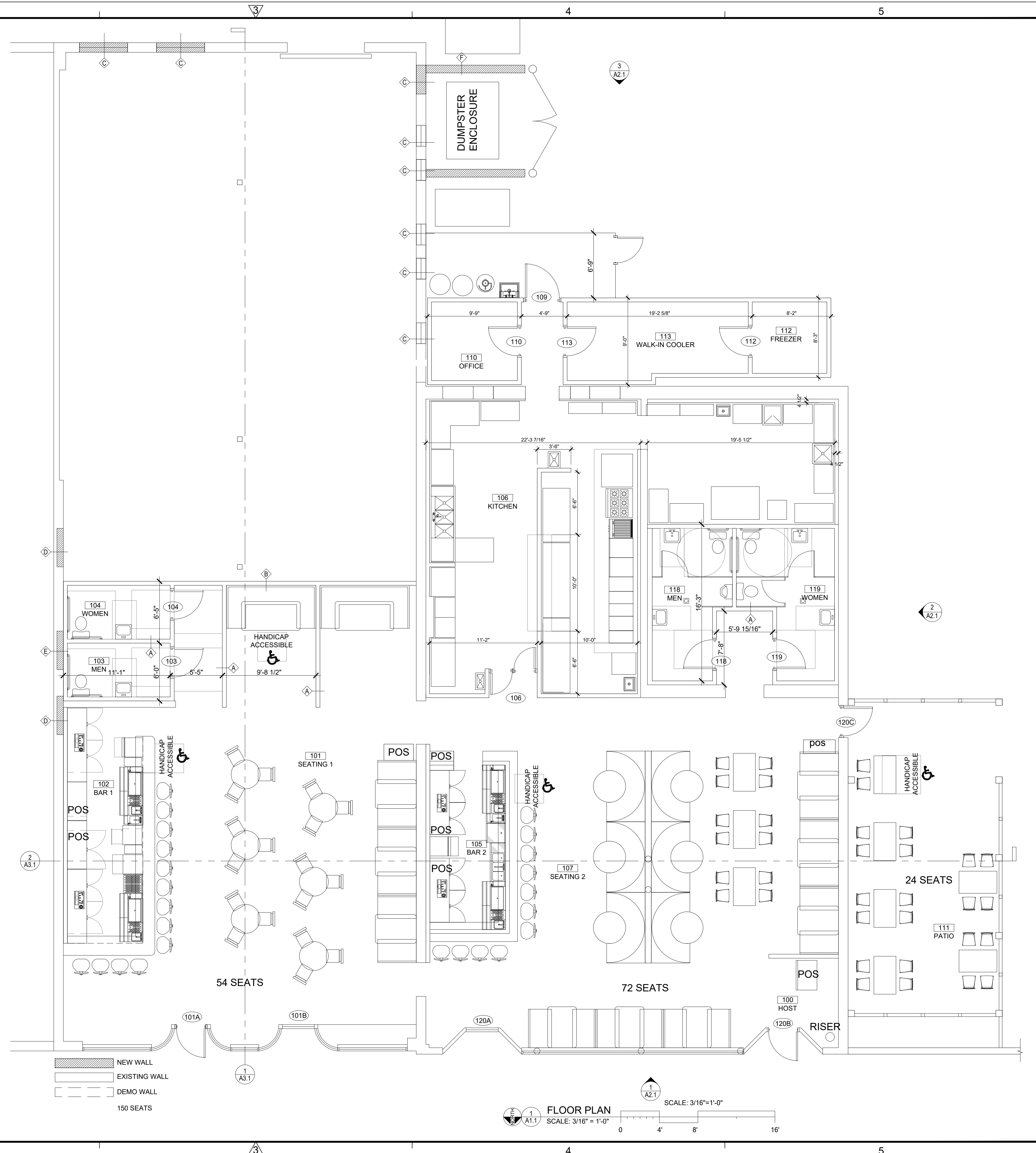
INTERIOR RENOVATIONS FOR
THE ROOST
 2220 OAK ST
 JACKSONVILLE, FLORIDA 32204

**FLOOR PLAN
 WALL TYPES**

PROJECT NO: 2240
 DRAWN BY: JB
 CHECKED BY: JTC
 SHEET NO:

A1.1

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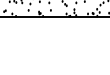
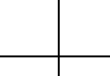

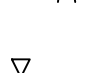

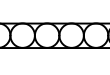






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1 2 3 4 5

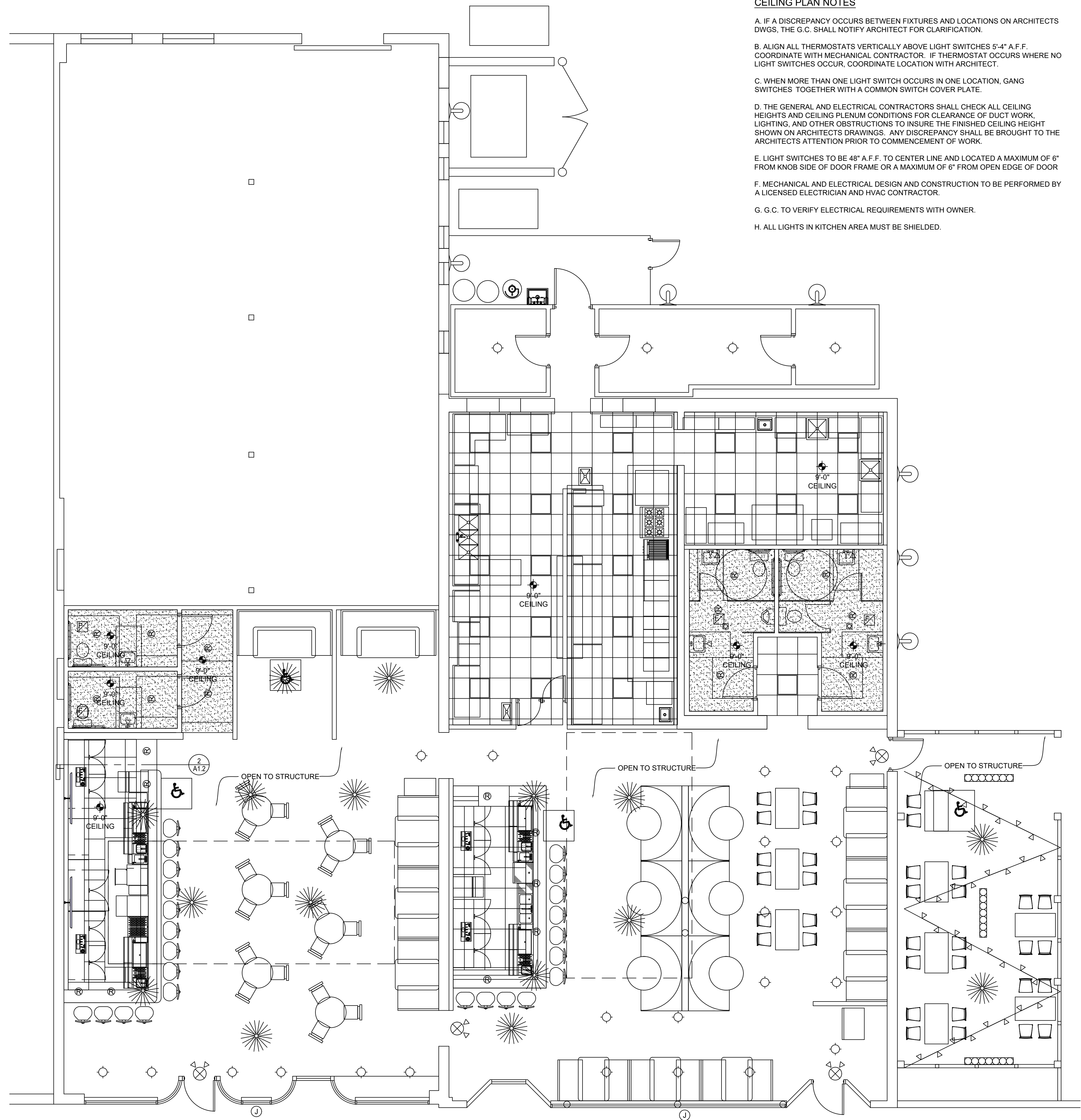
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ELECTRICAL SYMBOLS LEGEND

-  2X2 LIGHT FIXTURE
-  EXIT SIGN
-  NEW EXIT SIGN / EMERGENCY COMBO
-  TV
-  PENDANT
-  NEW GYP. BD. CEILING
-  2X2 CEILING TILE WASHABLE
-  DECORATIVE LIGHT FIXTURE
-  TRACK LIGHTING W/ LED
-  RECESSED DOWN LIGHT
-  HEATER
-  JUNCTION BOX
-  4' WRAP 2 LAMP
-  EXTERIOR LIGHT
-  FLOOD LIGHT

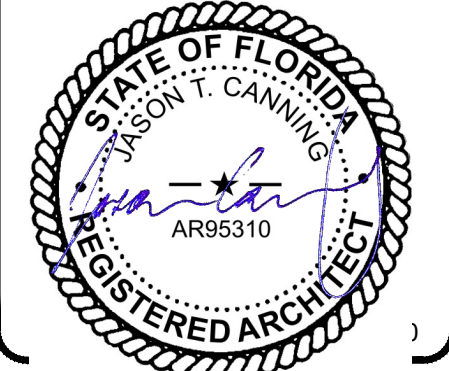
CEILING PLAN NOTES

- A. IF A DISCREPANCY OCCURS BETWEEN FIXTURES AND LOCATIONS ON ARCHITECTS DWGS, THE G.C. SHALL NOTIFY ARCHITECT FOR CLARIFICATION.
- B. ALIGN ALL THERMOSTATS VERTICALLY ABOVE LIGHT SWITCHES 5'-4" A.F.F. COORDINATE WITH MECHANICAL CONTRACTOR. IF THERMOSTAT OCCURS WHERE NO LIGHT SWITCHES OCCUR, COORDINATE LOCATION WITH ARCHITECT.
- C. WHEN MORE THAN ONE LIGHT SWITCH OCCURS IN ONE LOCATION, GANG SWITCHES TOGETHER WITH A COMMON SWITCH COVER PLATE.
- D. THE GENERAL AND ELECTRICAL CONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCT WORK, LIGHTING, AND OTHER OBSTRUCTIONS TO INSURE THE FINISHED CEILING HEIGHT SHOWN ON ARCHITECTS DRAWINGS. ANY DISCREPANCY SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION PRIOR TO COMMENCEMENT OF WORK.
- E. LIGHT SWITCHES TO BE 48" A.F.F. TO CENTER LINE AND LOCATED A MAXIMUM OF 6" FROM KNOB SIDE OF DOOR FRAME OR A MAXIMUM OF 6" FROM OPEN EDGE OF DOOR.
- F. MECHANICAL AND ELECTRICAL DESIGN AND CONSTRUCTION TO BE PERFORMED BY A LICENSED ELECTRICIAN AND HVAC CONTRACTOR.
- G. G.C. TO VERIFY ELECTRICAL REQUIREMENTS WITH OWNER.
- H. ALL LIGHTS IN KITCHEN AREA MUST BE SHIELDED.



REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

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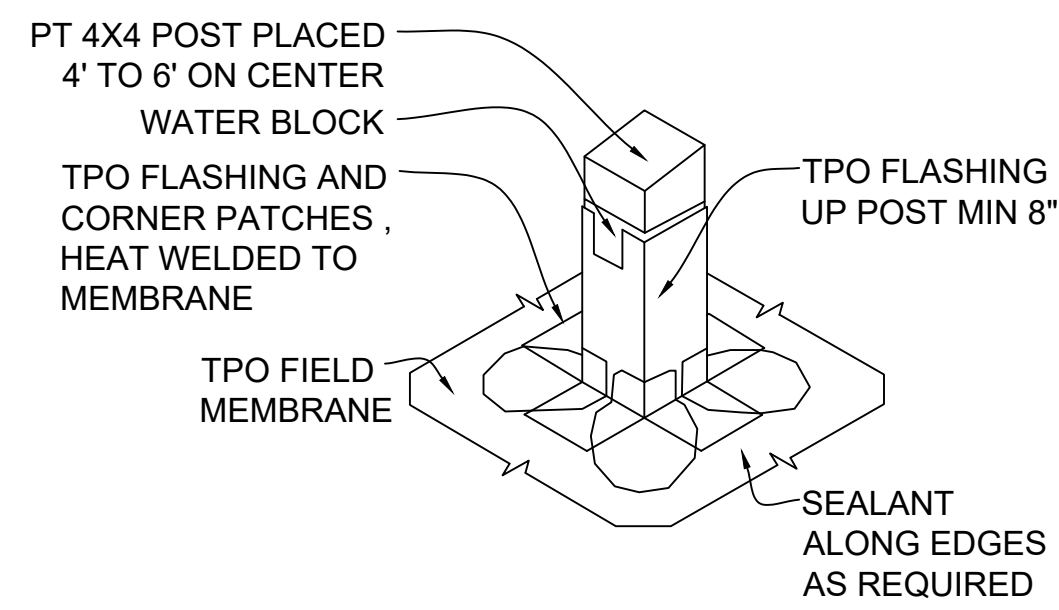
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INTERIOR RENOVATIONS FOR
THE ROOST
2220 OAK ST
JACKSONVILLE, FLORIDA 32204
REFLECTED CEILING PLAN
SOFFIT DETAIL

PROJECT NO: 2240
DRAWN BY: JB
CHECKED BY: JTC
SHEET NO:

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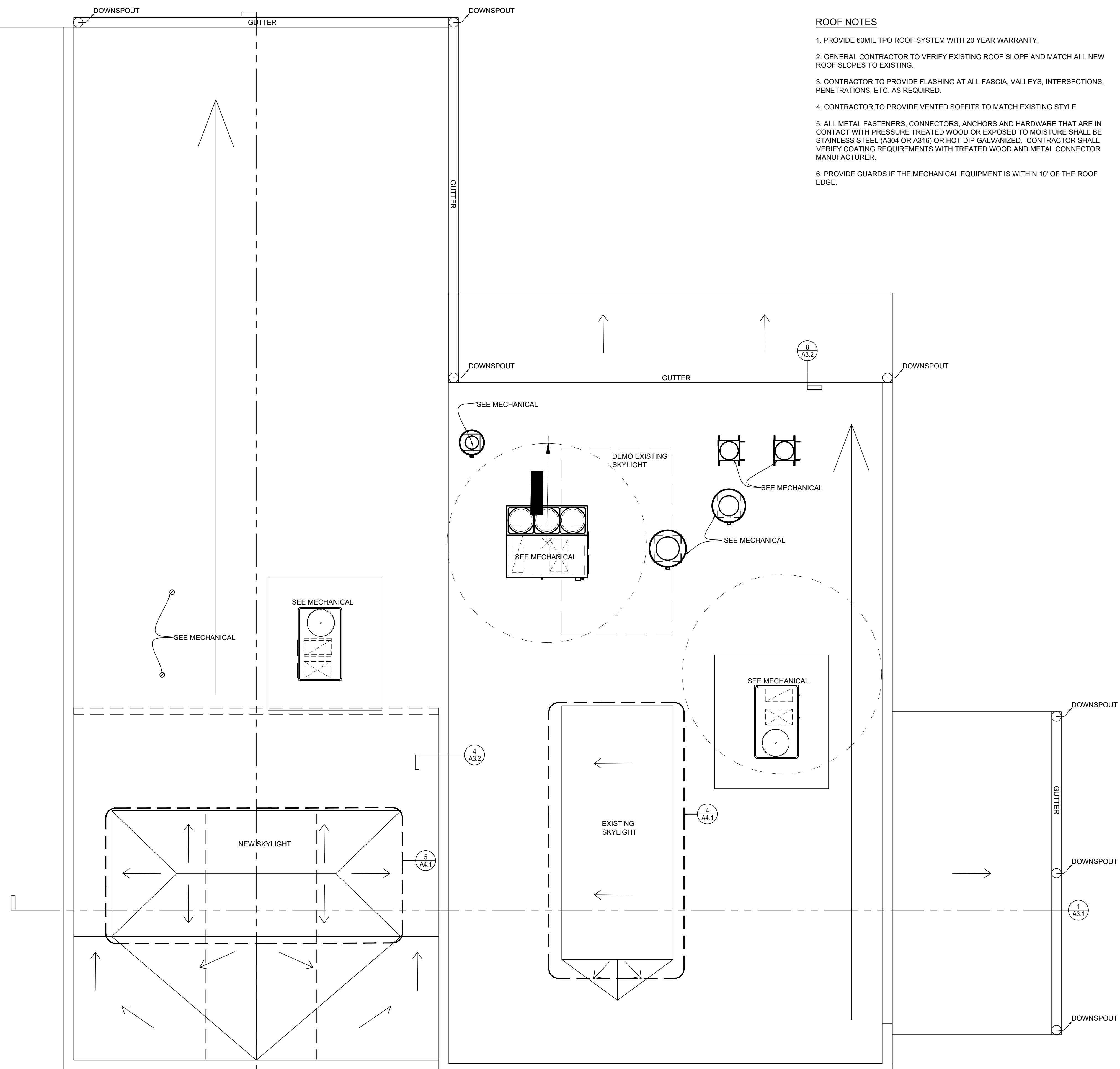
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2 FLASHING DETAIL
A1.3

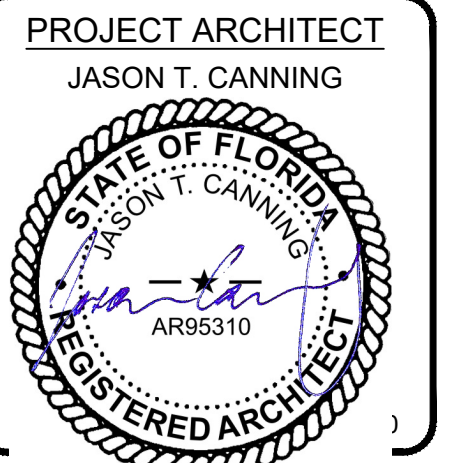
ROOF NOTES

1. PROVIDE 60MIL TPO ROOF SYSTEM WITH 20 YEAR WARRANTY.
2. GENERAL CONTRACTOR TO VERIFY EXISTING ROOF SLOPE AND MATCH ALL NEW ROOF SLOPES TO EXISTING.
3. CONTRACTOR TO PROVIDE FLASHING AT ALL FASCIA, VALLEYS, INTERSECTIONS, PENETRATIONS, ETC. AS REQUIRED.
4. CONTRACTOR TO PROVIDE VENTED SOFFITS TO MATCH EXISTING STYLE.
5. ALL METAL FASTENERS, CONNECTORS, ANCHORS AND HARDWARE THAT ARE IN CONTACT WITH PRESSURE TREATED WOOD OR EXPOSED TO MOISTURE SHALL BE STAINLESS STEEL (A304 OR A316) OR HOT-DIP GALVANIZED. CONTRACTOR SHALL VERIFY COATING REQUIREMENTS WITH TREATED WOOD AND METAL CONNECTOR MANUFACTURER.
6. PROVIDE GUARDS IF THE MECHANICAL EQUIPMENT IS WITHIN 10' OF THE ROOF EDGE.



ROOF PLAN
SCALE: 3/16" = 1'-0"
SCALE: 3/16" = 1'-0"
0 4' 8' 16'

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THE ROOST
2220 OAK ST
JACKSONVILLE, FLORIDA 32204
ROOF PLAN

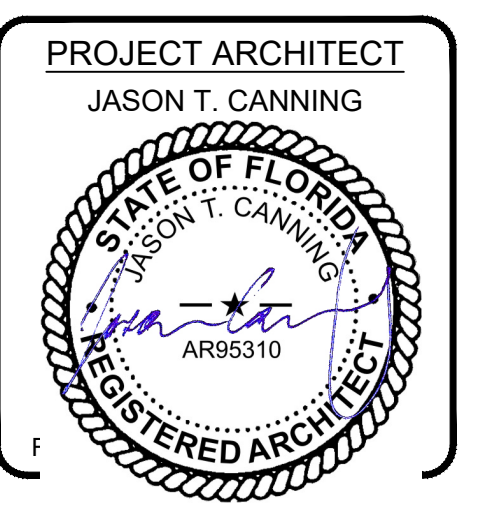
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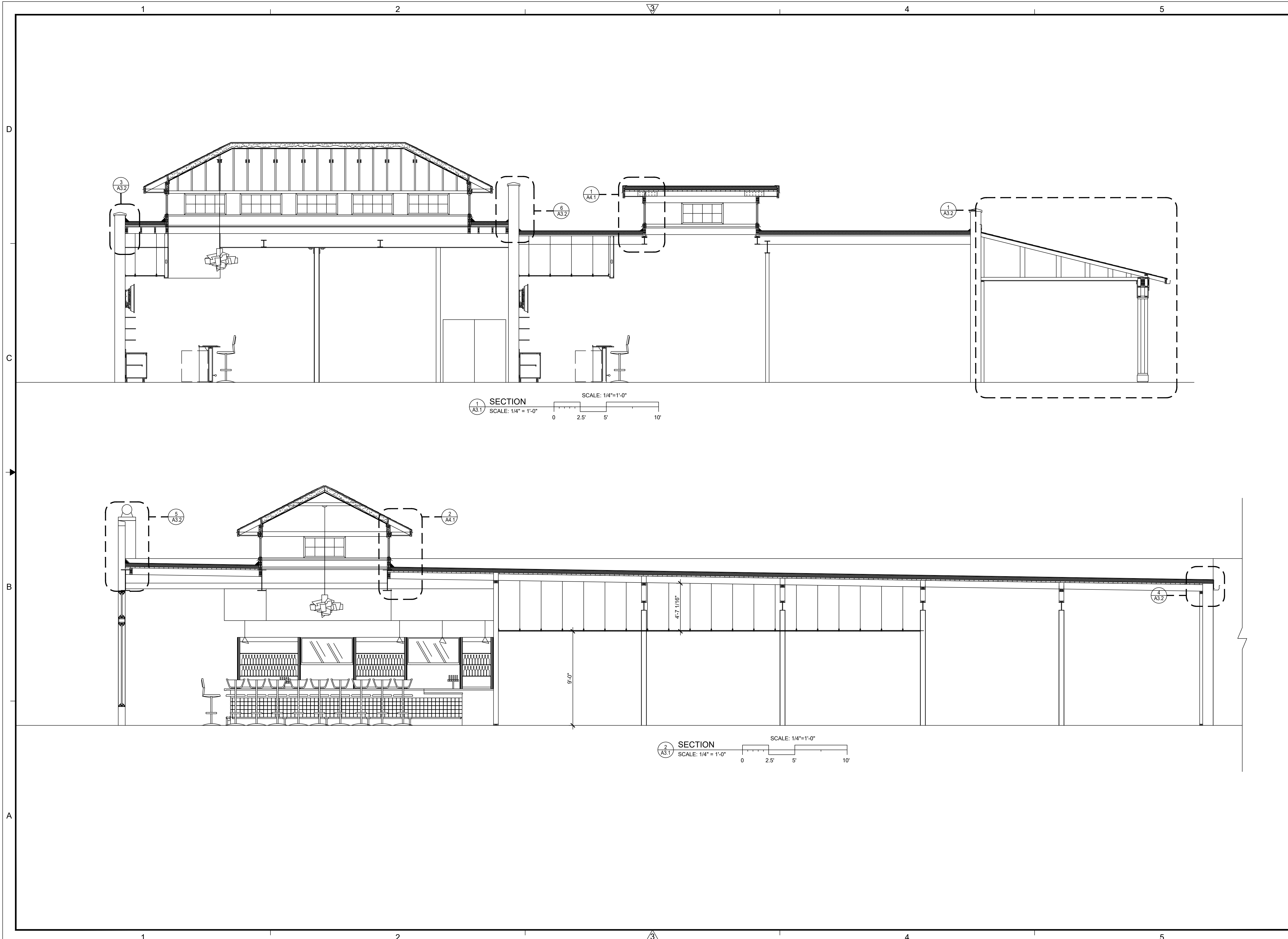
INTERIOR RENOVATIONS FOR
THE ROOST
 2220 OAK ST
 JACKSONVILLE, FLORIDA 32204

ELEVATIONS

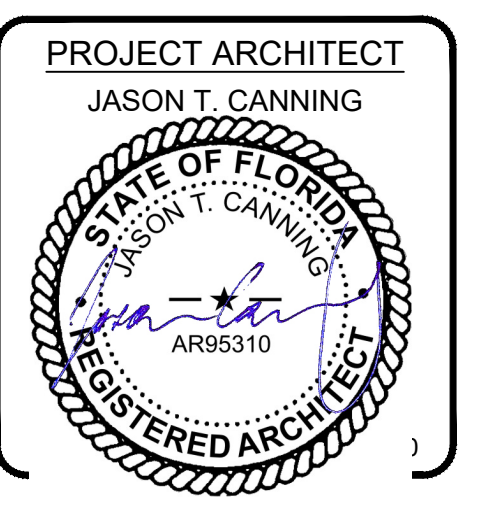
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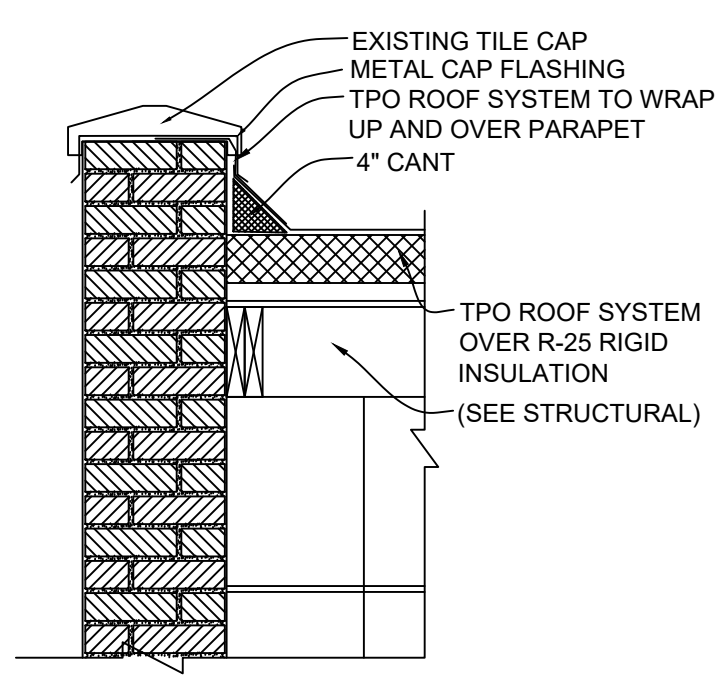
INTERIOR RENOVATIONS FOR
THE ROOST
 2220 OAK ST
 JACKSONVILLE, FLORIDA 32204

SECTIONS

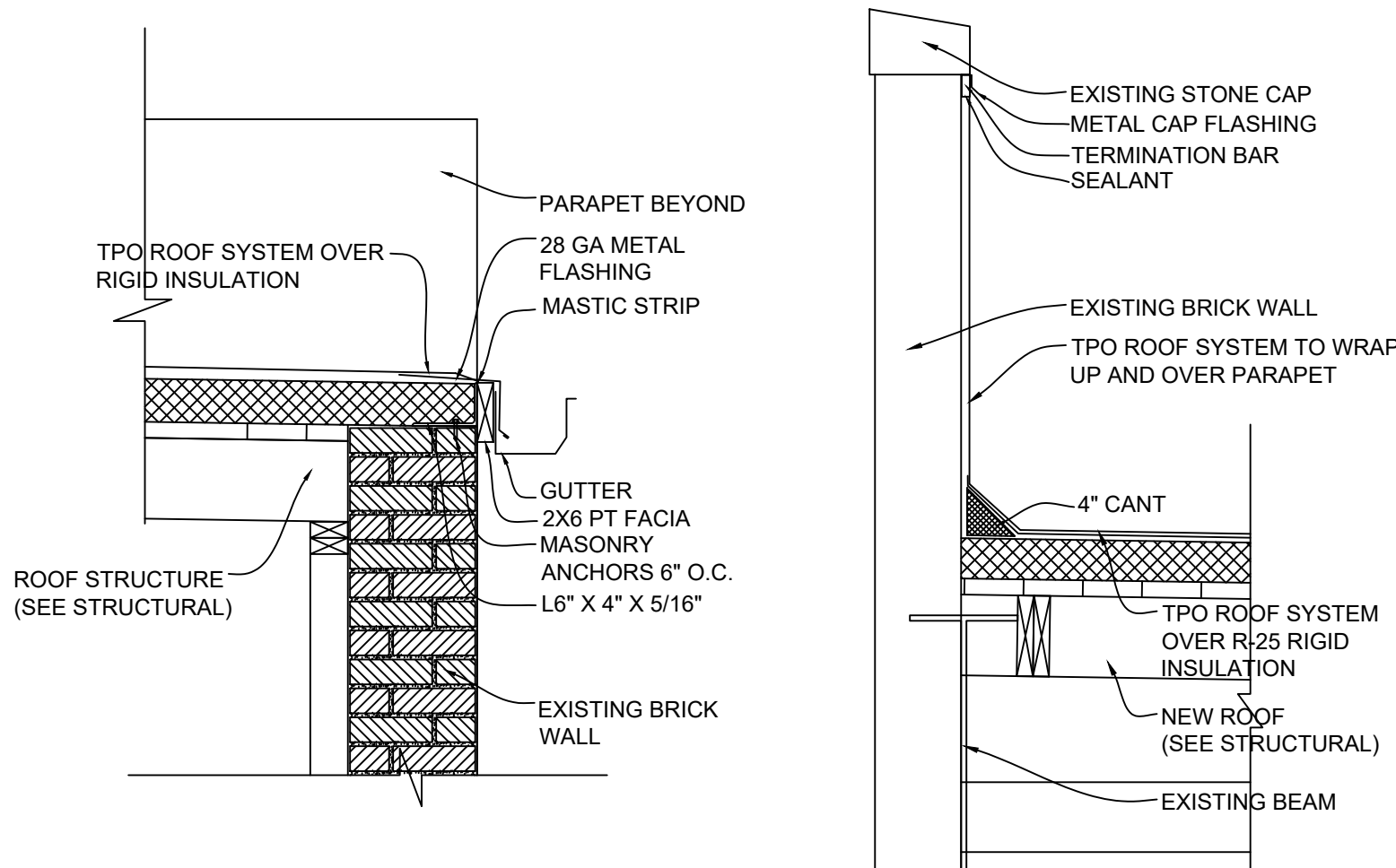
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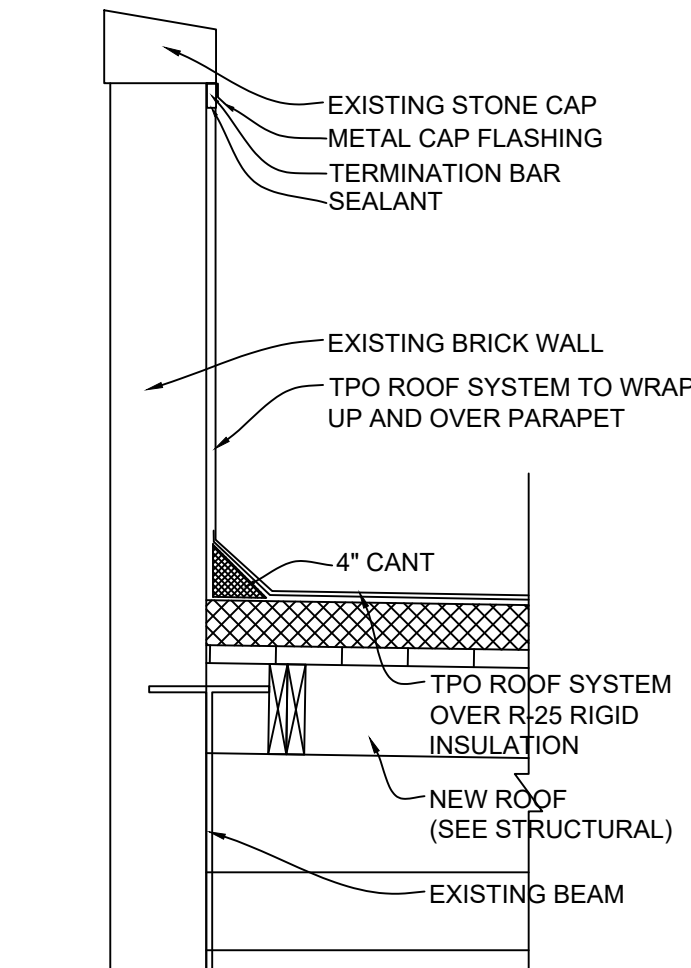
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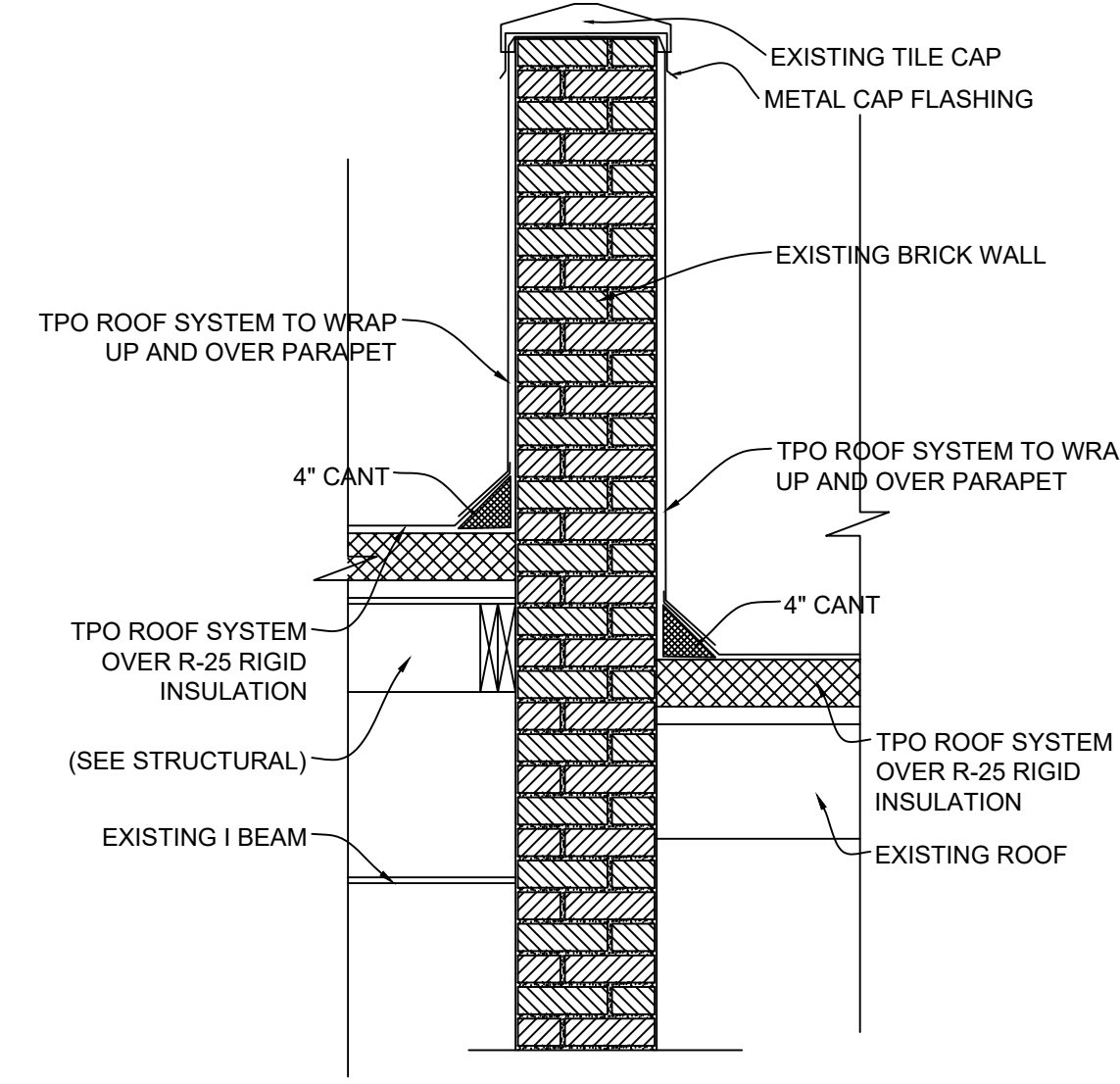
3 ROOF DETAIL
 A3.2 SCALE: 3/4" = 1'-0"
 SCALE: 3/4" = 1'-0"



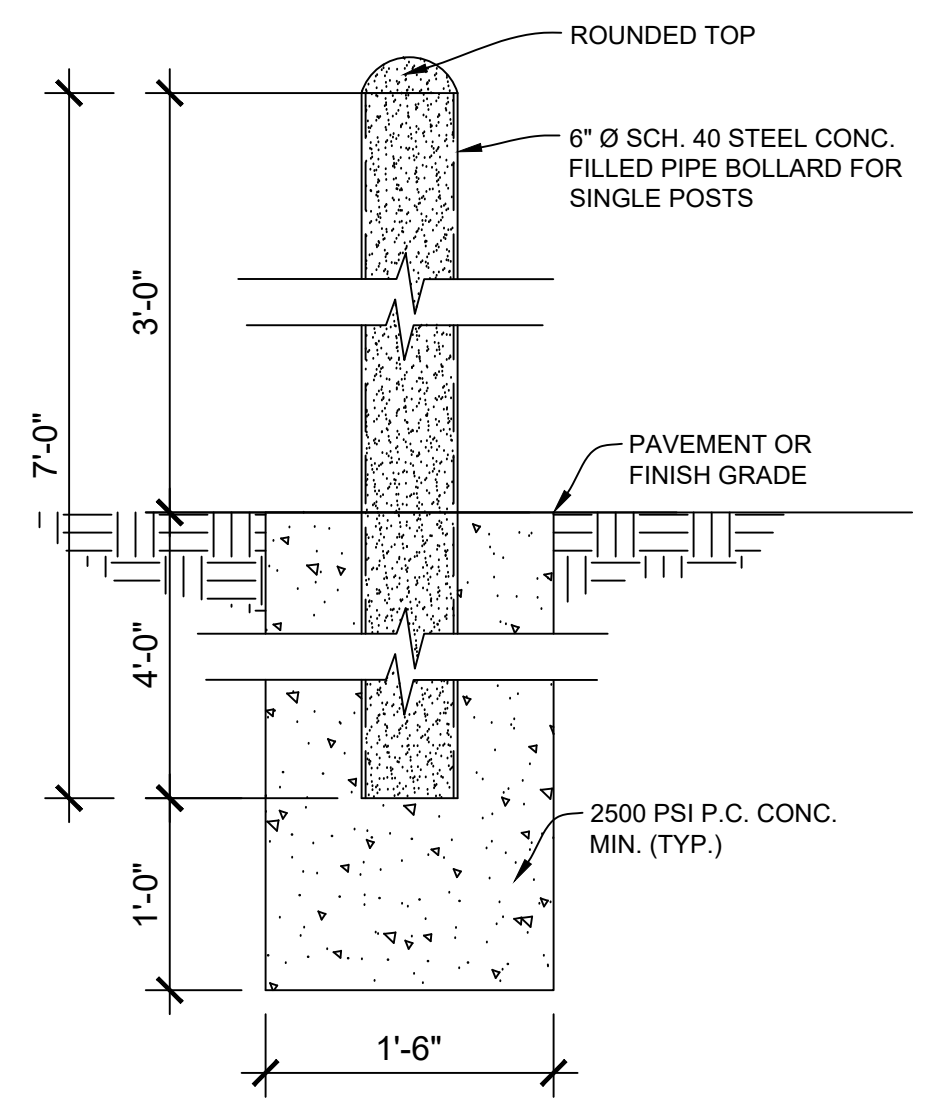
4 ROOF DETAIL
 A3.2 SCALE: 3/4" = 1'-0"
 SCALE: 3/4" = 1'-0"



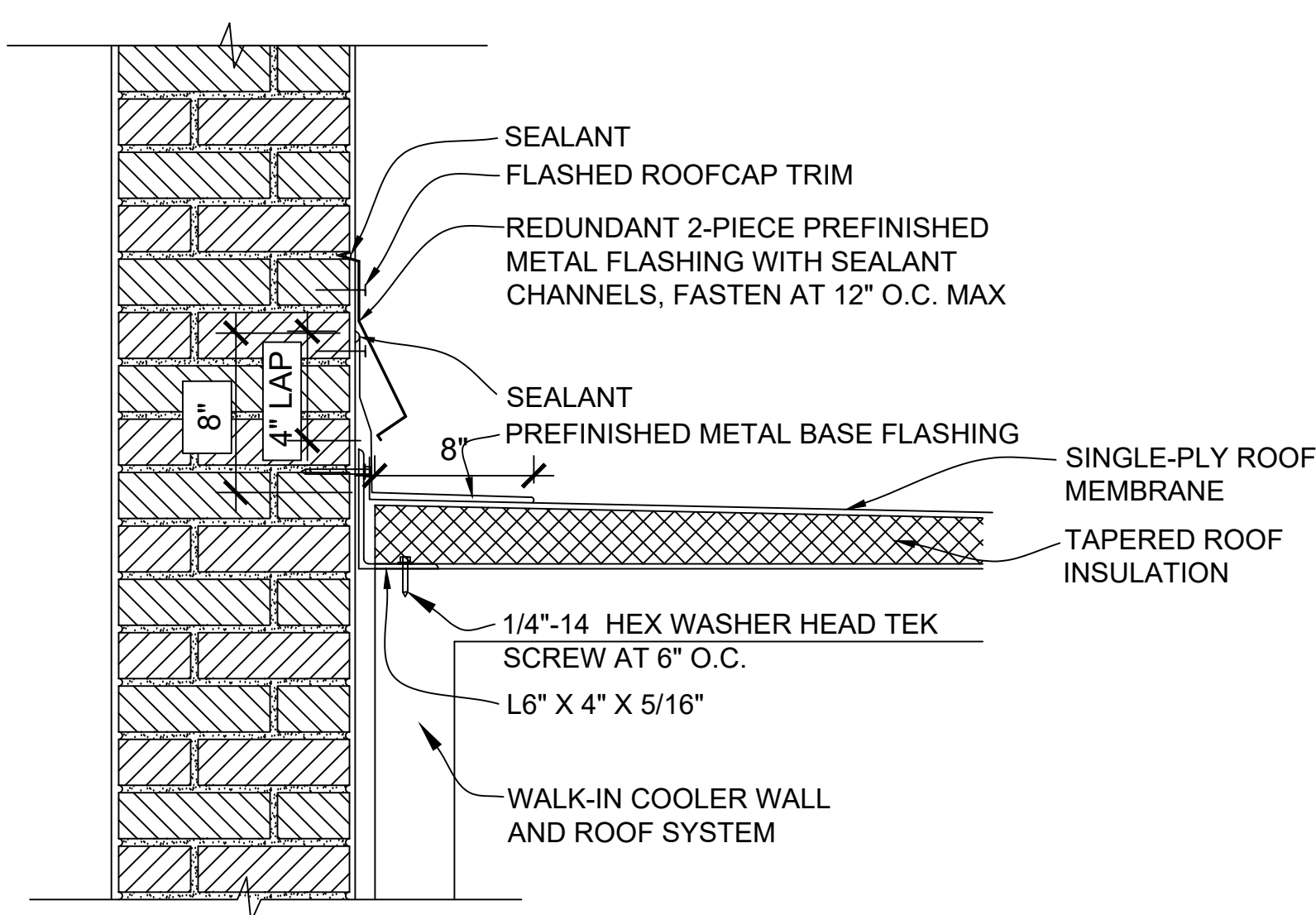
5 ROOF DETAIL
 A3.2 SCALE: 3/4" = 1'-0"
 SCALE: 3/4" = 1'-0"



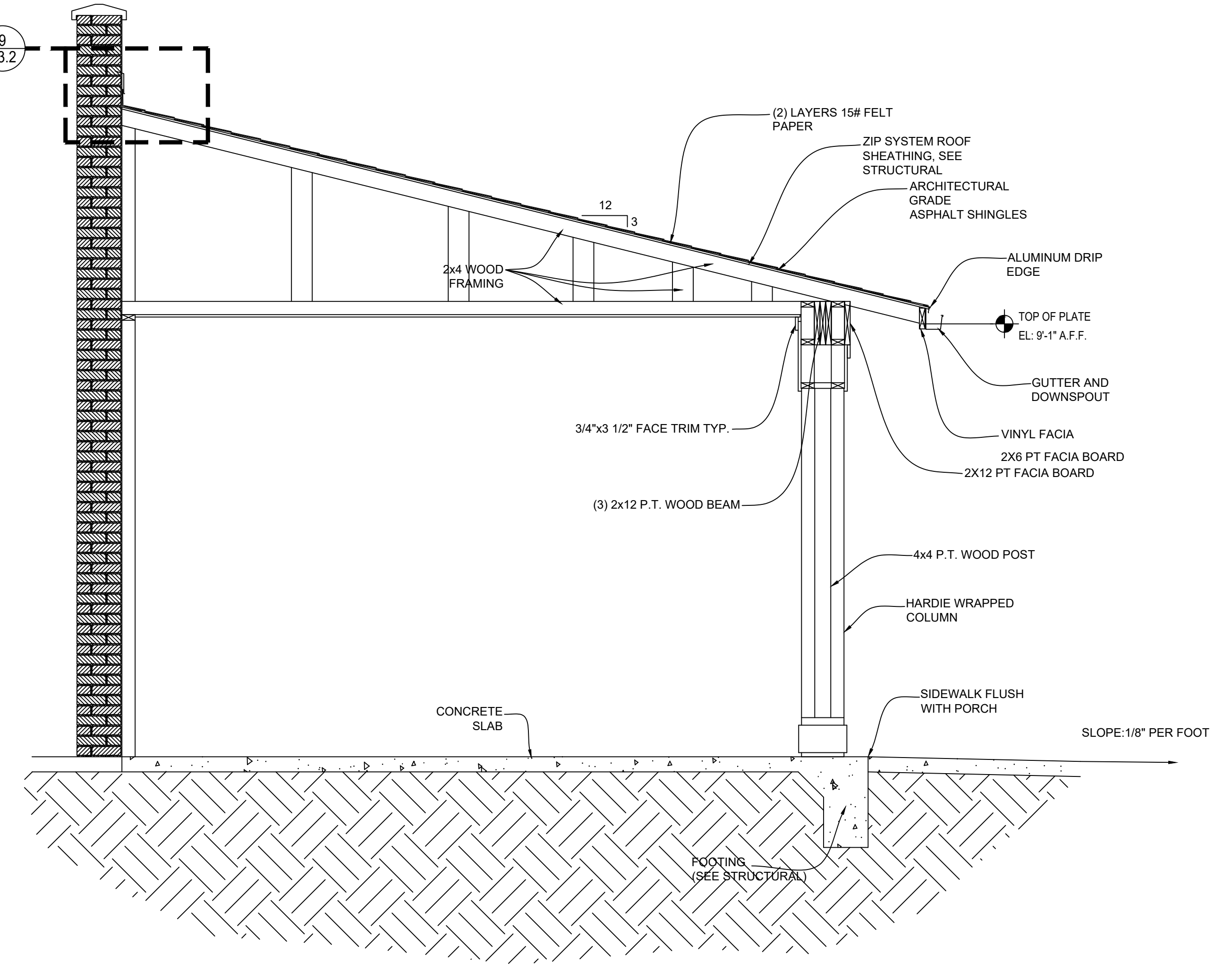
6 ROOF DETAIL
 A3.2 SCALE: 3/4" = 1'-0"
 SCALE: 3/4" = 1'-0"



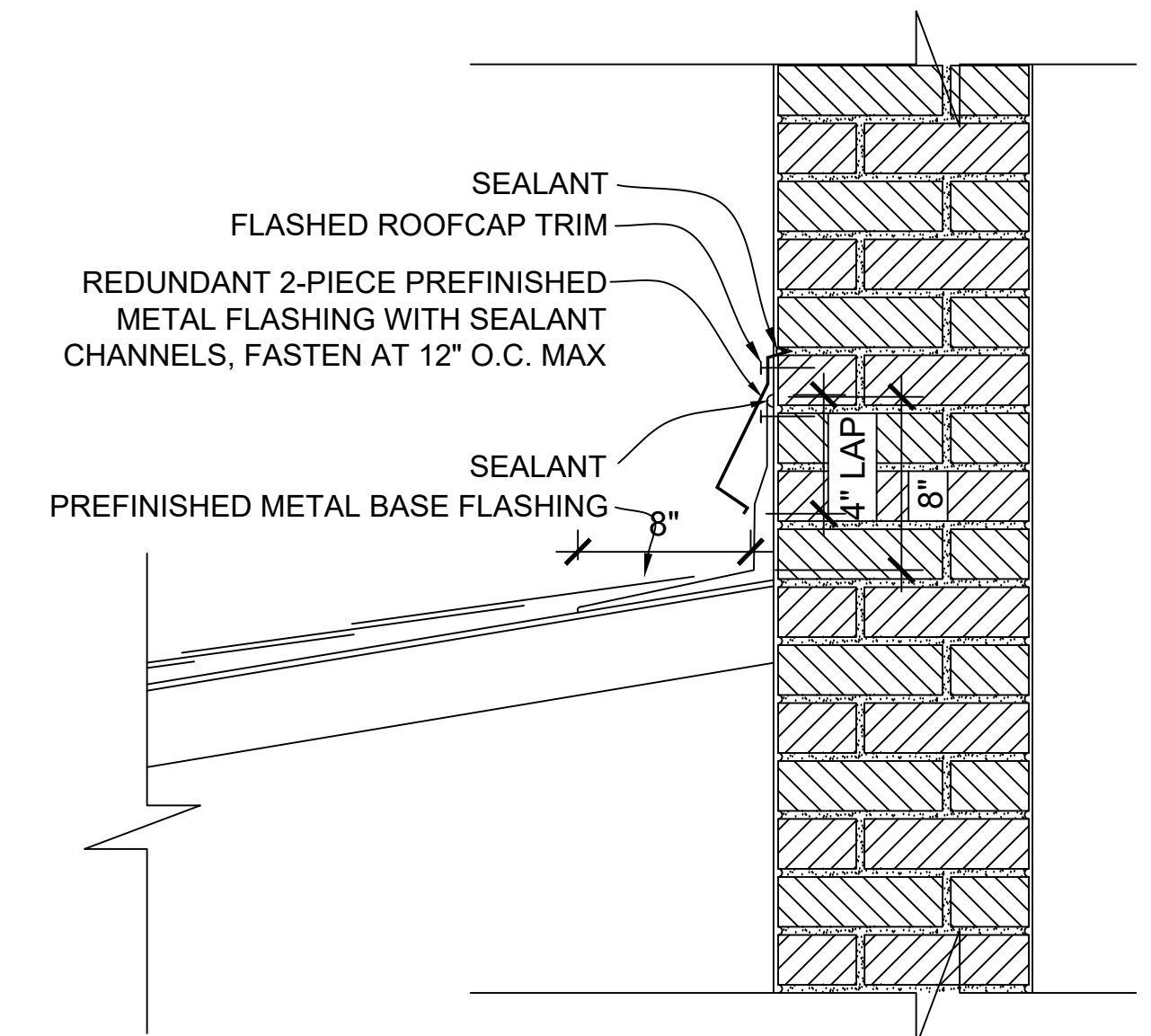
7 EXTERIOR BOLLARD DETAIL
 A3.2 1" = 1'-0"



8 WALL SECTION
 A3.2 1-1/2" = 1'-0"

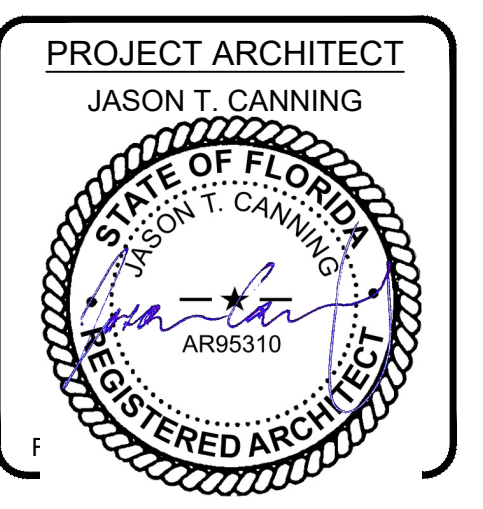


1 SECTION
 A3.2 SCALE: 1/2" = 1'-0"
 SCALE: 1/2" = 1'-0"



9 FLASHING DETAIL
 A3.2 1-1/2" = 1'-0"

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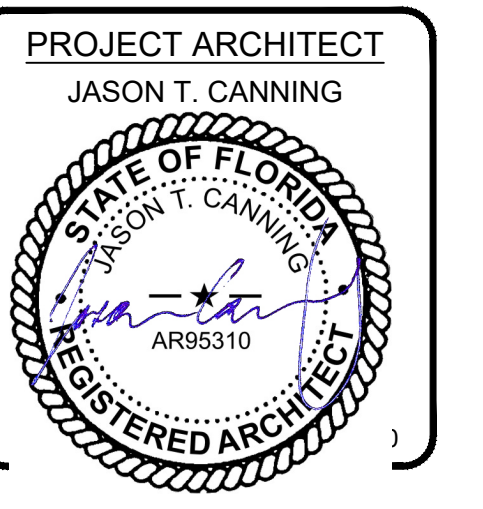
**SECTIONS
 DETAILS**

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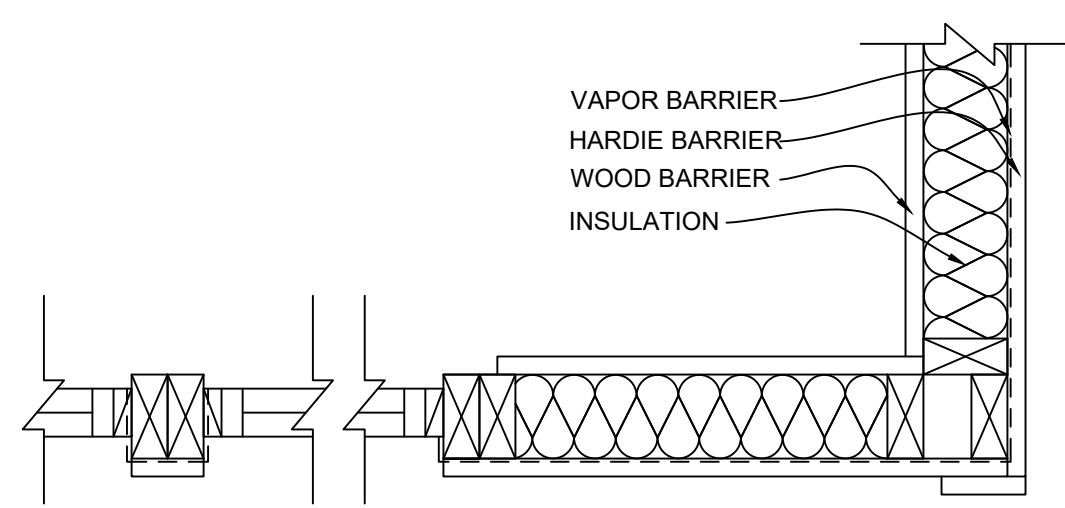
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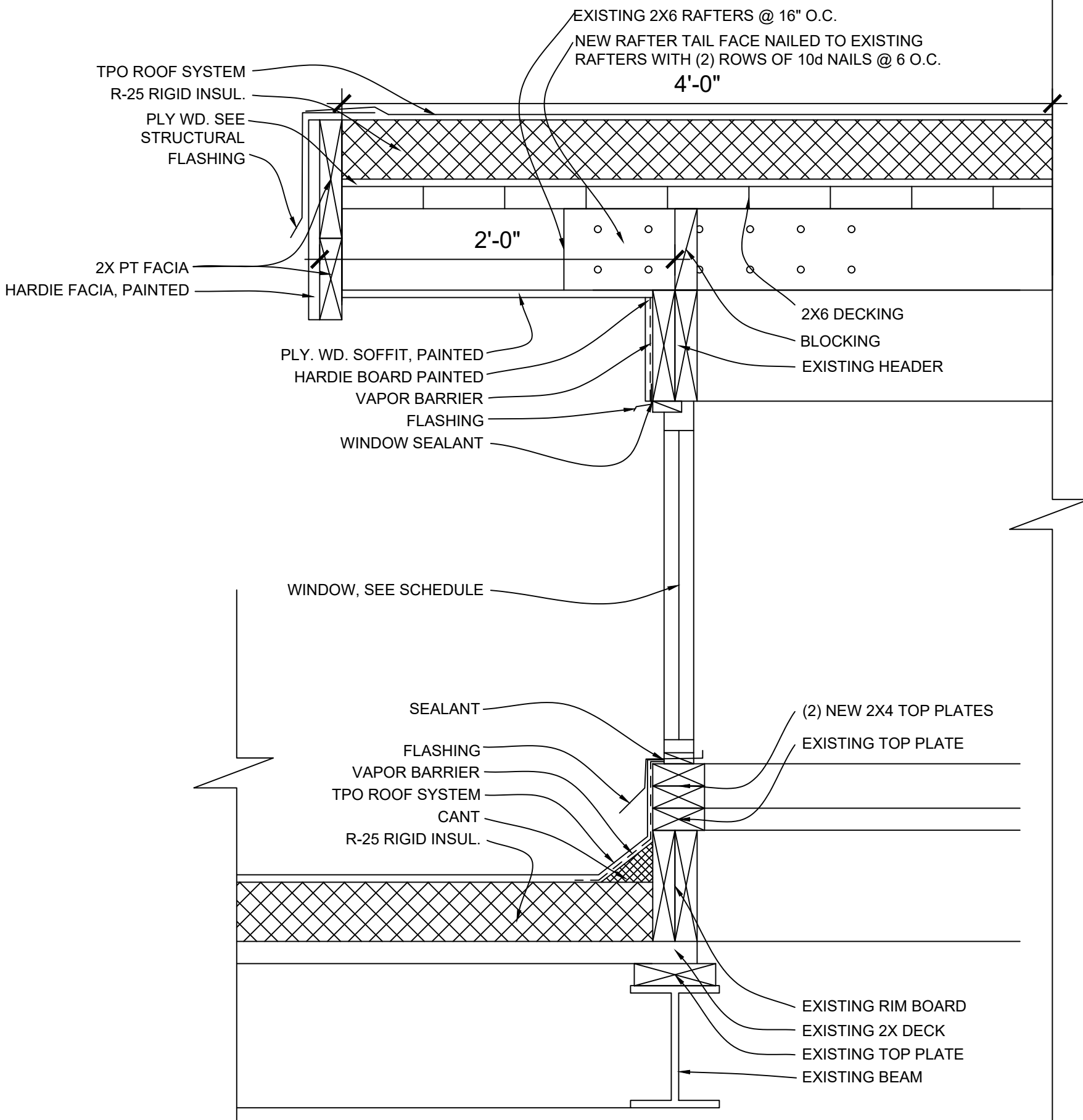
WINDOW SCHEDULE DETAILS

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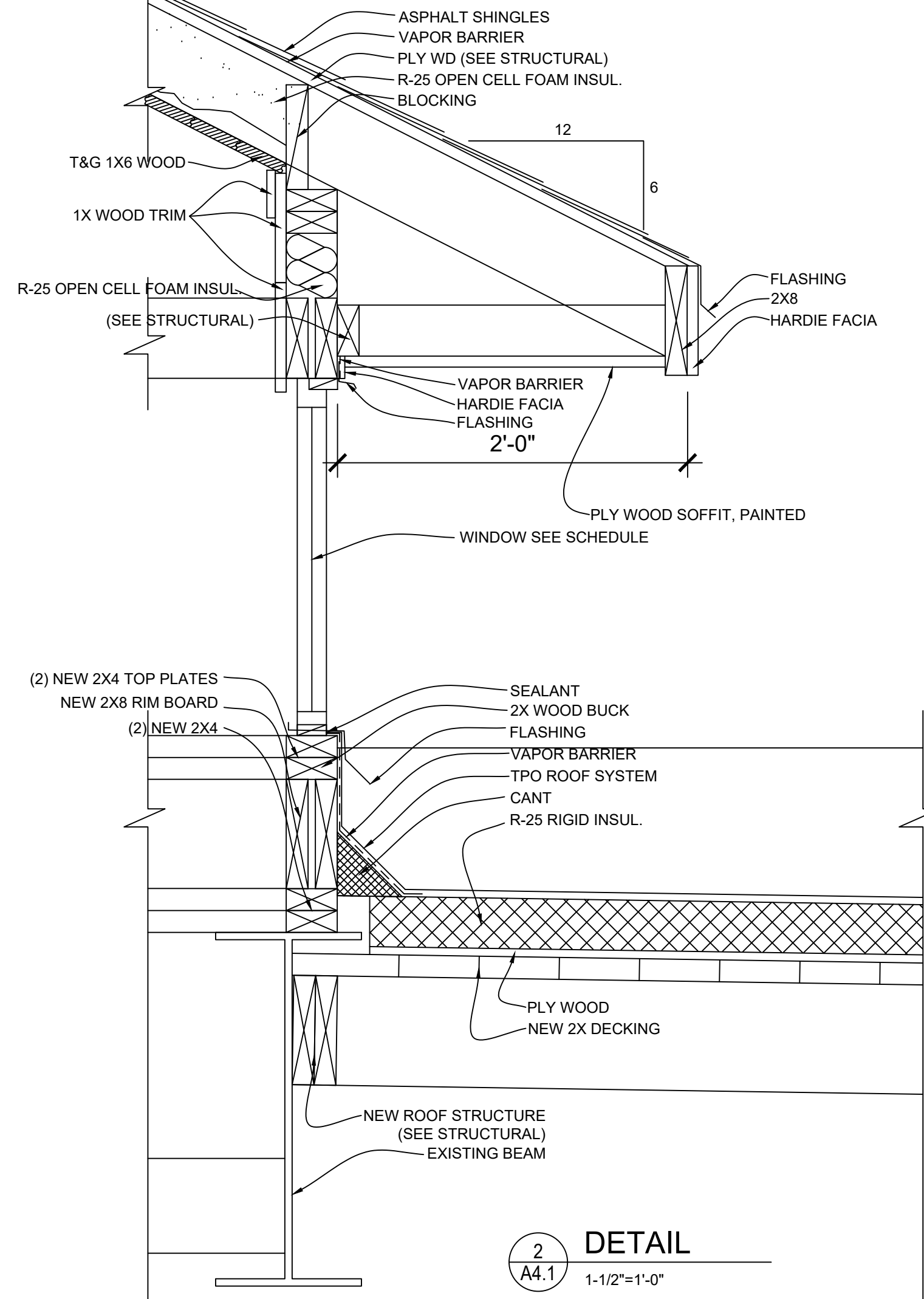
A4.1
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3 WINDOW PLAN / JAMB
 1-1/2"=1'-0"



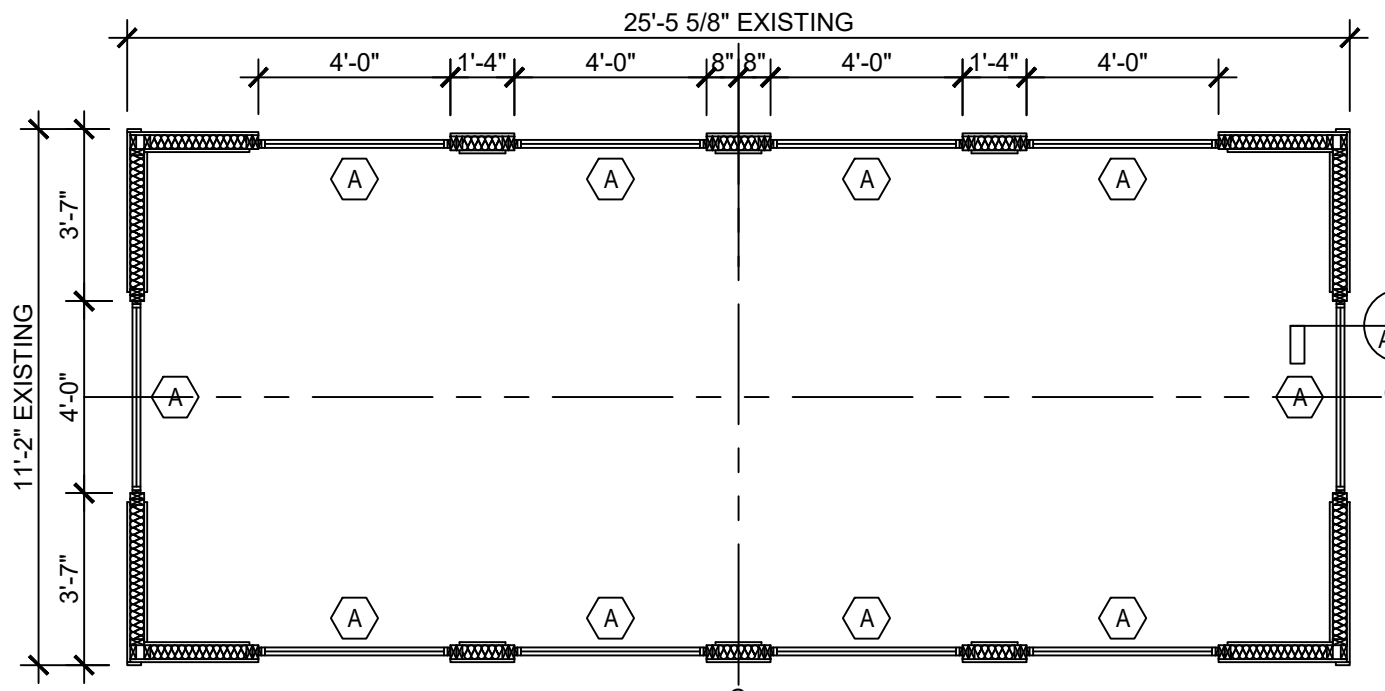
1 DETAIL
 1-1/2"=1'-0"



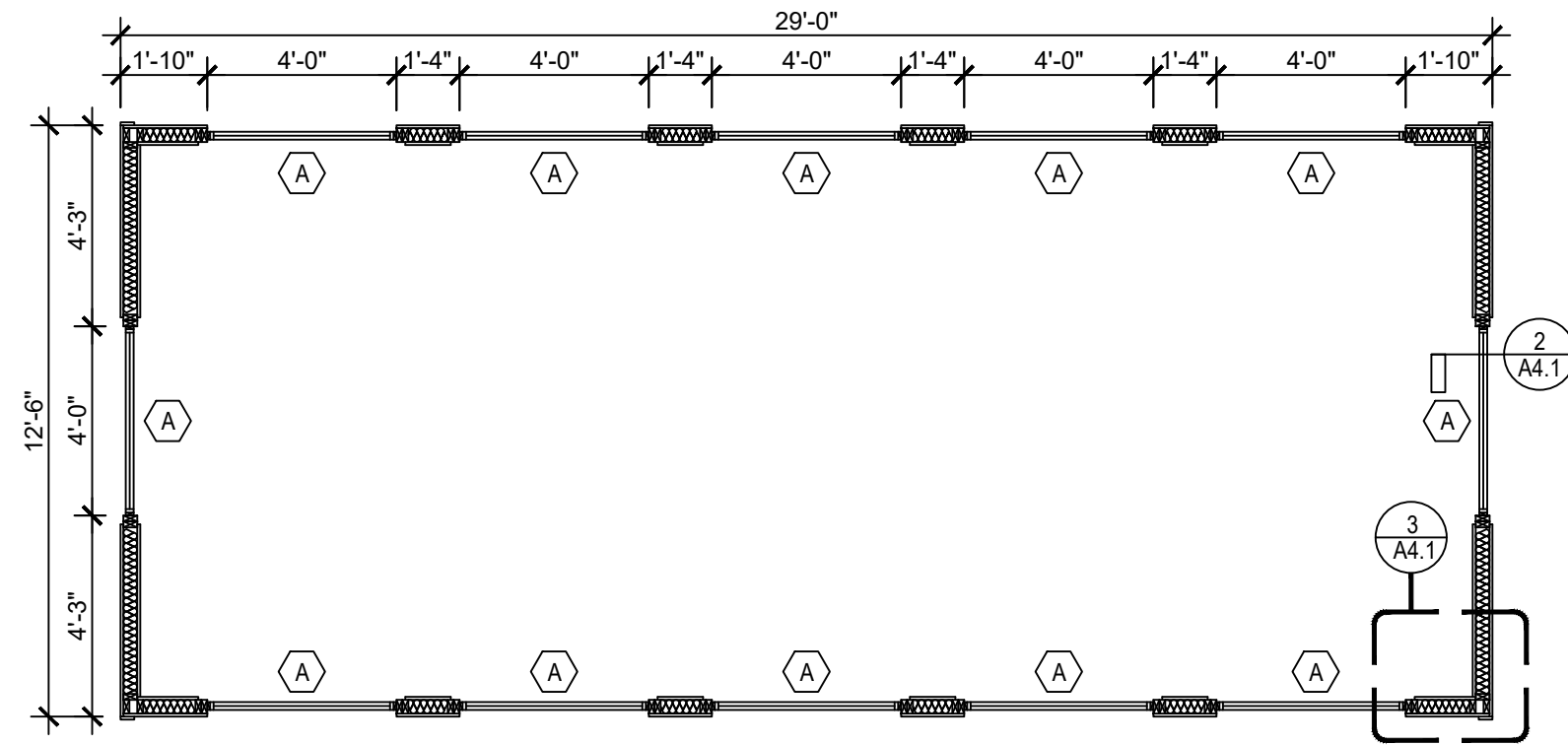
2 DETAIL
 1-1/2"=1'-0"

WINDOW SCHEDULE						
MARK	SIZE (R.O.)	SILL (R.O.)	QTY	MATERIAL	TYPE	FRAME
(A)	2'-0"X4'-0"	4'-0"	30	VINYL	FIXED	FLANGED

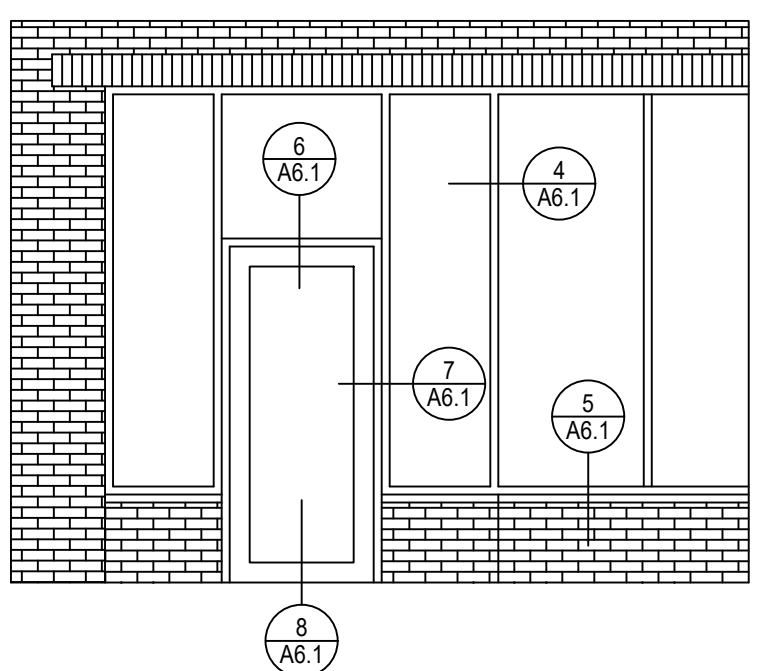
- CONTRACTOR/INSTALLER SHALL VERIFY ACTUAL WINDOW SIZE WITH MANUFACTURERS REQUIREMENTS.
- PROVIDE TEMPERED SAFETY GLAZING AS REQUIRED.
- REF. PLANS AND SECTIONS FOR ROUGH FRAME SILL HEIGHT.
- PROVIDE MOCK-UP ASSEMBLY ON SITE FOR APPROVAL OF INSULATION INCLUDING ALL MATERIAL AND WEATHERPROOFING DETAILS.
- INTERIOR WINDOW HEAD HEIGHT SHALL ALIGN WITH TOP OF ADJACENT DOOR.



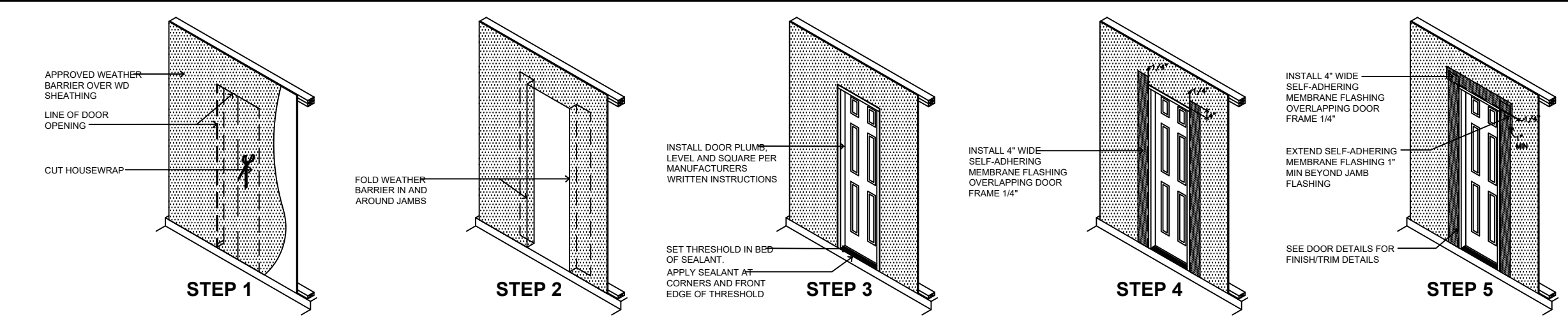
5 EXISTING SKYLIGHT PLAN
 SCALE: 1/4"=1'-0"



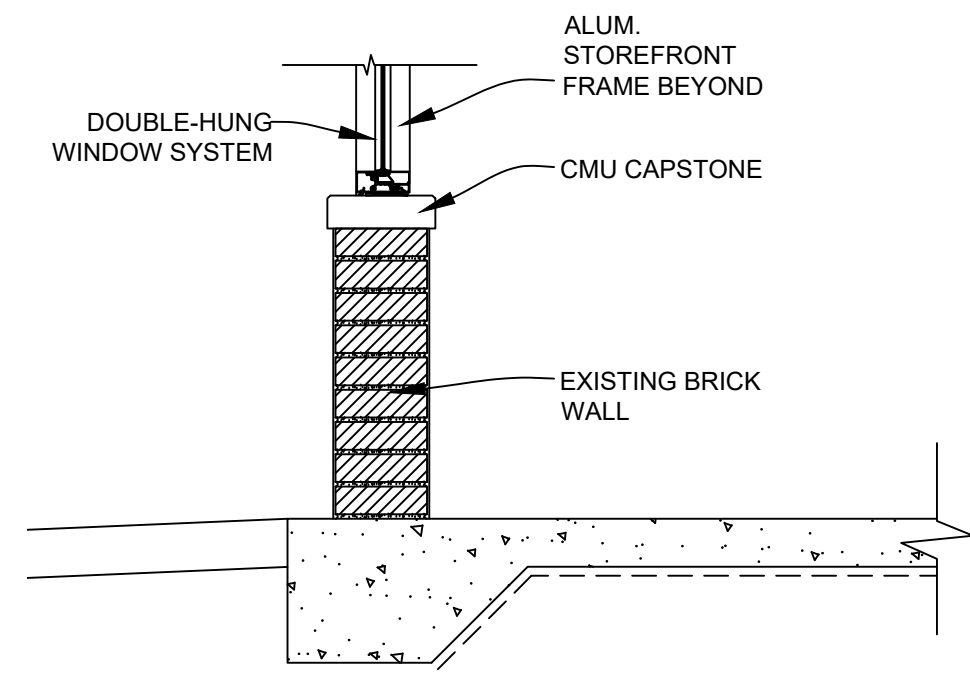
6 NEW SKYLIGHT PLAN
 SCALE: 1/4"=1'-0"



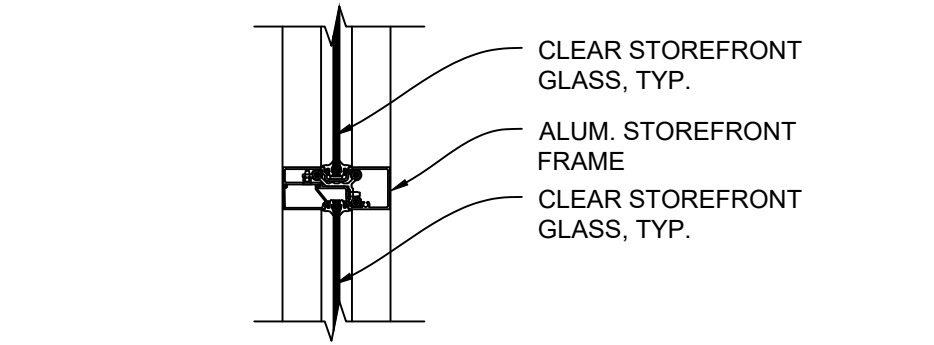
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



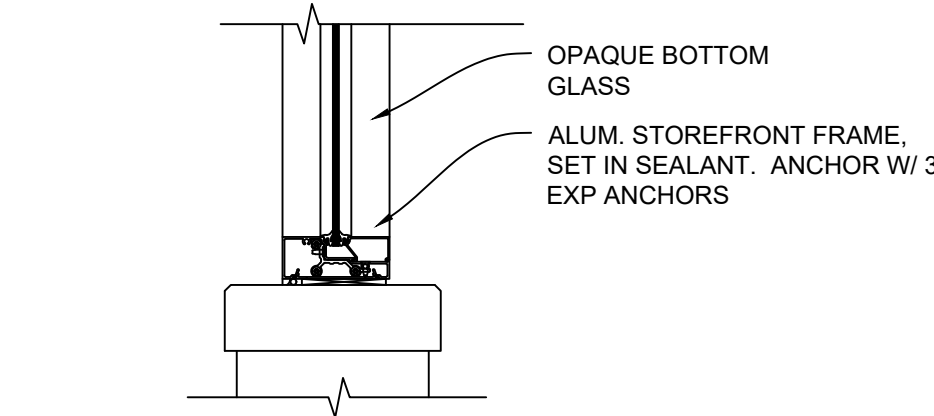
2 DOOR FLASHING DETAIL
SCALE: 1/4" = 1'-0"



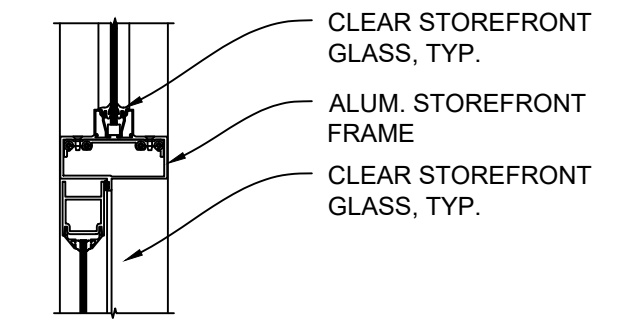
3 SECTION AT STOREFRONT
SCALE: 3/4" = 1'-0"



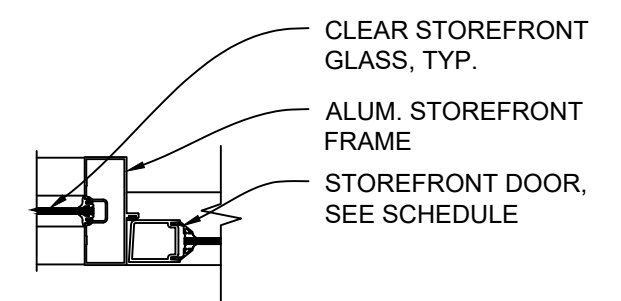
4 TYP. VERT./HORIZ. MULL
SCALE: 1-1/2" = 1'-0"



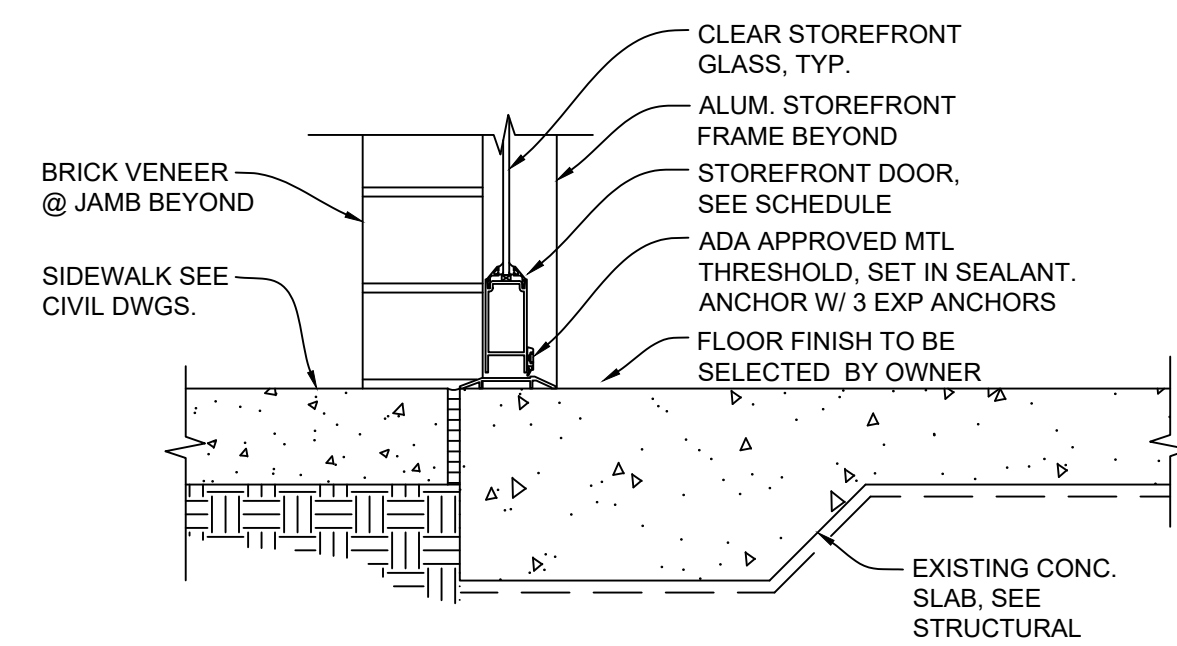
5 STOREFRONT THRESHOLD
SCALE: 1-1/2" = 1'-0"



6 DOOR HEAD
SCALE: 1-1/2" = 1'-0"



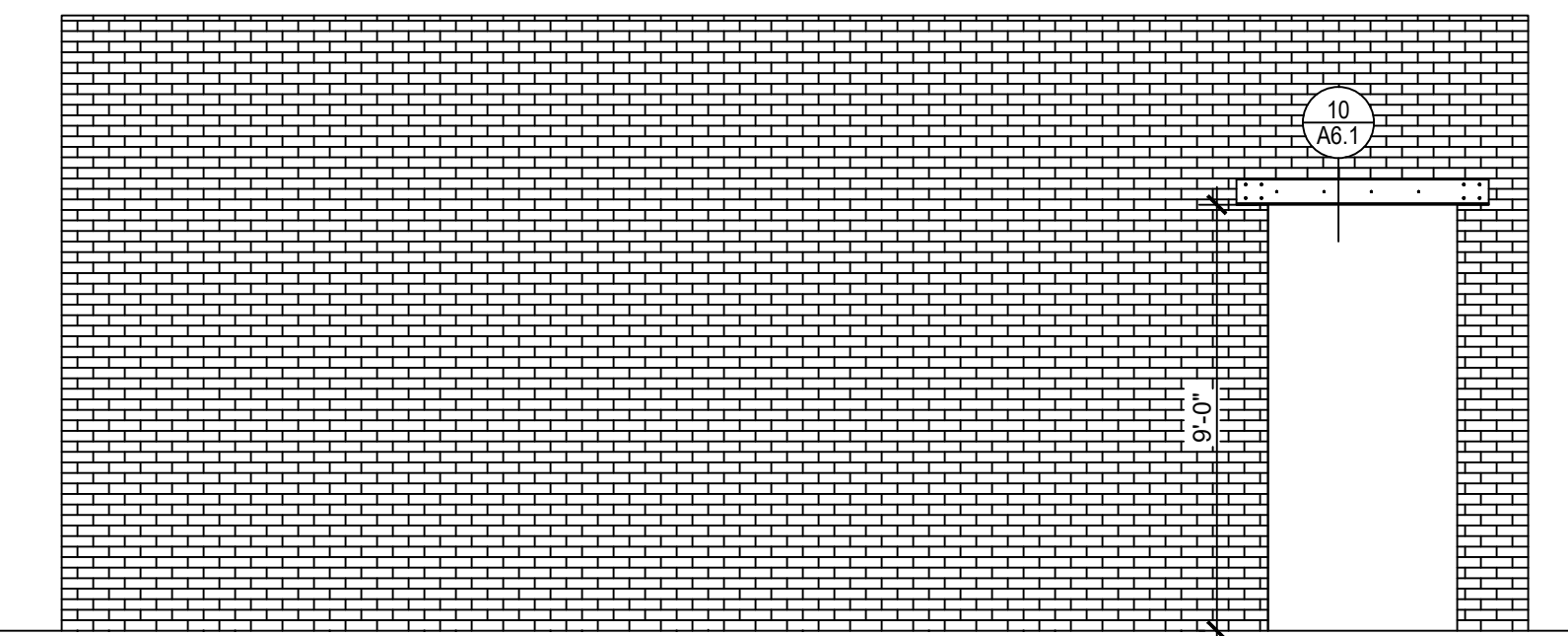
7 DOOR JAMB
SCALE: 1-1/2" = 1'-0"



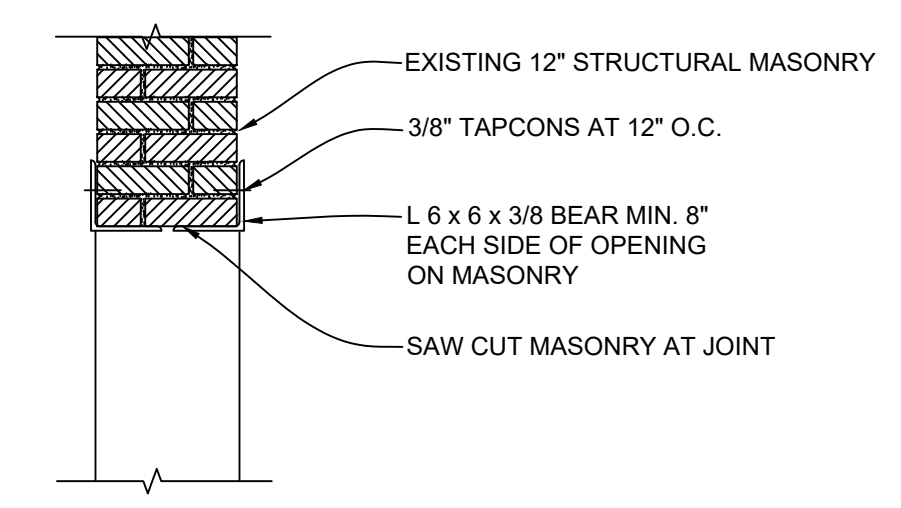
8 DOOR THRESHOLD
SCALE: 1-1/2" = 1'-0"

DOOR SCHEDULE			
DOOR NO.	SIZE	MATERIAL	REMARKS
101A	3'X6'-8"	ALUMI/GLASS	EXISTING
101B	3'X6'-8"	ALUMI/GLASS	EXISTING, PERMANENTLY LOCKED
101C	NOT USED	-	-
101E	NOT USED	-	-
101F	NOT USED	-	-
103	3'X6'-8"	WOOD	NEW, PUSH & PULL, MTL JAMB
104	3'X6'-8"	WOOD	NEW, PUSH & PULL, MTL JAMB
106	2X 3'X6'-8"	ALUMINIUM	NEW, DOUBLE SWINGING TRAFFIC DOORS
109	4'X6'-8"	METAL	NEW, STANDARD EQUIPMENT, LOCK
109A	NOT USED	-	-
109B	NOT USED	-	-
110	3'X6'-8"	WOOD	NEW, STANDARD EQUIPMENT, LOCK
112	3'X6'-8"	METAL	FREEZER DOOR (SEE EQUIPMENT PLAN)
113	3'X6'-8"	METAL	COOLER DOOR (SEE EQUIPMENT PLAN)
114	NOT USED	-	-
116	NOT USED	-	-
117	NOT USED	-	-
118	3'X6'-8"	WOOD	NEW, PUSH & PULL, MTL JAMB
119	3'X6'-8"	WOOD	NEW, PUSH & PULL, MTL JAMB
120A	3'X6'-8"	ALUMI/GLASS	EXISTING
120B	3'X6'-8"	ALUMI/GLASS	EXISTING, PERMANENTLY LOCKED
120C	3'X6'-8"	ALUMI/GLASS	NEW, PROVIDE PANIC HARDWARE

NOTES:
 1. PROVIDE THUMB TURN LOCKS ON THE INTERIOR OF ALL EXTERIOR DOORS
 2. PROVIDE PANIC HARDWARE ON ALL EGRESS DOORS
 3. PROVIDE LEVER TYPE DOOR KNOB WITH PUSH BUTTON PRIVACY LOCK AT ALL SINGLE USE RESTROOMS, KITCHENS, STORAGE AREAS AND SIMILAR TYPE SPACES.
 LOCK SHALL BE ACCESSIBLE FROM THE OUTSIDE WITH AN OPENING DEVICE PROVIDED TO THE STAFF.
 DOOR SHALL BE ABLE TO BE OPENED FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE.

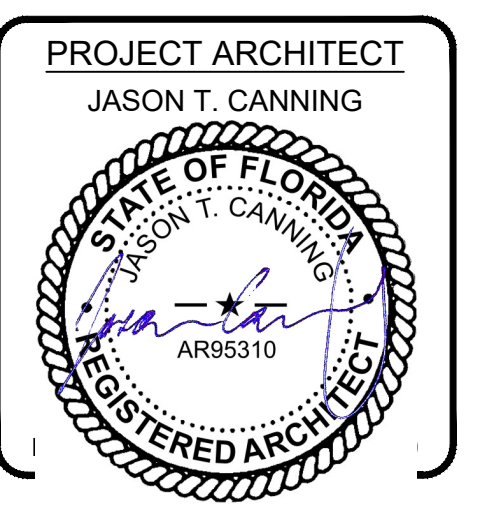


9 SLIDING DOOR ELEVATION
SCALE: 1/4" = 1'-0"



10 SECTION (SEE STRUCTURAL)
SCALE: 3/4" = 1'-0"

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INTERIOR RENOVATIONS FOR THE ROOST
 2220 OAK ST
 JACKSONVILLE, FLORIDA 32204
 DOOR SCHEDULE STOREFRONT DETAILS

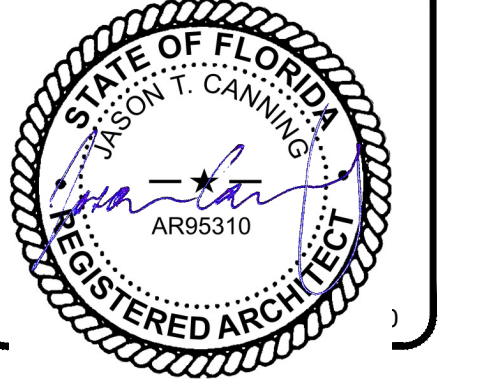
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PROJECT ARCHITECT
 JASON T. CANNING



PROJECT TEAM

ARCHITECT
 JASON T. CANNING
 904.647.8690

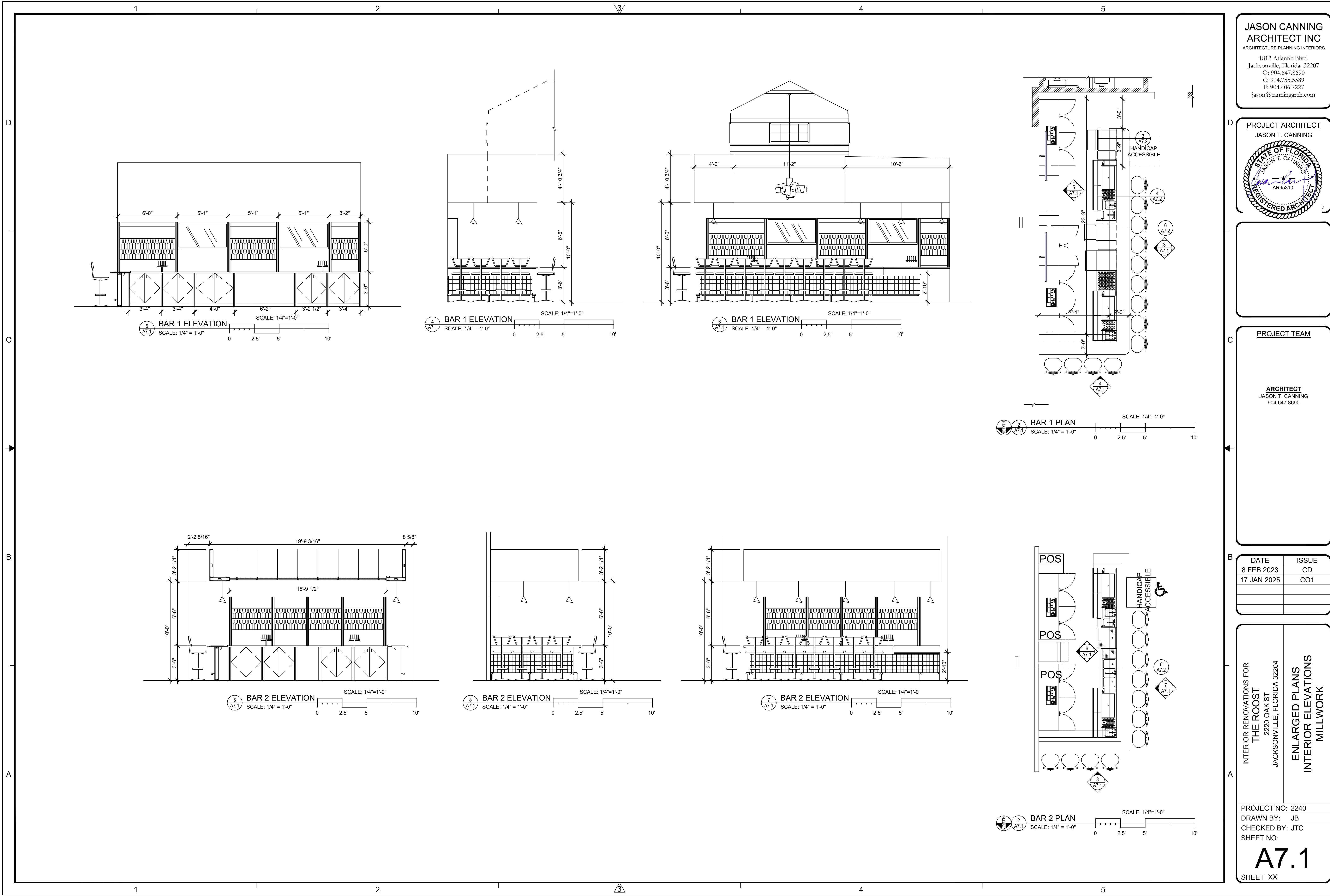
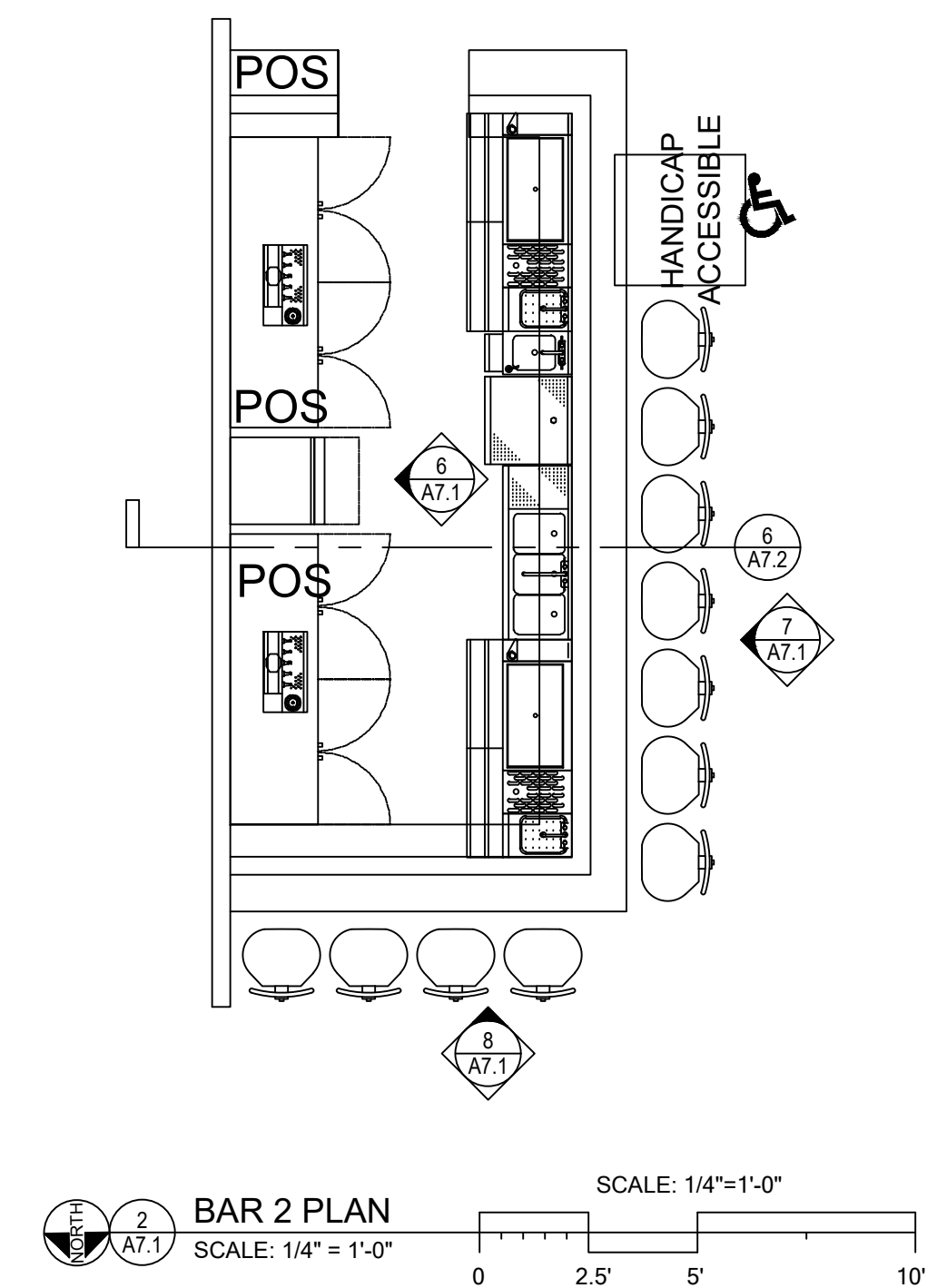
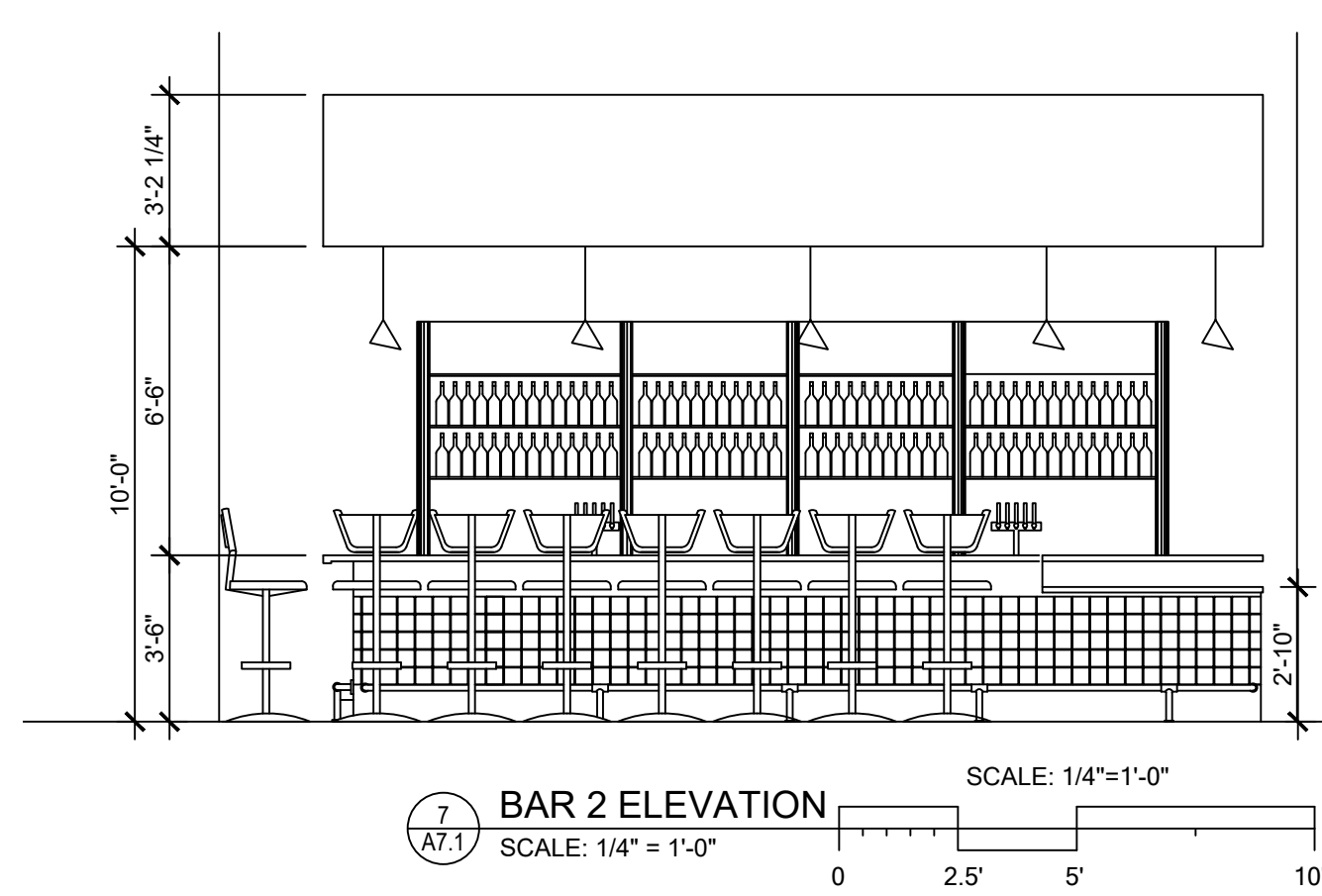
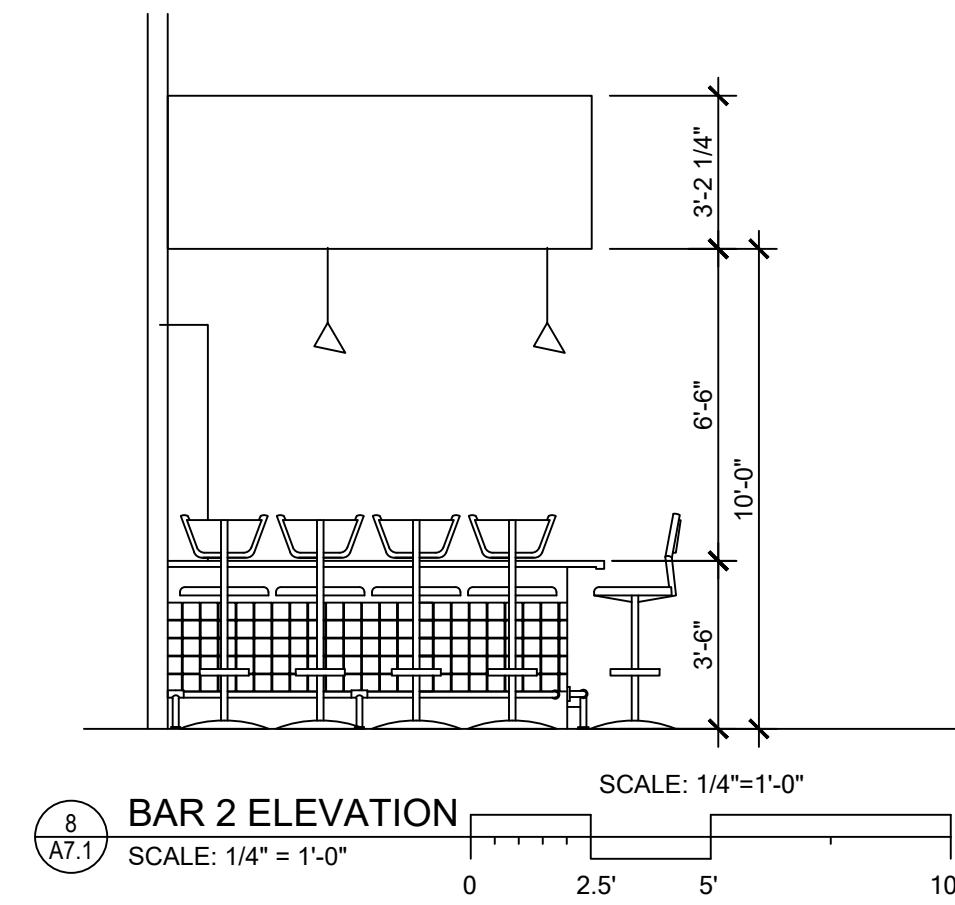
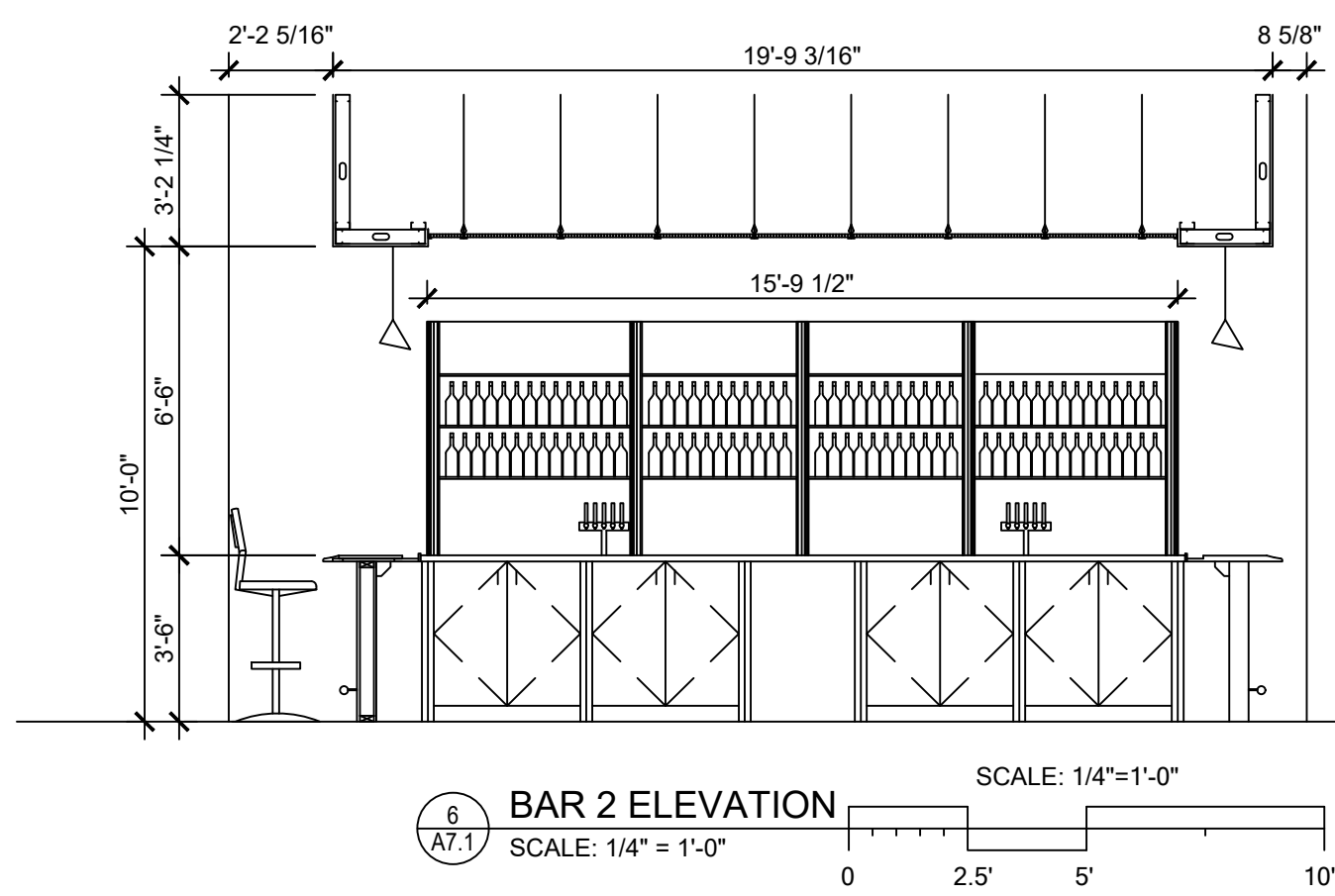
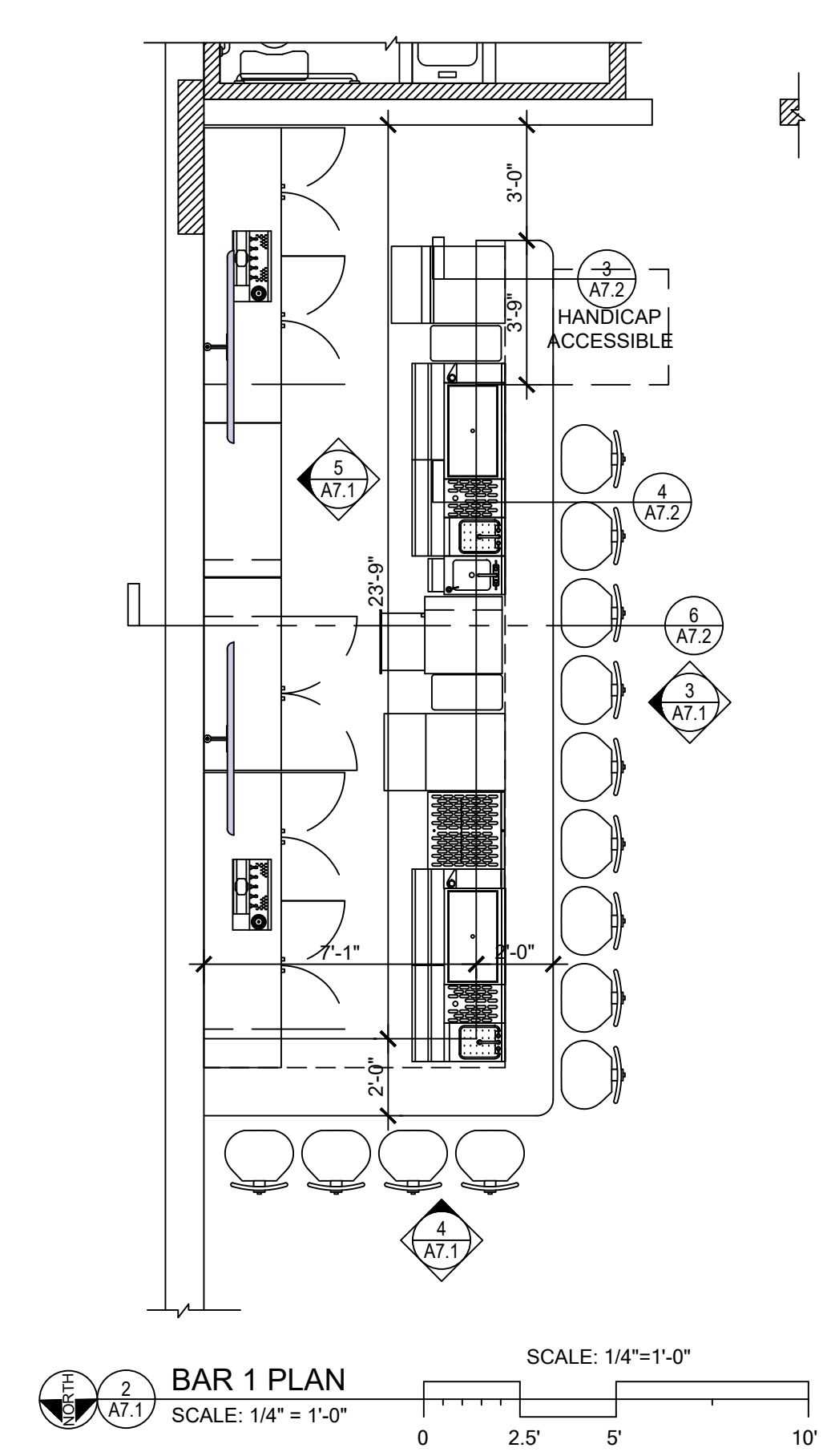
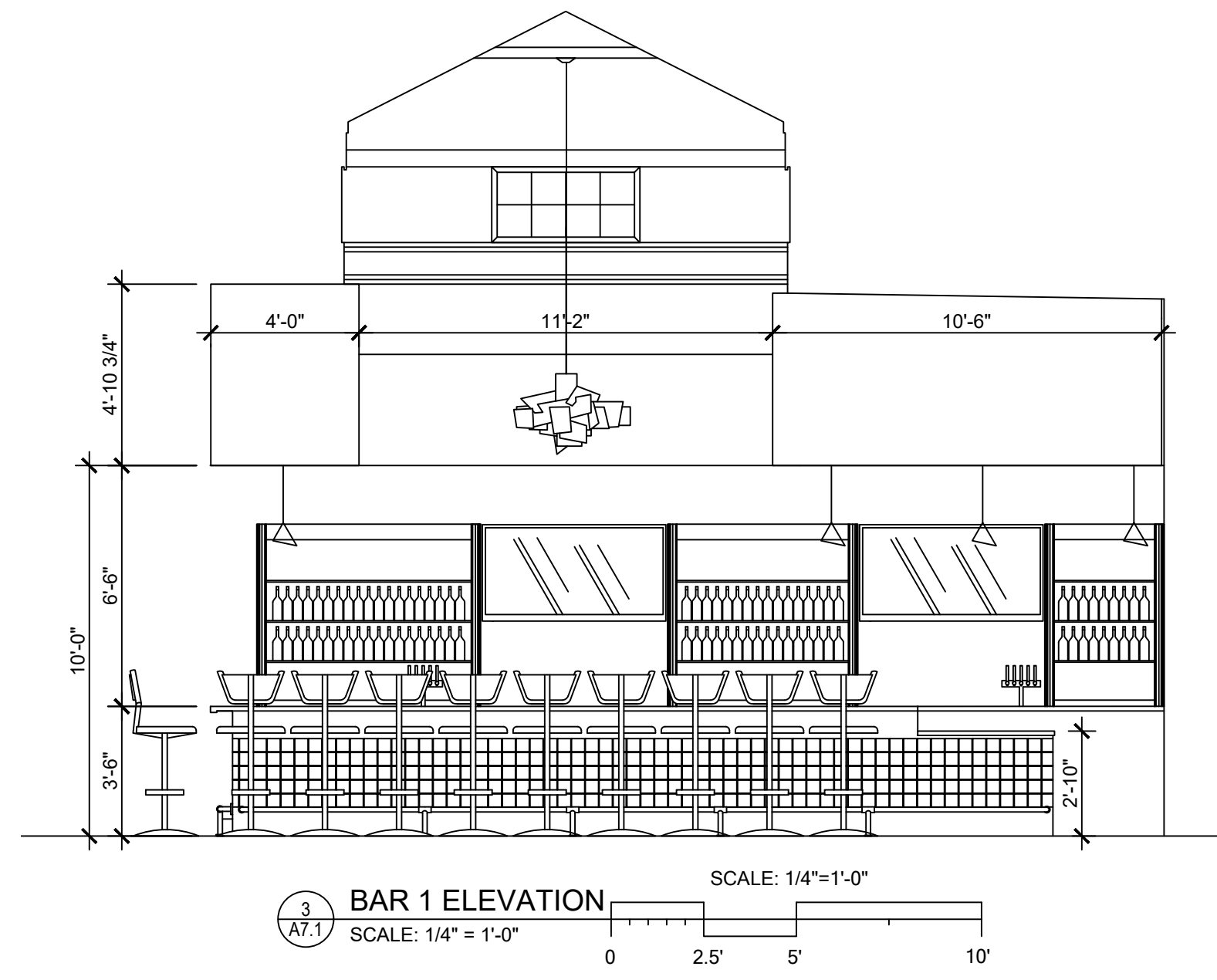
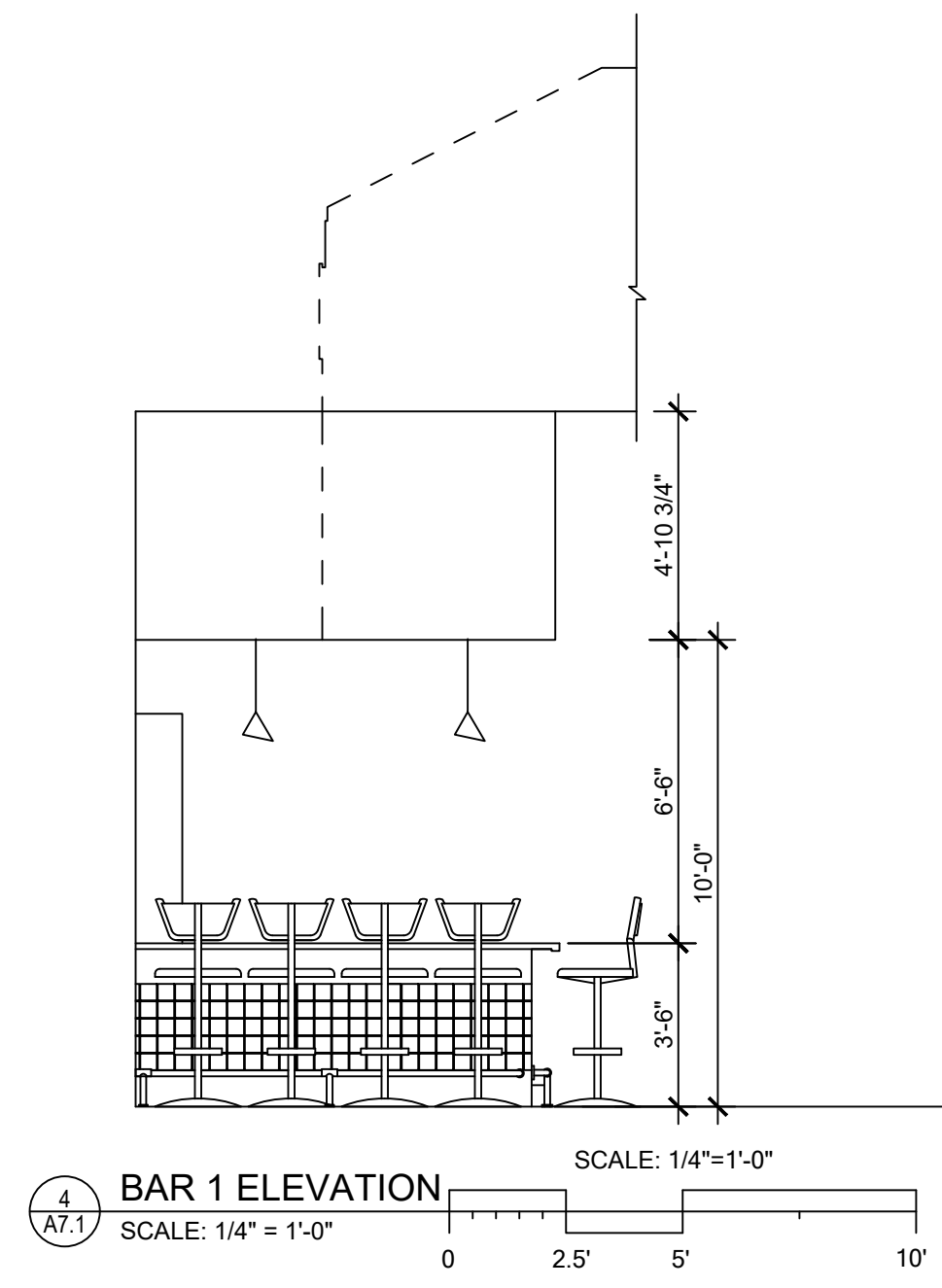
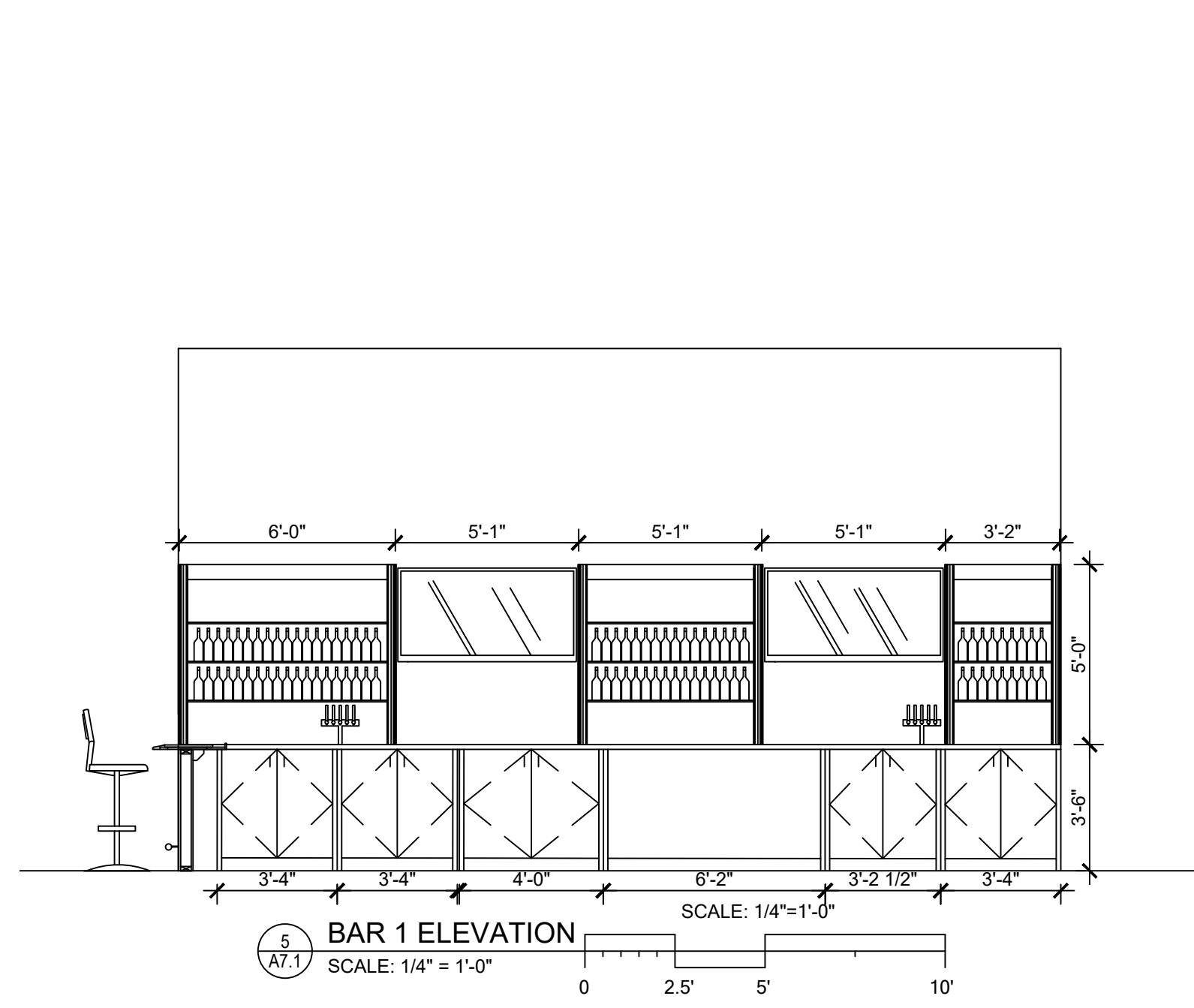
DATE	ISSUE
8 FEB 2023	CD
17 JAN 2025	CO1

INTERIOR RENOVATIONS FOR
THE ROOST
 2220 OAK ST
 JACKSONVILLE, FLORIDA 32204

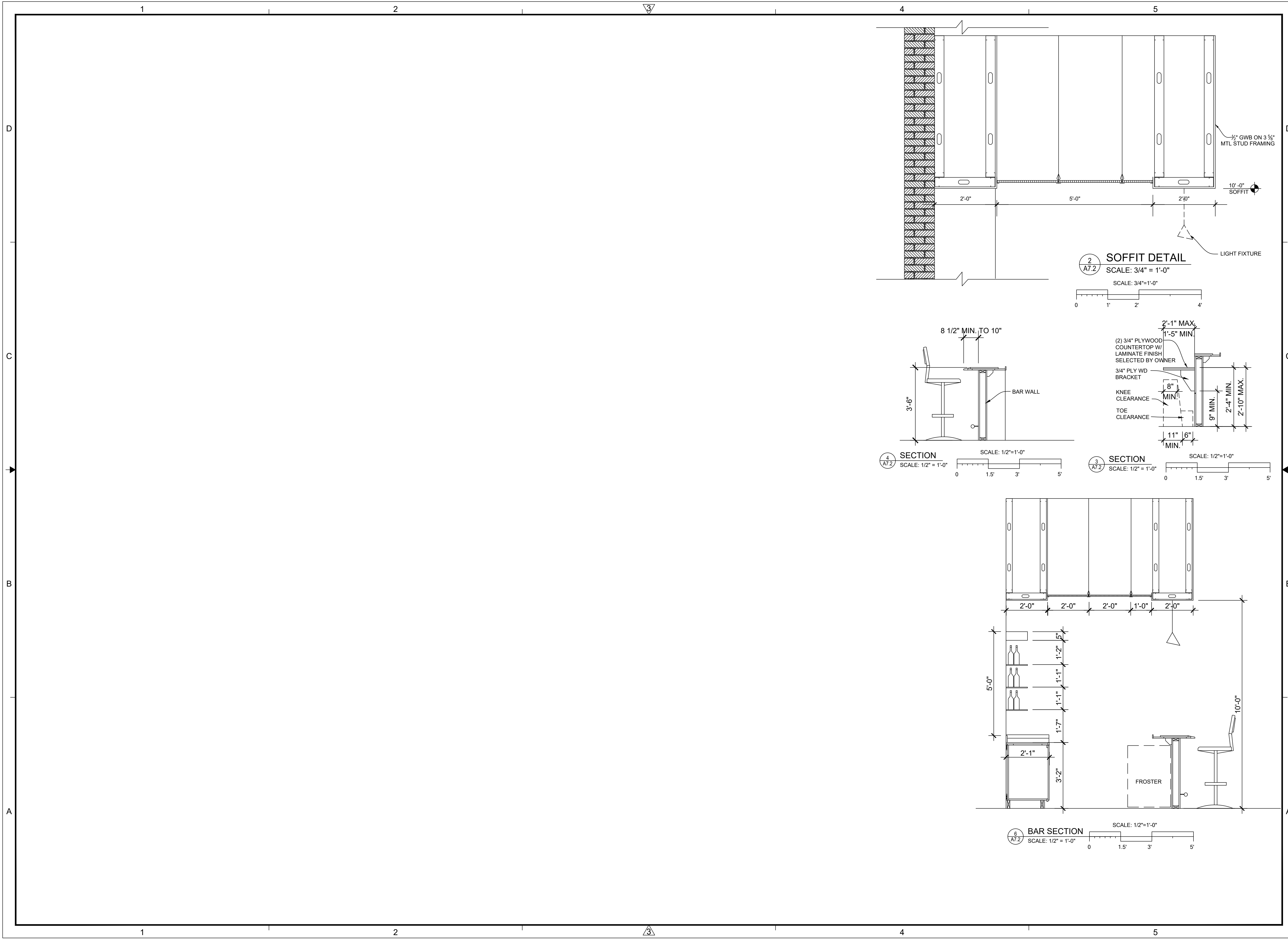
ENLARGED PLANS
 INTERIOR ELEVATIONS
 MILLWORK

PROJECT NO: 2240
 DRAWN BY: JB
 CHECKED BY: JTC
 SHEET NO:

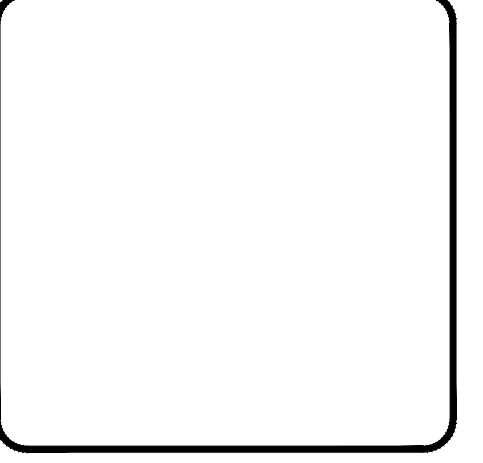
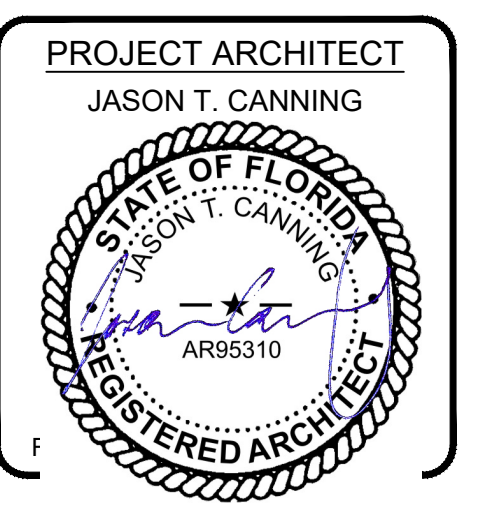
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 SHEET XX



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PROJECT TEAM

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 JASON T. CANNING
 904.647.8690

DATE	ISSUE
8 FEB 2023	CD
17 JAN 2025	CO1

INTERIOR RENOVATIONS FOR
THE ROOST
 2220 OAK ST
 JACKSONVILLE, FLORIDA 32204

**SECTIONS
 DETAILS**

PROJECT NO: 2240
 DRAWN BY: JB
 CHECKED BY: JTC
 SHEET NO:

A7.2
 SHEET XX

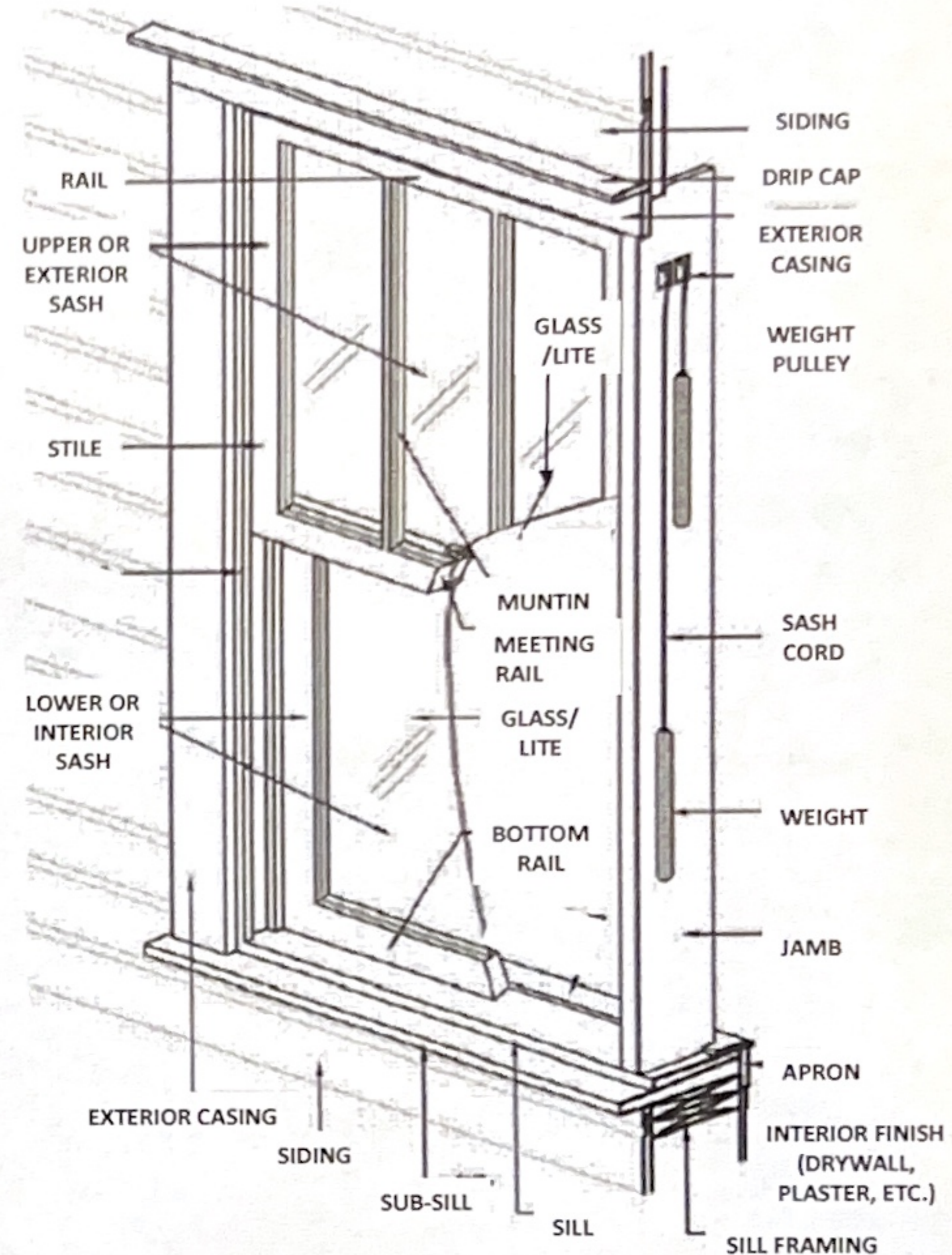
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Required Documents

- Completed window survey form list to include ALL windows on the structure (often requires multiple pages)
- Photographs or drawings of each side of the structure with all windows numbered to correspond with the "Window #" in the survey form list
- Close-up detailed numbered photos showing all damage identified in the window survey form list
- Proposed replacement window product material (wood, vinyl, clad, etc.) and exterior grid pattern (3/1, 4/4, 6/6, 1/1, etc)

Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.

Project Information		Definitions
16	Total number of window openings	<ul style="list-style-type: none"> • Historic Windows: Windows that have been on the structure for 50 or more years. • Non-Historic Windows: Replacement windows that have been on the structure for less than 50 years • Original: Windows that were installed when the structure was originally constructed. • Sill Depth: How deep into the wall plane a window is recessed
16	Number of windows that will be replaced	
16	Number of historic/original windows	
0	Number of non-historic windows	
2"-6"	Exterior window sill depth in inches (Window Recession)	



Authorization

I hereby certify that I have read and understand the information contained in the Window Survey Form and the HPS Window Supplement, that I am the owner or authorized agent for the owner with authority to complete this Form, and that all of the information contained in this application, including the attachments is true and correct to the best of my knowledge.

Owner

Print name:

T. Anthony Sedore BA II

Signature:

[Handwritten Signature]

Applicant or Agent (if different than owner)

Print name:

Jason Canning

Signature:

COJ Window Survey Form – Page # ____ out of ____

Window #	Existing (Example)					Proposed (Example)			
0	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	30 x 62	4 / 4	Bad	Termites	Replace Window	Wood	30 x 62	4 / 4
Additional Info:	Based on the attached photos and termite report, this window is extremely rotted and cannot be repaired.								
Window #	Existing					Proposed			
1	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	1'6" x1'9"	N/A	Bad	Rot	Replace Window	Metal	1'6" x1'9"	N/A
Additional Info:									
Window #	Existing					Proposed			
2	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	5'8"x8'11"	N/A	Bad	Rot	Replace Window	Metal	5'8"x8'11"	N/A
Additional Info:									
Window #	Existing					Proposed			
3	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	Custom	N/A	Bad	Rot	Replace Window	Metal	Custom	N/A
Additional Info:									
Window #	Existing					Proposed			
4	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	Custom	N/A	Bad	Rot	Replace Window	Metal	Custom	N/A
Additional Info:									
Window #	Existing					Proposed			
5	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	5'8"x3'8"	N/A	Bad	Rot	N/A	Metal	5'8"x3'8"	N/A
Additional Info:									

COJ Window Survey Form – Page # _____ out of _____

Window # 6	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	Custom	N/A	Bad	Rot	N/A	N/A	Custom	N/A
Additional Info:									
Window # 7	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	Custom	N/A	Metal	Rot	Replace Window	Metal	Custom	N/A
Additional Info:									
Window # 8	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	5'3"x6'3"	N/A	Bad	Missing	Replace Window	Metal	5'3"x6'3"	N/A
Additional Info:									
Window # 9	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A	5'3"x6'3"	N/A	N/A	Missing	Replace Window	Metal	5'3"x6'3"	N/A
Additional Info:									
Window # 10	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	3'2"x2'1"	N/A	Bad	Rot	Replace Window	Metal	3'2"x2'1"	N/A
Additional Info:									
Window # 11	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	3'2"x2'1"	N/A	Bad	Rot	Replace Window	Metal	3'2"x2'1"	N/A
Additional Info:									

COJ Window Survey Form – Page # ____ out of ____

Window # 12	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	3'2"x2'1"	N/A	Bad	Rot	Replace Window	Metal	3'2"x2'1"	N/A
Additional Info:									
Window # 13	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	3'2"x2'1"	N/A	N/A	Rot	Replace Window	Metal	3'2"x2'1"	N/A
Additional Info:									
Window # 14	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	3'2"x2'1"	N/A	Bad	Rot	Replace Window	Metal	3'2"x2'1"	N/A
Additional Info:									
Window # 15	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	3'2"x2'1"	N/A	Bad	Rot	Replace Window	Metal	3'2"x2'1"	N/A
Additional Info:									
Window # 16	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	Custom	N/A	Bad	Rot	Replace Window	Metal	Custom	N/A
Additional Info: Storefront Design									
Window # 17	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	Custom	N/A	Bad	Rot	Replace Window	Metal	Custom	N/A
Additional Info: Storefront Design									

COJ Window Survey Form – Page # ____ out of ____

Window # 18	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	Custom	N/A	Bad	Rot	Replace Window	Metal	Custom	N/A
Additional Info:	Storefront Design								
Window # 19	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	Custom	N/A	Other	Missing	Replace Window	Metal	Custom	N/A
Additional Info:									
Window # 20	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	Custom	N/A	Bad	Rot	Replace Window	Metal	Custom	N/A
Additional Info:	Storefront Design								
Window # 21	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	Custom	N/A	Bad	Rot	Replace Window	Metal	Custom	N/A
Additional Info:	Storefront Design								
Window # 22	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	Custom	N/A	Bad	Rot	Replace Window	Metal	Custom	N/A
Additional Info:	Storefront Design								
Window # 23	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	4'10"x2'10	N/A	Bad	Rot	Replace Window	Metal	4'10"x2'10	N/A
Additional Info:									

COJ Window Survey Form – Page # ____ out of ____

Window # 24	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	4'10"x2'10	N/A	Bad	Rot	Replace Window	Metal	4'10"x2'10	N/A
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:									
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	N/A			N/A	None	N/A	N/A		
Additional Info:									

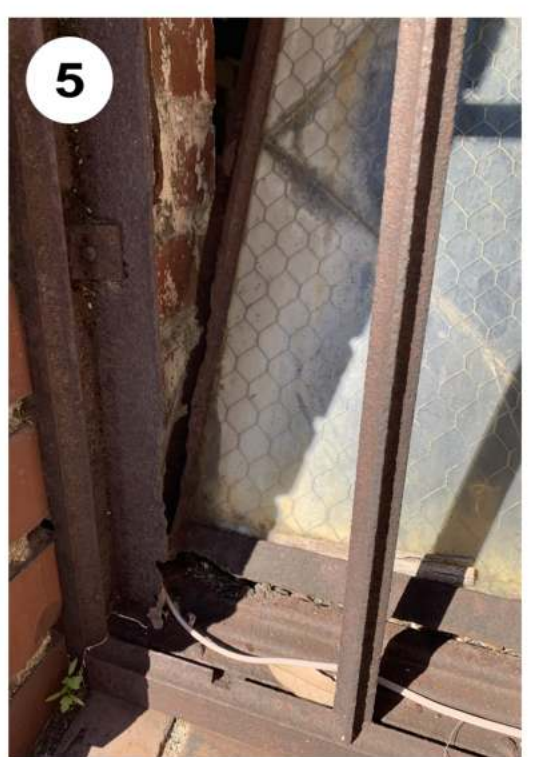
Deluxe Laundry and Dry Cleaners

Existing Conditions



2013 Condition
 Pic. 1. shows the existing condition of the building in 2013. In todays condition the building is boarded up because the storefront is damaged and the glass is broken.

Storefront:
 -Most of the existing storefront is corroded and the glass is missing
 -The existing glass and the storefront frame is in bad shape. pic. 8.9. 10.11.12.13.14.15



Back Windows:
 -Pic. 4 shows the windos on the back of the building. The frame and the glass is missing and they are boarded up with plywood.

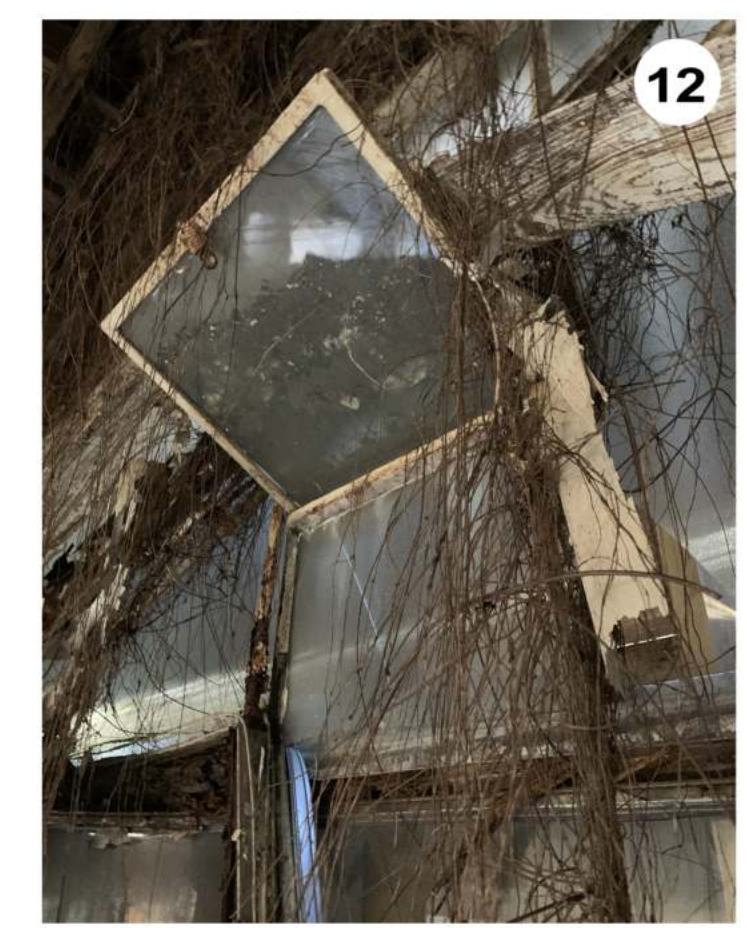
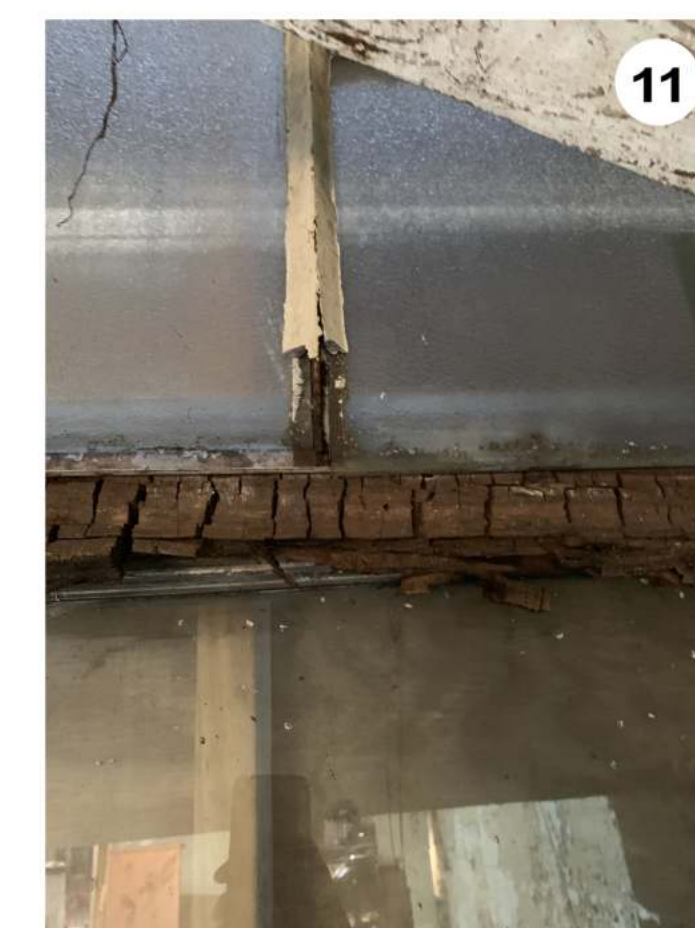
Side Windows:
 -Pic. 6 shows the windos on the side of the building. They have an existing metal frame and on pic. 3.5.7. shows that the frame is corroded and needs to be replaced.



2013 Condition



2023 Condition





ALL THE TILES ON THE FRONT ELEVATION ARE FALLING APART

OLD TILES WILL BE REPLACED WITH NEW TILES TO MATCH THE EXISTING

EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

NEW FRONT ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING BACK ELEVATION
SCALE: 1/4" = 1'-0"

NEW BACK ELEVATION
SCALE: 1/4" = 1'-0"

JASON CANNING ARCHITECT INC
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PROJECT ARCHITECT
JASON T. CANNING

FLORIDA LICENSE NO. AR95310

PROJECT TEAM

ARCHITECT
JASON T. CANNING
904.647.8690

DATE	ISSUE
-	SD

INTERIOR RENOVATIONS FOR
THE ROOST
2216 OAK ST
JACKSONVILLE, FLORIDA 32204

WINDOW CONDITION ELEVATIONS

PROJECT NO: 2240
DRAWN BY: JB
CHECKED BY: JTC
SHEET NO:
H1.0
SHEET XX

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BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF
JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-23-28682**

IN RE: The Certificate of Appropriateness Application of:

**Address: 2216 Oak Street (2220 Oak Street), RE# 090663-0000
2242 Oak Street, RE# 090662-0000
2246 Oak Street, RE# 090661-0000**

**Owner: Thomas Anthony Saleeba
Saleebas-2216 Oak Street, LLC
3651-1 St. Johns Avenue
Jacksonville, FL 32205**

**Applicant: Jason Canning
Jason Canning Architect, Inc.
1812 Atlantic Boulevard
Jacksonville, FL 32207**

ORDER ON COA-23-28682: APPROVE with CONDITIONS

Having duly considered both the testimonial and documentary evidence presented at the meeting and public hearing **June 28, 2023**, 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-23-28682** meets to the extent applicable and as modified by any conditions contained herein, 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-23-28682**, 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-23-28682** is owned by **Saleebas-2216 Oak Street, LLC**.

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

Application **COA-23-28682** is hereby **APPROVED**, and a certificate of appropriateness is hereby granted for **Alterations** subject to the following **CONDITIONS**:

Metal awning installation

1. The awning shall be attached in a manner that would minimize damage to the wall surface.
2. The metal roofing shall be standing seam or 5V crimp in a silver/grey or black color.

New paved parking lot

3. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.

Horizontal roof guard rail installation

4. The proposed horizontal metal railing shall not exceed four (4) feet in height.

Window replacement and infill (*administrative*)

5. The removal of windows shall be done with care to ensure the least amount of damage and all openings where windows are removed shall be secured in a manner that does not damage the historic casing and trim.
6. Upgrading performance by including weather stripping and interior storm windows may be included.
7. Any trim that needs to be replaced as part of the work shall match the historic material and design.
8. All new windows shall fit the original openings both horizontally and vertically and be recessed within the opening (not flush with the wall).
9. All new windows shall be wood, wood-clad, vinyl, aluminum, or cellular PVC.
10. All new windows with a grid pattern shall have exterior raised muntins (no interior muntins).
11. The windows being infilled on the structure shall be infilled with brick matching the existing brick on the structure.
12. This scope of work shall be substantially similar to the elevation drawings dated February 8, 2023.

Reroof/minor repairs (*administrative*)

13. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.) During the course of the work, the repairs shall be made with like materials. If

wholesale replacement is necessary and the existing materials are not historic, then the replacement materials shall be historically appropriate.

14. The roofing materials shall not be stacked on the roof in one location. Historic structures are often fragile, and the roof cannot support the weight of a large stack of shingles in one location. Severe damage to the structure may result.
15. Only flat roofs shall have modified bitumen or torch down installed.

Dumpster enclosure

16. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.
17. The enclosure shall be composed of bricks and shall not exceed six (6) feet in height.

Water filter and CO² enclosure (*administrative*)

18. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.

Two (2) masonry walls (*administrative*)

19. The masonry walls shall not exceed four (4) feet in height along the front property line and shall not exceed six (6) feet in height along the rear property line.
20. The brick used for the masonry walls shall be rectangular in shape, not exceeding 6" x 10", and shall have a brick-like color similarly matching the existing brick on the structure.
21. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.

New skylight installation (*administrative*)

22. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.

Gutter installation

23. Downspout locations are limited to the sides and rear of the structure.

Door installation

24. The proposed scope of work shall be substantially similar to the elevation plans dated February 8, 2023.

Two (2) additions (*administrative*)

25. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.
26. The additions shall have Hardie board siding and a metal roof (5v crimp or standing seam) in a silver/grey or black color.

Miscellaneous

27. Alterations to the structure located at 2246 Oak Street (RE # 090661-0000) shall be addressed under a separate COA application.
28. Signage shall be addressed under a separate COA application.

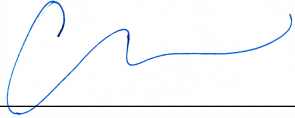
General

- Failure to exercise the COA hereby granted by performance of the action herein approved within one (1) year of the effective date of this Order shall render this COA invalid and all rights arising hereunder shall terminate.
- The certificate of appropriateness granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this certificate of appropriateness is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this certificate of appropriateness does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

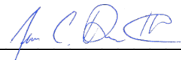
[SIGNATURES ON FOLLOWING PAGE]

Executed this 10th day of July, 2023.

FORM APPROVED:



Carla A. Lopera
Office of General Counsel



Andres Lopera
Vice Chairman
Historic Preservation Commission

Copy to:

Address: 2216 Oak Street (2220 Oak Street), RE# 090663-0000
2242 Oak Street, RE# 090662-0000
2246 Oak Street, RE# 090661-0000

Owner: Thomas Anthony Saleeba
Saleebas-2216 Oak Street, LLC
3651-1 St. Johns Avenue
Jacksonville, FL 32205

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) 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-#1574650-v1-Final_Order_COA-23-28682_6_28_23.docx

EXHIBIT A

June 28, 2023

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-28682

Address: 2216 Oak Street (2220 Oak Street), RE# 090663-0000
2242 Oak Street, RE# 090662-0000
2246 Oak Street, RE# 090661-0000

Location: South side of Oak Street, between Copeland Street and Osceola Street

Owner: Anthony Saleeba, Saleebas 2216 Oak Street, LLC
3651-1 Saint John's Avenue, Jacksonville, FL 32205

Applicant: Jason Canning, Jason Canning Architect, Inc.
1812 Atlantic Boulevard, Jacksonville, FL 32207

Year Built: c. 1923 (*Property Appraiser*)

Designation: Riverside Avondale, Non-Contributing

Request: Alterations

Summary Scope of Work:

1. Metal Awning Installation
2. New Paved Parking Lot
3. Horizontal Roof Guard Rail Installation
4. Window Replacement and Infill (*Administrative*)
5. Reroof/Minor Repairs (*Administrative*)
6. Dumpster Enclosure (*Administrative*)
7. Water Filter and CO² Enclosure (*Administrative*)
8. Two (2) Masonry Walls (*Administrative*)
9. New Skylight Installation (*Administrative*)
10. Gutter Installation (*Administrative*)
11. Door Installation (*Administrative*)
12. Two (2) Additions (*Administrative*)

Recommendation: Approve with Conditions



Conditions:

Metal Awning Installation

1. The awning shall be attached in a manner that would minimize damage to the wall surface.
2. The metal roofing shall be standing seam or 5V crimp in a silver/grey or black color.

New Paved Parking Lot

3. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.

Horizontal Roof Guard Rail Installation

4. The proposed horizontal metal railing shall not exceed four (4) feet in height.

Window Replacement and Infill (*Administrative*)

5. The removal of windows shall be done with care to ensure the least amount of damage and all openings where windows are removed shall be secured in a manner that does not damage the historic casing and trim.
6. Upgrading performance by including weather stripping and interior storm windows may be included.
7. Any trim that needs to be replaced as part of the work shall match the historic material and design.
8. All new windows shall fit the original openings both horizontally and vertically and be recessed within the opening (not flush with the wall).
9. All new windows shall be wood, wood-clad, vinyl, aluminum, or cellular PVC.
10. All new windows with a grid pattern shall have exterior raised muntins (no interior muntins).

11. The windows being infilled on the structure shall be infilled with brick matching the existing brick on the structure.
12. This scope of work shall be substantially similar to the elevation drawings dated February 8, 2023.

Reroof/Minor Repairs (*Administrative*)

13. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.) During the course of the work, the repairs shall be made with like materials. If wholesale replacement is necessary and the existing materials are not historic, then the replacement materials shall be historically appropriate.
14. The roofing materials shall not be stacked on the roof in one location. Historic structures are often fragile, and the roof cannot support the weight of a large stack of shingles in one location. Severe damage to the structure may result.
15. Only flat roofs shall have modified bitumen or torch down installed.

Dumpster Enclosure (*Administrative*)

16. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.
17. The enclosure shall be composed of bricks and shall not exceed six (6) feet in height.

Water Filter and CO² Enclosure (*Administrative*)

18. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.

Two (2) Masonry Walls (*Administrative*)

19. The masonry walls shall not exceed four (4) feet in height along the front property line and shall not exceed six (6) feet in height along the rear property line.
20. The brick used for the masonry walls shall be rectangular in shape, not exceeding 6" x 10", and shall have a brick-like color similarly matching the existing brick on the structure.
21. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.

New Skylight Installation (*Administrative*)

22. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.

Gutter Installation (*Administrative*)

23. Downspout locations are limited to the sides and rear of the structure.

Door Installation (*Administrative*)

24. The proposed scope of work shall be substantially similar to the elevation plans dated February 8, 2023.

Two (2) Additions (*Administrative*)

25. The proposed scope of work shall be substantially similar to the elevation plans and site plan dated February 8, 2023.
26. The additions shall have Hardie board siding and a metal roof (5v crimp or standing seam) in a silver/grey or black color.

Miscellaneous

27. Alterations to the structure located at 2246 Oak Street (RE # 090661-0000) shall be addressed under a separate COA application.
28. Signage shall be addressed under a separate COA application.

PROJECT DESCRIPTION

COA-23-28682 is for alterations to a non-contributing structure and three abutting properties within the Riverside Avondale Historic District. These interior commercial lots are located on the Southside of Oak Street in the midst of residential and commercial structures. As proposed, the scope of work involves three separate properties under common ownership. 2246 Oak Street has a stand-alone commercial structure, 2242 Oak Street is a vacant lot, and 2220 Oak Street is a commercial structure with three (3) interior units. Two (2) of the units are vacant and are being converted into a restaurant, while the other is currently a fitness center. The structure located at 2220 Oak Street was originally a laundry mat, and as proposed, the applicant is converting the two (2) connected units into a restaurant. The scope of work includes the replacement of the storefront windows, the enclosure of the rear and side windows, reroofing the structure with new TPO, a new paved parking area that expands over the three (3) connected properties, metal awning installation for the proposed outdoor seating area, a new dumpster enclosure, a water filter and CO² enclosure, a four (4) foot tall masonry wall facing Oak Street, a six (6) foot tall masonry wall along the rear property lines, new skylight installation, gutter installation, horizontal metal roof guardrail installation, two (2) door installations on the rear and side elevation, and two (2) additions on the rear for a cooler and dry-storage. Pursuant to the authority granted to staff via the 2023 Certificate of Appropriateness Matrix, the majority of the proposed work can be approved administratively, subject to the conditions listed in this report. As such, the analysis in this report focuses on the street-visible metal awning installation, the street-visible paved parking area, and the street-visible horizontal metal roof guardrail.

STAFF SUMMARY AND ANALYSIS

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

- Section 307.106(l)(1) states, "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". Therefore, converting the property from an abandoned and vacant laundry mat to a restaurant would provide a compatible use that would require minimal alterations to the exterior of the structure. It is based on this information that Staff finds that the proposed scope of work is consistent with Section 307.106(l)(1).
- The structure currently has significant features such as parapets, a decorative tile exterior on one (1) of the units, a brick exterior, and large store-front windows which are being preserved based on the proposed scope of work. Therefore, Staff finds that this scope of work is consistent with the Design Guidelines and Sections 307.106(l)(1,2, and 5).
- As proposed, the scope of work includes a large parking area. This proposed scope of work causes no negative impacts on the historic structure or the site itself. Additionally, the scope of work includes a masonry wall which would make the new parking area less street-visible. As such, this proposed alteration is consistent with Sections 307.106(k)(1 and 3).
- The large store-front windows on the front elevation are either heavily damaged and irreparable or completely missing; as such, no historic fabric is lost by the replacement of

these windows. Based on the proposed elevation drawings submitted by the applicant, the window replacement will feature a like-for-like design. Therefore, the architectural characteristics of the structure are maintained, and the proposed alteration is consistent with the Historic District Design Regulations and Section 307.106(k)(3).

- As proposed, the scope of work includes the installation of a metal awning for an outdoor seating area (528 square-foot). This proposed scope of work is easily reversible, and its installation would cause minimal damage to the historic structure. As such, this alteration is consistent with Section 307.106(k)(3).

For these reasons, it is the position of the Planning and Development Department that the proposed work under the stated conditions is consistent with:

1. Chapter 307.106(k) General Standards: 1 and 3
2. Chapter 307.106(l) Guidelines on “Alterations”: 1,2, and 5
3. Historic District Design Guidelines, Section on “Doors and Entrances” and “Storefronts”

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;

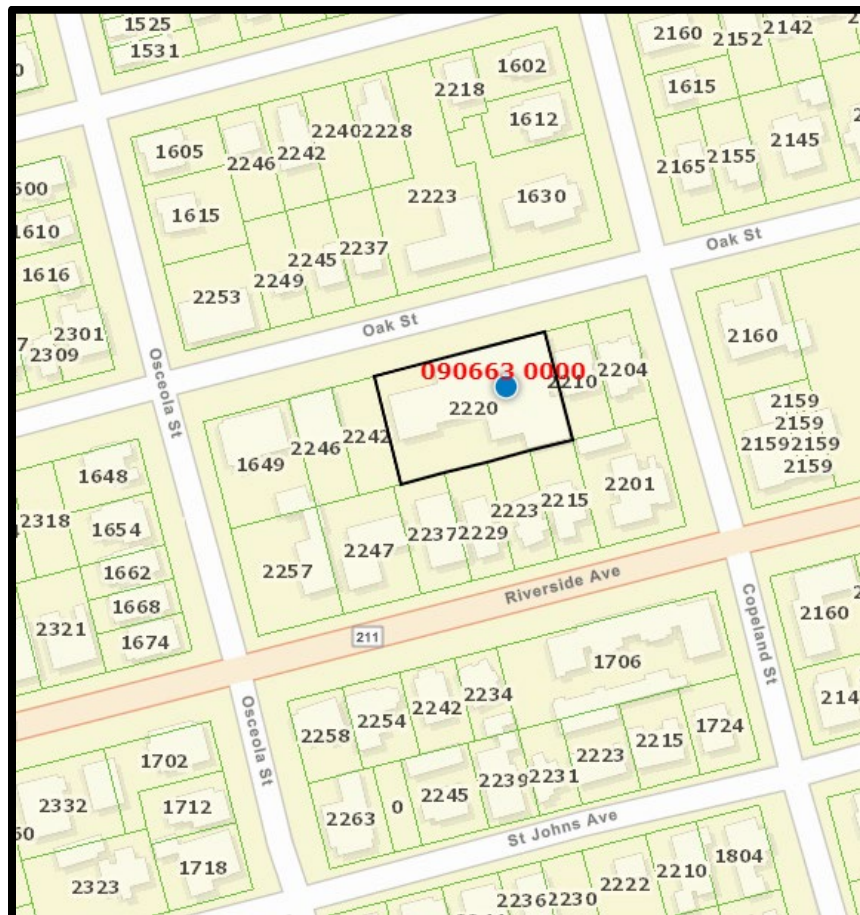
Alterations

- 307.106(l)(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.
- 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)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Historic District Design Guidelines, “Doors and Entrances” and “Storefronts”

- Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.
- 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 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used the surface leaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

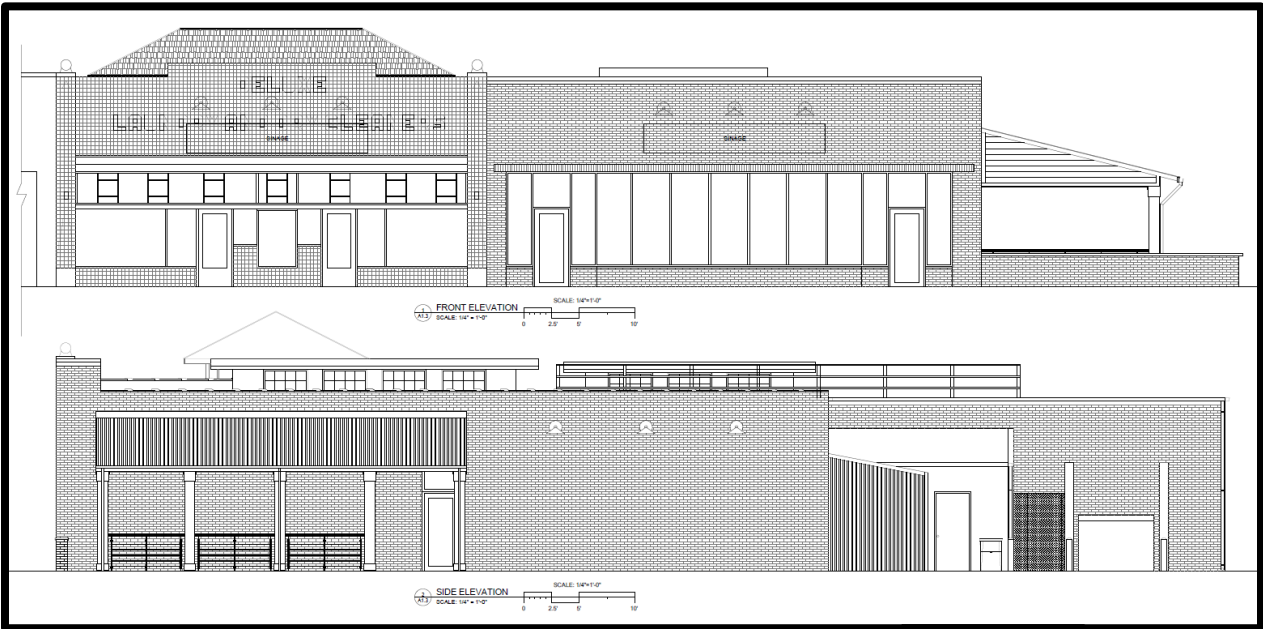
LOCATION MAP



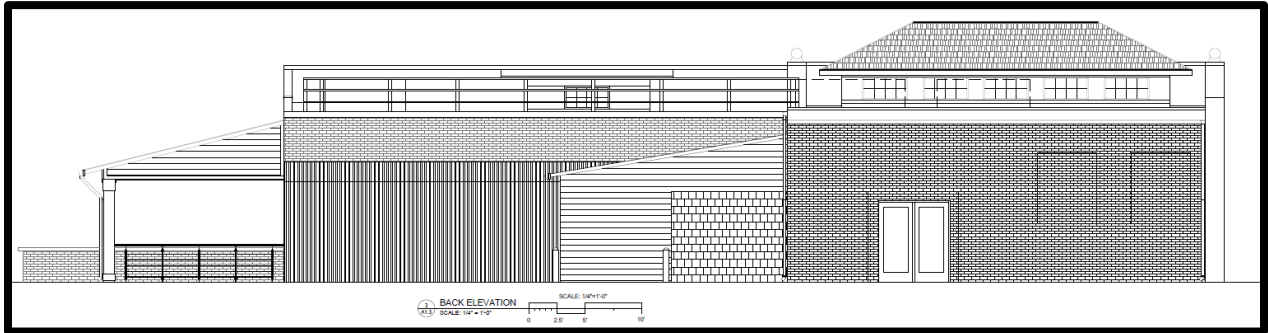
PICTURE OF PROPERTY WITH POSTED SIGN



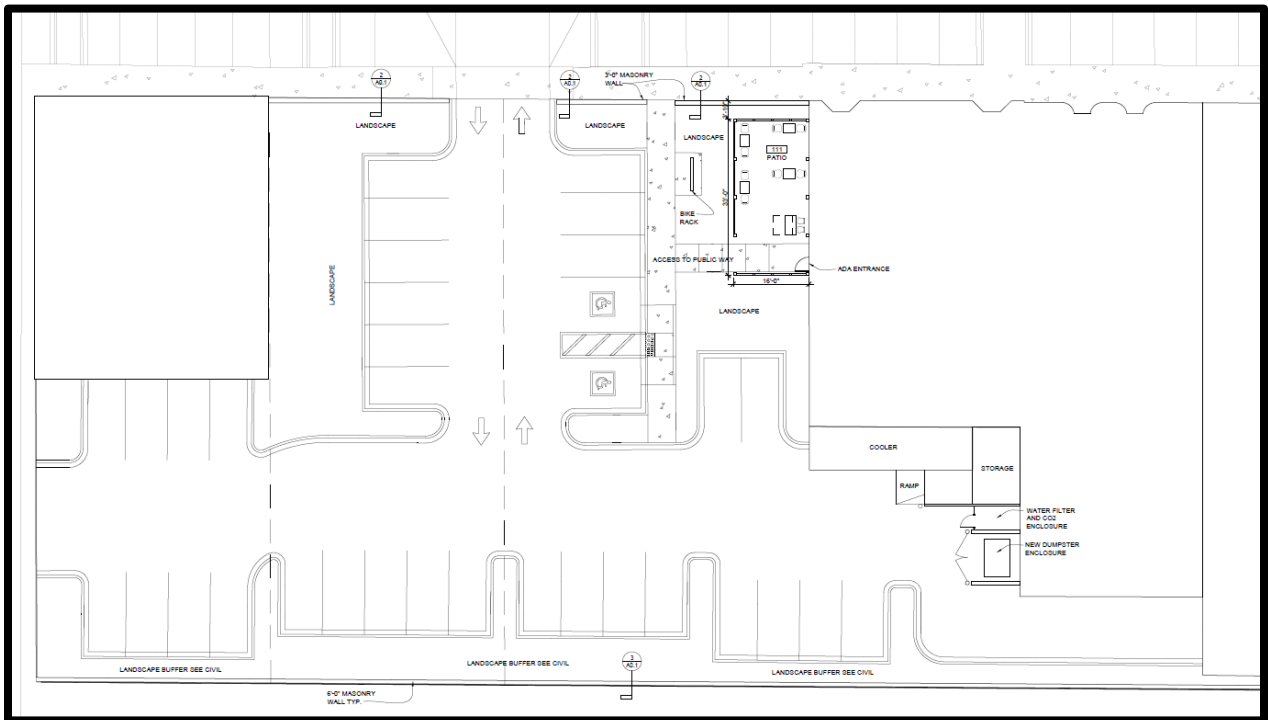
ELEVATION PLANS DATED FEBRUARY 08, 2023 (FRONT AND SIDE)



ELEVATION PLANS DATED FEBRUARY 08, 2023 (REAR)



SITE PLAN DATED FEBRUARY 08, 2023



COA-25-33152

251 10th St W

January 28, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33252

Address: 120 3rd Street East, RE# 073006-0000

Location: South side of 3rd Street East, between Hubbard Street and Market Street North

Owner: Mallik Singareddy
1651 Walnut Street
Jacksonville, FL 32206

Applicant: Mallik Singareddy
M & M Homes
1354 Laura Street North
Jacksonville, FL 32206

Year Built: N/A

Designation: Springfield; Non-Contributing

Request: New Construction – Primary Structure

Summary Scope of Work:

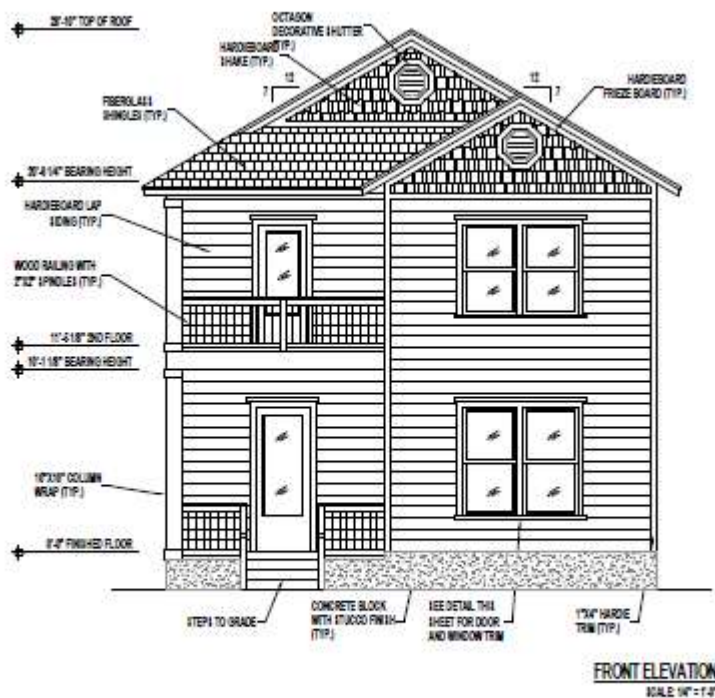
1. New Construction of a two-story, single-family residence

Recommendation: **Approve with Conditions**

Conditions:

1. Materials, height, width, and the location and orientation of openings shall be substantially consistent with the elevation drawings dated November 29, 2025, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be substantially consistent with the site plan submitted on September 8, 2025.
3. Prior to permitting, the applicant shall demonstrate that the FFE will be within 25% of the average of the adjacent contributing structures located at 115 3rd Street East, 125 3rd Street East, 145 3rd Street East, 122 3rd Street East, 124 3rd Street East, 130 3rd Street East, and 1251 Hubbard Street.
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The porch railing system shall be made of wood or wood composite, and the spindles

- shall be set in between an upper and lower railing with no exposed ends.
7. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
 8. The front door shall have clear glass without any decorative etching or frosted glass.
 9. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
 10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
 11. The front and rear roof forms shall be simplified to be end gables with no hipped roof elements.
 12. A horizontal trim board shall extend from the balcony on the front left elevation to the right edge of the front elevation. This horizontal trim board shall only be installed on the front elevation.
 13. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA Final Order.



PROJECT DESCRIPTION

COA-25-33252 is for the new construction of a two-story single-family residence at 120 3rd Street East within the Springfield Historic District. The subject site is currently a vacant interior lot that is adjacent to a one-story single-family home to the left and a two-story multi-family structure to the right. This block of 3rd Street East is characterized by a mixture of one and two-story residential structures of predominantly frame vernacular style. As designed, the proposed 1,000 square-foot, two-story home will be a frame vernacular styled residence featuring a front gable with nested gable and hipped element and a rear hipped roof, a recessed entryway and balcony on the left side of the front elevation, simple vertical wood railing, horizontal cementitious siding, single and paired one-over-one sash windows, and a raised stucco foundation. The proposed plans have also been reviewed by Current Planning and Zoning and have been noted to conform with the Zoning Overlay requirements.

STAFF SUMMARY AND ANALYSIS

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

- As conditioned, the proposed new construction will be on a vacant interior lot and will be compatible with the mix of one and two-story single-family structures along the street, making it consistent with Section 306.106(k)(1)

- The proposed design of the new construction is based off the frame vernacular style found throughout the Springfield Historic District. There are elements such as the materials, height, railing, decorative roof vents, and the proportions of the openings which are consistent with this style and Section 307.106(k)(2).
- The proposed form and design of the new construction will match the rhythms seen throughout the Springfield Historic District. This is consistent with Section 307.106(k)(3).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-eight (28) feet and ten (10) inches, which is generally compatible with the heights of the adjacent structures along the block. Two-story, residences are the dominant typology along this block with a few single-story residences such as the adjacent structure, 122 3rd Street East. The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks as shown on the site plan submitted on September 8, 2025 are consistent with other nearby structures and have been conditioned to ensure compatibility. The development is consistent with Section 307.106(m)(1, 3 and 6).
- As designed, the placement of the windows and doors along the structure are consistent with other, contributing structures that are found throughout the district and the Historic Preservation Section's recommendations referencing the Historic District Design Guidelines. This remains consistent with Section 307.106(m)(2)
- The proposed placement and orientation of the new construction would be compatible with the placement and vertical expression of other structures that are found along the street which is consistent with Section 307.106(m)(7).
- The proposed design of the new construction includes a front nested gable with a hipped element on the main roof form and a low-pitch hipped roof in the rear. Historic roof forms throughout the district are most commonly found to be uniform. As such, Staff has conditioned the roof form to be simplified with gable ends on the front elevation and a gable end on the rear elevation with no hipped roof elements on either elevation (Condition #11). As conditioned, the design is compatible with the historic frame vernacular style structures that are found throughout the district. As conditioned, this design of the roof is consistent with Section 307.106(m)(4 and 8).
- Most Frame Vernacular Structures throughout the district feature full-width porches, however, the proposed design features a recessed porch and balcony on the left side of the front elevation. To maintain the division of the upper and lower spaces on the most prominent façade, Staff has conditioned the design to include a horizontal trim board that extends from the edge of the balcony to the right edge of the front elevation. This trim board will not be carried over to the side elevations.
- The Historic District Design Guidelines for the Springfield Historic District references "New Construction" and lists Standards Two and Nine of the Secretary of the Interior's Standards for Rehabilitation.
 - Standard Two refers to the retainment of historic character of properties when new construction occurs. For the proposed new construction on a vacant lot, there

will be no effect on historic structures that are within the subject property, making it consistent with Standard Two.

- Standard Nine refers to how new construction or alterations shall be compatible with the existing characteristics. The proposed new construction will not be added onto an existing structure, but it will be utilizing the characteristics that are found throughout the streetscape and district. The proposed design would be compatible with the style that is primarily found within the district, remaining consistent with Standard Nine.

For these reasons, it is the position of the Planning Department that the proposed scope of work is consistent with:

- Section 307.106(k) General Standards: 1-4
- Section 307.106(m) Guidelines on New Construction: 1-4 and 6-8
- Historic District Design Guidelines, Section on “New Construction”

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)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.
- 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.
- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

New Construction

- 307.106(m)(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.
- 307.106(m)(2) – *Proportions of windows and doors*. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(3) – *Relationship of building masses, setbacks, and spaces*. The relationship of a structure within an historic district to the open space between it and the adjoining structures shall be compatible.

- 307.106(m)(4) – *Roof Shape*. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.
- 307.106(m)(6) – *Scale*. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- 307.106(m)(7) – *Directional Expression*. Facades in the historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- 307.106(m)(8) - *Architectural details*. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, “New Construction” and “Windows/Awnings/Shutters”

- Secretary of the Interior’s Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior’s Standards for Rehabilitation (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.

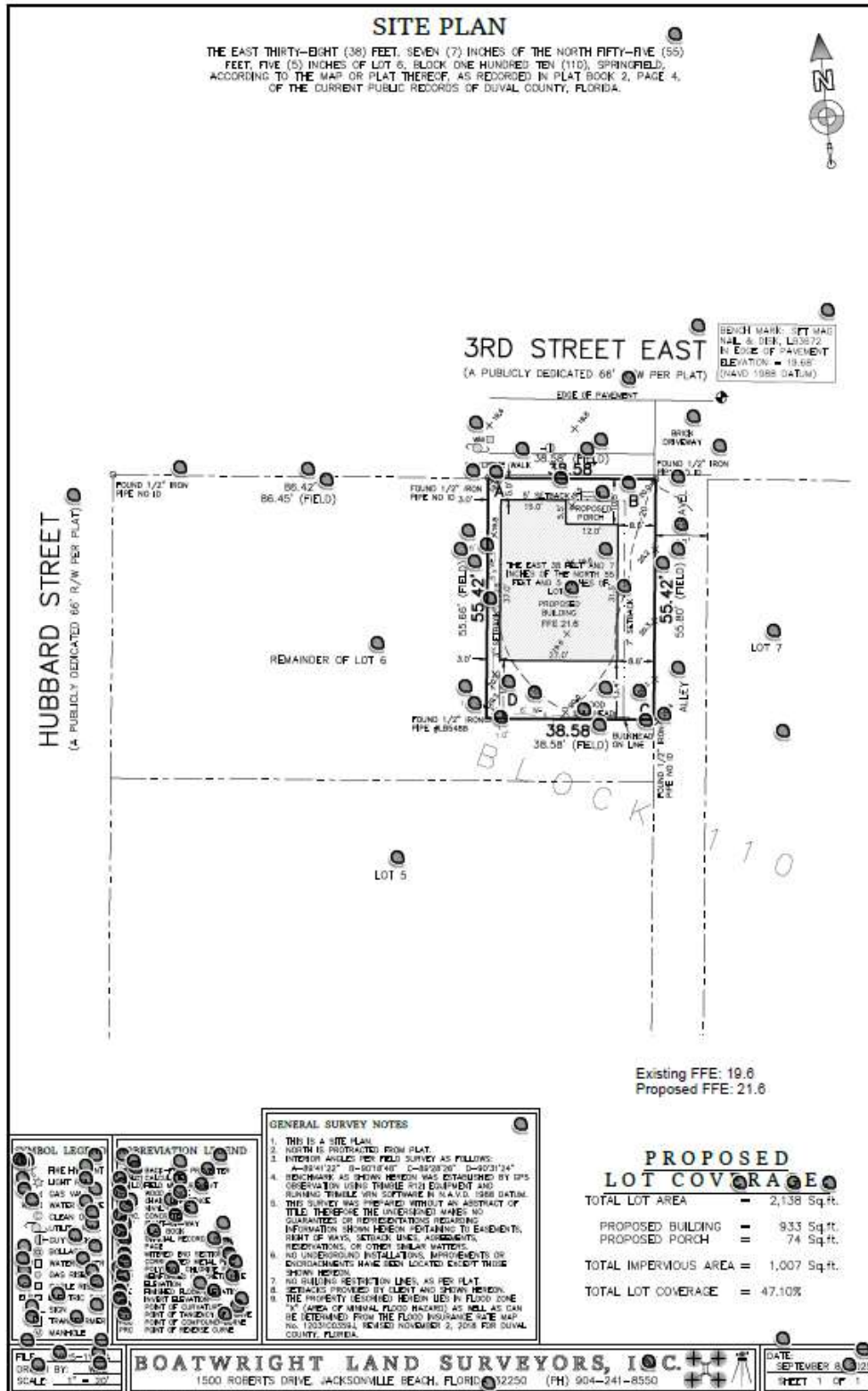
LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



PROPOSED SITE PLAN DATED SEPTEMBER 8, 2025



ELEVATION DRAWINGS DATED NOVEMBER 29, 2025

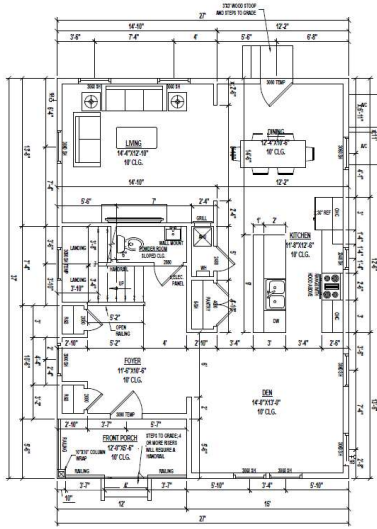
NOTES:

1. ALL CEILING/ROOF SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND FINISHED TO MATCH THE FINISH OF THE WALLS.
3. ALL WOOD TRIM SHALL BE FINISHED TO MATCH THE FINISH OF THE WALLS.
4. WOOD TRIMMING TO HAVE NO EXPOSED SPINDLES.

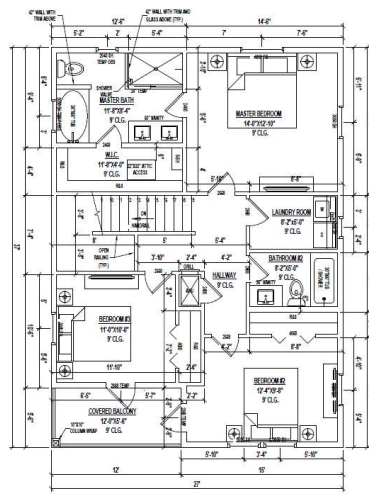
PROJECT INFORMATION:

Client:	XXXXX
Project Name:	XXXXX
Address:	XXXXX
City/State:	XXXXX
Contract No.:	XXXXX
Scale:	AS SHOWN
Author:	XXXXX
Check:	XXXXX
Date:	NOVEMBER 29, 2025

FLOOR PLAN DATED NOVEMBER 29, 2025



1ST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING AREAS	
1ST FLOOR HEATED AREA:	833 SF
2ND FLOOR HEATED AREA:	867 SF
TOTAL HEATED AREA:	1,600 SF
FRONT PORCH:	66 SF
COVERED BALCONY:	66 SF
TOTAL UNDER ROOF:	1,932 SF

CONDITIONED SPACE - 11,291 CF
 NOTES:
 IF FINISHES HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER IBC 7.10.6.3.4.5.
 PROVIDE TAMPERS GLASS AS REQUIRED.
 CONTRACTOR MUST VERIFY ALL DIMENSIONS.

Application For Certificate Of Appropriateness

Application Info

Tracking #	33252	Application Status	FOUND SUFFICIENT
Date Started	12/04/2025	Date Submitted	12/04/2025

Planning and Development Department Info

COA #	COA-25-33252
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	12/26/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	1/28/2026
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
M & M	ESTATE	
Company Name		
M M HOMES		
Mailing Address		
1354 N LAURA STREET		
City	State	Zip Code
JACKSONVILLE	FL	32206
Phone	Fax	Email
904 613 7880		MMESTATEJAX@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
SINGAREDDY	MALLIK	
Company/Trust Name		
M M HOMES		
Mailing Address		
1354 N LAURA STREET		
City	State	Zip Code
JACKSONVILLE	FL	32206
Phone	Fax	Email
9046137880		MMESTATEJAX@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	073006 0000

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Location Of Property

General Location

Springfield Historic District

House

120

Street Name, Type and Direction

3RD ST E

Zip Code

32206

Type Of Improvement

- Addition Driveway New Construction Accessory Structures
 Alteration Relocation Window Replacement Other/Minor Repairs
 Fencing Demolition Reroof

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

NEW CONSTRUCTION OF A SINGLE FAMILY HOUSE.

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list

New Construction - Required Attachments For Complete Application

- Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- Materials** - Materials identified and product info.
- Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- Description Of Any Demo**
- Adjacent Structures Setbacks**

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	115 EAST 3RD STREET
<input checked="" type="checkbox"/>	121 EAST 3RD STREET
<input checked="" type="checkbox"/>	122 EAST 3RD STREET
<input checked="" type="checkbox"/>	1251 HUBBARD STREET

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 01.02.26
Address: 1354 N. Laura St.
Jacksonville
FL 32206

COA#: 33252
Owner: M&M Homes (Mallik Singareddy)

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 33252 were posted on the property/site located at:

072006-0000
Real Estate Number(s)

120 E 3rd St.
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name MALLIK SINGAREDDY

Signature Mallik Singareddy

Dated this 01 day of 02, 2026.

2-4 37-2S-26E .048
 SPRINGFIELD
 E 38FT 7IN OF N 55FT 5IN LOT 6
 BLK 110

SINGAREDDY MALLIK
 1651 WALNUT STREET
 JACKSONVILLE, FL 32206

2025

R-073006-0000

PRINTED 10/08/2025

BY: pao

Map Id: 6412 101100.22 1.17 1.00 1.00 SE SPRINGFIELD



BUILDING CHARACTERISTICS							
CATEGORY	TYPE	%	PTS				
CATEGORY		UNITS	ADJ				
BASE RATE ADJ			ADJ				
TOTAL ADJUSTED POINTS			0				
DEPRECIATION ADJ			ADJ				
TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0
REPL. COST NEW		AYB	EYB	DT	NORM	% GOOD	
0			0		0.00	0.00%	
SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE	

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	0		
EXTRA FEATURE VALUE	0		
TOTAL MARKET LAND VALUE	44,880		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	44,880		
ASSESSED VALUE	654		
CAP BASE YEAR	0		
TAXABLE VALUE	654		
EXEMPTIONS	None		
TOTAL EXEMPTIONS VALUE	0		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		
PERMIT NO.	TP	ST.	ISSUE DATE
000001669	BLDG		03/03/1977

BUILDING:	0	AKA:
SITE ADDRESS:	120 E 3RD ST, JACKSONVILLE 32206-	

BUILDING: 0 AKA:
 SITE ADDRESS: 120 E 3RD ST, JACKSONVILLE 32206-

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	21470	01605	04/28/2025	WD	Q	V	01	50000	0	N	0	MOTES BILLY	SINGAREDDY MALLIK	20250716
2	07300	02210	06/13/1988	QC	U	V	11	109	0	N	0	MOTES RUTH	MOTES BILLY	20000622 SA2 RUTH
3	03657	00759	01/25/1974	QC	U	V	11	100	0	N	0			
4	03610	01000	11/02/1973	WD	U	V	11	6000	0	N	0			

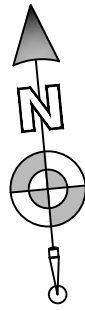
L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRaised BY	
																			BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	10/13/1988 04/15/2025 05/17/2010	PTC EMP EAG

L T N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C 1	0101	RES MD 8-19 UNITS PER AC	0.00	100.00		RMD-S	40.00	57.00	100.00	40.00	F	1	0.68	1.00	1,650.00	1,122.00	44,880

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

SITE PLAN

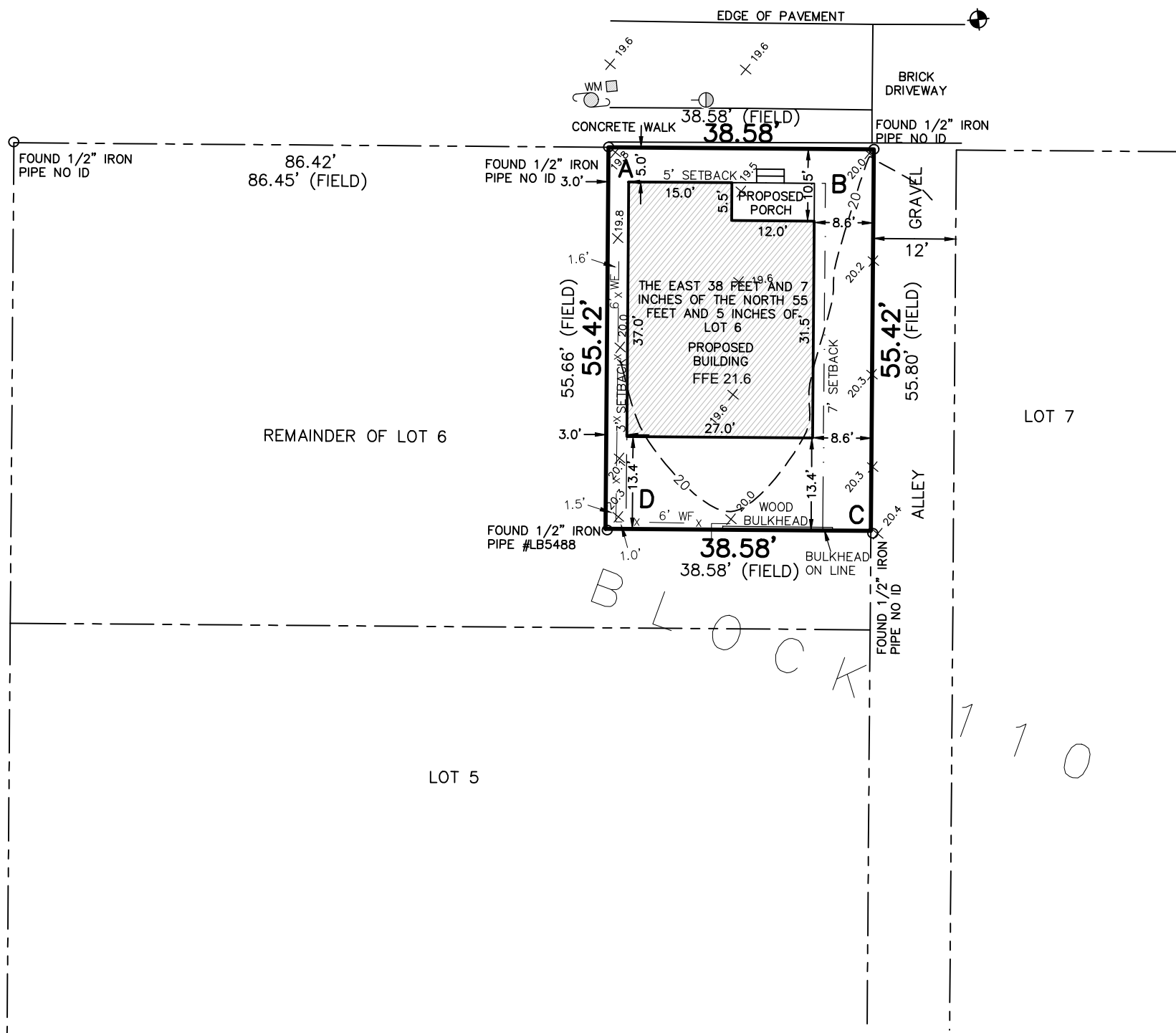
THE EAST THIRTY-EIGHT (38) FEET, SEVEN (7) INCHES OF THE NORTH FIFTY-FIVE (55) FEET, FIVE (5) INCHES OF LOT 6, BLOCK ONE HUNDRED TEN (110), SPRINGFIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



3RD STREET EAST (A PUBLICLY DEDICATED 66' R/W PER PLAT)

BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 19.68' (NAVD 1988 DATUM)

HUBBARD STREET
(A PUBLICLY DEDICATED 66' R/W PER PLAT)



Existing FFE: 19.6
Proposed FFE: 21.6

GENERAL SURVEY NOTES

1. THIS IS A SITE PLAN.
2. NORTH IS PROTRACTED FROM PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A=89°41'22" B=90°18'48" C=89°28'26" D=90°31'24"
4. BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12i EQUIPMENT AND RUNNING TRIMBLE VRN SOFTWARE IN N.A.V.D. 1988 DATUM.
5. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
6. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
7. NO BUILDING RESTRICTION LINES, AS PER PLAT.
8. SETBACKS PROVIDED BY CLIENT AND SHOWN HEREON.
9. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0359J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

PROPOSED LOT COVERAGE:

TOTAL LOT AREA	= 2,138 Sq.ft.
PROPOSED BUILDING	= 933 Sq.ft.
PROPOSED PORCH	= 74 Sq.ft.
TOTAL IMPERVIOUS AREA	= 1,007 Sq.ft.
TOTAL LOT COVERAGE	= 47.10%

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WATER METER
- GAS RISER
- CABLE RISER
- ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

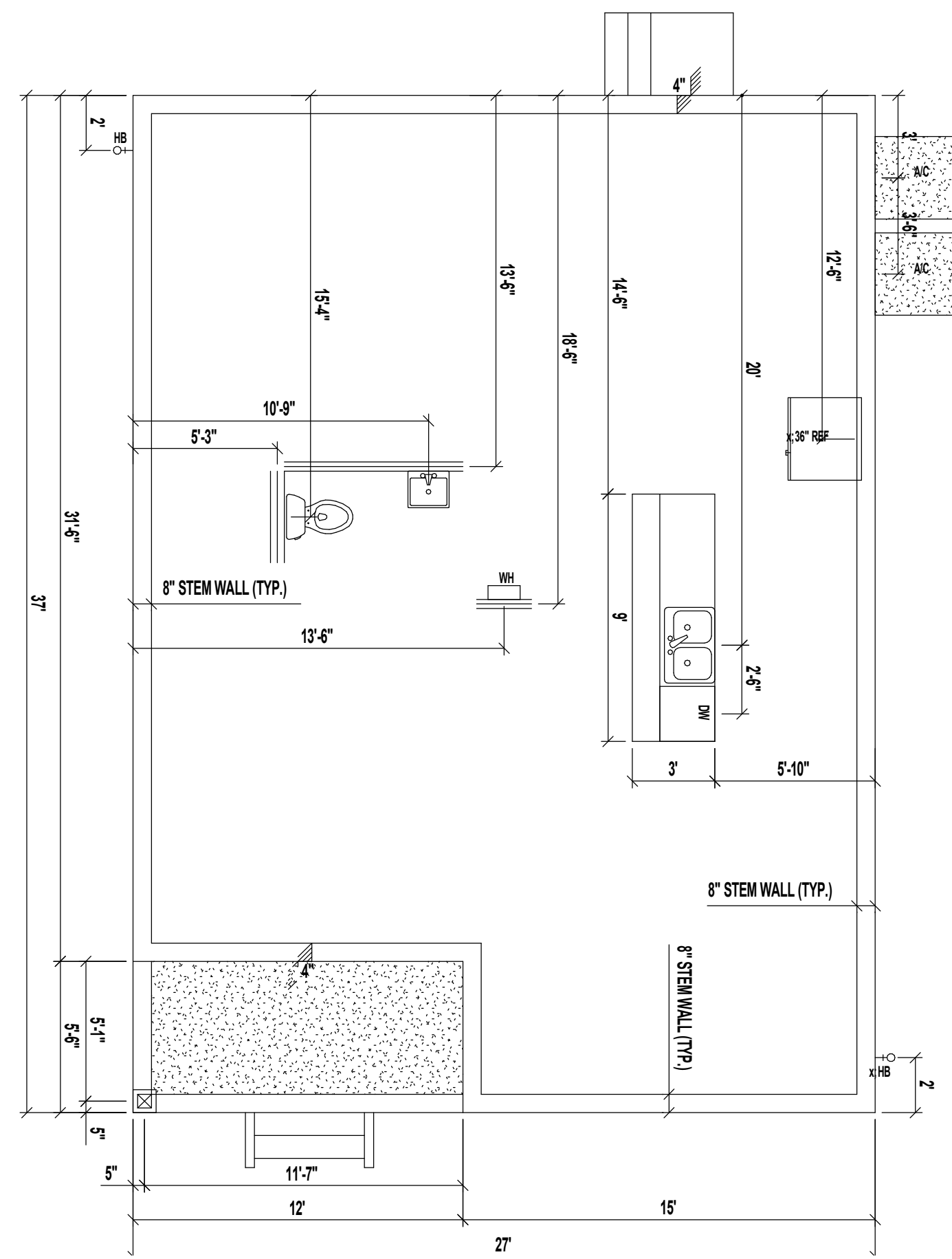
ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER (CALC) CALCULATED (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RPC REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

FILE: 2025-1109A
DRAWN BY: WWZ
SCALE: 1" = 20'

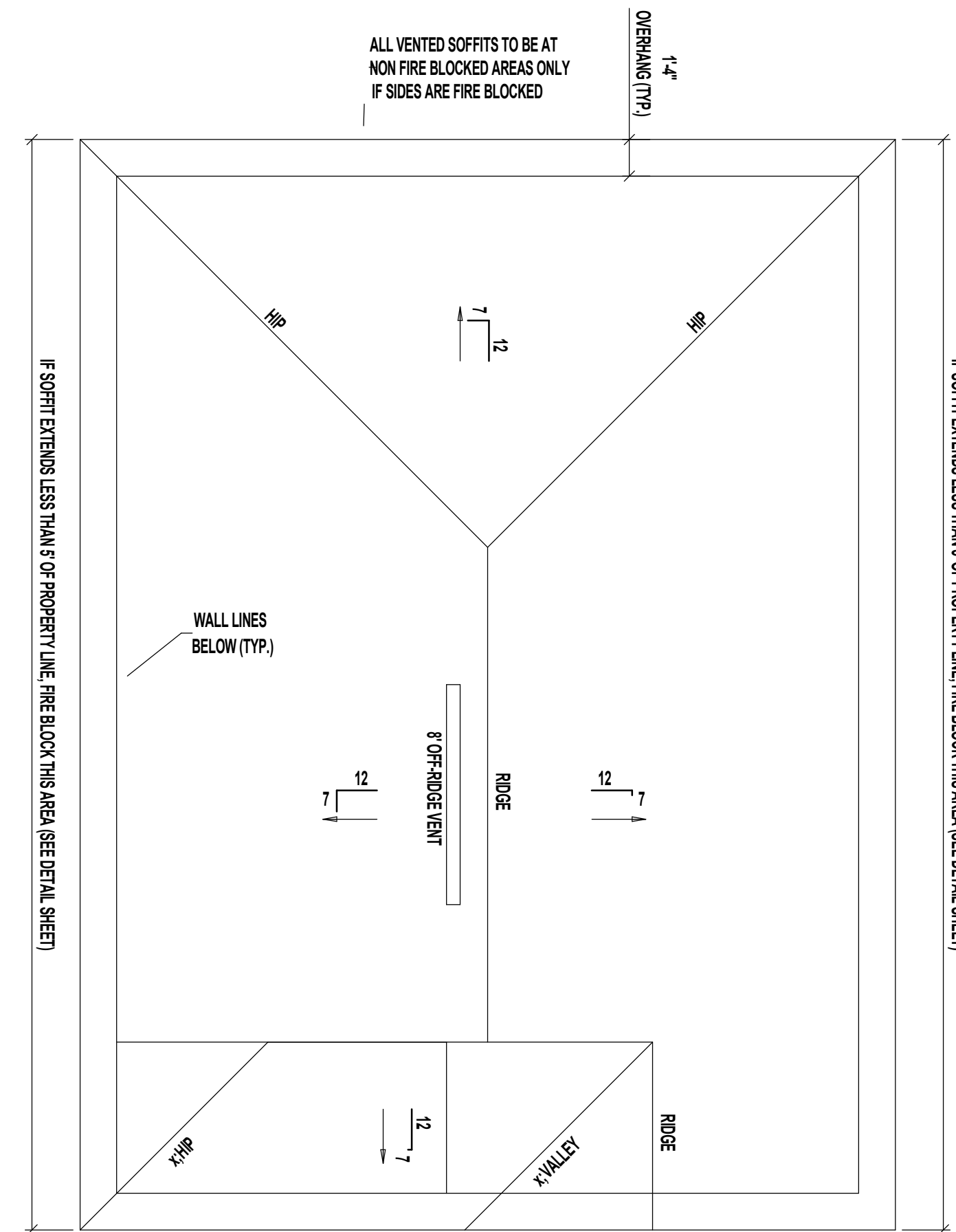
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE:
SEPTEMBER 8, 2025
SHEET 1 OF 1



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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



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

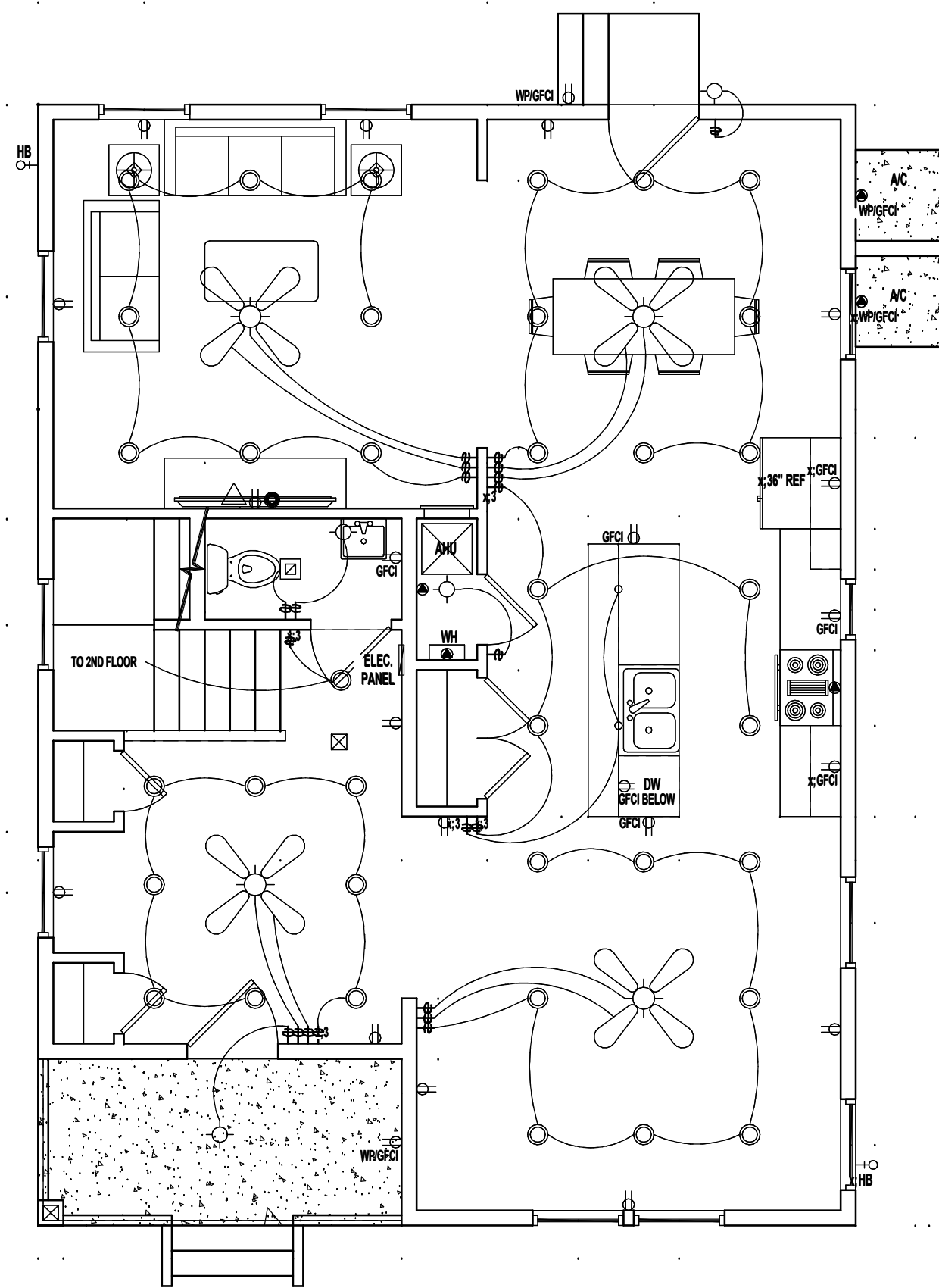
VENT CALCULATIONS

SOFFIT VENTS
VENTILATED ATTIC AREA: 999 SQ. FT.
999 / 300 = 3.33 SQ. FT.
3.33 SQ. FT. X 144 = 480 SQ. IN. TOTAL NET FREE VENT AREA
480 X 50% = 240 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
240 / 6.55 = 37 LF VENTED SOFFIT REQUIRED

OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 999 SQ. FT.
999 / 300 = 3.33 SQ. FT.
3.33 SQ. FT. X 144 = 480 SQ. IN. TOTAL NET FREE VENT AREA
480 X 50% = 240 SQ. IN. NET FREE
(1) 8' OFF-RIDGE VENT REQUIRED (288 SQ. IN. EACH)

Project	NEW CONSTRUCTION HOMES	Project code	2022-1480
Locality	120 East 3rd Street, Jacksonville, FL 32206		
Client	M&M Homes, 1354 N Laura St. Jacksonville, FL 32206		
Discipline	Architecture		
Phase	Concept Design	Phase code	01
Series	Approval Drawings		
Drawing	FOUNDATION AND ROOF PLAN MAGNOLIA	Date	11/29/2025 12:17:09 AM
Scale	1/4" = 1'-0"		
Dimensions	34" x 22"	Drawing code	33-A

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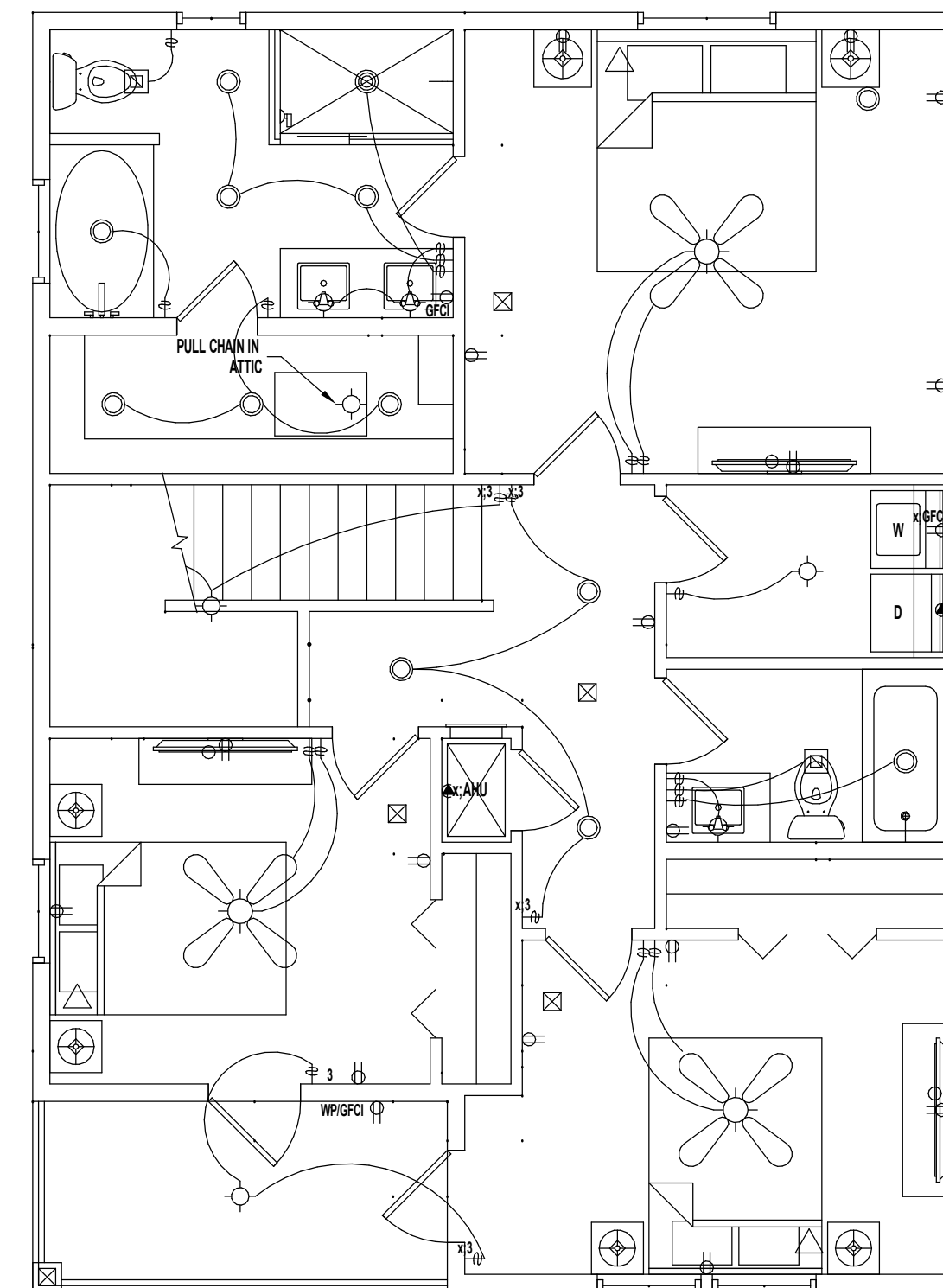


1ST LEVEL ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'x4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

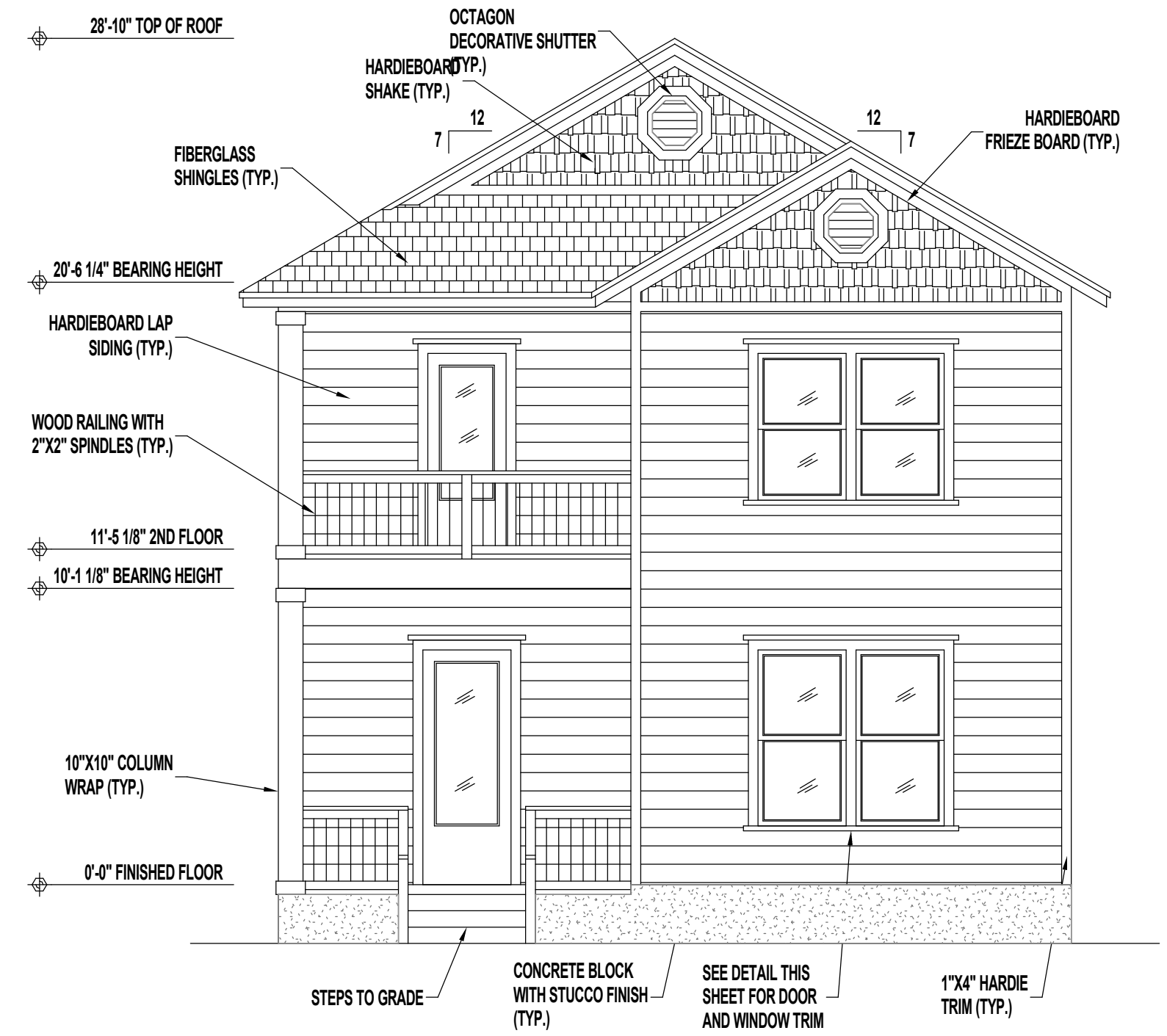
NOTES:
ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
ALL FIXTURES TO BE CFL OR LED.
ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.



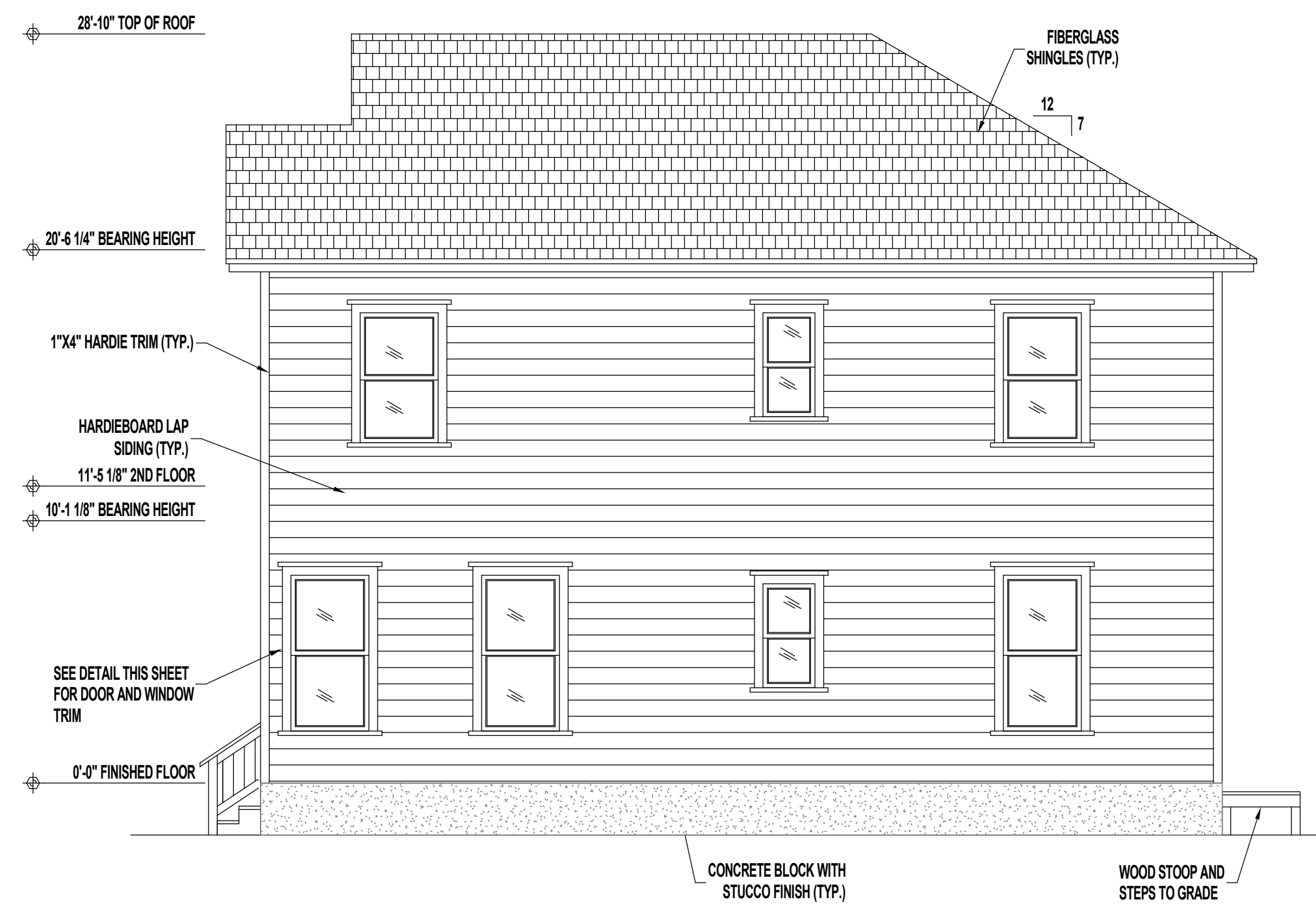
2ND LEVEL ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Locality	
120 East 3rd Street, Jacksonville, FL 32206	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
ELECTRICAL PLAN MAGNOLIA	Date
Scale	11/29/2025 12:17:09 AM
1/4" = 1'-0"	
Dimensions	Drawing code
34" x 22"	34-A

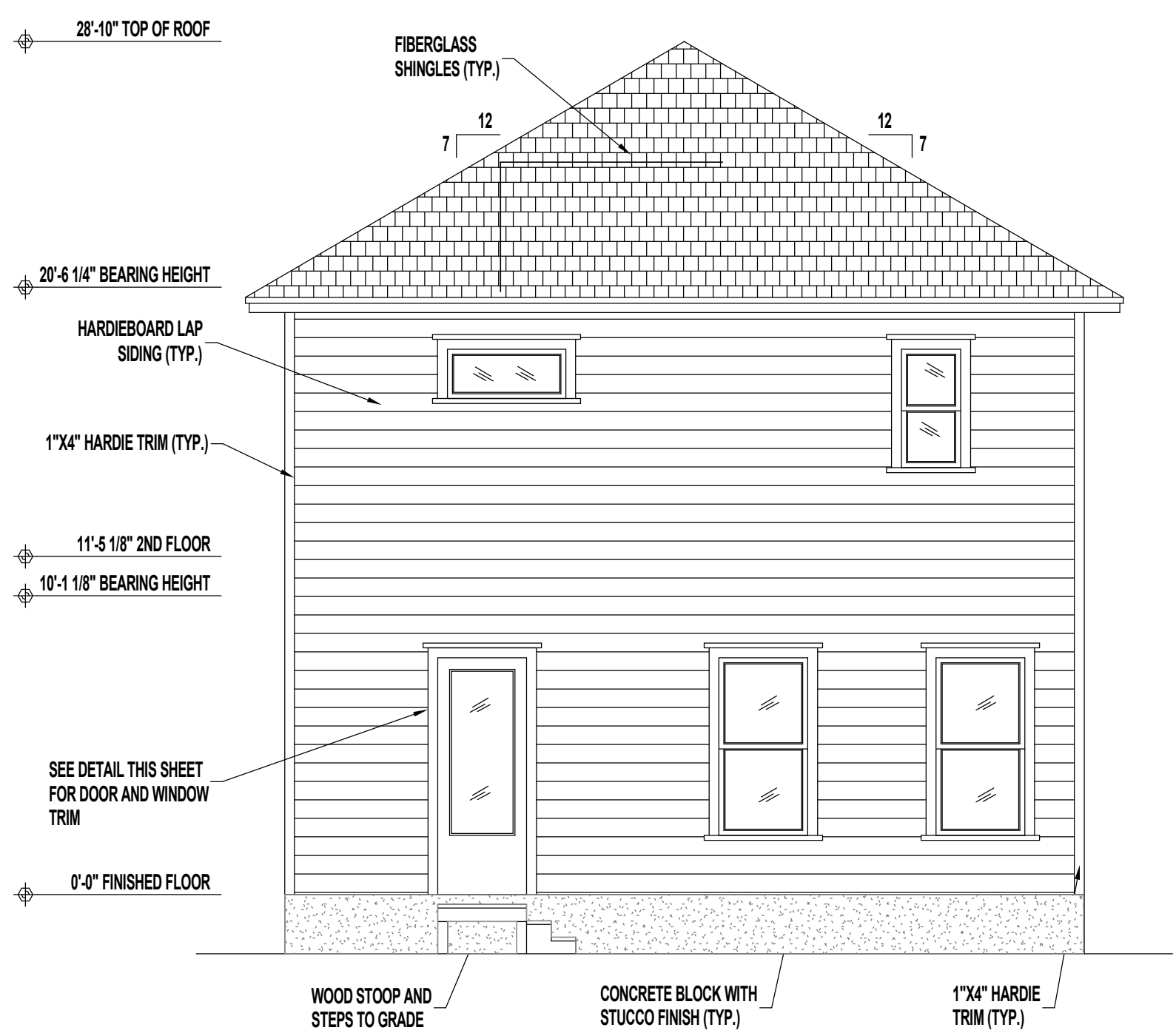
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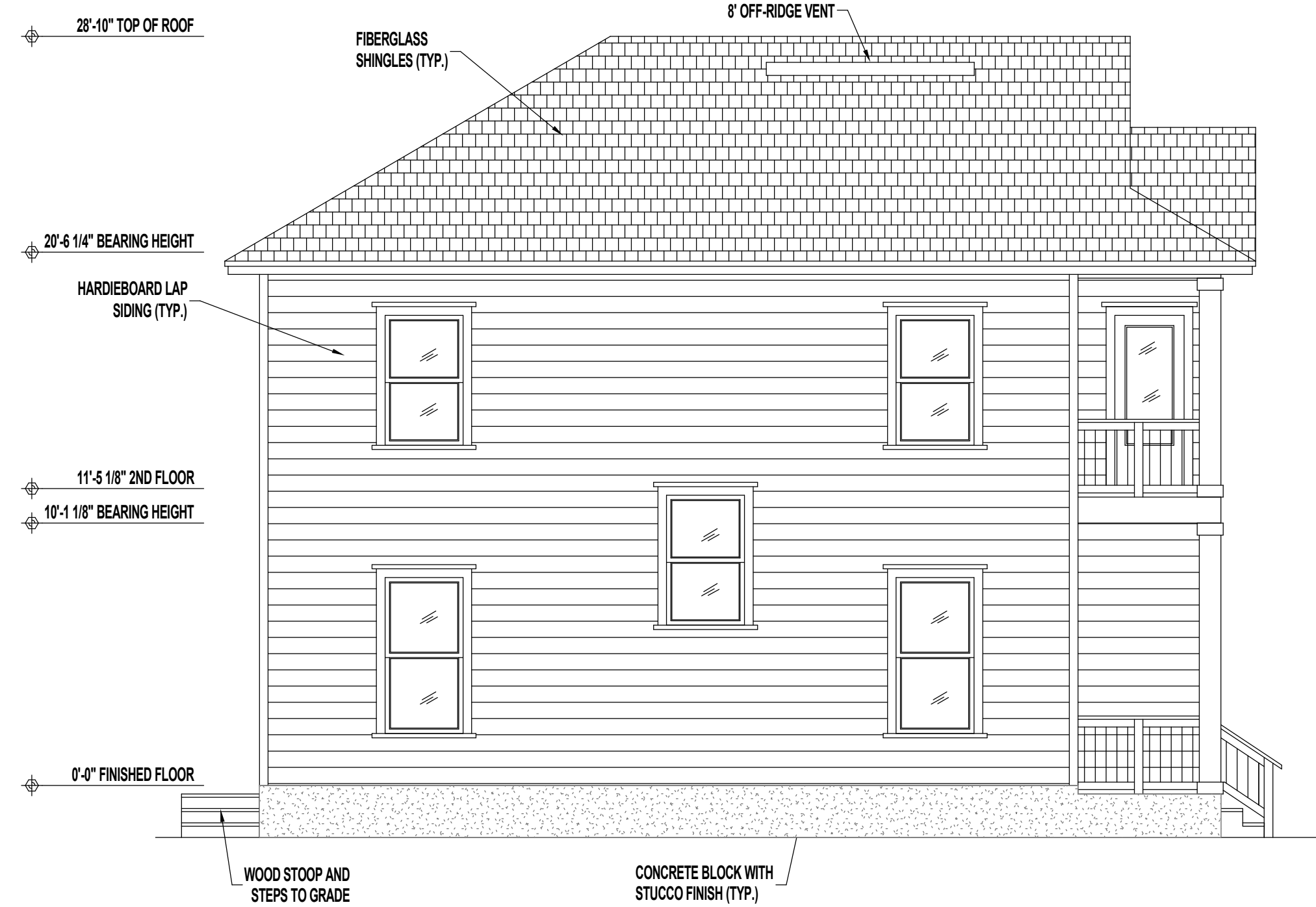
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



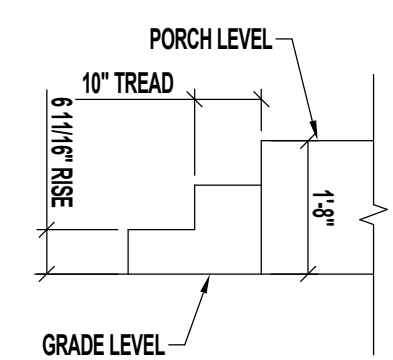
REAR ELEVATION
SCALE: 1/4" = 1'-0"



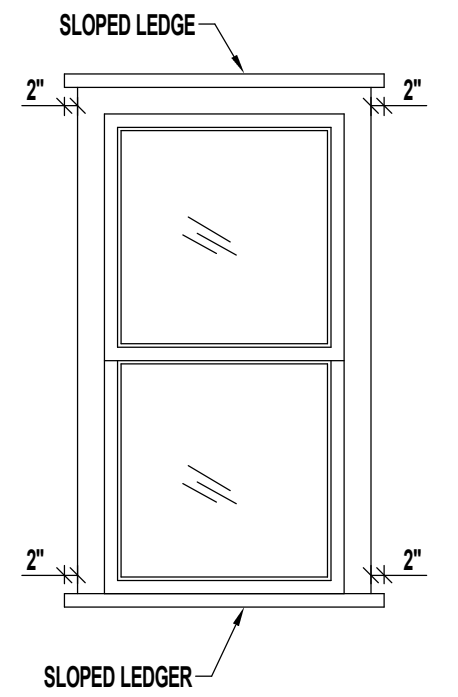
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

1. ALL CEMENTOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.



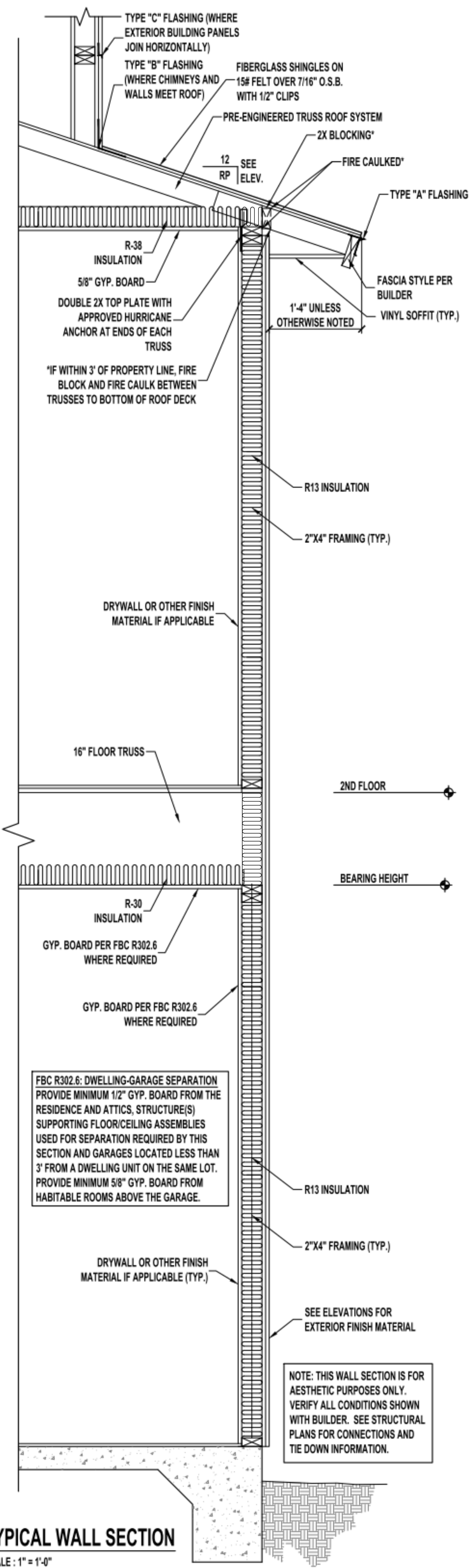
PORCH STAIR SECTION
SCALE: 1/2" = 1'-0"



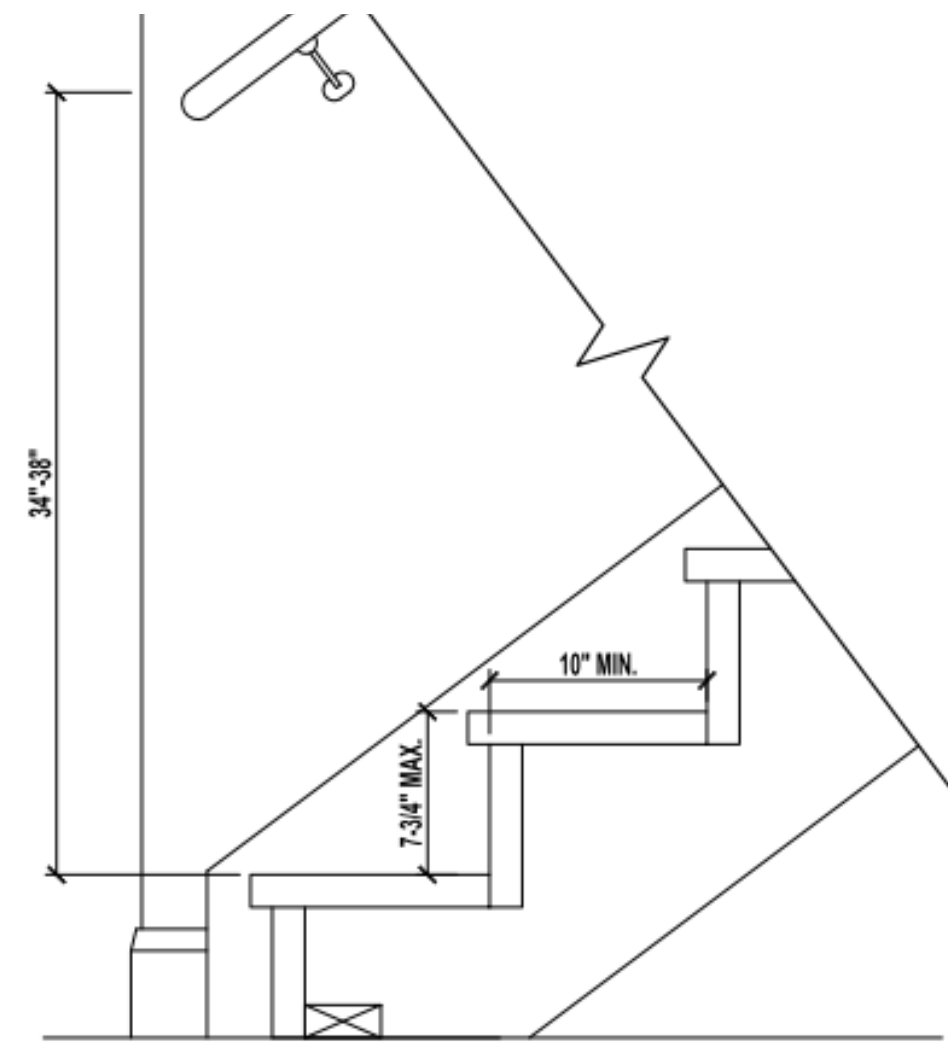
WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"

Project	NEW CONSTRUCTION HOMES	Project code	2022-1480
Locality	120 East 3rd Street, Jacksonville, FL 32206		
Client	M&M Homes, 1354 N Laura St. Jacksonville, FL 32206		
Discipline	Architecture		
Phase	Concept Design	Phase code	01
Series	Approval Drawings		
Drawing	ELEVATIONS MAGNOLIA		
Scale	As indicated	Date	11/29/2025 12:17:10 AM
Dimensions	34" x 22"	Drawing code	35-A

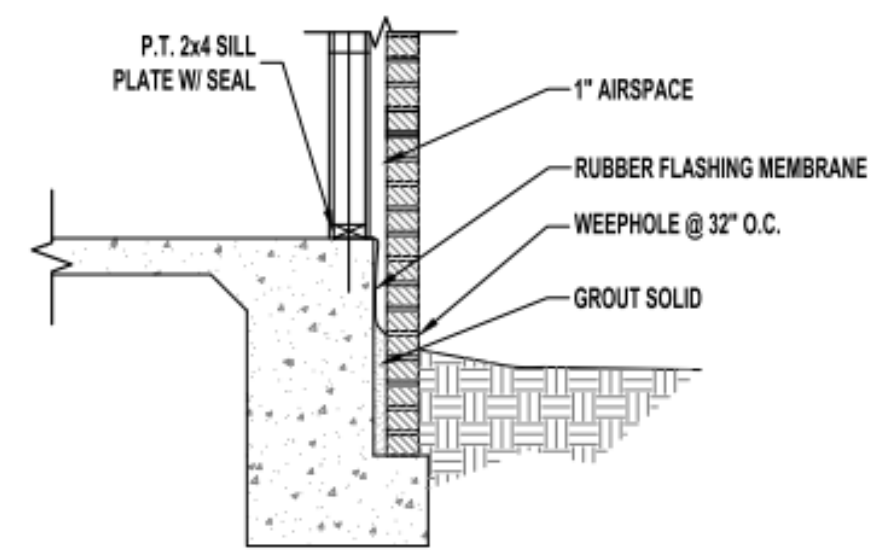
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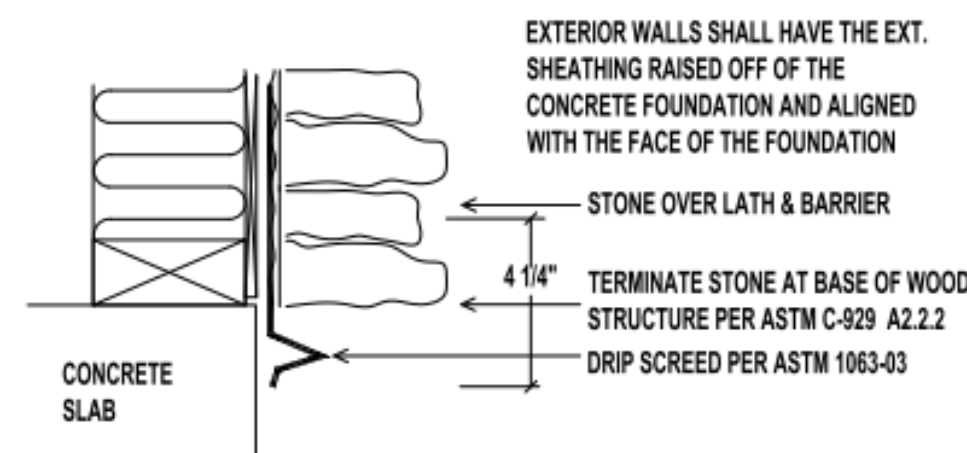
TYPICAL WALL SECTION
SCALE: 1" = 1'-0"



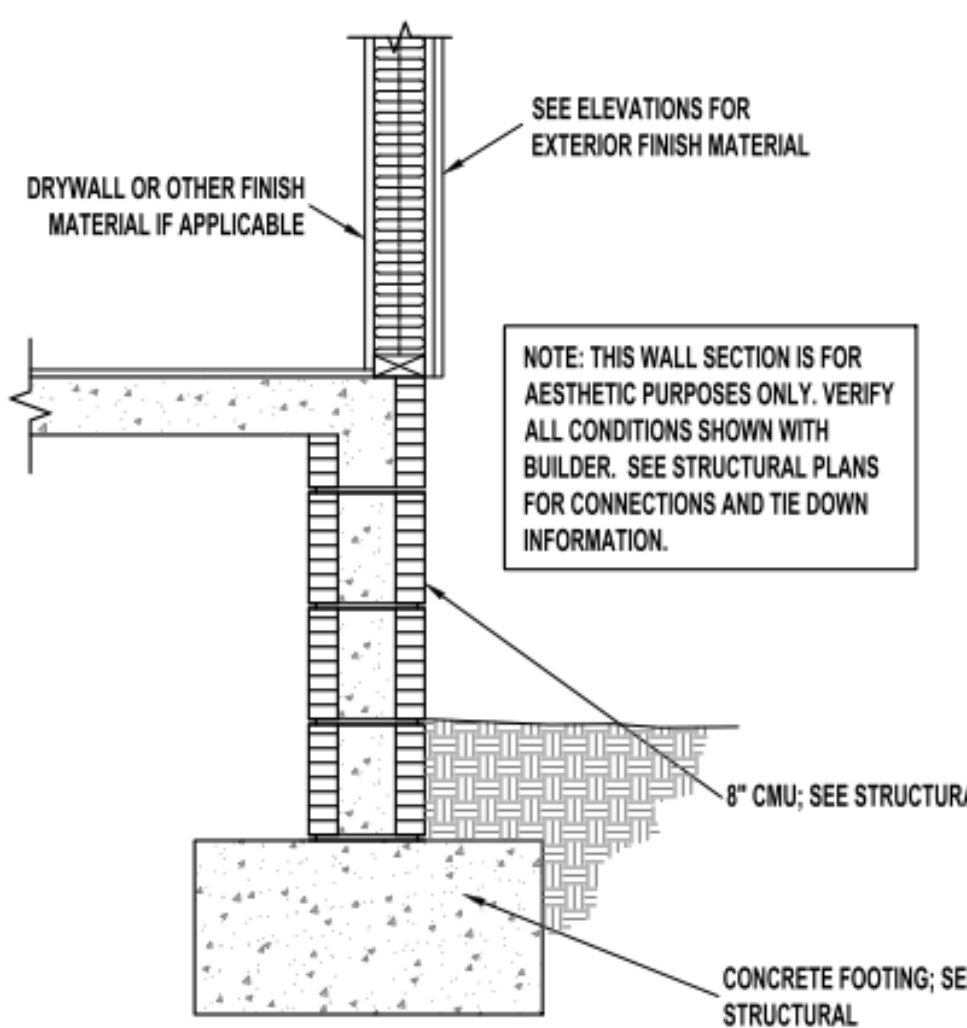
STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



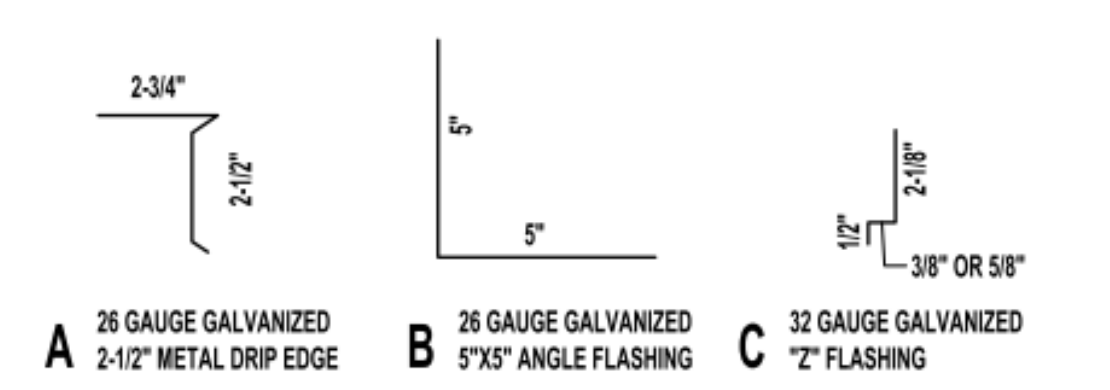
BRICK @ FOUNDATION DETAIL
SCALE: N.T.S.



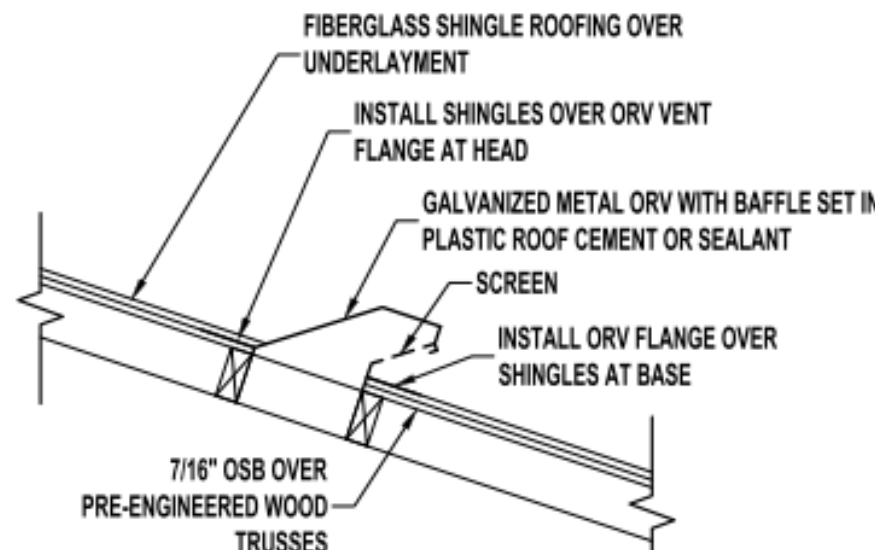
STONE APPLICATION DETAIL
SCALE: N.T.S.



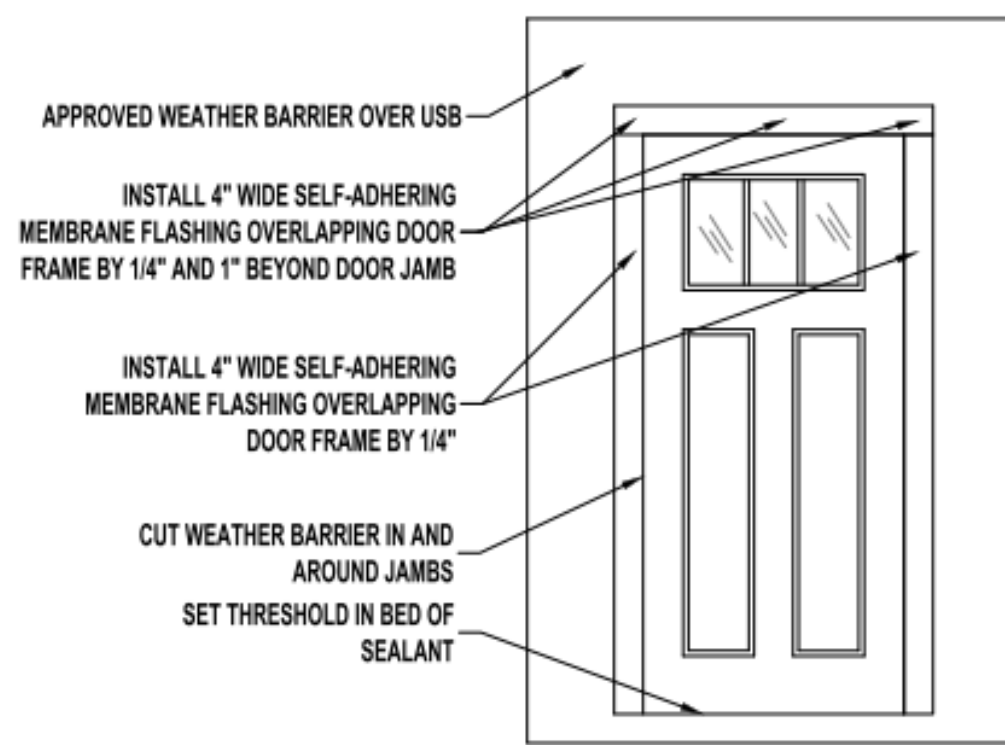
TYPICAL WALL SECTION (STEM WALL OPTION)
SCALE: 1" = 1'-0"



FLASHING DETAILS AND SHINGLE INFORMATION
SCALE: 3" = 1'-0"



OFF RIDGE VENT DETAIL
NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL
SCALE: N.T.S.

GENERAL NOTES:
1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITABLE SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

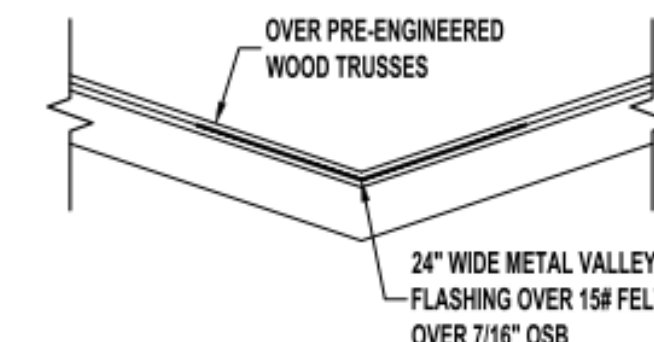
GUARDRAIL NOTE:
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

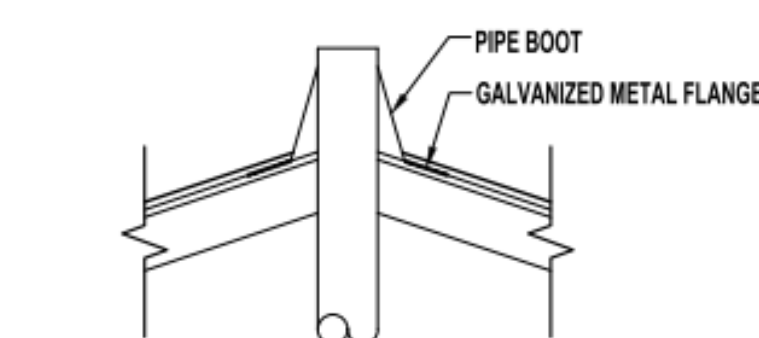
STAIR NOTE:
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER. TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

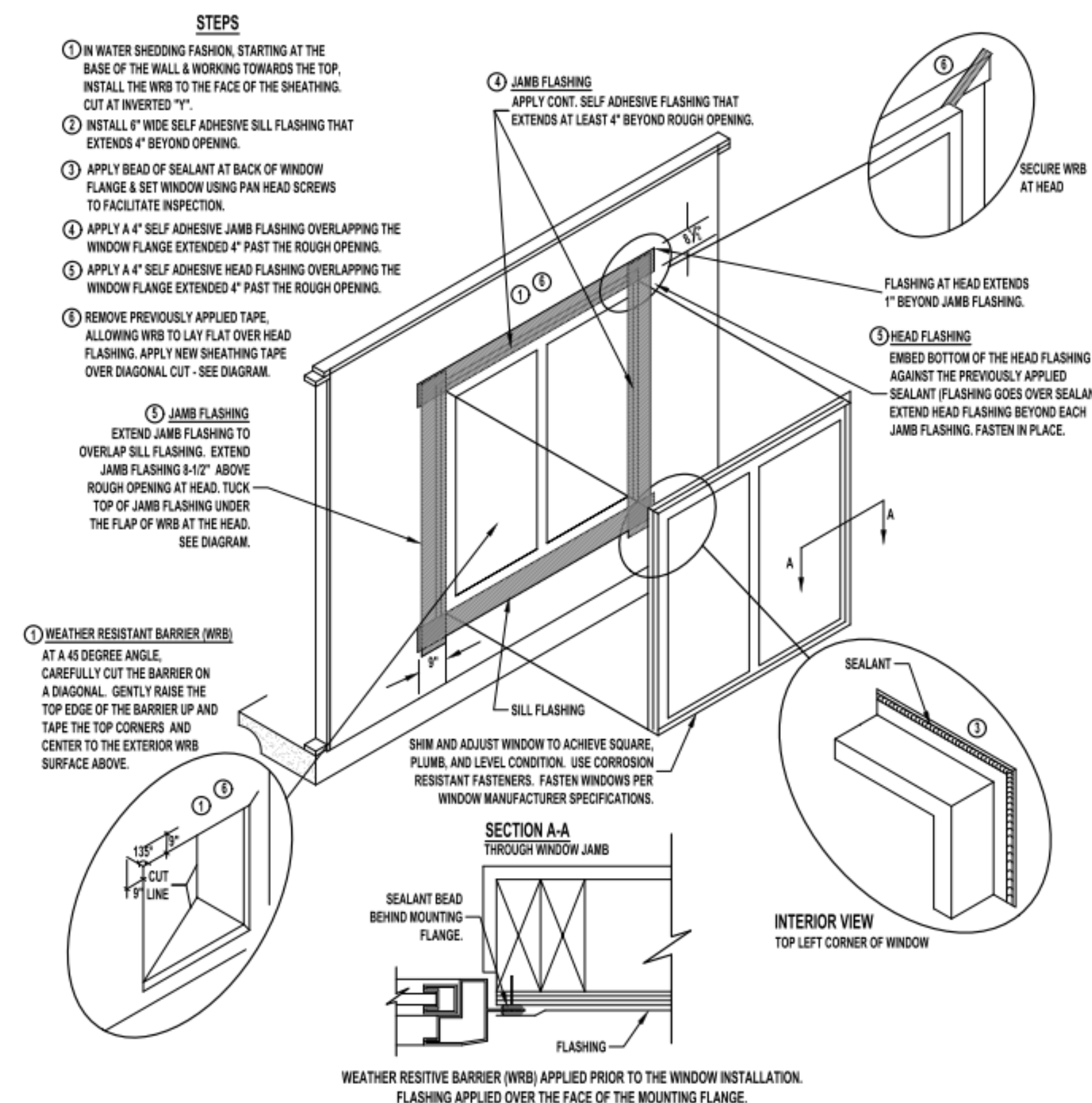
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD
1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



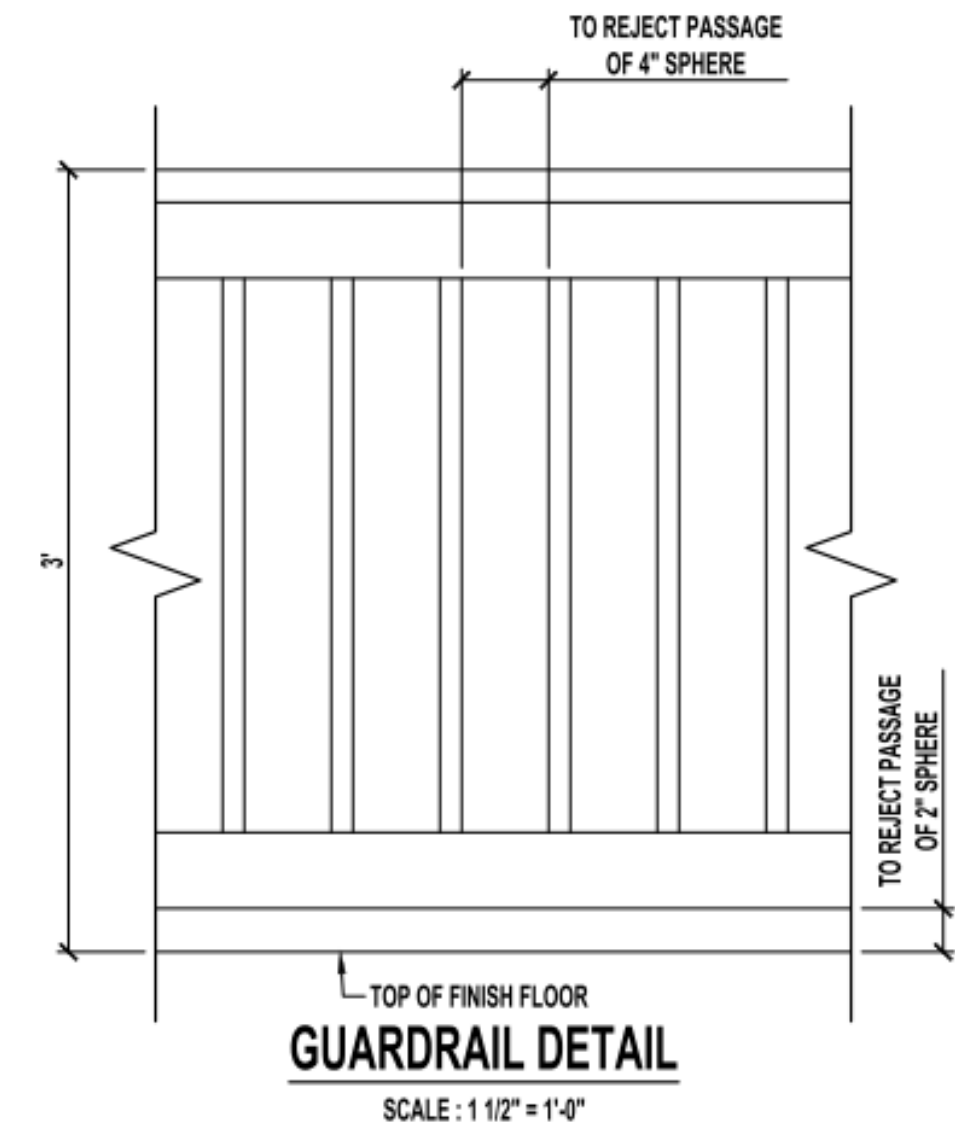
VALLEY FLASHING DETAIL
NOT TO SCALE



PLUMBING STACK FLASHING DETAIL
NOT TO SCALE



WINDOW INSTALLATION
SCALE: N.T.S.



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

Project	NEW CONSTRUCTION HOMES	Project code	2022-1480
Locality	120 East 3rd Street, Jacksonville, FL 32206		
Client	M&M Homes, 1354 N Laura St, Jacksonville, FL 32206		
Discipline	Architecture		
Phase	Concept Design	Phase code	01
Series	Approval Drawings		
Drawing	DETAILS		
Scale	1/8" = 1'-0"	Date	11/29/2025 12:17:11 AM
Dimensions	34" x 22"	Drawing code	
			36

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120 East 3rd Street

RE # 073006-0000
120 East 3rd street,
Jacksonville, FL 32206

Materials list:

- Exterior Fabric
 - Smooth Hardie board lap siding, Smooth Hardie trim
 - Concrete block with stucco finish
- Porch
 - Wood with beadboard ceiling
 - Concrete floor
 - Concrete steps
 - Wooden railings with 2x2 spindles
 - Cheek wall with concrete cap

- Roof
 - Architectural shingle
- Exterior doors
 - ¾ lite glass door
- Back patio
 - Concrete floor
 - Concrete steps
- Windows
 - Vinyl single hung
 - One over one light pattern
- Front walk
 - Concrete

RE# 073006-0000

120 East 3rd Street,

Jacksonville, FL 32206

Empty Lot No demolition.

Proposed New Build setbacks:

RE# 073006 0000 (120 East 3rd Street)

- a) Front setback (North): 5 feet.
- b) Side setback (West): 3 feet.
- c) Side setback (East): 8.6 feet.
- d) Rear setback (North): 13.4 feet.

FFE (Finished Floor Elevation)

- a) Existing FFE: 19.6
- b) Proposed FFE: 21.6 (2 feet increase)

Adjacent Structure setbacks:


1. 1251 Hubbard Street – Front setback: 5 feet.
2. 121 East 3rd Street – Front setback: 5 feet.
3. 122 East 3rd Street – Front setback: 7 feet.




115 East 3rd Street

A two-story light blue house with a gabled roof, white columns, and a stone base. The house features a front porch with white railings and a second-floor balcony. The roof is shingled and has a warm glow. The house is surrounded by a lawn, trees, and a stone walkway. A silver SUV is parked in the driveway to the right. The text "121 East 3rd Street" is overlaid in yellow at the bottom center.

121 East 3rd Street



122 East 3rd Street



1251 Hubbard Street

Arsenault, Caleb - PDCM

From: Batteh, Mikayla - PDCU
Sent: Tuesday, December 16, 2025 11:01 AM
To: Arsenault, Caleb - PDCM
Cc: Wells, Arimus - PDCM; Corrigan, Connor - PDCU; Cox, Kaysie - PDCU
Subject: RE: New Construction Review - 120 3rd Street East

Caleb,

120 3rd Street E (RE#073006-0000) follows the zoning regulations for RMD-S. The setbacks for the area are as followed:

- Front: 10ft or compatible with surrounding structures
- Side 14% of width, rounded to the nearest whole number divided equally per side
- Rear: 10 ft

The setbacks for the proposed single-family dwelling are:

- Front: 5ft
- Sides: 2.5 ft
- Rear: 13.4 feet

The 5ft front setback is compatible with the setbacks in the area and the side and rear setbacks are greater than the required minimum.

The proposed structure also follows the maximum lot coverage and maximum height for the zoning district.

Thanks,

Mikayla Batteh

City Planner I – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street
Jacksonville, FL 32202
Office: 904-255-7861

From: Cox, Kaysie - PDCU <KaysieC@coj.net>
Sent: Tuesday, December 16, 2025 9:08 AM
To: Batteh, Mikayla - PDCU <MBatteh@coj.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>; Corrigan, Connor - PDCU <CCorrigan@coj.net>
Subject: FW: New Construction Review - 120 3rd Street East

Mikayla,

Can you please review the attached for Caleb? Come see me if you have any questions or need assistance with reviewing.

Kaysie Cox

City Planner Supervisor – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7800



From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, December 15, 2025 9:01 AM
To: Corrigan, Connor - PDCU <CCorrigan@coj.net>; Cox, Kaysie - PDCU <KaysieC@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: New Construction Review - 120 3rd Street East

Good morning,

Could you please have one of your planners review the attached proposed new construction within the Springfield Historic District for consistency with the Zoning Code/Overlay by COB on **December 17th**?

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**



Arsenault, Caleb - PDCM

From: Arsenault, Caleb - PDCM
Sent: Monday, January 5, 2026 11:02 AM
To: M & M Estate
Subject: RE: COJ Historic Preservation for 120 3rd Street East

Good morning,

Thank you for the documents. I am confirming receipt of the paid invoice and the posted signage. I will prepare our Staff Report and will send you our report on the Friday prior to the Commission meeting.

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**



From: M & M Estate <mestatejax@gmail.com>
Sent: Friday, January 2, 2026 6:23 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 120 3rd Street East

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,
Please find attached paid receipt, sign posting affidavit and photographs.

Thank you
Mallik Singareddy
M & M Estate
M & M Homes
904-613-7880

On Fri, Dec 26, 2025 at 9:56 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Please be advised that **Application for Certificate of Appropriateness (COA-25-33252)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:

- Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**). Please be advised that this is the only invoice you will receive from the Planning Department regarding your COA application. Please note that the City will never request payment via wire transfer. All payments must be made directly to the Duval County Tax Collector.
- Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
- The required public notice signs (**1 along all streets the property fronts**) and affidavit are also ready for pick-up. The signs are located outside the elevators on the 3rd floor in the Ed Ball building (214 N. Hogan St). The signs will need to be posted by **January 14, 2026**.

So long as we receive the receipt of payment by **January 5, 2026** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **January 28, 2026**.

Please be aware that there is an increase in malicious phishing campaigns. It is our understanding that emailed phishing attempts have been sent to applicants of City of Jacksonville applications asking for a wire transfer of application fees. These emails give the appearance that they originated from the City of Jacksonville.

The City of Jacksonville would NEVER contact applicants and ask for a wired transfer of funding to pay for fees.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Arsenault, Caleb - PDCM
Sent: Thursday, December 18, 2025 3:22 PM
To: 'Mallik Singareddy' <mallik@mnmm.homes>
Cc: M M Estate <mmestatejax@gmail.com>
Subject: RE: COJ Historic Preservation for 120 3rd Street East

Good afternoon,

Received, I'll prepare the report and get back to you once it has been approved for the January agenda!

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Mallik Singareddy <mallik@mnm.homes>
Sent: Thursday, December 18, 2025 11:21 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: M M Estate <mmestatejax@gmail.com>
Subject: Re: COJ Historic Preservation for 120 3rd Street East

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.


Caleb,

Please prepare a sufficiency report.

Thank you

Mallik Singareddy
CEO/Founder
M & M Homes



 [9046137880](tel:9046137880)
 mallik@mnm.homes
 www.mnm.homes
 1354 N Laura Street,
Jacksonville, FL 32206

On Dec 18, 2025, at 9:27 AM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Thank you for your response. If you are able to add the horizontal trim band to the front elevation on the plans, please do so and forward those plans to us so we can add them to this application's file. Regarding the second point, our recommendation is based on the Design Guidelines and historic roof forms within the district. Not only half gable/half hipped roofs uncommon on historic architecture, especially within the block that this structure is proposed for, but the slope of the rear roof is elongated and appears out of scale with the rest of the roof pitches along the block. Our recommendation to the Commission will be for a unified roof form and pitch and you will have the opportunity at Commission to advocate for the proposed design.

Please also remember that windows will need to be recessed within the wall openings (not flush with the exterior wall and no permanent nailing fins).

I believe that we have all of the information that we need to meet sufficiency if you would like me to go ahead and prepare a sufficiency report to place this application on the January 28, 2026 JHPC agenda?

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

<image001.png>

From: Mallik Singareddy <mallik@mn.mhomes>
Sent: Tuesday, December 16, 2025 9:00 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: M & M Estate <mmestatejax@gmail.com>
Subject: Re: COJ Historic Preservation for 120 3rd Street East

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Caleb,

1. Our first recommendation is to add a horizontal trim band on the first floor elevation to maintain the separation of the first and second floor that can be seen on the left side with the porches. This band is only recommended on the front elevation.

- We accept this recommendation.

2. Our second recommendation is to unify the roof form to either gable or hipped. We do not recommend the gable in the front with hipped in the rear roof design, especially with how elongated the hipped roof appears in the rear. Our recommendation would be to make the rear hipped roof a gable end instead.

- We do not accept this recommendation. There was an identical recommendation when we asked for the approval of COA-25-32269 and we presented multiple properties in the neighborhood with the mixed roof design and the commission agreed with us.

3. Can you please provide the Finished Floor Elevation of the following structures:

1. 145 3rd Street East - **2ft.**
2. 125 3rd Street East - **Empty Lot.**
3. 115 3rd Street East - **2ft.**
4. 122 3rd Street East - **2 ft.**
5. 124 3rd Street East - **2.3ft.**
6. 1251 Hubbard Street- **2ft.**

Thank you



Mallik Singareddy
CEO Founder
M&M Homes
904-613-7880
mallik@mnm.homes
www.mnm.homes



On Tue, Dec 16, 2025 at 4:27 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

Thank you for your patience. I received an update from the Current Planning Division and it looks like setbacks, height, and lot coverage are consistent with Zoning Code. After discussing the plans during our internal design review meeting, please see the following comments from Historic (attached is a pdf highlighting the areas of our recommendations):

1. Our first recommendation is to add a horizontal trim band on the first floor elevation to maintain the separation of the first and second floor that can be seen on the left side with the porches. This band is only recommended on the front elevation.
2. Our second recommendation is to unify the roof form to either gable or hipped. We do not recommend the gable in the front with hipped in the rear roof design, especially with how elongated the hipped roof appears in the rear. Our recommendation would be to make the rear hipped roof a gable end instead.
3. Can you please provide the Finished Floor Elevation of the following structures:
 1. 145 3rd Street East
 2. 125 3rd Street East
 3. 115 3rd Street East
 4. 122 3rd Street East
 5. 124 3rd Street East
 6. 1251 Hubbard Street

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

<image001.png>

From: Arsenault, Caleb - PDCM

Sent: Monday, December 15, 2025 9:16 AM

To: M & M Estate <mmestatejax@gmail.com>; Mallik Singareddy <mallik@mnm.homes>

Subject: RE: COJ Historic Preservation for 120 3rd Street East

Good morning,

Received thank you! I will forward the proposed plans to the Current Planning Division to be reviewed for consistency with the Zoning Code. I will follow up with their response and our recommendations as soon as possible.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

<image001.png>

From: M & M Estate <mmestatejax@gmail.com>
Sent: Sunday, December 14, 2025 6:59 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Mallik Singareddy <mallik@mnm.homes>
Subject: Re: COJ Historic Preservation for 120 3rd Street East

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hi Caleb,

Please find attached the site plan with existing and proposed FFE.

Thank you

Mallik Singareddy

M & M Estate

M & M Homes

904-613-7880

On Mon, Dec 8, 2025 at 2:20 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:

1. Please provide both an existing and proposed site plans that are to-scale and show the proposed placement of the structure and any associated features such as hardscaping, etc. These site plans are necessary for both our review and so the Current Planning Division can ensure consistency with Zoning Code.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

<image001.png>

COA-25-33181

1872 Ribault Ct

January 28, 2026

Report of the Jacksonville Planning Development Department
Certificate of Appropriateness Application COA-25-33181

Address: 1872 Ribault Court, RE# 078583-0000

Location: South side of Ribault Court, between Hedrick Street and Richmond Street

Owner: Khosla Paula
1872 Ribault Court
Jacksonville, Florida 32205

Applicant: Daniel Graston
Graston Roofing Company Inc.
2680 Foxhunt Trail
St. Johns, FL 32259

Year Built: c.1926 (FMSF)

Designation: Riverside-Avondale, Contributing

Request: Alteration - Reroof

Summary Scope of Work:

1. Reroof – Installation of composite slate shingle roofing material on primary and accessory structure

Recommendation: **Approve with Conditions**

Conditions:

1. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.) during the course of the work, the repairs shall be made with like-materials. If wholesale replacement is necessary and the existing materials are not historic, then the replacement materials shall be historically appropriate.
2. The roofing materials shall not be stacked on the roof in one location. Historic structures are often fragile, and the roof cannot support the weight of a large stack of shingles in one location. Severe damage to the structure may result.
3. Only flat roofs shall have modified bitumen or torch down installed.



PROJECT DESCRIPTION

COA-25-33181 seeks to install a composition slate roof on a contributing primary and accessory structure within the Riverside-Avondale Historic District. The proposed composition slate roof material would be in a shingled pattern that matches that of an asphalt or composition roofing material. The primary structure is a five-ranked, side-gabled Georgian Revival style building characterized by its symmetrical six-over-six window placements and details such as the segmented archway supported by Tuscan columns on a centered portico. Staff's research concluded that this iteration of a Georgian Revival, being of a brick façade, is considered a more high-style version of Colonial Revivals, a slate roof would be as appropriate as composition or asphalt shingle roof.

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:

- According to the Jacksonville Sanborn Map, the two-story dwelling is shown with a detached garage on the property. The map denotes that the roofing material that was on the primary structure and secondary structure as drawn in 1924 was of a non-combustible roofing material such as metal, slate, tile, or asbestos shingle.
- The recorded roofing material listed on the Florida Master Site File (FMSF) form from the original survey of the Riverside-Avondale Historic District was composition shingle. This reveals that the roof material has been altered between its originally recorded material and the existing material. Based on available documentation, the composition shingles were installed prior to the survey being conducted.
- According to research on previous roofing permits and Certificate of Appropriateness applications:
 - Roof repairs occurred in 1993 to the existing composition shingles
 - COA-10-483 was approved for the replacement of a flat section of roofing material
 - The roof was replaced in 2014 as a like-for-like replacement for shingles.

- Consistent with Section 307.106(k)(1, 2, and 3), the proposed alterations to the roofing material was considered when selecting the material for the property. Slate materials can often be found on true Georgian structures, which would be consistent with the Jacksonville Sanborn Map findings that note that the structure would not have a composition shingled roof based on historical documentation. The proposed composition slate material was chosen with prior consideration to the architecture.
- The proposed work can be completed within a reasonable amount of time, consistent with Section 307.106(k)(4).
- The proposed reroof will not be altering any other architectural features of the primary or secondary structure other than the roofing systems. This is consistent with Section 307.106(l)(2) with the scope of work being only for the reroofing of the structures located on the property.
- It has been found that the roofing material has been altered from its original material sometime before the Historic District was created with the original survey of the property showing composition shingles as the roofing material. According to the Sanborn Map, the material was listed as a non-combustible material such as metal, slate, tile, or asbestos shingles.
 - The proposed reroofing material can be supported with historical documentation, making it consistent with Section 307.106(l)(3 and 5).
 - Although the composition shingles material has been recorded as the roofing material at the property for over 30 years, there is enough evidence to note that the proposed change in roofing material would support the composition slate roof in a shingled pattern. Allowing the scope of work and proposed material to be consistent with Section 307.106(l)(4).
- The Historic Preservation Guidelines for the Riverside-Avondale Historic District reference “Roofs and Roof Surfaces” and Standards Two, Four, Five, Six, and Nine of the *Secretary of the Interior’s Standards for Rehabilitation*:
 - Standard Two references avoiding alterations that take away from a property’s characteristics. The proposed reroof would allow for the shingles to remain in a similar pattern as was noted within the original survey for the Historic District. This would maintain that it is consistent with Standard Two.
 - Standard Four refers to how changes over time can gain historical significance. Although the recorded material has shown to be composition shingle on the structure, the originally recorded material on the Sanborn maps show that it would have been asbestos, slate, or metal, which would historically come in shingled options for the architecture style of the structure. The composition would not be considered historically significant to the structure, making the scope of work consistent with Standard Four.
 - Standard Five references maintaining craftsmanship and finishes that characterize a property. The scope of work would only be for the roofing material that has been altered in the past, the many other features of the structures will be untouched, maintaining the architectural details that characterize the structure within the context of the Historic District, making it consistent with Standard Five.
 - Standard Six refers to retaining characteristics even when replacement is

necessary. The proposed reroof material will match the current composition pattern seen on the structure. No other features will be altered, making it consistent with Standard Six.

- Standard Nine referenced that exterior alterations shall differentiate from the old and shall be compatible with architectural features to protect the historic integrity of the property. The proposed composite slate roof material is a contemporary material that mimics the look of slate that is found on higher style architecture such as Victorian-style and Colonial-style, making it consistent with Standard Nine.

For these reasons, it is the position of the Planning Department that the proposed work under the stated conditions is consistent with:

- Section 307.106(k) General Standards: 1, 2, 3, and 4
- Section 307.106(l) Guidelines on “Alterations”: 2, 3, 4, and 5
- Historic District Design Guidelines, Section on “Roofs and Roof Surfaces”
- Secretary of the Interior’s Standards for Rehabilitation Standards: 2, 4, 5, 6, 9

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)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district.
- 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.
- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

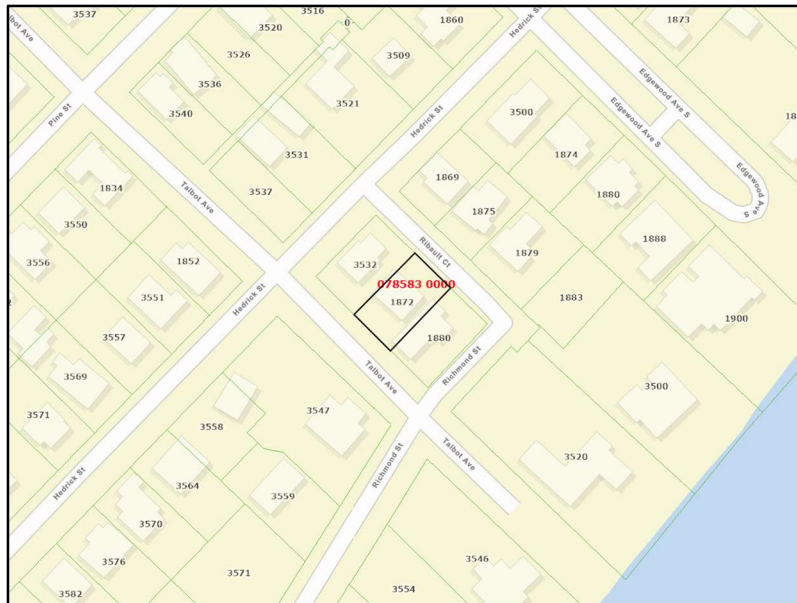
- 307.106(l)(2) – The distinguishing original qualities or character of a building, structure, or site itself shall not be destroyed. The removal or alteration of any historic materials or distinctive architectural features shall be avoided when possible.
- 307.106(l)(3) – Each building, structure, and 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.
- 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)(5) – Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Historic District Design Guidelines, “Roofs and Roofing Surfaces”

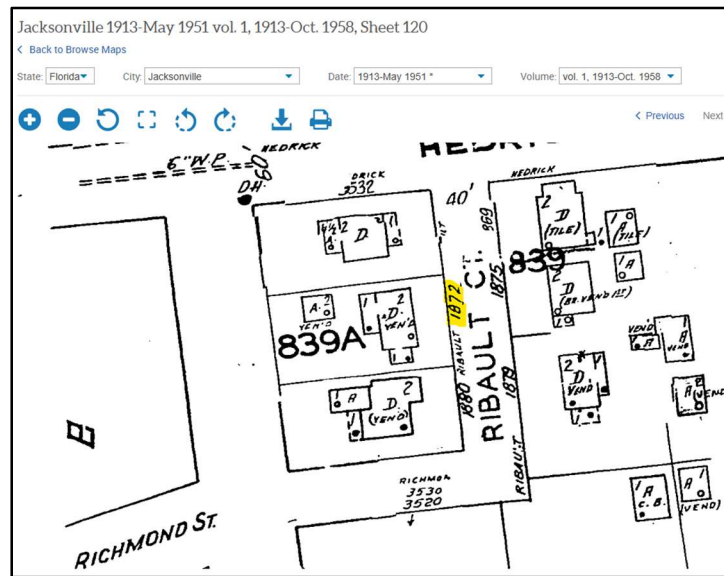
- Secretary of the Interior’s Standards for Rehabilitation (2):
The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior’s Standards for Rehabilitation (4):
Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Secretary of the Interior’s Standards for Rehabilitation (5):
Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- Secretary of the Interior's Standards for Rehabilitation (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.
- Secretary of the Interior's Standards for Rehabilitation (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.

LOCATION MAP



JACKSONVILLE SANBORN MAP SCREENSHOT



(Sanborn Map, Jacksonville 1913-Oct 1958 Volume 1, Sheet 120)

PHOTOS OF SUBJECT PROPERTY WITH POSTED SIGN

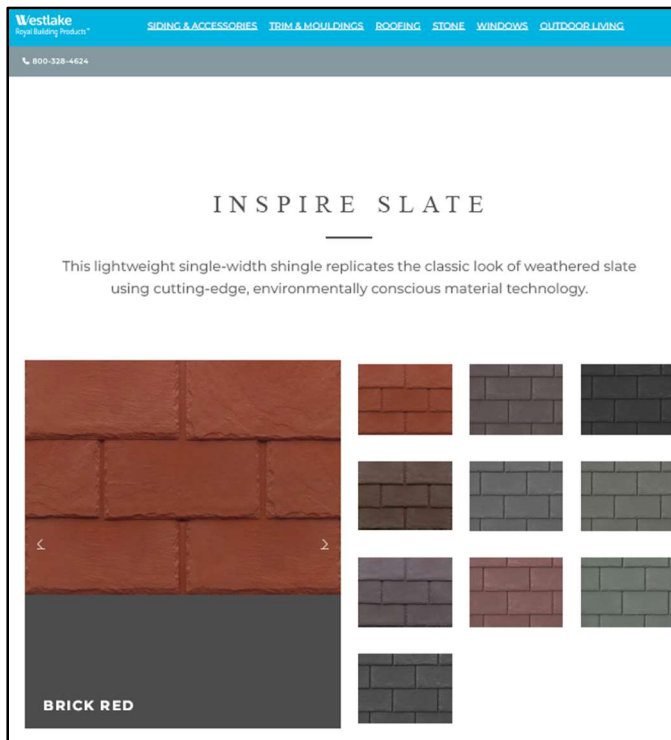


PICTURES OF SUBJECT PROPERTY





PROPOSED COMPOSITE SLATE MATERIAL IN GREY (COACHMAN)



<https://www.davinciroofscapes.com/products/slate/inspire-slate/>

PHOTOS OF COMPOSITE SLATE ROOF INSTALLATION AT 1855 AVONDALE CIRCLE (2013)





Application For Certificate Of Appropriateness

Application Info

Tracking #	33181	Application Status	FOUND SUFFICIENT
Date Started	11/12/2025	Date Submitted	11/12/2025

Planning and Development Department Info

COA #	COA-25-33181
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	12/30/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	1/28/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
GRASTON	DANIEL	
Company Name		
GRASTON ROOFING COMPANY INC		
Mailing Address		
2680 FOXHUNT TRAIL		
City	State	Zip Code
SAINTJOHNS	FL	32259
Phone	Fax	Email
904 707 3660		D67GRASTON@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
KHOSLA	PAULA	
Company/Trust Name		
Mailing Address		
1872 RIBAULT COURT		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
3475171628		PAULAGUTMAN@HOTMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	078583 0000

Location Of Property

General Location

House

Street Name, Type and Direction

Zip Code

Type Of Improvement

- Addition Driveway New Construction Accessory Structures
 Alteration Relocation Window Replacement Other/Minor Repairs
 Fencing Demolition Reroof

Existing Roof Material

Proposed Roof Material

If there is more than one roof material on the structure, please apply for a separate COA.

Structure Type

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.

(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list

Reroof/Minor Repairs

For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request.

Additional Documents Provided

Description
<input checked="" type="checkbox"/> REPLACING EXISTING ASPHALT SHINGLES WITH DAVINCIE INSPIRE CLASSIC SLATE

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until

the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 1/6/26

COA#: 25-33181

Address: 1872 RIBAUT COURT
JACKSONVILLE, FL 32205

Owner: PAULA KHOSLA

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 25-33181 were posted on the property/site located at:

078583-0000
Real Estate Number(s)

1872 RIBAUT COURT
Street Address

JACKSONVILLE FL 32205
City, State Zip Code

Printed Name DANIEL R GRAYSON

Signature *Daniel R Grayson*

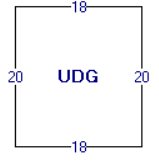
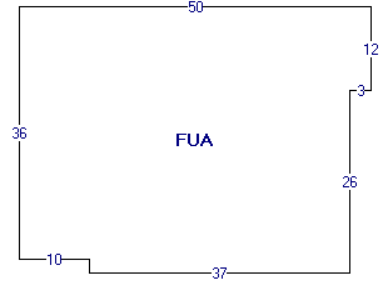
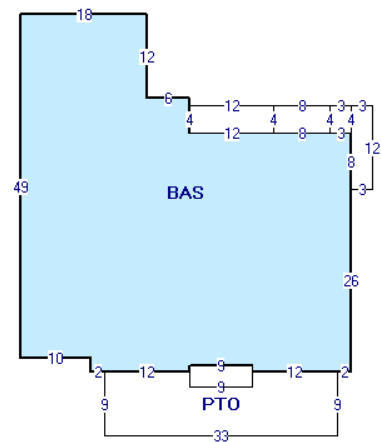
Dated this 6th day of JANUARY, 2026.



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	4 SINGLE SIDING	25	7.00
Exterior Wall	20 FACE BRICK	75	35.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	12 HARDWOOD	100	13.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

0100 Single Family

** VALUE SUBJECT TO CHANGE **



CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	5.00	0
Baths	3.50	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000
Size Adj.	0.9100
TOTAL ADJUSTED POINTS	127
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0108	01	4	04	100.00	0.00	1.00	100
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD		
969,747	1926	1990	R2	27.50	72.50%		

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,905	X	100	1,905	347,160	
FOP	155			30	47	8,565
FUA	1,802	X	95	1,712	311,988	
PTO	279			5	14	2,551
UDG	360			50	180	32,802
ACREAGE	0.00	PRICE/SF			182.24	

BUILDING: 1 AKA:
SITE ADDRESS: 1872 RIBAUT CT JACKSONVILLE 32205- 0108 SFR CLASS 2

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRAISED BY
1	FPMR7	Fireplace Masonry	1	100.00	0.00	0	0	1.00	7	100	4,420.00	8,840.00	100	1926	1926	2008	20	1,768	08/15/2019	RJM

L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACTOR	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0100	RES LD 3-7 UNITS PER AC	100.00	0.00		RLD-60	60.00	105.00	100.00	60.00	F	1	0.90	4,300.00	3,870.00	232,200

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	703,067		
EXTRA FEATURE VALUE	1,768		
TOTAL MARKET LAND VALUE	232,200		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	937,035		
ASSESSED VALUE	937,035		
CAP BASE YEAR	2023		
TAXABLE VALUE	886,313		
EXEMPTIONS	HB HX		
TOTAL EXEMPTIONS VALUE	50,722		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
B13559420	ALTS	C	REMOVE WALLS TO	8,000	05/07/2013
000004763	BLDG			31,000	06/02/1977

BUILDING DIMENSIONS
 BAS:0,49:=E10 S2 E14 N1 E9 S1 E14 N34 W23 N5 W6 N1
 2 W18 S49 \$ FUA:107,13:=W50 S36 E10 S2 E37 N26 E3
 N12 \$ FOP2014:50,13:=W3 S12 E3 N12 \$ FOP2014:44
 ,13:=S4 E3 N4 W3 \$ FOP2014:24,13:=S4 E12 N4 W12 \$
 FOP:36,13:=S4 E8 N4 W8 \$ PTO:12,51:=S9 E33 N9 W
 12 S2 W9 N2 W12 \$ FOP:33,50:=W9 S3 E9 N3 \$ UDG:1
 15,33:=N20 E18 S20 W18 \$.

BUILDING NOTES	

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	19584	02012	02/09/2021	WD	Q	I	01	805000		0	N	CROY JEFFERSON	KHOSLA PAULA	20210409
2	16809	01958	06/06/2014	WD	Q	I	01	805000		0	N	CAMPEN BENJAMIN H	CROY JEFFERSON	20140618
3	14299	02426	11/29/2007	WD	Q	I	02	683700		0	N	HOGSHEAD JAMES A &	CAMPEN BENJAMIN H &	20071207
4	08446	00916	09/20/1996	WD	Q	I	02	299000		0	N	WHITFIELD W EDWARD		

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRAISED BY
1	FPMR7	Fireplace Masonry	1	100.00	0.00	0	0	1.00	7	100	4,420.00	8,840.00	100	1926	1926	2008	20	1,768	08/15/2019	RJM
																			03/01/2004	PAP
																			06/27/2025	KK1
																			08/06/2012	GDB

COA-25-33285

2944 Selma St

January 28, 2026

Report of the Jacksonville Planning Development Department
Certificate of Appropriateness Application COA-25-33285

Address: 2944 Selma Street, RE# 063915-0000

Location: South side of Selma Street, west of Willow Branch Avenue

Owner: Karla Kenyon
2944 Selma Street
Jacksonville, Florida 32205

Applicant: Todd Discher
2944 Selma Street
Jacksonville, Florida 32205

Year Built: c.1914 (FMSF)

Designation: Contributing, Riverside-Avondale

Request: New Construction – two story addition

Summary Scope of Work:

1. Partial demolition of an existing 69 square-foot room
2. New construction of a two-story, 200 square-foot addition

Recommendation: **Approve with Conditions**

Conditions

1. Materials, design, and height shall be substantially consistent with the elevation drawings submitted January 18, 2025, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated November 24, 2025, or as otherwise approved by the Historic Preservation Section.
3. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
4. Any hardscaping improvements shall be reviewed and approved under a separate Certificate of Appropriate (COA) application.
5. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-25-33285 seeks to construct a two-story addition to the rear of 2944 Selma Street, a contributing structure within the Riverside-Avondale Historic District. The subject property is located on an interior lot with the structure characterized as a two-story, Colonial Revival style bungalow with a symmetrical façade and one-story full-width porch. The scope of work would include the demolition of an existing 69 square-foot room in the rear, the removal of three vinyl windows, and constructing a roughly 200 square foot two-story addition in the rear of the house. The proposed design would extend upon the existing hipped roof, horizontal siding, and window patterns. As designed, the siding material would include aluminum, matching the existing material on the structure and what was recorded within the Florida Master Site File (FMSF) for the property. The proposed windows would consist of vinyl sash windows, matching the windows that were approved in 2011 within **COA-11-327** for wholesale window replacement at the property. It should be noted that any of the site work that is proposed on the site plan will require a separate Certificate of Appropriateness (COA) application.

STAFF SUMMARY AND ANALYSIS

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

- According to the Jacksonville Sanborn Map, the subject property has maintained the same footprint and design as a two-story wood frame structure with a one-story full-width porch (1913-May 1951 vol 3, Sheet 326). The existing room proposed for demolition on the rear is shown on the map.
- As designed, the proposed two-story addition will match the height, scale, and massing of the existing structure.

- The proposed design of the two-story addition would be compatible with the existing part of the structure, making it consistent with Section 307.106(k)(1 and 3).
- Although the structure is considered one of the only two-story structures along its section of Selma Street with adjacent structures being single-story structures, the addition will not exceed the existing roof peak, making it consistent with Section 307.106(m)(1, 3, and 6).
- The proposed work can be completed within a reasonable amount of time, consistent with Section 307.106(k)(4).
- The proposed location of the two-story addition will take the place of an existing 69 square-foot room located in the rear that will be demolished. The structure is located within an interior lot, making the proposed addition's street-visibility low with the proposed design complementing the existing structure's architectural features. The proposed scope of work would be consistent with Section 307.106(k)(2).
- As designed, the proposed two-story addition will extend upon the existing architectural characteristics such as roof form, siding, and window placement.
 - The proposed window and door openings will be similar to those that exist on the current structure. The proposed design will include the addition of fifteen (15) windows. This would contribute to the structure's architectural characteristics with the emphasis on natural light coming into the structure. The window and door placements on the proposed addition allow this design to be consistent with Section 307.106(m)(2 and 4).
- As designed, the proposed addition will extend along the rear of the structure and will not create an ell that stems from the sides of the structure. This allows the proposed design to be consistent with Section 307.106(m)(7).
- The proposed materials for the two-story addition will include horizontal metal siding, vinyl windows, and composition shingles.
 - The recorded siding material within the Florida Master Site File (FMSF) states that the siding material according to the survey was metal. The windows were also replaced with vinyl windows in 2011 through a determination that the historic windows were replaced prior to this proposed wholesale window replacement. The existing roofing material was listed as composition shingle and the proposed addition will extend upon this material. The scope of work would be consistent with Section 307.106(m)(8)
- The Historic Preservation Guidelines for the Springfield Historic District reference "Additions" and Standards Nine and Ten of the *Secretary of the Interior's Standards for Rehabilitation*:
 - Standard Nine refers to how alterations and additions should not destroy existing historic materials with any new work being compatible with the size, shape, and scale. The proposed addition would be along the rear of the structure and would not exceed the height of the structure. The hipped roof form will be extended to cover the proposed new area and would also include the feathering of siding and window patterns to match the primary structure. This allows the proposed

- addition to be consistent with Standard Nine.
- Standard Ten refers to how any new additions shall be undertaken with the understanding that if it is removed in the future, the integrity of the property will not be diminished. The proposed addition would be an extension to the existing historic property. Although there would be a demolition of the small, 69 square-foot room on the rear, the footprint and exterior of the main part of the structure still remains. The proposed design of the addition complements the architectural characteristics of the existing structure and is consistent with Standard Ten
 - The Historic Preservation Guidelines for the Springfield Historic District reference “New Construction” and Standard Two of the *Secretary of the Interior’s Standards for Rehabilitation*:
 - Standard Two emphasizes how the historic character of the property shall be retained and preserved. The proposed two-story addition would extend upon the architectural nature of the structure with sash windows, horizontal siding, and extend upon the existing hipped roof form. The rear of the structure lacked window openings, which may have been present at one point and were removed by earlier homeowners or lost through time. The proposed elevations of the addition would increase the number of window openings present and maintain the historic character of the structure, making it consistent with Standard Two.

For these reasons, it is the position of the Planning Department that the proposed work under the stated conditions is consistent with:

- Section 307.106(k) General Standards: 1, 2, 3, and 4
- Section 307.106(m) Guidelines on “New Construction”: 1-4 and 6-8
- Historic District Design Guidelines, Section on “Foundations and Infill” and “New Construction”

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)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district.
- 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.
- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable period of time.

New Construction

- 307.106(m)(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.
- 307.106(m)(2) – *Proportions of windows and doors*. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(3) – *Relationship of building masses, setbacks and spaces*. The relationship of a structure within an historic district to the open space between it and adjoining structures shall be compatible.
- 307.106(m)(4) – *Roof shape*. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structure in an historic district.
- 307.106(m)(6) – *Scale*. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- 307.106(m)(7) – *Directional expression*. Facades in historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- 307.106(m)(8) – *Architectural details*. Architectural details including materials and textures shall be treated so as to make landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or

character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, “New Construction” and “Foundation and Infill”

- Secretary of the Interior’s Standards for Rehabilitation (2):
The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

- Secretary of the Interior’s Standards for Rehabilitation (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.

- Secretary of the Interior’s Standards for Rehabilitation (10):
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

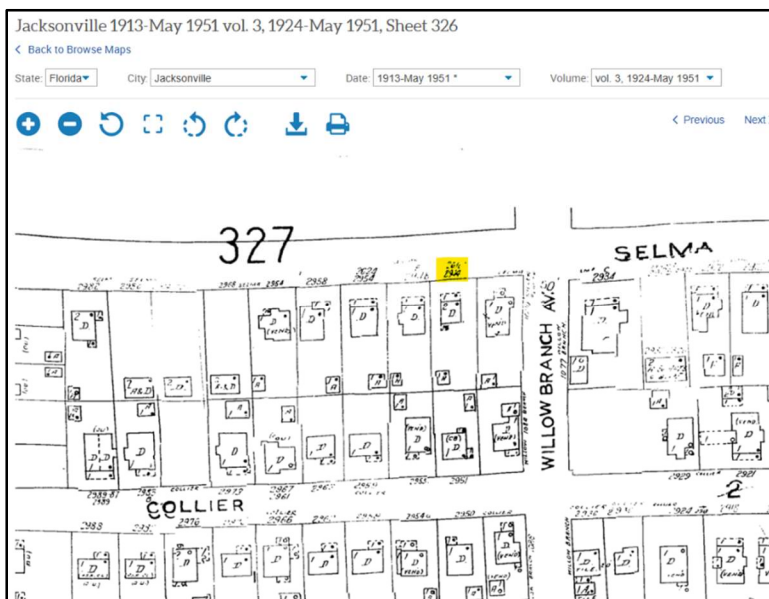
LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



JACKSONVILLE SANBORN MAP SCREENSHOT



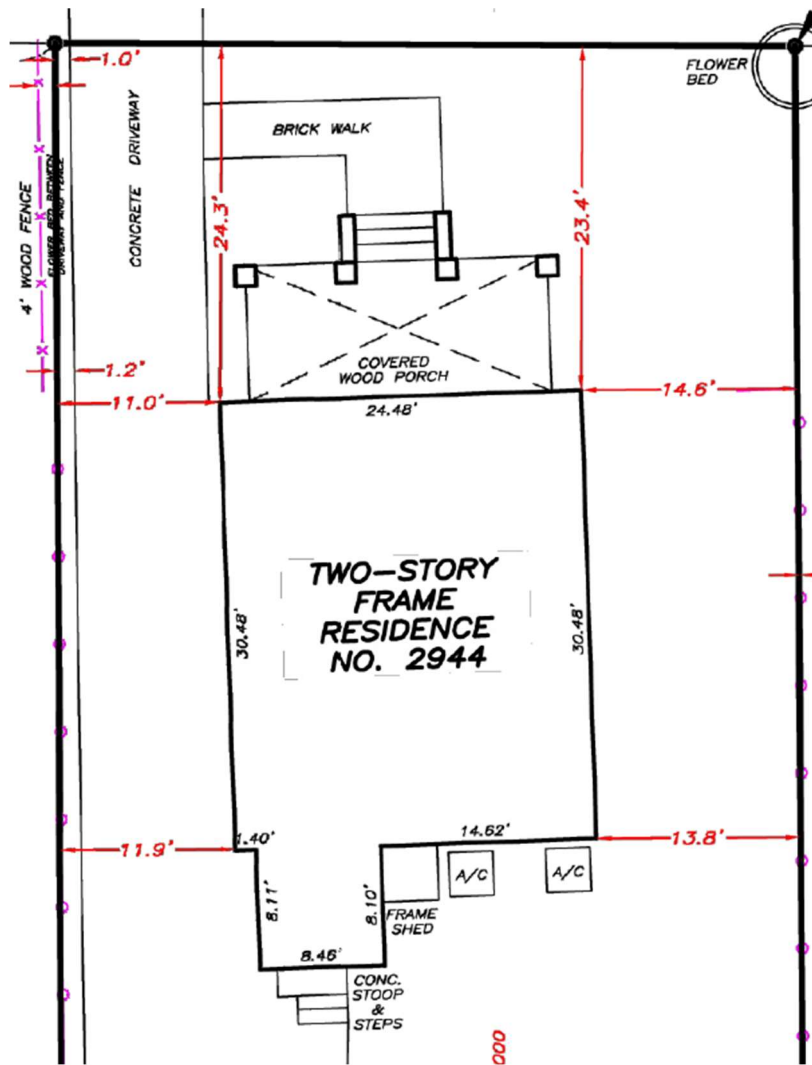
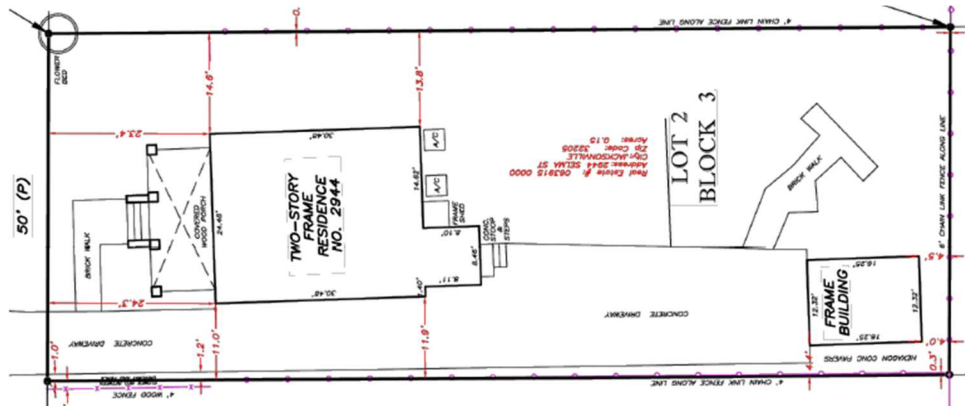
(Sanborn Map, Jacksonville 1913-May 1951 Volume 3, Sheet 326)

PICTURES OF PROPOSED WORK LOCATION

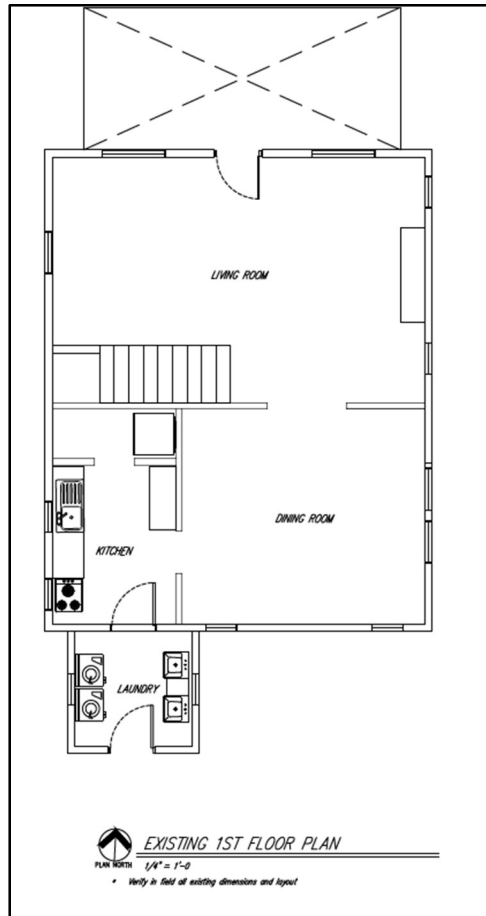




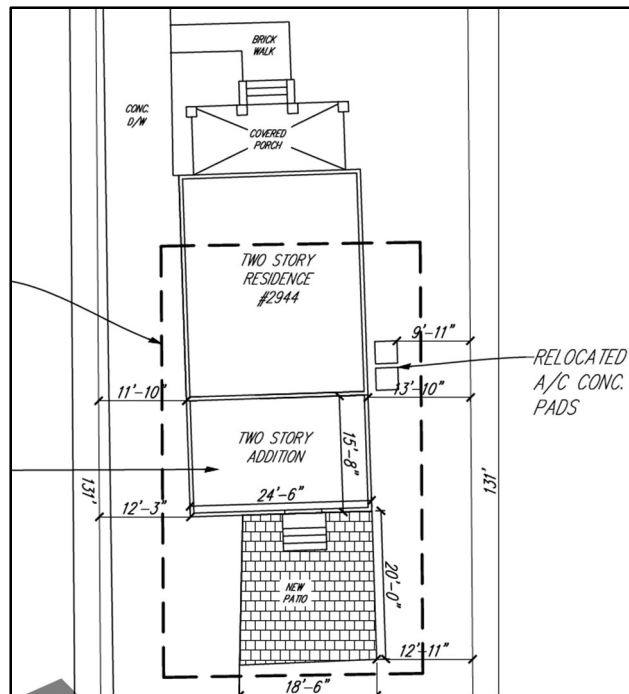
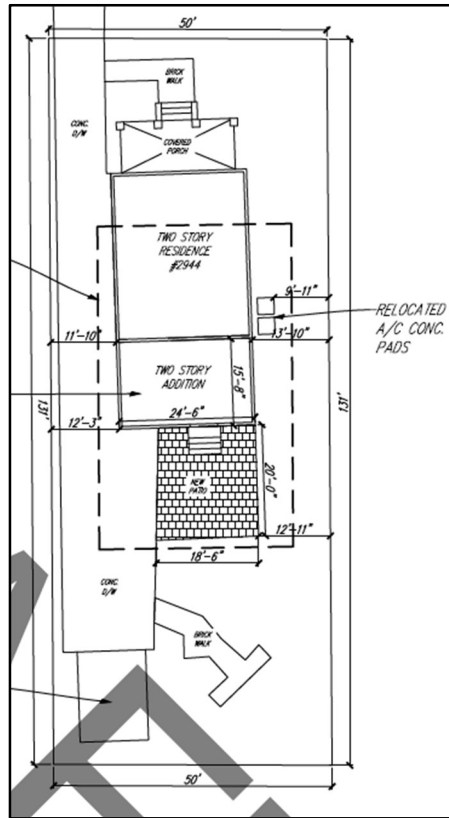
EXISTING SURVEY DATED MAY 2, 2025



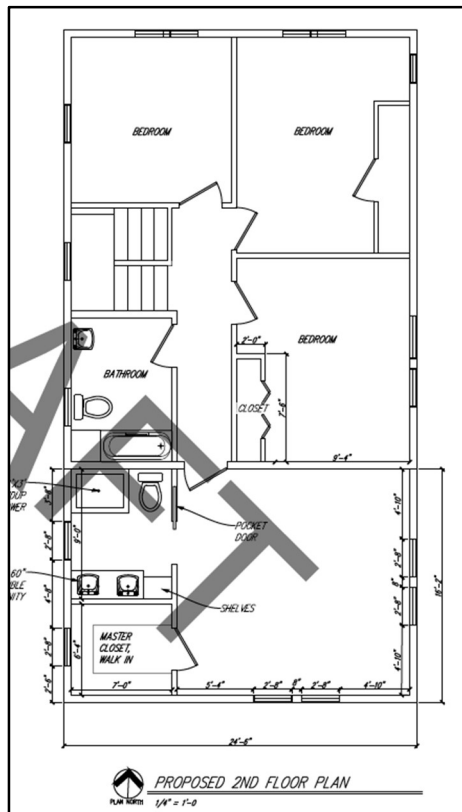
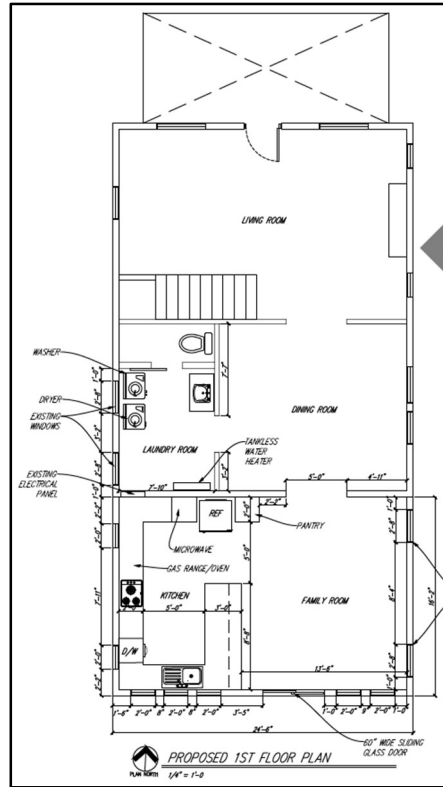
EXISTING FIRST FLOOR PLAN SUBMITTED DECEMBER 16, 2025



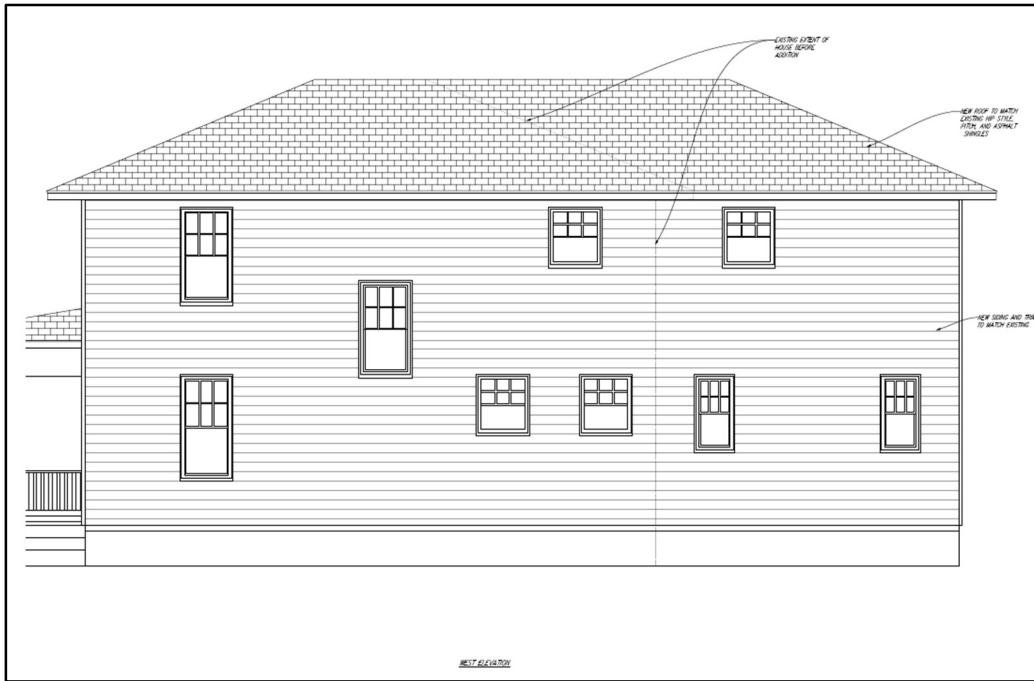
SITE PLAN DATED NOVEMBER 24, 2025



PROPOSED FLOOR PLANS SUBMITTED DECEMBER 16, 2025



PROPOSED ELEVATIONS SUBMITTED JANUARY 18, 2025





Application For Certificate Of Appropriateness

Application Info

Tracking #	33285	Application Status	FOUND SUFFICIENT
Date Started	12/15/2025	Date Submitted	12/16/2025

Planning and Development Department Info

COA #	COA-25-33285
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	12/30/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	1/28/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
DISCHER	TODD	
Company Name		
Mailing Address		
2944 SELMA ST.		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
720 859 9560		TDISCHER@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
KENYON	KARLA	
Company/Trust Name		
Mailing Address		
2944 SELMA ST.		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
7207245755		KARLA.KENYON70@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map

RE#

063915 0000

Location Of Property

General Location

Riverside/Avondale Historic District

House

2944

Street Name, Type and Direction

SELMA ST

Zip Code

32205

Type Of Improvement

- Addition** **Driveway** **New Construction** **Accessory Structures**
 Alteration **Relocation** **Window Replacement** **Other/Minor Repairs**
 Fencing **Demolition** **Reroof**

Existing Roof Material Composition Shingles (3 Tab/Architectural) ▼

Proposed Roof Material Composition Shingles (3 Tab/Architectural) ▼

If there is more than one roof material on the structure, please apply for a separate COA.

Structure Type Select... ▼

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.

(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

REMOVING MUD ROOM ATTACHED TO THE BACK OF HOUSE. MOVING HVAC UNITS TO NORTH SIDE OF HOUSE. ADDING A 24X16 TWO STORY ADDITION ONTO THE BACK OF OUR HOUSE. TYING INTO THE EXISTING ROOFLINE SO THAT IT MATCHES THE CURRENT LOOK, MATCHING SIDING AND WINDOW TYPE AND SIZES TO MAINTAIN THE ORIGINAL LOOK OF THE HOUSE. THE UPSTAIRS ADDITION WILL CONTAIN ONE BEDROOM WITH A WALK-IN CLOSET AND BATHROOM. THE LOWER FLOOR ADDITION WILL CONTAIN OUR KITCHEN AND ALSO A SUNROOM. WE ARE GOING TO REMODEL OUR EXISTING KITCHEN AND TURN IT INTO A SMALL POWDER ROOM AND LAUNDRY. OUR GOAL WHEN WORKING WITH OUR ARCHITECT WAS TO DESIGN THE BUILD-OUT TO MATCH THE ORIGINAL STRUCTURE. MATCHING WINDOWS STYLE AND SIZES WITH SAME HOMERITE BRAND.

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list

Addition - Required Attachments For Complete Application

- Site Plan** - Existing/proposed site plan with addition identified. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- Existing Elevations** - Existing elevations or photos of existing sides. *(To scale bar scaled dimensional drawings needed.)*
- Proposed Elevations** - Proposed front, sides and rear elevations. *(To scale bar scaled dimensional drawings needed.)*
- Overall Photos Of Site**
- Photos Of Addition Area**
- Description Of Any Demo**

New Construction - Required Attachments For Complete Application

- Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan.
(To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- Materials** - Materials identified and product info.
- Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- Description Of Any Demo**
- Adjacent Structures Setbacks**

Reroof/Minor Repairs

For reroofs and minor repairs there are no required documents. However, once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request.

Additional Documents Provided

Application Certification

This application for Certificate of Appropriateness ("Application") is eligible for automatic approval. Please read the disclaimer and conditions below in order to submit the Application.

Application Conditions:

1. If any deteriorated wood visible from the exterior needs to be repaired (rafter ends, soffits, fascia, etc.), the repairs shall be made with like materials. If wholesale replacement is necessary and the existing materials are not historic, then the replacement materials shall be historically appropriate.
2. Shingles shall not be stacked on the roof in one location.
3. This Application is only for the scope of work addressed within the Application. Any additional exterior work done to the structure(s) or the site itself will require the submission of a new Application.

Application Disclaimer:

1. All applications are subject to a 21-day appeal period. Any work performed within 21 days of the approved date of this Application may be at risk.
2. The approved scope of work must be initiated within one (1) year and completed within five (5) years of the administrative approval date.
3. The Application granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits, or approvals.
4. All other applicable local, state, or federal permits or approvals shall be obtained before the commencement of the development or use
5. All work is subject to inspection.

I hereby certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the application is found to be lacking the above requirements, I understand that the Application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER AND ADMINISTRATIVE CONDITIONS REGARDING APPLICATION APPROVAL. I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 12/31/2025
Address: 2944 Selma St.
Jacksonville, FL
32205

COA#: 33285
Owner: Karla Kenyon

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 1 were posted on the property/site located at:

~~2944 Selma St.~~ 063915 0000
Real Estate Number(s)

2944 Selma St.
Street Address

Jacksonville, FL 32205
City, State Zip Code

Printed Name Karla Kenyon

Signature [Handwritten Signature]

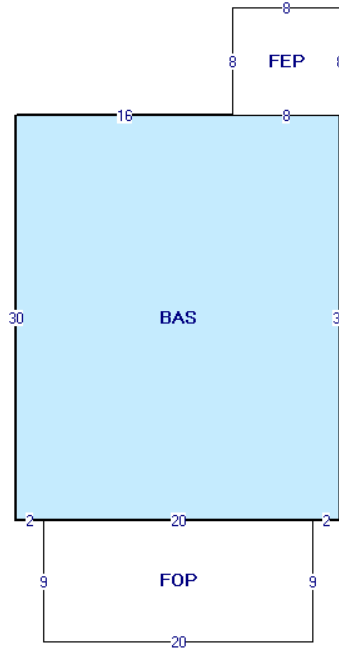
Dated this 31 day of December, 2025.



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	26 ALUM/VINYL	100	38.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	14 CARPET	75	8.00
Int Flooring	11 CER CLAY TILE	25	4.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

0100 Single Family

** VALUE SUBJECT TO CHANGE **



Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	150,567		
EXTRA FEATURE VALUE	633		
TOTAL MARKET LAND VALUE	80,850		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	232,050		
ASSESSED VALUE	232,050		
CAP BASE YEAR	2025		
TAXABLE VALUE	181,328		
EXEMPTIONS	HB HX		
TOTAL EXEMPTIONS VALUE	50,722		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	3.00	0
Baths	1.00	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	1.0000

TOTAL ADJUSTED POINTS	108
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0102	01	4	03	100.00	0.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
231,641	1919	1975	R2	35.00	65.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	720	X	100	720	72,465	
FEP	64		60	38	3,825	
FOP	180		30	54	5,435	
FUA	720	X	95	684	68,842	

BUILDING: 1 AKA:
SITE ADDRESS: 2944 SELMA ST JACKSONVILLE 32205- 0102 SFR 2 STORY

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	21061	02466	05/17/2024	WD	Q	I	01	319900		0	N	BILLETT RUTHANNA MARTIN	KARLA KENYON LIVING	20240603 TRUST DATE
2	19750	00577	05/25/2021	QC	U	I	14	100		0	N	BILLETT DUDLEY S III	BILLETT DUDLEY S III	20210623 DUDLEY S
3	05903	00398	11/28/1985	QC	U	I	11	8460		0	N			
4	05898	01498	11/28/1984	QC	U	I	11	100		0	N			

ACREAGE	0.00	PRICE/SF	100.65
---------	------	----------	--------

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRAISED BY	
1	FPPR7	Fireplace Prefab	1	100.00	0.00	0	0	1.00	3	100	3,166.25	3,166.25	100	1960	1960		20	633	BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	01/20/1989 04/28/2004 06/27/2025 05/11/2012	ACN KEH KK1 EDR

L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	
C	1	0101	RES MD 8-19 UNITS PER AC	100.00	0.00		RMD-B	50.00	131.00	100.00	50.00	1,650.00	1,617.00	80,850

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS	
BAS:0,38:=N30 E24 S30 W24 \$ FOP:22,38:=S9 W20 N9 E20 \$ FEP:24,8:=N8 W8 S8 E8 \$ FUA:43,8:=E24 S30 W24 N30 \$.	

BUILDING NOTES	

**Submitted Elevation,
Site Plan, and Floor
Plan Drawings**

GENERAL STRUCTURAL NOTES:

All work shall conform to the 2023 8th edition of the Florida Building Code, Residential, Existing

DESIGN LOADS:

- Deck Live Load 40 psf
- Deck Dead Load 10 psf
- Ultimate Wind speed (Vult) 130 mph, Exposure C, Risk Category II
- Nominal Wind speed (Vasd) 101 mph

ADDITIONS AND REMODELS OF EXISTING CONSTRUCTION

Verify in field (VIF.) all existing (EXIST) construction and dimensions noted on plans prior to construction and notify Level Engineering and Architect of any discrepancies in writing.

- The Engineer's seal applies only to the structural components of this document. The seal does not include construction means, methods, techniques, or safety precautions, which shall remain the responsibility of the contractor.
- All shoring of existing construction is the responsibility of the contractor. Any shoring shown on the plans is conceptual only.
- Observations of foundation reinforcing or framing required by the Owner, lender, insurer, building department or any other party will be accomplished by the engineer at the Owner's expense. At least 48 hours advance notice is requested.

WOOD FRAMING:

- All framing and details not specifically specified shall comply with the prescriptive (non-engineered) requirements of the International Residential Code.
- Sawn Lumber and Timbers:
 - All wood load bearing components to be #1 SYP or equal; Non load bearing components may be SPF (utility grade or better)
 - All exterior lumber shall be #1 SYP or equal.
 - All lumber in contact with ground, masonry or concrete shall be SP pressure treated or natural durable wood.
- Plywood and OSB Sheathing:
 - All plywood and oriented strand board (OSB) sheathing shall be engineered grades with APA grade stamp indicating appropriate maximum spacing of supports.
 - Exterior Wall sheathing: 15/32" CDX plywood or 7/16" OSB, APA 24/16, all edges blocked and nailed.
 - Roof sheathing 19/32" minimum thickness supported over 24" maximum span.
 - Minimum nailing shall comply with IBC Table 2304.9.1 or IRC Table R602.3(1) except where more or larger nailing shown on drawings. Alternate attachments size and spacing shall comply with IRC Table R602.3(2)
- Wall, Floor, and Roof Framing:
 - All wood framing shall comply with the latest NDS edition for wood construction.
 - All wall studs shall be continuous from floor to floor or from floor to roof.
 - Interior load bearing walls, U.N.O., shall be 2x4 SPF or SP #2 or equal at 16" O.C. max.
 - Exterior walls, U.N.O shall be 2x4 minimum SPF or SP #2 or equal at 16" O.C. for walls 9'-5" or less
 - Install blocking at all wall studs over 8'-0" at mid-height.
 - All beams and headers shall be braced against rotation at points of bearing and shall be a minimum of (2) ply U.N.O.
 - At built-up stud columns, nail all laminations with 16d @ 12" full height, staggered.

All columns must have a continuous load path to foundation.

WOOD FRAMING: HARDWARE, CONNECTORS, AND FASTENERS:

- All screws, nails and bolts shall comply with American Institute of Timber construction requirements and shall match material and coating of hangers and other connectors. DO NOT mix

stainless steel with galvanized products. All nails exposed to the exterior shall be galvanized.

FASTENERS:

- Nails in roof, wall, and floor sheathing, as well as nails designated as "8d" nails on plan, shall be 8d ring shank gun nails (0.113" diameter x 2 1/2" long) unless noted otherwise. Nail all sheathing with 8d @ 6"/12" minimum unless noted otherwise.
- Framing nails in 2x lumber shall be 12d common nails (0.131" diameter x 3 1/4" long) unless noted otherwise. These nails are commonly referred to as "short sixteens" or "16d gun nails". Nails called out as "16d" on plan shall be 12d common nails except as noted below or on plan:

- SDS SCREWS -1/4" screws with length indicated, per SIMPSON STRONG TIE. NO SUBSTITUTIONS.

FOUNDATION:

- Foundation is designed based on presumptive safe minimum allowable soil bearing pressure of 2000 PSF; the contractor shall verify the minimum bearing capacity prior to footing placement.
- Grading, soil, and foundation construction shall comply with the requirements of the geotechnical report and the Florida Building Code.

ANCHORAGE:

- Sills or plates resting on concrete or masonry shall be pressure treated lumber. Cast-in-place bolts shall be 1/2" diameter, embedded 7". Use 10" long anchor bolts at 2x plates U.N.O. Anchor bolts shall be full body and have cut threads or nominal diameter rolled threads. 3"x3"x0.229" plate washers shall be used.
- Expansion anchors in concrete shall meet the requirements of ACI 355.2. Pre-approved expansion anchors shall be: Simpson Strong-bolt 2.
- Adhesive anchors in concrete shall meet the requirements of ACI 355.4. Pre-approved screw anchors shall be Simpson Set-XP or Simpson AT-XP.
- Screw anchors in concrete shall meet the requirements or ACI 355.2. Pre-approved screw anchors shall be Simpson Titen HD and can only be installed in dry, interior, or non-corrosive environments. Not intended for exterior exposed applications.
- Bolt holes shall be 1/16" maximum larger than the bolt size. Use standard cut washers under bolt heads or nuts against wood.

Connection hardware shall be Simpson Strong-Tie.

CONCRETE:

- Operation, installation and procedures to comply with ACI 318 and ACI 332 Standards.
- Minimum compressive strength (fc) of 2500 PSI at 28 days U.N.O.
- Steel reinforcement shall comply with the requirements of ASTM A615, A706, or A996 and have a minimum yield strength (fy) of 40,000 PSI (Grade 40)
- Concrete shall be mixed and delivered IAW requirements of standard specs for Ready-mix concrete (ASTM C94) or concrete made by volumetric batching and continuous mixing (ASTM C685)

Verify in field (VIF.) all existing (EXIST) construction and dimensions noted on plans prior to construction and notify engineer of any discrepancies.

The Engineer's seal applies only to the structural components of this document. The seal does not include construction means, methods, techniques, or safety precautions, which shall remain the responsibility of the contractor.

Notes

PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS, CONSTRUCTION NOTES AND/OR PROJECT SPECIFICATION. ALL DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY.

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ENGINEER OF RECORD- A-Frame Engineering
Matthew Filer, P.E.
License Number - 92450

No.	Date	Revisions
-	-	-

A-FRAME ENGINEERING

Client
KARLA KENYON & TODD DISCHER

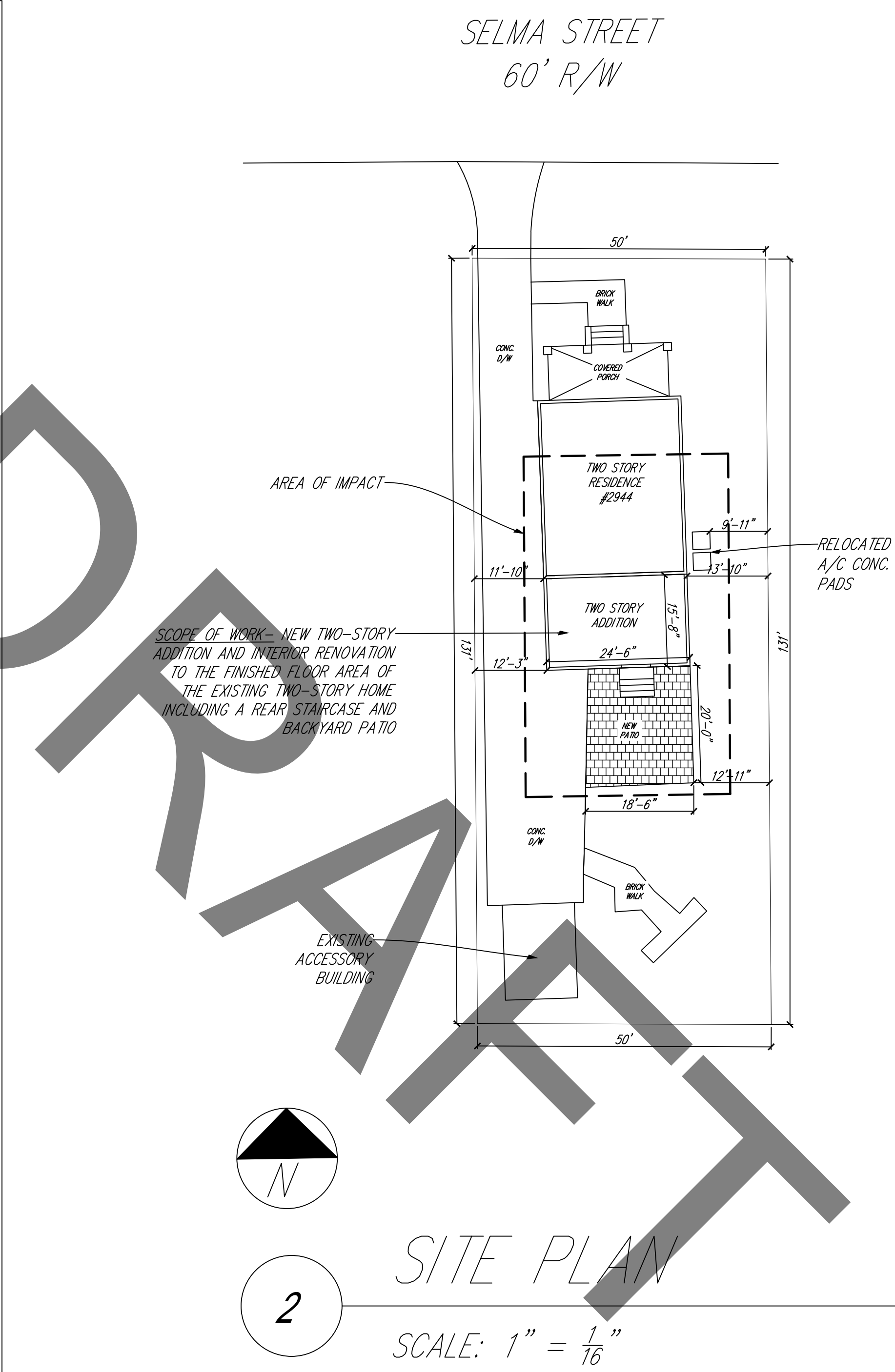
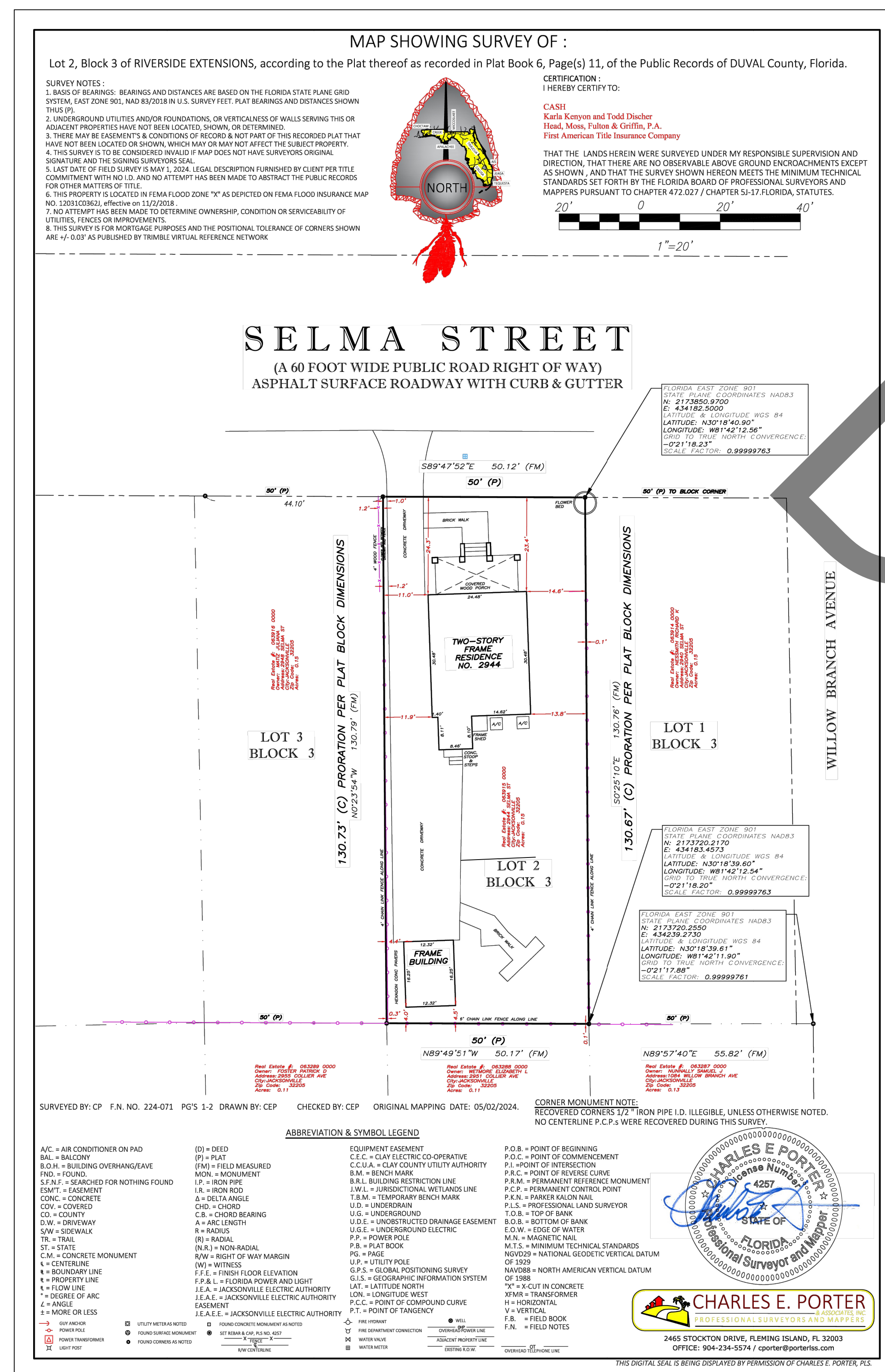
Job Title
2944 SELMA ST
JACKSONVILLE, FL 32205

Drawing Title

Scale
Date 11/24/2025
Drawn by MAF

Drawing No. S0
Revision -

Notes
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AREA TABULATIONS:

TOTAL SITE	6558 SF (0.15 AC)
MAIN RESIDENCE STRUCTURE BASE AREA	745 SF
FINISHED OPEN, FRONT PORCH	190 SF
FINISHED ENCLOSED PORCH (REAR)	69 SF
SIDE A/C CONC. PADS	18 SF
FRONT BRICK WALKWAY AND STEPS	112 SF
CONCRETE DRIVEWAY	1431 SF
CONC. REAR STOOP AND STEPS	15 SF
BRICK WALKWAY	126 SF
SHED (REAR)	14 SF
ACCESSORY BUILDING (REAR)	200 SF
TOTAL LOT COVERAGE BY ALL BUILDINGS AND STRUCTURES, EXISTING	1218 SF, 18.6%
TOTAL EXISTING IMPERVIOUS SURFACE RATIO	2920 SF, 44.5%
PROPOSED ADDITION BASE AREA	384 SF
PROPOSED REAR CONC. STOOP AND STEPS	29 SF
PROPOSED CONC. D/W AREA (REVISED BASED ON AREA REMOVED FOR DECK)	1381 SF
PROPOSED PAVER/CONC. AREA	332 SF
SIDE A/C CONC. PADS (RELOCATED)	18 SF
TOTAL LOT COVERAGE BY ALL BUILDINGS AND STRUCTURES, PROPOSED	1519 SF 23.2%
TOTAL PROPOSED IMPERVIOUS SURFACE RATIO	3517 SF, 53.6%

No.	Date	Revisions
-	-	-
-	-	-
-	-	-

A-FRAME ENGINEERING

Client
KARLA KENYON & TODD DISCHER

Job Title
**2944 SELMA ST
 JACKSONVILLE, FL 32205**

Drawing Title

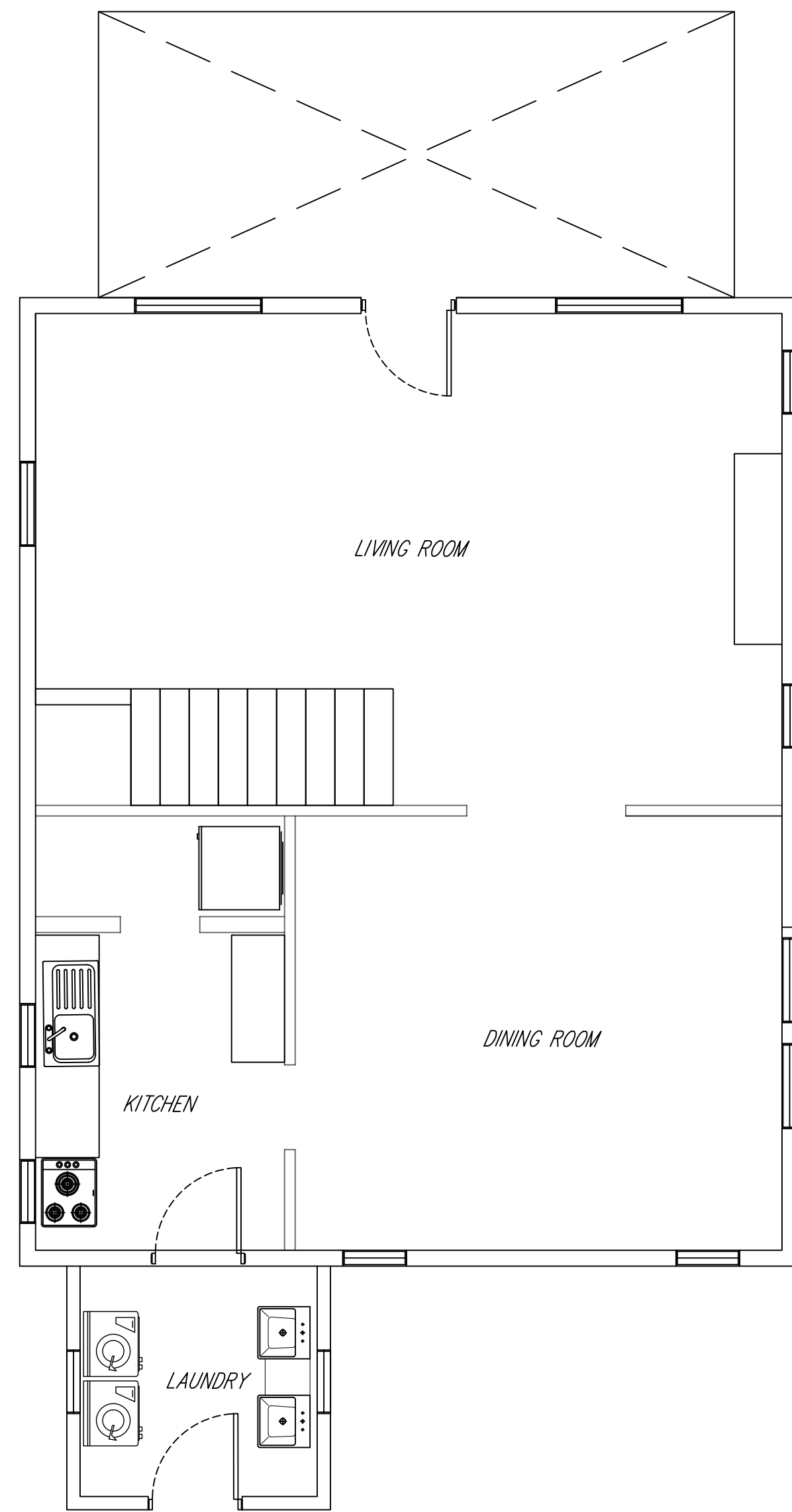
Scale
 Date **11/24/2025** Drawn by **MAF**

Drawing No. **S1** Revision -

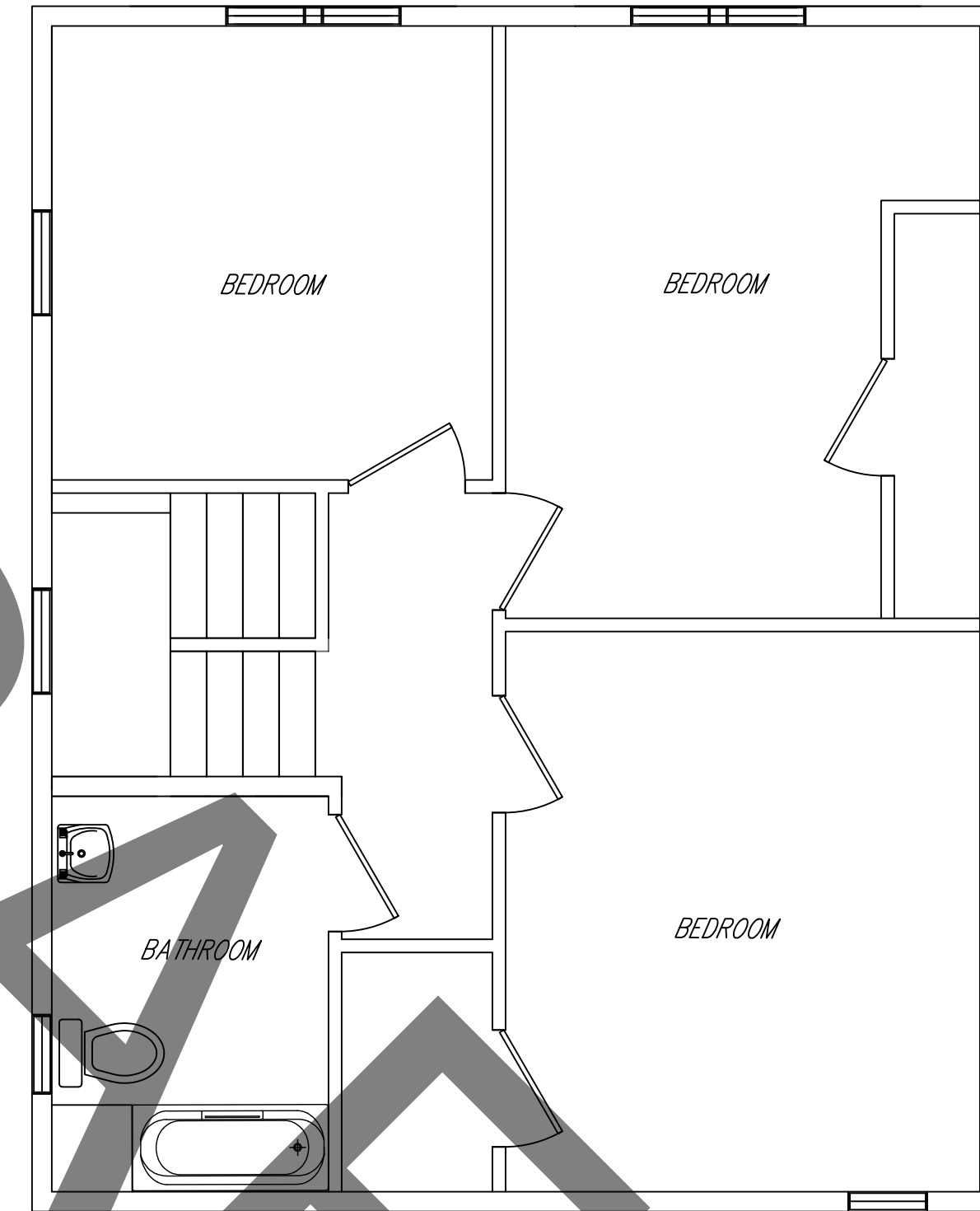
2

- Single-family residence built in 1919 and has 3-bedrooms with 1-bathrooms totaling 1,440 SF
- The home is structurally comprised of a pier and beam foundation, wood framed exterior walls with a rafter framed, hip roof.
- Project scope of work includes an XX SF, two-story addition with a xx SF deck at the rear of the property.
- The property is in Flood Zone X
- The property is zoned RMD-B in Duval County and is within the City of Jacksonville Riverside / Avondale Overlay and Historic District

1 SURVEY
 SCALE: 1" = 20'



EXISTING 1ST FLOOR PLAN
 PLAN NORTH 1/4" = 1'-0"
 • Verify in field all existing dimensions and layout



EXISTING 2ND FLOOR PLAN
 PLAN NORTH 1/4" = 1'-0"
 • Verify in field all existing dimensions and layout

DRAFT

Notes

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No.	Date	Revisions
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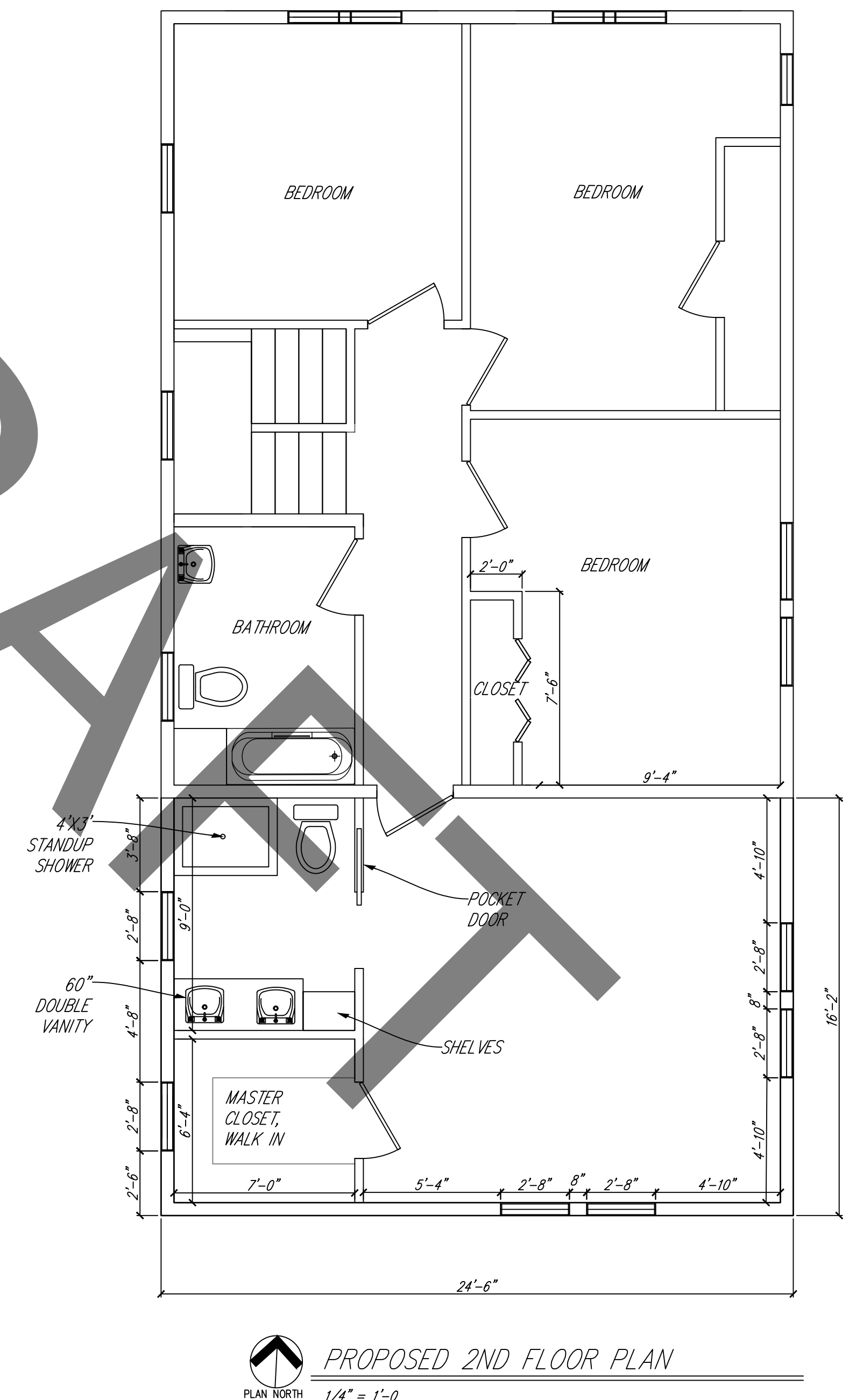
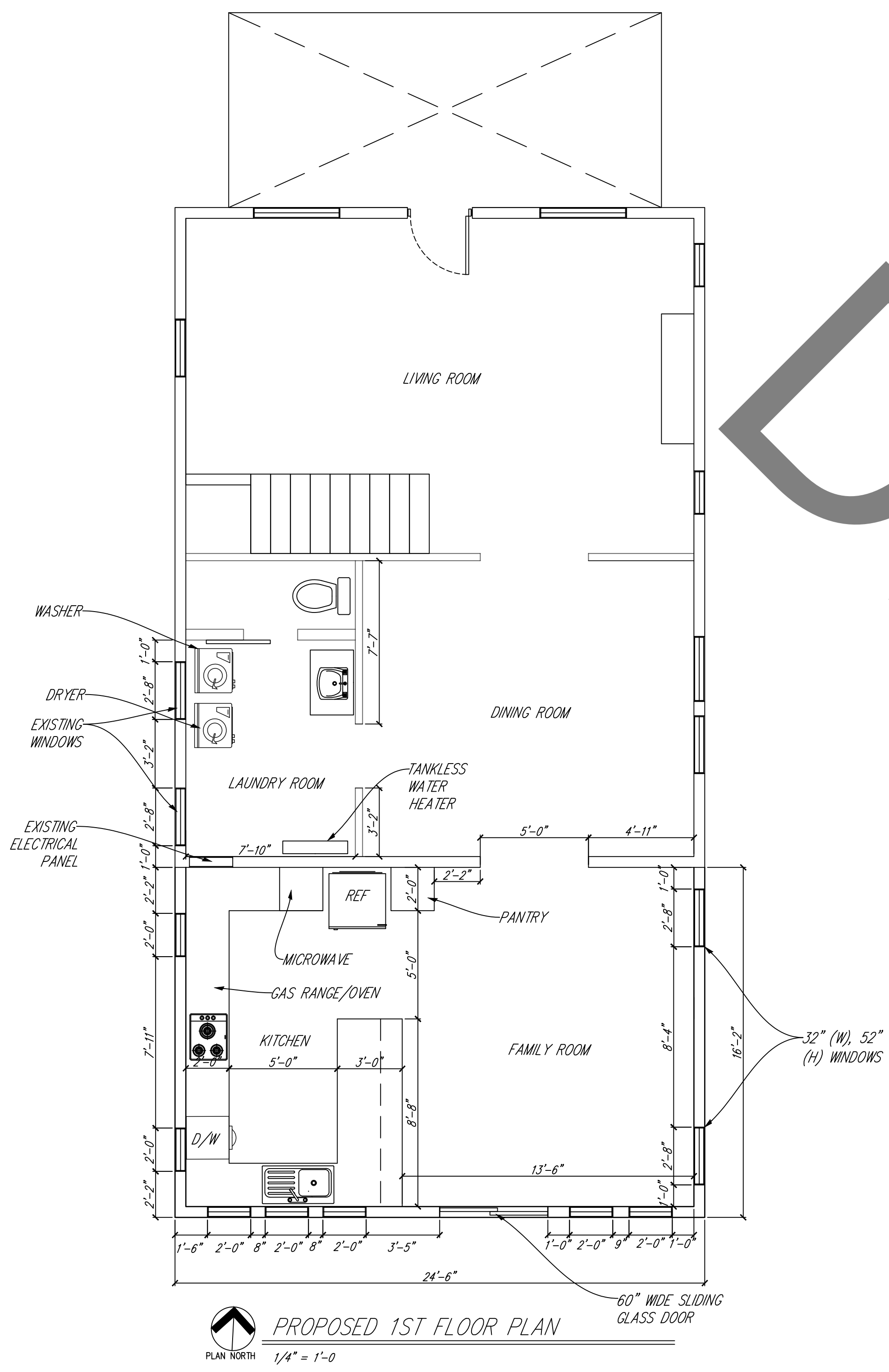
Client
 KARLA KENYON & TODD DISCHER

Job Title
 2944 SELMA ST
 JACKSONVILLE, FL 32205

Drawing Title

Scale
 Date 11/24/2025 Drawn by MAF

Drawing No. S2 Revision -



DRAFT

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-	-	-

A-FRAME ENGINEERING

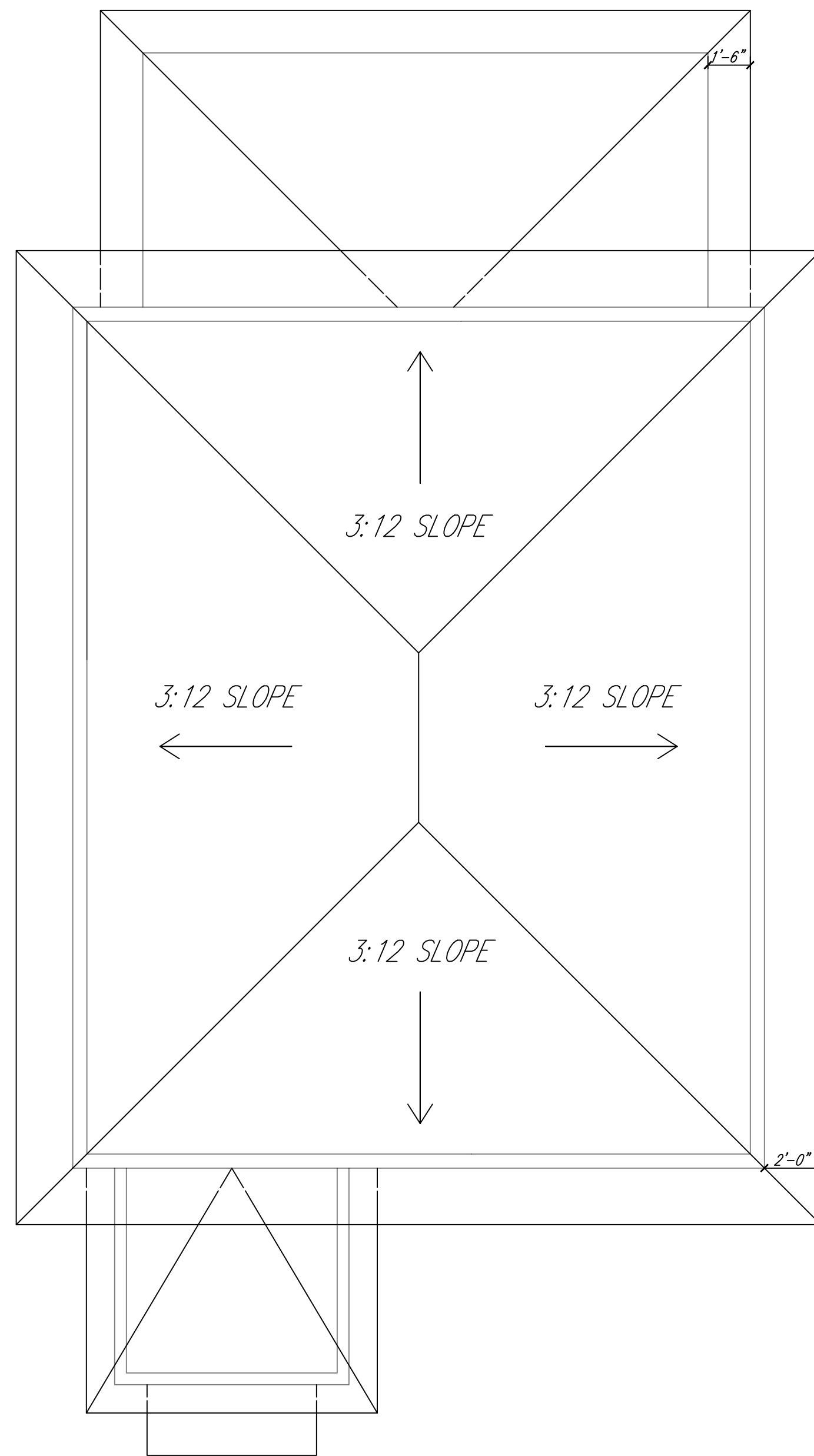
Client
KARLA KENYON & TODD DISCHER

Job Title
**2944 SELMA ST
 JACKSONVILLE, FL 32205**

Drawing Title

Scale
 Date **12/10/2025** Drawn by **MAF**

Drawing No. **S3** Revision -

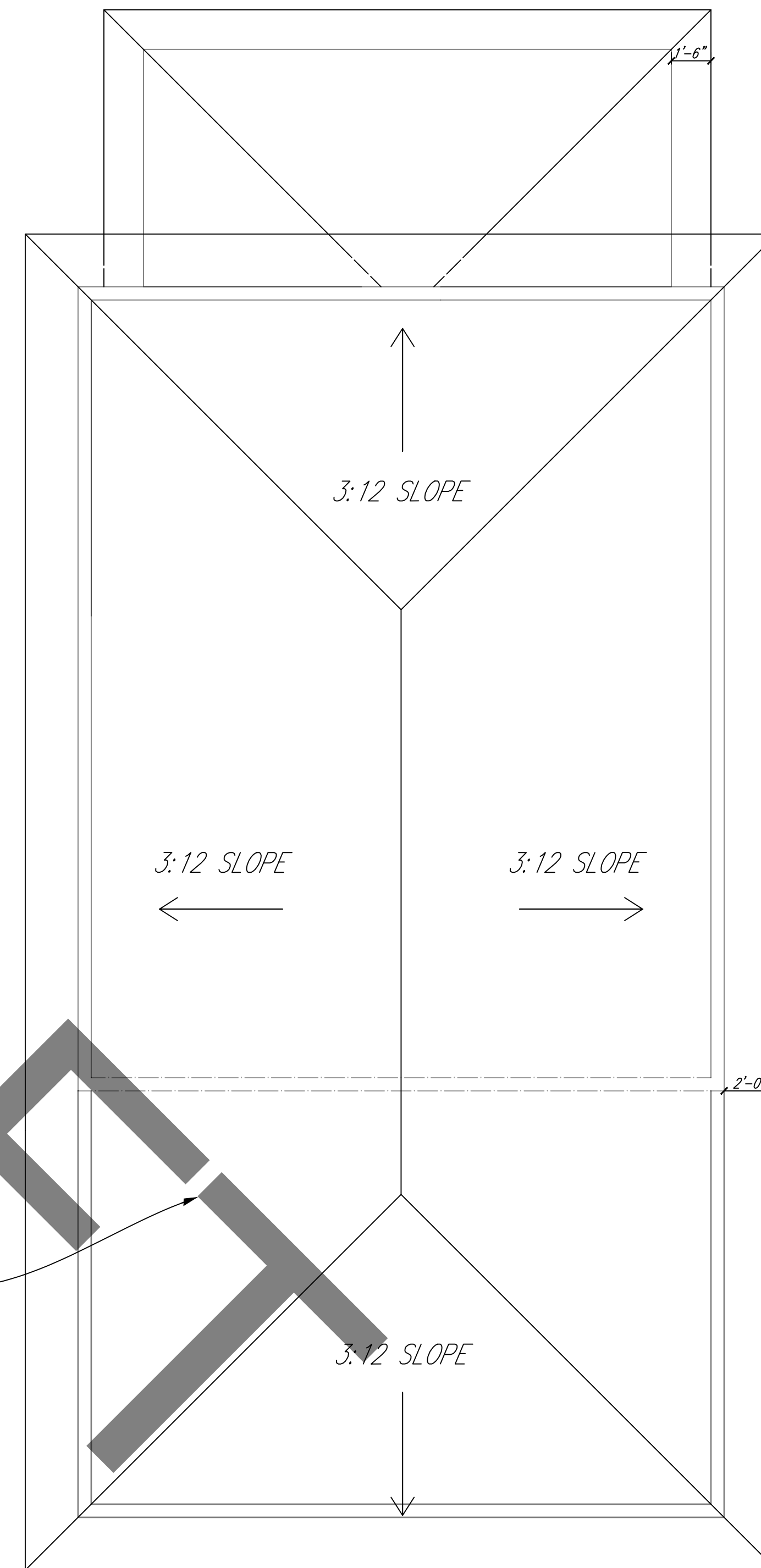


EXISTING ROOF PLAN
 PLAN NORTH 1/4" = 1'-0"

Confirm Roof Overhang, currently assuming 18 inches for main roof and 12" for rear laundry room roof.
 Note to Matt: Check Roof Pitch.

DRAFT

3:12 HIP ROOF TO BE EXTENDED OVER ADDITION MATCHING EXISTING W/ MIN. 7/8" STRUCTURAL SHEATHING, UNDERLAYMENT, AND ASPHALT SHINGLES. SHEATHING NAILED ACCORDING TO THE FASTENER SCHEDULE.



PROPOSED ROOF PLAN
 PLAN NORTH 1/4" = 1'-0"

ROOF SHEATHING FASTENER SCHEDULE-
 WOOD STRUCTURAL PANEL SHEATHING SHALL BE FASTENED TO ROOF FRAMING IAW TABLE R803.2.3.1. WHERE THE SHEATHING IS GREATER THAN 7/16", SHEATHING SHALL BE FASTENED WITH ASTM F1667 RSRS-03/04 (2 1/2" X 0.131") RING SHANK NAILS OR ASTM F1667 RSRS-04 (3" X 0.120") NAILS.
 NAIL SPACING @ EDGES: 6"
 NAIL SPACING @ FIELD: 6"

Notes
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No.	Date	Revisions
-	-	-

A-FRAME ENGINEERING

Client
KARLA KENYON & TODD DISCHER

Job Title
**2944 SELMA ST
 JACKSONVILLE, FL 32205**

Drawing Title

Scale
 Date **12/10/2025** Drawn by **MAF**

Drawing No. **S4** Revision -



REAR ELEVATION

Notes

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Matthew Filer, P.E.
License Number - 92450

No.	Date	Revisions
-	-	-

A-FRAME ENGINEERING

Client
KARLA KENYON & TODD DISCHER

Job Title
2944 SELMA ST
JACKSONVILLE, FL 32205

Drawing Title

Scale

Date 1/18/2025 Drawn by MAF

Drawing No.	Revision
A1	-



WEST ELEVATION

Notes
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No.	Date	Revisions
-	-	-

A-FRAME ENGINEERING

Client
 KARLA KENYON & TODD DISCHER

Job Title
 2944 SELMA ST
 JACKSONVILLE, FL 32205

Drawing Title

Scale
 Date 1/18/2025 Drawn by MAF

Drawing No. A2 Revision -



Notes
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No.	Date	Revisions
-	-	-

A-FRAME ENGINEERING

Client
 KARLA KENYON & TODD DISCHER

Job Title
 2944 SELMA ST
 JACKSONVILLE, FL 32205

Drawing Title

Scale
 Date 1/18/2025 Drawn by MAF

Drawing No.	Revision
A3	-

EAST ELEVATION

**Submitted Window Specifications
(from previous COA from 2011)**

**Same windows that were installed
onto the primary structure**

Application for Certificate of Appropriateness

COA -

Date Received:

Accepted by:

Violation/Citation #: _____

Plan Review/COA Inspection **Required**

For more information regarding this form call: (904) 255-7859
Submit signed; completed form in person, via email or by faxing it to: (904) 255-7885

PROPERTY INFORMATION			
Property Designation	<input checked="" type="checkbox"/> Riverside/Avondale Historic District	<input type="checkbox"/> St. Johns Quarter Historic District	<input type="checkbox"/> Springfield Historic District
Property Address	2944 SELMA ST. Street Number / Name / Type / Direction		32205 Zip Code
Real Estate #	PARCEL # 0639150000		
Type of Improvement	Describe proposed work below. Note affected features and any changes in design or materials. Any documentation required on the Sufficiency Review Form or necessary to explain the scope of work should be submitted with this application.		
REPLACEMENT OF HOUSE WINDOWS (22) REMOVING A TOTAL OF 22 WINDOWS AND REPLACING THEM W/ VINYL DH - REMOVING 2 WOOD WINDOWS AND 20 SILVER ALUMINUM AWNING WINDOWS - ALL CUSTOM BUILT TO SIZE FRONT 6 WINDOWS TO HAVE EXTERNAL GRIDS 9/11			

APPLICANT INFORMATION (Please Print Neatly)	
Applicant is (check one): <input checked="" type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> other agent	
Owner's Name: <u>AUDLEY S. BILLET III</u>	Architect's Name:
Address: <u>2944 SELMA STREET</u>	Address:
City, State & Zip: <u>JAX, FL. 32205</u>	City, State & Zip:
Phone: <u>904.388.7244</u> Fax: <u>N/A</u>	Phone: Fax:
Email: <u>N/A</u>	Email:
Agent represents <input type="checkbox"/> owner <input type="checkbox"/> contractor <input type="checkbox"/> architect <input type="checkbox"/> consultant <input type="checkbox"/> other	
Contractor's Name: <u>HomeRite Windows + Doors</u>	Agent's Name:
Address: <u>4801 Executive Ct N Bldg 200 Suite 20</u>	Address:
City, State & Zip: <u>JAX FLA 32216</u>	City, State & Zip:
Phone: <u>296-2515</u> Fax:	Phone: Fax:
Email: <u>Rwalden@HomeRiteWD.com</u>	Email:

I HEREBY CERTIFY that I understand this application will not be processed until all the requested information has been supplied. I also understand this application may require a site visit, sufficiency review meeting, additional research by staff and a PUBLIC HEARING by the JACKSONVILLE HISTORIC PRESERVATION COMMISSION.

[Signature] 6/1/11
Signature(s) of Owner(s) Date

Signature of Agent Date

Historic Preservation Section, Planning and Development Department, City of Jacksonville
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

COA—
 Applicant Name: BILL BILLET

Date Received: _____
 Received by: _____

Window Survey Form—Window Condition Report

Window #	Window Condition
1	48X66 VINYL D.H 12/11 W/EXT GRIDS ON TOP LITE FRONT
2	48X66 VINYL DH 12/11 W/EXT GRIDS ON TOP LITE FRONT
3	28X66 9/11 VINYL DH. W/GRIDS Between glass
4	32X44 6/11 VINYL DH W/GRIDS Between glass
5	32X44 6/11 VINYL DH W/GRIDS Between glass
6	28X66 9/11 VINYL DH W/GRIDS between glass
7	28X66 9/11 VINYL DH W/GRIDS between glass
8	28X66 9/11 VINYL DH W/GRIDS between glass
9	38X66 9/11 VINYL DH W/GRIDS between glass
10	32X44 6/11 VINYL DH W/GRIDS between glass
11	32X44 6/11 VINYL DH W/GRIDS between glass
12	32X66 VINYL DH 9/11 W/EXT GRIDS ON TOP LT FRONT
13	32X66 VINYL DH 9/11 W/EXT GRIDS ON TOP LT FRONT
14	32X66 VINYL DH 9/11 W/EXT GRIDS ON TOP LT FRONT
15	32X66 VINYL DH 9/11 W/EXT GRIDS ON TOP LT FRONT
16	32X44 6/11 W/GRIDS between glass
17	28X66 9/11 W/GRIDS between glass
18	32X44 6/11 W/GRIDS between glass
19	32X66 9/11 W/GRIDS between glass
20	28X66 9/11 W/GRIDS between glass

Window #	Window Condition
21	28X66 9/11 VINYL DH W/GRIDS Between glass
22	32X66 9/11 VINYL DH W/GRIDS Between glass
23	
24	
25	
26	
27	
28	
29	NOTE: WINDOWS PROPOSED
30	ARE FOR MIWD SERIES
31	1650, WHITE FRAMES,
32	LOE High perf. GLASS
33	W/SCREEN DOUBLE HUNG
34	ALL WINDOW TO HAVE
35	GRIDS ON TOP LITE
36	AND NO GRIDS ON BOTTOM
37	LITE. 6 FRONT WINDOWS
38	WILL HAVE S.D.L. EXT
39	GRIDS, AND all the rest
40	will have GRIDS Between
	the glass.

Windows and Doors
 Executive Park Court
 Building 200 Suite 207
 Jacksonville, Florida 32216

Packing Slip

Date	Invoice #
8/18/2011	952-004

Ship To
Bill Billett 2944 Selma St Jax, FL 32205 388-7244 COA#11-327

P.O. No.	Rep
954	RW

EW

Quantity	Item Code	Description
3	Windows	1650 DH 32-3/4 x 65 6/1 WH HP LOE ARG w/ Full SCREEN BOXED, GBG W/ EXT SDL (dining room , living room)
2	Windows	1650 DH 26-3/4 x 65 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG W/ EXT SDL (dining room)
2	Windows	1650 DH 32-3/4 x 39 6/1 WH HP LOE ARG w/ FUL SCREEN BOXED, GBG w/ EXT SDL (kitchen)
2	Windows	1650 DH 32-3/4 x 53 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL (living room)
1	Windows	1650 DH 32-3/4 x 61 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL TEMP (stairwell)
1	Windows	1650 DH 32-3/4 x 39 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL TEMP (bath room)
3	Windows	1650 DH 32-1/2 x 61 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL (M. bedroom)
6	Windows	1650 DH 32-3/4 x 61 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL (cat room, guest bedroom)
15	Caulking	626 WH Caulking
15	Caulking	1100 WHT Caulking
1	Permits	Permits
1	MISC	RWD wht
1	Windows	All materials
1	Installation	Installation
		Timmy to install
		Be very careful with plants and interior belongings and grass

Billett

Total contract \$8900.00
 dep ck #817 \$4500.00
 cod \$4400.00

Dearen & Walden Enterprises, LLC
 DBA
HomeRite
 Windows and Doors
 THE RITE CHOICE™
 of Jacksonville, Inc.

4801 Executive Park Court • Bldg. 200 • Suite 207 • Jacksonville, FL 32216 • Phone 904. 296.2515 • Fax 904. 296.2528
 1-877-GET-HRWD • www.homeritewd.com

-30% off to actual van
 free goods
 lead positive

PO #

Proposal/Order

Name: Bill Billett Shipping Address: SAME
 Address: 2944 Selma
 Phone #: jax, Fla Fax: 32205
 Work: 388-7244
 Sale Representative: Walden Ref: _____ Date: 5-12-11

Qty	Series	Description	Units	Totals
1. 7	3540SH	28x66 9/16 WH HP Loe/ang w/su	171°	1197°
2.				
3. 10	3540SH	32x66 9/16 WH HP Loe/ang w/su 30/30 ETC glan	171°	1710°
4.				
5. 3	3540SH	32x44 9/16 WH Loe/ang w/su 30/30 ETC glan	171°	513°
6.				
7. 2	3540SH	48x66 12/16 WH Loe/ang w/su	229°	458°
8.				
9. 22	Vulker			
10. 22	latex		7°	1540
11. 1	permit cost		4°	88°
12.				158°
13.				
14.				
15.		(includes lead containment)		
16.		in labor		
17.				
18.				
19.				
20.				

Special Instructions

add 1650
 add 22x44
 \$968.
 add 2500

wrap vinyl case around window to trim finish

uninstalled complete
 Be very careful w/plants

Sub Total	4270°
Tax	-
Labor	2750°
Total	7020°
DEP	
C.O.D.	8000°
	4500°
	4400°

Customer Signature: _____

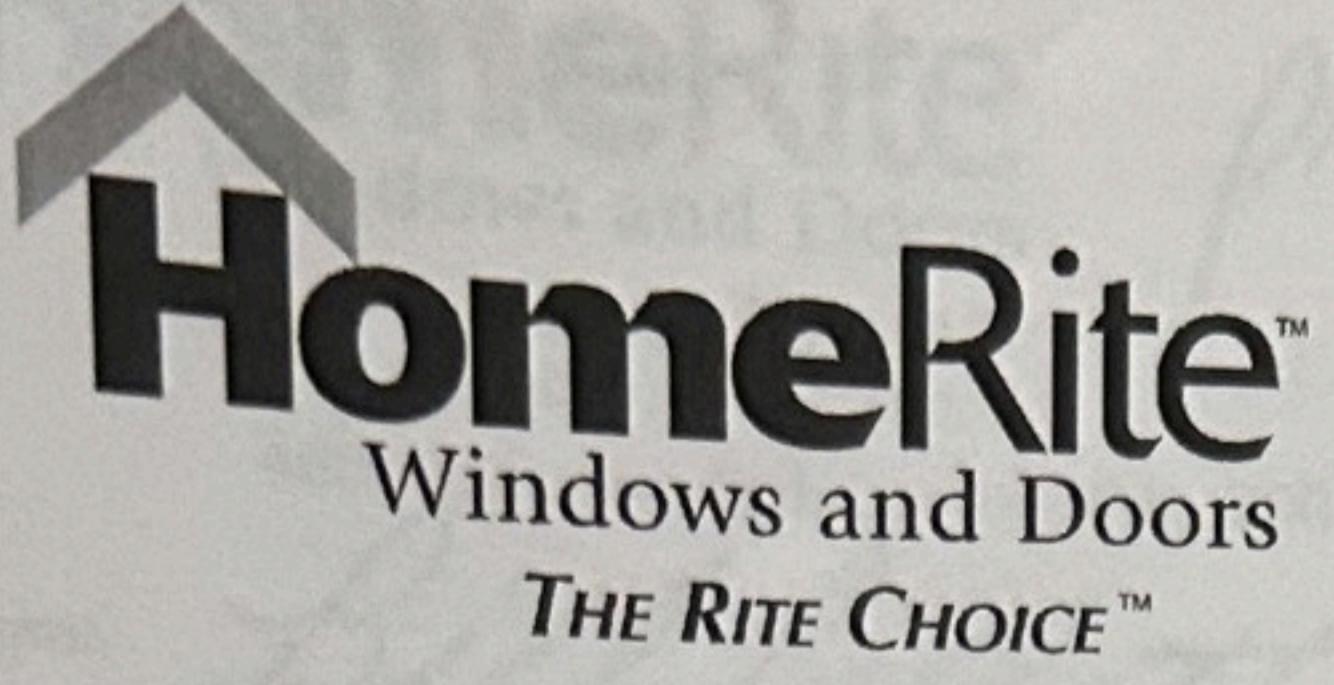
Date: _____

Salesman Signature: _____

11507461 HomeRite is a Distributor of MI Windows & Doors, Inc. Products.

SEE REVERSE SIDE FOR IMPORTANT TERMS AND CONDITIONS, WHICH ARE INCORPORATED IN THIS AGREEMENT

add to letter of Jax



4801 Executive Park Court
North Building 200 Suite 207
Jacksonville, Florida 32216

Sales Order

P.O. No. 954

Date 8/11/2011

Name / Address

Ship To

Bill Billett
2944 Selma St
Jax, FL 32205
388-7244
COA#11-327

Bill Billett
2944 Selma St
Jax, FL 32205
388-7244
COA#11-327

Total contract \$8900.00
dep ck #817 \$4500.00
cod \$4400.00
see notes above

Terms Rep
Due on rec... RW

Qty Ordered	Item	Description	Rate	Amount
3	Windows	1650 DH 32-3/4 x 65 6/1 WH HP LOE ARG W/ Full SCREEN BOXED, GBG W/ EXT SDL (dining room , living room)	0.00	0.00
2	Windows	1650 DH 26-3/4 x 65 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG W/ EXT SDL (dining room)	0.00	0.00
2	Windows	1650 DH 32-3/4 x 39 6/1 WH HP LOE ARG W/ FUL SCREEN BOXED, GBG w/ EXT SDL (kitchen)	0.00	0.00
2	Windows	1650 DH 32-3/4 x 53 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL (living room)	0.00	0.00
1	Windows	1650 DH 32-3/4 x 61 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL TEMP (stairwell)	0.00	0.00
1	Windows	1650 DH 32-3/4 x 39 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL TEMP (bath room)	0.00	0.00
3	Windows	1650 DH 32-1/2 x 61 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL (M. bedroom)	0.00	0.00
6	Windows	1650 DH 32-3/4 x 61 6/1 WH HP LOE ARG w/ FULL SCREEN BOXED, GBG w/ EXT SDL (cat room, guest bedroom)	0.00	0.00
15	Caulking	626 WH Caulking	0.00	0.00
15	Caulking	1100 WHT Caulking	0.00	0.00
1	Permits	Permits	0.00	0.00
1	MISC	RWD wht	0.00	0.00
1	Windows	All materials	0.00	0.00
1	Installation	Installation	6,400.00	6,400.00
		Timmy to install	2,500.00	2,500.00
		Be very careful with plants and interior belongings and grass		

Total \$8,900.00

D. Previously Deferred Items to be Heard



**Jacksonville
Historic Preservation
Commission**

COA-25-32139

1375 Wolfe St

September 24, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32139

Address: 1375 Wolfe Street, RE# 092172-0000

Location: East Corner of Hollingsworth Street and Wolfe Street

Owner: Darrell Langstaff
1375 Wolfe Street
Jacksonville, Florida 32205

Applicant: Same as Owner

Year Built: c. 1946 (*Property Appraiser*)

Designation: Riverside Avondale; Contributing

Request: Alterations – Doors; Siding
Site Work – Hardscaping

Summary Scope of Work:

1. Expand the garage door opening, install new garage door
2. Conduct wholesale siding replacement on the accessory structure (wood to vinyl)
3. Install a new driveway (After-the-Fact)
4. Replace the pedestrian door on the accessory structure (Admin)

Recommendation: Deny



PROJECT DESCRIPTION

COA-25-32139 seeks to conduct wholesale siding replacement, pedestrian door replacement, and the widening of the garage door on an accessory structure in addition to after-the-fact approval for a poured concrete driveway at a contributing property within the Riverside-Avondale Historic district. Located on a corner lot, the subject property contains a one-story vernacular residence with an unlisted accessory structure (constructed outside of the period of significance). The applicant proposes to expand the width the garage door, to replace the wood siding with vinyl lap siding on the accessory structure, and to replace the pedestrian door on the garage. Additionally, they propose to expand the poured concrete driveway to be 20' 3" at the curb, narrowing down to 17' 4" at the garage. The driveway expansion has been completed.

STAFF SUMMARY AND ANALYSIS

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

- The subject accessory structure is an unlisted garage built outside of the period of significance. The applicant proposes to replace the existing wood siding with vinyl siding due to gaps. Staff has found the siding to be within repair, with scattered replacement being appropriate for minor patches of rot/damage. While the primary structure is clad in mostly vinyl/aluminum siding, the Design Guidelines and Ordinance Code Criteria

recommend that materials be replaced to match the replaced material in composition, design, color, texture, and other visual qualities. The installation of vinyl siding would introduce a new material to this structure that would not imitate the existing material. Furthermore, the presence of vinyl/aluminum siding on the primary structure does not justify the replacement of wood siding on the accessory structure. This is iterated in the Historic District Design Guidelines which encourages historic material to be retained and repaired when possible and allows for replacement with compatible materials and designs when the historic fabric is beyond repair. The proposed work would change the character of the subject building and would introduce a new material to the structure, therefore it is inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)(1, 2, 3, and 6).

- The proposed expansion of the garage door is inappropriate for the subject structure. If the structure were to be utilized as a two-car garage, Staff would recommend that there be two garage doors instead of a single door in order to maintain a separation. Regardless, the expansion would present a conjectural change to the structure since there is no previous record of the building having a different sized garage door. Additionally, the current driveway width does not justify the expansion of the opening since the driveway alterations were conducted without an approved COA and the width and materials of the hardscaping are inappropriate. The work is therefore inconsistent with the Design Guidelines and Sections 307.106(k)(1-3) and 307.106(l)(1-3).
- The Historic District Design Guidelines section on “Setting” iterates that, “streetscape features are highly significant components of Avondale and Riverside” and “New curb cuts, driveways, and parking on the street side of residences should be avoided unless such features were associated historically with the block or surrounding buildings. In such instances, driveways with poured concrete ribbons or gravel [are] most appropriate. Asphalt or pebble surfaced concrete should be avoided.” The previously existing driveway was of an unknown width and was constructed of poured concrete. The expansion of the driveway to the size, design, and material that has now been constructed is atypical for the subject property and the district and is inconsistent with Sections 307.106(k)(1-3) and 307.106(l)(1 and 2) as well as the Riverside-Avondale Historic District Design Guidelines.
- The Design Guidelines reference Standard Two of the *Secretary of the Interior’s Standards for Rehabilitation*. Standard Two refers to the historic character of a property being retained and preserved amid the alteration of features and spaces which characterize a property. The proposed driveway is inconsistent with the size, design, and material of historic driveways within the district.
- The applicant stated that the justification for the driveway expansion was that the previously existing curb cut was wider than the previously existing driveway. Based on aerial imagery, the driveway expansion was completed shortly before January 14, 2025 and the work was conducted without an approved COA or a permit.
- Staff has no objections to the proposed replacement pedestrian door on the accessory structure as it conforms to the Door Design Guidelines, the Historic District Design Guidelines, and the Ordinance Code Criteria.

For these reasons, it is the position of the Planning Department that the proposed work under the stated conditions is inconsistent with:

- Section 307.106(k) General Standards: 1, 2, 3
- Section 307.106(l) Guidelines on “Alterations”: 1, 2, 3, and 6
- Historic District Design Guidelines, Sections on “Setting and Exterior Fabric – Wood”

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)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district.
- 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)(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.
- 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)(3) – Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historic basis and which seeks to create an earlier appearance shall be discouraged.
- 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 from other buildings or structures.

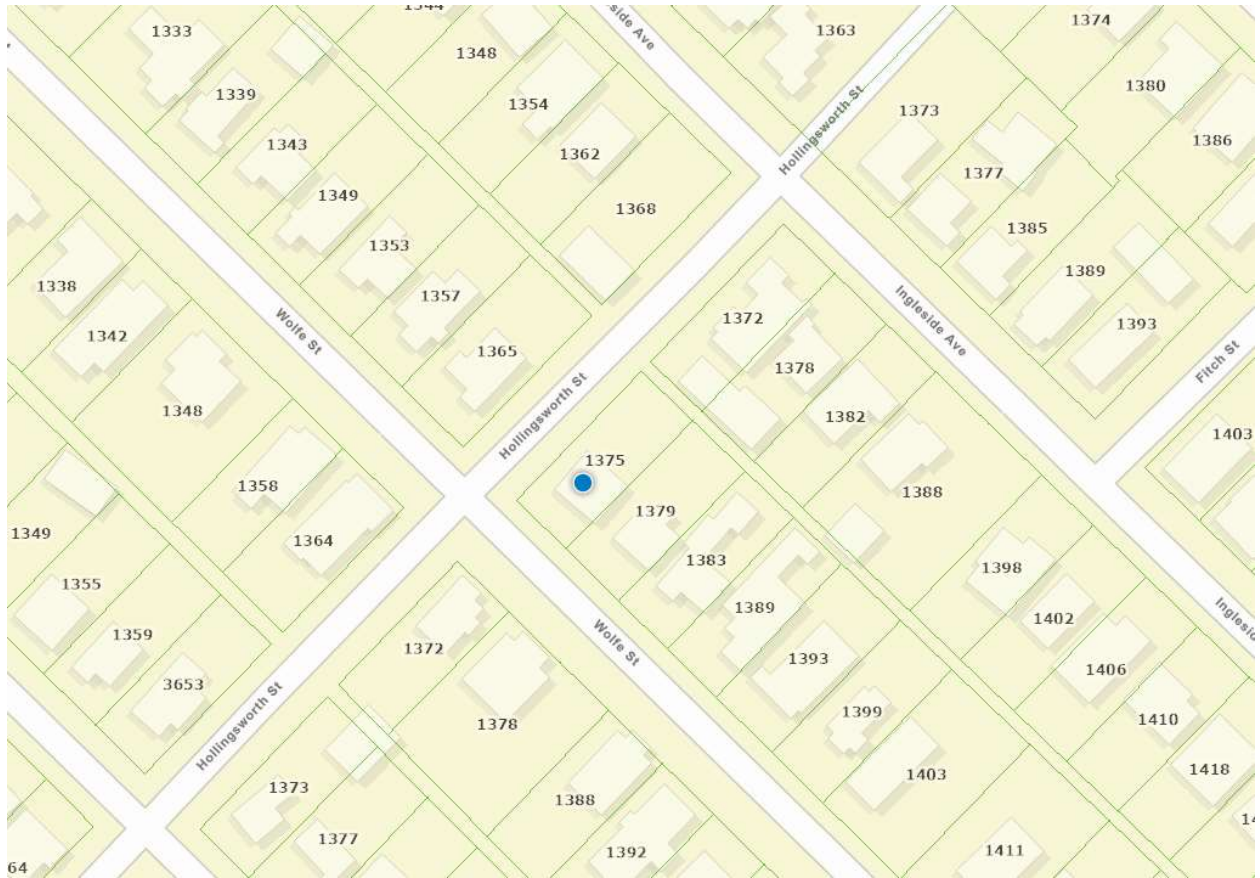
Historic District Design Guidelines, Section on “Setting”

- *Secretary of the Interior's* Applicable 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.
- Parking and Driveways, Recommend #3: "Construct new curb cuts and street side driveways only in areas where they existed historically."
- Parking and Driveways, Recommend #4: "Use appropriate materials for driveways such as gravel or concrete poured in ribbons."
- Parking and Driveways, Avoid #1: "Curb cuts and driveways where they historically did not exist."
- Parking and Driveways, Avoid #3: "Asphalt, pebble surfaced concrete, or other non-historic paving materials."

Historic District Design Guidelines, Section on "Exterior Fabric - Wood"

- Recommend #1: "Retain wooden materials and features such as siding, cornices, brackets, soffits, fascia, window architrave, and doorway pediments, wherever possible. These are essential components of a building's appearance and architectural style.
- Recommend #2: "Repair or replace, where necessary, deteriorated material that duplicated in size, shape, and texture the original as closely as possible. Consider original characteristics such as board width, length, exposure and trim detailing when selecting a replacement material.
- Avoid #1: "Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding.

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS



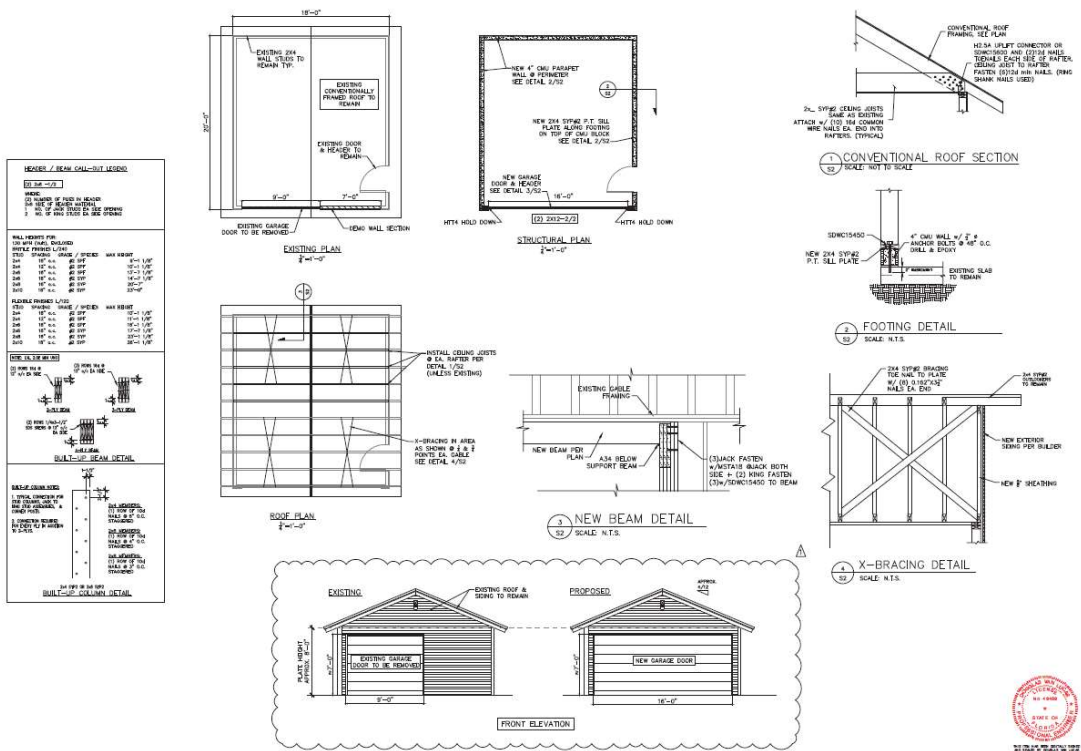


NOTICE
THE CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING
FOR APPLICATION # COA 139
REQUEST FOR: Alterations
FOR MORE INFORMATION
PLEASE CALL (904) 255-7800

PROVIDED DRIVEWAY DIMENSIONS



PROPOSED SITE PLAN PROVIDED AUGUST 18, 2025 (DATED 1/22/2025)



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10
SHEET NO. 1 SHEET NO. 2 SHEET NO. 3 SHEET NO. 4 SHEET NO. 5 SHEET NO. 6 SHEET NO. 7 SHEET NO. 8 SHEET NO. 9 SHEET NO. 10 SHEET NO. 11 SHEET NO. 12 SHEET NO. 13 SHEET NO. 14 SHEET NO. 15 SHEET NO. 16 SHEET NO. 17 SHEET NO. 18 SHEET NO. 19 SHEET NO. 20 SHEET NO. 21 SHEET NO. 22 SHEET NO. 23 SHEET NO. 24 SHEET NO. 25 SHEET NO. 26 SHEET NO. 27 SHEET NO. 28 SHEET NO. 29 SHEET NO. 30 SHEET NO. 31 SHEET NO. 32 SHEET NO. 33 SHEET NO. 34 SHEET NO. 35 SHEET NO. 36 SHEET NO. 37 SHEET NO. 38 SHEET NO. 39 SHEET NO. 40 SHEET NO. 41 SHEET NO. 42 SHEET NO. 43 SHEET NO. 44 SHEET NO. 45 SHEET NO. 46 SHEET NO. 47 SHEET NO. 48 SHEET NO. 49 SHEET NO. 50 SHEET NO. 51 SHEET NO. 52									
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Application For Certificate Of Appropriateness

Application Info

Tracking #	32139	Application Status	FOUND SUFFICIENT
Date Started	03/17/2025	Date Submitted	03/17/2025

Planning and Development Department Info

COA #	COA-25-32139
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	8/22/2025
Forwarded to JHPC	<input type="checkbox"/>
JHPC Meeting Date	9/24/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
LOHMAN	BRIAN	
Company Name		
SUNCREST BUILDERS		
Mailing Address		
10450 ILAH RD		
City	State	Zip Code
JACKSONVILLE	FL	32257
Phone	Fax	Email
904 982 0054	904	SUNCRESTBUILDERSLLC@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
LANGSTAFF	DARRELL	
Company/Trust Name		
Mailing Address		
1375 WOLFE ST		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
9168429154		DARRELL@THELANGSTAFFS.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	092172 0000

--	--

Location Of Property

General Location

Riverside/Avondale Historic District

House

1375

Street Name, Type and Direction

WOLFE ST

Zip Code

32205

Type Of Improvement

- Addition Driveway New Construction Accessory Structures
 Alteration Relocation Window Replacement Other/Minor Repairs
 Fencing Demolition Reroof

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

OWNER'S PROJECT GOAL: TO RESTORE THE STRUCTURAL INTEGRITY THAT WILL PRESERVE THE EXISTING DETACHED GARAGE WHILE INCREASING FUNCTIONALITY AND LONGEVITY OF THE STRUCTURE SCOPE OF WORK TO INCLUDE: MAKE THE NECESSARY STRUCTURAL REPAIRS (WITH NO ARCHITECTURAL CHANGES TO EXISTING ELEVATIONS AND/OR FOOTPRINT) TO RESTORE THE STRUCTURAL INTEGRITY OF THE ACCESSORY STRUCTURE/DETACHED GARAGE TO INCLUDE: - ENLARGE EXISTING GARAGE OPENING TO 16' GARAGE DOOR OPENING - INSTALL NEW GARAGE DOOR - REPAIR/REPLACE EXISTING VINYL/ALUMINUM SIDING AS NEEDED THAT MATCHES THE EXISTING PRIMARY RESIDENCE FINISHES AS PICTURED - NO EXISTING ELECTRIC OR WATER TO DETACHED GARAGE - NONE INCLUDED IN THIS PERMIT

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list SHEPPARD, LISA

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	PROJECT GOAL, SCOPE OF WORK AND PHOTOS

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission

(JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: **9.5.25**

COA#: **COA-25-32139**

Address:

1375 Wolfe Street

Owner:

Darrell Langstaff

Jacksonville, FL 32205

As required by Sec. 307.106.(f) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application **COA-25-32139** were posted on the property/site located at:

092172 0000

Real Estate Number(s)

1375 Wolfe Street

Street Address

Jacksonville, FL 32205

City, State Zip Code

Printed Name **Darrell Langstaff**

Signature

Dated this **5th** day of **September**, 20**25**.

3-22 57-2S-26E .143
 ST JOHNS HEIGHTS
 LOT 20 BLK 16

LANGSTAFF DARRELL J
 1375 WOLFE ST
 JACKSONVILLE, FL 32205

2024

R-092172-0000

Page 1 of 1

PRINTED 10/10/2024

BY: pao

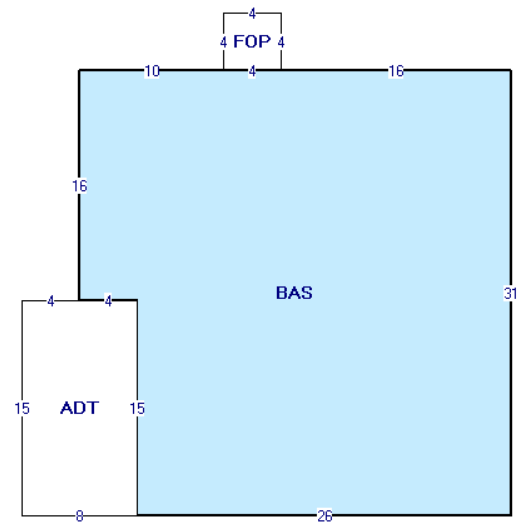
Map Id: 6428 402200.21 1.45 1.00 1.00 AVONDALE COS-ST JOHNS HEIGHTS



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	26 ALUM/VINYL	100	38.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	12 HARDWOOD	100	13.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

0100 Single Family

** VALUE SUBJECT TO CHANGE **



Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	151,706		
EXTRA FEATURE VALUE	0		
TOTAL MARKET LAND VALUE	113,975		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	265,681		
ASSESSED VALUE	255,086		
CAP BASE YEAR	2022		
TAXABLE VALUE	205,086		
EXEMPTIONS	HB HX		
TOTAL EXEMPTIONS VALUE	50,000		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		

CATEGORY	UNITS	ADJ
Stories	1.00	0
Bedrooms	2.00	0
Baths	1.50	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	1.0500
TOTAL ADJUSTED POINTS	123
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0101	01	4	03	100.00	0.00	1.00	100

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	120		X	90	108	14,088
BAS	870		X	100	870	113,486
FOP	16			30	5	652
UDG	360			50	180	23,480

BUILDING: 1 AKA:
 SITE ADDRESS: 1375 WOLFE ST JACKSONVILLE 32205- 0101 SFR 1 STORY

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
190,825	1946	2000	R2	20.50	79.50%

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	19627	01548	2/26/2021	WD	Q	I	01	274000		0	N	TBB PROPERTIES LLC	LANGSTAFF DARRELL J	20210506
2	19379	00797	9/10/2020	WD	Q	I	01	165000		0	N	GREER ORVILLE	TBB PROPERTIES LLC	20201011
3	16322	01336	4/5/2013	QC	U	I	14	100		0	N	PICARD TOM	GREER ORVILLE LIFE	20130410
4	16322	01335	4/5/2013	QC	U	I	14	100		0	N	PICARD MARY ZOE	GREER ORVILLE LIFE	20130410

ACREAGE	0.00	PRICE/SF	130.44
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L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRAISAL DATES DATE	APPRAISED BY	
																			BUILDING	6/27/2003	KEK
																			LAND LINES	6/21/1982	BLP
																			VALUE REVIEW	5/31/2024	LGS
																			TRIENNIAL INCOME	7/23/2012	MRL

L T	N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0100	RES LD 3-7 UNITS PER AC	100.00	0.00		RLD-60	50.00	125.00	100.00	50.00	F	1	0.97	1.00	2,350.00	2,279.50	113,975

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

DUVAL COUNTY BUILDING COVER SHEET STRUCTURAL ENGINEERING – GARAGE REPAIRS

DESIGN SPECIFICATIONS

• DESIGN CODES:
2023 FLORIDA BUILDING CODE (FBC) – BUILDING, EXISTING
ASCE 7–22, NDS 2018, ACI 318–19, ACI 332–20, ACPA, AITC
APA, ICC 600–20

• DESIGN LOADS:

ROOF LOADING:
LL 20 PSF
DL 12 PSF

ROOF CONVENTIONAL FRAMING:
LL 20 PSF RAFTERS
LL 20 PSF CEILING JOISTS

DL 10 PSF RAFTERS
DL 10 PSF CEILING JOISTS

DL 30 PSF ATTICS WITH STORAGE
DL 10 PSF ATTICS W/O STORAGE

STRUCTURE HEIGHT & NO. OF STORIES

• MAXIMUM HEIGHT OF STRUCTURE (FT)	18
• NUMBER OF STORIES	1

1.0 GENERAL NOTES

- IT IS THE INTENT OF THE ENGINEER OF RECORD THAT HIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS ARE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTING AND SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND EXISTING CONDITIONS TO THE ENGINEER OF RECORD IN WRITING PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUPPLY, LOCATE, AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND FITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ENGINEER OF RECORD AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT BY THE ENGINEER OF RECORD.
- ALL DETAILS SHALL BE IN ACCORDANCE WITH INSTRUCTIONS FROM MANUFACTURER OR DESIGNER.
- THE OWNER SHALL PROVIDE CONTRACTOR WITH A SOIL INVESTIGATION REPORT AND ANALYSIS. ALL REQUIREMENTS FOR SITE PREPARATION AND SOIL COMPACTION SPECIFIED IN THE SOIL REPORT SHALL BE FOLLOWED UNLESS ADDITIONAL MORE STRINGENT REQUIREMENTS ARE SPECIFIED. NOTIFY ENGINEER OF RECORD IF FOUNDATION CONDITIONS ENCOUNTERED DIFFER FROM SOIL EXPLORATION INFORMATION MADE AVAILABLE TO THE CONTRACTOR.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING THAT IS REQUIRED DURING CONSTRUCTION TO KEEP STRUCTURE SAFE AND PLUMB UNTIL THE ENTIRE STRUCTURE IS IN PLACE. BRACING SHOWN ON STRUCTURAL PLANS IS FOR COMPLETED STRUCTURE ONLY.
- DESIGN IS VOID AFTER ONE YEAR FROM ORIGINAL DATE.
- DO NOT SCALE. USE DIMENSIONS FROM ARCHITECTURAL PLAN.
- SUBMITTALS FOR THIS PROJECT ARE REVIEWED ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. IT SHALL NOT INCLUDE REVIEW OF QUANTITIES, DIMENSIONS, WEIGHTS OR GAUGES, FABRICATION PROCESSES, CONSTRUCTION METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE ACCEPTANCE OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS NOT CLEARLY NOTED BY THE CONTRACTOR.

2.0 MATERIAL SPECIFICATIONS

CAST-IN-PLACE CONCRETE: SHALL HAVE A MINIMUM DESIGN COMPRESSIVE STRENGTH (F'c) OF 2500 PSI AT 28 DAYS UNLESS NOTED OTHERWISE. ALL FOOTINGS SHALL HAVE A MINIMUM DESIGN COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. ALL CONCRETE OPERATIONS, INCLUDING BUT NOT LIMITED TO MIX DESIGN, MIXING, TRANSPORTING, PLACING, REINFORCING DETAILING AND PLACING, CURING, AND TESTING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND APPLICATION OF ACI 301-16, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".

CONCRETE MASONRY UNITS: SHALL BE HOLLOW UNIT MASONRY IN ACCORDANCE WITH ASTM C 90-14 "HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS" AND SHALL HAVE A MINIMUM NET AREA COMPRESSIVE STRENGTH OF 2000 PSI WHEN USING TYPE M OR S MORTAR (ASTM C 270-14A). IN ACCORDANCE WITH ACI 530 "BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES", THE 2000 PSI BLOCK IN COMBINATION WITH TYPE M OR S MORTAR PROVIDES A DESIGN COMPRESSIVE STRENGTH (F'M) OF 1500 PSI.

GROUT: SHALL BE IN ACCORDANCE WITH ASTM C 476-19 AND SHALL HAVE A MAXIMUM COARSE AGGREGATE SIZE OF 3/8" PLACED AT AN 8" TO 11" SLUMP AND HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH ASTM C 1019-20.

REINFORCING STEEL: SHALL BE IN ACCORDANCE WITH ASTM A615 MINIMUM GRADE 40, AND CONFORMING TO ACI 301-16, ACI 315 ("MANUAL OF CONCRETE PRACTICE"), ACI 318 ("BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"), AND CRSI MANUAL OF STANDARD PRACTICE.

STRUCTURAL STEEL: ASTM A36-14 AND CONFORM TO AISC "SPECIFICATIONS FOR DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".

STRUCTURAL PIPE AND STRUCTURAL TUBING: SHALL BE ASTM A500 (GRADE B).

WELDED WIRE FABRIC (WWF): SHALL BE ASTM A185-07.

ANCHOR BOLTS AND THREADED RODS: SHALL BE IN ACCORDANCE WITH ASTM A 307 OR ASTM F 1554 GRADE 36.

WASHERS: SHALL BE IN ACCORDANCE WITH ASTM F 436 GRADE 36.

NUTS: SHALL BE IN ACCORDANCE WITH ASTM A 563 GRADE A HEX.

ANCHORING ADHESIVE: SHALL BE ONE OF THE FOLLOWING PRODUCTS:
SIMPSON STRONG-TIE CO., PRODUCT: SET-XP (CONCRETE, SOLID MASONRY)
SIMPSON STRONG-TIE CO., PRODUCT: AT-XP (CONCRETE, SOLID MASONRY)

METAL CONNECTORS: ALL METAL CONNECTORS WHICH ARE EXPOSED TO MOISTURE SHALL BE GALVANIZED (ASTM A 153), Z-MAX, OR STAINLESS STEEL. METAL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE ZMAX IN WET ENVIRONMENTS AND STAINLESS STEEL IN COASTAL ENVIRONMENTS.

2.23 WOOD

- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE, OR SOIL SHALL BE PRESSURE-TREATED.
 - ALL FRAMING ANCHORS AND CONNECTORS SHALL BE SIMPSON OR EQUAL.
 - ALL PREFABRICATED STRUCTURAL TRUSSES SHALL BE CERTIFIED BY THE TRUSS MANUFACTURER'S REGISTERED ENGINEER.
- 2.2324 FASTENINGS
ALL FRAMING ANCHORS AND CONNECTORS SHALL BE MANUFACTURED BY SIMPSON OR EQUAL UNLESS OTHERWISE NOTED. ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC SPECIFICATIONS.
NAIL FASTENERS SHALL BE COMMON NAILS UNO.
- 2.2307.1 SILLS ON CONCRETE
WHERE SILLS ON CONCRETE ARE USED, TYPICAL ANCHOR BOLTS SHALL HAVE A MINIMUM DIAMETER OF 1/2" W/ 2X2X3/16 MINIMUM WASHER AND A MINIMUM EMBEDMENT OF 7" IN CONCRETE. ANCHOR BOLTS ARE REQUIRED AT THE FOLLOWING LOCATIONS:
A. A MINIMUM OF (1) ANCHOR BOLT SHALL BE PROVIDED WITHIN 6 TO 12 INCHES OF EACH END OF EACH PLATE AND A MINIMUM OF (2) ANCHOR BOLTS PER PLATE. ANCHOR BOLTS SHALL BE LOCATED WITHIN 12" OF CORNERS AND OPENINGS & AT MAXIMUM SPACINGS OF 48" OC.
- 2.2307.6 SUBFLOORS
WHERE SUBFLOORING IS INDICATED IN THESE PLANS USE 3/4" T&G PLYWOOD GLUED WITH A CONSTRUCTION ADHESIVE AND FASTENED PER FBC – BUILDING.

3.0 CONSTRUCTION SPECIFICATIONS

3.18 FOOTINGS AND FOUNDATIONS

- FOOTINGS AND FOUNDATIONS SHALL BE IN ACCORDANCE WITH FBC – BUILDING. THIS DESIGN HAS BEEN COMPLETED IN ACCORDANCE WITH PERTINENT STANDARDS AND ACCEPTED ENGINEERING DESIGN PROCEDURES, AND IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF COMPLETION. THE DESIGN IS INTENDED TO MINIMIZE DIFFERENTIAL MOVEMENT RESULTING FROM THE HEAVING OF EXPANSIVE SOILS OR SETTLING OF SUBSURFACE SOILS. IT MUST BE RECOGNIZED THAT FOUNDATION COMPONENTS WILL UNDERGO MOVEMENT. ANY SUBSEQUENT OWNERS SHALL BE APPRAISED OF THE SOIL CONDITION AND ADVISED TO MAINTAIN GOOD PRACTICES IN THE FUTURE WITH REGARD TO SURFACE AND SUBSURFACE DRAINAGE, FRAMING OF PARTITIONS ABOVE FLOOR SLABS, FINISH WORK ABOVE FLOOR SLABS, ETC.
- FOOTINGS SHALL BEAR UPON UNDISTURBED SOIL OR UPON SOIL COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST (2) FEET BELOW FOOTING.
- FILL UNDER CONCRETE SLABS SHALL BE CLEAN, FREE OF DEBRIS AND OTHER DELETERIOUS MATERIALS. FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557-07).
- FILL SHALL BE TREATED WITH TERMITE PROTECTION BEFORE SLAB IS PLACED OR BORATE APPLIED TO WOOD FRAMING ABOVE SLAB.
- A CONCRETE SLAB-ON-GRADE USED IN CONJUNCTION WITH THE EXTERIOR STEMWALL FOUNDATION, SHALL HAVE MINIMUM 6X6 W1.4XW1.4 WELDED WIRE FABRIC (WWF) OR FIBER REINFORCEMENT IN THE SLAB AND THE SLAB SHALL BE KEVED INTO OR TIED INTO THE FOUNDATION.
- THE TOP OF A MONOLITHIC SLAB-ON-GRADE SHALL BE AT LEAST 8 INCHES ABOVE FINISHED GRADE. THE SLAB SHALL HAVE MINIMUM 6X6 W1.4XW1.4 WWF AT MID-HEIGHT OR SYNTHETIC FIBER REINFORCEMENT. A DOUBLE LAYER OF WWF 3 FEET WIDE SHALL BE PROVIDED AROUND THE PERIMETER OF THE SLAB FOR NO SYNTHETIC FIBER REINFORCEMENT.
- VAPOR BARRIER SHALL CONSIST OF MINIMUM 6 MIL. POLYETHYLENE.
- WHERE SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE, FOUNDATIONS HAVE BEEN DESIGNED FOR A 2000 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ENGINEER OF RECORD PRIOR TO COMMENCING WORK.

3.19 CONCRETE

- CONCRETE AND STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH FBC-BUILDING CHAPTER 19.
MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
CONCRETE EXPOSED TO EARTH OR WEATHER: #6 – #8 BARS 2", #5 BARS OR SMALLER 1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR EARTH: PRIMARY REINFORCEMENT FOR BEAMS AND COLUMNS 1 1/2"
B. ALL CONTINUOUS REINFORCING STEEL IN BEAMS, COLUMNS, AND FOOTINGS SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMETERS OR 25", WHICHEVER IS GREATER.
C. HORIZONTAL BEAM AND FOOTING BARS SHALL BE BENT 25" AROUND CORNERS OR CORNER BARS WITH A MINIMUM 25" LAP (UNO).
- MASONRY
1. MASONRY CONSTRUCTION SHALL BE IN ACCORDANCE WITH FBC-BUILDING CHAPTER 21 AND IN ACCORDANCE WITH THE SPECIFICATIONS FOR MASONRY STRUCTURES ACI 530.1. ACI LIMITS THE GROUT LIFT HEIGHT TO 12 FT AND REQUIRES A 1-HOUR INITIAL SET TIME BETWEEN LIFTS.
2. FOR MASONRY CONSTRUCTION, PROVIDE PRE-CAST CONCRETE LINTELS OVER ALL OPENINGS (UNO). LINTELS SHALL BE OF SUFFICIENT SIZE AND REINFORCEMENT FOR THE GIVEN SPAN LOADING CONDITIONS.

WIND ZONE INFORMATION

NOTE: THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH, AND MEETS THE REQUIREMENTS OF SECTION 1609 OF THE 2023 EDITION OF THE FLORIDA BUILDING CODE

THIS BUILDING IS NOT LOCATED IN THE WIND BORNE DEBRIS REGION

• BUILDING: ENCLOSED STRUCTURE	
• ULTIMATE DESIGN WIND SPEED (MPH – VuIt)	130
• NOMINAL DESIGN WIND SPEED (MPH – Vasd)	101
• BUILDING RISK CATEGORY	II
• WIND EXPOSURE CATEGORY	B
• INTERNAL PRESSURE COEFFICIENT GCpI (+/-)	0.18

COMPONENTS & CLADDING PRESSURES

SIZE	INTERIOR ZONES		END ZONES	
	+	-	+	-
0–20 sf	17.4	19.0	17.4	22.8
21–50 sf	16.3	17.9	16.3	20.6
51–100sf	15.5	17.0	15.5	19.0
> 100 sf	13.6	15.1	13.6	15.1

DIMENSION OF END ZONE IN FT. 4.0
END ZONE IS LOCATED AT BUILDING CORNERS

FLORIDA PRODUCT APPROVAL:

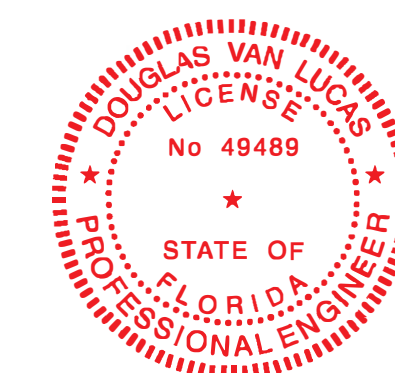
STRUCTURAL:

CONNECTOR	TYPE	FL PRODUCT APPROVAL
SDS	SCREW	9589.8 SIMPSON
SDWC	SCREW	13975.3 SIMPSON
MUS	HANGER	10531.2 SIMPSON
LUS	HANGER	10531.17 SIMPSON
HU	HANGER	10531.10 SIMPSON
MTS	STRAP	10456.12 SIMPSON
MSTA	STRAP	13872.4 SIMPSON
H2.5A	CLIP	10456.7 SIMPSON

SHEET INDEX:

STRUCTURAL:

S1 ... COVER SHEET & GENERAL NOTES
S2 ... EXISTING & STRUCTURAL PLAN



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DWG. DATE	VML	6/3/25	REV. #	DESCRIPTION			
			1	ELEVATIONS			
			2				
			3				
			4				
			5				
				LUCAS & SCOTT ENGINEERING, INC. 1220 S. GULF BLVD., SUITE 600 JACKSONVILLE, FLORIDA 32205 (904) 260-2890 FLORIDA CERTIFICATE OF AUTHORIZATION 1953			
				DOUGLAS V. LUCAS FL PE No. 49489			
COVER SHEET & GENERAL NOTES							
SUNCREST BUILDERS							
GARAGE REPAIRS 1375 WOLFE ST JACKSONVILLE, FLORIDA							
DRAWN BY VML							
DATE 01/22/2025							
SCALE AS NOTED							
DESIGNED BY DVL							
JOB NO. 20250022							
SHEET No. S1 OF 2							

HEADER / BEAM CALL-OUT LEGEND

(2) 2x6 -1/2

WHERE:
 (2) NUMBER OF PLYS IN HEADER
 2x6 SIZE OF HEADER MATERIAL
 1 NO. OF JACK STUDS EA SIDE OPENING
 2 NO. OF KING STUDS EA SIDE OPENING

WALL HEIGHTS FOR:
 130 MPH (W/IT), ENCLOSED
 BRITTLE FINISHES L/240

STUD	SPACING	GRADE / SPECIES	MAX HEIGHT
2x4	16" o.c.	#2 SPF	9'-1 1/8"
2x4	12" o.c.	#2 SPF	10'-1 1/8"
2x6	16" o.c.	#2 SPF	13'-7 1/8"
2x6	16" o.c.	#2 SYP	14'-7 1/8"
2x8	16" o.c.	#2 SYP	20'-7"
2x10	16" o.c.	#2 SYP	23'-0"

FLEXIBLE FINISHES L/120

STUD	SPACING	GRADE / SPECIES	MAX HEIGHT
2x4	16" o.c.	#2 SPF	10'-1 1/8"
2x4	12" o.c.	#2 SPF	11'-1 1/8"
2x6	16" o.c.	#2 SPF	16'-1 1/8"
2x6	16" o.c.	#2 SYP	17'-7 1/8"
2x8	16" o.c.	#2 SYP	23'-1 1/8"
2x10	16" o.c.	#2 SYP	26'-1 1/8"

NOTE: LVL 2.0E MIN UNO

(2) ROWS 16d @ 12" o/c EA SIDE

(3) ROWS 16d @ 12" o/c EA SIDE

2-PLY BEAM

3-PLY BEAM

(2) ROWS 1/4x3-1/2" SDS SCREWS @ 12" o/c EA SIDE

4-PLY BEAM

BUILT-UP BEAM DETAIL

BUILT-UP COLUMN NOTES:

1. TYPICAL CONNECTION FOR STUD COLUMNS, JACK TO KING STUD ASSEMBLIES, & CORNER POSTS.

2. CONNECTION REQUIRED FOR EVERY PLY IN ADDITION TO 2-PLYS.

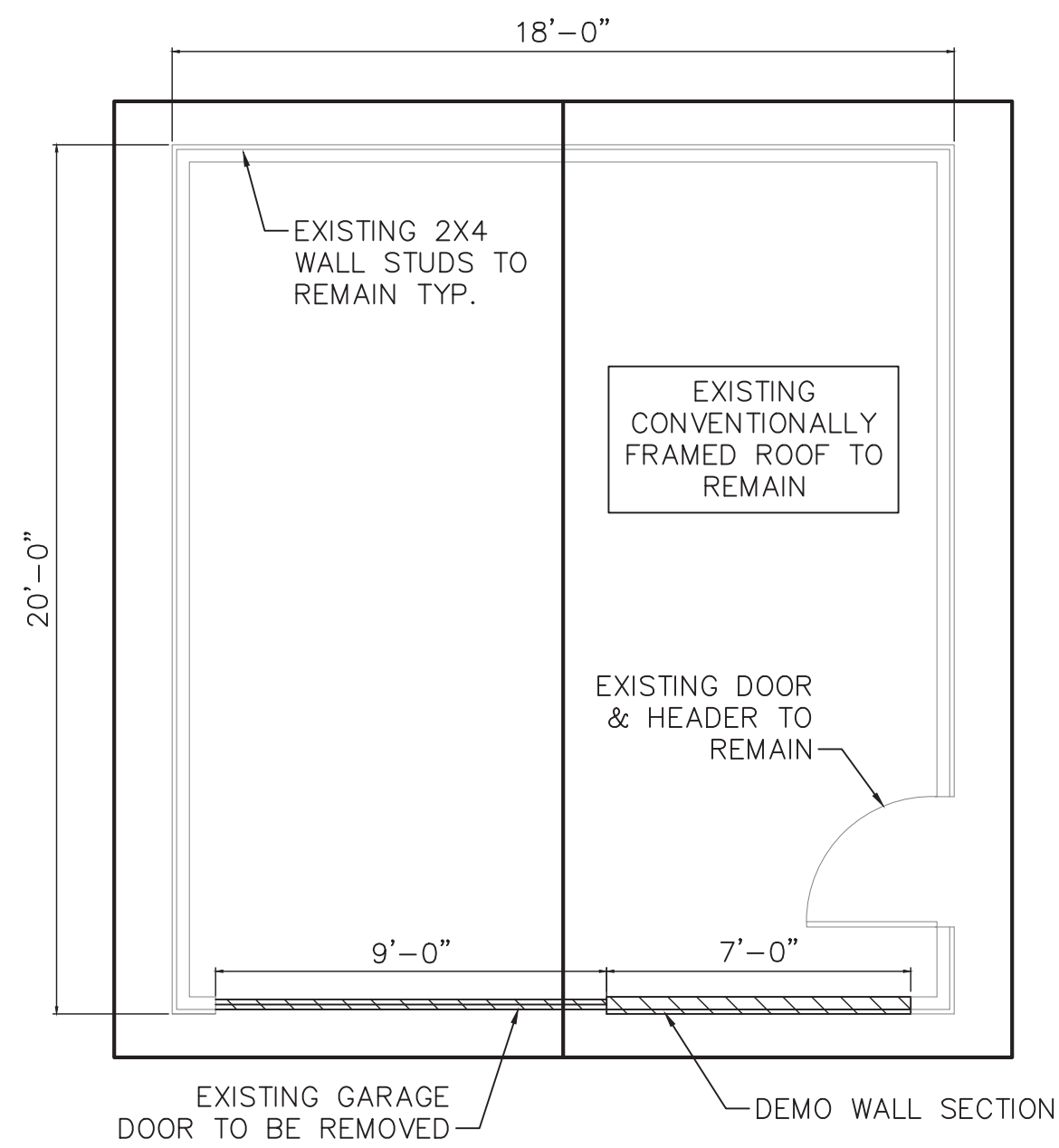
2x4 MEMBERS:
 (1) ROW OF 10d NAILS @ 6" O.C. STAGGERED

2x6 MEMBERS:
 (1) ROW OF 10d NAILS @ 4" O.C. STAGGERED

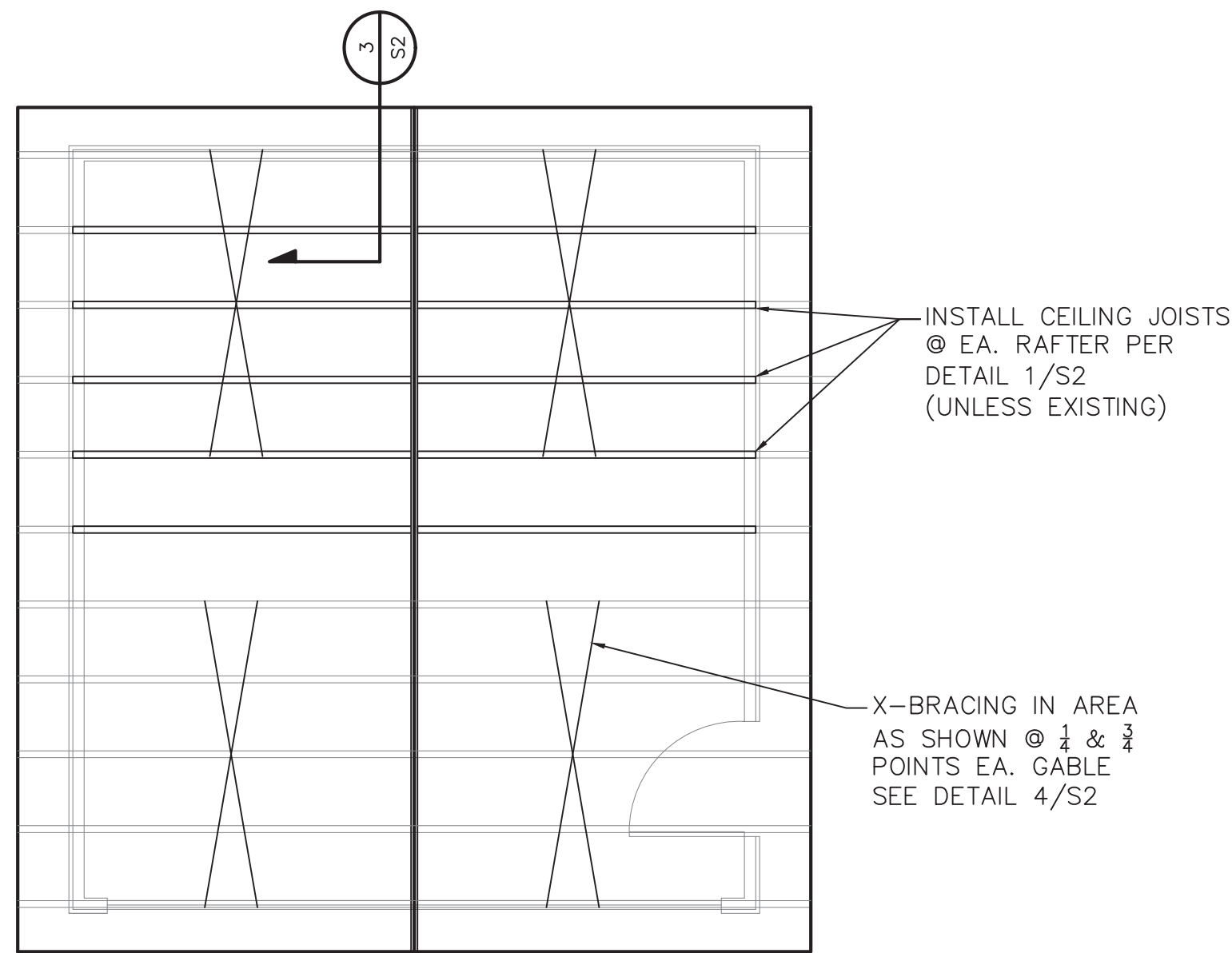
2x8 MEMBERS:
 (1) ROW OF 10d NAILS @ 3" O.C. STAGGERED

2x4 SYP2 OR 2x6 SYP2

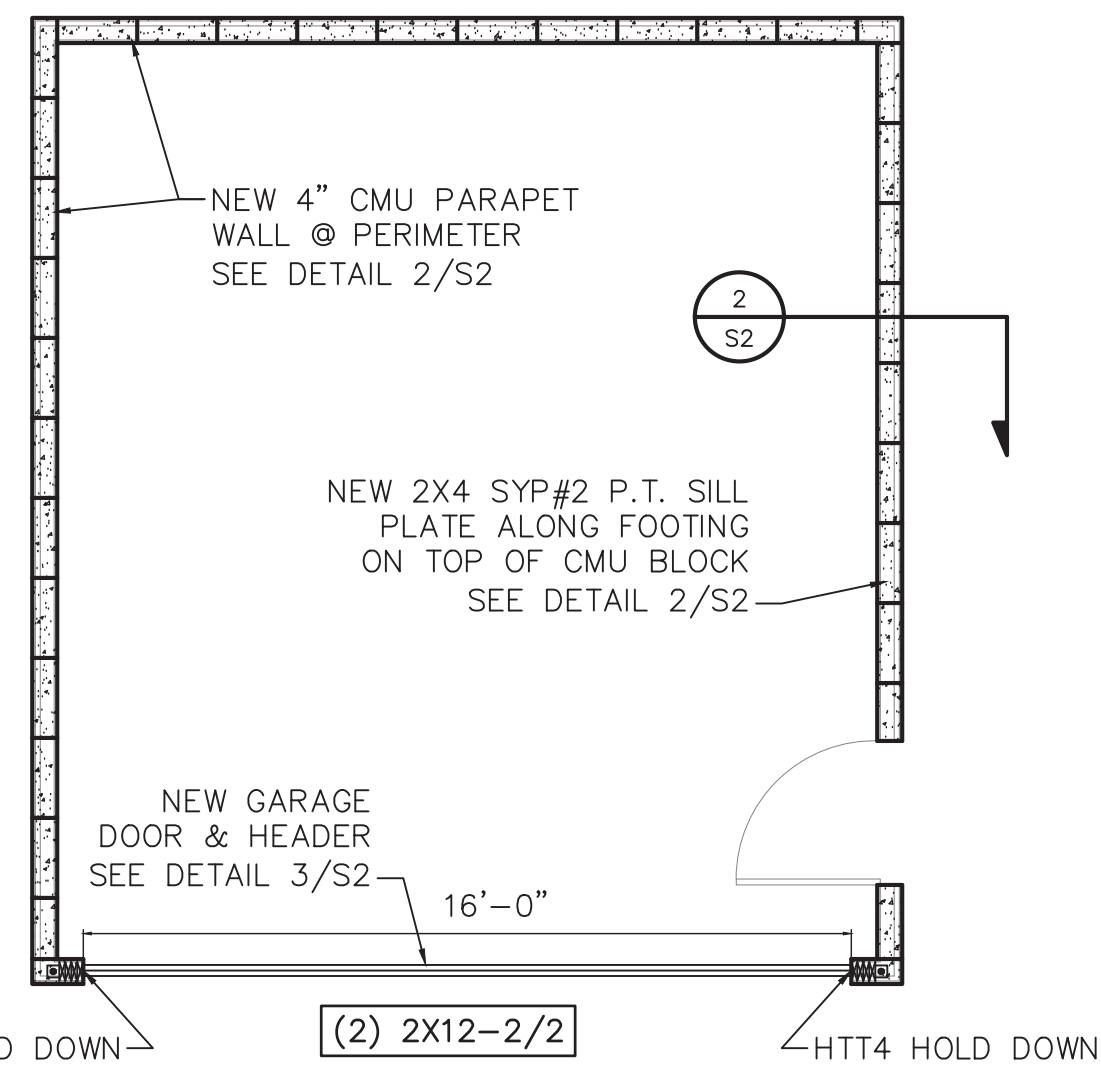
BUILT-UP COLUMN DETAIL



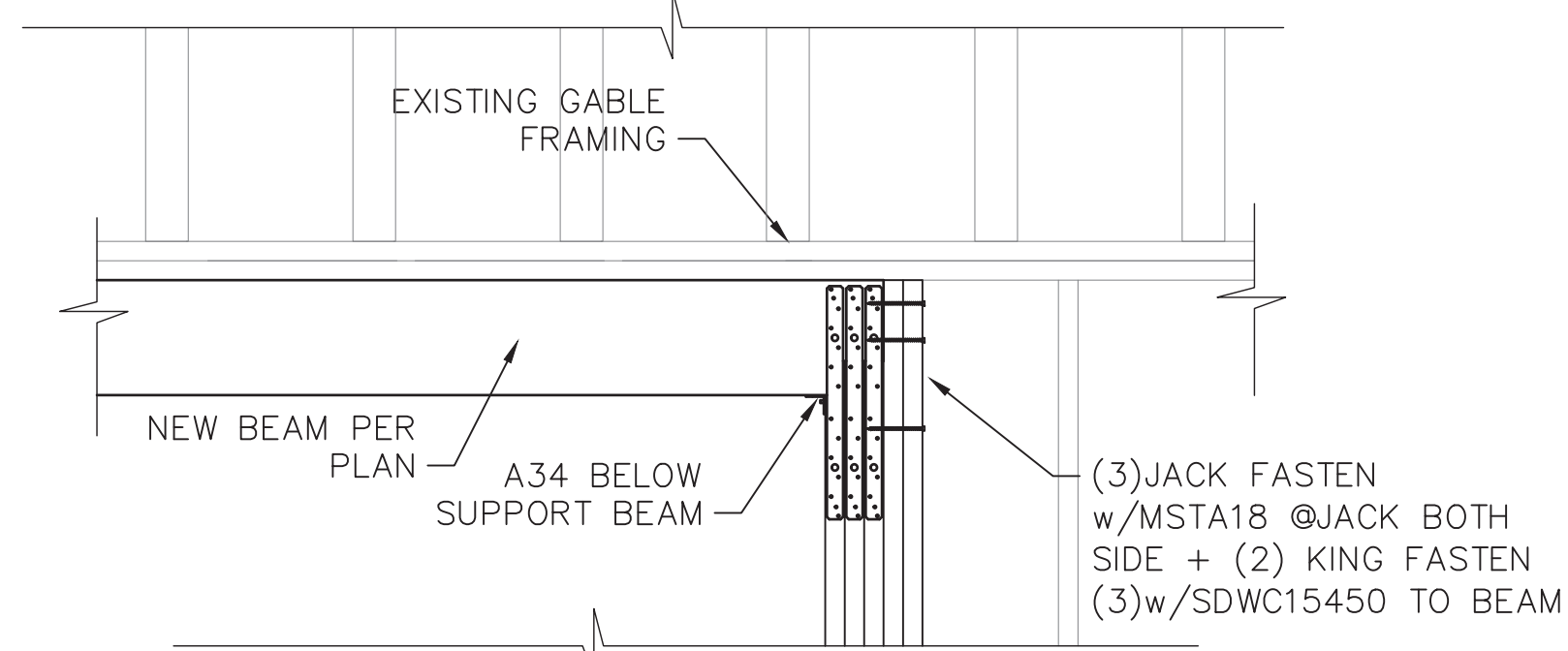
EXISTING PLAN
 1/4" = 1'-0"



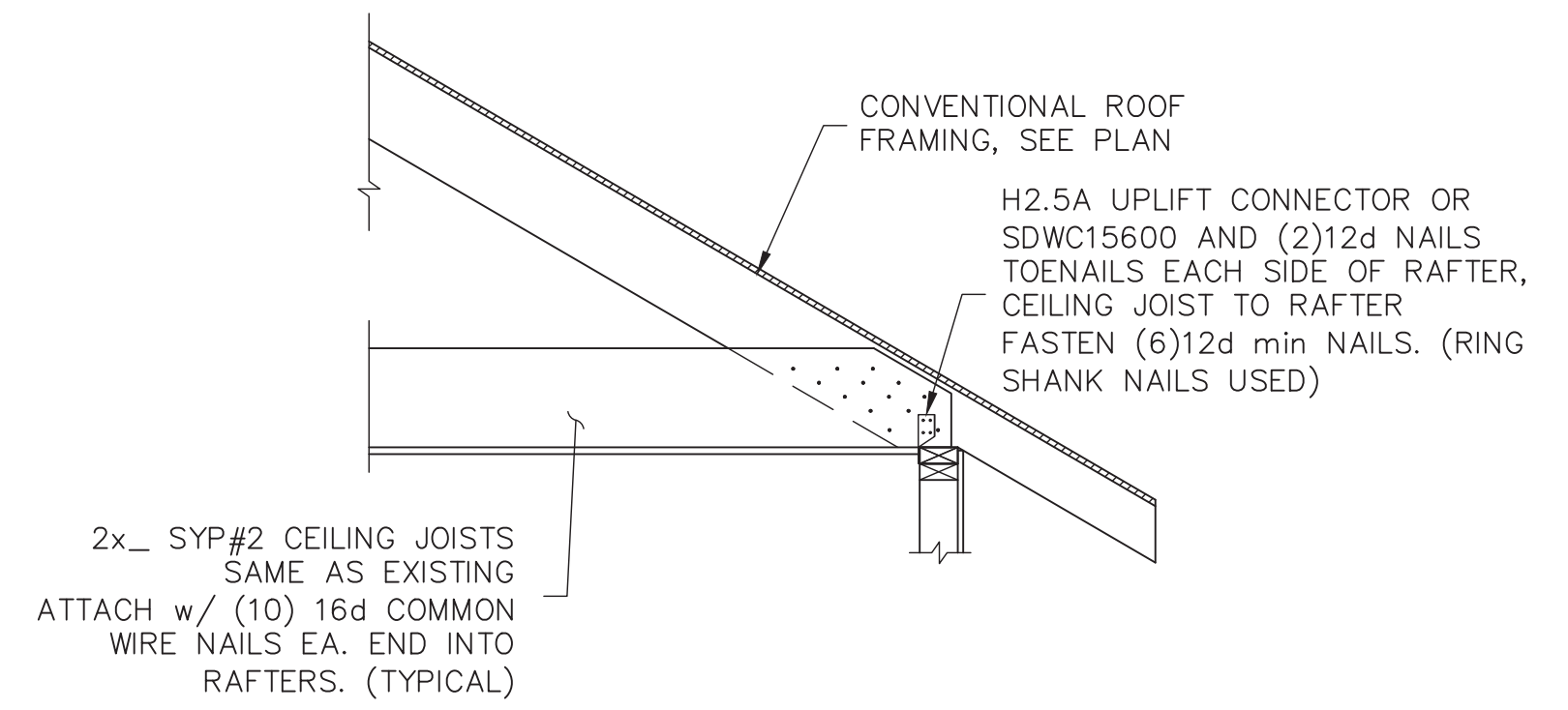
ROOF PLAN
 1/4" = 1'-0"



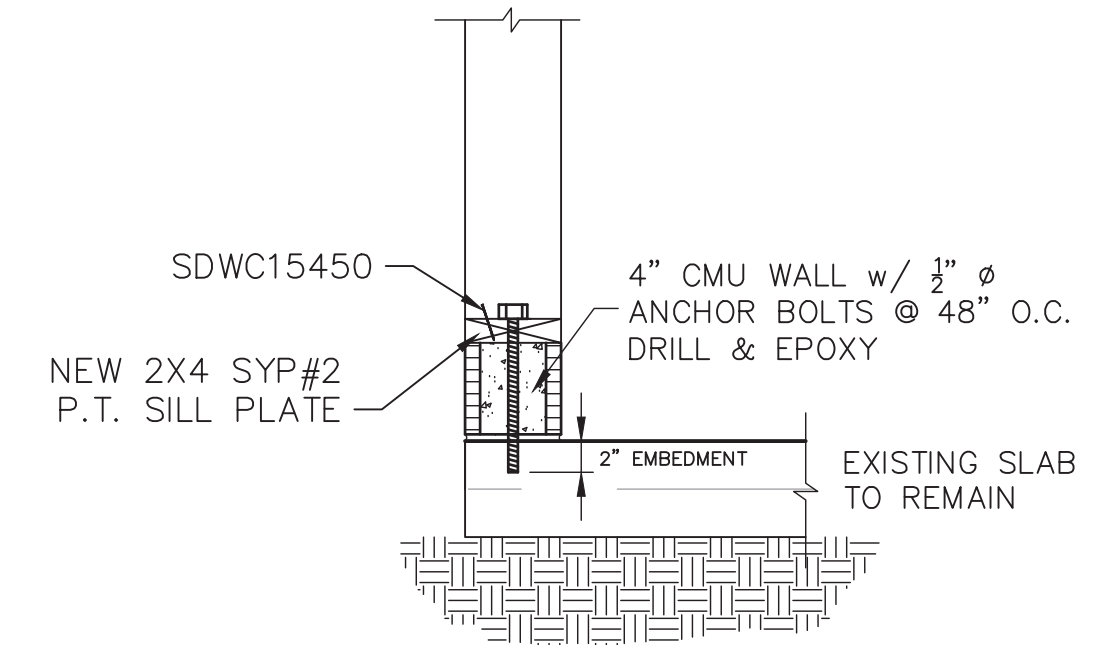
STRUCTURAL PLAN
 1/4" = 1'-0"



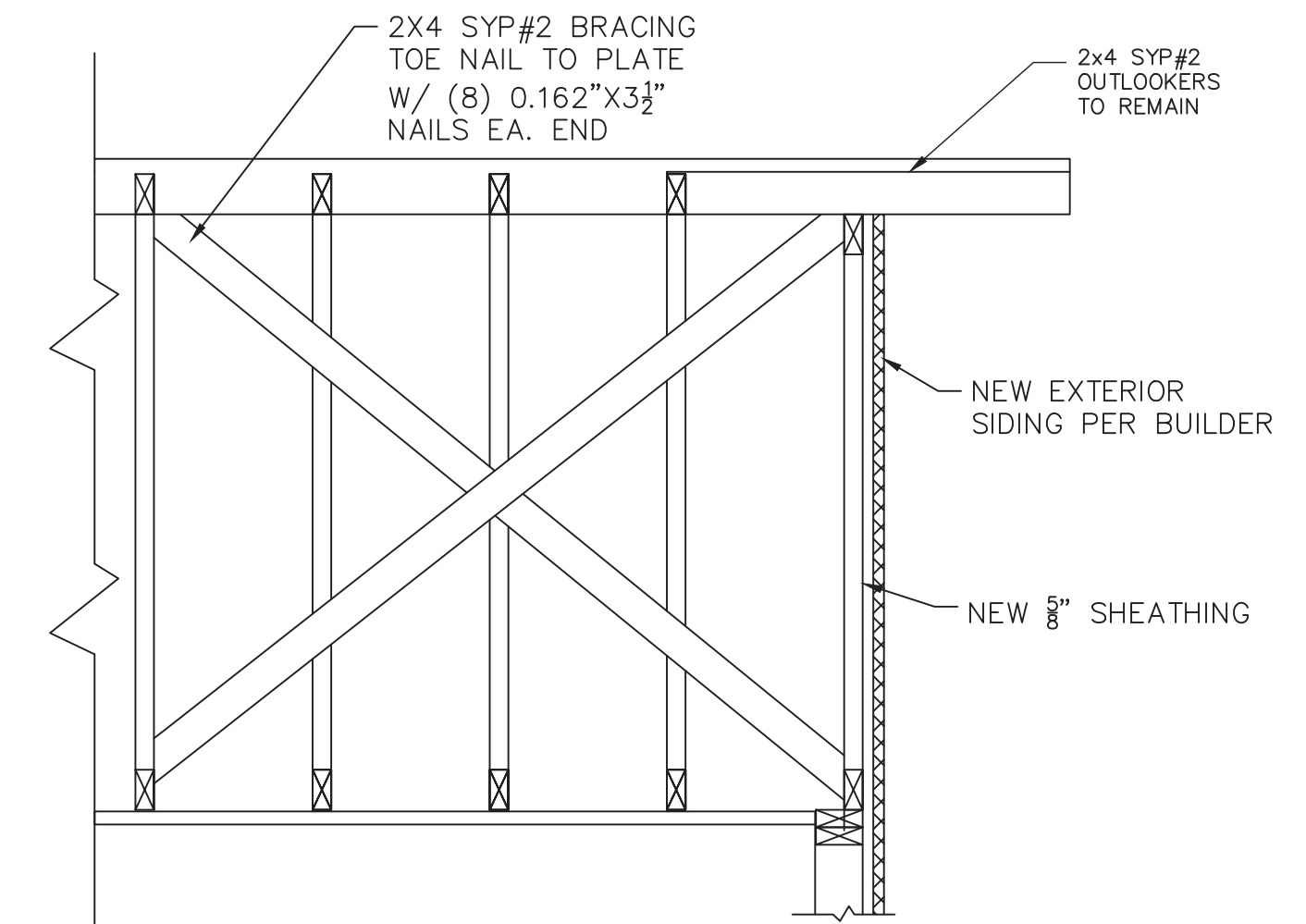
3 NEW BEAM DETAIL
 S2 SCALE: N.T.S.



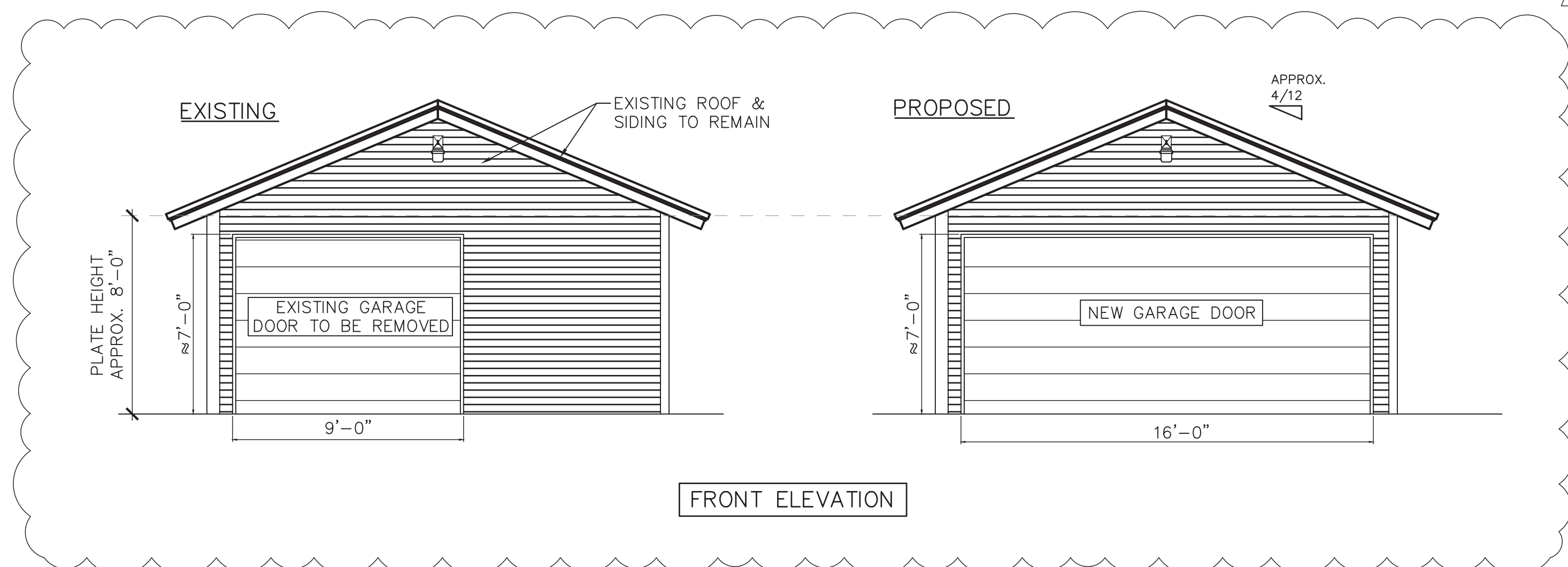
1 CONVENTIONAL ROOF SECTION
 S2 SCALE: NOT TO SCALE



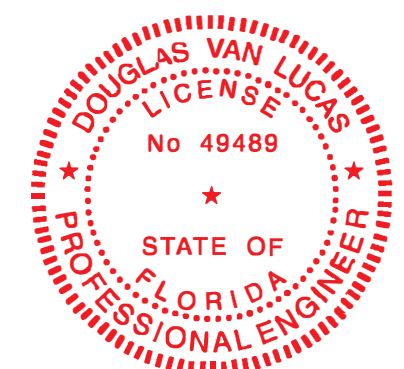
2 FOOTING DETAIL
 S2 SCALE: N.T.S.



4 X-BRACING DETAIL
 S2 SCALE: N.T.S.



FRONT ELEVATION



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DWG. DATE	VML	6/3/25
REV. #	DESCRIPTION	ELEVATIONS
1		
2		
3		
4		
5		

LUCAS & SCOTT ENGINEERING, INC.
 12205 W. WINDY HILL BLVD.
 JACKSONVILLE, FLORIDA 32218
 (904) 280-2880
 FLORIDA CERTIFICATE OF AUTHORIZATION 9953

DOUGLAS V. LUCAS
 FL PE No. 49489

DEMOS & STRUCTURAL PLAN
 SUNCREST BUILDERS

GARAGE REPAIRS
 1375 WOLFE ST
 JACKSONVILLE, FLORIDA

DRAWN BY
 VML

DATE
 01/22/2025

SCALE
 AS NOTED

DESIGNED BY
 DVL

JOB NO.
 20250022

SHEET No.
 S2 OF 2



17' 4"

4" Slab

19' 4"

Mix Design 3204N [3000 PSI W/Fiber] Total 11 Yrd

17' 6"

8" Slab

10' 11"

20' 3"

CAUTION BURIED GAS LINE BELOW

2025

TIMELESS

COLLECTION



The Quality Garage Door.™

Find Your Perfect Match

Timeless style and traditional stamped steel designs to complement any home.



RAISED PANEL

Reliable and low maintenance, these doors are a neighborhood standard and feature a classic garage door design.



STAMPED CARRIAGE HOUSE

These doors merge traditional carriage house style with simple design and functionality.



Door Selected


STAMPED SHAKER

Featuring distinctive shaker style, these minimalist doors leave a lasting impression.



COMPLIANCE WITH THE DASMA THERMAL PERFORMANCE PROGRAM

The DASMA Thermal Performance Verification (TPV) Program certifies and verifies the thermal performance ratings of sectional door products using third-party testing and inspection. The U-factor testing standard for garage doors, ANSI/DASMA 105, provides repeatable and reproducible results. U-factor tests an installed assembly to assign a value that accounts for section joints and perimeter seal.

Models in this program will be identified by this icon 

DOORVISIONS

See your door before you buy it! Scan the QR code or go to doorvisions.chiohd.com



Masonite

36 in. x 80 in. Craftsman 6 Lite Right-Hand Inswing Primed White Smooth Fiberglass Prehung Front Door w/ Brickmold

<https://www.homedepot.com/p/Masonite-36-in-x-80-in-Craftsman-6-Lite-Right-Hand-Inswing-Primed-White-Smooth-Fiberglass-Prehung-Front-Door-w-Brickmold-27158/203114641>

About This Product

Create an inviting, stylish entryway with the Masonite Craftsman 6 Lite Primed Smooth Fiberglass Entry Door with Brickmold featuring a clear glass design, and the exceptional durability of a fiberglass door. Engineered to last a lifetime, these high-performance smooth surface doors feature high-definition profiles for added architectural interest. Ready for painting, the smooth surface is primed white and expertly engineered not to rust or dent. Designed with an energy saving polyurethane door core, the maintenance-free proprietary fiberglass construction provides maximum protection and durability.

Highlights

- Low-maintenance, high-performance fiberglass resists cracking, warping, splitting and denting
- High-definition fiberglass panels create the look of a high-end wood door
- High performance compression weather-stripping helps to seal out drafts
- Engineered stiles provide excellent dimensional stability for harsh weather climates
- Clear glass insert features a tempered glass insulated assembly
- High-performance smooth primed surface is primed and ready for painting
- Entry door comes fully assembled with hinges, frame, aluminum sill and weather stripping
- Fiberglass slab features an energy saving polyurethane core
- Exterior door slab is double bored for lockset - sold separately
- From outside, opens toward the inside of the home with the hinges on the right
- For design inspiration, [Click here for exterior front of home trend ideas](#)
- [Speak to an Associate about Doors and Windows. Call 1-833-HDAPRON \(432-7766\) for free design, purchase and installation help daily from 9AM – 9PM EST.](#)
- PROFESSIONAL DOOR INSTALLATION - Call 833-HDAPRON (833-432-7766) to request a professional measurement or [request one online now to get your project started.](#)
- [Click here to check out our project guide on installing an entry door](#)
- [Click here to learn more about buying exterior doors](#)
- Click here to learn more about [Eco Options and Energy Efficiency](#)
- [Return Policy](#)
- California residents

Product Information:

Internet # 203114641

Model # 27158

Store SKU # 266976

Store SO SKU #476575

Dimensions:

Door Height (in.)	80 in	Door Thickness (in.)	1.75 in
Door Width (in.)	37.5 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in	Rough Opening Height (in.)	82 in
Rough Opening Width (in.)	38.25 in		

Details:

Bore Type	Double Bore	Color Family	White
Color/Finish	Primed White	Door Configuration	Single Door
Door Glass Insulation	Dual Pane	Door Handing	Right-Hand/Inswing
Door Style	Traditional	Door Type	Exterior Prehung
Features	Brickmold, Lockset Bore (Double Bore), Weatherstripping	Finish Type	Primed
Frame Material	Wood	Glass Caming Finish	No caming
Glass Layout	1/4 Lite	Glass Shape	Rectangle Lite
Glass Style	Clear Glass	Hinge Finish	Black
Hinge Type	Ball Bearing	Included	Instructions, No Additional Items Included
Material	Fiberglass	Number of Hinges	3
Number of Lites	6 Lite	Panel Type	2 Panel
Product Weight (lb.)	110 lb	Returnable	90-Day
Suggested Application	Front	Works With	No additional compatibility

Warranty / Certifications

Energy Star Qualified	North-Central, Northern, South-Central, Southern	Manufacturer Warranty	Limited Lifetime Warranty
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COJ PERMIT NUMBER - # B-25-252444.000

2/3/2025

DARRELL LANGSTAFF

1375 WOLFE ST

JACKSONVILLE, FL 32205

RE: 092172 - 0000

OWNER'S PROJECT GOAL: TO – RESTORE- THE STRUCTURAL INTEGRITY THAT WILL PRESERVE THE EXISTING DETACHED GARAGE WHILE INCREASING FUNCTIONALITY AND LONGEVITY OF THE STRUCTURE

SCOPE OF WORK TO INCLUDE:

MAKE THE NECESSARY STRUCTURAL REPAIRS (WITH NO ARCHITECTURAL CHANGES TO EXISTING ELEVATIONS AND/OR FOOTPRINT) TO RESTORE THE STRUCTURAL INTEGRITY OF THE ACCESSORY STRUCTURE/DETACHED GARAGE TO INCLUDE:

- ENLARGE EXISTING GARAGE OPENING TO 16' GARAGE DOOR OPENING
- INSTALL NEW GARAGE DOOR
- REPAIR/REPLACE EXISTING VINYL/ALUMINUM SIDING AS NEEDED THAT MATCHES THE EXISTING PRIMARY RESIDENCE FINISHES AS PICTURED
- NO EXISTING ELECTRIC OR WATER TO DETACHED GARAGE - NONE INCLUDED IN THIS PERMIT



COJ PERMIT NUMBER - # B-25-252444.000

2/3/2025

DARRELL LANGSTAFF

1375 WOLFE ST

JACKSONVILLE, FL 32205

RE: 092172 - 0000

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COJ PERMIT NUMBER - # B-25-252444.000

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JACKSONVILLE, FL 32205

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1375 WOLFE ST

JACKSONVILLE, FL 32205

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COJ PERMIT NUMBER - # B-25-252444.000

2/3/2025

DARRELL LANGSTAFF

1375 WOLFE ST

JACKSONVILLE, FL 32205

RE: 092172 - 0000

OWNER'S PROJECT GOAL: TO – RESTORE- THE STRUCTURAL INTEGRITY THAT WILL PRESERVE THE EXISTING DETACHED GARAGE WHILE INCREASING FUNCTIONALITY AND LONGEVITY OF THE STRUCTURE

SCOPE OF WORK TO INCLUDE:

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- NO EXISTING ELECTRIC OR WATER TO DETACHED GARAGE - NONE INCLUDED IN THIS PERMIT



blink

Bright light shining through 77 year old dry rotted out wall demonstrates porous siding with wind & rain coming through. Shown are two of the three interior walls. All walls are alike. Its impossible to fix as a result of the aging.





Same as other two walls in other photo, bright light shining through the existing siding as a result of its age. Very porous!









Scotts
SPREADER SETTING

STEP 1 Fill spreader	STEP 2 Close spreader lid	STEP 3 Apply product	STEP 4 Sweep size particles back into hopper
-------------------------	------------------------------	-------------------------	---

EDGE GUARD
ON OFF

Good For You and Our Environment
Scotts Environmental Care Products
www.scotts.com
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Dunelm, Inc.
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48



























From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, August 22, 2025 3:40 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,

Is there a means to pay this electronically (Online) as I travel for work?

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, August 22, 2025 12:51 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good afternoon,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32139)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:

- Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**).
- Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
- The required public notice signs (**2, along all streets the property fronts**) and affidavit are also ready for pick-up. The signs are located outside the elevators on the 3rd floor in the Ed Ball building (214 N. Hogan St). The signs will need to be posted by **September 10th**.

So long as we receive the receipt of payment by **August 29th**, your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **September 24th**.

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7854



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Thursday, August 21, 2025 11:07 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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Caleb,

I think it was done first of the year 2024.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, August 21, 2025 10:13 AM
To: jacob smith <jacobsmith@rpc-llc.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good morning,

Yes, my apologies. The expansion of the driveway is part of the scope of work as well. Based on aerial imagery, it appears that it was expanded late 2024, early 2025. Do you know specifically when or what month the driveway was expanded?

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7854



From: jacob smith <jacobsmith@rpc-llc.net>
Sent: Thursday, August 21, 2025 9:46 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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What about the driveway width?

Jacob Smith
President
RPC-LLC
Phone: 904.412.9336
Email: JACOBSMITH@RPC-LLC.NET

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, August 21, 2025 8:59:20 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good afternoon,

I have prepared the sufficiency report for this application. This includes the widening of the garage door, the replacement of the pedestrian door, and the replacement of the siding with vinyl siding, all on the garage accessory structure. While the proposed pedestrian door appears to be in line with the design guidelines, we cannot recommend the expansion of the garage door width or the application of vinyl siding. As such, our recommendation will be for denial. I am waiting for the Section Supervisor to approve the sufficiency report and once it has been returned, I will follow up with information regarding the invoice, the signage, and next steps.

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7854



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Thursday, August 21, 2025 8:20 AM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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Good Morning Caleb,

Would you like me to resubmit on the garage roll up door? Vinyl siding to match the house too? I know 8/21 (today) is our deadline.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Wednesday, August 20, 2025 4:36 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good afternoon,

I am confirming receipt of the door product. I have prepared the sufficiency report and submitted it to the section supervisor for approval. Once I receive it back, I will issue the signage and the invoice as well as next steps.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7854



From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Wednesday, August 20, 2025 4:29 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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Caleb,

Please see **attached** front door cut sheet. Please confirm receipt.

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Wednesday, August 20, 2025 1:25 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - executed change of contractor & commencement documents

Hi Caleb,

Yes that is affirmative. I am just waiting on confirmation of product before i send you the cut sheet today.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Wednesday, August 20, 2025 1:21 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - executed change of contractor & commencement documents

Good afternoon,

Received, thank you. Do you also intend to replace the pedestrian door on the side of the structure? If so, please forward the materials and design for that door.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7854



From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Wednesday, August 20, 2025 9:53 AM

To: jacob smith <jacobsmith@rpc-llc.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - executed change of contractor & commencement documents

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Good Morning Caleb,

Please see attached executed/notarized change of contractor, owner build disclosure & notice of commencement documents. Receipts indicate recorded at your office.

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Wednesday, August 20, 2025 9:02 AM

To: jacob smith <jacobsmith@rpc-llc.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good Morning Caleb,

Please see email below & **attached**.

From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Sent: Thursday, April 10, 2025 2:09 PM
To: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ARIMUSW@COJ.NET>
Cc: suncrestbuildersllc@gmail.com <SUNCRESTBUILDERSLLC@GMAIL.COM>; Darrell Langstaff <DARRELL@THELANGSTAFFS.COM>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

Thank you for providing the attached garage door product. From my 3/24/2025 email below, I still need to know if you w

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

[Visit Our Website](#)

From: Jill Kestner <jillerskestner@icloud.com>
Sent: Tuesday, April 1, 2025 12:26 PM
To: Wells, Arimus - PDCM <ARIMUSW@COJ.NET>; Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Cc: suncrestbuildersllc@gmail.com; Darrell Langstaff Suncrest <DARRELL@THELANGSTAFFS.COM>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon all ...

I'm following up with the submission of the Survey/Site Plan with setbacks and dimensions for the above

Upon selection by the owner, we will submit the Garage Door Replacement selected from the list provide

Thx!
Jill Kestner
Suncrest Builders LLC
904.652.6272

Thanks!

Darrell

From: Darrell Langstaff <DARRELL@THELANGSTAFFS.COM>
Sent: Tuesday, August 19, 2025 6:07 PM

To: jacob smith <jacobsmith@rpc-llc.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Caleb,

In April, Suncrest submitted the "approved" garage door with windows. I was copied on the email & I will forward it to you.

Regarding the account, in mid-June, I spent an afternoon at your office notarizing four separate documents to ensure Suncrest was 100% removed. I can forward those documents as well if needed.

I will send cut sheets shortly of the man door.

Fees are to be paid on 8/21 too correct? If so, electronically performed via the website ok?

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://facebook.com/darrell.langstaff>

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: jacob smith <jacobsmith@rpc-llc.net>

Sent: Tuesday, August 19, 2025 4:32:40 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Ok, thank you!

Jacob Smith

President

RPC-LLC

Phone: 904.412.9336

Email: JACOBSMITH@RPC-LLC.NET

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Tuesday, August 19, 2025 3:18:46 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Cc: jacob smith <jacobsmith@rpc-llc.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

To try to keep all the information in a single chain, I will answer both of your questions in this email. Jacob, we are unable to edit the applicant information for an application since it is tied to the account that submitted the application in the first place. Since the owner information is listed and is correct, he will be authorized to speak at the hearing and represent the application. If the owner would like someone else to represent him, I can provide an agent authorization form that can be completed and returned to allow another individual or company to represent him. Darrell, I will keep an eye out for the pedestrian door product information. Regarding the garage door, no scopes of work have been approved since the application as a whole will need to be reviewed by the commission. I have added the provided documents to this application's file.

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7854



From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Tuesday, August 19, 2025 12:36 AM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Cc: jacob smith <jacobsmith@rpc-llc.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good Morning Caleb,

Thank you for sending over the man door recommendation PDF. I will review & re-submit prior to 8/21. Please confirm garage door has been approved.

Attached are two current photo's of garage taken yesterday.

Also attached are two current interior pics reflecting porous 78-year-old siding that rain & wind-blown debris penetrate making the garage virtually unusable for storing dry goods.

The width of the driveway is 17' 5".

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, August 18, 2025 3:43 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

Thank you for the information. After looking at pictures of the property, it appears that the subject door *is* street-visible. As such, Staff can only recommend doors that conform to the attached **Door Design Guidelines**. Regarding the product information, we need information regarding the material and design of the door (look at the examples on the left side of page 2 for design types) this can be a sample image from the product supplier.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:34 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Product Approval Sheets (Manually Added)					
Document #	Name	Is Signed	Status	Date Uploaded	Actions
1194879	1375 WOLFE ST PAIS sheets - 1.01.21 2.4.25 .pdf		Submitted	2/4/25, 11:58 AM	

Project Name: LANGSTAFF GARAGE
 Project Address: 1375 WOLFE ST - JACKSONVILLE, FL 32205
 Contractor: SUNCREST BUILDERS LLC - BRIAN LOHMAN

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and product approval number(s) for the building components listed below as applicable to the building construction project for the permit number listed above. You should contact your product supplier if you do not know the product approval number for any of the applicable listed products. Information regarding statewide product approval may be obtained at: www.floridabuilding.org.

Category/Subcategory	Manufacturer	Product Description	Code Version	FL# (include suffix)	Quality Assurance Expiration Date
EXAMPLE	ACME	36" Exterior Widget	2020	12345.1	12/31/2020
A. Exterior Doors					
1. Swinging	PLASTPRO	FIBERGLASS EXTERIOR DOOR	2023	FL15213-R6	12/31/2025
2. Sliding					

Is the above sufficient? It was added to the permit. Plastpro Fiberglass Ext Door - White.

What else do you need to confirm for the 9/24 commission meeting date.

Thanks!

Darrell

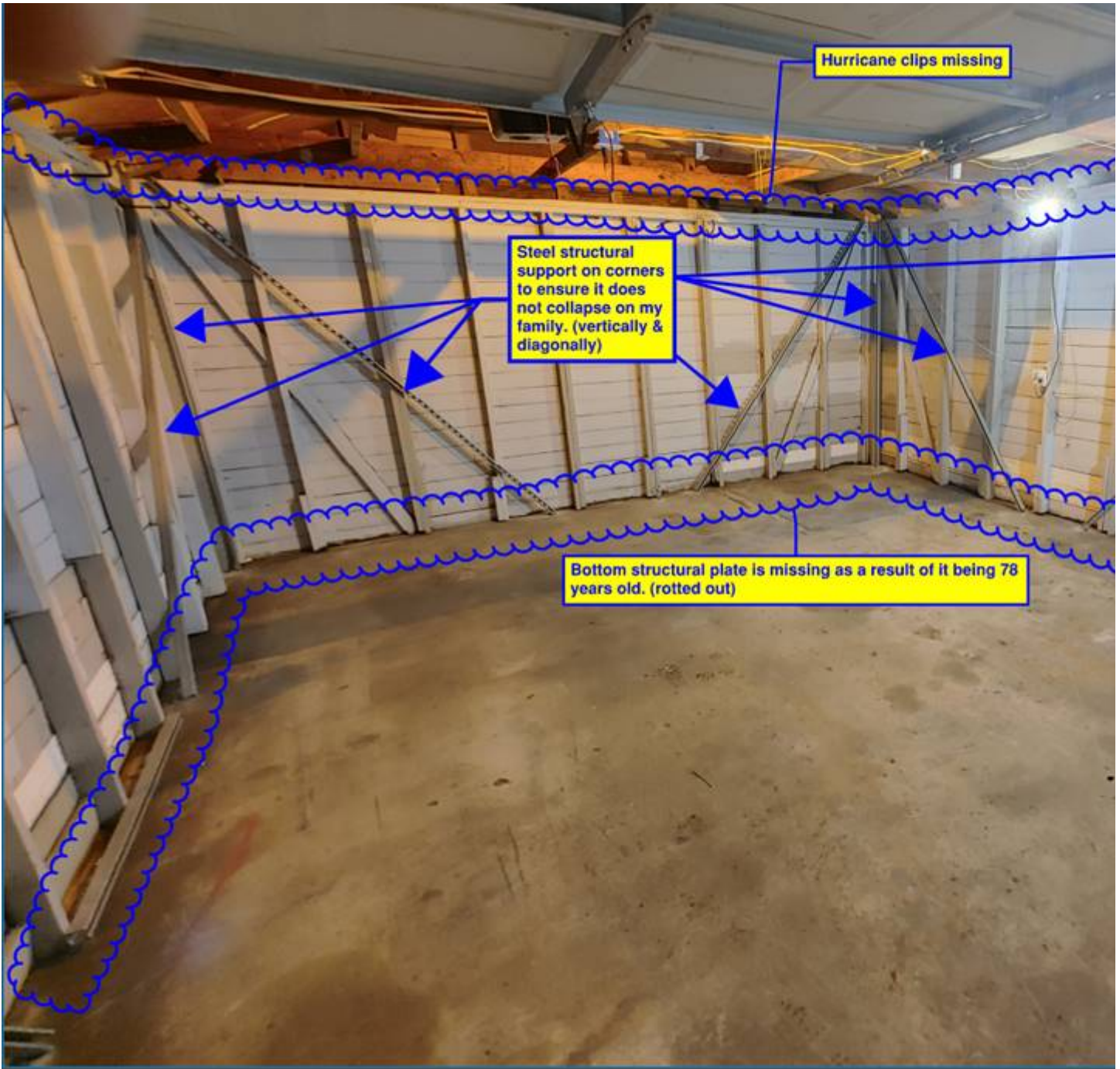
From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:21 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

See attached

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:12 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION



Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, August 18, 2025 9:34 AM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning,

Received and added to the file. Based on the scope of work, this application will need to be reviewed by the commission and Staff cannot recommend the proposed work. To confirm, the work includes siding replacement, garage door expansion, pedestrian door replacement, and a new driveway (after-the-fact). The commission fee for after-the-fact work is twice the normal fee (\$630). In order to prepare a sufficiency report to bring this application to commission, we still require the proposed pedestrian door product material and design as well as a front elevation showing the proposed new opening for the garage doors.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7854



From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Friday, August 15, 2025 4:07 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Caleb,

Please see green arrows below pointing to two existing concrete curb (circa 1947) “turn in” points (concrete slopes downward) for driveway. Also the existing driveway are not a contributing factor towards a historical structure. Driveway has always been this width based on what was installed 78 years ago. I do not have record of the driveway as I bought the house from a flipper. I was able to gather pictures/info and mark them up as Brittany wanted dimensions.



Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, August 6, 2025 9:28 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning,

The commission hearing is a monthly meeting where we would read our report, the commission would invite the applicant up to speak for up to three minutes to present their case, and then they would make a decision to approve, deny, or defer the application. The next available meeting is **September 24th** with a sufficiency deadline of **August 21st**. Sufficiency means that all necessary information and documents have been submitted **AND** reviewed by Staff. The standard fee for alterations is \$315 and would be issued shortly after sufficiency.

In addition to my previous requests, could you please clarify when the existing concrete driveway was installed? There do not appear to be any approved COAs or permits for the work. As such, the width of the driveway would not be justification to create a new garage opening since the width of the poured concrete drive exceeds the ten (10) foot maximum width that we allow.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, August 6, 2025 6:24 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Caleb,

I apologize for the delay. Yes I will get items requested asap.

What is involved or entail with going before they commission?

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://facebook.com/darrell.langstaff>

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Monday, July 28, 2025 3:32:19 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

I have been assigned to continue reviewing your application for alterations to your accessory garage structure. To follow up with Brittany's summary, please provide the following documentation in order to continue processing your application:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.

Please note that for each of these, product information may be in the form of a pdf, a website to the product itself, etc. This information should include the material, design, and dimensions of the products.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Figueroa, Brittany - PDCM <BFiguroa@coj.net>
Sent: Wednesday, July 23, 2025 3:49 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>; 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darryl,

Thank you for the update. I have attached the 2025 Commission deadlines. This lists sufficiency dates that we need to have all reviewed documents by in order to invoice you to go to the lists Commission dates.

Please note that today is my last day in the Historic Preservation Section at the City of Jacksonville, but I have CC'd the Historic Preservation Section email as well as briefed staff on your application. They will help you through the rest of the COA process. Take care!

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff
Sent: Wednesday, July 16, 2025 2:26 PM
To: Figueroa, Brittany - PDCM
Cc: Historic Preservation ; 'caroline.cornely@gmail.com'
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Brittany,

Thank you for the follow up; I plan to have everything below compiled by August 15th; are there time slots available for the commission the week of the 18th?

In terms of this line item:

- **Replacing Wood Siding on Garage:**

This will be vinyl siding same gray color & dimensions of what is already on the house.

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office

darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://www.facebook.com/darrell.langstaff>

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>

Sent: Monday, July 14, 2025 2:27 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Cc: Historic Preservation <HistoricPreservation@coj.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Hello Darrell,

I hope all is well. I am following up on this application to find out the status. Your dimensional rendering from your 5/28/2025 email below looks great. However, I still need the following items:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.

Could you please let me know when you plan to provide this information?

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, June 6, 2025 11:03 AM
To: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thank you for the confirmation. Have a great weekend.

Thanks!

Darrell

From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Sent: Friday, June 6, 2025 10:17 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning Darrell,

Thank you for your email, and I apologize for the slight delay as I was out of the office. This dimensional drawing will suffice.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Wednesday, May 28, 2025 12:39 PM

To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Brittany,

Do you think the **attached** or below is sufficient for a dimensional drawing of the driveway?



Thank you for your time & have a great day!

Sincerely,

Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office
darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://www.facebook.com/darrell.langstaff>

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Tuesday, May 20, 2025 12:56 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darrell,

Thank you for reaching out and letting me know that you are working on the required documents. Regarding the account activity you mentioned, I am unsure what you are referencing. This application was submitted on 3/17/2025 and my initial email after reviewing the application was on 3/24/2025. Then there were several email correspondences between that time and 4/22/2025 (see email thread below). At the site visit on 4/24/2025 you informed me that you preferred to no longer copy Suncrest Builders on our email correspondence regarding this COA application.

The items I still need are the ones listed in my 5/2/2025 email below. Please let me know if you have any other questions and I'm happy to assist.

Thank you!

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, May 19, 2025 11:24 AM
To: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Brittany,

I trust you had a great weekend. I am working on getting the paperwork submitted. Quick question. I see no activity on the account between February 4 and April 15th. Were you all waiting on Suncrest bldrs for something? I see the dialogue in the first week of April for door selection but that was it.

Thanks again for all of your help!

Thanks!

Darrell

From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Sent: Friday, May 2, 2025 1:24 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Hello Darrell,

That is correct, the Historic Preservation Commission meets once a month. Attached to this email are the 2025 Commission deadlines. Once we deem the application as sufficient, meaning we have received all required documents, reviewed, them, received any necessary tweaks, then we can email you the invoice with the Commission date for your application to be heard by the Commission. At the meeting you would have 3 minutes to speak to the Commission and they may also have some questions.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Friday, May 2, 2025 10:32 AM

To: Figueroa, Brittany - PDCM <BFIGueroa@coj.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good Morning Brittany,

What does it mean by this statement below? “would need to go before the Commission”

Is this the once a month review meeting where I speak to them for two minutes?

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

**Jacksonville, FL 32205
904.917.2721 Home Office**

darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://www.facebook.com/darrell.langstaff>

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFIGueroa@coj.net>

Sent: Friday, May 2, 2025 9:46 AM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning Darrell,

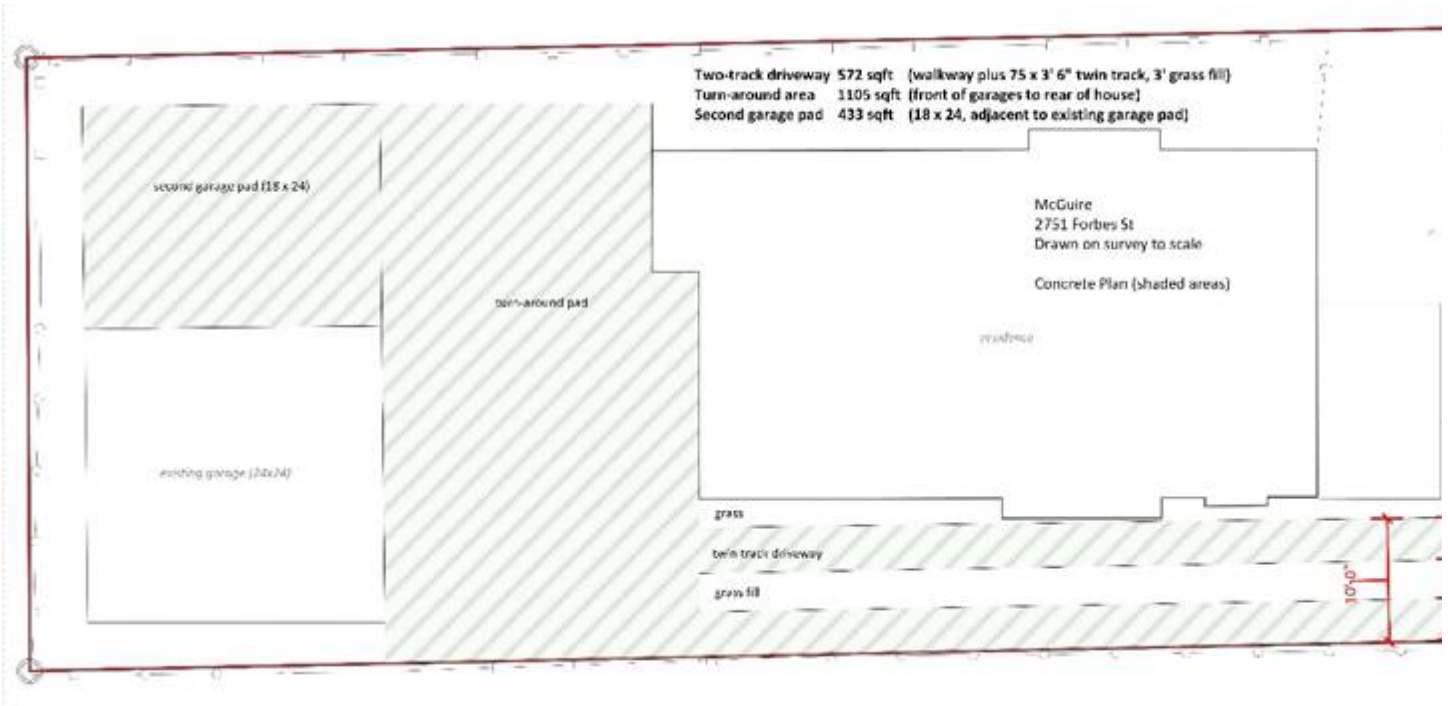
Thank you for your patience. Below are Staff comments:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.
- **Driveway Expansion:** We do not have a COA on file for the two-car poured concrete driveway connecting to the garage. Our records only show a single-car driveway. Please provide a site plan showing the previous driveway and the expansion, be sure to label all dimensions and materials of the driveways. Below are two examples of a site plan.

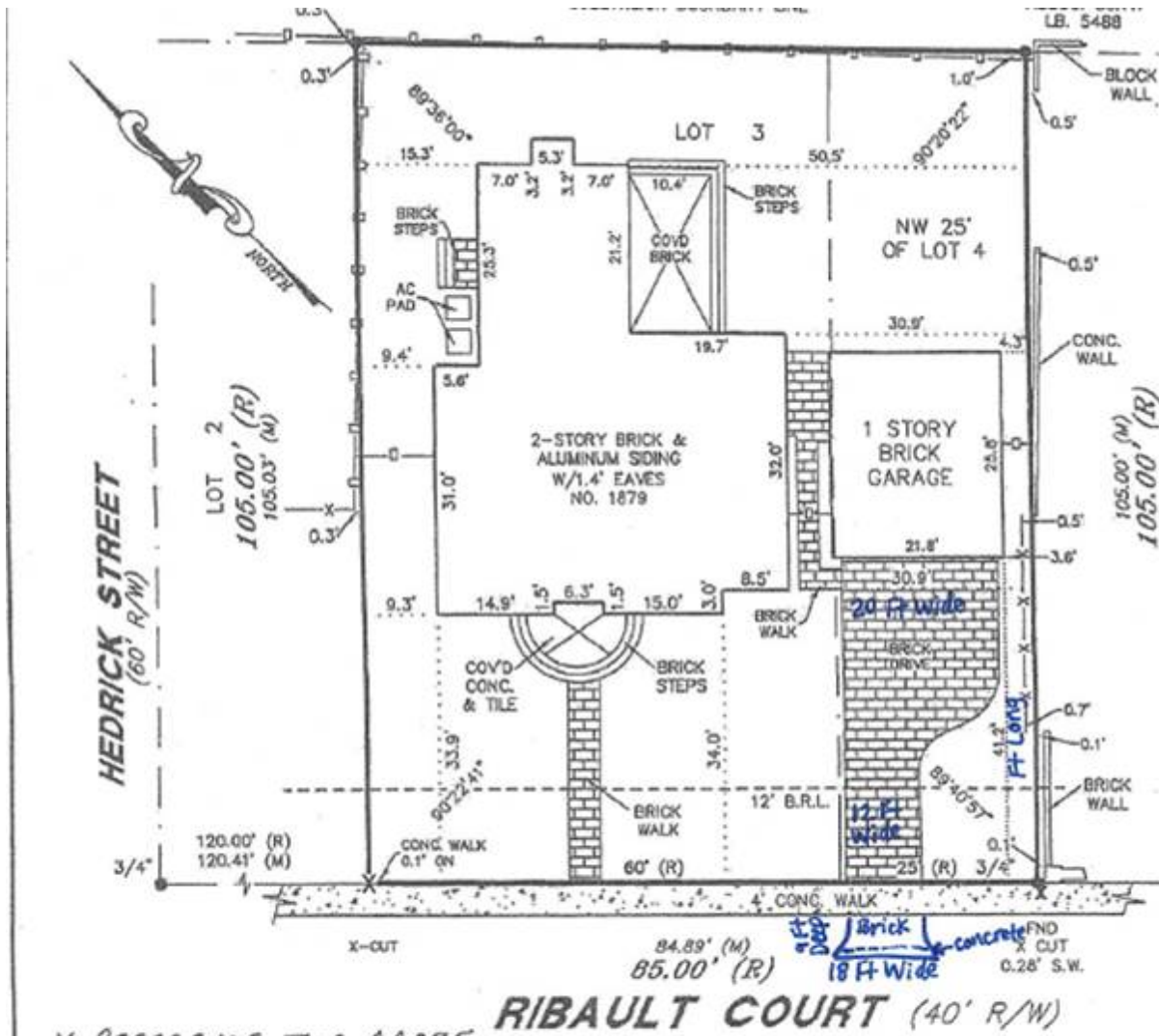
I know on the site visit I said I would provide you with some additional information and you mentioned to only email you moving forward. Attached is the 2025 COA Matrix which shows different scopes of work on what can be approved at staff level and what needs to go before the Commission. I have also attached the Design Guidelines for this historic district and a copy of this COA application submitted by Suncrest Builders. Lastly, to try to obtain a list of companies or professionals who have experience working on historic properties, please contact Riverside Avondale Preservation (RAP). They can be reached at (904) 389-2449 or info@riversideavondale.org

Please let me know if you have any questions and I'm happy to assist.

Example 1



Example 2



FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN / FLOOD ZONE "X (SHADED)" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF CHANCE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



- GENERAL NOTES:
1. ANGLES ARE SHOWN ON THIS SURVEY.
 2. STRUCTURE NO. 1879 SHOWN HEREON LIES WITHIN FLOOD ZONE X (SHADED) AS SHOWN FROM F.E.W.A. FLOOD MAPS PANEL NO. 342 DATED 04/03/2013.
 3. THIS IS A SURFACE SURVEY ONLY. THE EXTENT OF UNDERGROUND FOOTINGS, PP UTILITIES, IF ANY, NOT DETERMINED.
 4. JURISDICTIONAL AND/OR ENVIRONMENTALLY SENSITIVE AREAS IF ANY, NOT LOCATED BY THIS SURVEY.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Thursday, May 1, 2025 6:10 PM
To: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Awesome sounds good Brittany! Have a good night.

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office
darrell@thelangstaffs.com
<https://www.linkedin.com/in/darrell-langstaff-7558a2113>
<https://facebook.com/darrell.langstaff>

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Sent: Thursday, May 1, 2025 5:18:52 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darrell,

Thank you for allowing me to visit your property. I was able to bring this application to our internal design review meeting. I will be emailing you tomorrow morning with Staff comments.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Tuesday, April 22, 2025 7:02 PM

To: Figueroa, Brittany - PDCM <BFIGueroa@coj.net>; Suncrest Builders <suncrestbuildersllc@gmail.com>

Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good afternoon Brittany,

Please see my responses below in **blue fonts**. Also see embedded (2) photos of the existing siding below or attached. Look forward to meeting you on Monday at 10AM.

Thanks!

Darrell Langstaff

904.917.2721

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Tuesday, April 22, 2025 1:42 PM
To: Suncrest Builders <suncrestbuildersllc@gmail.com>
Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

I was able to bring your application to last Wednesday's internal design review. Thank you for your patience as we had reports due to the Commission last week. Below are staff comments:

- Since you would like to enlarge the garage door opening, will you need to expand the driveway as well? [No the driveway is the width of the garage. Thank you.](#)
- Staff would like to conduct a site visit to inspect and take pictures of the siding. It should take about 20 minutes. At your earliest convenience, can you please let me know a few days and times you are available to meet on the property? I have the following availability:
 - Thursday 4/24 between 11:00am-12:00pm; Friday 4/25 between 1:30pm-4:00pm; [Monday 4/28 at 10:00am](#); Tuesday 4/29 between 10:00am-12:00pm; Thursday 5/1 between 10:00am-12:00pm. [Monday 4/28 at 10:00am is perfect. Thank you!](#)

blink

Bright light shining through 77 year old dry rotted out wall demonstrates porous siding with wind & rain coming through. Shown are two of the three interior walls. All walls are alike. Its impossible to fix as a result of the aging.





Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Suncrest Builders <suncrestbuildersllc@gmail.com>

Sent: Thursday, April 10, 2025 2:14 PM

To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>

Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Darrell Langstaff Suncrest <darrell@thelangstaffs.com>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Brittany,

Thank you for the quick reply. On behalf of the client (Mr. Langstaff) we are intending to install vinyl siding on the garage (whole garage) to match his existing home which also has Vinyl siding as well. This is very much a process point fixture, as his budget will only allow for this siding.

Brian Lohman

Suncrest Builders LLC

904-982-0054

CBC 1257483

Suncrest-Builders.com

On Apr 10, 2025, at 2:09 PM, Figueroa, Brittany - PDCM <BFigueroa@coj.net> wrote:

Good afternoon,

Thank you for providing the attached garage door product. From my 3/24/2025 email below, I still need to know if you want to replace scattered vinyl siding around the garage or wholesale (all siding).

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Jill Kestner <jillerskestner@icloud.com>

Sent: Tuesday, April 1, 2025 12:26 PM

To: Wells, Arimus - PDCM <ArimusW@coj.net>; Figueroa, Brittany - PDCM <BFigueroa@coj.net>

Cc: suncrestbuildersllc@gmail.com; Darrell Langstaff Suncrest <darrell@thelangstaffs.com>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good afternoon all ...

I'm following up with the submission of the Survey/Site Plan with setbacks and dimensions for the above COA.

Upon selection by the owner, we will submit the Garage Door Replacement selected from the list provided previously by Brittany for presentation to the group for the administrative review/approval process.

Thx!

Jill Kestner

Suncrest Builders LLC

904.652.6272

Sent from my iPhone

On Mar 27, 2025, at 9:02 AM, Darrell Langstaff <darrell@thelangstaffs.com> wrote:

Thank you Brittany for your quick response & good morning to you as well!

I/we appreciate the help!

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day.
Please consider the environment before printing this email.

From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Sent: Thursday, March 27, 2025 8:52 AM
To: SUNCRESTBUILDERSLLC@GMAIL.COM <SUNCRESTBUILDERSLLC@GMAIL.COM>; jillerskestner@icloud.com <jillerskestner@icloud.com>; Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St

Good morning Darrell,

We received your attached email about the garage door. You can mimic the existing door design but it should have glass windows at the top of the door:

Thank you,

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Figueroa, Brittany - PDCM
Sent: Tuesday, March 25, 2025 3:40 PM
To: SUNCRESTBUILDERSLLC@GMAIL.COM; jillerskestner@icloud.com
Subject: RE: COA Tracking #32139 1375 Wolfe St

Hello Jill,

Thank you for contacting me today about this application. In the below email, I've listed out the items I'll need. I have also attached the 2025 COA Matrix which lists different scopes of work and whether we can approve at staff level or if it will need to go before the Historic Preservation Commission. Looking forward to receiving these items and moving this application forward.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

[Visit Our Website](#)

From: Figueroa, Brittany - PDCM
Sent: Monday, March 24, 2025 9:35 AM
To: SUNCRESTBUILDERSLLC@GMAIL.COM
Subject: COA Tracking #32139 1375 Wolfe St

Good morning,

My name is Brittany and I am the City Planner assigned to your Certificate of Appropriateness (COA) application. After reviewing this application, please provide the following:

1. Please provide a picture and the material of the proposed garage door. I have attached the Door Design Guidelines to this email for you to reference.
2. Please confirm if you need to replace scattered vinyl siding around the garage or wholesale (all siding).

Thank you!

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

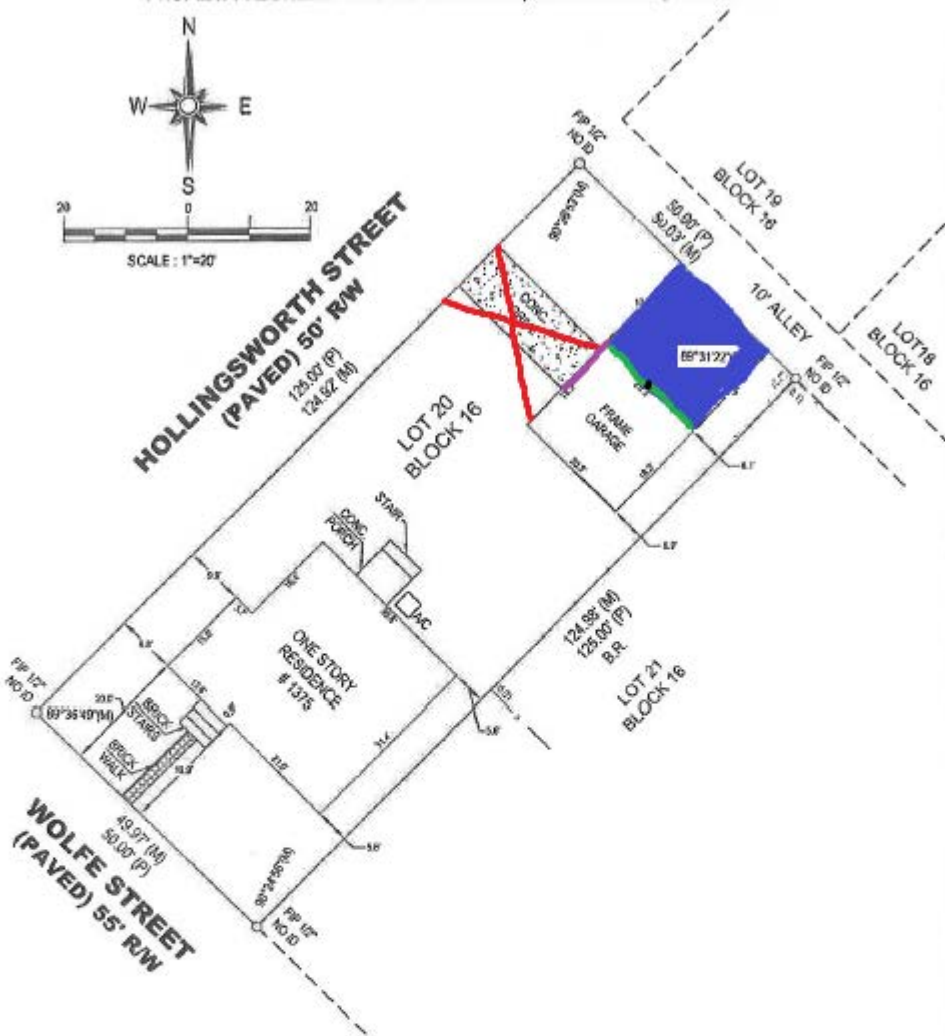
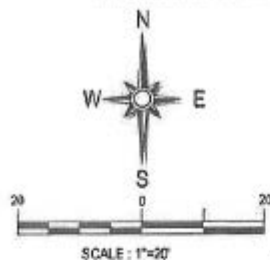
[Visit Our Website](#)

Map of Boundary Survey

LOT 20, BLOCK 16, ST. JOHNS HEIGHTS,

A SUBDIVISION ACCORDING TO THE MAP THERE OF RECORDED IN PLAT BOOK 3, PAGE 22, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PROPERTY ADDRESS: 1375 WOLFE STREET, JACKSONVILLE, FLORIDA 32205



CERTIFIED TO:
TBB PROPERTIES
GOLDEN DDD TITLE AND TRUST
FIDELITY NATIONAL TITLE INSURANCE

LEGEND: SET IRON (●) FOUND IRON (○) CONCRETE (■) F = FOUND (—) 4" CHAIN LINK FENCE (---) 6" WOOD FENCE (—○—) 6" VINYL FENCE (—○—○—)

ABBREVIATIONS: R = Radius P = Iron Pipe M = Measured Field Data PT = Point of Tangency AC = Air Conditioning Unit
P = Pile/rod R = Iron Rod C = Calculated Data PC = Point of Curvature WM = Water Meter
B = Bond BR = Rebar, Rebar/rogs. RWL = Right of Way ID = Identification JEA = Jacksonville Electric Authority

LAST FIELD DATE: 05-31-2020 CAD: Secure Technologies SIGNATURE DATE: 04-09-2020 DRAWING SCALE: 1" = 20' JOB #: FL-20-11096

GENERAL NOTES:

1. Legal description provided by client.
2. The survey represents a boundary survey to show above ground improvements, underground improvements or installations not located except as shown.
3. Use of this survey for purposes other than that which it was intended, without written verification, shall be at the user's sole risk. A written liability waiver surveying license shall be obtained to give any rights or benefits to anyone other than those the survey was prepared for.
4. This is a plat with copies without the benefit of abstract of title. Hence there could be additional encumbrances, easements or restrictions or other matters of public record that may affect this survey.
5. Bearings shown are based on the meridian line: 8444017.11
6. Property owner has no objections according to FEMA Flood Hazard Insurance number: 1075100702 dated 11-09-2011.

ON POINT
Land Surveyors

LB #8102
2121 Corporate Square Blvd, Suite 130
Jacksonville, FL 32216
opls8102@gmail.com
www.OnPointLandSurveyors.com



THE INFORMATION CONTAINED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 6A11, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 473.02 FLORENDA STATUTES.

Arsenault, Caleb - PDCM

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, October 15, 2025 10:20 AM
To: Arsenault, Caleb - PDCM
Cc: Caroline Langstaff; Wells, Arimus - PDCM; jacob smith
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Caleb,

In response to highlighted question below; the "proposed alternate design" is not feasible and does not reflect reality of the physical realm. (Your documents do not reflect the reality) In regards to "initial proposal", the hearing we had on the 24th of September deferred the decision to the hearing we are to have in October providing time to achieve an alternate solution otherwise current engineered drawings/design intent are to be rejected.

On another note, I am traveling for work and unable to attend October hearing.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, October 9, 2025 11:58 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

I am following up with some more information after coordinating with the rest of Staff. Please see the following:

- Regarding the distance to the alley, we can only speak to the provided survey and measurements using the tools in our Land Development Review map which confirm that there is approximately ten (10) feet from the northeast face of the accessory structure to the alley.
- Regarding the maintenance of the alley and any possible curb cuts, we were informed by the Development Services Division that no right of way permit would be required to make alterations to the curb that you mentioned. Furthermore, they are not aware of an official curb in the alley, so it is likely that it was a feature installed by a previous owner.

Please let us know whether you are amenable to our proposed alternate design or if you would still like to pursue the initial proposal.

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904-255-7854**



From: Arsenault, Caleb - PDCM
Sent: Wednesday, October 8, 2025 8:37 AM
To: 'Darrell Langstaff' <darrell@thelangstaffs.com>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good morning,

I will bring this information to our internal design review meeting this morning. To my knowledge, alleyways are city-owned property, but it is the responsibility of homeowners to ensure that they are clear of debris and maintained. I do not have any information on the concrete curb along the alley, but it appears to be something that was likely installed by a previous homeowner if you are unfamiliar with it.

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, October 6, 2025 10:19 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Importance: High

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good Morning Caleb,

I appreciate your staff revisiting our options to obtain a viable solution. Unfortunately the attached does not reflect the reality of the easement. For example, the attached states there is 10 feet of easement width however that is not accurate. Please see three pictures below.

Providing we were able to move the neighbors fence and garage wall, I have other concerns noted below.

- In the rainy season, easement develops into a muddy mess forcing neighbors to park on Ingleside street and abandon their garage until it dries out. I think there is only 2 or 3 neighbors with garages in the alley.
- Who manages the easement so they could make the grade level?
- Currently there is a large concrete curb that runs parallel to the easement for almost 60 feet of my property line. I am unsure who owns the concrete curb as its roughly 12" tall about 18" wide. I planted plants along it and know from digging holes that it is enormous.
- Who manages the easement so they could cut concrete curbs so I could have driveway access?

Three pics below:







Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Thursday, October 2, 2025 12:00 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>

Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

I am reaching out as I was able to bring this design to our internal design review meeting again this week to workshop potential alternatives. Unfortunately, there is really only one alternative to the proposed design that we may be able to recommend. I have included a crude mockup to this message, but essentially it includes the following:

1. Remove the existing driveway (including the after-the-fact expansion) - Red
2. Convert the existing garage door into a window or paired window - Purple
3. Install a driveway along the alley side of the property to the garage (aligning the width with the edges of the garage) - Blue
4. Create a single garage door OR two separate garage door bays on the alley side of the garage structure (we cannot recommend an oversized garage door) - Green

Unfortunately, this appears to be the only compatible alternative given the work that has been already conducted and what is being proposed.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Arsenault, Caleb - PDCM

Sent: Thursday, September 25, 2025 1:14 PM

To: 'Darrell Langstaff' <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>

Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Your application has been by the Commission until **October 22nd**. If you could please provide a copy of the WDO Assessment as requested by the commission, we will be glad to add that to the file. In the meantime, we will workshop some potential designs that we could support and return those to you as soon as possible.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Friday, September 19, 2025 2:01 PM

To: Johnson, Drew - PDCM <DJohnson3@coj.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Thank you very much Drew!

Thanks!

Darrell

From: Johnson, Drew - PDCM <DJohnson3@coj.net>

Sent: Friday, September 19, 2025 1:51 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>; Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Attached is the **COA-25-32139 Staff Report** for the property referenced in the subject line! Apologies that it was not attached in the original email!

Thank you,

Sent on behalf of Caleb Arsenault

Drew Johnson, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7808**



From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Friday, September 19, 2025 1:42 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Johnson, Drew - PDCM <DJohnson3@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Caleb,

There was not an attachment.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Friday, September 19, 2025 1:02 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>

Cc: Caroline Langstaff <caroline@thelangstaffs.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Johnson, Drew - PDCM <DJohnson3@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Attached is the **COA-25-32139 Staff Report** for the property located at **1375 Wolfe Street**. As a reminder, the Jacksonville Historic Preservation Commission will be holding a public hearing for your application:

Date: September 24th, 2025

Time: 1:00 P.M.

Location: **Ed Ball Building – 1st Floor Room 1002**
214 North Hogan Street
Jacksonville, Florida 32202

Please note the applicant is required to attend the public hearing. Items will not be heard unless the applicant or owner is in attendance.

I want to thank you for working with the Planning Department. Please don't hesitate to reach out should you have any questions.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, September 15, 2025 4:27 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Thanks Caleb. I am having a small issue with my email lately. Inbox is exceeding 15 gig.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, September 15, 2025 4:23 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Cc: Caroline Langstaff <caroline@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Please see my response from September 8th, 2025 at 3:29 p.m.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, September 15, 2025 4:19 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Cc: Caroline Langstaff <caroline@thelangstaffs.com>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Hi Caleb,

Do you recall when the time & date of my commission review? So that I can prepare my visit accordingly; is there a need to perform a PP presentation or do they already have all of the pictures & I can just go over some talking points? Or do they just ask me questions and I will respond appropriately and that is it?

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Monday, September 8, 2025 3:19 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Cc: Caroline Langstaff <caroline@thelangstaffs.com>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Hi Caleb,

Do you recall when the time & date is?

Is there a need to perform a PP presentation or do they already have all of the pictures & I can just go over some talking points?

Or do they just ask me questions and I will respond appropriately and that is it?

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, September 5, 2025 2:24 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good afternoon,

Received and added to the file. I will reach back out on the Friday prior to the hearing with a reminder of the date, time, and location of the meeting as well as a copy of our Staff Report for your review.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, September 5, 2025 2:03 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Hi Caleb,

Please process the attached affidavit. The attachment also contains the two sign pictures.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Wednesday, August 20, 2025 9:52 AM

To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

Good morning,

To answer your previous email and this one, the proposed garage door design is something that could be administratively approved if the existing garage door opening was being maintained. Because the proposed work is requesting an expansion to the garage door with the previously presented design but wider, which is not recommended, it will be reviewed under this application by the commission. Regarding Suncrest builders, because they submitted the application, the only way to remove them from the application would be to submit a new application since their account is tied to this application. I have noted that they are no longer part of the request and will continue communicating with you and Jacob. August 21st is the sufficiency deadline and August 29th is the payment deadline. Once the application is deemed sufficient (we still need the proposed pedestrian door design and materials), I can prepare a sufficiency report for this application. Once that report is approved, I will issue the invoice and signs to be posted at the property.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Wednesday, August 20, 2025 9:02 AM

To: jacob smith <jacobsmith@rpc-llc.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - Garage door submission April 10th/2025

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Good Morning Caleb,

Please see email below & **attached**.

From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Sent: Thursday, April 10, 2025 2:09 PM
To: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ARIMUSW@COJ.NET>
Cc: suncrestbuildersllc@gmail.com <SUNCRESTBUILDERSLLC@GMAIL.COM>; Darrell Langstaff <DARRELL@THELANGSTAFFS.COM>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

Thank you for providing the attached garage door product. From my 3/24/2025 email below, I still need to know if you w

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

[Visit Our Website](#)

From: Jill Kestner <jillerskestner@icloud.com>
Sent: Tuesday, April 1, 2025 12:26 PM
To: Wells, Arimus - PDCM <ARIMUSW@COJ.NET>; Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Cc: suncrestbuildersllc@gmail.com; Darrell Langstaff Suncrest <DARRELL@THELANGSTAFFS.COM>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon all ...

I'm following up with the submission of the Survey/Site Plan with setbacks and dimensions for the above

Upon selection by the owner, we will submit the Garage Door Replacement selected from the list provide

Thx!
Jill Kestner
Suncrest Builders LLC
904.652.6272

Thanks!

Darrell

From: Darrell Langstaff <DARRELL@THELANGSTAFFS.COM>
Sent: Tuesday, August 19, 2025 6:07 PM

To: jacob smith <jacobsmith@rpc-llc.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Caleb,

In April, Suncrest submitted the "approved" garage door with windows. I was copied on the email & I will forward it to you.

Regarding the account, in mid-June, I spent an afternoon at your office notarizing four separate documents to ensure Suncrest was 100% removed. I can forward those documents as well if needed.

I will send cut sheets shortly of the man door.

Fees are to be paid on 8/21 too correct? If so, electronically performed via the website ok?

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://facebook.com/darrell.langstaff>

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: jacob smith <jacobsmith@rpc-llc.net>

Sent: Tuesday, August 19, 2025 4:32:40 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Ok, thank you!

Jacob Smith

President

RPC-LLC

Phone: 904.412.9336

Email: JACOBSMITH@RPC-LLC.NET

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Tuesday, August 19, 2025 3:18:46 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Cc: jacob smith <jacobsmith@rpc-llc.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

To try to keep all the information in a single chain, I will answer both of your questions in this email. Jacob, we are unable to edit the applicant information for an application since it is tied to the account that submitted the application in the first place. Since the owner information is listed and is correct, he will be authorized to speak at the hearing and represent the application. If the owner would like someone else to represent him, I can provide an agent authorization form that can be completed and returned to allow another individual or company to represent him. Darrell, I will keep an eye out for the pedestrian door product information. Regarding the garage door, no scopes of work have been approved since the application as a whole will need to be reviewed by the commission. I have added the provided documents to this application's file.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Tuesday, August 19, 2025 12:36 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good Morning Caleb,

Thank you for sending over the man door recommendation PDF. I will review & re-submit prior to 8/21. Please confirm garage door has been approved.

Attached are two current photo's of garage taken yesterday.

Also attached are two current interior pics reflecting porous 78-year-old siding that rain & wind-blown debris penetrate making the garage virtually unusable for storing dry goods.

The width of the driveway is 17' 5".

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, August 18, 2025 3:43 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

Thank you for the information. After looking at pictures of the property, it appears that the subject door ***is*** street-visible. As such, Staff can only recommend doors that conform to the attached **Door Design Guidelines**. Regarding the product information, we need information regarding the material and design of the door (look at the examples on the left side of page 2 for design types) this can be a sample image from the product supplier.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:34 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Product Approval Sheets (Manually Added)					
Document #	Name	Is Signed	Status	Date Uploaded	Actions
1194879	1375 WOLFE ST PAIS sheets - 1.01.21 2.4.25 .pdf		Submitted	2/4/25, 11:58 AM	

Project Name: LANGSTAFF GARAGE
 Project Address: 1375 WOLFE ST - JACKSONVILLE, FL 32205
 Contractor: SUNCREST BUILDERS LLC - BRIAN LOHMAN

As required by Florida Statute 553.842 and Florida Administrative Code 9B-72, please provide the information and product approval number(s) for the building components listed below as applicable to the building construction project for the permit number listed above. You should contact your product supplier if you do not know the product approval number for any of the applicable listed products. Information regarding statewide product approval may be obtained at: www.floridabuilding.org.

Category/Subcategory	Manufacturer	Product Description	Code Version	FL# (include suffix)	Quality Assurance Expiration Date
EXAMPLE	ACME	36" Exterior Widget	2020	12345.1	12/31/2020
A. Exterior Doors					
1. Swinging	PLASTPRO	FIBERGLASS EXTERIOR DOOR	2023	FL15213-R6	12/31/2025
2. Sliding					



Is the above sufficient? It was added to the permit. Plastpro Fiberglass Ext Door - White.

What else do you need to confirm for the 9/24 commission meeting date.

Thanks!

Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:21 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Cc: jacob smith <jacobsmith@rpc-llc.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

See attached

Thanks!

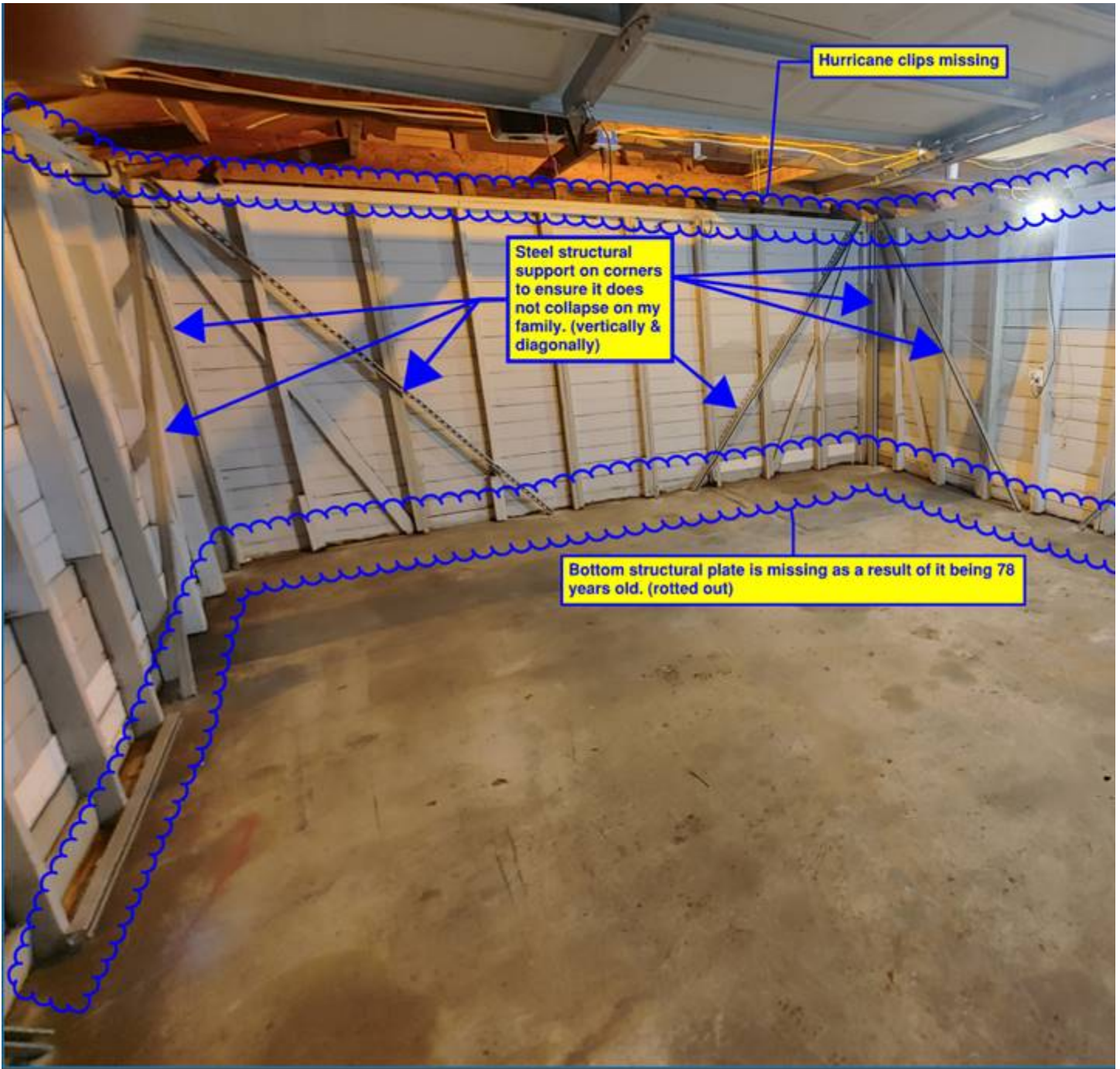
Darrell

From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Monday, August 18, 2025 3:12 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION



Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, August 18, 2025 9:34 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning,

Received and added to the file. Based on the scope of work, this application will need to be reviewed by the commission and Staff cannot recommend the proposed work. To confirm, the work includes siding replacement, garage door expansion, pedestrian door replacement, and a new driveway (after-the-fact). The commission fee for after-the-fact work is twice the normal fee (\$630). In order to prepare a sufficiency report to bring this application to commission, we still require the proposed pedestrian door product material and design as well as a front elevation showing the proposed new opening for the garage doors.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7854



From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Friday, August 15, 2025 4:07 PM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Caleb,

Please see green arrows below pointing to two existing concrete curb (circa 1947) “turn in” points (concrete slopes downward) for driveway. Also the existing driveway are not a contributing factor towards a historical structure. Driveway has always been this width based on what was installed 78 years ago. I do not have record of the driveway as I bought the house from a flipper. I was able to gather pictures/info and mark them up as Brittany wanted dimensions.



Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, August 6, 2025 9:28 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning,

The commission hearing is a monthly meeting where we would read our report, the commission would invite the applicant up to speak for up to three minutes to present their case, and then they would make a decision to approve, deny, or defer the application. The next available meeting is **September 24th** with a sufficiency deadline of **August 21st**. Sufficiency means that all necessary information and documents have been submitted **AND** reviewed by Staff. The standard fee for alterations is \$315 and would be issued shortly after sufficiency.

In addition to my previous requests, could you please clarify when the existing concrete driveway was installed? There do not appear to be any approved COAs or permits for the work. As such, the width of the driveway would not be justification to create a new garage opening since the width of the poured concrete drive exceeds the ten (10) foot maximum width that we allow.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, August 6, 2025 6:24 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Caleb,

I apologize for the delay. Yes I will get items requested asap.

What is involved or entail with going before they commission?

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://facebook.com/darrell.langstaff>

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Sent: Monday, July 28, 2025 3:32:19 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Cc: 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

I have been assigned to continue reviewing your application for alterations to your accessory garage structure. To follow up with Brittany's summary, please provide the following documentation in order to continue processing your application:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.

Please note that for each of these, product information may be in the form of a pdf, a website to the product itself, etc. This information should include the material, design, and dimensions of the products.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7854**



From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>

Sent: Wednesday, July 23, 2025 3:49 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Cc: Historic Preservation <HistoricPreservation@coj.net>; 'caroline.cornely@gmail.com' <caroline.cornely@gmail.com>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darryl,

Thank you for the update. I have attached the 2025 Commission deadlines. This lists sufficiency dates that we need to have all reviewed documents by in order to invoice you to go to the lists Commission dates.

Please note that today is my last day in the Historic Preservation Section at the City of Jacksonville, but I have CC'd the Historic Preservation Section email as well as briefed staff on your application. They will help you through the rest of the COA process. Take care!

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff
Sent: Wednesday, July 16, 2025 2:26 PM
To: Figueroa, Brittany - PDCM
Cc: Historic Preservation ; 'caroline.cornely@gmail.com'
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Brittany,

Thank you for the follow up; I plan to have everything below compiled by August 15th; are there time slots available for the commission the week of the 18th?

In terms of this line item:

- **Replacing Wood Siding on Garage:**

This will be vinyl siding same gray color & dimensions of what is already on the house.

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office

darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://www.facebook.com/darrell.langstaff>

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFIGueroa@coj.net>

Sent: Monday, July 14, 2025 2:27 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Cc: Historic Preservation <HistoricPreservation@coj.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Hello Darrell,

I hope all is well. I am following up on this application to find out the status. Your dimensional rendering from your 5/28/2025 email below looks great. However, I still need the following items:

- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.
- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.

Could you please let me know when you plan to provide this information?

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Friday, June 6, 2025 11:03 AM

To: Figueroa, Brittany - PDCM <B Figueroa@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Thank you for the confirmation. Have a great weekend.

Thanks!

Darrell

From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Sent: Friday, June 6, 2025 10:17 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning Darrell,

Thank you for your email, and I apologize for the slight delay as I was out of the office. This dimensional drawing will suffice.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Wednesday, May 28, 2025 12:39 PM
To: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Brittany,

Do you think the attached or below is sufficient for a dimensional drawing of the driveway?



Thank you for your time & have a great day!

Sincerely,

Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office

darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://www.facebook.com/darrell.langstaff>

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>

Sent: Tuesday, May 20, 2025 12:56 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darrell,

Thank you for reaching out and letting me know that you are working on the required documents. Regarding the account activity you mentioned, I am unsure what you are referencing. This application was submitted on 3/17/2025 and my initial email after reviewing the application was on 3/24/2025. Then there were several email correspondences between that time and 4/22/2025 (see email thread below). At the site visit on 4/24/2025 you informed me that you preferred to no longer copy Suncrest Builders on our email correspondence regarding this COA application.

The items I still need are the ones listed in my 5/2/2025 email below. Please let me know if you have any other questions and I'm happy to assist.

Thank you!

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Monday, May 19, 2025 11:24 AM

To: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Brittany,

I trust you had a great weekend. I am working on getting the paperwork submitted. Quick question. I see no activity on the account between February 4 and April 15th. Were you all waiting on Suncrest bldrs for something? I see the dialogue in the first week of April for door selection but that was it.

Thanks again for all of your help!

Thanks!

Darrell

From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>

Sent: Friday, May 2, 2025 1:24 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Hello Darrell,

That is correct, the Historic Preservation Commission meets once a month. Attached to this email are the 2025 Commission deadlines. Once we deem the application as sufficient, meaning we have received all required documents, reviewed, them, received any necessary tweaks, then we can email you the invoice with the Commission date for your application to be heard by the Commission. At the meeting you would have 3 minutes to speak to the Commission and they may also have some questions.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Friday, May 2, 2025 10:32 AM

To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good Morning Brittany,

What does it mean by this statement below? “would need to go before the Commission”

Is this the once a month review meeting where I speak to them for two minutes?

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

**Jacksonville, FL 32205
904.917.2721 Home Office**

darrell@thelangstaffs.com
<https://www.linkedin.com/in/darrell-langstaff-7558a2113>
<https://www.facebook.com/darrell.langstaff>

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Friday, May 2, 2025 9:46 AM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good morning Darrell,

Thank you for your patience. Below are Staff comments:

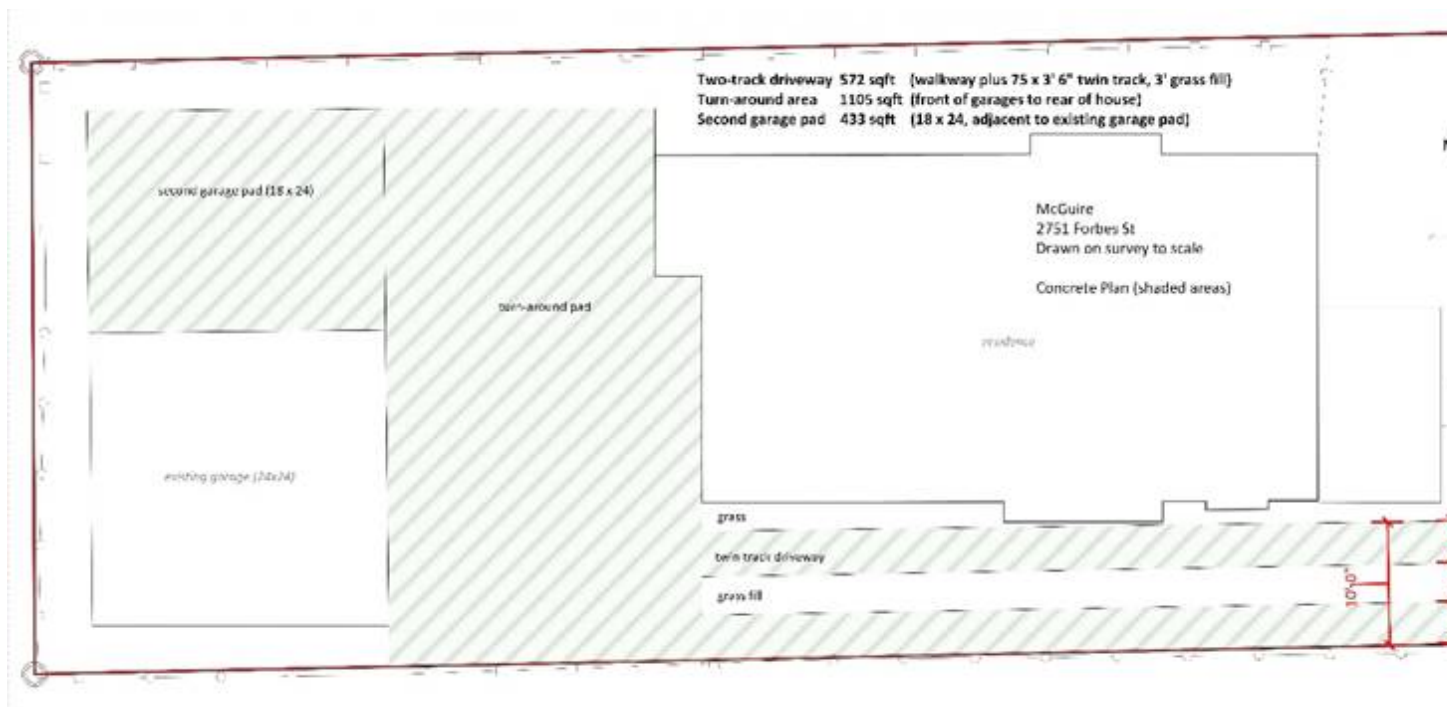
- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.

- **Garage Door Expansion:** Staff considers the proposed garage door as compatible with the structure. The expansion of the garage door opening to a two-car garage door would need to go before the Commission.
- **Replacing Wood Siding on Garage:** Staff recognizes that there are gaps in between the wood Dutch lap siding on the garage. If you would like to install vinyl or aluminum Dutch lap siding, this work would need to go before the Commission. If so, please let me know which material you want to install, vinyl or aluminum. I will also need a picture of the proposed product.
- **Driveway Expansion:** We do not have a COA on file for the two-car poured concrete driveway connecting to the garage. Our records only show a single-car driveway. Please provide a site plan showing the previous driveway and the expansion, be sure to label all dimensions and materials of the driveways. Below are two examples of a site plan.

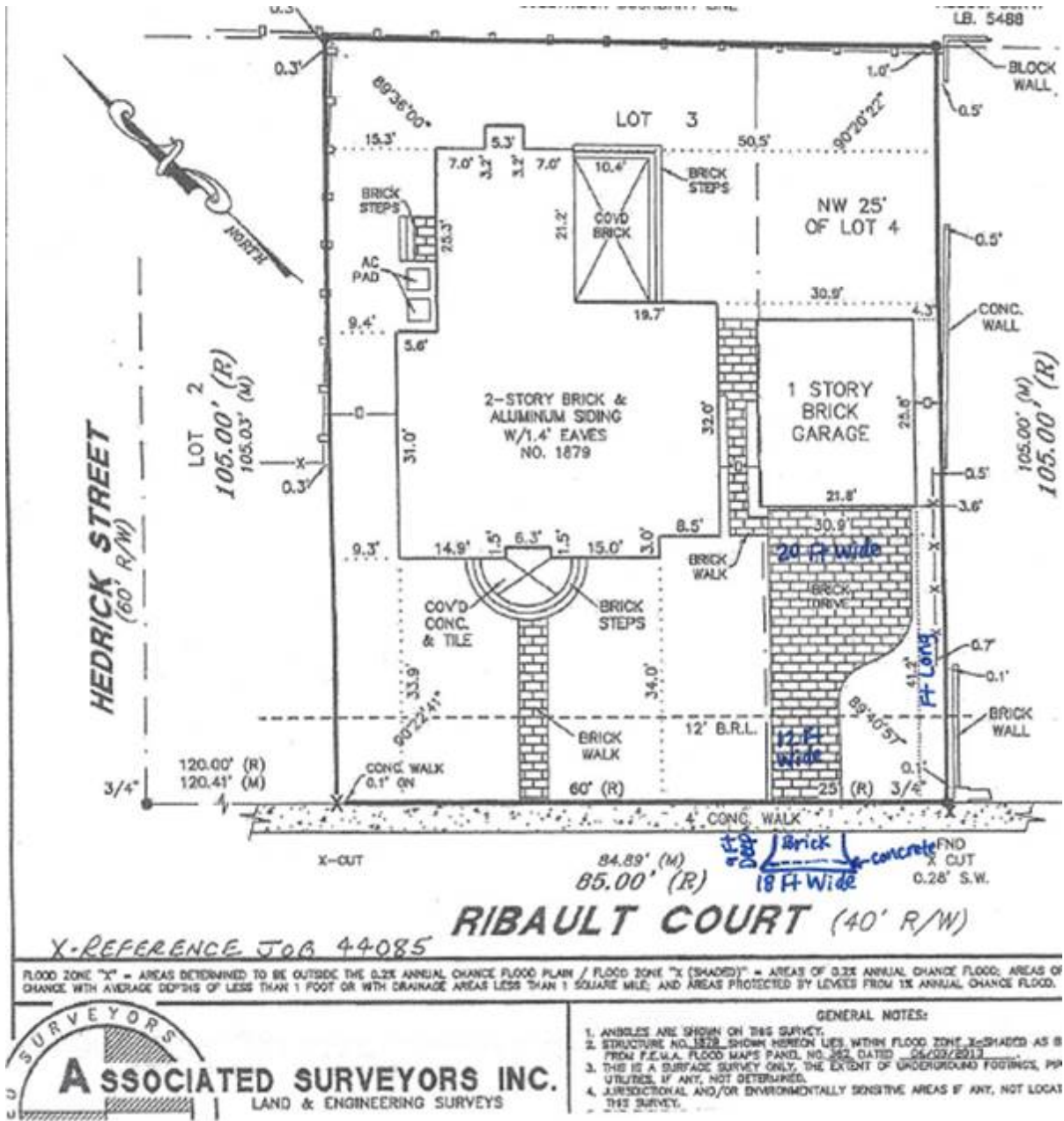
I know on the site visit I said I would provide you with some additional information and you mentioned to only email you moving forward. Attached is the 2025 COA Matrix which shows different scopes of work on what can be approved at staff level and what needs to go before the Commission. I have also attached the Design Guidelines for this historic district and a copy of this COA application submitted by Suncrest Builders. Lastly, to try to obtain a list of companies or professionals who have experience working on historic properties, please contact Riverside Avondale Preservation (RAP). They can be reached at (904) 389-2449 or info@riversideavondale.org

Please let me know if you have any questions and I'm happy to assist.

Example 1



Example 2



Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Thursday, May 1, 2025 6:10 PM

To: Figueroa, Brittany - PDCM <B Figueroa@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Awesome sounds good Brittany! Have a good night.

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office
darrell@thelangstaffs.com

<https://www.linkedin.com/in/darrell-langstaff-7558a2113>

<https://facebook.com/darrell.langstaff>

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day. Please consider the environment before printing this email.

From: Figueroa, Brittany - PDCM <B Figueroa@coj.net>

Sent: Thursday, May 1, 2025 5:18:52 PM

To: Darrell Langstaff <darrell@thelangstaffs.com>

Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darrell,

Thank you for allowing me to visit your property. I was able to bring this application to our internal design review meeting. I will be emailing you tomorrow morning with Staff comments.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>

Sent: Tuesday, April 22, 2025 7:02 PM

To: Figueroa, Brittany - PDCM <BFIGueroa@coj.net>; Suncrest Builders <suncrestbuildersllc@gmail.com>

Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good afternoon Brittany,

Please see my responses below in **blue fonts**. Also see embedded (2) photos of the existing siding below or attached. Look forward to meeting you on Monday at 10AM.

Thanks!

Darrell Langstaff

904.917.2721

From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Tuesday, April 22, 2025 1:42 PM
To: Suncrest Builders <suncrestbuildersllc@gmail.com>
Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ArimusW@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon,

I was able to bring your application to last Wednesday's internal design review. Thank you for your patience as we had reports due to the Commission last week. Below are staff comments:

- Since you would like to enlarge the garage door opening, will you need to expand the driveway as well? [No the driveway is the width of the garage. Thank you.](#)
- Staff would like to conduct a site visit to inspect and take pictures of the siding. It should take about 20 minutes. At your earliest convenience, can you please let me know a few days and times you are available to meet on the property? I have the following availability:
 - Thursday 4/24 between 11:00am-12:00pm; Friday 4/25 between 1:30pm-4:00pm; [Monday 4/28 at 10:00am](#); Tuesday 4/29 between 10:00am-12:00pm; Thursday 5/1 between 10:00am-12:00pm. [Monday 4/28 at 10:00am is perfect. Thank you!](#)

blink

Bright light shining through 77 year old dry rotted out wall demonstrates porous siding with wind & rain coming through. Shown are two of the three interior walls. All walls are alike. Its impossible to fix as a result of the aging.





Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Suncrest Builders <suncrestbuildersllc@gmail.com>

Sent: Thursday, April 10, 2025 2:14 PM

To: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>

Cc: Jill Kestner <jillerskestner@icloud.com>; Wells, Arimus - PDCM <ARIMUSW@COJ.NET>; Darrell Langstaff Suncrest <darrell@thelangstaffs.com>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Brittany,

Thank you for the quick reply. On behalf of the client (Mr. Langstaff) we are intending to install vinyl siding on the garage (whole garage) to match his existing home which also has Vinyl siding as well. This is very much a process point fixture, as his budget will only allow for this siding.

Brian Lohman

Suncrest Builders LLC

904-982-0054

CBC 1257483

Suncrest-Builders.com

On Apr 10, 2025, at 2:09 PM, Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET> wrote:

Good afternoon,

Thank you for providing the attached garage door product. From my 3/24/2025 email below, I still need to know if you want to replace scattered vinyl siding around the garage or wholesale (all siding).

Thank you,

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Jill Kestner <jillerskestner@icloud.com>

Sent: Tuesday, April 1, 2025 12:26 PM

To: Wells, Arimus - PDCM <ArimusW@coj.net>; Figueroa, Brittany - PDCM <BFigueroa@coj.net>

Cc: suncrestbuildersllc@gmail.com; Darrell Langstaff Suncrest <darrell@thelangstaffs.com>

Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Good afternoon all ...

I'm following up with the submission of the Survey/Site Plan with setbacks and dimensions for the above COA.

Upon selection by the owner, we will submit the Garage Door Replacement selected from the list provided previously by Brittany for presentation to the group for the administrative review/approval process.

Thx!

Jill Kestner

Suncrest Builders LLC

904.652.6272

Sent from my iPhone

On Mar 27, 2025, at 9:02 AM, Darrell Langstaff <darrell@thelangstaffs.com> wrote:

Thank you Brittany for your quick response & good morning to you as well!

I/we appreciate the help!

Thank you for your time & have a great day.

Sincerely,

Darrell Langstaff
1375 Wolfe Street
Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com

Email is the preferred method for correspondence as I have critical employer commitments throughout the work day.
Please consider the environment before printing this email.

From: Figueroa, Brittany - PDCM <BFIGUEROA@COJ.NET>

Sent: Thursday, March 27, 2025 8:52 AM

To: SUNCRESTBUILDERSLLC@GMAIL.COM <SUNCRESTBUILDERSLLC@GMAIL.COM>; jillerskestner@icloud.com <jillerskestner@icloud.com>; Darrell Langstaff <darrell@thelangstaffs.com>
Cc: Historic Preservation <HistoricPreservation@coj.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St

Good morning Darrell,

We received your attached email about the garage door. You can mimic the existing door design but it should have glass windows at the top of the door:

Thank you,

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

[Visit Our Website](#)

From: Figueroa, Brittany - PDCM
Sent: Tuesday, March 25, 2025 3:40 PM
To: SUNCRESTBUILDERSLLC@GMAIL.COM; jillerskestner@icloud.com
Subject: RE: COA Tracking #32139 1375 Wolfe St

Hello Jill,

Thank you for contacting me today about this application. In the below email, I've listed out the items I'll need. I have also attached the 2025 COA Matrix which lists different scopes of work and whether we can approve at staff level or if it will need to go before the Historic Preservation Commission. Looking forward to receiving these items and moving this application forward.

Thank you,

Brittany Figueroa, MSP, MPA

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

[Visit Our Website](#)

From: Figueroa, Brittany - PDCM
Sent: Monday, March 24, 2025 9:35 AM
To: SUNCRESTBUILDERSLLC@GMAIL.COM
Subject: COA Tracking #32139 1375 Wolfe St

Good morning,

My name is Brittany and I am the City Planner assigned to your Certificate of Appropriateness (COA) application. After reviewing this application, please provide the following:

1. Please provide a picture and the material of the proposed garage door. I have attached the Door Design Guidelines to this email for you to reference.
2. Please confirm if you need to replace scattered vinyl siding around the garage or wholesale (all siding).

Thank you!

Brittany Figueroa, MSP, MPA

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E. Condemned Properties



**Jacksonville
Historic Preservation
Commission**

F. Historic Designations



Jacksonville
Historic Preservation
Commission

G. Certificates of Appropriateness



**Jacksonville
Historic Preservation
Commission**

COA-25-33253

0 7th St E

January 28, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33253

Address: 0 7th Street E, RE# 072230-0000

Location: North side of 7th Street E, between Walnut Street and Ionia Street

Owner: Mallik Singareddy
M&M Homes
1354 N Laura St
Jacksonville, Florida 32206

Applicant: Same as Owner

Year Built: N/A

Designation: Springfield

Request: New Construction – Primary Structure

Summary Scope of Work:

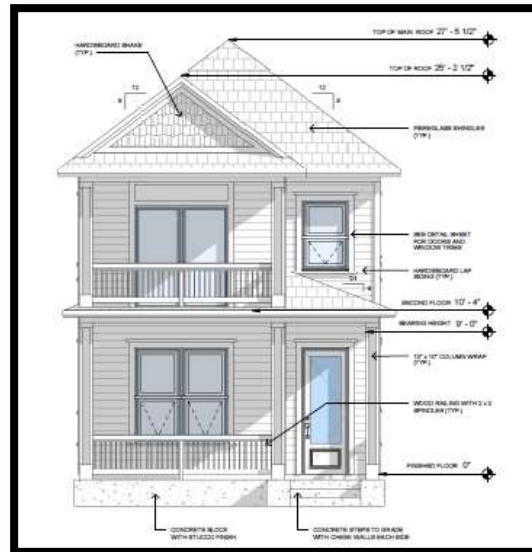
1. New Construction of a two-story, single-family residence
2. Removal of a six-foot tall wood fence (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **December 23, 2025**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **December 4, 2025**.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures.
4. Prior to permitting, the applicant shall demonstrate that the finished floor height from grade will be within 25 percent of the contributing structures located at **421 7th St E (RE# 072228 0000) and 439 7th St E (RE# 072231 0000)**.
5. Columns shall have caps and bases.
6. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).

7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.
8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
9. The secondary walkway shall be no wider than three (3) feet.
10. The front door shall have clear glass without any decorative etching or frosted glass.
11. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
12. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
13. The second-story porch on the front elevation shall be full-width.
14. The roof form shall have a front gable with a shed roof over the second story full-width porch.
15. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verify compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-25-33253 is for the new construction of a two-story single-family residence at 0 7th St E within the Springfield Historic District. The subject site is currently a vacant interior lot that is adjacent to a two-story single-family home to the left and a vacant lot on the right. The street is characterized by a mixture of two-story multi-family residential structures and one-story, single-family structures of a variety of architectural styles. As designed, the proposed 1,821 square-foot, two-story home will be a two-story single-family residence featuring a hipped roof with an off centered projecting front gable roof, horizontal cementitious lap siding, grouped one-over-one sash windows, and on a painted concrete block stem wall foundation. The proposed home will also have a two-story porch; the first floor is full width, and the second floor is partial width, with square wooden posts. A companion application was submitted on the abutting property at 0 7th St E (RE # 072229-0000).

STAFF SUMMARY AND ANALYSIS

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

- The Sanborn Maps from 1913-May 1951 show that the previous structure was a two-story dwelling with a two-story full-width porch. Staff believes this building was demolished in the 1970s based on permit B7106979.000 for a sewer disconnect in 1971.
- As designed, the proposed new construction will be on a vacant interior lot with other two-story structures along the street, making it consistent with Section 306.106(k)(1).
- The proposed design of the new construction is based off a frame vernacular style structure found throughout the Springfield Historic District. The design will feature a full-width porch that can be seen along 7th St E, consistent with Section. As conditioned, Staff finds the scope of work will meet Section 307.106(k)(2).
- The proposed form and design of the new construction will conform to the heights and setbacks of the adjacent structures and ensure that they are within a reasonable height and distance away to match the rhythms seen throughout the Historic District. The

buildings adjacent to the subject property (421 7th St E and 439 7th St E) are contributing structures to the Springfield Historic District with the proposed design being consistent with Section 307.106(k)(3).

- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-two (22) feet and six (6) inches, which is compatible with the heights of the adjacent structures. Two-story homes are the dominant residential development typology along this block. The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks as shown on the site plan submitted on December 4, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility. The development is consistent with Section 307.106(m)(1, 3 and 6).
- As designed, the placement of the windows and doors along the structure are consistent with other contributing structures that are found throughout the district and the Historic Preservation Section's recommendations referencing the Historic District Design Guidelines. This remains consistent with Section 307.106(m)(2).
- The proposed placement and orientation of the new construction would be compatible with the placement and vertical expression of other structures that are found along the street, such as the two contributing structures that surround the subject property along 7th St E (421 7th St E and 439 7th St E). The proposed placement is compatible and consistent with Section 307.106(m)(7).
- The proposed design of the new construction includes a hipped roof with an off-centered projecting front gable roof and a two-story porch on the street-facing side of the structure. Most frame vernacular roof forms throughout the district have minimum architectural detailing and either one-story or two-story full-width porches. This is further supported by Staff's porch analysis map. As such, staff has conditioned the front elevation to be simplified with removal of the hipped roof along the first floor and modification of the second floor to have a gable roof with a shed roof. Both of these changes will allow for the second-floor pitch to be expanded to a full-width porch and thereby adhere compatibility with the historic frame vernacular structures found throughout the district. As conditioned, the design is consistent with Section 307.106(m)(4 and 8).
- The Historic District Design Guidelines for the Springfield Historic District references "New Construction" and lists Standards Two and Nine of the Secretary of the Interior's Standards for Rehabilitation.
 - Standard Two refers to the retainment of historic character of properties when new construction occurs. For the proposed new construction on a vacant lot, there will be no effect on historic structures that are within the subject property, making it consistent with Standard Two.
 - Standard Nine refers to how new construction or alterations shall be compatible with the existing characteristics. The proposed new construction will not be added onto an existing structure, but it will be utilizing the characteristics that are found throughout the streetscape and district. The proposed design would be

compatible with the style that is primarily found within the district, remaining consistent with Standard Nine.

For these reasons, it is the position of the Planning Department that the proposed scope of work is consistent with:

- Section 307.106(k) General Standards: 1-4
- Section 307.106(m) Guidelines on New Construction: 1-4 and 6-8
- Historic District Design Guidelines, Section on “New Construction”

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)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.
- 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.
- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

New Construction

- 307.106(m)(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.
- 307.106(m)(2) – *Proportions of windows and doors*. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(3) – *Relationship of building masses, setbacks, and spaces*. The relationship of a structure within an historic district to the open space between it and the adjoining structures shall be compatible.
- 307.106(m)(4) – *Roof Shape*. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) – *Scale*. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- 307.106(m)(7) – *Directional Expression*. Facades in the historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- 307.106(m)(8) - *Architectural details*. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

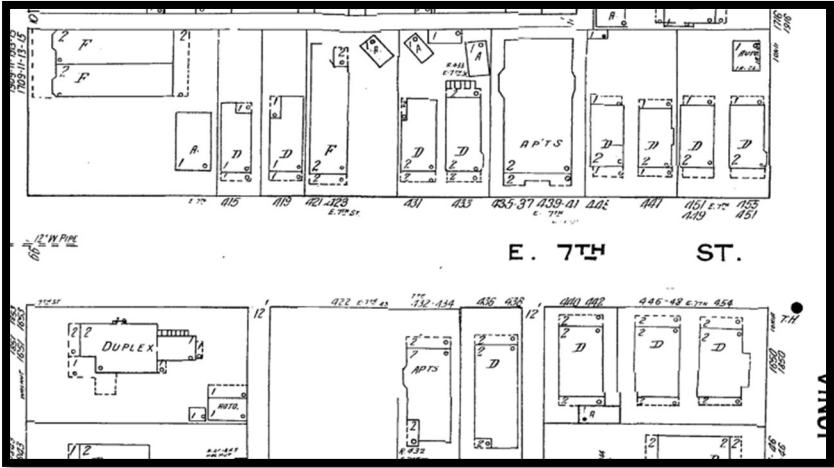
Historic District Design Guidelines, “New Construction” and “Windows/Awnings/Shutters”

- Secretary of the Interior’s Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior’s Standards for Rehabilitation (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.

LOCATION MAP



JACKSONVILLE SANBORN MAP SCREENSHOT

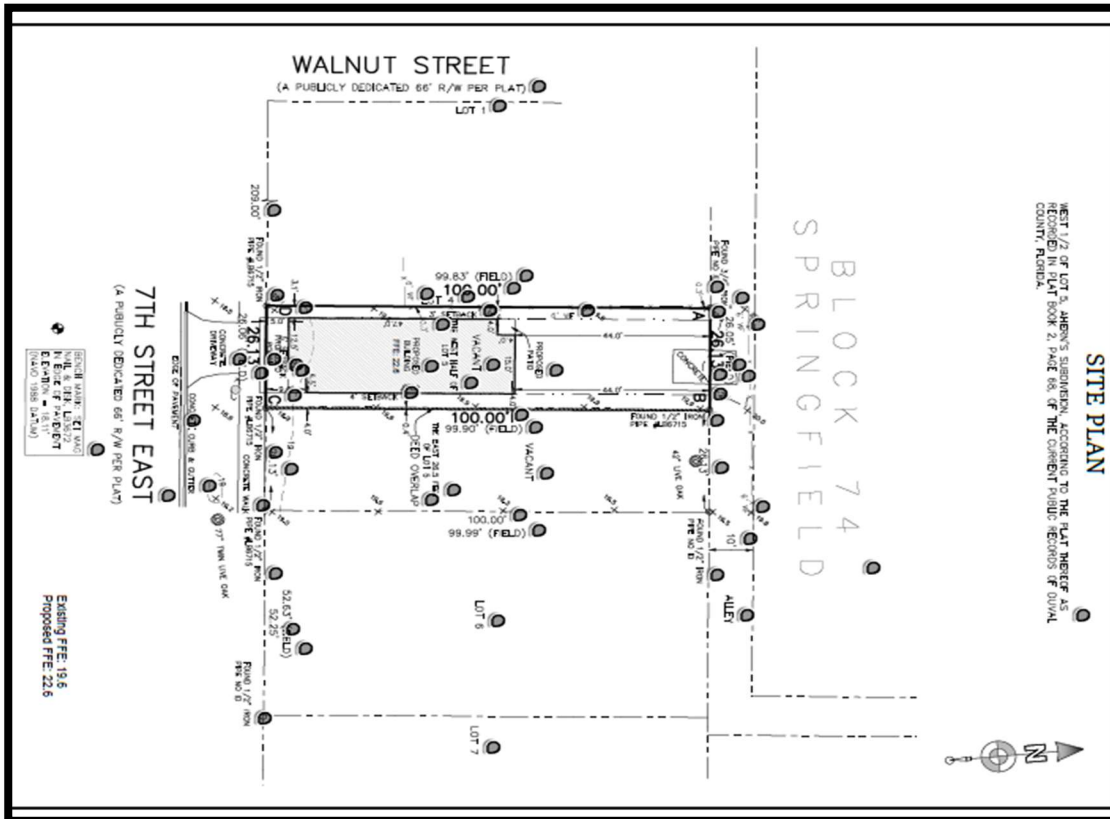


(Sanborn Map, Jacksonville 1913-May 1951 vol 2, 1913-May 1951, Sheet 214)

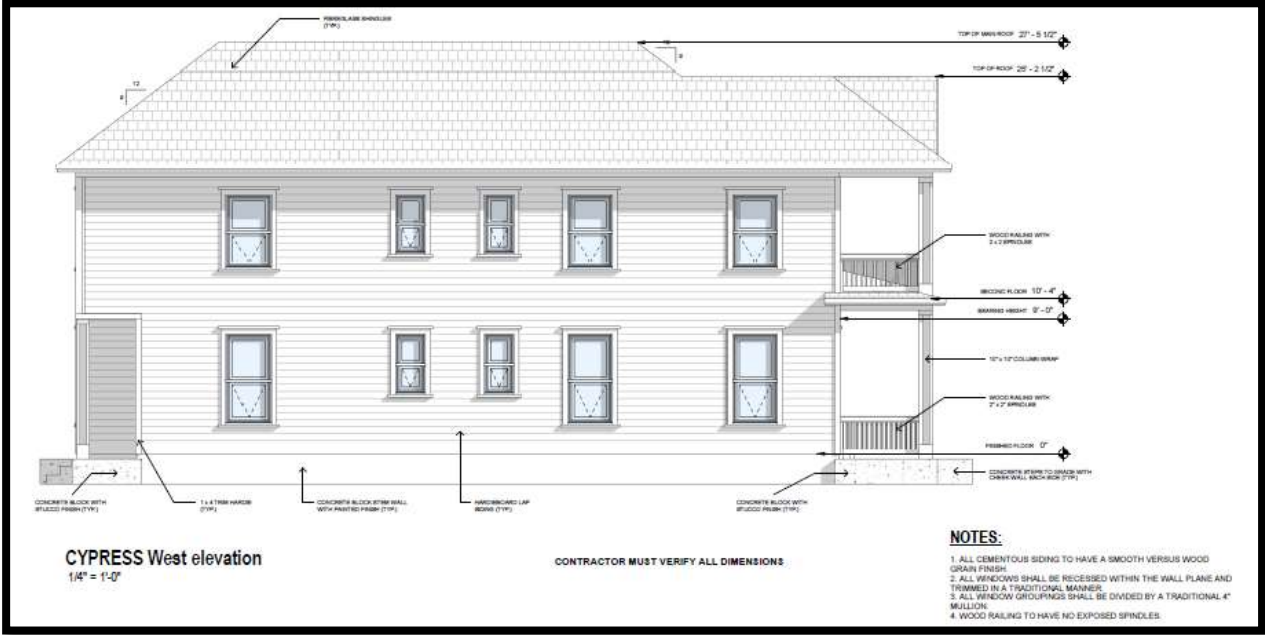
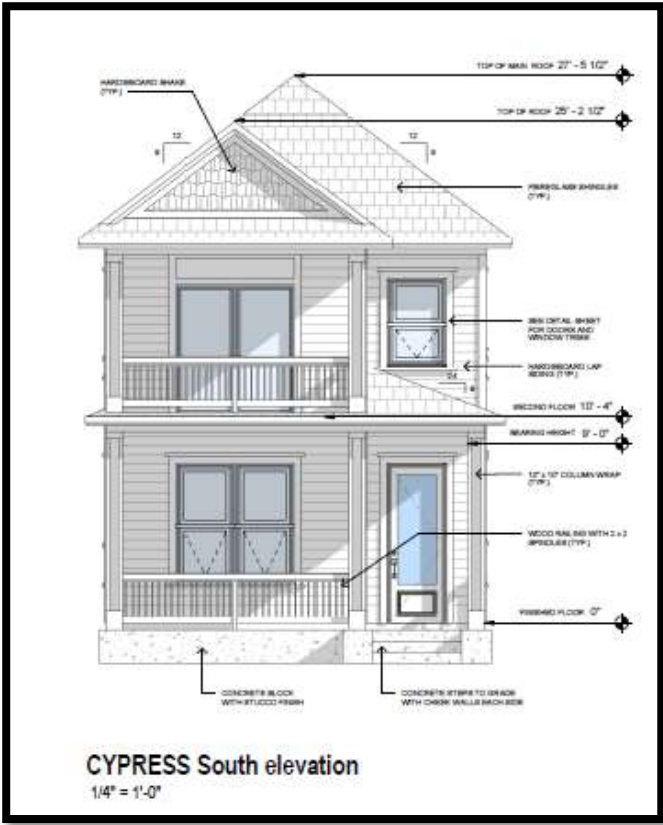
PICTURE OF PROPERTY WITH POSTED SIGN

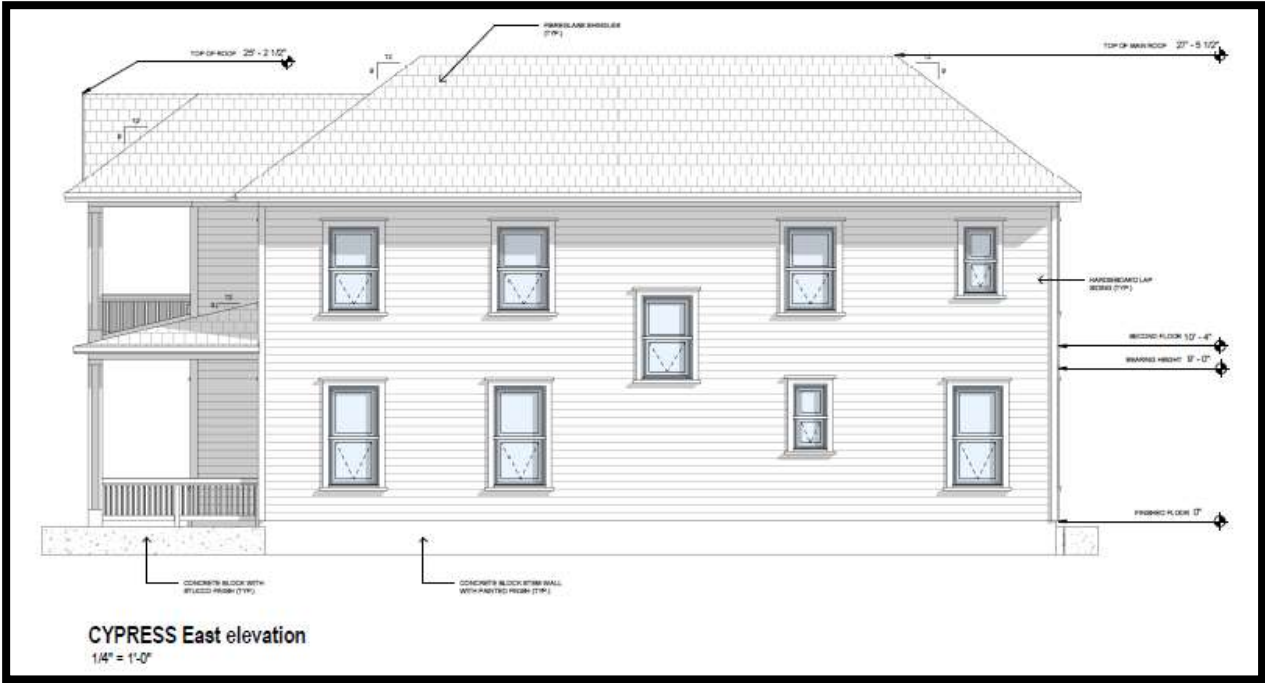
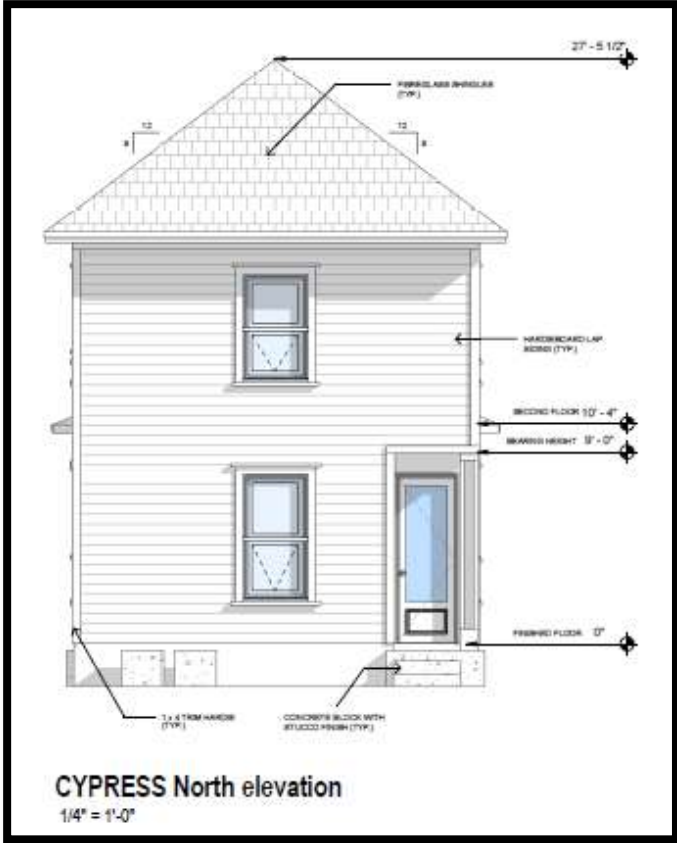


PROPOSED SITE PLAN SUBMITTED DECEMBER 4, 2025



ELEVATION DRAWINGS SUBMITTED DECEMBER 23, 2025





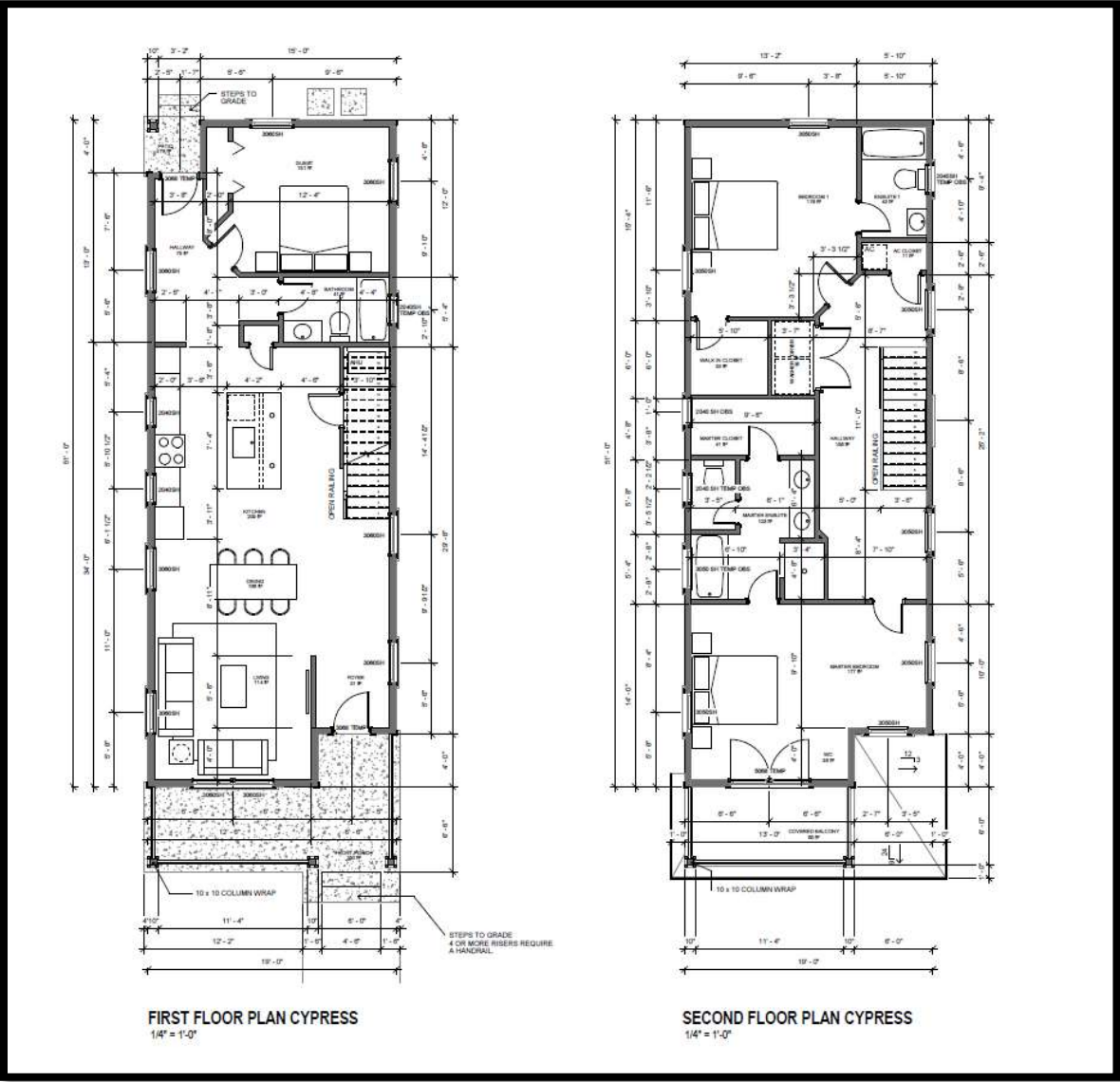
ADJACENT PROPERTY PHOTOS SUBMITTED DECEMBER 4, 2025**Contributing:**

- 415 East 7th Street (1914 – single-family)
- 439 East 7th Street (1914 – multi-family)
- 432 East 7th Street (2017 – single-family) *
- 421 East 7th Street (1914 – multi-family)

All dates of construction are from Property Appraiser.

**Please note that 432 East 7th Street is listed as contributing, however, the original contributing structure has been demolished, and the current structure was built in 2017.*

FLOOR PLAN SUBMITTED DECEMBER 4, 2025



MATERIALS LIST SUBMITTED DECEMBER 4, 2025**Materials list:**

- Exterior Fabric
 - Smooth Hardie board lap siding, Smooth Hardie trim
 - Concrete block with stucco finish
- Porch
 - Wood with beadboard ceiling
 - Concrete floor
 - Concrete steps
 - Wooden railings with 2x2 spindles
 - Cheek wall with concrete cap
- Roof
 - Architectural shingle
- Exterior door
 - ¾ lite glass entry door
- Windows
 - Vinyl single hung
 - One over one light pattern
- Front walk
 - Concrete

SETBACKS SUBMITTED DECEMBER 4, 2025**Proposed New Build setbacks:**

RE# 072230 0000 (0 East 7th Street)

- a) Front setback (South): 5 feet.
- b) Side setback (West): 3 feet.
- c) Side setback (East): 4 feet.
- d) Rear setback (North): 44 feet.

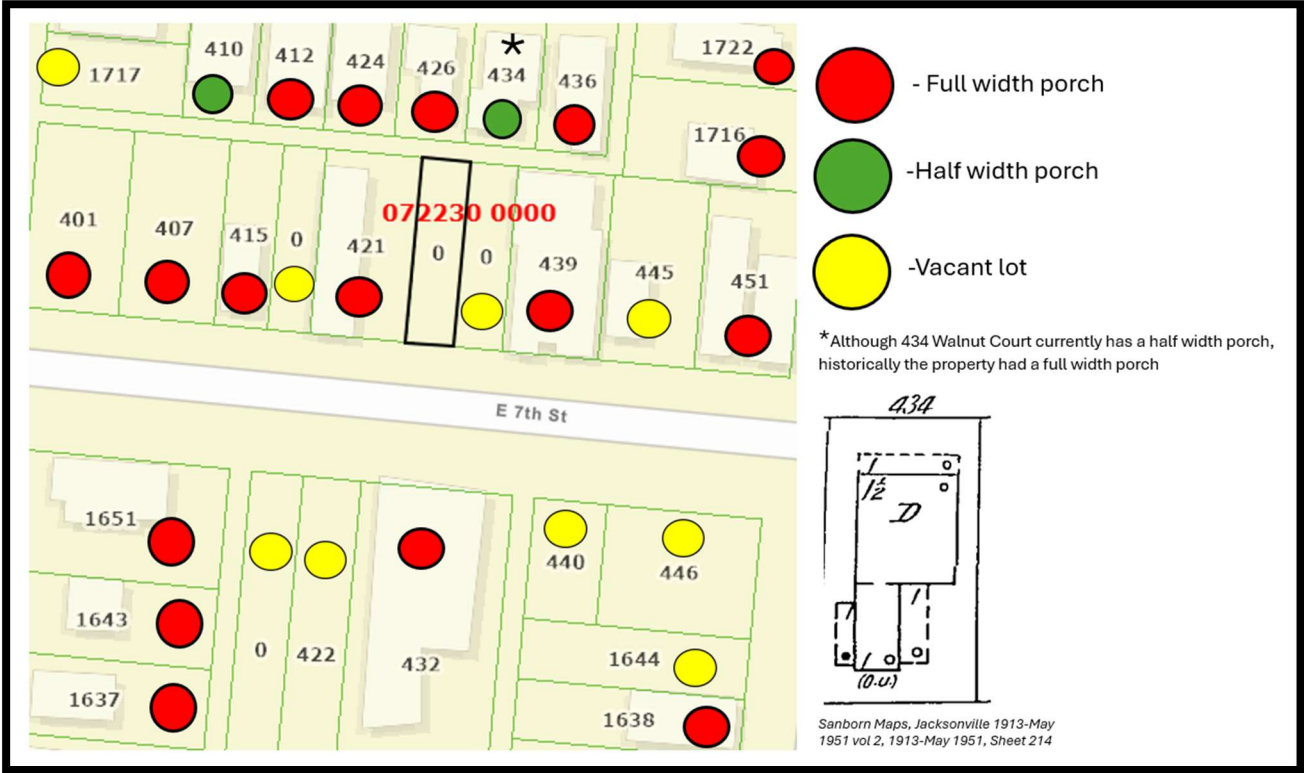
FFE (Finished Floor Elevation)

- a) Existing FFE: 19.6
- b) Proposed FFE: 22.6 (3 feet increase)

Adjacent Structure setbacks:

1. 421 East 7th Street – Front setback: 5 feet.
2. 439 East 7th Street – Front setback: 5 feet.
3. 415 East 7th Street – Front setback: 5 feet.

PORCH ANALYSIS MAP



Application For Certificate Of Appropriateness

Application Info

Tracking #	33253	Application Status	FOUND SUFFICIENT
Date Started	12/04/2025	Date Submitted	12/04/2025

Planning and Development Department Info

COA #	COA-25-33253
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	12/26/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	1/28/2026
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
M & M	ESTATE	
Company Name		
M M HOMES		
Mailing Address		
1354 N LAURA STREET		
City	State	Zip Code
JACKSONVILLE	FL	32206
Phone	Fax	Email
904 613 7880		MMESTATEJAX@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
SINGAREDDY	MALLIK	
Company/Trust Name		
M M HOMES		
Mailing Address		
1354 N LAURA STREET		
City	State	Zip Code
JACKSONVILLE	FL	32206
Phone	Fax	Email
9046137880		MMESTATEJAX@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	072230 0000

[Empty input field]

Location Of Property

General Location

Springfield Historic District

House #

0

Street Name, Type and Direction

7TH ST E

Zip Code

32206

Type Of Improvement

- Addition
- Driveway
- New Construction
- Accessory Structures
- Alteration
- Relocation
- Window Replacement
- Other/Minor Repairs
- Fencing
- Demolition
- Reroof

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

NEW CONSTRUCTION OF A SINGLE FAMILY HOUSE.

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list ANDERSON, JERMAINE

New Construction - Required Attachments For Complete Application

- Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan. (To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- Materials** - Materials identified and product info.
- Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- Description Of Any Demo**
- Adjacent Structures Setbacks**

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	415 EAST 7TH STREET
<input checked="" type="checkbox"/>	421 EAST 7TH STREET
<input checked="" type="checkbox"/>	439 EAST 7TH STREET
<input checked="" type="checkbox"/>	432 EAST 7TH STREET
<input checked="" type="checkbox"/>	ELEVATION
<input checked="" type="checkbox"/>	ELEVATION
<input checked="" type="checkbox"/>	ELEVATION

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW, AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 01.02.26
Address: 1354 N. Laura St.
Jacksonville
FL 32206

COA#: 33253
Owner: M&M Homes (Mallik Singareddy)

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 33253 were posted on the property/site located at:

072230-0000
Real Estate Number(s)

07th St E
Street Address
Jacksonville, FL 32206
City, State Zip Code

Printed Name MALLIK SINGAREDDY

Signature Mallik Singareddy

Dated this 01 day of 02, 2026.



Map Id: 6412 101200.22 1.35 1.00 1.00 NE SPRINGFIELD

BUILDING CHARACTERISTICS							
CATEGORY	TYPE	%	PTS				
CATEGORY		UNITS	ADJ				
BASE RATE ADJ			ADJ				
TOTAL ADJUSTED POINTS			0				
DEPRECIATION ADJ			ADJ				
TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD		
0		0		0.00	0.00%		
SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE	

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	0		
EXTRA FEATURE VALUE	0		
TOTAL MARKET LAND VALUE	31,304		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	31,304		
ASSESSED VALUE	31,304		
CAP BASE YEAR	0		
TAXABLE VALUE	31,304		
EXEMPTIONS	None		
TOTAL EXEMPTIONS VALUE	0		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		
PERMIT NO.	TP	ST.	ISSUE DATE

BUILDING:	AKA:
0	
SITE ADDRESS:	E 7TH ST, JACKSONVILLE 32206-

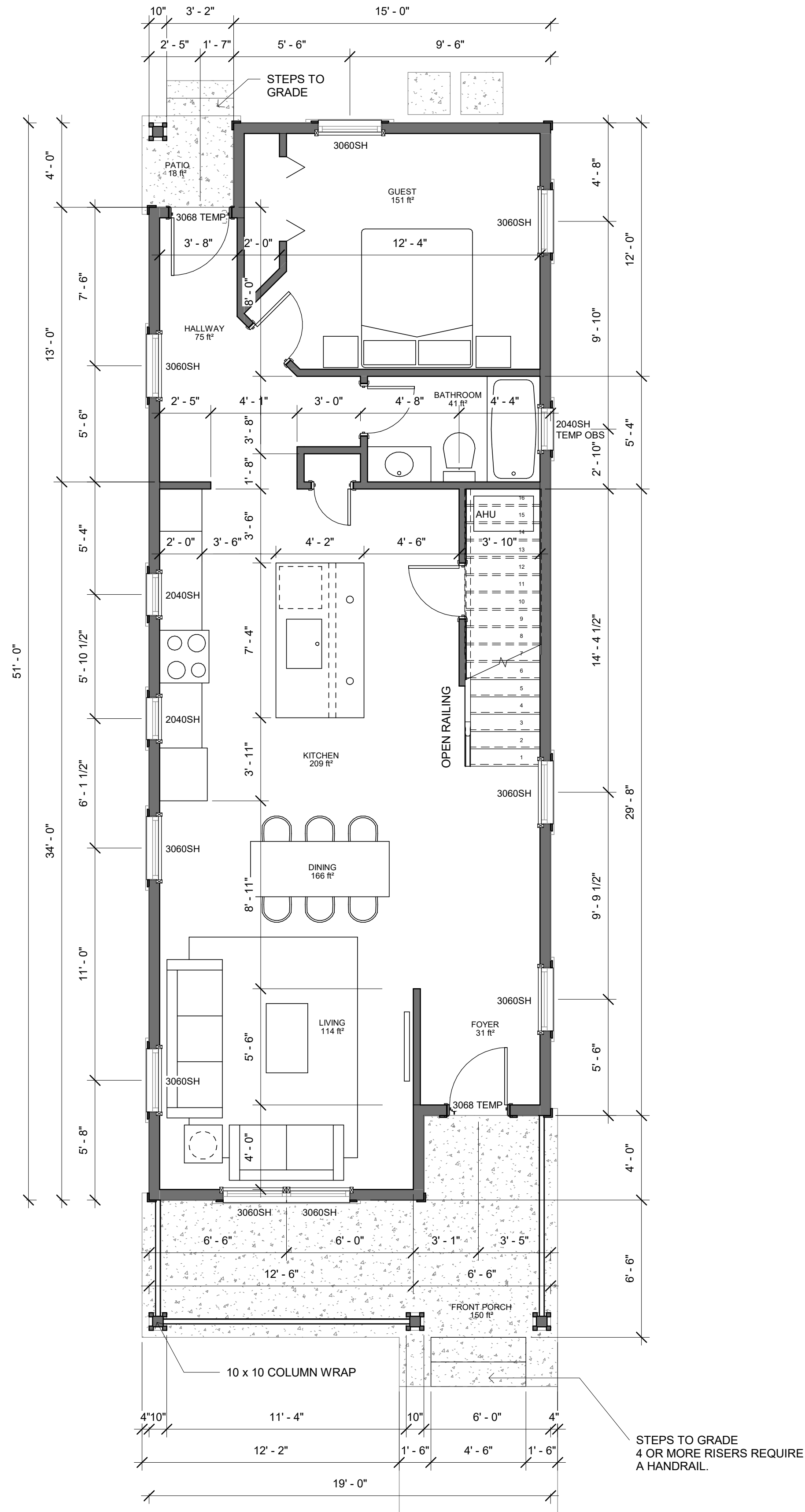
L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	21429	00357	02/14/2025	WD	U	V	05	75000	0	N	0	BOONE BRANDY	SINGAREDDY MALLIK	20250430
2	21313	01767	12/19/2024	WD	U	V	05	5000	0	N	0	INSPIRA FINANCIAL TRUST	BOONE BRANDY	20250121
3	21313	01765	12/19/2024	QC	U	V	11	100	0	N	0	NU VIEW IRA INC FBO	INSPIRA FINANCIAL TRUST	20250121
4	17035	01954	01/12/2015	WD	U	V	05	130000	0	N	0	SREY LANH	NU VIEW IRA INC	20150128

ACREAGE	0.00	PRICE/SF	0.00

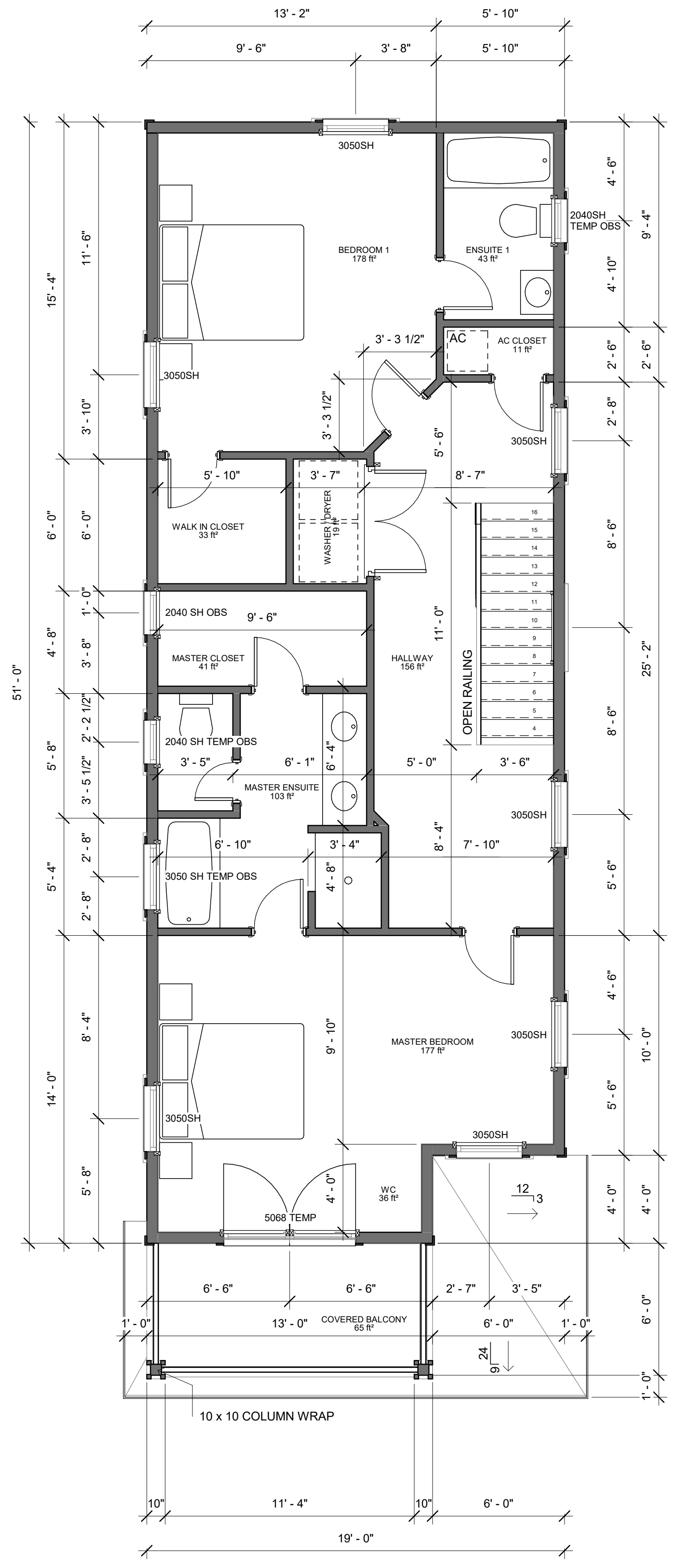
L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRAISAL DATES DATE	APPRAISED BY	
																			BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	03/05/1992 04/16/2025 05/20/2010	KP EMP MJS

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

Architectural Elevations and Site Plan



FIRST FLOOR PLAN CYPRESS
1/4" = 1'-0"



SECOND FLOOR PLAN CYPRESS
1/4" = 1'-0"

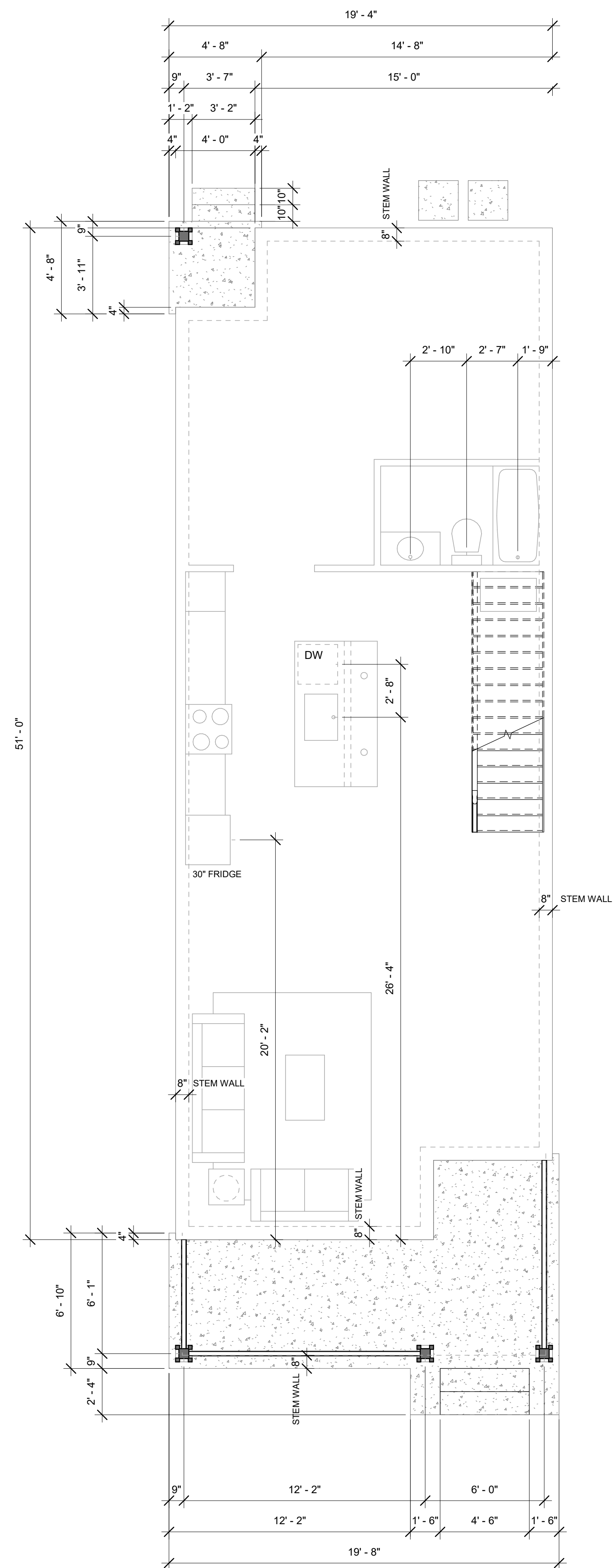
BUILDING AREAS:

1ST FLOOR HEATED AREA:	792 SF
2ND FLOOR HEATED AREA:	796 SF
TOTAL HEATED AREA:	1588 SF
FRONT PORCH:	150 SF
COVERED BALCONY:	65 SF
COVERED PATIO:	18 SF
TOTAL UNDER ROOF:	1821 SF

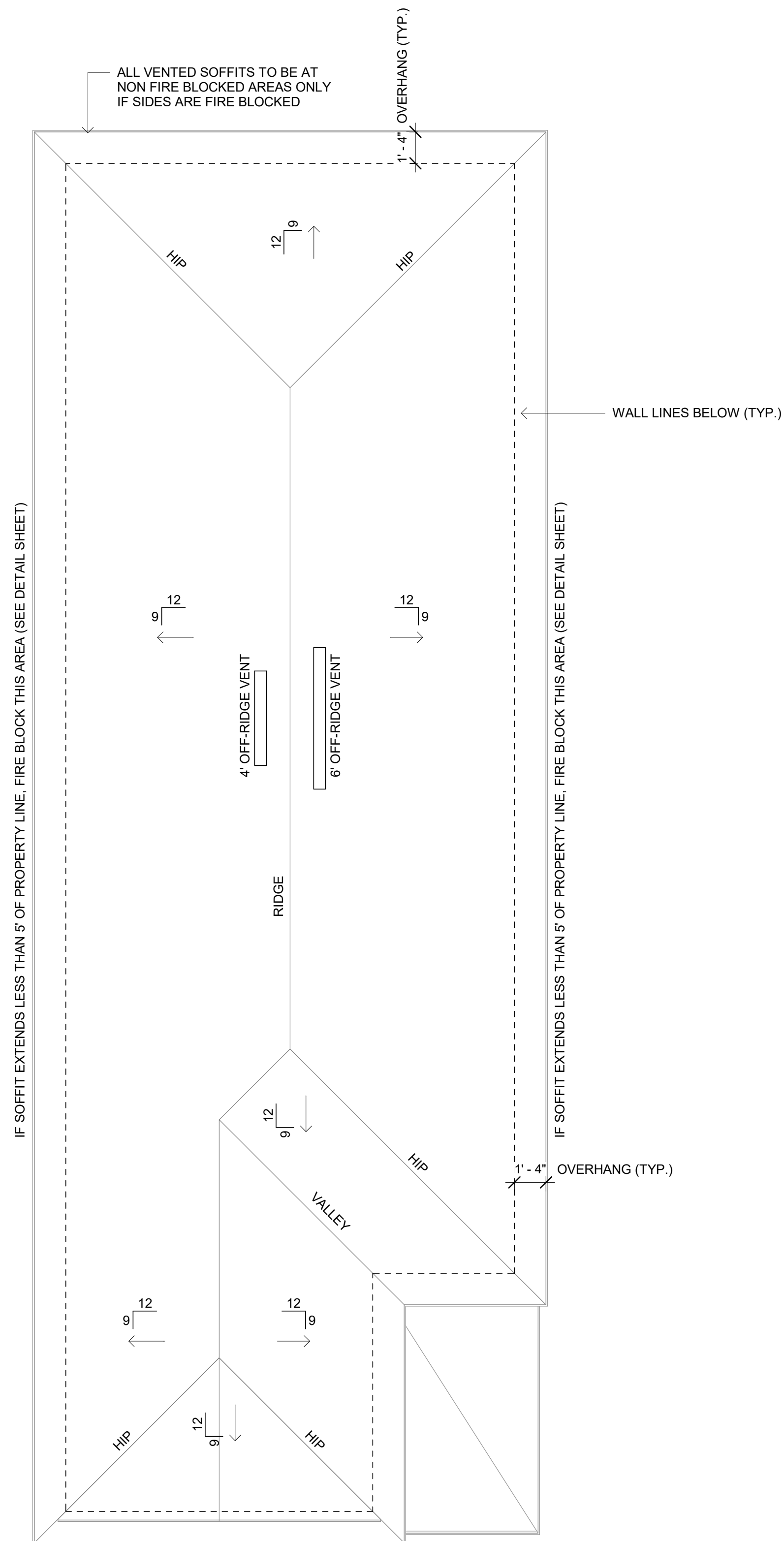
- NOTES:**
- IF SHOWER HAS GLAZING ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5
 - PROVIDE TEMPERED GLASS AS REQUIRED.
 - CONTRACTOR MUST VERIFY ALL DIMENSIONS.

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Client	
RE# 072230-0000	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
FLOOR PLANS CYPRESS	
Scale	Date
1/4" = 1'-0"	12/11/2025 11:19:42 PM
Dimensions	Drawing code
34" x 22"	02-A

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FOUNDATION PLAN CYPRESS
1/4" = 1'-0"



ROOF PLAN CYPRESS
1/4" = 1'-0"

VENT CALCULATIONS

SOFFIT VENTS

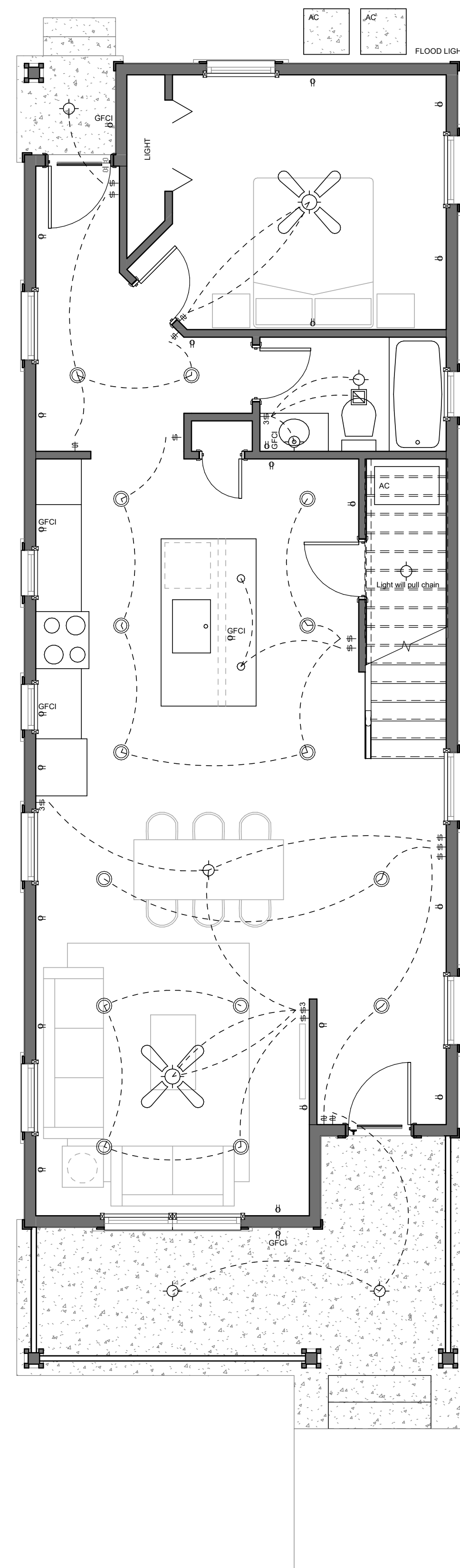
VENTILATED ATTIC AREA: 1234 SQ. FT.
1234 / 300 = 4.11 SQ. FT.
4.11 SQ. FT. X 144 = 592 SQ. IN. TOTAL NET FREE VENT AREA
592 X 50% = 296 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
296 / 6.55 = 45 LF VENTED SOFFIT REQUIRED

OFF-RIDGE VENTS

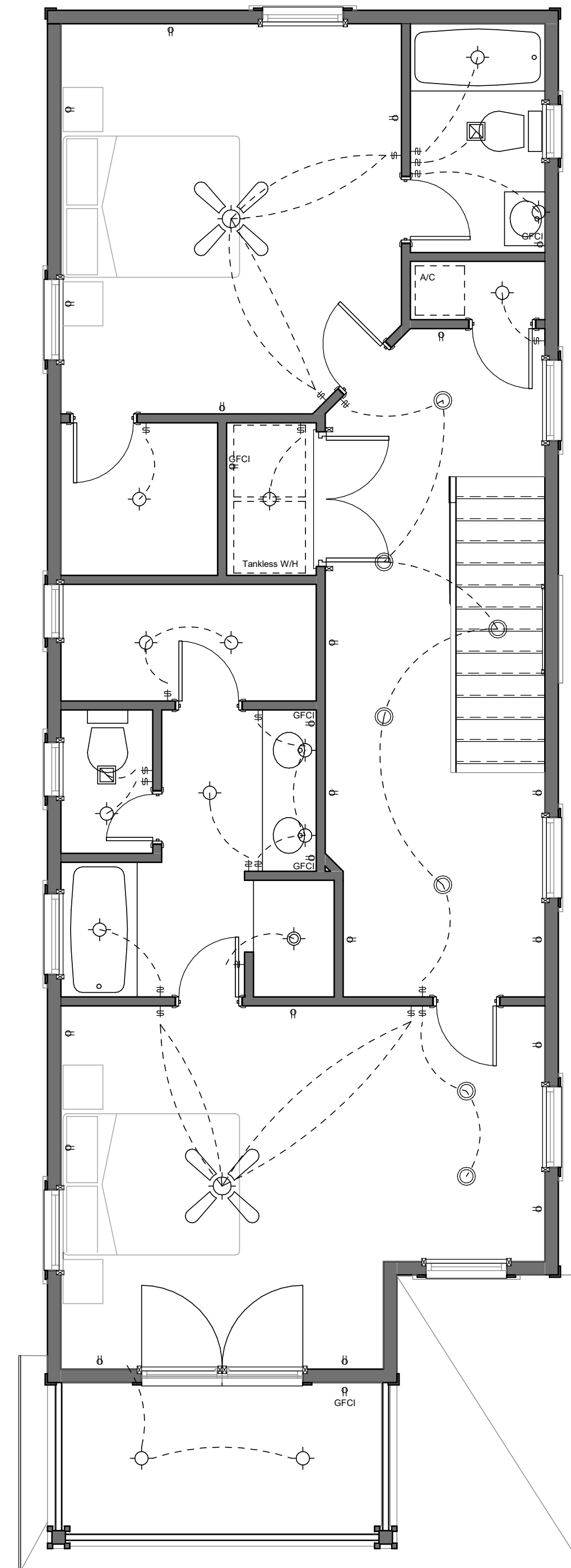
VENTILATED ATTIC AREA: 1234 SQ. FT.
1234 / 300 = 4.11 SQ. FT.
4.11 SQ. FT. X 144 = 592 SQ. IN. TOTAL NET FREE VENT AREA
592 X 50% = 296 SQ. IN. NET FREE
(1) 4' AND (1) 6' OFF-RIDGE VENT REQUIRED
(4' = 144 SQ. IN. EACH; 6' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Locality	
RE# 072230-0000	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
FOUNDATION AND ROOF PLAN CYPRESS	
Scale	Date
1/4" = 1'-0"	12/11/2025 11:19:43 PM
Dimensions	Drawing code
34" x 22"	03-A

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FIRST FLOOR ELECTRICAL PLAN CYPRESS
1/4" = 1'-0"



SECOND FLOOR ELECTRICAL PLAN CYPRESS
1/4" = 1'-0"

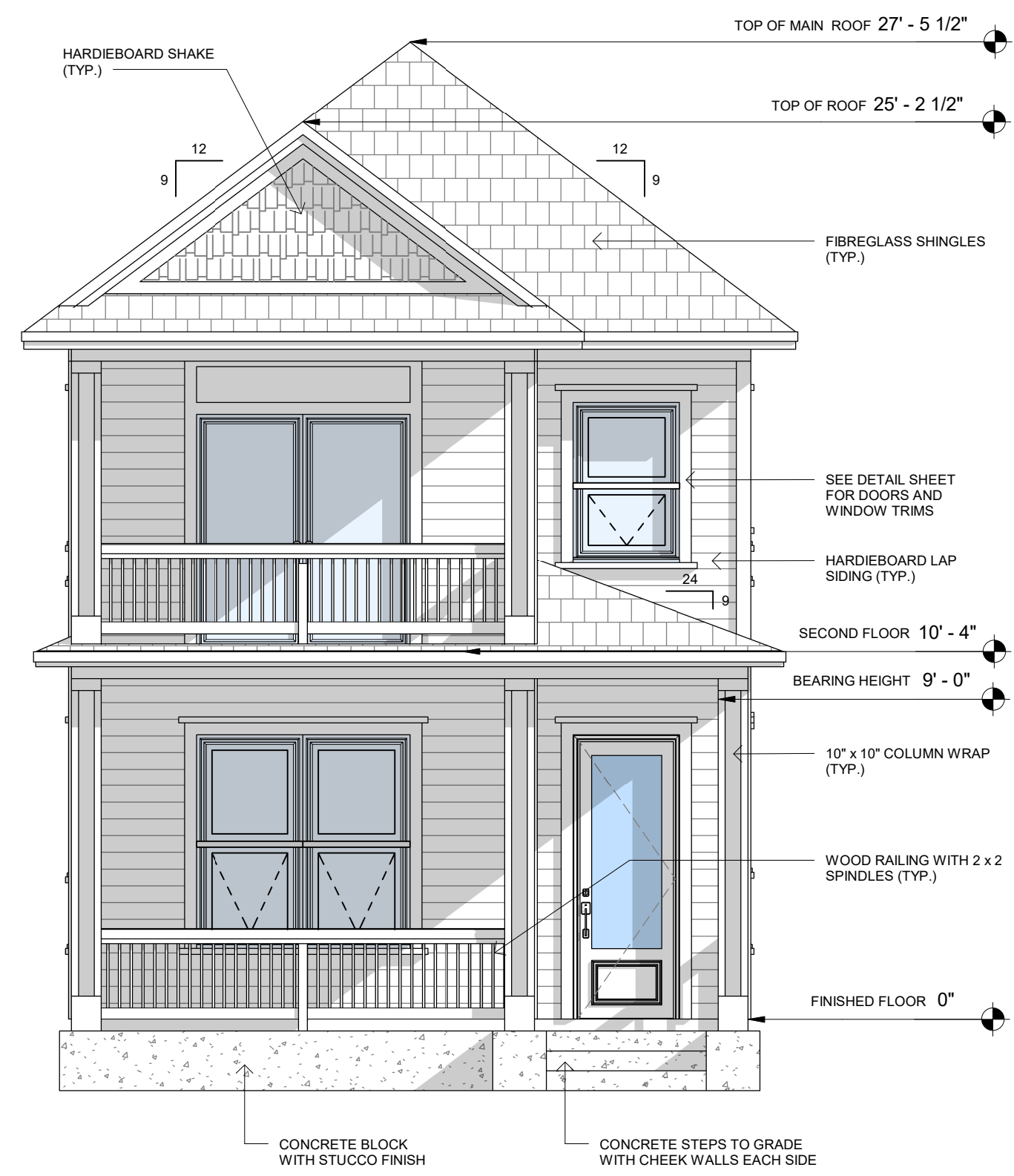
LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

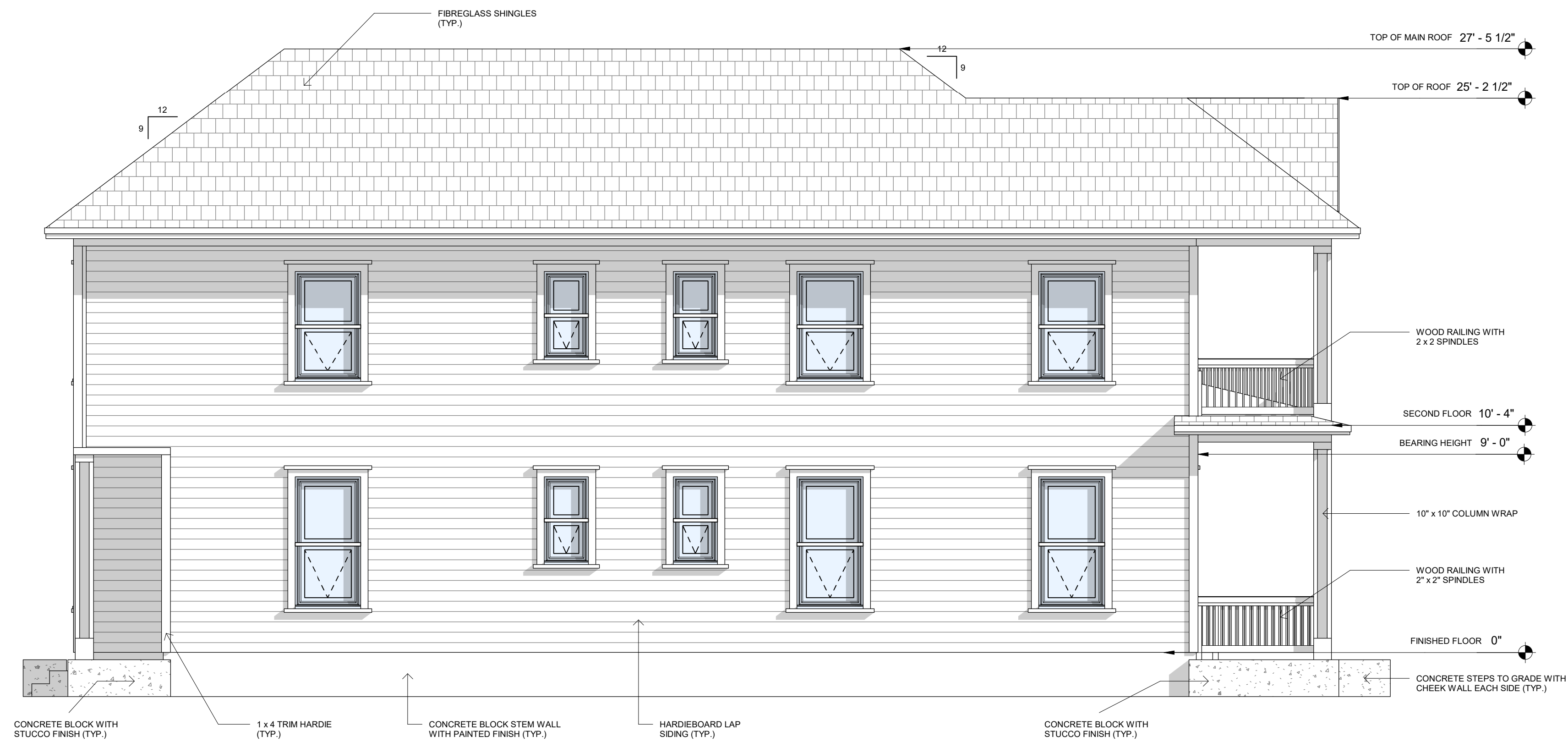
NOTES:
ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
ALL FIXTURES TO BE CFL OR LED.
ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Locality	
RE# 072230-0000	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
ELECTRICAL PLAN CYPRESS	
Scale	Date
1/4" = 1'-0"	12/11/2025 11:19:44 PM
Dimensions	Drawing code
34" x 22"	04-A

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CYPRESS South elevation
1/4" = 1'-0"

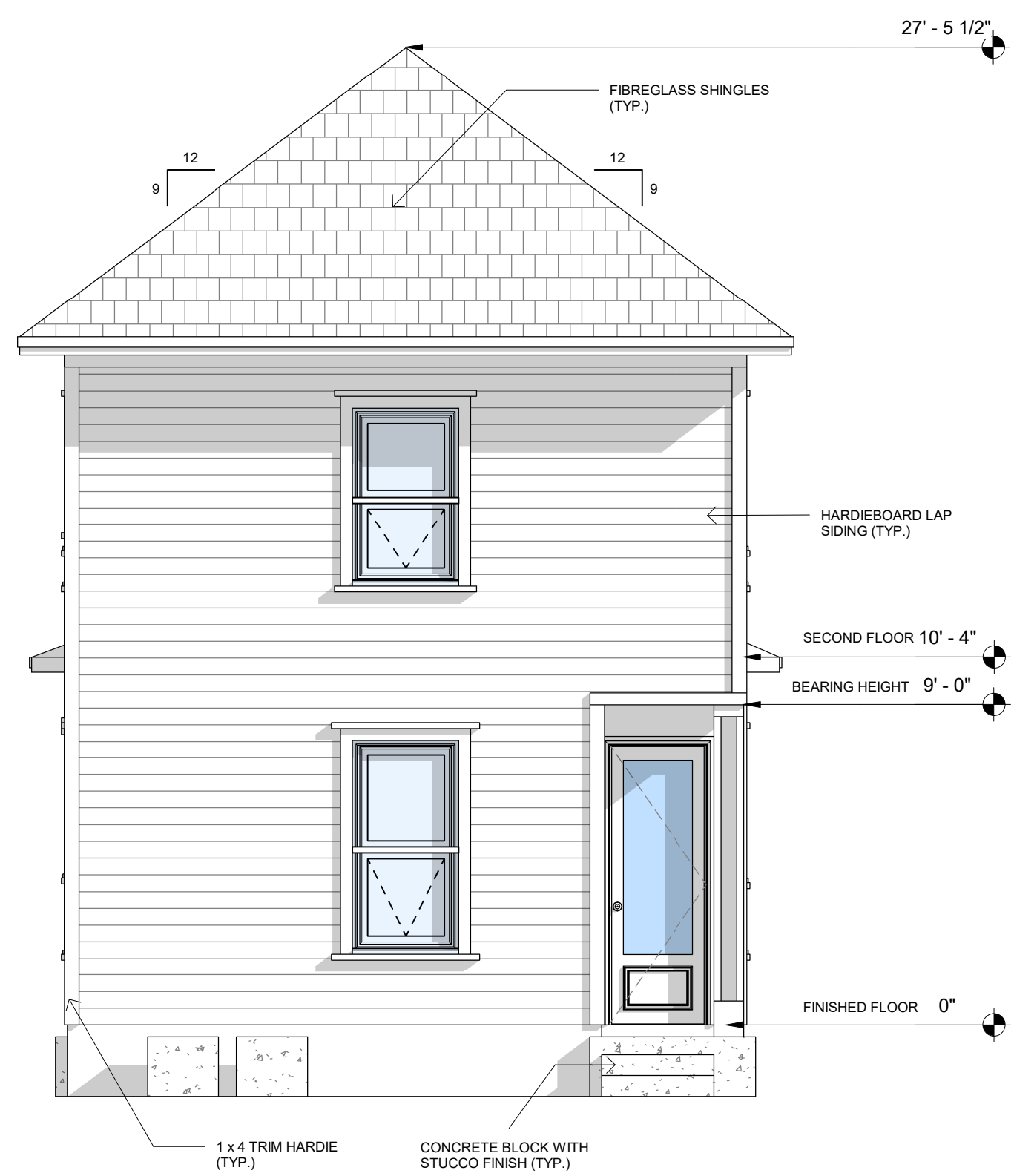


CYPRESS West elevation
1/4" = 1'-0"

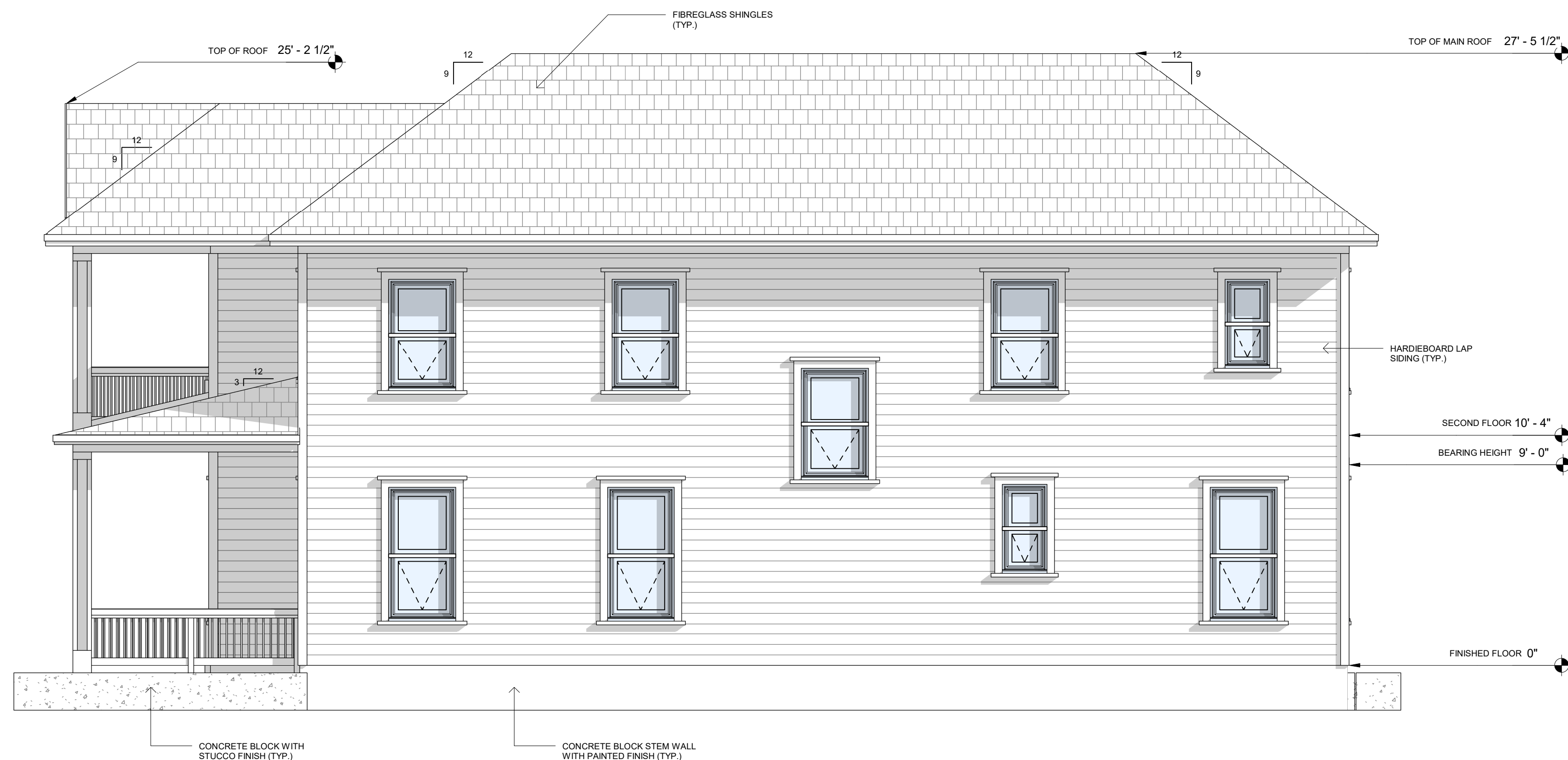
CONTRACTOR MUST VERIFY ALL DIMENSIONS

NOTES:

1. ALL CEMENTOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.



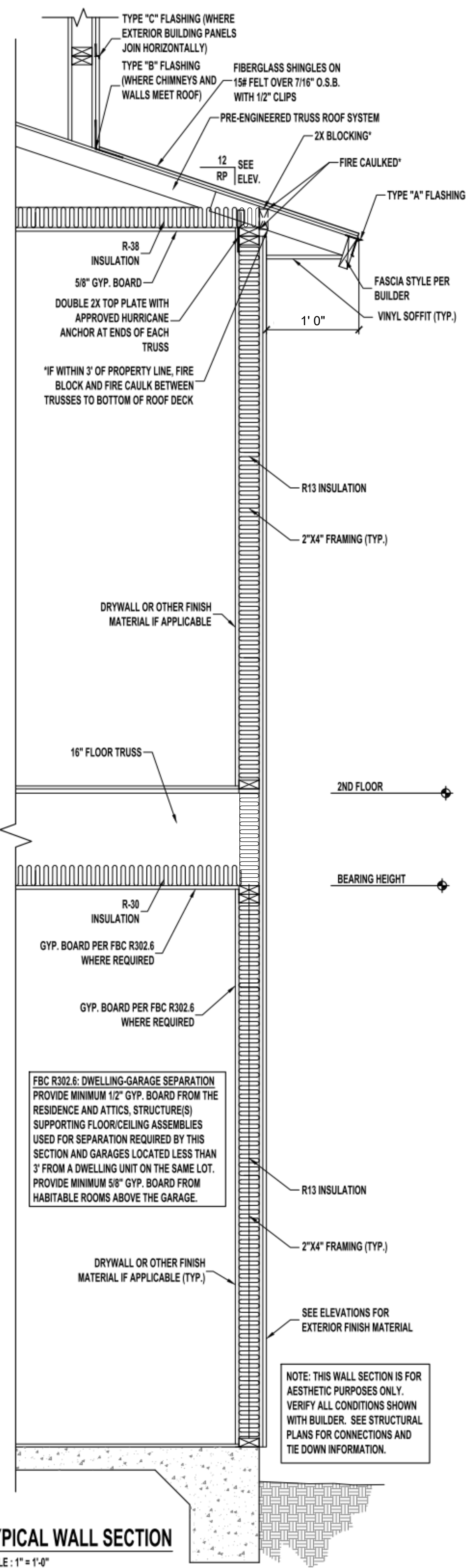
CYPRESS North elevation
1/4" = 1'-0"



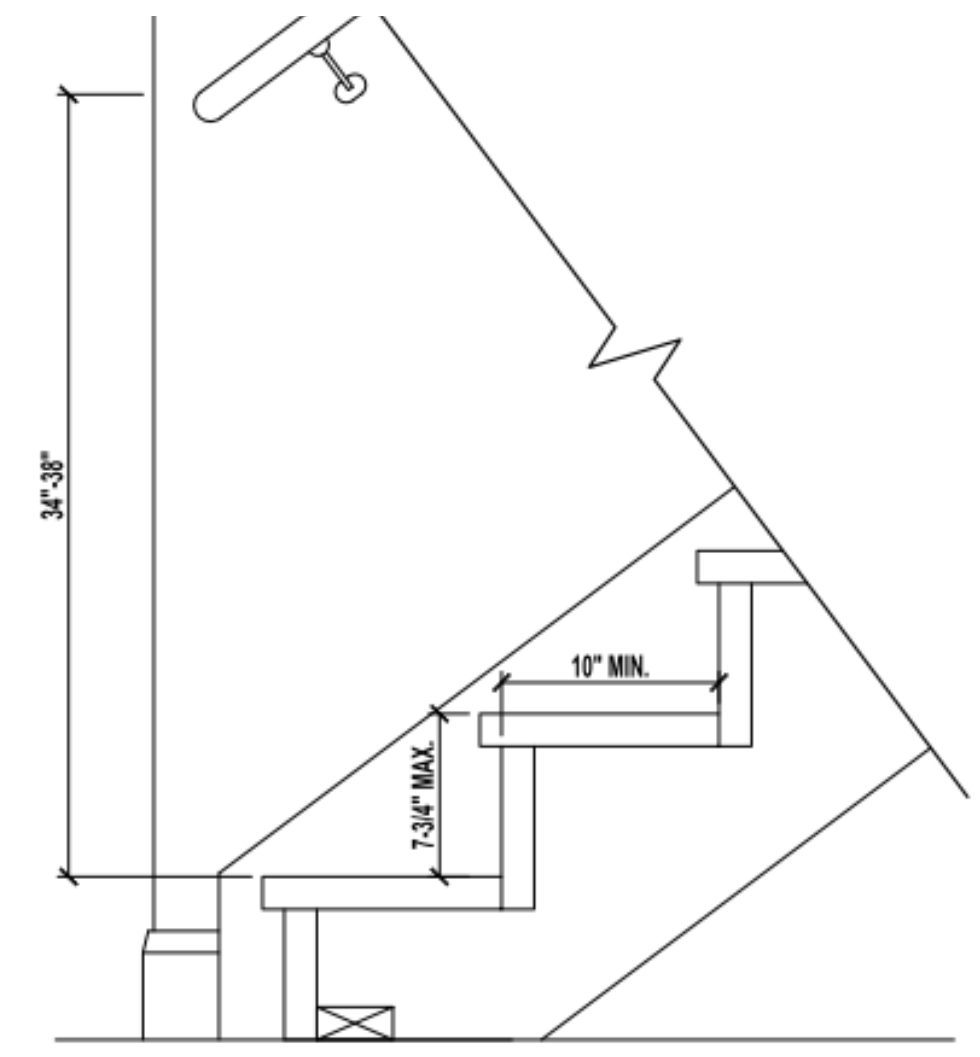
CYPRESS East elevation
1/4" = 1'-0"

Project	NEW CONSTRUCTION HOMES	Project code	2022-1480
Locality	RE# 072230-0000		
Client	M&M Homes, 1354 N Laura St. Jacksonville, FL 32206		
Discipline	Architecture		
Phase	Concept Design	Phase code	01
Series	Approval Drawings		
Drawing	ELEVATIONS CYPRESS		
Scale	1/4" = 1'-0"	Date	12/11/2025 11:19:52 PM
Dimensions	34" x 22"	Drawing code	05-A

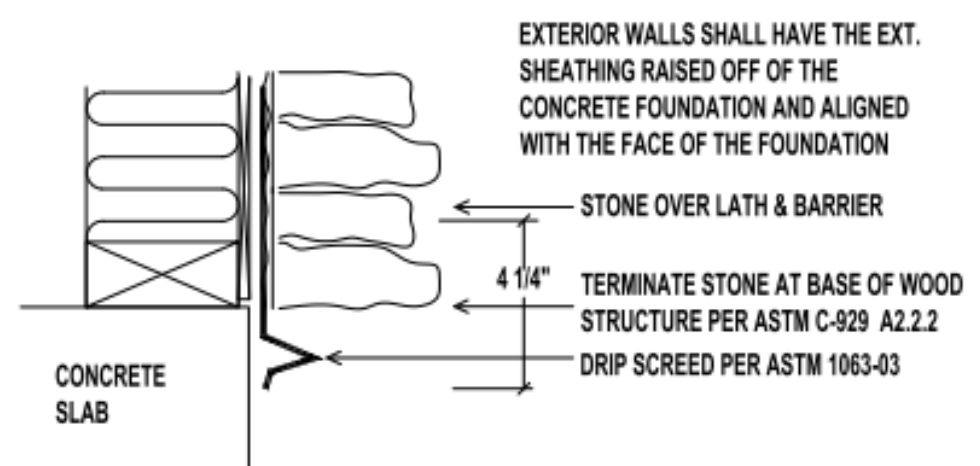
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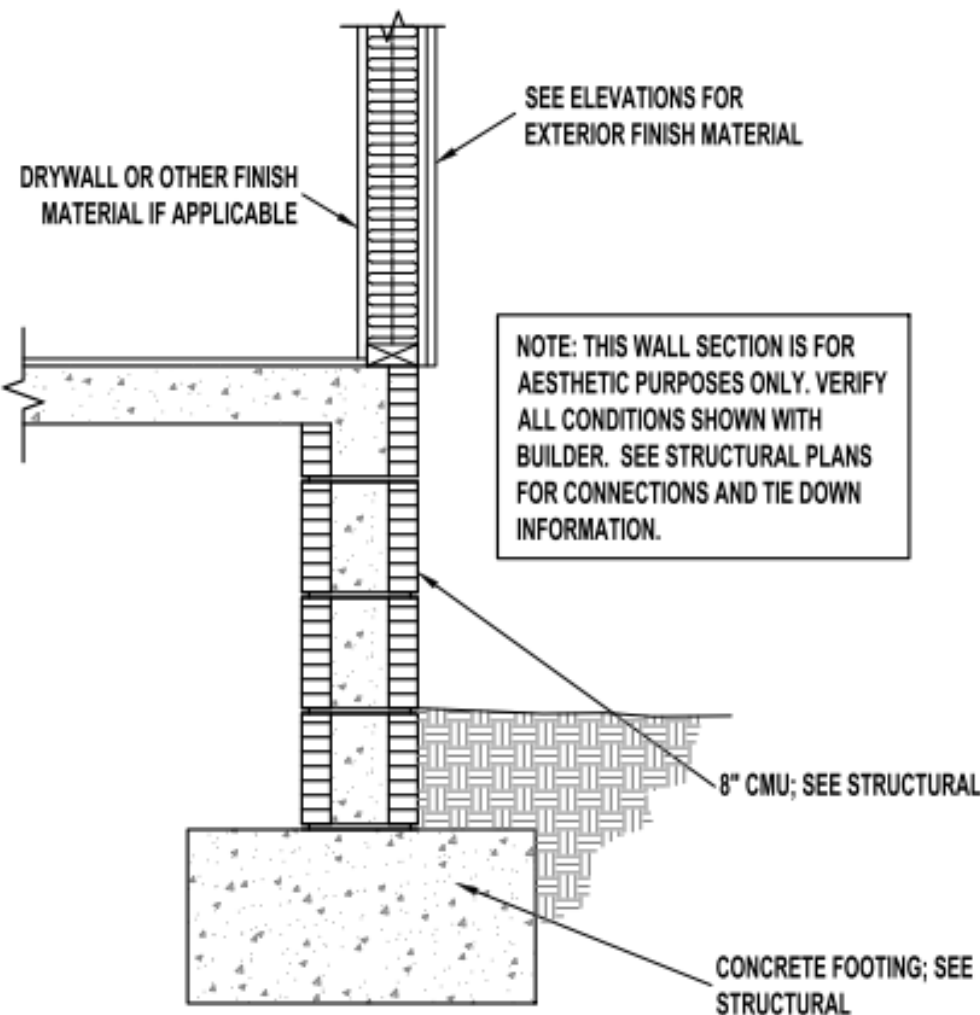
TYPICAL WALL SECTION
SCALE: 1" = 1'-0"



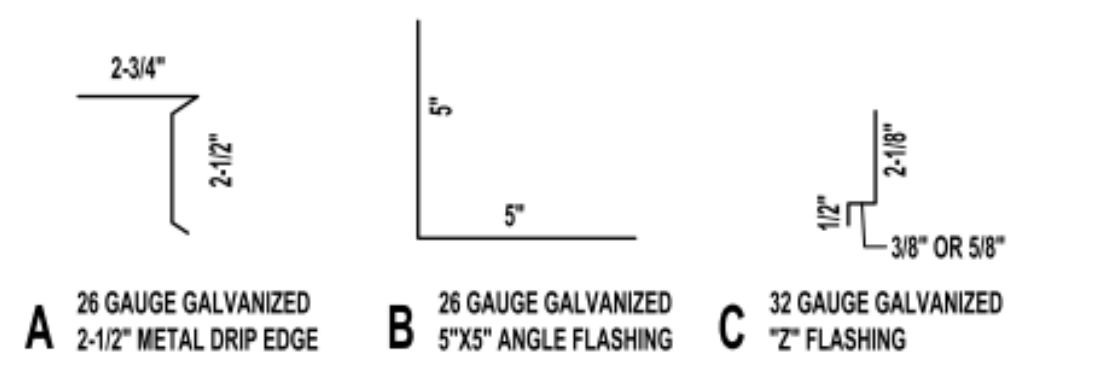
STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



STONE APPLICATION DETAIL
SCALE: N.T.S.

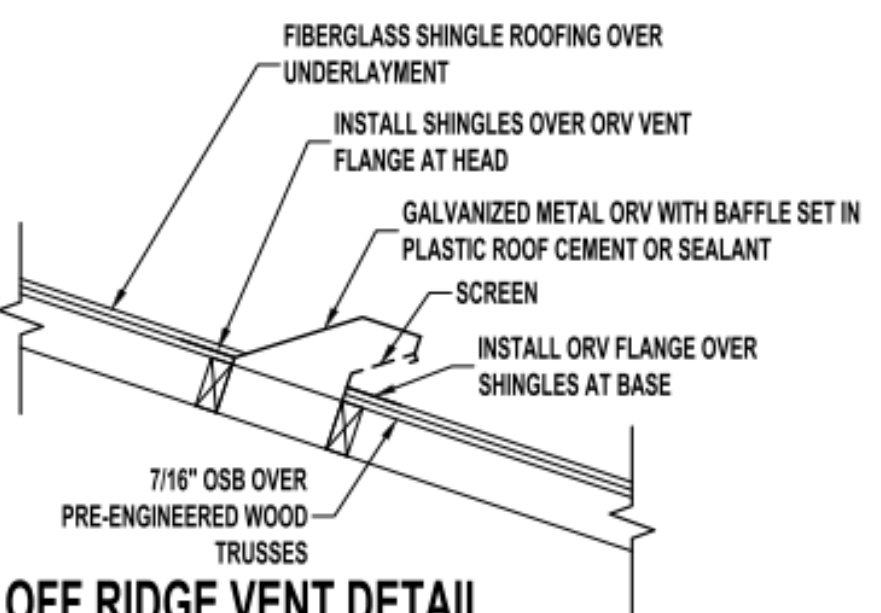


TYPICAL WALL SECTION (STEM WALL OPTION)
SCALE: 1" = 1'-0"

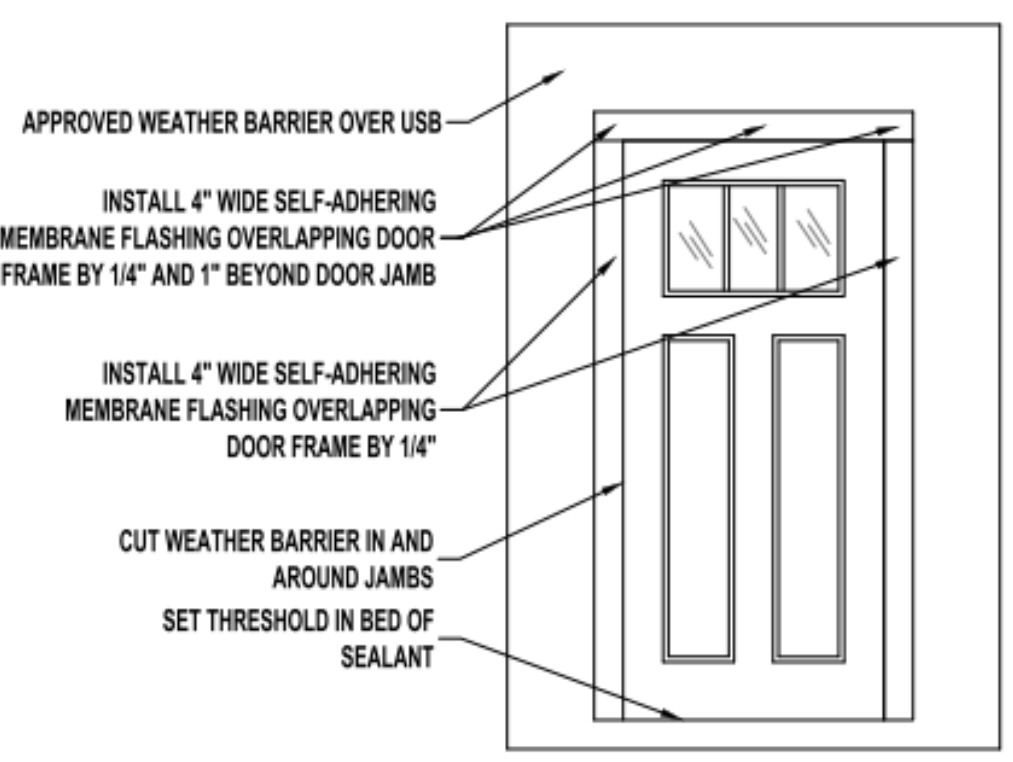


FLASHING DETAILS AND SHINGLE INFORMATION

SCALE: 3" = 1'-0"



OFF RIDGE VENT DETAIL
NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

- GENERAL NOTES:**
1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
 2. 5/8" TYPE 'X' GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITABLE SPACE IS ABOVE PER FBC R302.6.
 3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
 4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

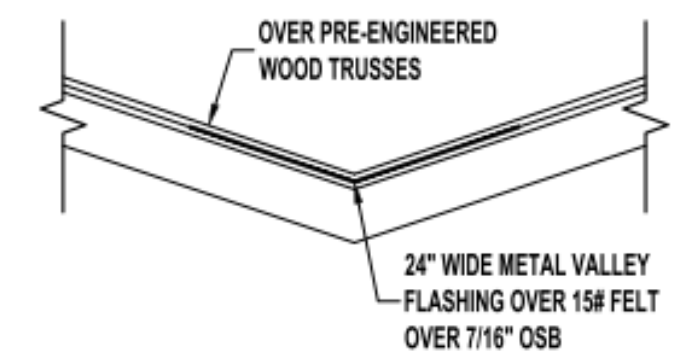
- GUARDRAIL NOTE:**
- DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
- "HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
- "OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

- HANDRAIL NOTE:**
- DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
- "HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
- "CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
- "SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

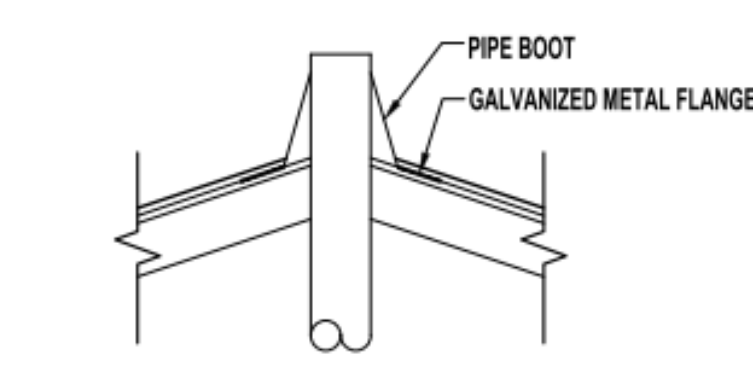
- STAIR NOTE:**
- DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
- "RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER. TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
- "WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

- R703.4 FLASHING:**
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
 5. AT ALL WALL AND ROOD INTERSECTIONS.
 6. AT BUILT IN GUTTERS.

- VALLEY SHINGLE INSTALLATION:**
INSTALL SHINGLES USING WEAVE METHOD
1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
 2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.

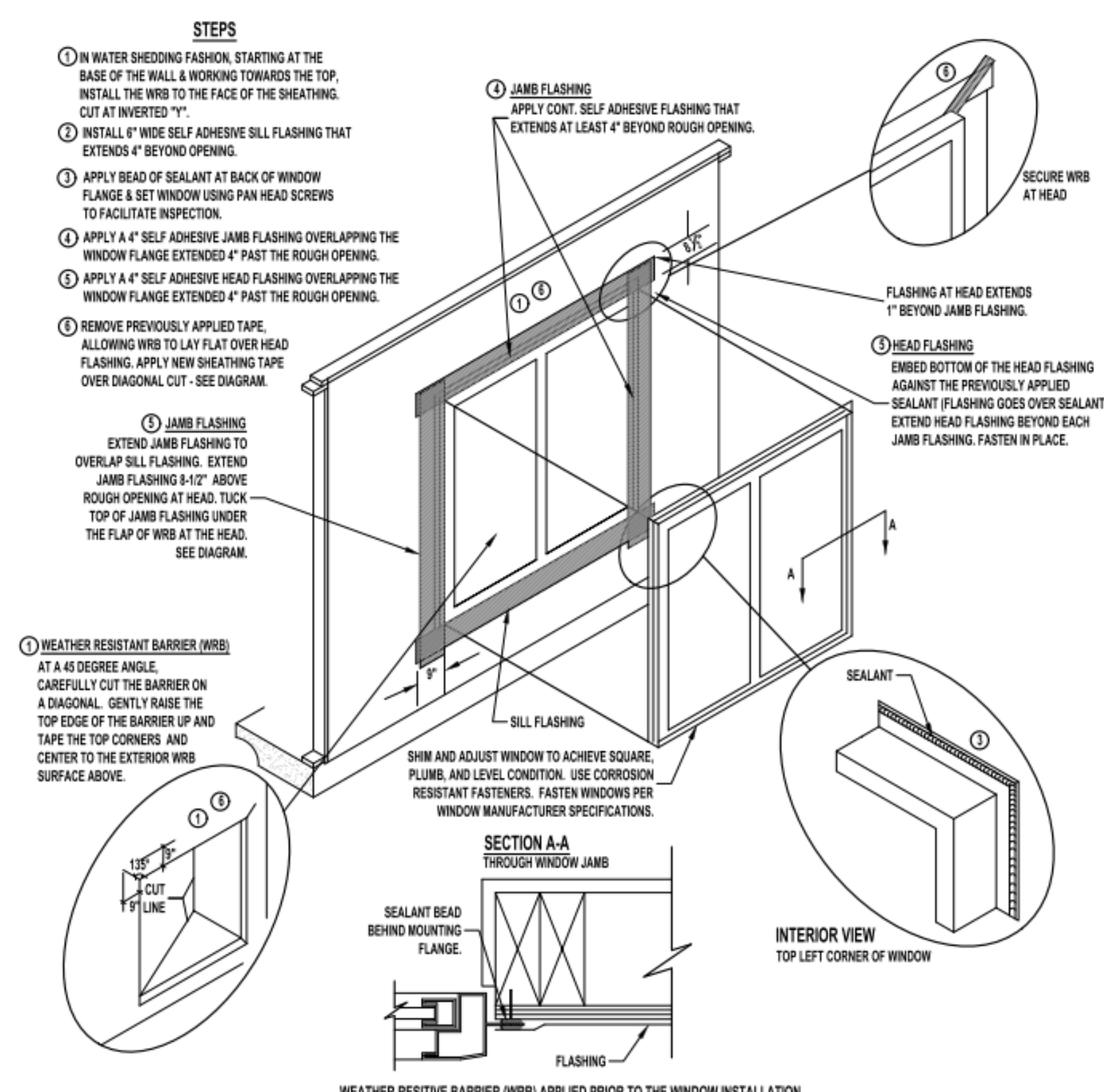


VALLEY FLASHING DETAIL
NOT TO SCALE

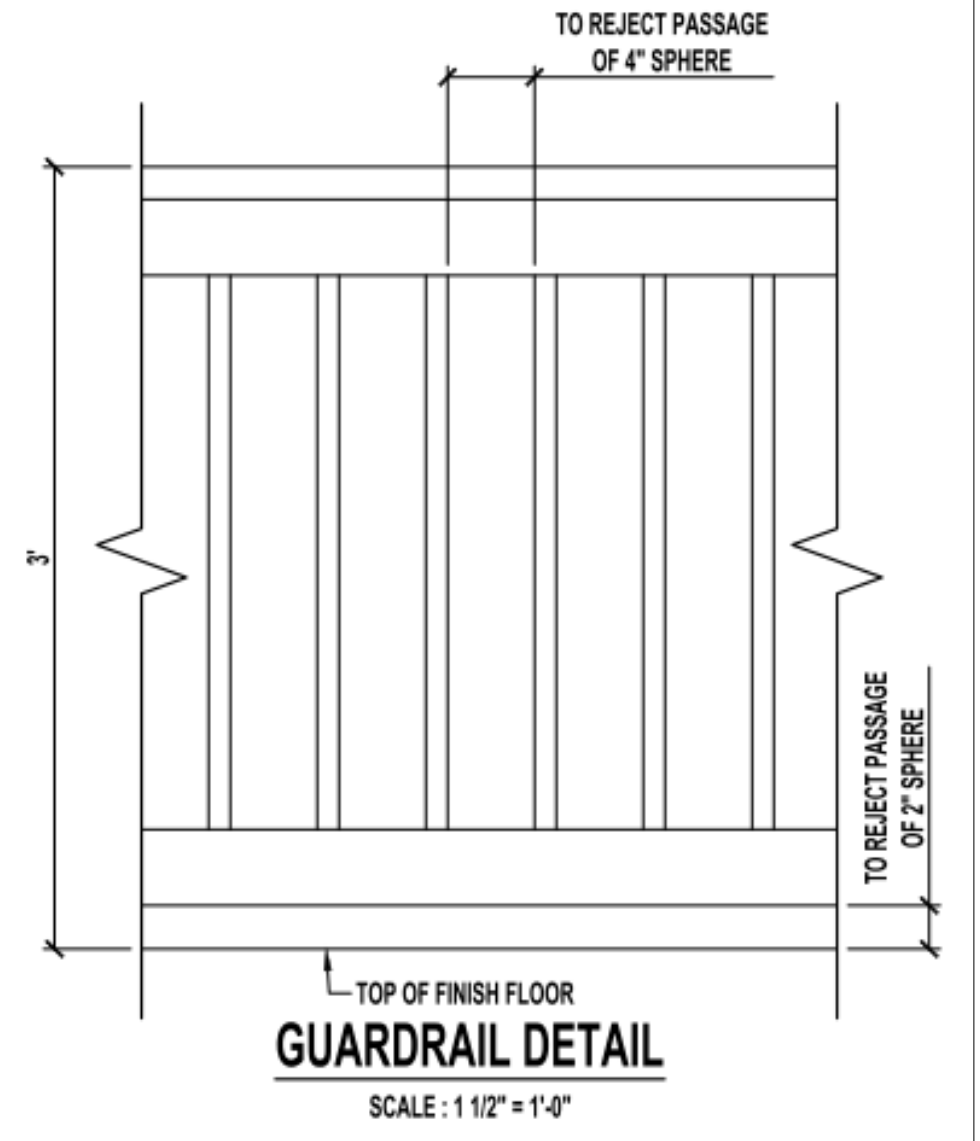


PLUMBING STACK FLASHING DETAIL

NOT TO SCALE



WINDOW INSTALLATION
SCALE: N.T.S.



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

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Locality	
RE# 072230-0000	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
DETAILS	
Scale	Date
1/8" = 1'-0"	12/11/2025 11:19:53 PM
Dimensions	Drawing code
34" x 22"	06-A

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COA-25-33254

0 7th St E

January 28, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33254

Address: 0 7th Street E, RE# 072229-0000

Location: North side of 7th Street E, between Walnut Street and Ionia Street

Owner: Mallik Singareddy, M&M Homes
1354 N Laura St
Jacksonville, Florida 32206

Applicant: Same as Owner

Year Built: N/A

Designation: Springfield

Request: New Construction – Primary Structure

Summary Scope of Work:

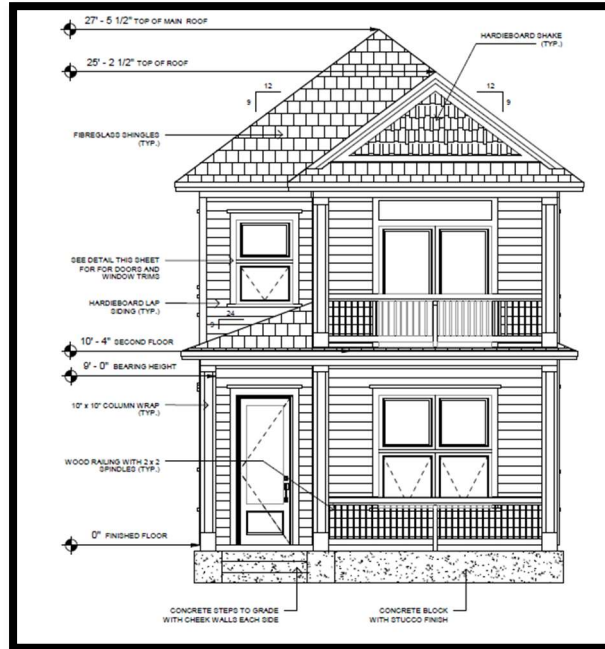
1. New Construction of a two-story, single-family residence
2. Removal of a six-foot tall wood fence (Administrative)

Recommendation: Approve with Conditions

Conditions:

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **December 4, 2025**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **December 4, 2025**.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25 percent of the average required front yard of adjacent contributing structures.
4. Prior to permitting, the applicant shall demonstrate that the finished floor height from grade will be within 25 percent of the contributing structures located at **421 7th St E (RE# 072228 0000) and 439 7th St E (RE# 072231 0000)**.
5. Columns shall have caps and bases.
6. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
7. The porch railing system shall be made of wood or wood composite, and the spindles shall be set in between an upper and lower railing with no exposed ends.

8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
9. The secondary walkway shall be no wider than three (3) feet.
10. The front door shall have clear glass without any decorative etching or frosted glass.
11. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
12. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
13. The porch on the front elevation shall be a full-width, two-story porch.
14. The roof form shall be a front gable with a shed roof over the second story full-width porch.
15. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verify compliance with all conditions of the COA final order.



PROJECT DESCRIPTION

COA-25-33254 is for the new construction of a two-story single-family residence at 0 7th St E within the Springfield Historic District. The subject site is currently a vacant interior lot that is adjacent to a vacant lot to the left and a two-story multi-family structure on the right. 7th St E is characterized by a mixture of two-story multi-family residential structures and one-story, single-family structures of a variety of architectural styles. As designed, the proposed 1,821 square-foot, two-story home will be a two-story single-family residence featuring a hipped roof with an off centered projecting front gable roof, horizontal cementitious lap siding, grouped one-over-one sash windows, and on a painted concrete block stem wall foundation. The proposed home will also have two porches; the first floor is full width, and the second floor is partial width, with square wooden posts. A companion application was submitted for the abutting property at 0 7th St E (RE # 072230-0000).

STAFF SUMMARY AND ANALYSIS

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

- The Sanborn Maps from 1913-May 1951 show that the previous structure was a two-story dwelling with a two-story full-width porch. This building was demolished in 1970 based on demolition permit B7000744.000.
- As designed, the proposed new construction will be on a vacant interior lot with other two-story single-family structures along the street, making it consistent with Section 306.106(k)(1).
- The proposed design of the new construction is based off a frame vernacular style structure found throughout the Springfield Historic District. The design will feature a full-width porch that can be seen along 7th St E, consistent with Section. As conditioned, Staff finds the scope of work will meet Section 307.106(k)(2).

- The proposed form and design of the new construction will take the heights and setbacks of the adjacent structures to ensure that they are within a reasonable height and distance away to match the rhythms seen throughout the Historic District. The buildings adjacent to the subject property (421 7th St E and 439 7th St E) are contributing structures to the Springfield Historic District with the proposed design being consistent with Section 307.106(k)(3).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-two (22) feet and six (6) inches, which is compatible with the heights of the adjacent structures. Two-story homes are the dominant residential development typology along this block. The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks as shown on the site plan submitted on December 4, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility. The development is consistent with Section 307.106(m)(1, 3 and 6).
- As designed, the placement of the windows and doors along the structure are consistent with other, contributing structures that are found throughout the district and the Historic Preservation Section's recommendations referencing the Historic District Design Guidelines. This remains consistent with Section 307.106(m)(2)
- The proposed placement and orientation of the new construction would be compatible with the placement and vertical expression of other structures that are found along the street, such as the two contributing structures that surround the subject property along 7th St E (421 7th St E and 439 7th St E). The proposed placement is compatible and consistent with Section 307.106(m)(7).
- The proposed design of the new construction includes a hipped roof with an off-centered projecting front gable roof and a two-story porch on the street-facing side of the structure. Most frame vernacular roof forms throughout the district have minimum architectural detailing and either one-story or two-story full-width porches. This is further supported by Staff's porch analysis map. As such, staff has conditioned the front elevation to be simplified with removal of the hipped roof along the first floor and modification of the second floor to have a gable roof with a shed roof. Both of these changes will allow for the second-floor pitch to be expanded to a full-width porch and thereby achieve compatibility with the historic frame vernacular structures found throughout the district. As conditioned, the design is consistent with Section 307.106(m)(4 and 8).
- The Historic District Design Guidelines for the Springfield Historic District references "New Construction" and lists Standards Two and Nine of the Secretary of the Interior's Standards for Rehabilitation.
 - Standard Two refers to the retainment of historic character of properties when new construction occurs. For the proposed new construction on a vacant lot, there will be no effect on historic structures that are within the subject property, making it consistent with Standard Two.

- Standard Nine refers to how new construction or alterations shall be compatible with the existing characteristics. The proposed new construction will not be added onto an existing structure, but it will be utilizing the characteristics that are found throughout the streetscape and district. The proposed design would be compatible with the style that is primarily found within the district, remaining consistent with Standard Nine.

For these reasons, it is the position of the Planning Department that the proposed scope of work is consistent with:

- Section 307.106(k) General Standards: 1-4
- Section 307.106(m) Guidelines on New Construction: 1-4 and 6-8
- Historic District Design Guidelines, Section on “New Construction”

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)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.
- 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.
- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

New Construction

- 307.106(m)(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.
- 307.106(m)(2) – *Proportions of windows and doors*. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(3) – *Relationship of building masses, setbacks, and spaces*. The relationship of a structure within an historic district to the open space between it and the adjoining structures shall be compatible.

- 307.106(m)(4) – *Roof Shape*. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.
- 307.106(m)(6) – *Scale*. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- 307.106(m)(7) – *Directional Expression*. Facades in the historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- 307.106(m)(8) - *Architectural details*. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

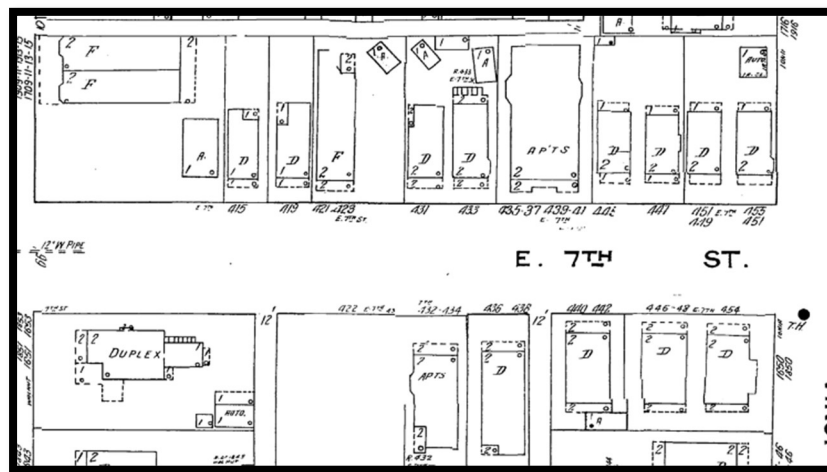
Historic District Design Guidelines, “New Construction” and “Windows/Awnings/Shutters”

- Secretary of the Interior’s Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior’s Standards for Rehabilitation (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.

LOCATION MAP



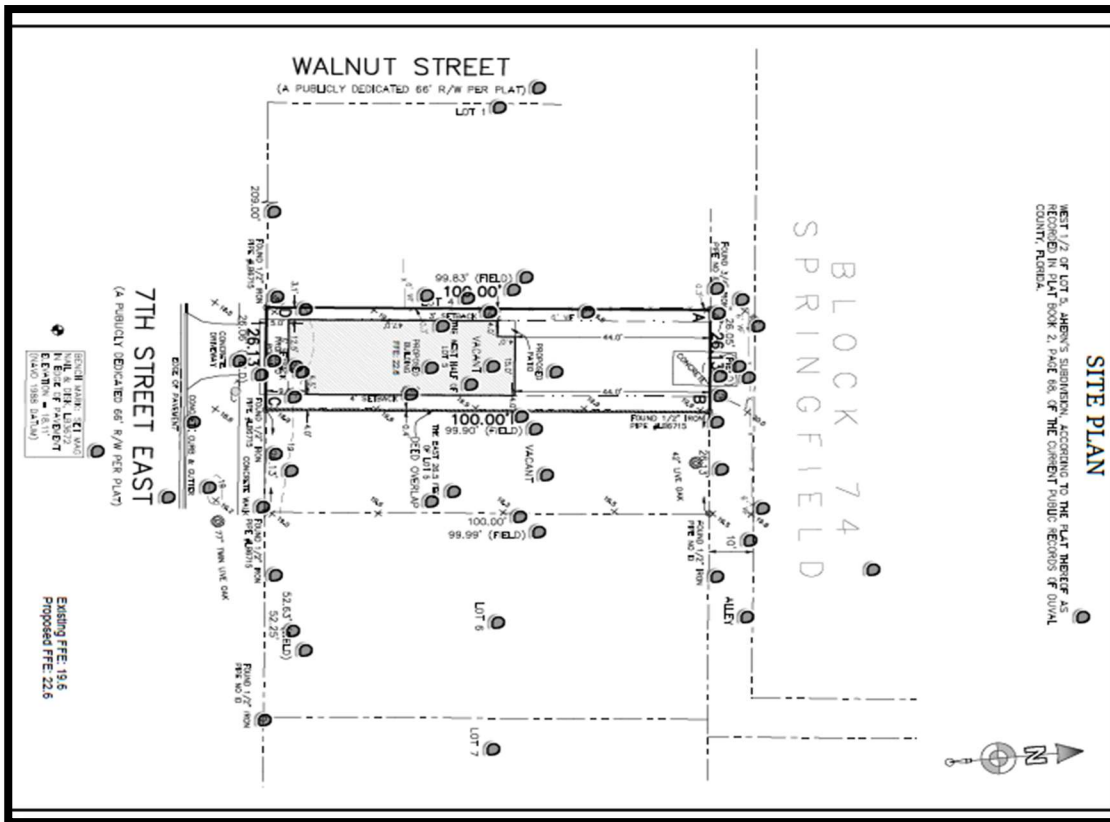
JACKSONVILLE SANBORN MAP SCREENSHOT



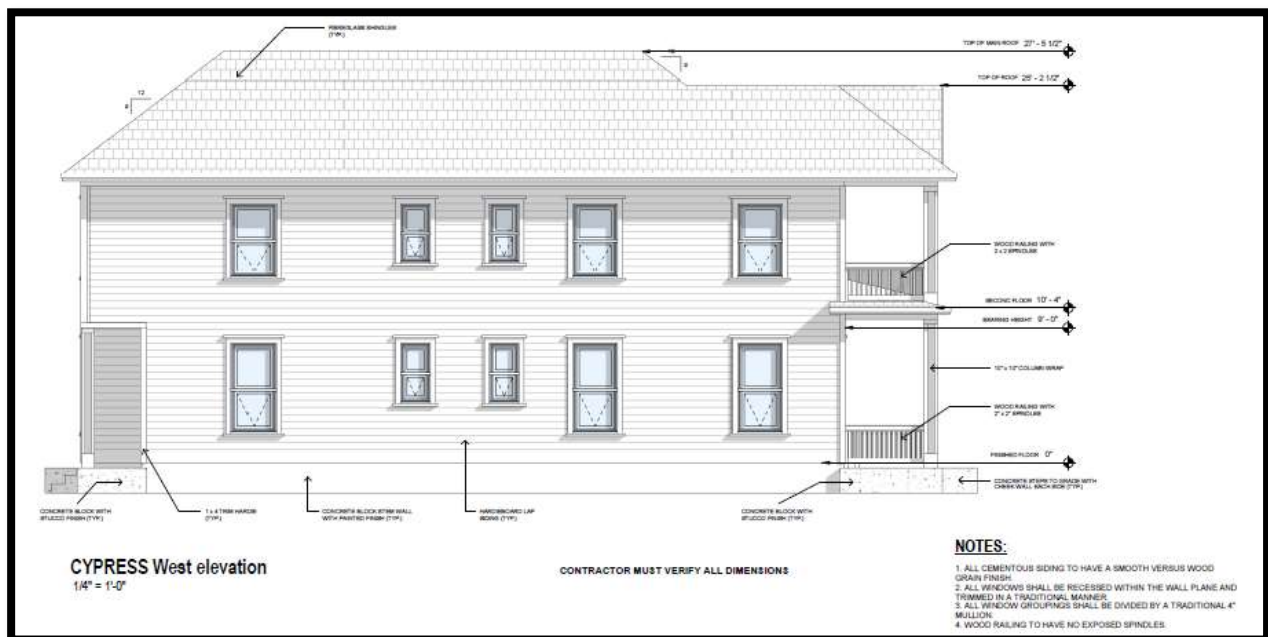
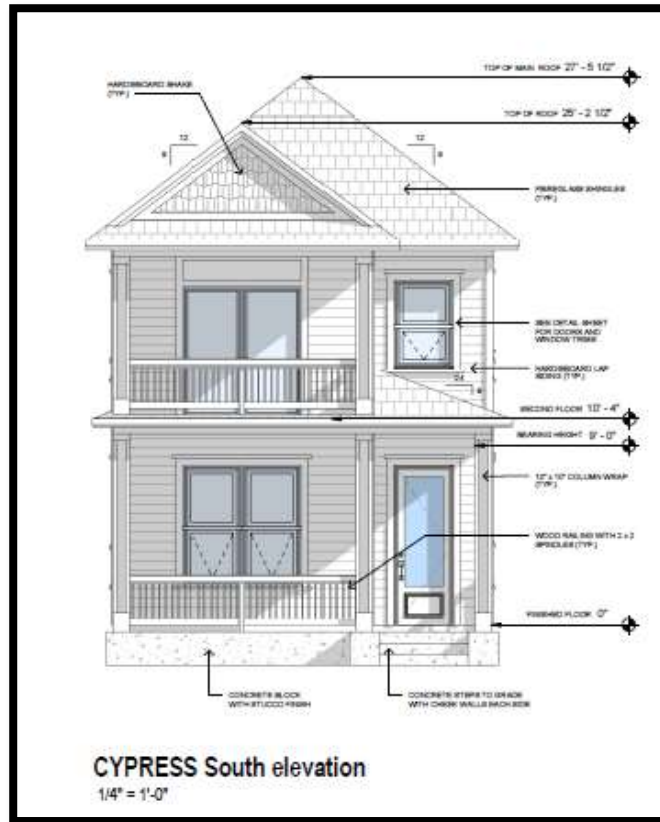
PICTURE OF PROPERTY WITH POSTED SIGN

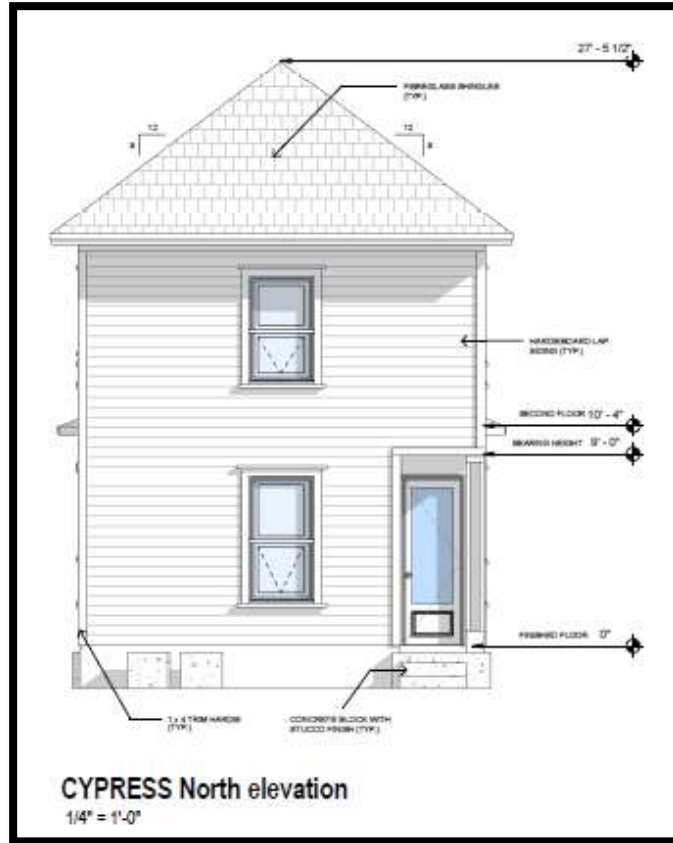


PROPOSED SITE PLAN SUBMITTED DECEMBER 4, 2025



ELEVATION DRAWINGS SUBMITTED DECEMBER 23, 2025





ADJACENT PROPERTY PHOTOS SUBMITTED DECEMBER 4, 2025



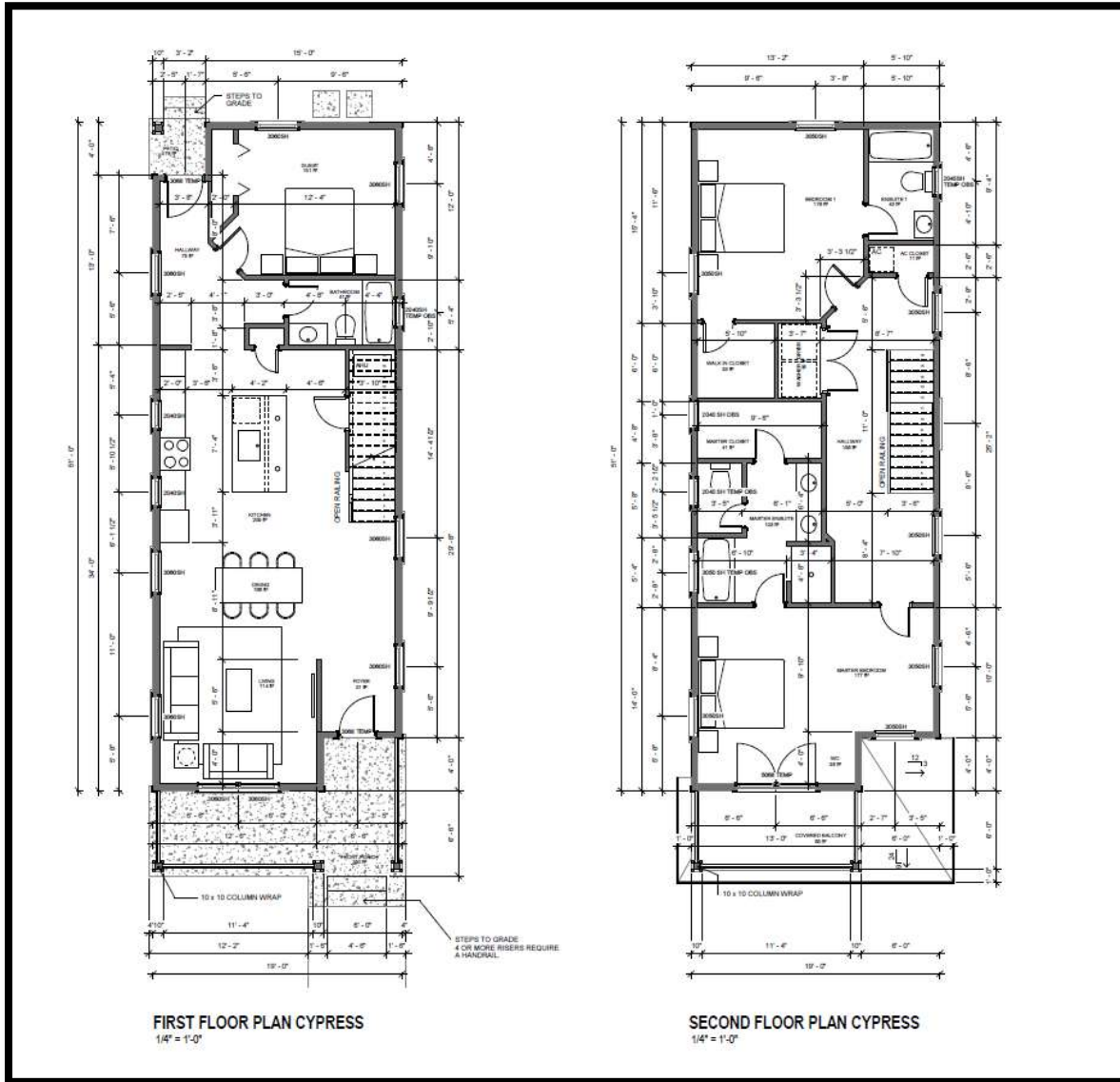
Contributing:

- 415 East 7th Street (1914 – single-family)
- 439 East 7th Street (1914 – multi-family)
- 432 East 7th Street (2017 – single-family) *
- 421 East 7th Street (1914 – multi-family)

All dates of construction are from Property Appraiser.

**Please note that 432 East 7th Street is listed as contributing, however, the original contributing structure has been demolished, and the current structure was built in 2017.*

FLOOR PLAN SUBMITTED DECEMBER 4, 2025



MATERIALS LIST SUBMITTED DECEMBER 4, 2025**Materials list:**

- Exterior Fabric
 - Smooth Hardie board lap siding, Smooth Hardie trim
 - Concrete block with stucco finish
- Porch
 - Wood with beadboard ceiling
 - Concrete floor
 - Concrete steps
 - Wooden railings with 2x2 spindles
 - Cheek wall with concrete cap
- Roof
 - Architectural shingle
- Exterior door
 - ¾ lite glass entry door
- Windows
 - Vinyl single hung
 - One over one light pattern
- Front walk
 - Concrete

SETBACKS SUBMITTED DECEMBER 4, 2025**Proposed New Build setbacks:**

RE# 072229 0000 (0 East 7th Street)

- a) Front setback (South): 5 feet.
- b) Side setback (West): 4 feet.
- c) Side setback (East): 3 feet.
- d) Rear setback (North): 44 feet.

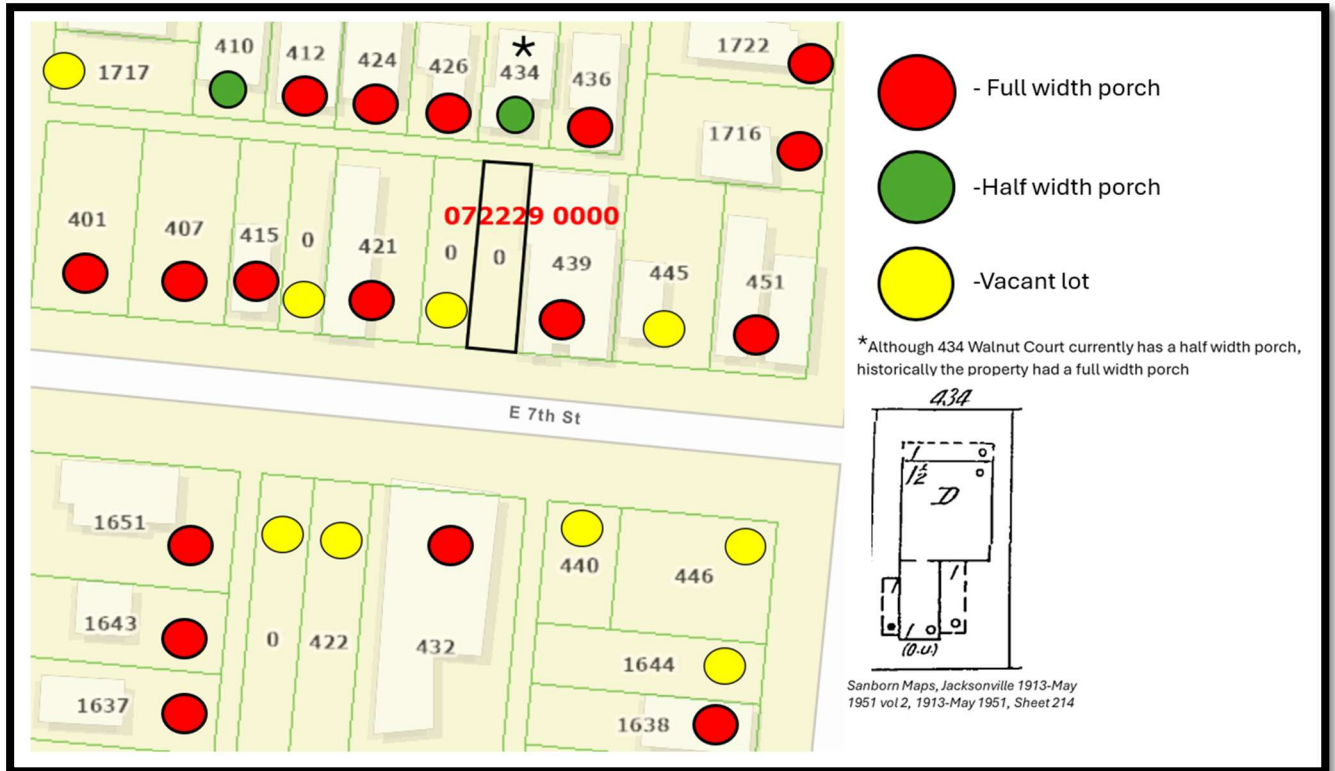
FFE (Finished Floor Elevation)

- a) Existing FFE: 19.6
- b) Proposed FFE: 22.6 (3 feet increase)

Adjacent Structure setbacks:

1. 421 East 7th Street – Front setback: 5 feet.
2. 439 East 7th Street – Front setback: 5 feet.
3. 415 East 7th Street – Front setback: 5 feet.

PORCH ANALYSIS MAP



Application For Certificate Of Appropriateness

Application Info

Tracking #	33254	Application Status	FOUND SUFFICIENT
Date Started	12/04/2025	Date Submitted	12/04/2025

Planning and Development Department Info

COA #	COA-25-33254
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	12/26/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	1/28/2026
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
M & M	ESTATE	
Company Name		
M M HOMES		
Mailing Address		
1354 N LAURA STREET		
City	State	Zip Code
JACKSONVILLE	FL	32206
Phone	Fax	Email
904 613 7880		MMESTATEJAX@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
SINGAREDDY	MALLIK	
Company/Trust Name		
M M HOMES		
Mailing Address		
1354 N LAURA STREET		
City	State	Zip Code
JACKSONVILLE	FL	32206
Phone	Fax	Email
9046137880		MMESTATEJAX@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	072229 0000

[Empty input field]

Location Of Property

General Location

Springfield Historic District

House #

0

Street Name, Type and Direction

7TH ST E

Zip Code

32206

Type Of Improvement

- Addition
- Driveway
- New Construction
- Accessory Structures
- Alteration
- Relocation
- Window Replacement
- Other/Minor Repairs
- Fencing
- Demolition
- Reroof

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

NEW CONSTRUCTION OF A SINGLE FAMILY HOUSE.

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list ANDERSON, JERMAINE

New Construction - Required Attachments For Complete Application

- Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan. (To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- Materials** - Materials identified and product info.
- Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- Description Of Any Demo**
- Adjacent Structures Setbacks**

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	CYPRESS ELEVATION
<input checked="" type="checkbox"/>	415 EAST 7TH STREET
<input checked="" type="checkbox"/>	421 EAST 7TH STREET
<input checked="" type="checkbox"/>	439 EAST 7TH STREET
<input checked="" type="checkbox"/>	432 EAST 7TH STREET

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW, AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 01.02.26

COA#: 33254

Address: 1354 N. Laura Street
Jacksonville
FL 32206

Owner: M2M Homes (Mallik Singareddy)

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 33254 were posted on the property/site located at:

072229-0000
Real Estate Number(s)

07th St E
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name MALLIK SINGAREDDY

Signature Mallik Singareddy

Dated this 01 day of 02, 2026.

5-76 37-2S-26E
 AHERNS S/D
 E 26.5 LOT 5 BLK 74

SINGAREDDY MALLIK
 1651 WALNUT ST
 JACKSONVILLE, FL 32206-4640

2025

R-072229-0000

Map Id: 6412 101200.22 1.35 1.00 1.00 NE SPRINGFIELD



BUILDING CHARACTERISTICS							
CATEGORY	TYPE	%	PTS				
CATEGORY		UNITS	ADJ				
BASE RATE ADJ			ADJ				
TOTAL ADJUSTED POINTS			0				
DEPRECIATION ADJ			ADJ				
TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD		
0		0		0.00	0.00%		
SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE	

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	0		
EXTRA FEATURE VALUE	0		
TOTAL MARKET LAND VALUE	26,488		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	26,488		
ASSESSED VALUE	26,488		
CAP BASE YEAR	0		
TAXABLE VALUE	26,488		
EXEMPTIONS	None		
TOTAL EXEMPTIONS VALUE	0		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		
PERMIT NO.	TP	ST.	ISSUE DATE

BUILDING:	0	AKA:
SITE ADDRESS:	E 7TH ST, JACKSONVILLE 32206-	

BUILDING: 0 AKA:
 SITE ADDRESS: E 7TH ST, JACKSONVILLE 32206-

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	21429	00357	02/14/2025	WD	U	V	05	75000	0	N	0	BOONE BRANDY	SINGAREDDY MALLIK	20250430
2	21313	01767	12/19/2024	WD	U	V	05	5000	0	N	0	INSPIRA FINANCIAL TRUST	BOONE BRANDY	20250121
3	21313	01765	12/19/2024	QC	U	V	11	100	0	N	0	NU VIEW IRA INC FBO	INSPIRA FINANCIAL TRUST	20250121
4	17035	01954	01/12/2015	WD	U	V	05	130000	0	N	0	SREY LANH	NU VIEW IRA INC	20150128

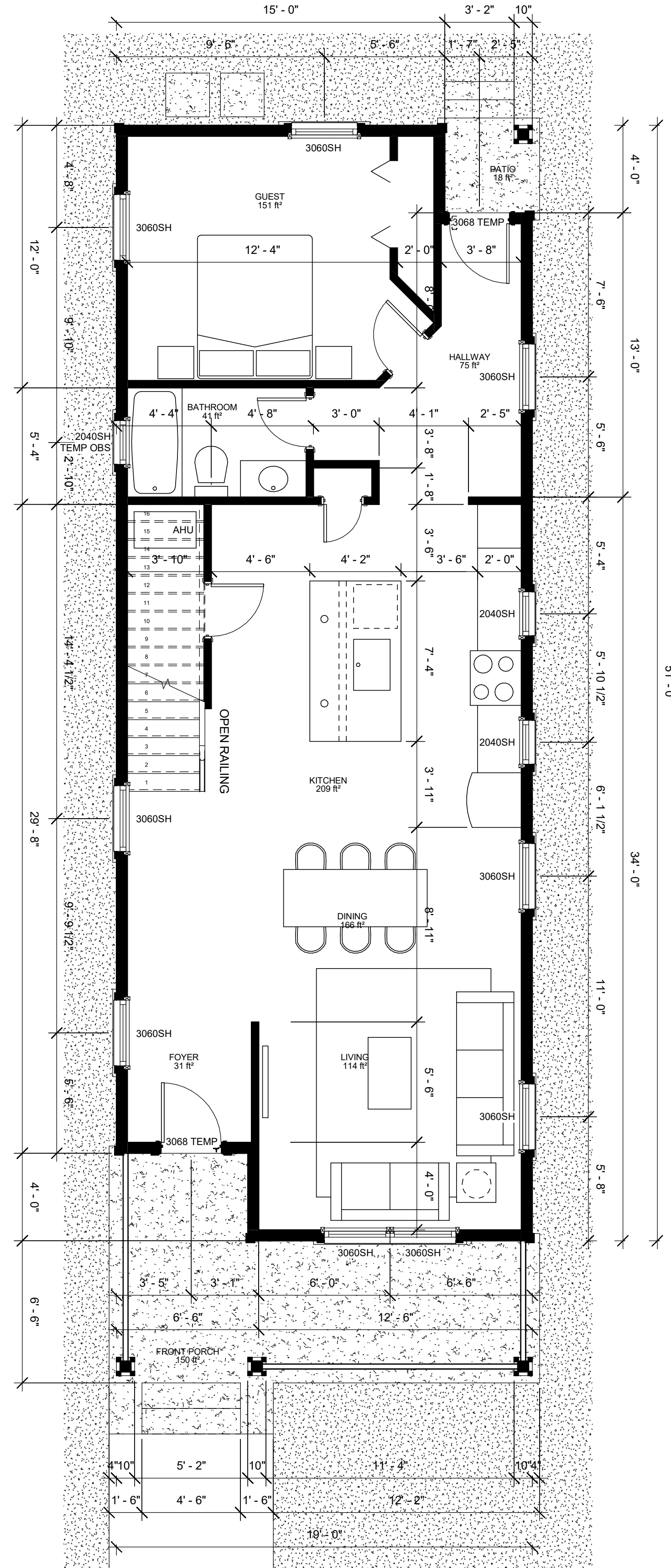
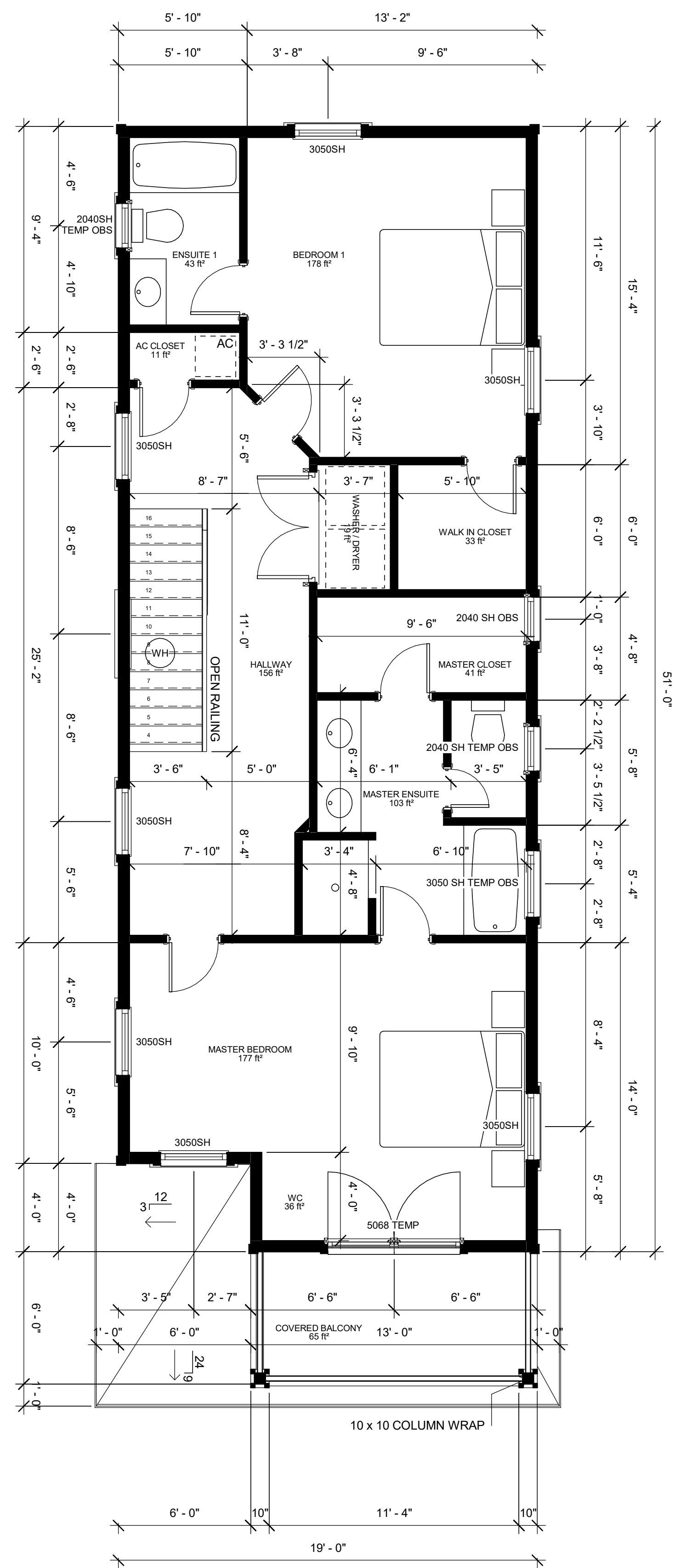
ACREAGE	0.00	PRICE/SF	0.00

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRAISAL DATES DATE	APPRAISED BY	
																			BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	03/05/1992 04/16/2025 05/20/2010	KP EMP MJS

L T	L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0101	RES MD 8-19 UNITS PER AC	0.00	100.00		RMD-S	22.00	96.00	100.00	22.00	F	1	0.86	1.00	1,400.00	1,204.00	26,488

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

Architectural Drawings and Site Plan



BUILDING AREAS:

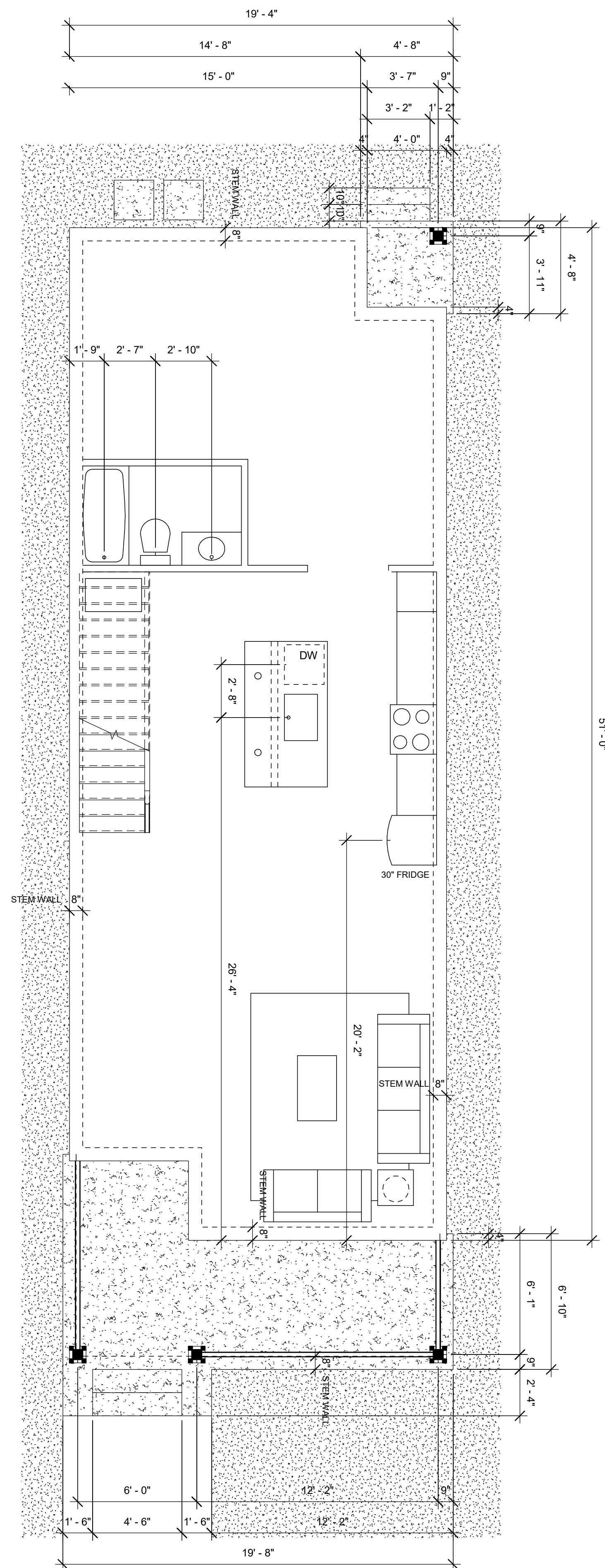
1ST FLOOR HEATED AREA:	792 SF
2ND FLOOR HEATED AREA:	796 SF
TOTAL HEATED AREA:	1588 SF
FRONT PORCH:	150 SF
COVERED BALCONY:	65 SF
COVERED PATIO:	18 SF
TOTAL UNDER ROOF:	1821 SF

NOTES:

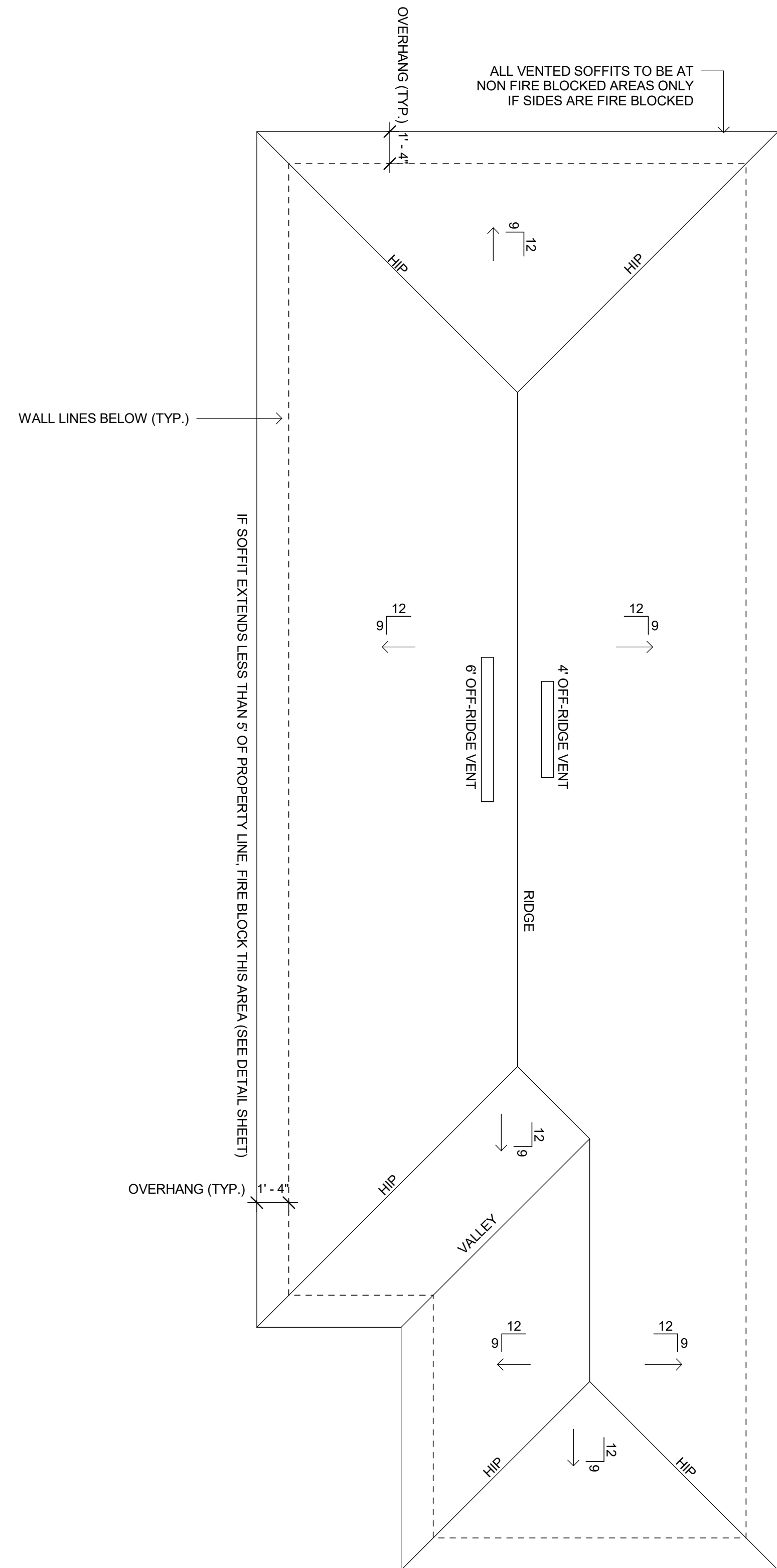
- IF SHOWER HAS GLAZING ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5
- PROVIDE TEMPERED GLASS AS REQUIRED.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS.

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Locality	
RE# 072229-0000	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
FLOOR PLANS CYPRESS - MIRRORED	Date
Scale	11/29/2025 12:12:25 AM
Dimensions	Drawing code
34" x 22"	02-AB

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FOUNDATION PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

VENT CALCULATIONS

SOFFIT VENTS

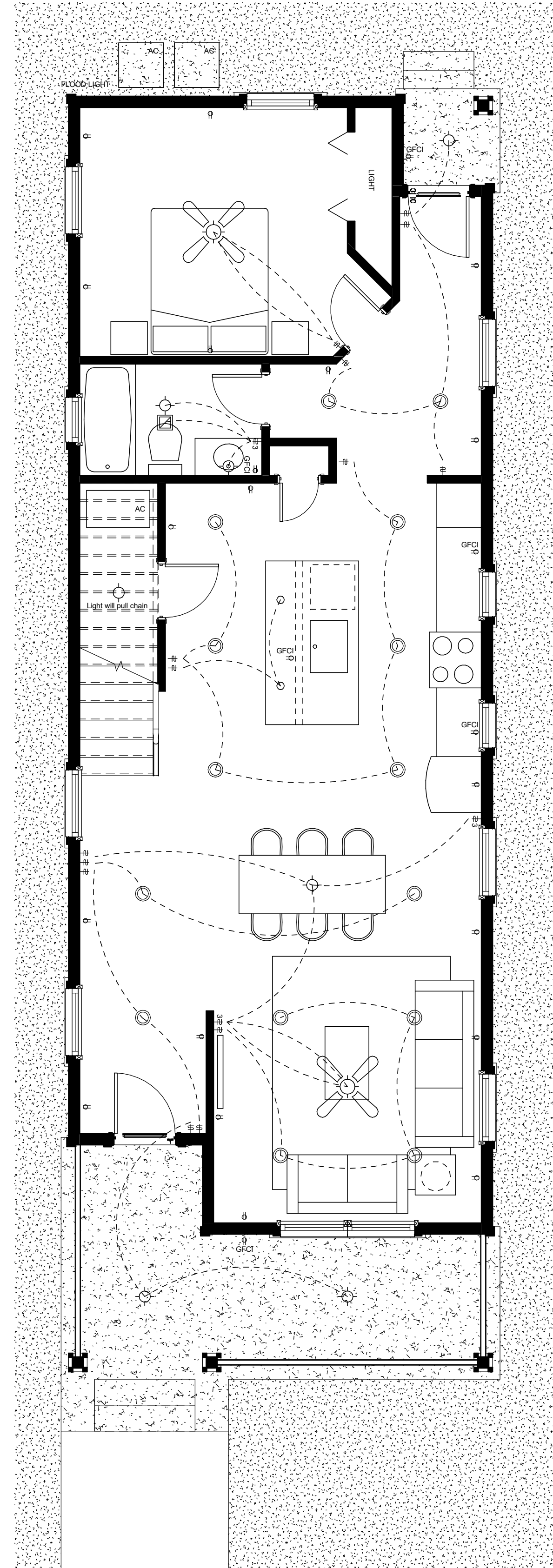
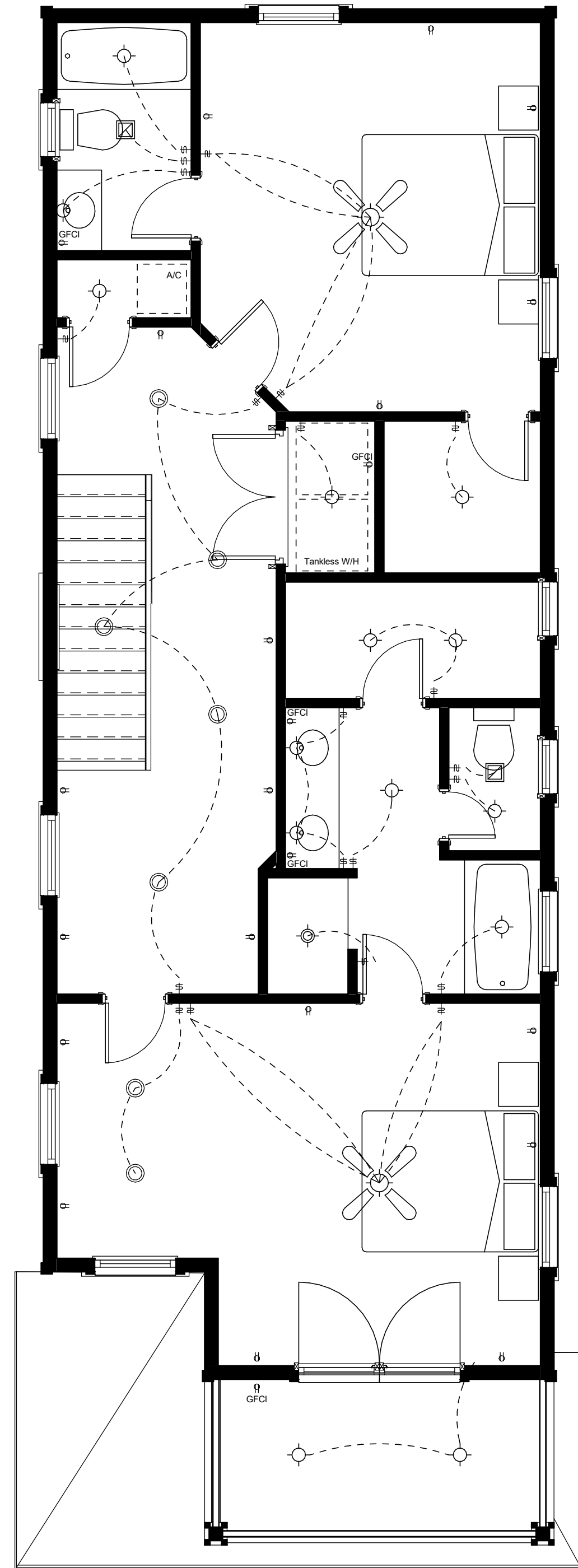
VENTILATED ATTIC AREA: 1234 SQ. FT.
1234 / 300 = 4.11 SQ. FT.
4.11 SQ. FT. X 144 = 592 SQ. IN. TOTAL NET FREE VENT AREA
592 X 50% = 296 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
296 / 6.55 = 45 LF VENTED SOFFIT REQUIRED

OFF-RIDGE VENTS

VENTILATED ATTIC AREA: 1234 SQ. FT.
1234 / 300 = 4.11 SQ. FT.
4.11 SQ. FT. X 144 = 592 SQ. IN. TOTAL NET FREE VENT AREA
592 X 50% = 296 SQ. IN. NET FREE
(1) 4' AND (1) 6' OFF-RIDGE VENT REQUIRED
(4' = 144 SQ. IN. EACH; 6' = 216 SQ. IN. EACH; 8' = 288 SQ. IN. EACH)

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Locality	
RE# 072229-0000	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
FOUNDATION AND ROOF PLAN C/PRESS - MIRRORED	Date
1/4" = 1'-0"	11/29/2025 12:12:25 AM
Dimensions	Drawing code
34" x 22"	03-AB

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LEGEND

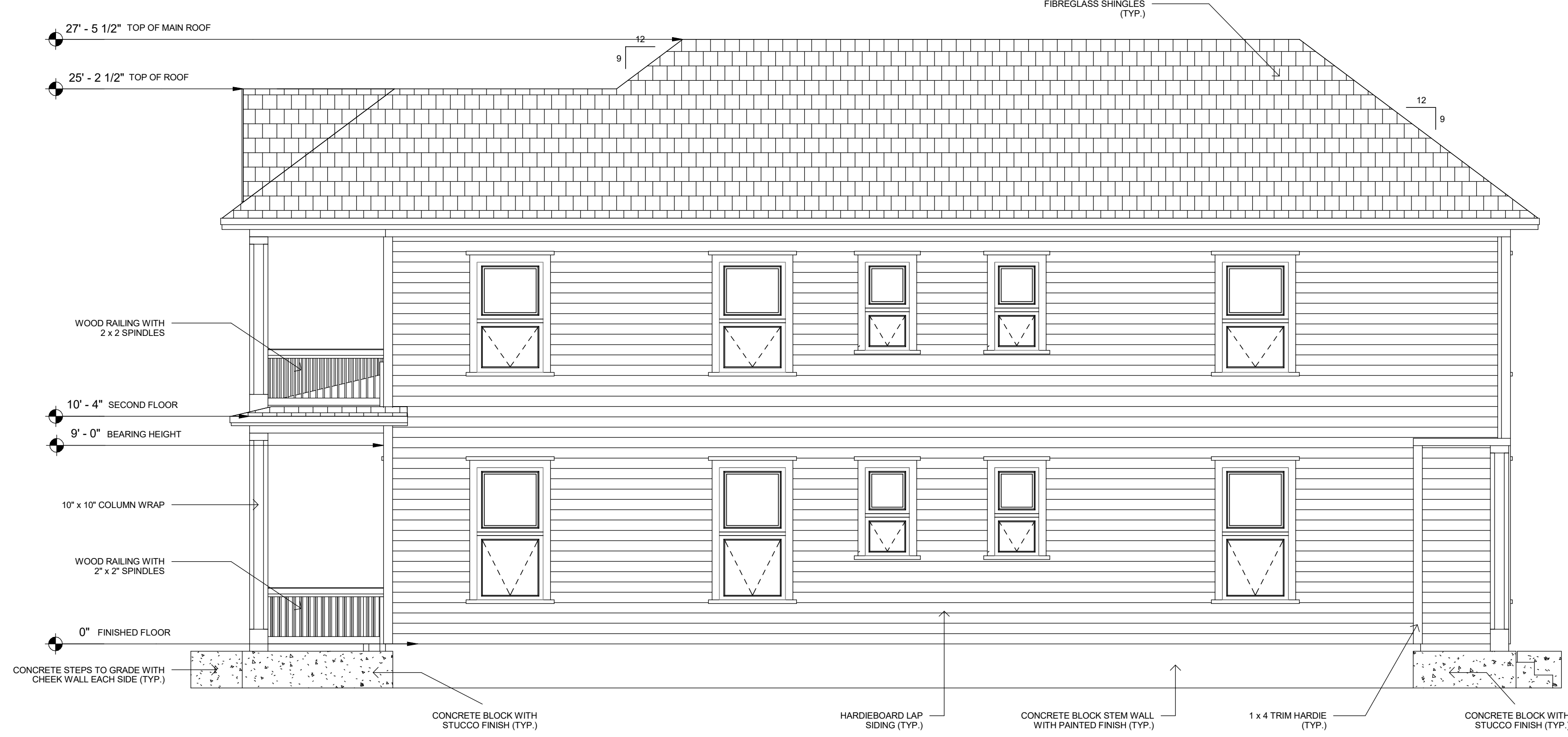
	(2) 110V OUTLETS
	(1) 220V DISCONNECT
	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1X4 FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:
 ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
 ALL FIXTURES TO BE CFL OR LED.
 ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.

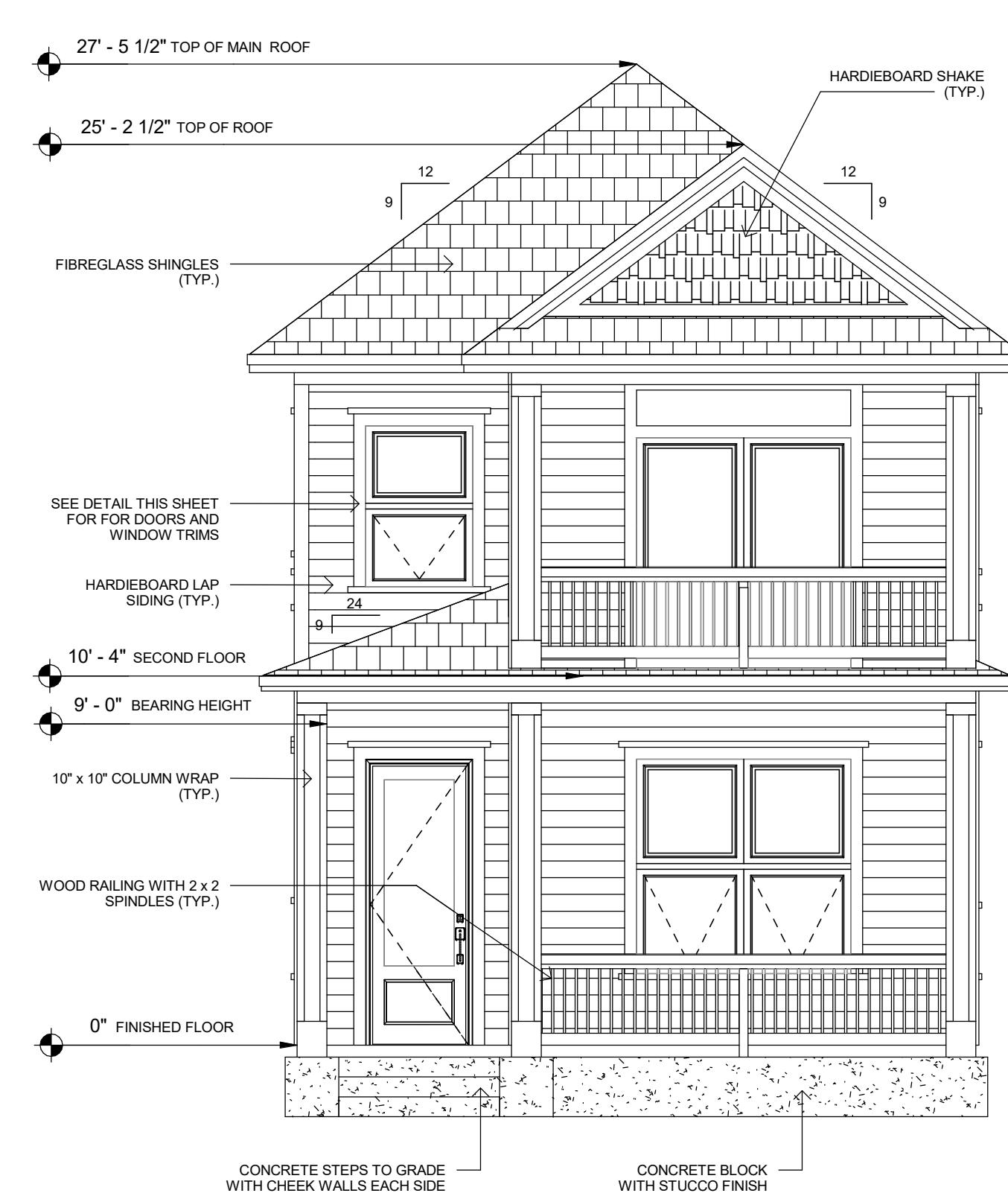
ELECTRICAL PLANS CYPRESS MIRRORED
 1/4" = 1'-0"

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Locality	
RE# 072229-0000	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
ELECTRICAL PLAN CYPRESS - MIRRORED	
Scale	Date
1/4" = 1'-0"	11/29/2025 12:12:25 AM
Dimensions	Drawing code
34" x 22"	04-AB

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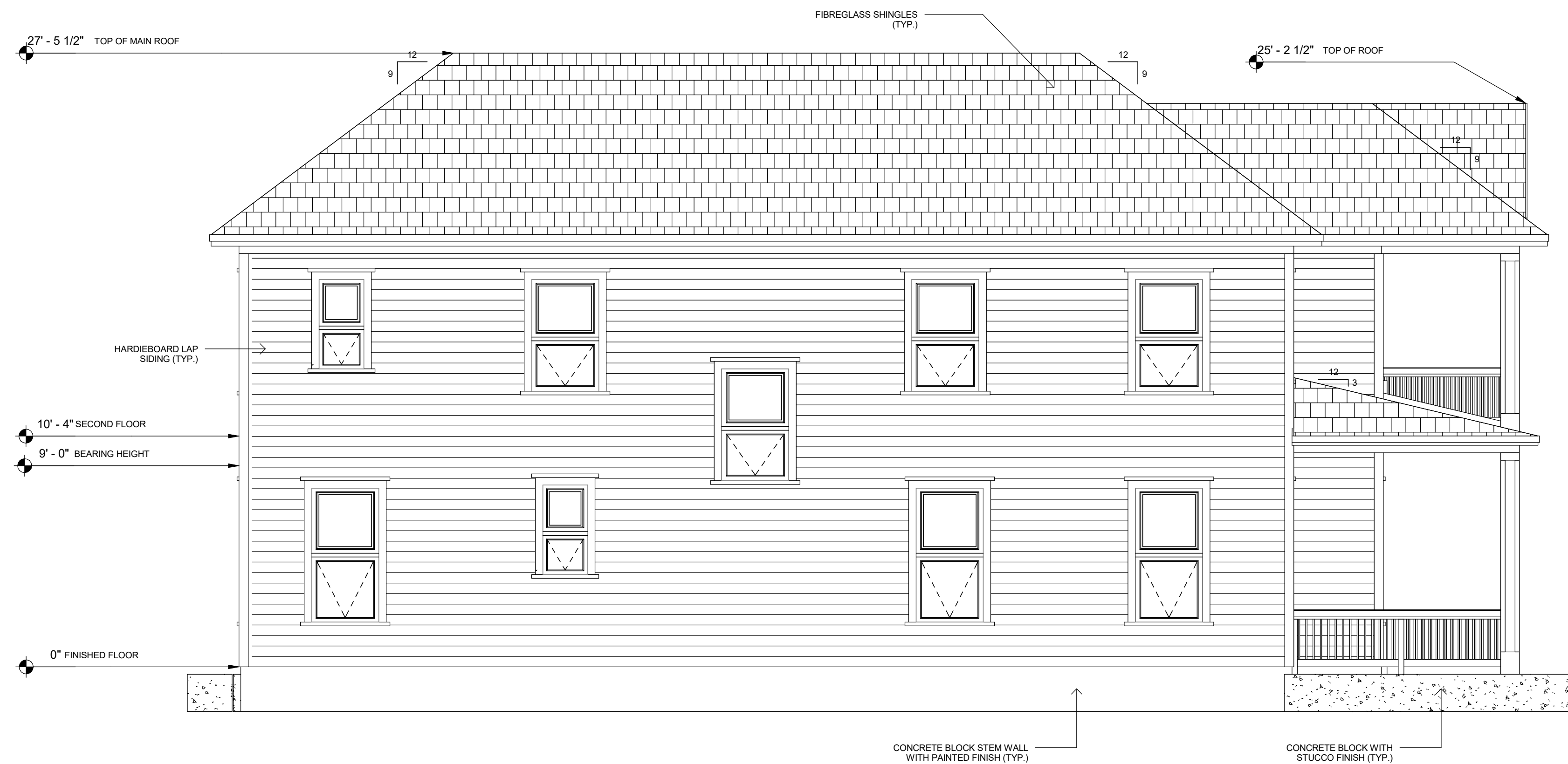
CYPRESS EAST ELEVATION
1/4" = 1'-0"



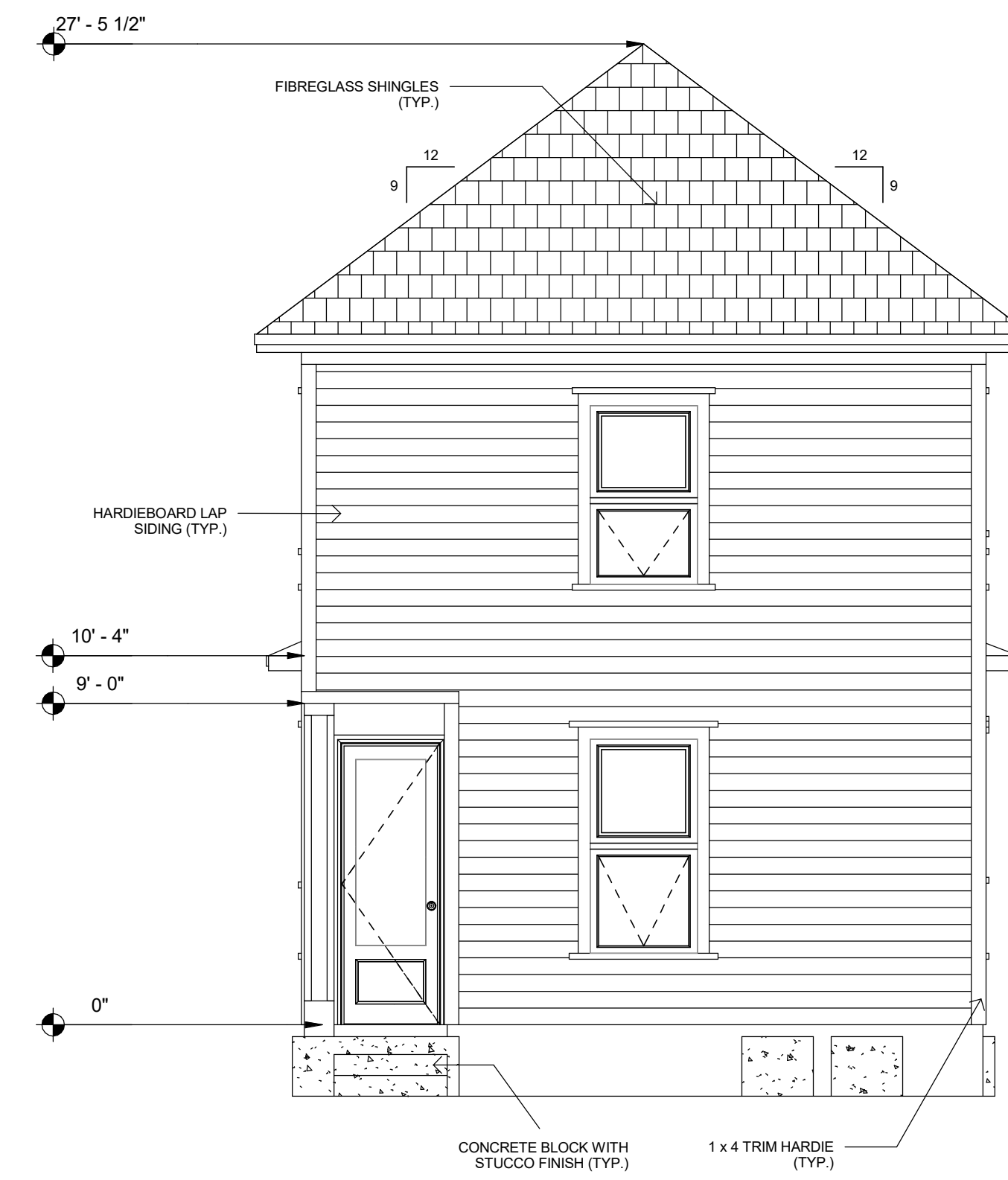
CYPRESS SOUTH ELEVATION
1/4" = 1'-0"

NOTES:

1. ALL CEMENTOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.



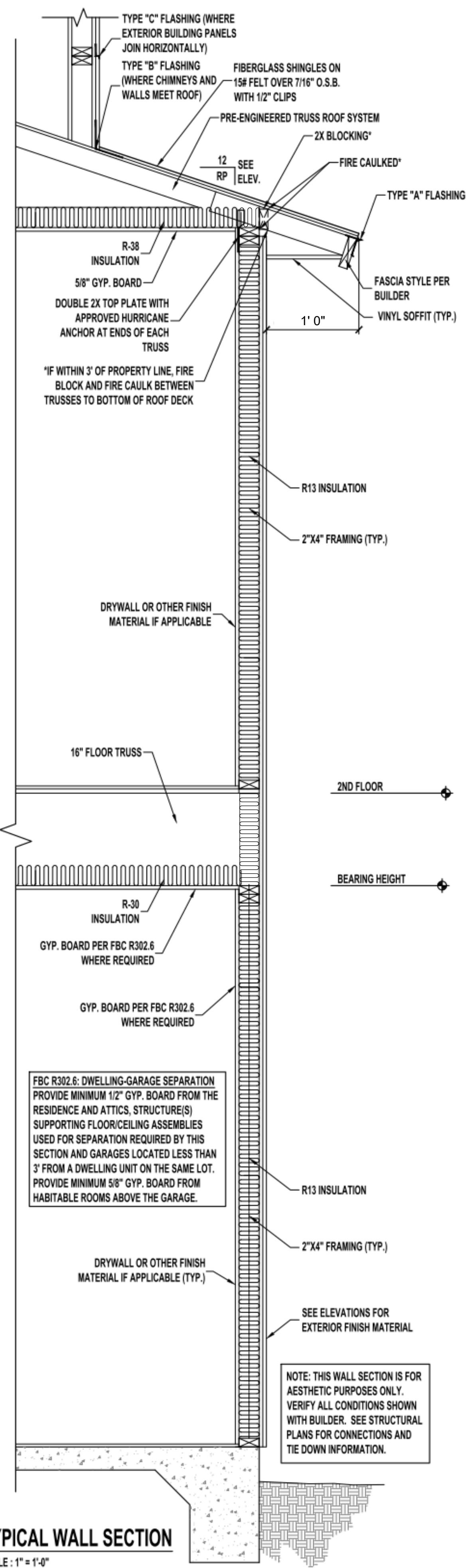
CYPRESS WEST ELEVATION
1/4" = 1'-0"



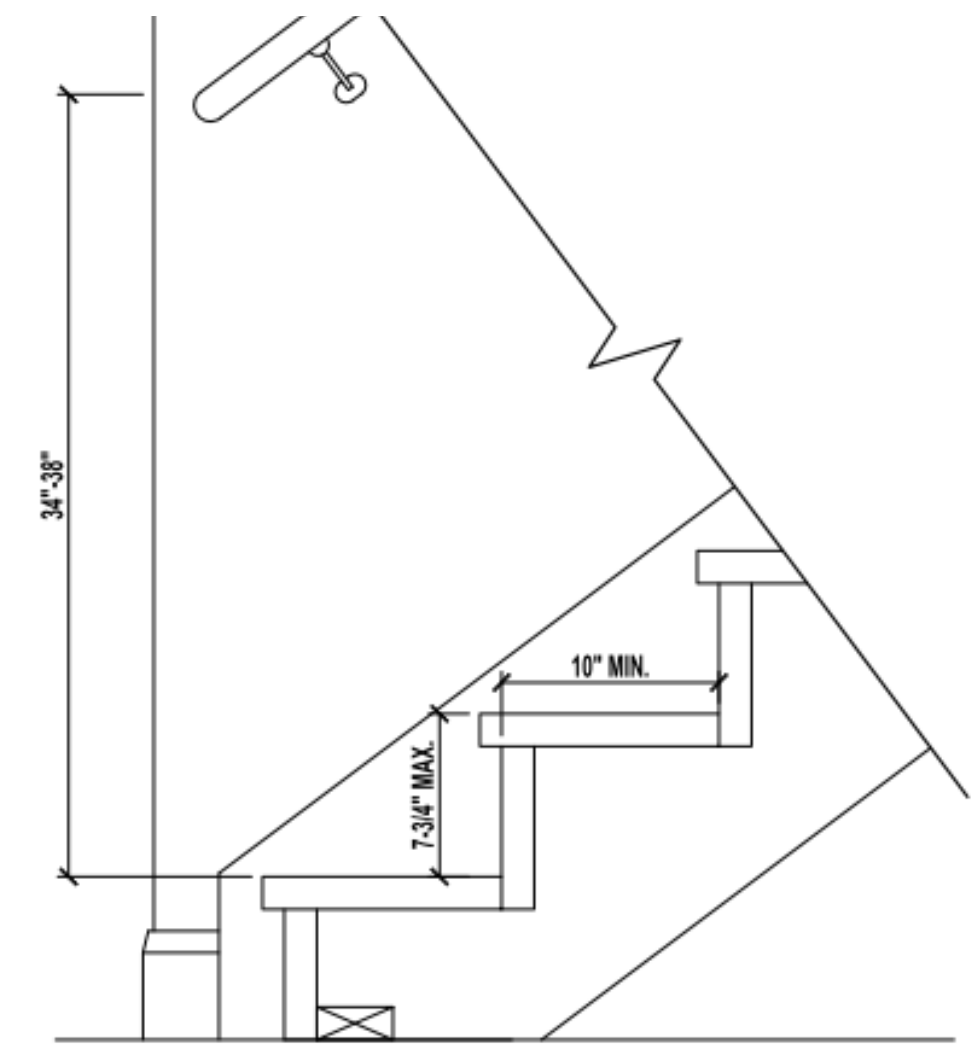
CYPRESS NORTH ELEVATION
1/4" = 1'-0"

Project	NEW CONSTRUCTION HOMES	Project code	2022-1480
Locality	RE# 072229-0000	Client	M&M Homes, 1354 N Laura St. Jacksonville, FL 32206
Discipline	Architecture	Phase	Concept Design
Phase code	01	Series	Approval Drawings
Drawing	ELEVATIONS CYPRESS - MIRRORED	Scale	1/4" = 1'-0"
Date	11/29/2025 12:12:26 AM	Dimensions	34" x 22"
Drawing code	05-AB		

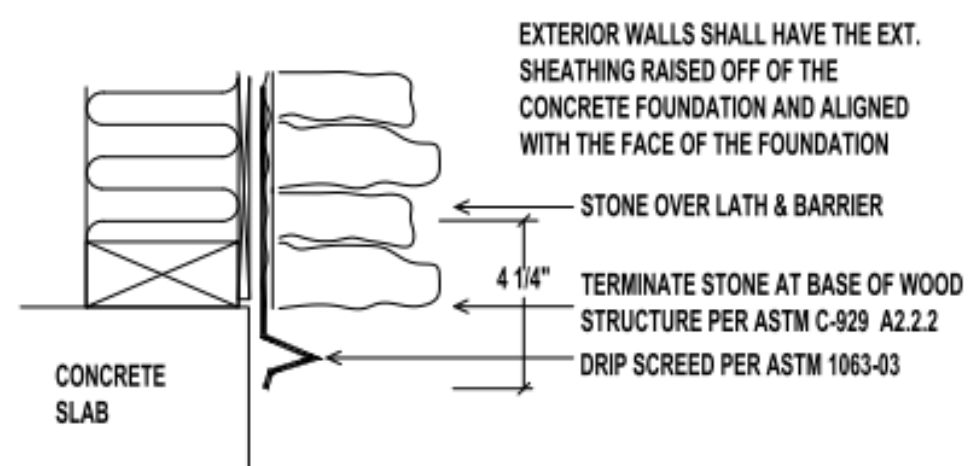
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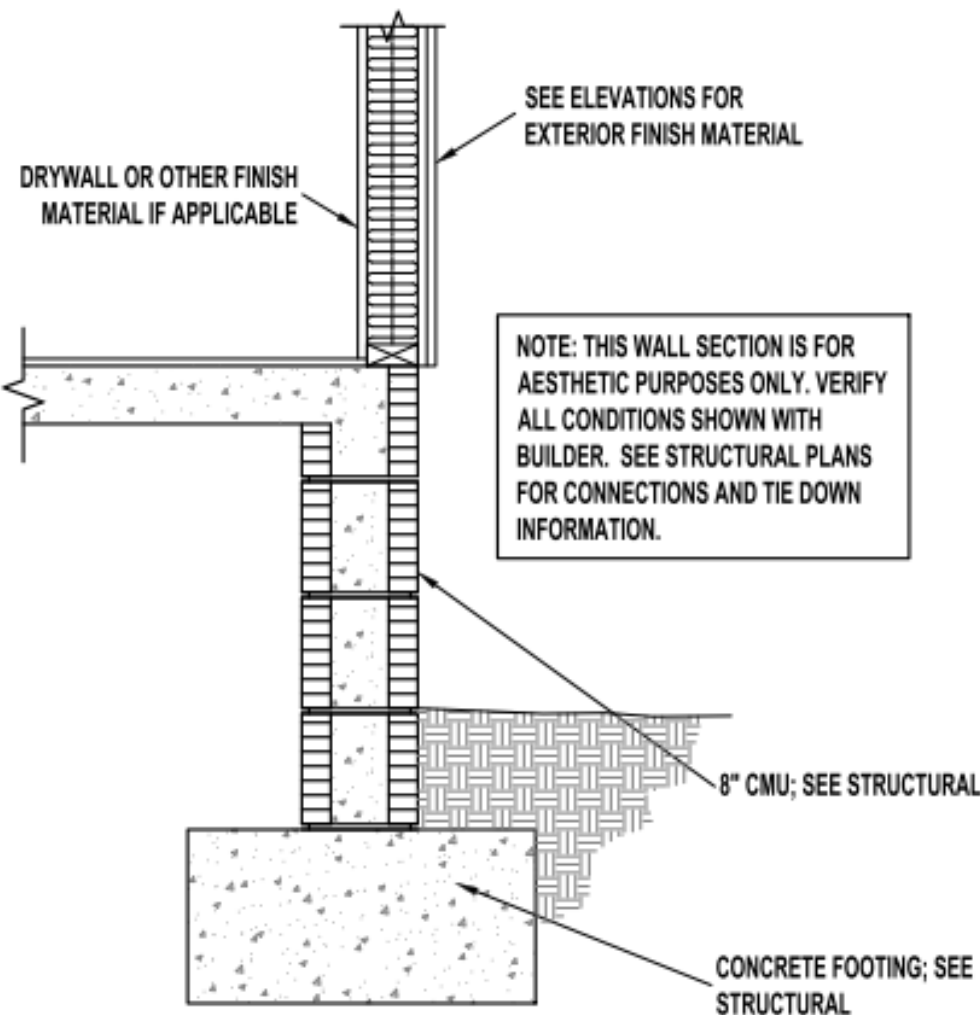
TYPICAL WALL SECTION
SCALE: 1" = 1'-0"



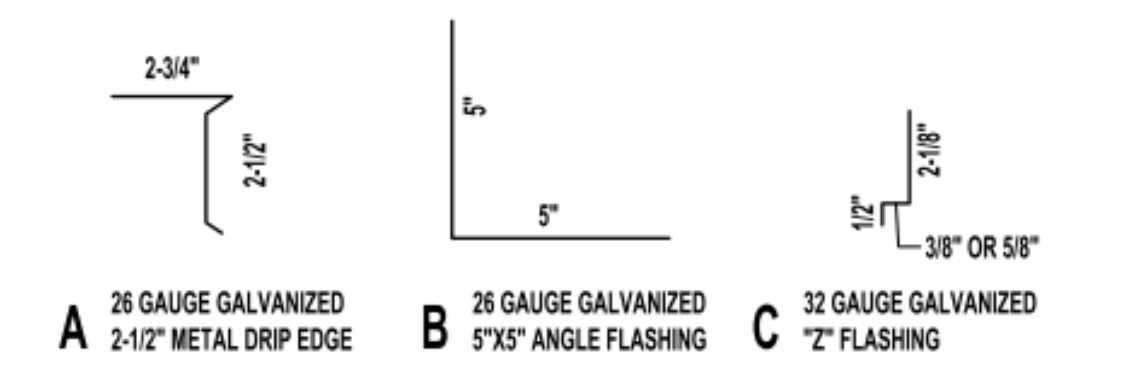
STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



STONE APPLICATION DETAIL
SCALE: N.T.S.

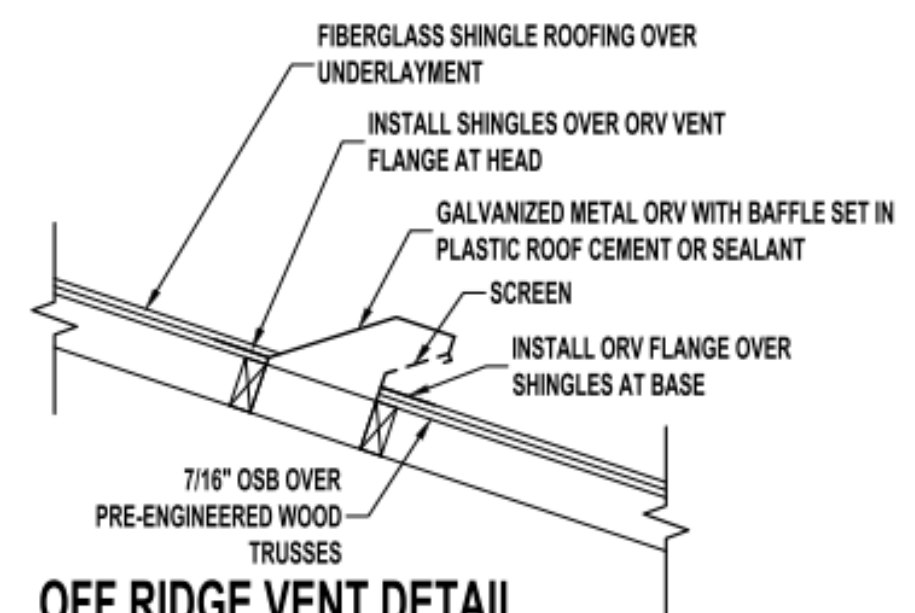


TYPICAL WALL SECTION (STEM WALL OPTION)
SCALE: 1" = 1'-0"

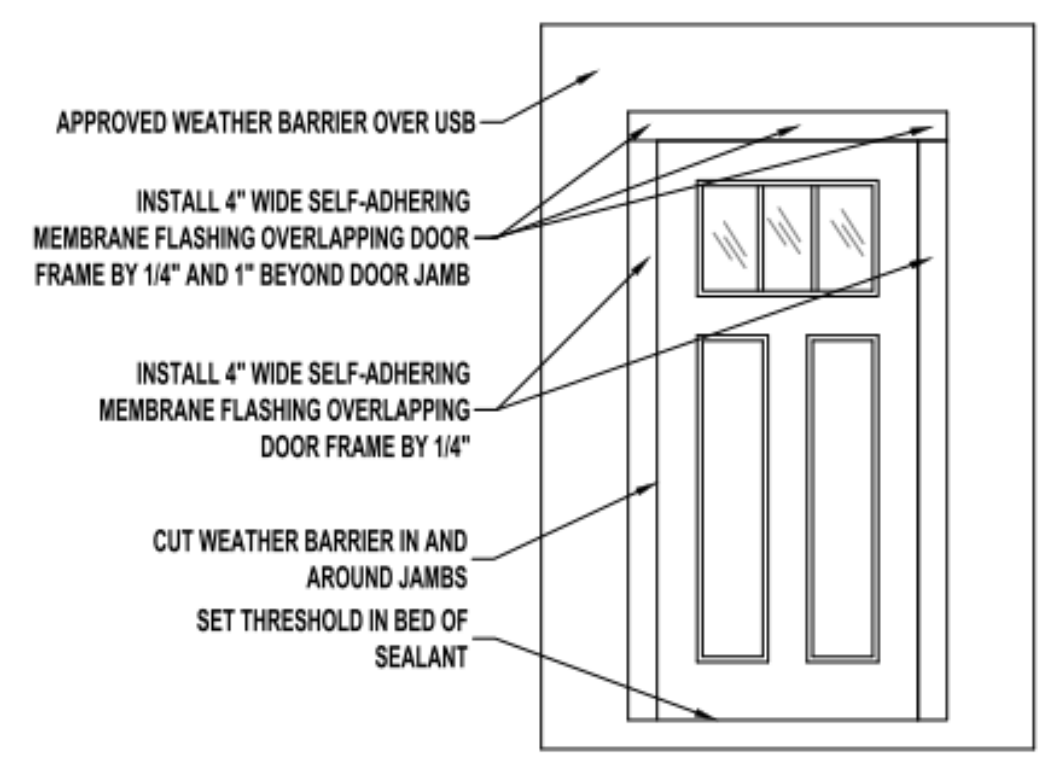


FLASHING DETAILS AND SHINGLE INFORMATION

SCALE: 3" = 1'-0"



OFF RIDGE VENT DETAIL
NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

- GENERAL NOTES:**
1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
 2. 5/8" TYPE 'X' GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITABLE SPACE IS ABOVE PER FBC R302.6.
 3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
 4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

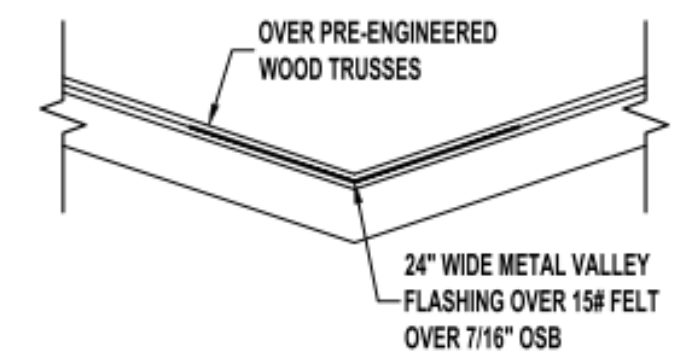
- GUARDRAIL NOTE:**
- DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
- *HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
- *OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

- HANDRAIL NOTE:**
- DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
- *HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
- *CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
- *SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

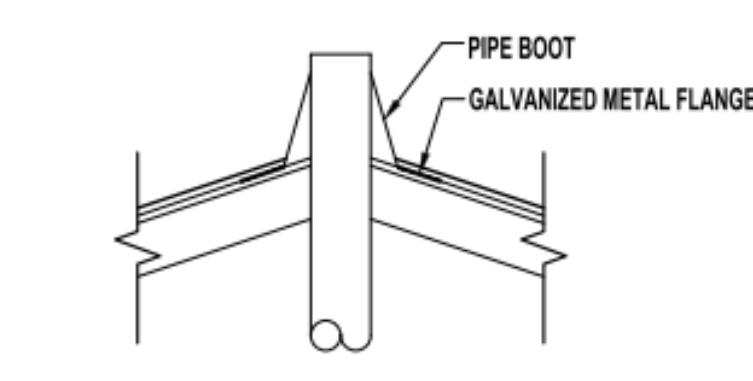
- STAIR NOTE:**
- DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
- *RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER. TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
- *WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

- R703.4 FLASHING:**
- APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
 2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
 5. AT ALL WALL AND ROOD INTERSECTIONS.
 6. AT BUILT IN GUTTERS.

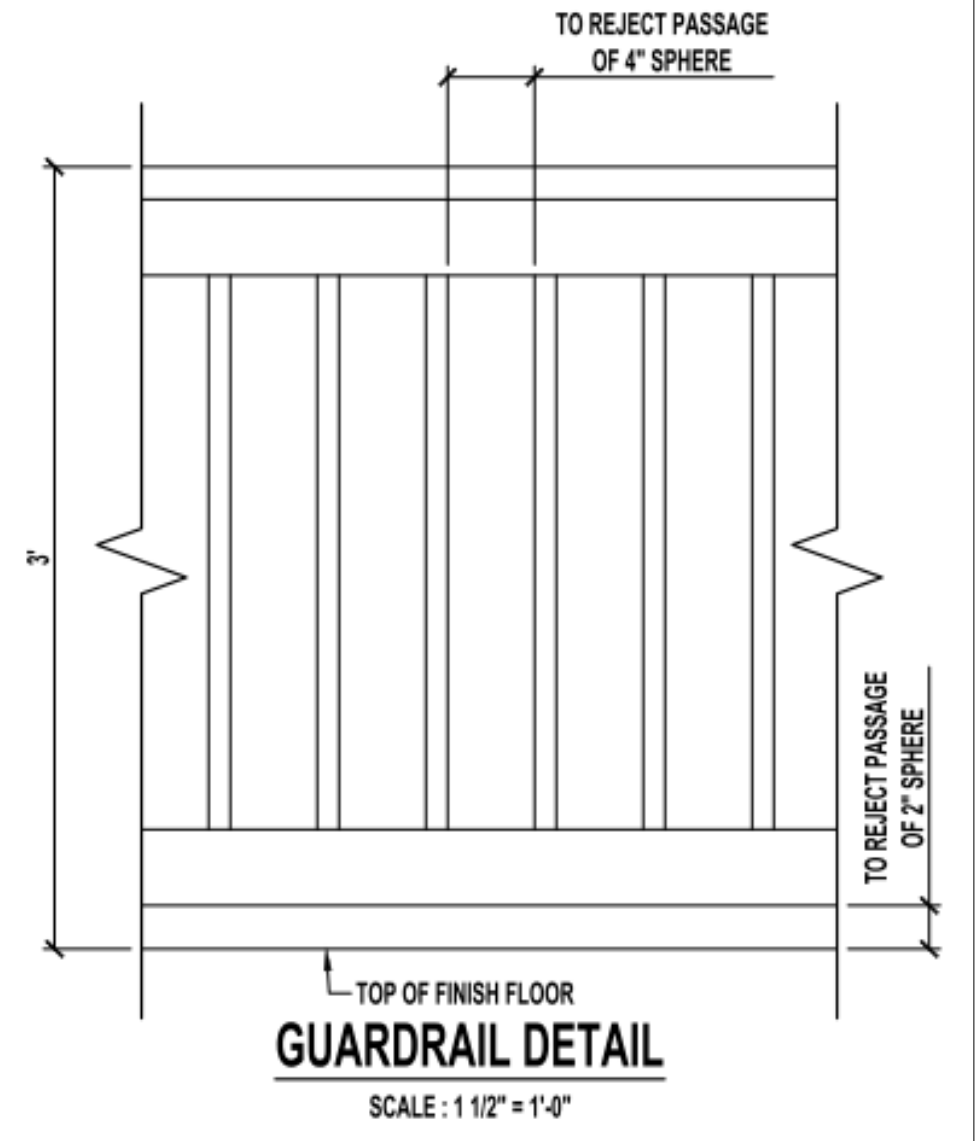
- VALLEY SHINGLE INSTALLATION:**
INSTALL SHINGLES USING WEAVE METHOD
1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
 2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



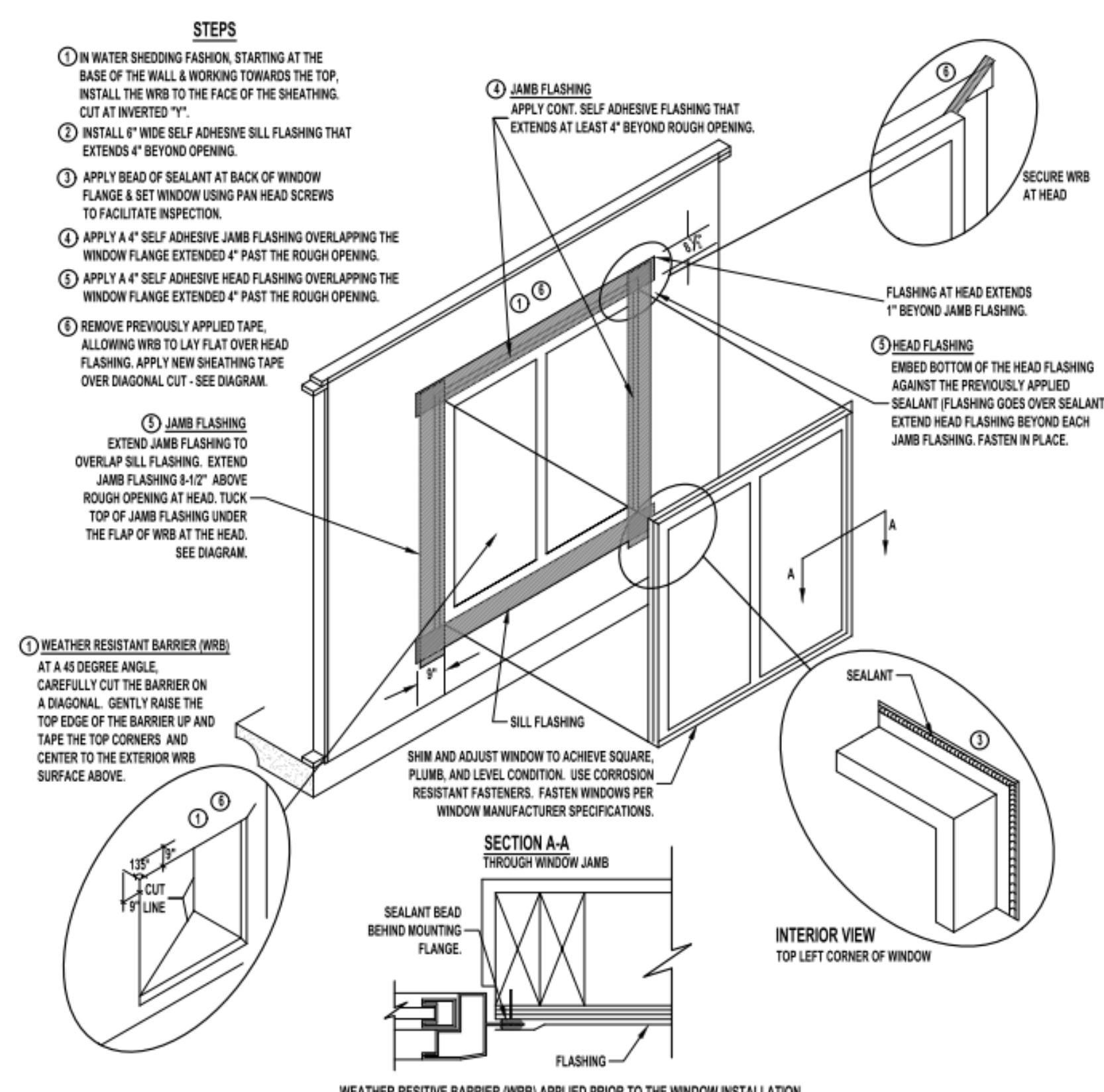
VALLEY FLASHING DETAIL
NOT TO SCALE



PLUMBING STACK FLASHING DETAIL
NOT TO SCALE



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



WINDOW INSTALLATION
SCALE: N.T.S.

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Locality	
RE# 072229-0000	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
DETAILS	
Scale	Date
1/8" = 1'-0"	11/29/2025 12:12:27 AM
Dimensions	Drawing code
34" x 22"	06-A

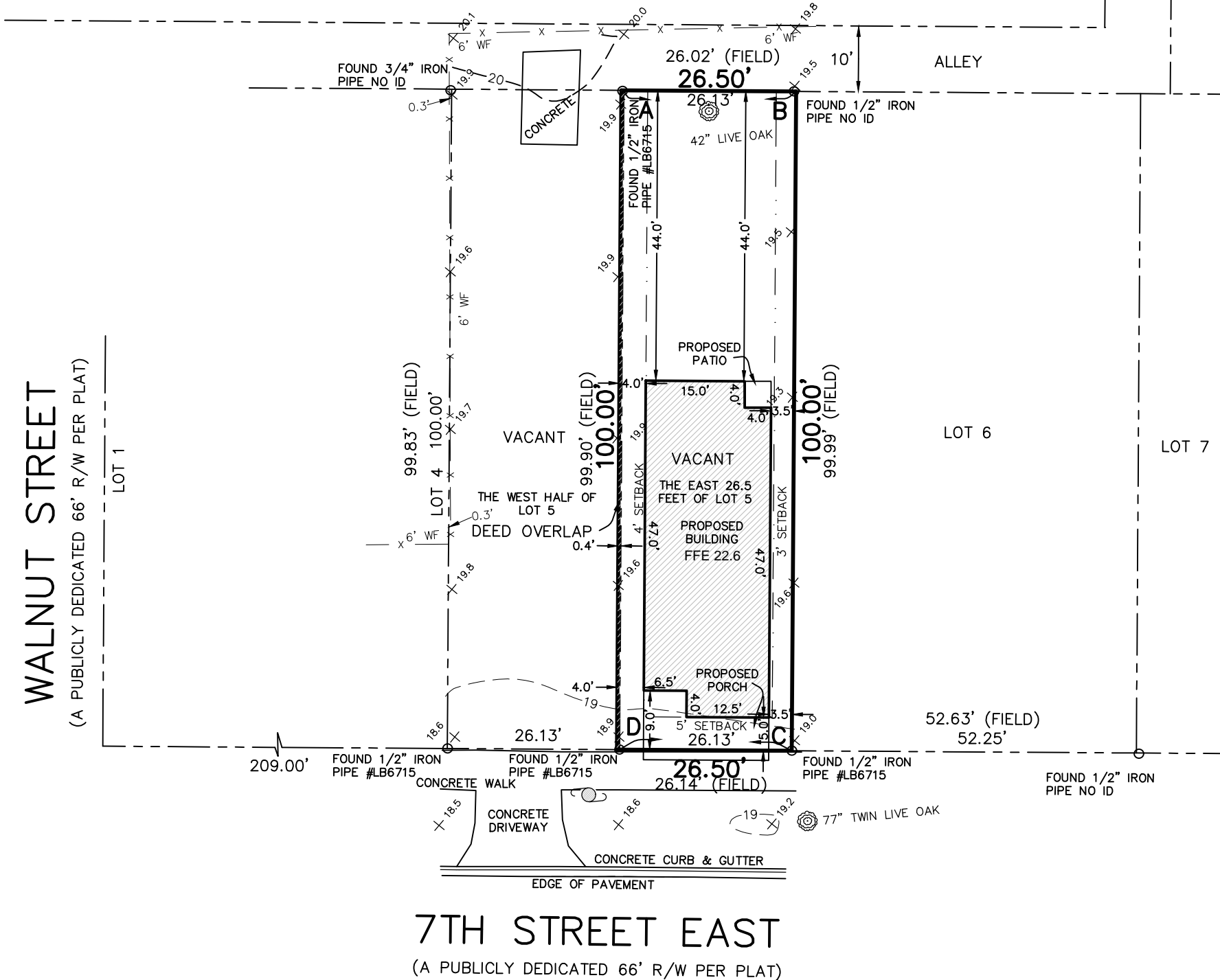
This design is the property of the author and may not be reproduced, published or copied in whole or in part without permission (s) even (s). All rights reserved by law.

SITE PLAN

EAST 26.5 OF LOT 5, AHERN'S SUBDIVISION OF BLOCK 74, SPRINGFIELD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 68, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



BLOCK 74 SPRINGFIELD



BENCH MARK: SET MAG
NAIL & DISK, LB3672
IN EDGE OF PAVEMENT
ELEVATION = 18.11'
(NAVD 1988 DATUM)

Existing FFE: 19.6
Proposed FFE: 22.6

GENERAL SURVEY NOTES

1. THIS IS A SITE PLAN.
2. NORTH IS PROTRACTED FROM PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A=90°06'06" B=89°58'14" C=89°49'05" D=90°06'35"
4. BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12i EQUIPMENT AND RUNNING TRIMBLE VRN SOFTWARE IN N.A.V.D. 1988 DATUM.
5. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
6. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
7. NO BUILDING RESTRICTION LINES, AS PER PLAT.
8. SETBACKS PROVIDED BY CLIENT AND SHOWN HEREON.
9. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0359J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

PROPOSED LOT COVERAGE:

TOTAL LOT AREA	= 2,613 Sq.ft.
PROPOSED BUILDING	= 927 Sq.ft.
PROPOSED PORCH	= 149 Sq.ft.
PROPOSED PATIO	= 16 Sq.ft.
TOTAL IMPERVIOUS AREA	= 1,092 Sq.ft.
TOTAL LOT COVERAGE	= 41.79%

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WATER METER
- GAS RISER
- CABLE RISER
- ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER (CALC) CALCULATED (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

FILE: 2025-1109B
DRAWN BY: WWZ
SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: SEPTEMBER 8, 2025
SHEET 1 OF 1

COA-25-33252

120 3rd St E

January 28, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33252

Address: 120 3rd Street East, RE# 073006-0000

Location: South side of 3rd Street East, between Hubbard Street and Market Street North

Owner: Mallik Singareddy
1651 Walnut Street
Jacksonville, FL 32206

Applicant: Mallik Singareddy
M & M Homes
1354 Laura Street North
Jacksonville, FL 32206

Year Built: N/A

Designation: Springfield; Non-Contributing

Request: New Construction – Primary Structure

Summary Scope of Work:

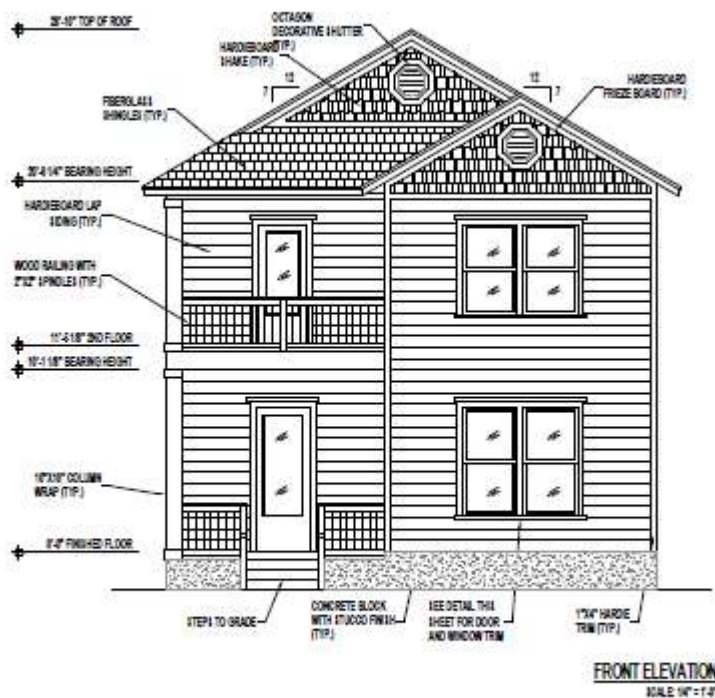
1. New Construction of a two-story, single-family residence

Recommendation: **Approve with Conditions**

Conditions:

1. Materials, height, width, and the location and orientation of openings shall be substantially consistent with the elevation drawings dated November 29, 2025, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be substantially consistent with the site plan submitted on September 8, 2025.
3. Prior to permitting, the applicant shall demonstrate that the FFE will be within 25% of the average of the adjacent contributing structures located at 115 3rd Street East, 125 3rd Street East, 145 3rd Street East, 122 3rd Street East, 124 3rd Street East, 130 3rd Street East, and 1251 Hubbard Street.
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The porch railing system shall be made of wood or wood composite, and the spindles

- shall be set in between an upper and lower railing with no exposed ends.
7. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
 8. The front door shall have clear glass without any decorative etching or frosted glass.
 9. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
 10. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
 11. The front and rear roof forms shall be simplified to be end gables with no hipped roof elements.
 12. A horizontal trim board shall extend from the balcony on the front left elevation to the right edge of the front elevation. This horizontal trim board shall only be installed on the front elevation.
 13. Prior to the final inspection of any building permit, the owner or their agent shall submit to the Historic Preservation Section an affidavit and any supplementary evidence that verifies compliance with all conditions of the COA Final Order.



PROJECT DESCRIPTION

COA-25-33252 is for the new construction of a two-story single-family residence at 120 3rd Street East within the Springfield Historic District. The subject site is currently a vacant interior lot that is adjacent to a one-story single-family home to the left and a two-story multi-family structure to the right. This block of 3rd Street East is characterized by a mixture of one and two-story residential structures of predominantly frame vernacular style. As designed, the proposed 1,000 square-foot, two-story home will be a frame vernacular styled residence featuring a front gable with nested gable and hipped element and a rear hipped roof, a recessed entryway and balcony on the left side of the front elevation, simple vertical wood railing, horizontal cementitious siding, single and paired one-over-one sash windows, and a raised stucco foundation. The proposed plans have also been reviewed by Current Planning and Zoning and have been noted to conform with the Zoning Overlay requirements.

STAFF SUMMARY AND ANALYSIS

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

- As conditioned, the proposed new construction will be on a vacant interior lot and will be compatible with the mix of one and two-story single-family structures along the street, making it consistent with Section 306.106(k)(1)

- The proposed design of the new construction is based off the frame vernacular style found throughout the Springfield Historic District. There are elements such as the materials, height, railing, decorative roof vents, and the proportions of the openings which are consistent with this style and Section 307.106(k)(2).
- The proposed form and design of the new construction will match the rhythms seen throughout the Springfield Historic District. This is consistent with Section 307.106(k)(3).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-eight (28) feet and ten (10) inches, which is generally compatible with the heights of the adjacent structures along the block. Two-story, residences are the dominant typology along this block with a few single-story residences such as the adjacent structure, 122 3rd Street East. The scale and massing of the proposed structure are reasonably consistent with other surrounding two-story residences. The front and side setbacks as shown on the site plan submitted on September 8, 2025 are consistent with other nearby structures and have been conditioned to ensure compatibility. The development is consistent with Section 307.106(m)(1, 3 and 6).
- As designed, the placement of the windows and doors along the structure are consistent with other, contributing structures that are found throughout the district and the Historic Preservation Section's recommendations referencing the Historic District Design Guidelines. This remains consistent with Section 307.106(m)(2)
- The proposed placement and orientation of the new construction would be compatible with the placement and vertical expression of other structures that are found along the street which is consistent with Section 307.106(m)(7).
- The proposed design of the new construction includes a front nested gable with a hipped element on the main roof form and a low-pitch hipped roof in the rear. Historic roof forms throughout the district are most commonly found to be uniform. As such, Staff has conditioned the roof form to be simplified with gable ends on the front elevation and a gable end on the rear elevation with no hipped roof elements on either elevation (Condition #11). As conditioned, the design is compatible with the historic frame vernacular style structures that are found throughout the district. As conditioned, this design of the roof is consistent with Section 307.106(m)(4 and 8).
- Most Frame Vernacular Structures throughout the district feature full-width porches, however, the proposed design features a recessed porch and balcony on the left side of the front elevation. To maintain the division of the upper and lower spaces on the most prominent façade, Staff has conditioned the design to include a horizontal trim board that extends from the edge of the balcony to the right edge of the front elevation. This trim board will not be carried over to the side elevations.
- The Historic District Design Guidelines for the Springfield Historic District references "New Construction" and lists Standards Two and Nine of the Secretary of the Interior's Standards for Rehabilitation.
 - Standard Two refers to the retainment of historic character of properties when new construction occurs. For the proposed new construction on a vacant lot, there

will be no effect on historic structures that are within the subject property, making it consistent with Standard Two.

- Standard Nine refers to how new construction or alterations shall be compatible with the existing characteristics. The proposed new construction will not be added onto an existing structure, but it will be utilizing the characteristics that are found throughout the streetscape and district. The proposed design would be compatible with the style that is primarily found within the district, remaining consistent with Standard Nine.

For these reasons, it is the position of the Planning Department that the proposed scope of work is consistent with:

- Section 307.106(k) General Standards: 1-4
- Section 307.106(m) Guidelines on New Construction: 1-4 and 6-8
- Historic District Design Guidelines, Section on “New Construction”

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)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.
- 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.
- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

New Construction

- 307.106(m)(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.
- 307.106(m)(2) – *Proportions of windows and doors*. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.
- 307.106(m)(3) – *Relationship of building masses, setbacks, and spaces*. The relationship of a structure within an historic district to the open space between it and the adjoining structures shall be compatible.

- 307.106(m)(4) – *Roof Shape*. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.
- 307.106(m)(6) – *Scale*. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- 307.106(m)(7) – *Directional Expression*. Facades in the historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- 307.106(m)(8) - *Architectural details*. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, “New Construction” and “Windows/Awnings/Shutters”

- Secretary of the Interior’s Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior’s Standards for Rehabilitation (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.

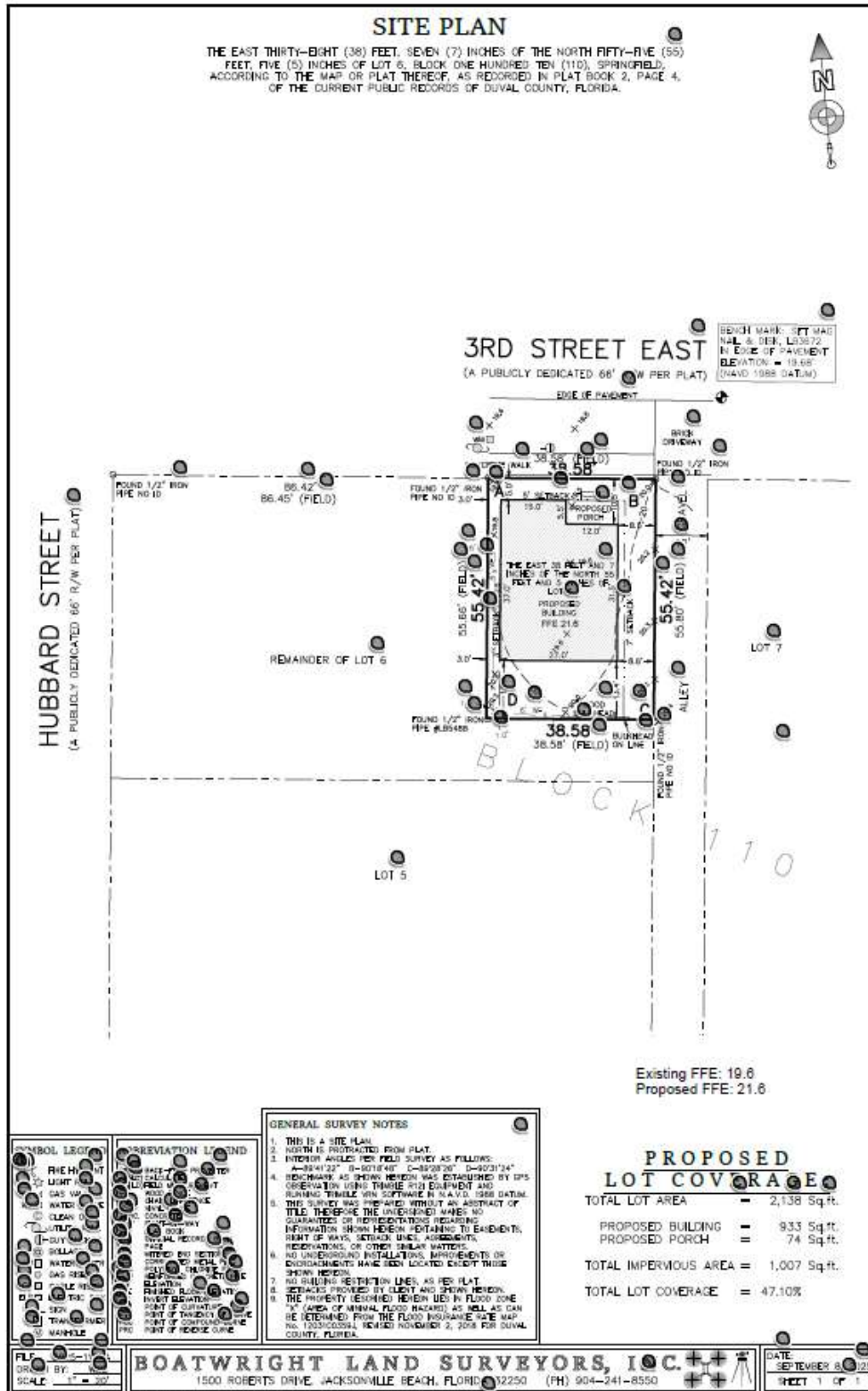
LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



PROPOSED SITE PLAN DATED SEPTEMBER 8, 2025



ELEVATION DRAWINGS DATED NOVEMBER 29, 2025

NOTES:

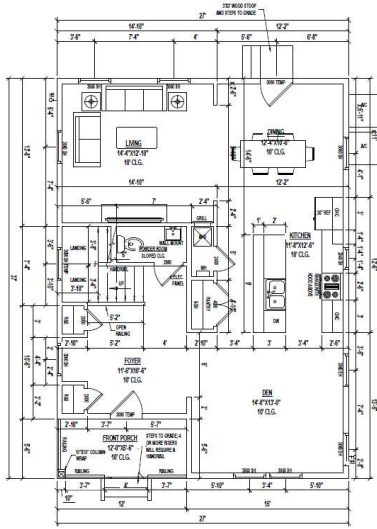
1. ALL LUMBER/DOOR SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND FINISHED TO MATCH THE FINISH OF THE WALLS.
3. ALL WOOD TRIM SHALL BE FINISHED TO MATCH THE FINISH OF THE WALLS.
4. WOOD TRIMMING TO HAVE NO EXPOSED SPINDLES.

PROJECT INFORMATION:

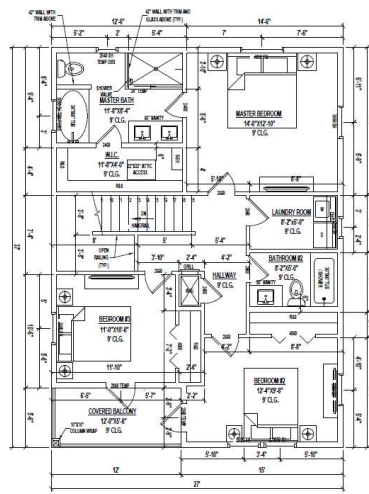
Client:	XXXXX
Project Name:	XXXXX
Address:	XXXXX
City/State:	XXXXX
Contract No.:	XXXXX
Scale:	AS SHOWN
Date:	NOVEMBER 29, 2025
Drawn by:	XXXXX
Checked by:	XXXXX
Approved by:	XXXXX

CHALLENGE

FLOOR PLAN DATED NOVEMBER 29, 2025



1ST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



2ND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING AREAS	
1ST FLOOR HEATED AREA:	833 SF
2ND FLOOR HEATED AREA:	867 SF
TOTAL HEATED AREA:	1,600 SF
FRONT PORCH:	66 SF
COVERED BALCONY:	66 SF
TOTAL UNDER ROOF:	1,952 SF

CONDITIONED SPACE - 11,291 CF
 NOTES:
 IF FRENCH HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER IRC 308.4.5.
 PROVIDE TAMPERS GLASS AS REQUIRED.
 CONTRACTOR MUST VERIFY ALL DIMENSIONS.

Application For Certificate Of Appropriateness

Application Info

Tracking #	33252	Application Status	FOUND SUFFICIENT
Date Started	12/04/2025	Date Submitted	12/04/2025

Planning and Development Department Info

COA #	COA-25-33252
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	12/26/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	1/28/2026
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
M & M	ESTATE	
Company Name		
M M HOMES		
Mailing Address		
1354 N LAURA STREET		
City	State	Zip Code
JACKSONVILLE	FL	32206
Phone	Fax	Email
904 613 7880		MMESTATEJAX@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
SINGAREDDY	MALLIK	
Company/Trust Name		
M M HOMES		
Mailing Address		
1354 N LAURA STREET		
City	State	Zip Code
JACKSONVILLE	FL	32206
Phone	Fax	Email
9046137880		MMESTATEJAX@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	073006 0000

--	--

Location Of Property

General Location

Springfield Historic District

House

120

Street Name, Type and Direction

3RD ST E

Zip Code

32206

Type Of Improvement

- Addition Driveway New Construction Accessory Structures
 Alteration Relocation Window Replacement Other/Minor Repairs
 Fencing Demolition Reroof

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

NEW CONSTRUCTION OF A SINGLE FAMILY HOUSE.

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list

New Construction - Required Attachments For Complete Application

- Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- Materials** - Materials identified and product info.
- Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- Description Of Any Demo**
- Adjacent Structures Setbacks**

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	115 EAST 3RD STREET
<input checked="" type="checkbox"/>	121 EAST 3RD STREET
<input checked="" type="checkbox"/>	122 EAST 3RD STREET
<input checked="" type="checkbox"/>	1251 HUBBARD STREET

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 01.02.26
Address: 1354 N. Laura St.
Jacksonville
FL 32206

COA#: 33252
Owner: M&M Homes (Mallik Singareddy)

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 33252 were posted on the property/site located at:

072006-0000
Real Estate Number(s)

120 E 3rd St.
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name MALLIK SINGAREDDY

Signature Mallik Singareddy

Dated this 01 day of 02, 2026.

2-4 37-2S-26E .048
 SPRINGFIELD
 E 38FT 7IN OF N 55FT 5IN LOT 6
 BLK 110

SINGAREDDY MALLIK
 1651 WALNUT STREET
 JACKSONVILLE, FL 32206

2025

R-073006-0000

PRINTED 10/08/2025

BY: pao

Map Id: 6412 101100.22 1.17 1.00 1.00 SE SPRINGFIELD



BUILDING CHARACTERISTICS							
CATEGORY	TYPE	%	PTS				
CATEGORY		UNITS	ADJ				
BASE RATE ADJ			ADJ				
TOTAL ADJUSTED POINTS			0				
DEPRECIATION ADJ			ADJ				
TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD		
0		0		0.00	0.00%		
SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE	

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	0		
EXTRA FEATURE VALUE	0		
TOTAL MARKET LAND VALUE	44,880		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	44,880		
ASSESSED VALUE	654		
CAP BASE YEAR	0		
TAXABLE VALUE	654		
EXEMPTIONS	None		
TOTAL EXEMPTIONS VALUE	0		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		
PERMIT NO.	TP	ST.	ISSUE DATE
000001669	BLDG		03/03/1977

BUILDING:	AKA:
0	
SITE ADDRESS: 120 E 3RD ST, JACKSONVILLE 32206-	

BUILDING: 0 AKA:
 SITE ADDRESS: 120 E 3RD ST, JACKSONVILLE 32206-

L	N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I	Q	V	R	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1		21470	01605	04/28/2025	WD	Q	V	01	50000	0	N	0	MOTES BILLY	SINGAREDDY MALLIK	20250716
2		07300	02210	06/13/1988	QC	U	V	11	109	0	N	0	MOTES RUTH	MOTES BILLY	20000622 SA2 RUTH
3		03657	00759	01/25/1974	QC	U	V	11	100	0	N	0			
4		03610	01000	11/02/1973	WD	U	V	11	6000	0	N	0			

L	N	OB/XF	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRAISED BY

L	T	N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1		0101	RES MD 8-19 UNITS PER AC	0.00	100.00		RMD-S	40.00	57.00	100.00	40.00	F	1	0.68	1.00	1,650.00	1,122.00	44,880

ACREAGE																					
0		0		0		\$0		0.05 PRICE/SF												0.00	

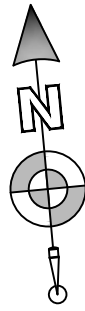
L	N	DATE	BLD	USER ID	CD	PARCEL NOTES

BUILDING DIMENSIONS																					
BUILDING NOTES																					

BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	DATE	APPRAISED BY
	10/13/1988	PTC
	04/15/2025	EMP
	05/17/2010	EAG

SITE PLAN

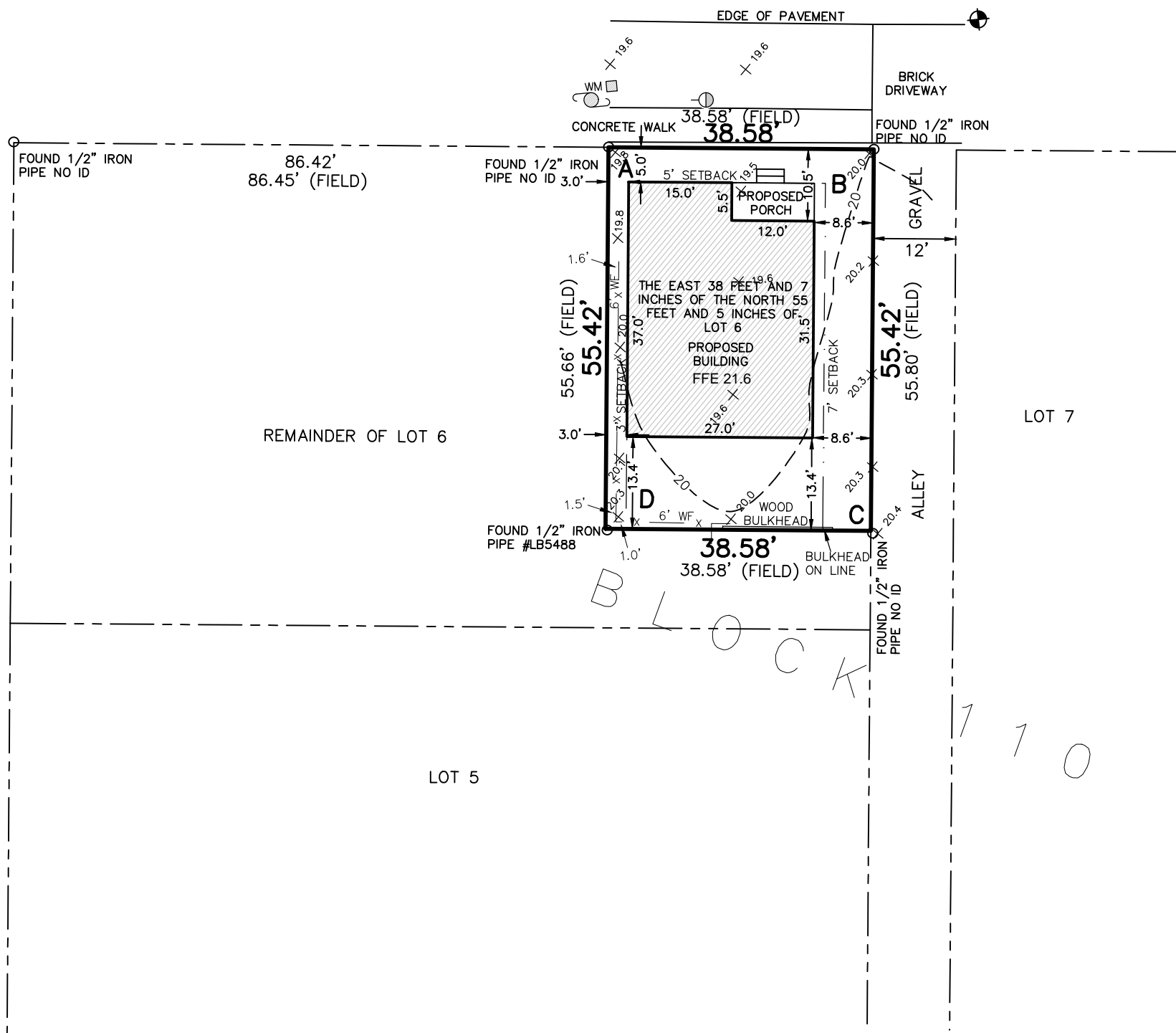
THE EAST THIRTY-EIGHT (38) FEET, SEVEN (7) INCHES OF THE NORTH FIFTY-FIVE (55) FEET, FIVE (5) INCHES OF LOT 6, BLOCK ONE HUNDRED TEN (110), SPRINGFIELD, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



3RD STREET EAST (A PUBLICLY DEDICATED 66' R/W PER PLAT)

BENCH MARK: SET MAG NAIL & DISK, LB3672 IN EDGE OF PAVEMENT ELEVATION = 19.68' (NAVD 1988 DATUM)

HUBBARD STREET
(A PUBLICLY DEDICATED 66' R/W PER PLAT)



Existing FFE: 19.6
Proposed FFE: 21.6

GENERAL SURVEY NOTES

1. THIS IS A SITE PLAN.
2. NORTH IS PROTRACTED FROM PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
A=89°41'22" B=90°18'48" C=89°28'26" D=90°31'24"
4. BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12i EQUIPMENT AND RUNNING TRIMBLE VRN SOFTWARE IN N.A.V.D. 1988 DATUM.
5. THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
6. NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
7. NO BUILDING RESTRICTION LINES, AS PER PLAT.
8. SETBACKS PROVIDED BY CLIENT AND SHOWN HEREON.
9. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP No. 12031C0359J, REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

PROPOSED LOT COVERAGE:

TOTAL LOT AREA	= 2,138 Sq.ft.
PROPOSED BUILDING	= 933 Sq.ft.
PROPOSED PORCH	= 74 Sq.ft.
TOTAL IMPERVIOUS AREA	= 1,007 Sq.ft.
TOTAL LOT COVERAGE	= 47.10%

SYMBOL LEGEND

- FIRE HYDRANT
- LIGHT POLE
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- UTILITY POLE
- GUY ANCHOR
- BOLLARD
- WATER METER
- GAS RISER
- CABLE RISER
- ELECTRIC BOX
- SIGN
- TRANSFORMER
- MANHOLE

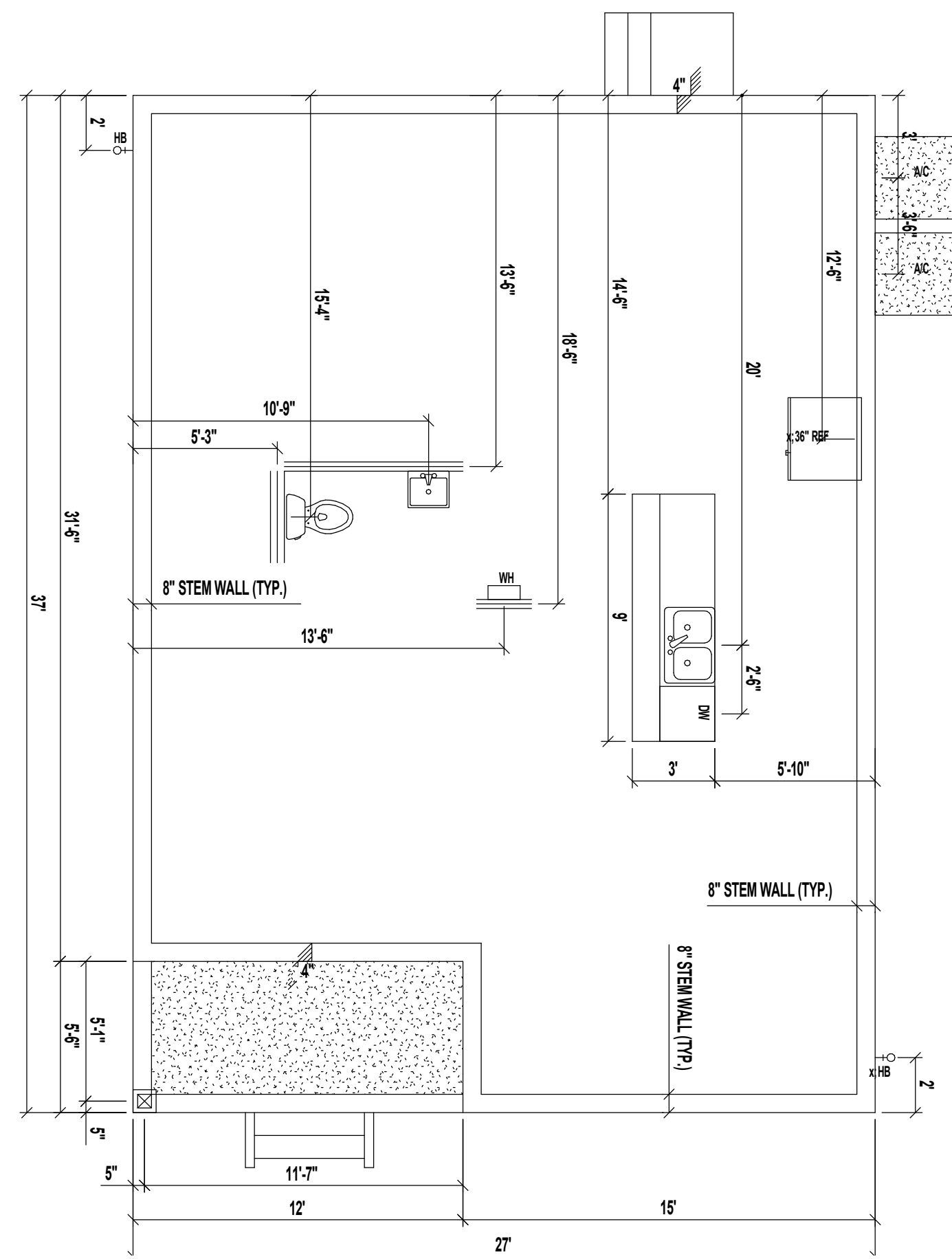
ABBREVIATION LEGEND

- BFP BACK-FLOW PREVENTER (CALC) CALCULATED (FIELD) FIELD MEASUREMENT
- WF WOOD FENCE
- CLF CHAIN LINK FENCE
- VF VINYL FENCE
- CONC. CONCRETE
- R/W RIGHT-OF-WAY
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- MES MITERED END SECTION
- CMP CORRUGATED METAL PIPE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- FFE FINISHED FLOOR ELEVATION
- INV INVERT ELEVATION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY OF CURVE
- PCC POINT OF COMPOUND CURVE
- PRC POINT OF REVERSE CURVE

FILE: 2025-1109A
DRAWN BY: WWZ
SCALE: 1" = 20'

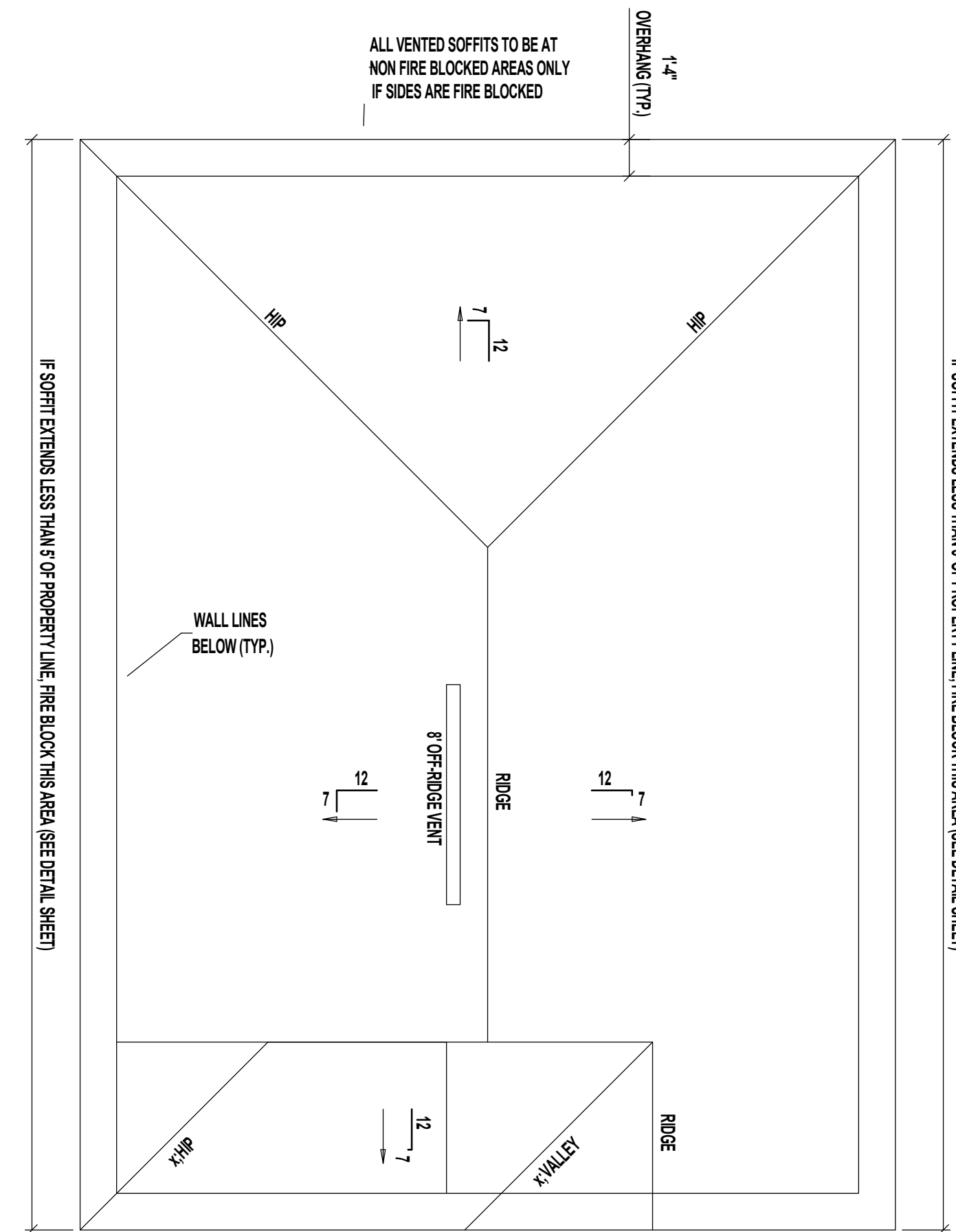
BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: SEPTEMBER 8, 2025
SHEET 1 OF 1



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

SEE STRUCTURAL PLANS FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS.



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

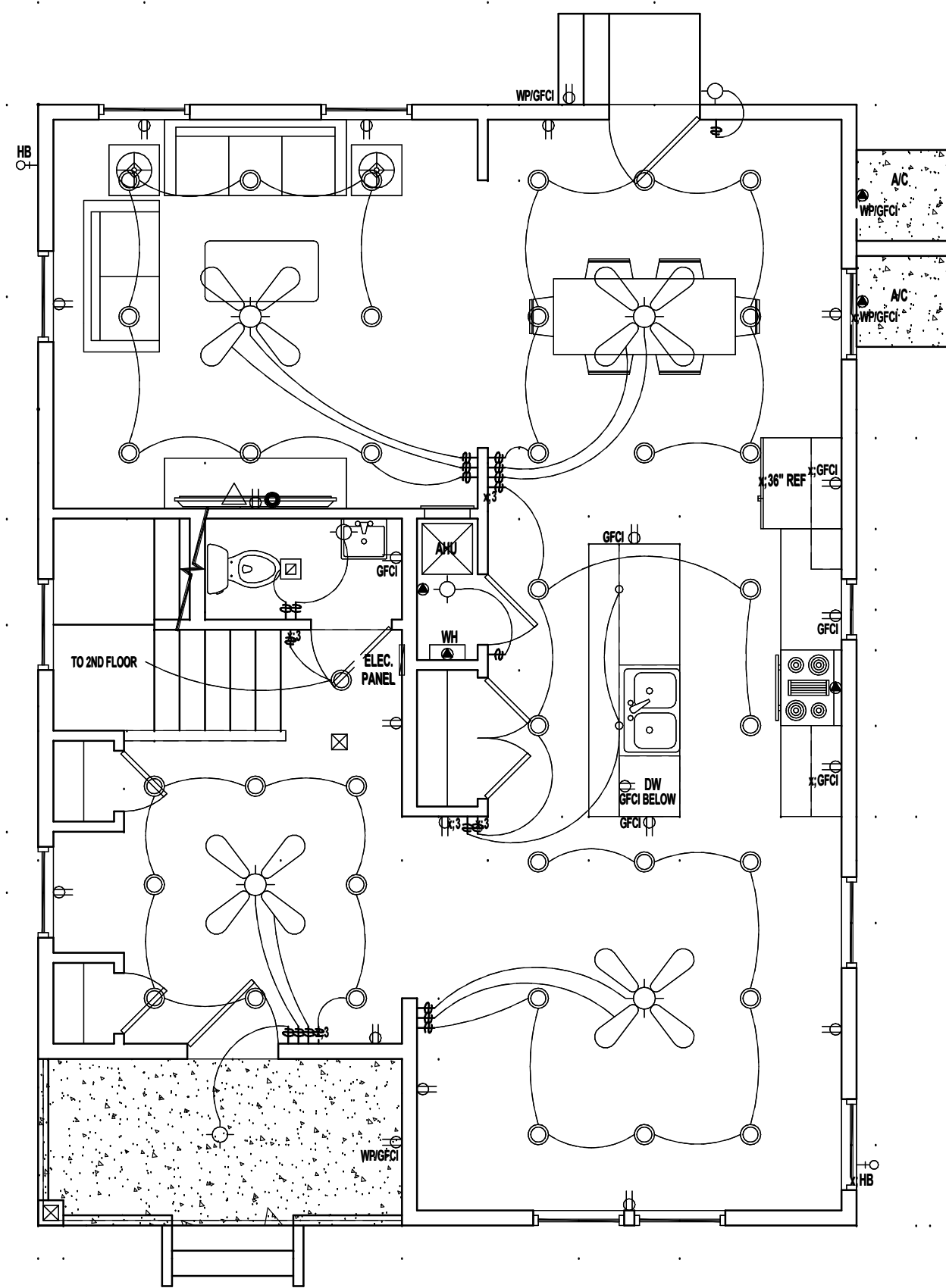
VENT CALCULATIONS

SOFFIT VENTS
VENTILATED ATTIC AREA: 999 SQ. FT.
999 / 300 = 3.33 SQ. FT.
3.33 SQ. FT. X 144 = 480 SQ. IN. TOTAL NET FREE VENT AREA
480 X 50% = 240 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
240 / 6.55 = 37 LF VENTED SOFFIT REQUIRED

OFF-RIDGE VENTS
VENTILATED ATTIC AREA: 999 SQ. FT.
999 / 300 = 3.33 SQ. FT.
3.33 SQ. FT. X 144 = 480 SQ. IN. TOTAL NET FREE VENT AREA
480 X 50% = 240 SQ. IN. NET FREE
(1) 8" OFF-RIDGE VENT REQUIRED (288 SQ. IN. EACH)

Project	NEW CONSTRUCTION HOMES	Project code	2022-1480
Locality	120 East 3rd Street, Jacksonville, FL 32206		
Client	M&M Homes, 1354 N Laura St. Jacksonville, FL 32206		
Discipline	Architecture		
Phase	Concept Design	Phase code	01
Series	Approval Drawings		
Drawing	FOUNDATION AND ROOF PLAN MAGNOLIA	Date	11/29/2025 12:17:09 AM
Scale	1/4" = 1'-0"		
Dimensions	34" x 22"	Drawing code	33-A

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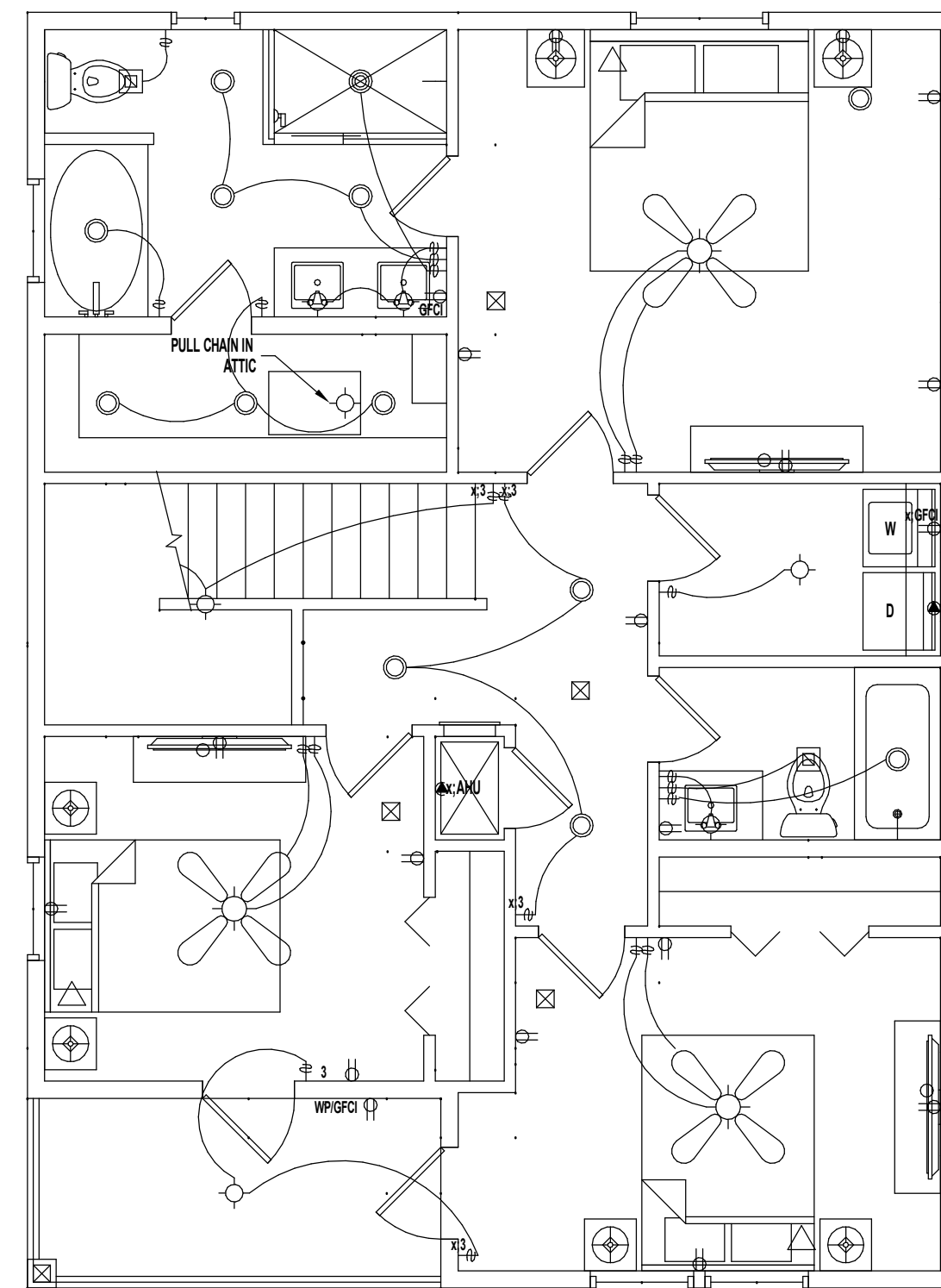


1ST LEVEL ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'x4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

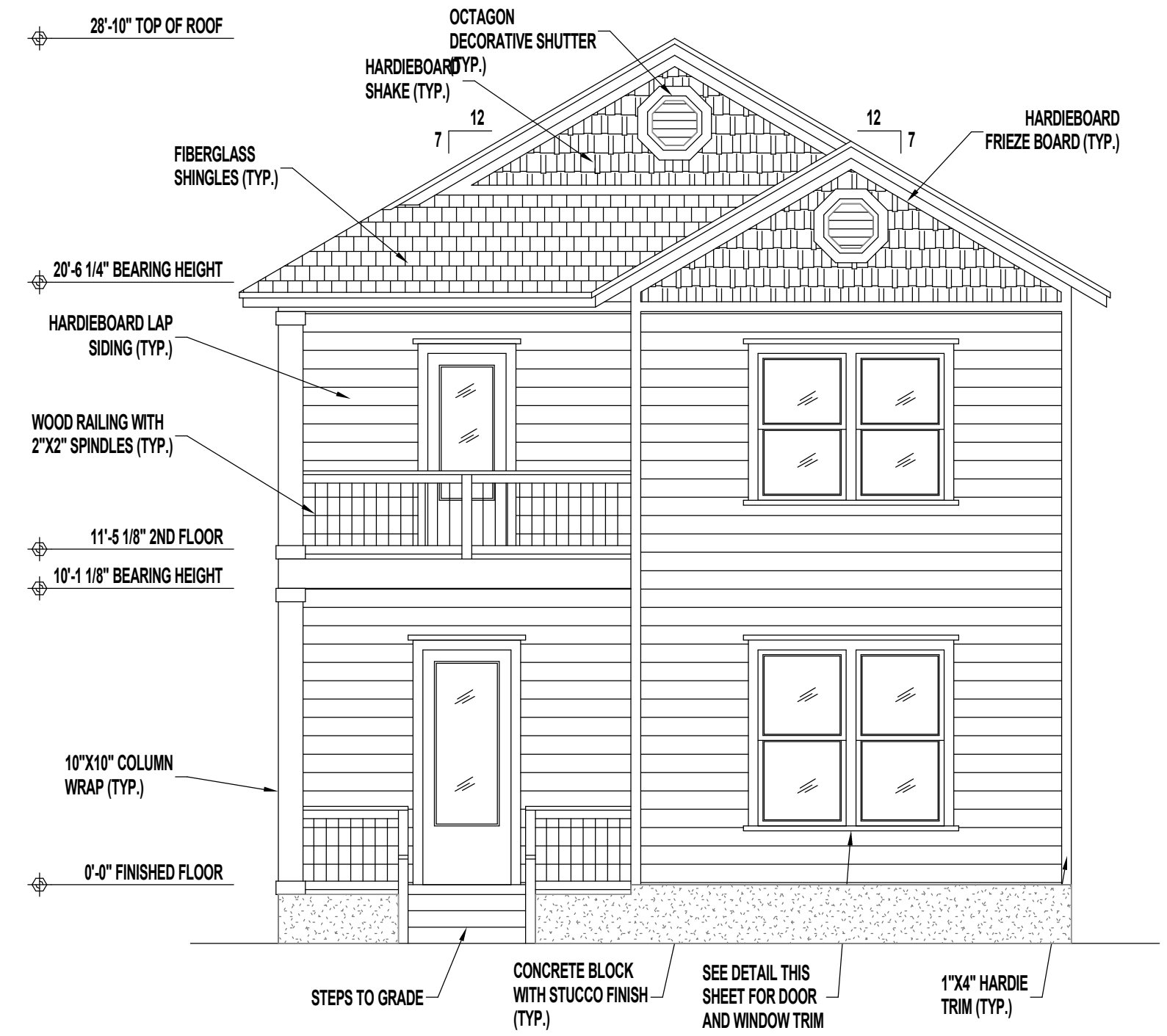
NOTES:
ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
ALL FIXTURES TO BE CFL OR LED.
ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.



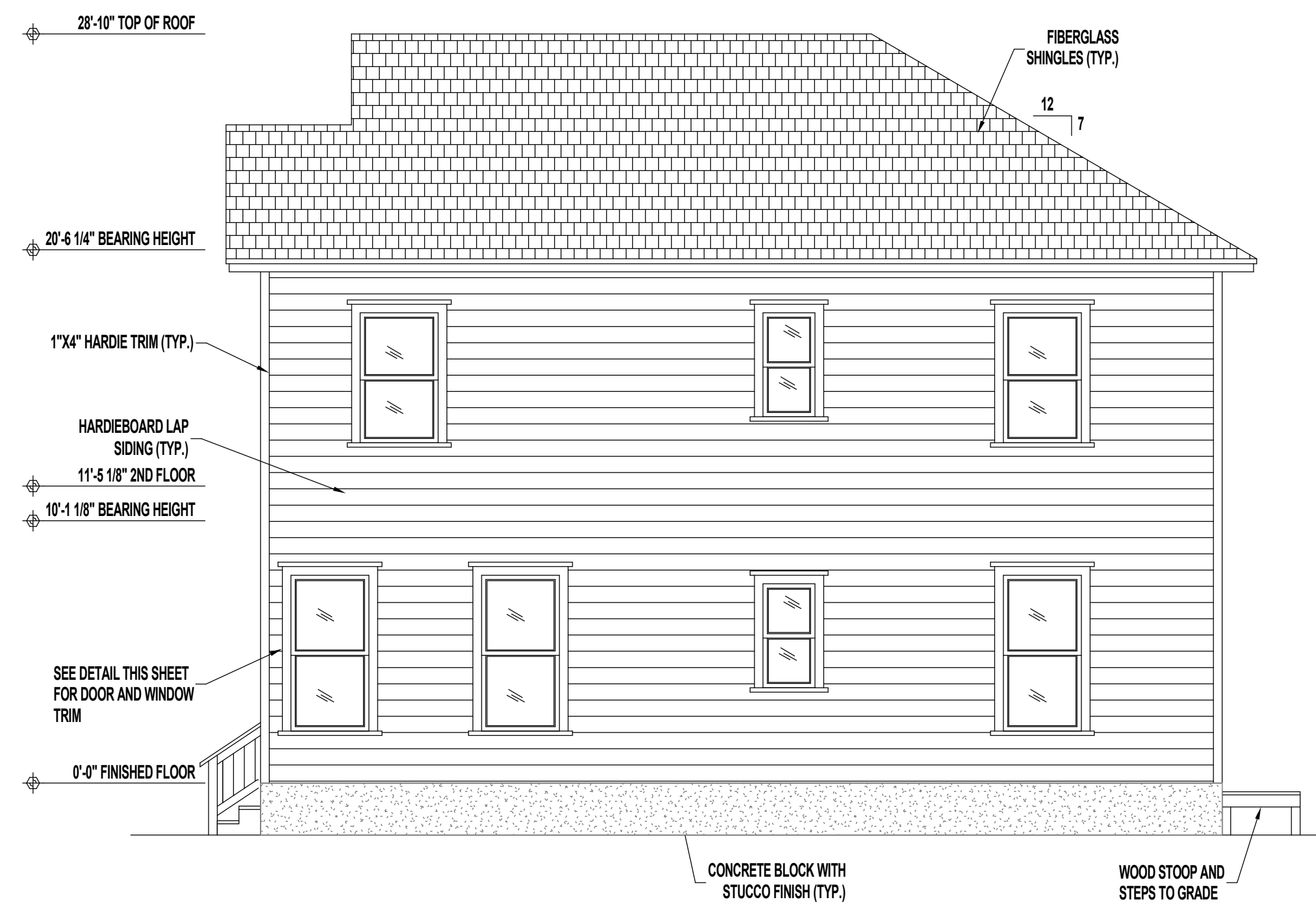
2ND LEVEL ELECTRIC PLAN
SCALE: 1/4" = 1'-0"

Project	Project code
NEW CONSTRUCTION HOMES	2022-1480
Locality	
120 East 3rd Street, Jacksonville, FL 32206	
Client	
M&M Homes, 1354 N Laura St. Jacksonville, FL 32206	
Discipline	
Architecture	
Phase	Phase code
Concept Design	01
Series	
Approval Drawings	
Drawing	
ELECTRICAL PLAN MAGNOLIA	Date
Scale	11/29/2025 12:17:09 AM
1/4" = 1'-0"	
Dimensions	Drawing code
34" x 22"	34-A

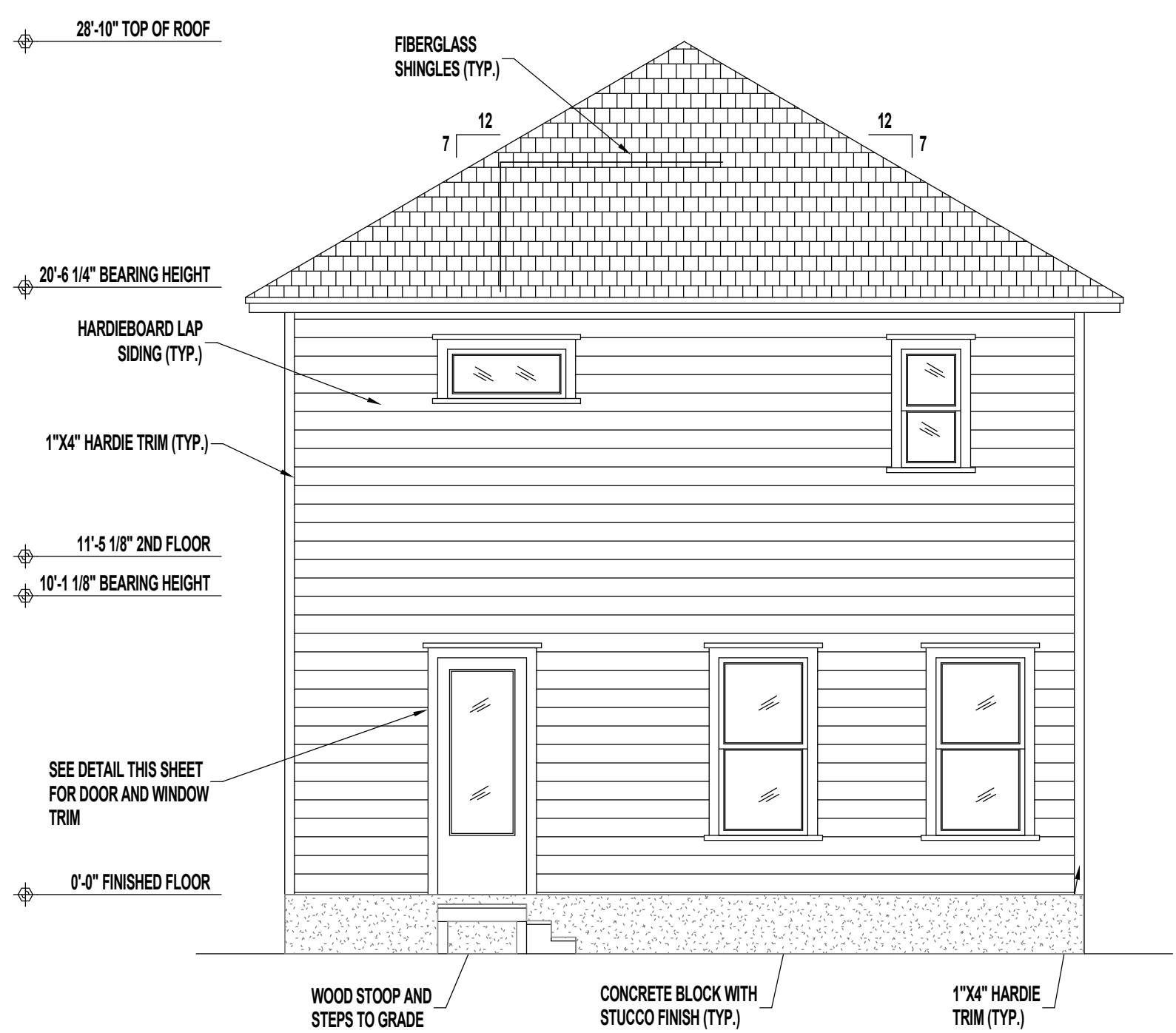
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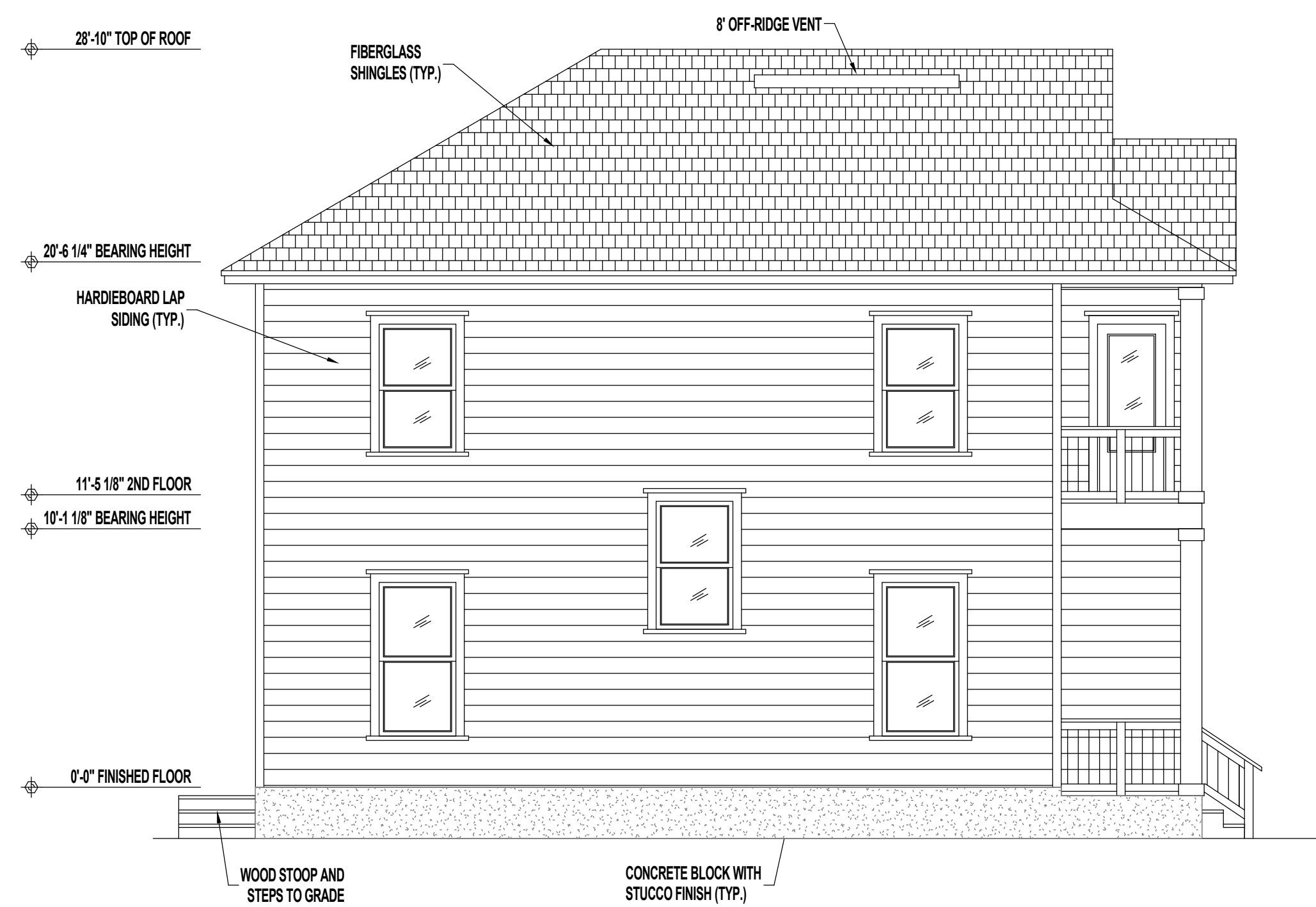
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



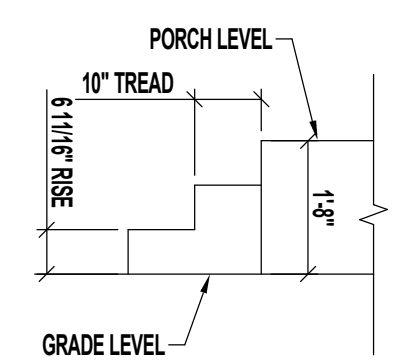
REAR ELEVATION
SCALE: 1/4" = 1'-0"



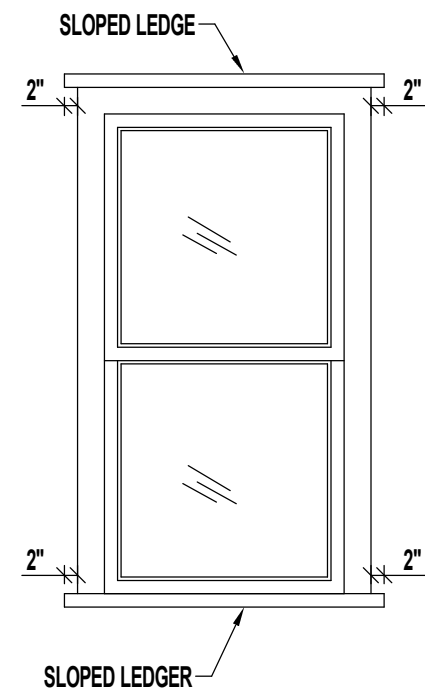
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOTES:

1. ALL CEMENTOUS SIDING TO HAVE A SMOOTH VERSUS WOOD GRAIN FINISH.
2. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE AND TRIMMED IN A TRADITIONAL MANNER.
3. ALL WINDOW GROUPINGS SHALL BE DIVIDED BY A TRADITIONAL 4" MULLION.
4. WOOD RAILING TO HAVE NO EXPOSED SPINDLES.



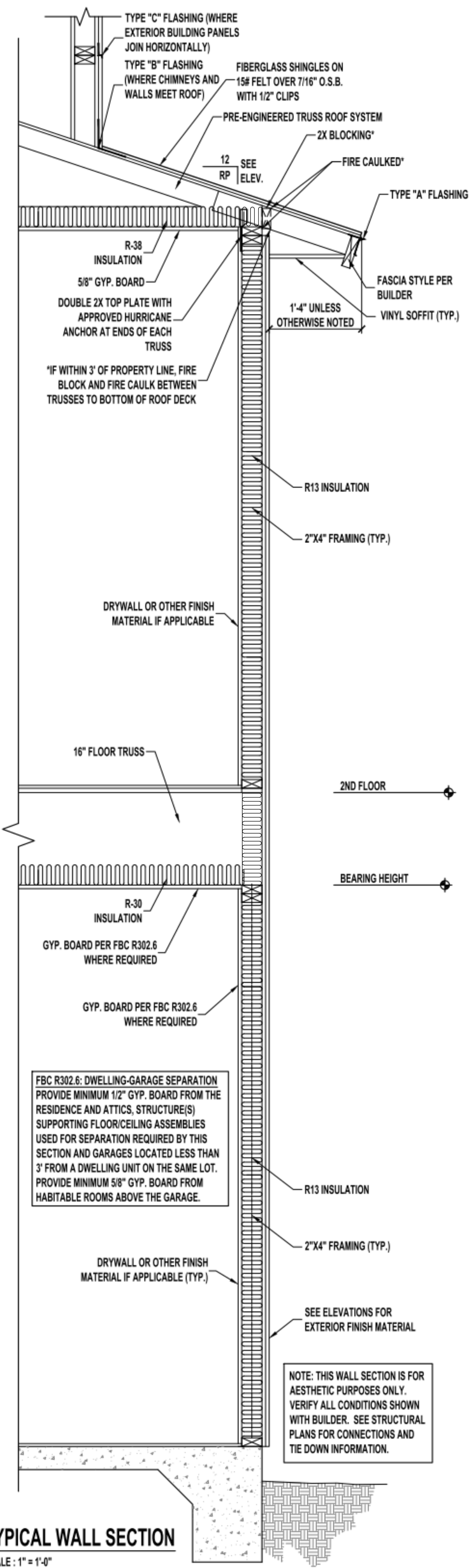
PORCH STAIR SECTION
SCALE: 1/2" = 1'-0"



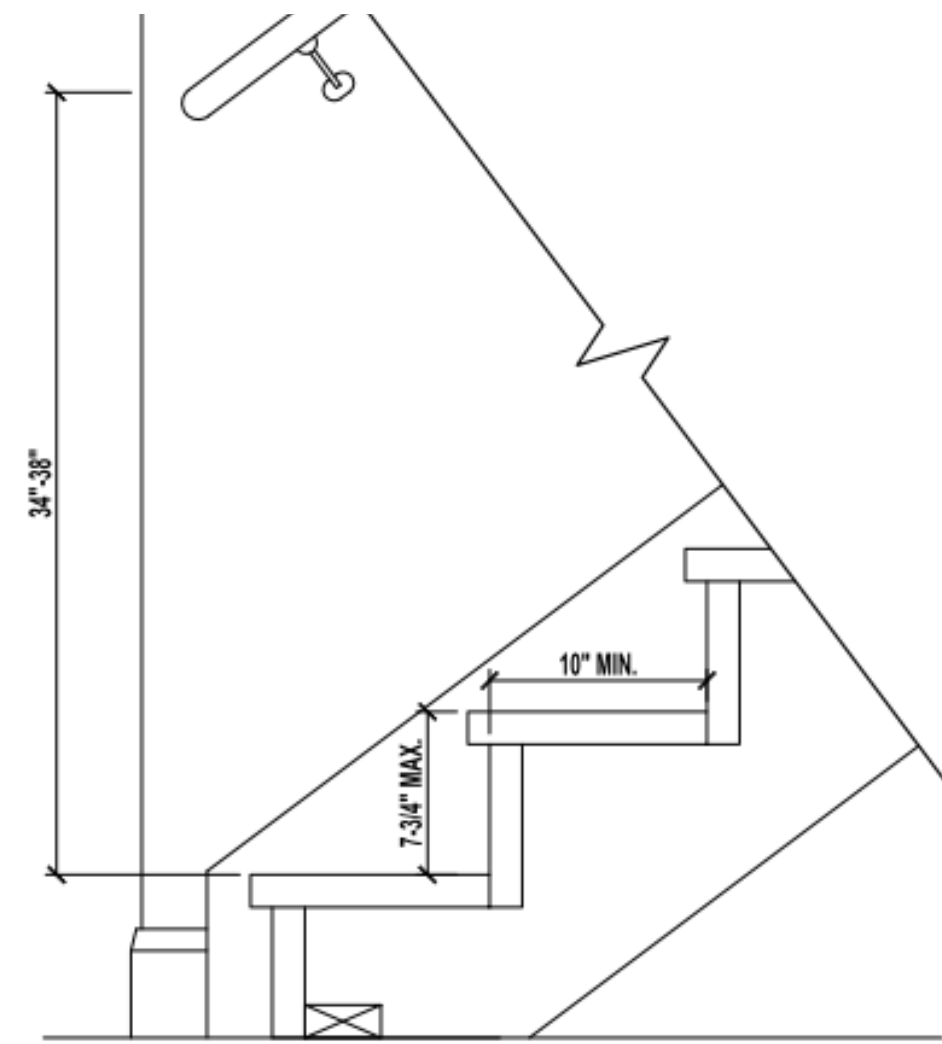
WINDOW TRIM DETAIL
SCALE: 1/2" = 1'-0"

Project	NEW CONSTRUCTION HOMES	Project code	2022-1480
Locality	120 East 3rd Street, Jacksonville, FL 32206		
Client	M&M Homes, 1354 N Laura St. Jacksonville, FL 32206		
Discipline	Architecture		
Phase	Concept Design	Phase code	01
Series	Approval Drawings		
Drawing	ELEVATIONS MAGNOLIA		
Scale	As indicated	Date	11/29/2025 12:17:10 AM
Dimensions	34" x 22"	Drawing code	35-A

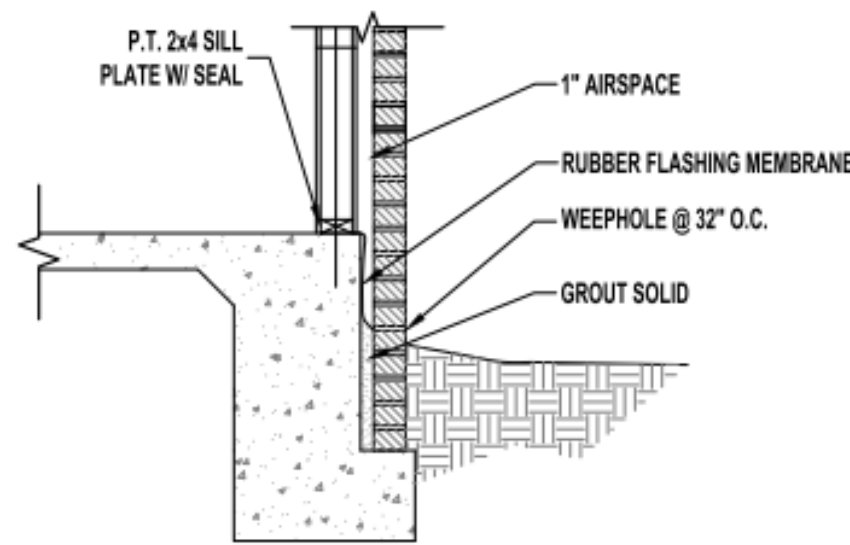
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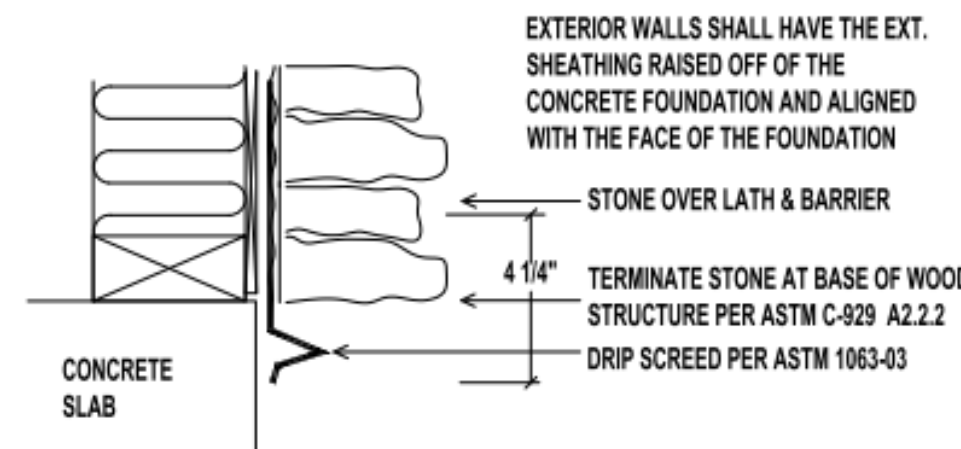
TYPICAL WALL SECTION
SCALE: 1" = 1'-0"



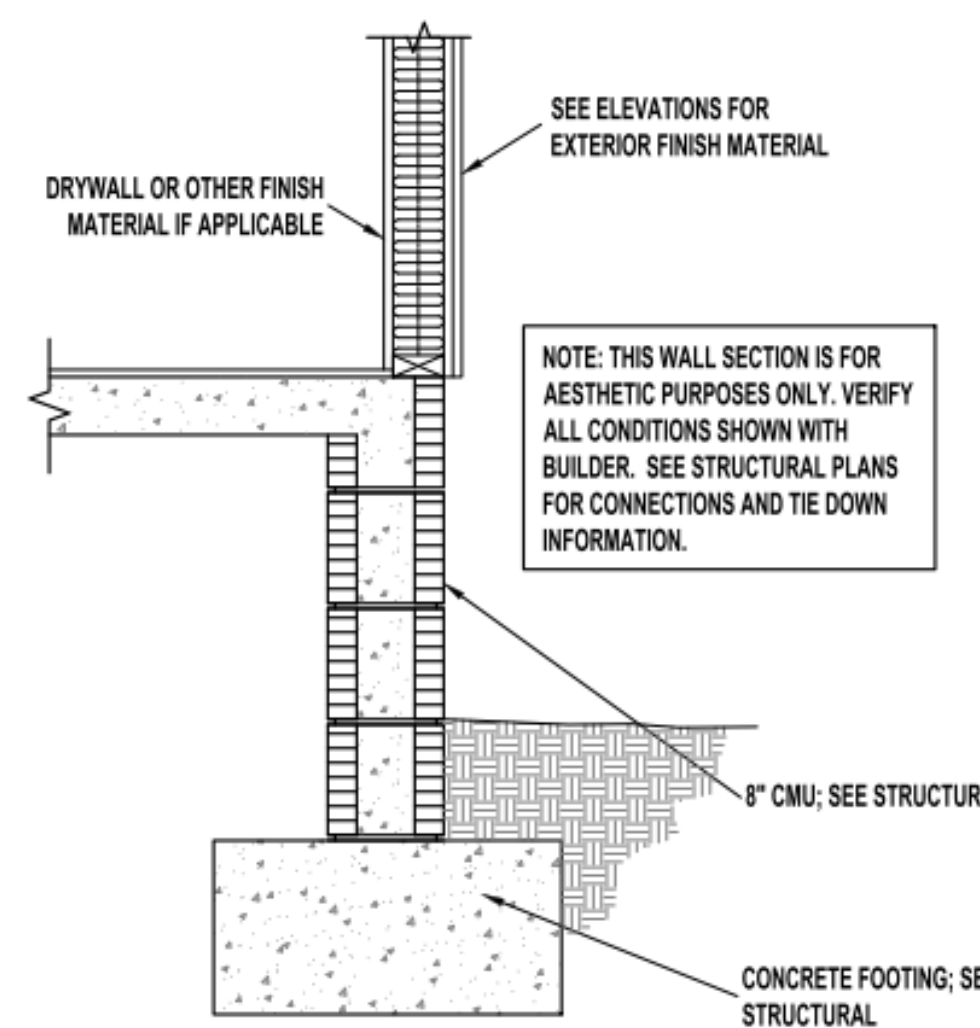
STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



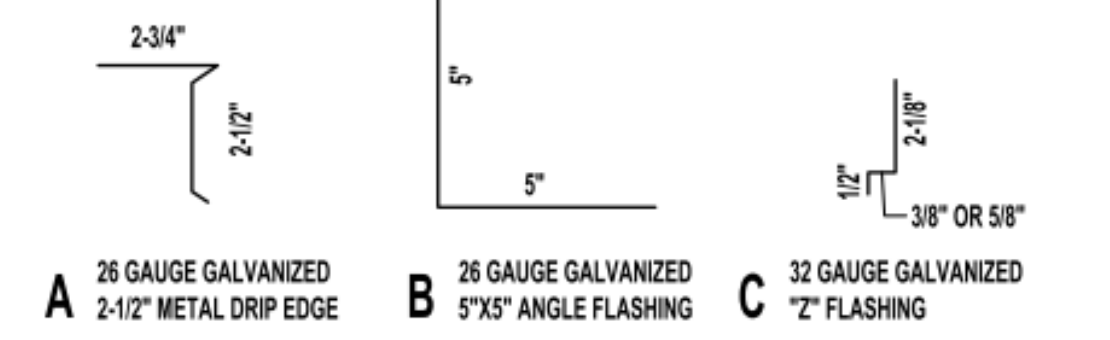
BRICK @ FOUNDATION DETAIL
SCALE: N.T.S.



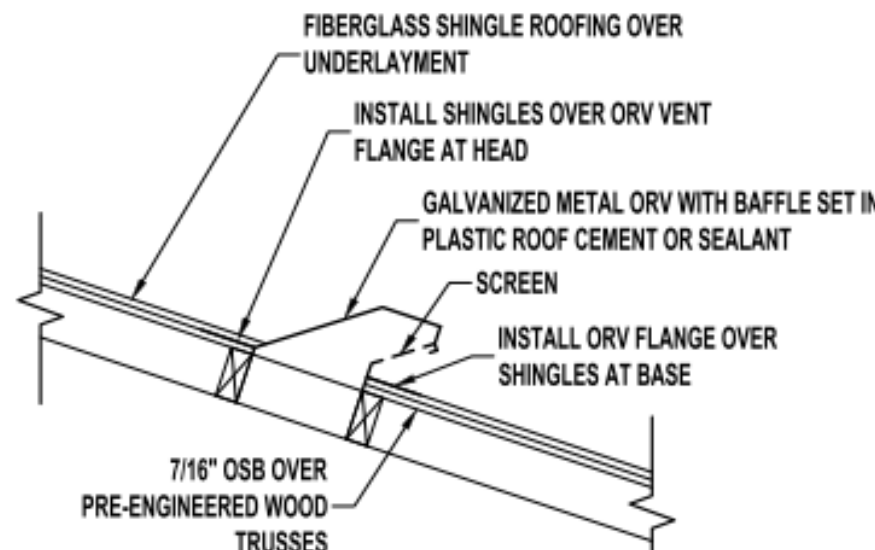
STONE APPLICATION DETAIL
SCALE: N.T.S.



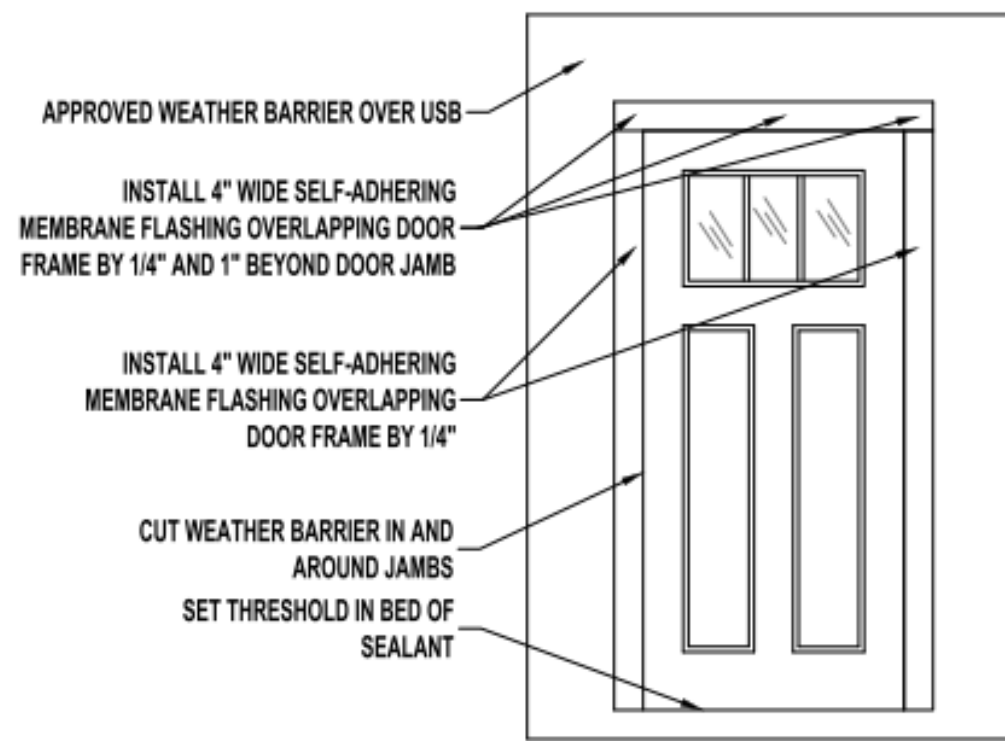
TYPICAL WALL SECTION (STEM WALL OPTION)
SCALE: 1" = 1'-0"



FLASHING DETAILS AND SHINGLE INFORMATION
SCALE: 3" = 1'-0"



OFF RIDGE VENT DETAIL
NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL
SCALE: N.T.S.

GENERAL NOTES:
1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X" GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITABLE SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

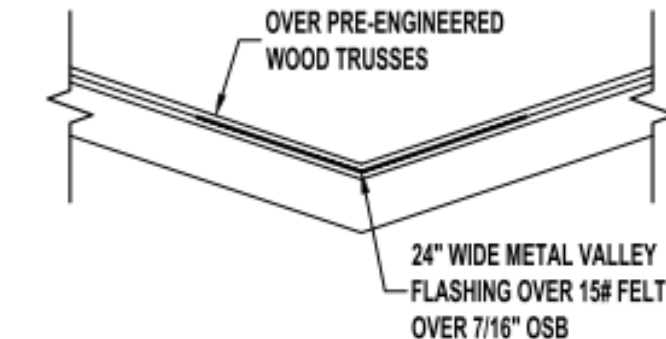
GUARDRAIL NOTE:
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

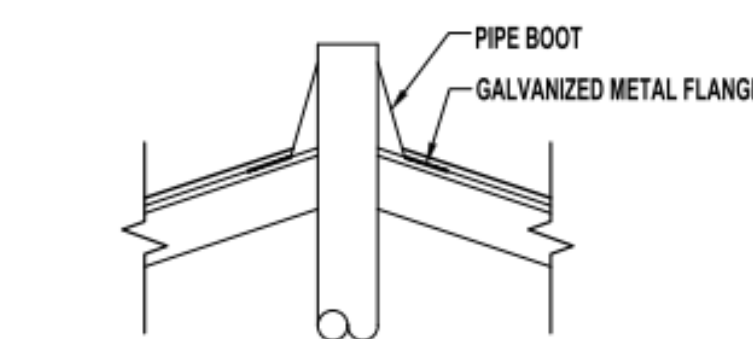
STAIR NOTE:
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER. TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:
APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

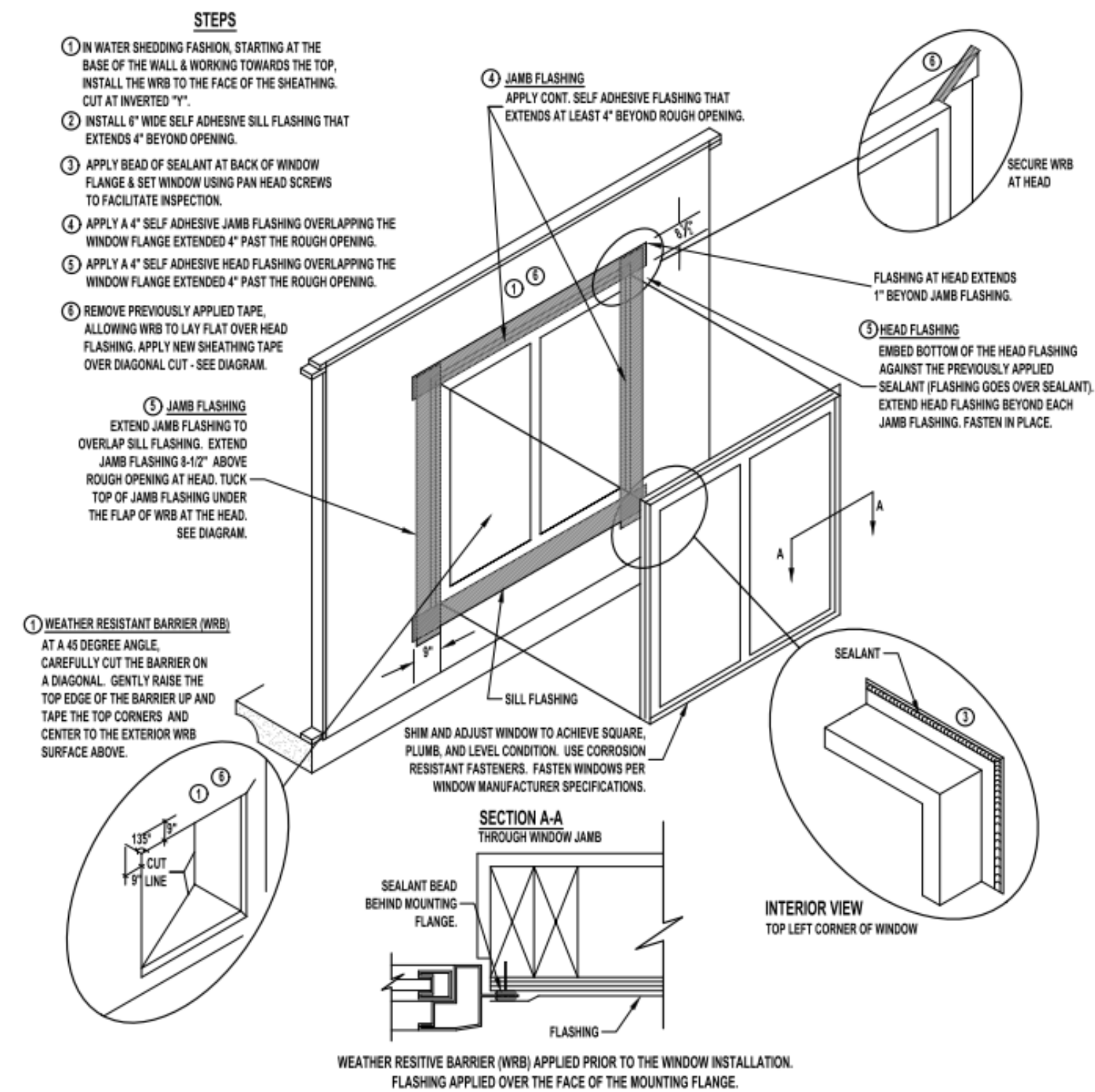
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD
1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



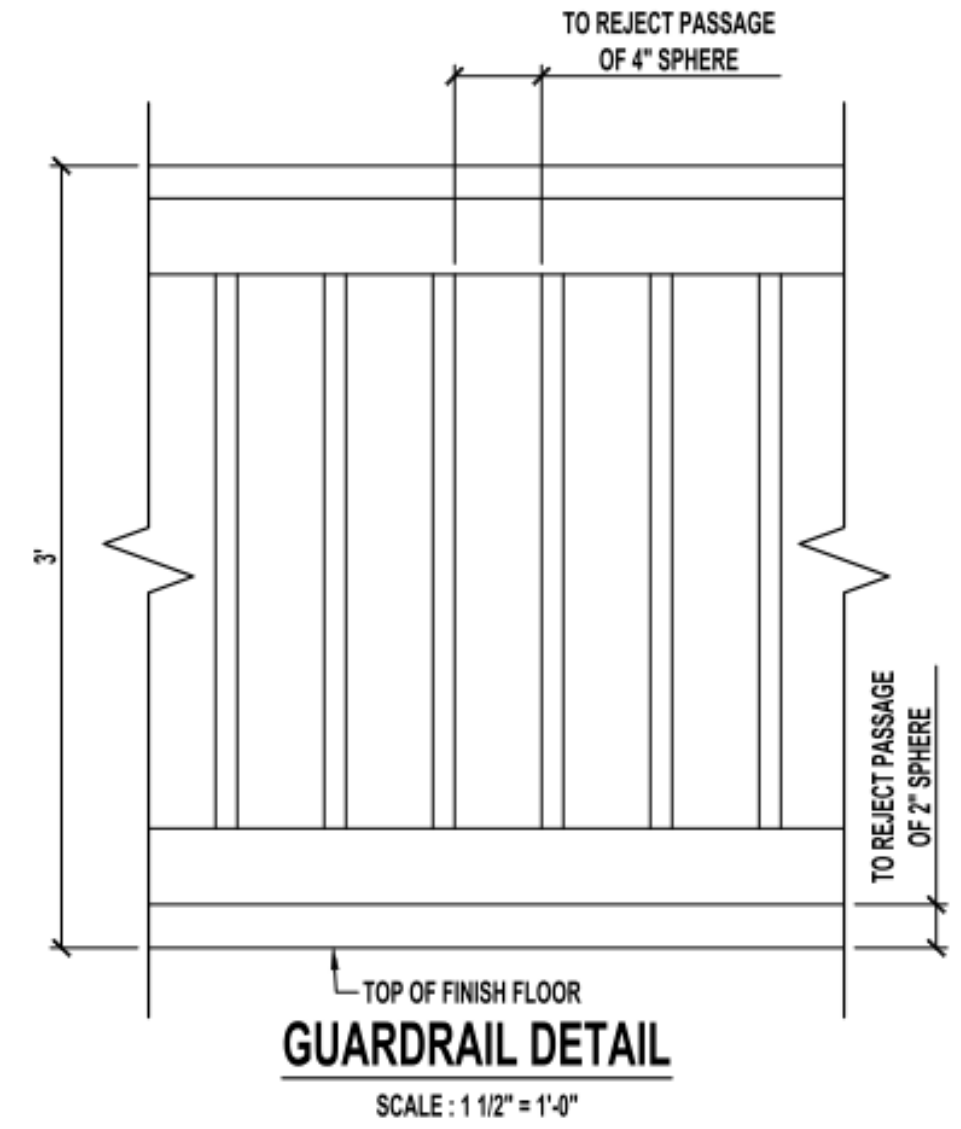
VALLEY FLASHING DETAIL
NOT TO SCALE



PLUMBING STACK FLASHING DETAIL
NOT TO SCALE



WINDOW INSTALLATION
SCALE: N.T.S.



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

Project	NEW CONSTRUCTION HOMES	Project code	2022-1480
Locality	120 East 3rd Street, Jacksonville, FL 32206		
Client	M&M Homes, 1354 N Laura St, Jacksonville, FL 32206		
Discipline	Architecture		
Phase	Concept Design	Phase code	01
Series	Approval Drawings		
Drawing	DETAILS		
Scale	1/8" = 1'-0"	Date	11/29/2025 12:17:11 AM
Dimensions	34" x 22"	Drawing code	
			36

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120 East 3rd Street

RE # 073006-0000
120 East 3rd street,
Jacksonville, FL 32206

Materials list:

- Exterior Fabric
 - Smooth Hardie board lap siding, Smooth Hardie trim
 - Concrete block with stucco finish
- Porch
 - Wood with beadboard ceiling
 - Concrete floor
 - Concrete steps
 - Wooden railings with 2x2 spindles
 - Cheek wall with concrete cap

- Roof
 - Architectural shingle
- Exterior doors
 - ¾ lite glass door
- Back patio
 - Concrete floor
 - Concrete steps
- Windows
 - Vinyl single hung
 - One over one light pattern
- Front walk
 - Concrete

RE# 073006-0000

120 East 3rd Street,

Jacksonville, FL 32206

Empty Lot No demolition.

Proposed New Build setbacks:

RE# 073006 0000 (120 East 3rd Street)

- a) Front setback (North): 5 feet.
- b) Side setback (West): 3 feet.
- c) Side setback (East): 8.6 feet.
- d) Rear setback (North): 13.4 feet.

FFE (Finished Floor Elevation)

- a) Existing FFE: 19.6
- b) Proposed FFE: 21.6 (2 feet increase)

Adjacent Structure setbacks:


1. 1251 Hubbard Street – Front setback: 5 feet.
2. 121 East 3rd Street – Front setback: 5 feet.
3. 122 East 3rd Street – Front setback: 7 feet.




115 East 3rd Street



121 East 3rd Street



122 East 3rd Street

A two-story house with grey horizontal siding and white trim. The house features a prominent front porch with white columns and a balcony on the second floor. The roof is grey. The house is situated on a street corner with a utility pole in the foreground and a palm tree to the right. The sky is a mix of blue and orange, suggesting dusk or dawn. A white car is parked on the street to the right.

1251 Hubbard Street

Arsenault, Caleb - PDCM

From: Batteh, Mikayla - PDCU
Sent: Tuesday, December 16, 2025 11:01 AM
To: Arsenault, Caleb - PDCM
Cc: Wells, Arimus - PDCM; Corrigan, Connor - PDCU; Cox, Kaysie - PDCU
Subject: RE: New Construction Review - 120 3rd Street East

Caleb,

120 3rd Street E (RE#073006-0000) follows the zoning regulations for RMD-S. The setbacks for the area are as followed:

- Front: 10ft or compatible with surrounding structures
- Side 14% of width, rounded to the nearest whole number divided equally per side
- Rear: 10 ft

The setbacks for the proposed single-family dwelling are:

- Front: 5ft
- Sides: 2.5 ft
- Rear: 13.4 feet

The 5ft front setback is compatible with the setbacks in the area and the side and rear setbacks are greater than the required minimum.

The proposed structure also follows the maximum lot coverage and maximum height for the zoning district.

Thanks,

Mikayla Batteh

City Planner I – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street
Jacksonville, FL 32202
Office: 904-255-7861

From: Cox, Kaysie - PDCU <KaysieC@coj.net>
Sent: Tuesday, December 16, 2025 9:08 AM
To: Batteh, Mikayla - PDCU <MBatteh@coj.net>; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>; Corrigan, Connor - PDCU <CCorrigan@coj.net>
Subject: FW: New Construction Review - 120 3rd Street East

Mikayla,

Can you please review the attached for Caleb? Come see me if you have any questions or need assistance with reviewing.

Kaysie Cox

City Planner Supervisor – Current Planning Division
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7800



From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, December 15, 2025 9:01 AM
To: Corrigan, Connor - PDCU <CCorrigan@coj.net>; Cox, Kaysie - PDCU <KaysieC@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: New Construction Review - 120 3rd Street East

Good morning,

Could you please have one of your planners review the attached proposed new construction within the Springfield Historic District for consistency with the Zoning Code/Overlay by COB on **December 17th**?

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**



Arsenault, Caleb - PDCM

From: Arsenault, Caleb - PDCM
Sent: Monday, January 5, 2026 11:02 AM
To: M & M Estate
Subject: RE: COJ Historic Preservation for 120 3rd Street East

Good morning,

Thank you for the documents. I am confirming receipt of the paid invoice and the posted signage. I will prepare our Staff Report and will send you our report on the Friday prior to the Commission meeting.

Best regards,

Caleb Arsenault, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**



From: M & M Estate <mestatejax@gmail.com>
Sent: Friday, January 2, 2026 6:23 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 120 3rd Street East

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,
Please find attached paid receipt, sign posting affidavit and photographs.

Thank you
Mallik Singareddy
M & M Estate
M & M Homes
904-613-7880

On Fri, Dec 26, 2025 at 9:56 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Please be advised that **Application for Certificate of Appropriateness (COA-25-33252)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:

- Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**). Please be advised that this is the only invoice you will receive from the Planning Department regarding your COA application. Please note that the City will never request payment via wire transfer. All payments must be made directly to the Duval County Tax Collector.
- Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
- The required public notice signs (**1 along all streets the property fronts**) and affidavit are also ready for pick-up. The signs are located outside the elevators on the 3rd floor in the Ed Ball building (214 N. Hogan St). The signs will need to be posted by **January 14, 2026**.

So long as we receive the receipt of payment by **January 5, 2026** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **January 28, 2026**.

Please be aware that there is an increase in malicious phishing campaigns. It is our understanding that emailed phishing attempts have been sent to applicants of City of Jacksonville applications asking for a wire transfer of application fees. These emails give the appearance that they originated from the City of Jacksonville.

The City of Jacksonville would NEVER contact applicants and ask for a wired transfer of funding to pay for fees.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Arsenault, Caleb - PDCM
Sent: Thursday, December 18, 2025 3:22 PM
To: 'Mallik Singareddy' <mallik@mnmm.homes>
Cc: M M Estate <mmestatejax@gmail.com>
Subject: RE: COJ Historic Preservation for 120 3rd Street East

Good afternoon,

Received, I'll prepare the report and get back to you once it has been approved for the January agenda!

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Mallik Singareddy <mallik@mnm.homes>
Sent: Thursday, December 18, 2025 11:21 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: M M Estate <mmestatejax@gmail.com>
Subject: Re: COJ Historic Preservation for 120 3rd Street East

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Caleb,

Please prepare a sufficiency report.

Thank you

Mallik Singareddy
CEO/Founder
M & M Homes



 [9046137880](tel:9046137880)
 mallik@mnm.homes
 www.mnm.homes
 1354 N Laura Street,
Jacksonville, FL 32206

On Dec 18, 2025, at 9:27 AM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Thank you for your response. If you are able to add the horizontal trim band to the front elevation on the plans, please do so and forward those plans to us so we can add them to this application's file. Regarding the second point, our recommendation is based on the Design Guidelines and historic roof forms within the district. Not only half gable/half hipped roofs uncommon on historic architecture, especially within the block that this structure is proposed for, but the slope of the rear roof is elongated and appears out of scale with the rest of the roof pitches along the block. Our recommendation to the Commission will be for a unified roof form and pitch and you will have the opportunity at Commission to advocate for the proposed design.

Please also remember that windows will need to be recessed within the wall openings (not flush with the exterior wall and no permanent nailing fins).

I believe that we have all of the information that we need to meet sufficiency if you would like me to go ahead and prepare a sufficiency report to place this application on the January 28, 2026 JHPC agenda?

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

<image001.png>

From: Mallik Singareddy <mallik@mn.m.homes>
Sent: Tuesday, December 16, 2025 9:00 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: M & M Estate <mmestatejax@gmail.com>
Subject: Re: COJ Historic Preservation for 120 3rd Street East

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Caleb,

1. Our first recommendation is to add a horizontal trim band on the first floor elevation to maintain the separation of the first and second floor that can be seen on the left side with the porches. This band is only recommended on the front elevation.

- We accept this recommendation.

2. Our second recommendation is to unify the roof form to either gable or hipped. We do not recommend the gable in the front with hipped in the rear roof design, especially with how elongated the hipped roof appears in the rear. Our recommendation would be to make the rear hipped roof a gable end instead.

- We do not accept this recommendation. There was an identical recommendation when we asked for the approval of COA-25-32269 and we presented multiple properties in the neighborhood with the mixed roof design and the commission agreed with us.

3. Can you please provide the Finished Floor Elevation of the following structures:

1. 145 3rd Street East - **2ft.**
2. 125 3rd Street East - **Empty Lot.**
3. 115 3rd Street East - **2ft.**
4. 122 3rd Street East - **2 ft.**
5. 124 3rd Street East - **2.3ft.**
6. 1251 Hubbard Street- **2ft.**

Thank you



Mallik Singareddy
CEO Founder
M&M Homes
904-613-7880
mallik@mnm.homes
www.mnm.homes



On Tue, Dec 16, 2025 at 4:27 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

Thank you for your patience. I received an update from the Current Planning Division and it looks like setbacks, height, and lot coverage are consistent with Zoning Code. After discussing the plans during our internal design review meeting, please see the following comments from Historic (attached is a pdf highlighting the areas of our recommendations):

1. Our first recommendation is to add a horizontal trim band on the first floor elevation to maintain the separation of the first and second floor that can be seen on the left side with the porches. This band is only recommended on the front elevation.
2. Our second recommendation is to unify the roof form to either gable or hipped. We do not recommend the gable in the front with hipped in the rear roof design, especially with how elongated the hipped roof appears in the rear. Our recommendation would be to make the rear hipped roof a gable end instead.
3. Can you please provide the Finished Floor Elevation of the following structures:
 1. 145 3rd Street East
 2. 125 3rd Street East
 3. 115 3rd Street East
 4. 122 3rd Street East
 5. 124 3rd Street East
 6. 1251 Hubbard Street

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

<image001.png>

From: Arsenault, Caleb - PDCM

Sent: Monday, December 15, 2025 9:16 AM

To: M & M Estate <mmestatejax@gmail.com>; Mallik Singareddy <mallik@mnm.homes>

Subject: RE: COJ Historic Preservation for 120 3rd Street East

Good morning,

Received thank you! I will forward the proposed plans to the Current Planning Division to be reviewed for consistency with the Zoning Code. I will follow up with their response and our recommendations as soon as possible.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

<image001.png>

From: M & M Estate <mmestatejax@gmail.com>
Sent: Sunday, December 14, 2025 6:59 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Mallik Singareddy <mallik@mnm.homes>
Subject: Re: COJ Historic Preservation for 120 3rd Street East

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open attachments unless you trust the sender and know the content is safe.

Hi Caleb,

Please find attached the site plan with existing and proposed FFE.

Thank you

Mallik Singareddy

M & M Estate

M & M Homes

904-613-7880

On Mon, Dec 8, 2025 at 2:20 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:

1. Please provide both an existing and proposed site plans that are to-scale and show the proposed placement of the structure and any associated features such as hardscaping, etc. These site plans are necessary for both our review and so the Current Planning Division can ensure consistency with Zoning Code.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

<image001.png>

COA-25-33103

3544 Fitch St

January 28, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33103

Address: 3544 Fitch Street, RE# 079705-0000

Location: Northeast Corner of Fitch Street and Talbot Avenue

Owner: Brian Bilyeu
3544 Fitch St
Jacksonville, FL 32205

Applicant: Candy Bilyeu
3544 Fitch St
Jacksonville, FL 32205

Year Built: c. 1923 (FMSF)

Designation: Riverside-Avondale

Request: Alteration – Primary Structure

Summary Scope of Work:

1. Wholesale siding replacement

Recommendation: **Approve with Conditions**

Conditions:

1. Any new siding, corner posts, and window trim repairs shall match the historic materials in design, reveal, dimension, and exposure.
2. The siding material being installed shall be feathered into the remaining siding to reduce the visibility of the repairs; there shall be no straight vertical seams.
3. Cementitious siding or water-resistance PVC trim for boards near or touching the ground can be used.
4. The scope of work shall be limited to the scattered replacement in the areas referenced in the submitted photos for all sides.
5. Prior to permitting, the owner or their agent shall submit to the HPS pictures of each elevation where scattered siding replacement will occur.

PROJECT DESCRIPTION

COA-25-33103 is for the proposed wholesale siding replacement of the primary structure at 3544 Fitch Street, a contributing structure within the Riverside-Avondale Historic District. The one-story structure is located on a corner lot and is characterized as a side-gabled Colonial Revival style structure with a segmented archway supported by two ionic columns on a brick portico under a clipped gable roof. The existing cladding is of wood that has been painted and sealed over time. The proposed replacement material is Hardie-board siding, chosen for its longevity and similar appearance when installed.

Due to the lack of evidence that siding replacement has occurred on the property, Staff recommends scattered replacement on the areas deemed irreparable and repairs be made elsewhere.

STAFF SUMMARY AND ANALYSIS

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

- According to the 1924-1951 Jacksonville Sanborn Map, the one-story dwelling is shown within its original location with a detached garage in the rear of the corner lot property. The existing structure has an expanded footprint as it stands today with a small addition in the rear.
- The applicant submitted photos of the existing wood siding on each elevation.
 - Although there is no evidence of wood destroying organisms (WDO) there is ample evidence that shows high moisture content within the wood causing splitting on planks. The wood siding can be identified as weatherboard siding.
 - The photos show scattered areas of irreparable damage, which Staff recommends the scattered replacement for.
- Staff conducted research on the property to identify whether there was any documentation on the existing siding and if it had been replaced since its original survey in the 1980s. According to JAXEPICS and the permits that are on file, there is no evidence that the siding had been replaced. The earliest records showcase a building permit from 1985 with no description of the scope of work.
 - Within the Historic Preservation Archives, no Certificate of Appropriateness (COA) applications were submitted for repainting or replacement of siding. The earliest application that was approved and dated was COA-99-190 from 1999 for the construction of the swimming pool.
- Based on the Florida Master Site File (FMSF) form that was submitted during the original 1985 survey of the Riverside-Avondale Historic District, the recorded exterior material was wood/clapboard horizontal siding. The photos that were submitted with the application reveal that this siding has been replaced with weatherboard siding at some time previously. With no evidence, Staff are unsure whether this was a surveyor error or a change in material over time.
 - Due to the lack of evidence that the siding material isn't historic, Staff recommends the scattered replacement of siding on the structure. The rear

addition can be seen to have newer siding as it was part of a later change to the structure's footprint.

- The proposed Hardie-board siding would be able to match the reveal of the existing wood lap siding that is currently on the structure, allowing it to be consistent with Section 307.106(k)(1 and 3).
- Consistent with Section 307.106(k)(2), the proposed work will not be affecting adjacent properties and landmarks located within the Riverside-Avondale Historic District. The architectural characteristics of the Colonial Revival Style will be upheld with the proposed siding replacement.
- Based on the estimate provided by the applicant, the proposed work would be able to be completed within a reasonable amount of time, consistent with Section 307.106(k)(4).
- The single-family, residential structure has been recorded as such since its construction in the early 1920s. No change to the structure's usage is within this scope of work, making it consistent with Section 307.106(l)(1).
- The proposed wholesale siding would be removing wood material that was recorded on the FMSF for the structure. Although it is wood, there is no existing evidence that Staff could find to prove that the existing siding has been replaced.
 - Due to the undocumented nature of the existing wood product, Staff recommends the partial/scattered replacement of siding. This would keep the remaining wood material on the structure and remove the wood siding that has been damaged past repair, making it consistent with Section 307.106(l)(2, 5, and 6).
- The existing wood material matches the wood material referenced within the FMSF for the structure, which may point to the material gaining historical significance within itself over time.
 - Without evidence, Staff are unable to make a distinct determination as there are no records that show the siding material has ever been replaced in the past. There is a discrepancy of the surveyed material and what is currently existing on the structure. The existing material being treated as historic maintains consistency with Section 307.106(l)(4).
- The Historic District Design Guidelines for the Riverside-Avondale Historic District references "Exterior Fabric – Wood" and lists Standards Two, Three, and Nine of the Secretary of the Interior's Standards for Rehabilitation.
 - The proposed siding would maintain the horizontal siding that was recorded within the original FMSF for the property. Although the material is contemporary, it maintains the design of the siding that characterizes the structure, making it consistent with Standard Two.
 - Standard Three refers to how any alterations shall avoid creating a false sense of historical development. The Hardie-board material being a contemporary product that matches the horizontal patterns of the existing wood siding and recorded wood siding, does not alter the characteristics of the Colonial Revival style structure. The proposed scope of work is consistent with Standard Three and Section 307.106(l)(3).

- The proposed replacement of siding would match the reveal enough to maintain the historic characteristics that were recorded within the FMSF for the property. Additionally, the material would be of a contemporary type in comparison to the wood siding that exists, making it consistent with Standard Nine.

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

- Section 307.106(k) General Standards: 1-4
- Section 307.106(l) Guidelines on Alterations: 1-6
- Historic District Design Guidelines, Section on “Exterior Fabric – Wood”

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)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.
- 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.
- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

Alterations

- 307.106(l)(1) – Every reasonable effort shall be made to use a property for its intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building, structure or site.
- 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)(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.
- 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)(5) – Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.
- 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.

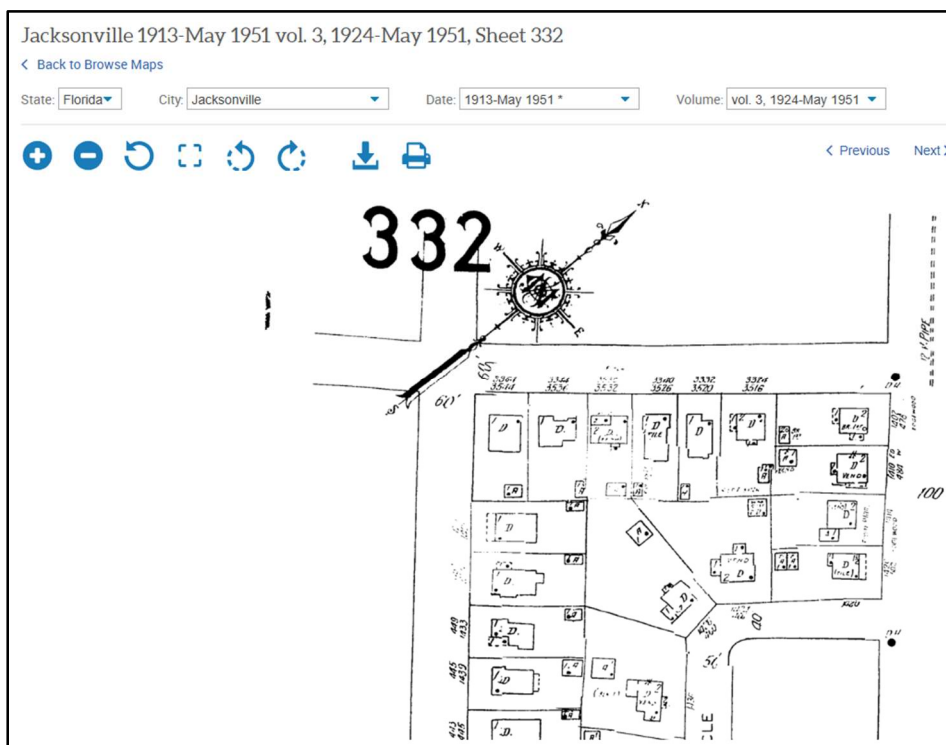
Historic District Design Guidelines, “Exterior Fabric – Wood”

- Secretary of the Interior’s Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior’s Standards for Rehabilitation (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.
- Secretary of the Interior’s Standards for Rehabilitation (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.

LOCATION MAP



JACKSONVILLE SANBORN MAP SCREENSHOT

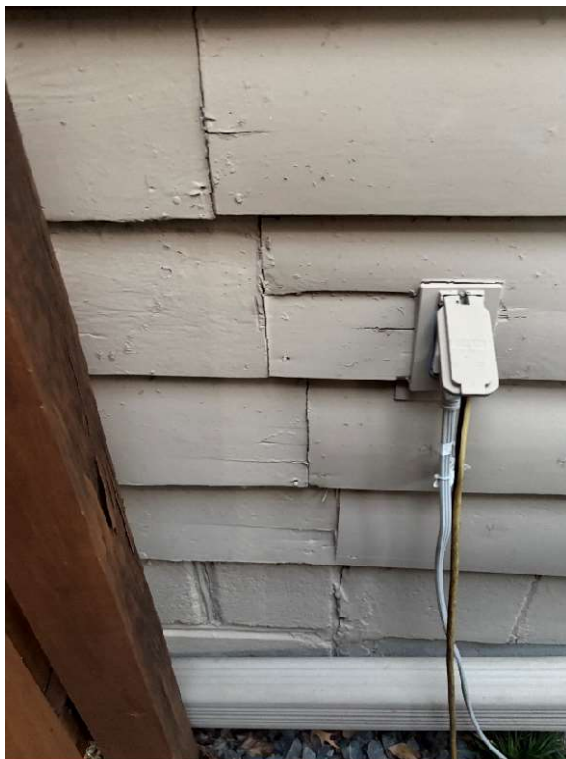


(Sanborn Map, Jacksonville 1924-May 1951, Volume 3, Sheet 332)

PICTURE OF PROPERTY WITH POSTED SIGN



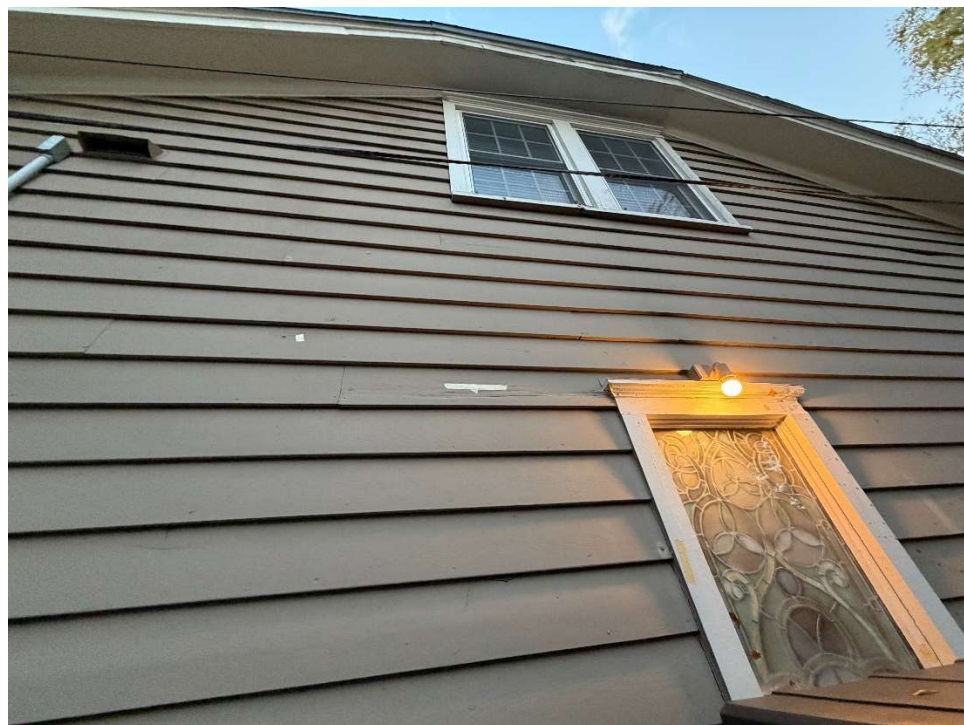
PHOTOS OF PROPERTY AND DAMAGED SIDING



















LETTER TO STAFF FROM HOMEOWNERS TO STAFF

To whom it may concern:

We have lived at 3544 Fitch Street, Jacksonville, Florida for nearly four years. During this time, we have taken steps to maintain our property's historical integrity, including sealing the crawl space and adding steel beams for stabilization. We now request approval to replace the exterior wood with James Hardie siding due to extensive wood rot. This material resembles wood and will better preserve the home's appearance and longevity. The black shutters, white trim, and red door will remain unchanged.

We are submitting three Sherwin Williams "Historic" paint colors for pre-approval as we have not made a final decision on the color. Samples are attached.

Thank you for your consideration. We look forward to hear from you

Regards,
Brian & Candy Bilyeu

PROPOSED JAMES HARDIE SIDING MATERIAL



James Hardie Proposal
September 30, 2025



Sea Glass Construction and Roofing
Bram Scharf
bram@seaglassjax.com
(904) 515-6999

Candy Bilyeu Siding
3544 Fitch St
Jacksonville, FL 32205

Application For Certificate Of Appropriateness

Application Info

Tracking #	33103	Application Status	FOUND SUFFICIENT
Date Started	10/26/2025	Date Submitted	10/26/2025

Planning and Development Department Info

COA #	COA-25-33103
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	12/30/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	1/28/2025
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
BILYEU	BRIAN	S
Company Name		
Mailing Address		
3544 FITCH ST		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
904 312 0410	904	CANDYSWB73@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
BILYEU	CANDY	S
Company/Trust Name		
Mailing Address		
3544 FITCH ST		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
9043120410	904	CANDYSWB73@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	079705 0000

Location Of Property

General Location

House

Street Name, Type and Direction

Zip Code

Type Of Improvement

- Addition Driveway New Construction Accessory Structures
 Alteration Relocation Window Replacement Other/Minor Repairs
 Fencing Demolition Reroof

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible.
(Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

REPLACE WOOD ON HOUSE WITH HARDIE BOARD SIDING

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list

Alteration - Required Attachments For Complete Application

- Site Plan** - Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- Elevations** - Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*
- Area Pictures** - Pictures of area affected by alteration.
- Structure Photos** - Overall photos of structure.
- Product** - Brochure/specifications and sample.

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	COA LETTER
<input checked="" type="checkbox"/>	PAINT COLORS

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 1-5-20

COA#: 25-33103

Address: 3344 Fitch St

Owner: Brian + Candy Biyeu

JACKSONVILLE, FL 32205

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 25-33103 were posted on the property/site located at:

079705-0000

Real Estate Number(s)

3344 Fitch St.

Street Address

JACKSONVILLE

City, State Zip Code

Printed Name Candy Biyeu

Signature Candy Biyeu

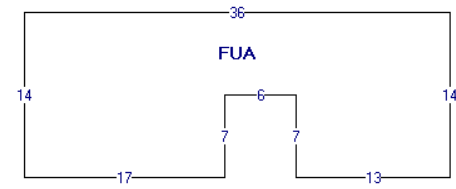
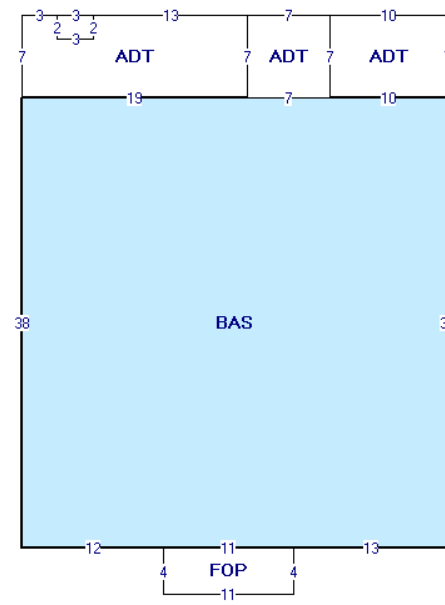
Dated this 5th day of January, 2020



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	8 HORIZONTAL LAP	100	37.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	12 HARDWOOD	75	10.00
Int Flooring	11 CER CLAY TILE	25	4.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

0100 Single Family

** VALUE SUBJECT TO CHANGE **



CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	3.00	0
Baths	2.50	0
Rooms / Units	1.00	0

BASE RATE ADJ		ADJ
Quality Adjustment		1.2000
Mkt/Design Factor		1.0000
Size Adj.		0.9700
TOTAL ADJUSTED POINTS		132
DEPRECIATION ADJ		ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0103	01	4	04	100.00	0.00	1.00	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
399,120	1923	2005	R2	17.50	82.50%		

SAR	AREA	B	H	P. of B.	EFF. AREA	DPR VALUE
ADT	246	X	90		221	35,620
BAS	1,368	X	100		1,368	220,483
FOP	50		30		15	2,417
FUA	462	X	95		439	70,755

BUILDING: 1 AKA:
 SITE ADDRESS: 3544 FITCH ST JACKSONVILLE 32205-

0103 SFR SPLIT-LEVEL

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE
1	FPGR7	Fireplace Gas	1	100.00	0.00	0	0	1.00	4	100	3,952.50	4,743.00	100	1923	1970	2006	20	949
2	POLR3	Pool	1	100.00	0.00	0	0	1.00	3	100	29,750.00	29,750.00	100	1999	1999	2006	40	11,900
3	SPAR3	Spa	1	100.00	0.00	0	0	6.00	3	100	1,810.50	1,810.50	100	1999	1999	2006	20	2,173
4	SHWR2	Shed Wood	1	100.00	0.00	18	10	180.00	3	100	26.85	26.85	100	2022	2022	2023	76	3,673

L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C 1	0100	RES LD 3-7 UNITS PER AC	100.00	0.00		RLD-60	60.00	120.00	100.00	60.00	F	1	0.96	1.00	2,150.00	2,064.00	123,840

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

Duval County Property Appraisers Office					Tax Dist USD1	
VALUE SUMMARY						
PRIMARY VALUATION METHOD	CAMA					
BUILDING VALUE	329,274					
EXTRA FEATURE VALUE	18,695					
TOTAL MARKET LAND VALUE	123,840					
MARKET VALUE OF AG LAND	0					
TOTAL LAND VALUE AG + COMMON	0					
MARKET VALUE	471,809					
ASSESSED VALUE	414,724					
CAP BASE YEAR	2022					
TAXABLE VALUE	364,002					
EXEMPTIONS	HB HX					
TOTAL EXEMPTIONS VALUE	50,722					
SENIOR EXEMPTION VALUE	0					
SR/HISTORIC TAXABLE VALUE	N/A					

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
B21480479	MISC	C	10X18 WOOD SHED	10,091	1/14/2022
26756	POOL	C		21,140	6/9/1999
000015805	BLDG			5,000	7/1/1985

BUILDING DIMENSIONS
 ADT:26,0:=E10 S7 W10 N7 \$ FUA2017:43,19:=S14 E17 N7 E6 S7 E13 N14 W36 \$ ADT:0,7:=N7 E3 S2 E3 N2 E1 3 S7 W19 \$ BAS:36,7:=W36 S38 E23 E13 N38 \$ ADT:1 9,0:=E7 S7 W7 N7 \$ FOP:23,45:=S4 W11 N4 E11 \$ FO P:3,0:=E3 S2 W3 N2 \$.

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0103	01	4	04	100.00	0.00	1.00	100
REPL COST NEW	AYB	EYB	DT	NORM	% GOOD		
399,120	1923	2005	R2	17.50	82.50%		

BUILDING NOTES

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	20056	02059	12/7/2021	WD	Q	I	01	514000		0	N	JOHNSON PATRICK J	BILYEU BRIAN JAMES	20220110
2	17595	01584	6/3/2016	WD	Q	I	02	355000		0	N	JOHNSON DOUGLAS T	JOHNSON PATRICK J ET AL	20160616
3	15766	02119	11/2/2011	WD	Q	I	02	220000		0	N	PHILLEY CAREN E ET AL	JOHNSON DOUGLAS T &	20111118
4	15686	00556	8/12/2011	MS	U	I	11	100		0	N	PHILLEY CHRISTOPHER &	PHILLEY CAREN E ET AL	20110816 CASE

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATE	APPRAISED BY
1	FPGR7	Fireplace Gas	1	100.00	0.00	0	0	1.00	4	100	3,952.50	4,743.00	100	1923	1970	2006	20	949	2/6/2017	WOW
2	POLR3	Pool	1	100.00	0.00	0	0	1.00	3	100	29,750.00	29,750.00	100	1999	1999	2006	40	11,900	4/19/2004	SFB
3	SPAR3	Spa	1	100.00	0.00	0	0	6.00	3	100	1,810.50	1,810.50	100	1999	1999	2006	20	2,173	6/27/2025	KKL
4	SHWR2	Shed Wood	1	100.00	0.00	18	10	180.00	3	100	26.85	26.85	100	2022	2022	2023	76	3,673	7/31/2012	MKL

L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C 1	0100	RES LD 3-7 UNITS PER AC	100.00	0.00		RLD-60	60.00	120.00	100.00	60.00	F	1	0.96	1.00	2,150.00	2,064.00	123,840

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

Proposed Hardie Board Siding Material and Estimate



Sea Glass Construction and Roofing

Bram Scharf
bram@seaglassjax.com
(904) 515-6999

Candy Bilyeu Siding

3544 Fitch St
Jacksonville, FL 32205

Introduction

Hi Candy,

Thanks for your interest in working with us at Sea Glass Construction and Roofing. Contained in this document you will find the quote for your siding replacement.

We are a locally owned and operated business. We are from Jacksonville and have been serving the community for over 10 years. We started this business with a passion for providing high-quality construction and roofing services. We are committed to providing our customers with the highest level of professionalism and communication throughout their experience with us, from start to finish.

We recognize that safeguarding the people and possessions that hold the most value to you is of utmost importance. Your siding serves as a primary protection against the forces of nature, shielding your home from the elements, and ensuring that everything inside remains safe and dry.

Please find your estimate below along with upgrade options for potential improvements to your project, if applicable.

The following estimate is for:

1. Removal and disposal of old materials
2. Supply and installation of new materials
3. Clean up of entire work area (all nails and other materials)
4. All employees are covered under workers' compensation
5. We are Licensed to complete the required work
6. All work completed will be permitted if required by the city
7. 10-year Workmanship Warranty on complete projects - (full replacement)

After completing the job, we conduct a final inspection to confirm code compliance, adherence to our strict standards, and a clean work site.

We don't want you to be personally liable should a worker happen to get injured therefore we maintain current workers' compensation for all employees and crews. We carry \$1,000,000 in liability insurance.

As well, we have mandatory safety training for our staff to ensure safe practices always.

If you have any questions, please give me a call. We always want to provide the best value to our clients.

Kind regards,

Bram Scharf

(904) 515-6999

Sea Glass Construction and Roofing

(904) 274-1414

James Hardie Plank Siding Installation

Our Siding Installation Process

At Sea Glass Construction and Roofing, we take pride in delivering top-quality HardiePlank siding installations that protect your home and enhance its curb appeal for years to come. HardiePlank siding is a durable fiber cement product known for its resistance to rot, pests, and fire, making it an excellent investment for your Jacksonville home.

Our detailed installation process ensures every step is performed with precision and care:

1. Preparation is Key: Before any siding goes up, we prepare your home's exterior. This involves:

Surface Inspection: We thoroughly inspect the wall sheathing (the layer underneath your siding, usually plywood or OSB) to ensure it's in excellent condition and free from any damage.

PVC-Coated Aluminum Perimeter Protection: This is one of our first and most important steps for lasting protection. We meticulously install a durable, PVC-coated aluminum perimeter flashing around the entire bottom edge of your home, directly against the sheathing, extending down over the foundation. This flashing acts as a robust capillary break and splash guard, preventing ground-level moisture and splash-ups from wicking up into your home's structure.

Water Resistive Barrier: Immediately following the perimeter protection, we install a high-quality water-resistive barrier, also known as house wrap, over the entire wall sheathing. Crucially, the house wrap is installed to overlap the top edge of the PVC-coated aluminum perimeter flashing. This ensures that any moisture that gets behind the siding is channeled down the house wrap and out over the flashing, safely directing water away from your home's foundation. We overlap and tape all seams of the house wrap to create a continuous, shingle-lapped shield.

Trim Installation: Before the main siding goes on, we install all necessary trim boards around windows, doors, and at inside and outside corners. These trim pieces, often HardieTrim®, provide a clean finish and a surface for the siding to butt against. We ensure proper gaps are left for caulking to allow for expansion and contraction.

2. The All-Important Starter Strip: The first piece of HardiePlank siding is critical for the entire installation, and it starts with the "starter strip."

Creating the Angle: We create a starter strip, typically by ripping a piece of HardiePlank siding to a specific width (often 1-1/4 inches). This strip is installed along the very bottom of your wall, directly on top of the overlapped house wrap and the PVC-coated aluminum perimeter protection.

Setting the Foundation: The starter strip serves two main purposes: it kicks out the bottom edge of the first full course of siding, ensuring it has the correct angle and creates a proper drip edge, and it provides a level and consistent starting point for all subsequent rows of siding. We ensure it's perfectly level before proceeding.

3. Installing the HardiePlank Courses: With the starter strip in place, we begin installing the HardiePlank siding courses:

First Course: The first full course of HardiePlank siding is carefully placed on top of the starter strip, maintaining required clearances from the ground or any horizontal surfaces like decks. We use a pneumatic nailer to secure the planks, typically "blind nailing" where the fasteners are placed at the top edge of the plank and will be covered by the next overlapping course. This creates a clean, fastener-free appearance.

Consistent Overlap: Each subsequent course of HardiePlank siding is installed, overlapping the course below it by a specific amount (usually 1-1/4 inches). We use specialized gauges to ensure this overlap is consistent across your entire home, maintaining a uniform and attractive look.

Level and Straight: We constantly check for level and straightness with each course installed to guarantee a flawless final appearance.

4. Managing Butt Joints (Where Planks Meet): Since HardiePlank siding comes in standard lengths, planks will need to be joined together on longer walls. These "butt joints" are handled with care and precision:

Staggered Joints: We meticulously stagger the butt joints in each successive row of siding. This means that joints in adjacent courses are never directly on top of each other. We aim for a natural, random pattern or a progressive stagger, which not only looks better but also adds to the structural integrity of the siding.

Joint Flashing: Behind every butt joint, we install a piece of durable, waterproof joint flashing (typically 6 inches wide). This flashing acts as a secondary barrier, ensuring that no water can penetrate the wall cavity at these seams. It's a critical component for long-term moisture protection.

Moderate Contact: HardiePlank siding is generally installed with the butt joints in moderate contact to 1/8" with each other, creating a continuous look. For primed siding that will be painted, butt flashing is always installed for superior water management.

Landing on Studs: Wherever possible, we ensure that butt joints land directly over a wall stud for maximum strength and support. If a joint needs to be made between studs, we ensure adequate framing or blocking is in place to provide proper fastening points.

5. Finishing Touches: Once all the siding is installed:

Caulking: We apply high-quality, Sherwin-Williams paintable caulk where the HardiePlank siding meets trim boards around windows, doors, and at corners. This seals these transitions, preventing moisture intrusion and providing a neat, finished look.

Painting: For primed HardiePlank siding, our experienced painters will apply the final coats of Sherwin-Williams paint, ensuring a consistent and beautiful finish across your entire home.

Cleanup: We believe in leaving your property cleaner than we found it. Our team will thoroughly clean up all debris, leaving you with a beautifully sided home.

It is our pleasure at Sea Glass Construction and Roofing to provide you with a detailed proposal for enhancing your home with a superior exterior system. We recommend James Hardie Siding combined with Sherwin-Williams Duration Paint, a powerful duo that promises not only stunning aesthetics but also long-lasting protection.

James Hardie fiber cement siding is engineered for exceptional durability, resisting moisture, pests, and fire, and comes with a 30-year non-prorated limited warranty for the siding itself. It's available in a variety of styles and textures, such as HardiePlank® lap siding which typically comes in 12-foot lengths and various widths (e.g., 5-1/4", 6-1/4", 7-1/4", 8-1/4", 9-1/4", 12") with a thickness of 5/16".

When combined with Sherwin-Williams Duration Paint, a premium acrylic latex coating, your home gains an additional layer of defense. Duration paint is renowned for its advanced weather resistance, resisting peeling, cracking, and fading, thanks to its PermaLast® Technology. It offers excellent adhesion to fiber cement, is self-priming (often requiring only one coat for repaints and two for new surfaces), and includes mildewcides to prevent mold and mildew growth—a significant benefit in our humid Jacksonville climate. Duration paint typically dries to touch in about 1-2 hours, allowing for efficient project completion. This comprehensive solution ensures your home will maintain its vibrant appearance and structural integrity for many years, offering superior curb appeal and peace of mind.

Tear Off Siding

OSB Sheathing

Oriented Strand Board
7/16" x 4' X 8'

Perimeter Protection

Cap bottom perimeter with PVC aluminum

Install House Wrap

Install house wrap on all exterior walls

Norandex Proguard Housewrap

Install Hardie Trim - Frieze

Install 5/4 Hardie Trim to match existing frieze

Install Hardie Trim - 5/4

Install 5/4 Hardie Trim around windows, doors, and corners to match existing trim size

James Hardie HZ10 Trim 5/4" 3.5" X 12' Smooth Primed

Install Hardie Blocking

Install Hardie trim board, cut to size, around hose bibs, lights, and electrical boxes, to ensure proper flashing and weatherproofing

James Hardie HZ10 Trim 5/4 7.25" X 12' Smooth Primed

Install Hardie Plank Lap Siding

James Hardie HZ10 Plank Cedar Milled 7.25" Primed

Install Crown Moulding

1.5" to 2" or similar for frieze and window pvc crown molding

Caulking and Painting

Caulk all gaps around windows, doors, corners, and where the siding meets the trim.

Apply two coats of Sherwin-Williams Duration for full coverage, color saturation, and long-lasting durability

Sherwin-Williams Duration

Duration Premium Exterior Coating is formulated with PermaLast® technology and infused with advanced acrylic co-polymers for long-lasting performance. Duration is a self-priming exterior acrylic latex and provides a mildew-resistance coating. It requires just one coat for repaints and two coats for new work so exterior jobs get done fast.

ABC Cap Nails - Catalog

Permitting and Notice

Dumpster

Deliver, load and removal

Clean Up and Disposal

Clean up and remove all job-related debris

Financing Available

\$464.53/mo for 120 months

Estimated payment if approved. Click [here](#) to apply.

Option Total: \$35,166.00

Insulation

\$3,250.00

Inspect the exposed wall studs and frame to ensure they are clean and ready for insulation.

Insulation Installation:

Install new insulation between the wall studs.

Ensure a tight fit with no gaps or voids, which is key to preventing air leaks and maximizing energy savings.

Use an insulation R-13 for the climate and building requirements.

Financing Available

\$42.93/mo for 120 months

Estimated payment if approved. Click [here](#) to apply.

Add-on Total: \$3,250.00

Signature Page

Structure

Options Please Choose One

James Hardie Siding \$35,166.00

Options & Upgrades

Options Choose Any Number

Insulation \$3,250.00

Summary

Customer

Name: Candy Bilyeu

Project

Name Candy Bilyeu Siding

Number #26534

Street: 3544 Fitch St

City: Jacksonville **State:** FL **Zip:** 32205

Subtotal:

Total:

• Deposit (25%):

• Balance:

Authorization

By signing this document, you confirm that you have read and agree to all Terms & Conditions, in addition to the option and/or upgrades selected above.

Signer

Signature

Date

Candy Bilyeu

Bram Scharf

Color _____

Notes/Comments



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy (ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


PRODUCER FrankCrum Insurance Agency, Inc. 100 South Missouri Avenue Clearwater, FL 33756	CONTACT NAME: FrankCrum Certificate Department	
	PHONE: (800) 277-1620 X 4800	FAX: (727) 797-0704
E-MAIL ADDRESS: certs@frankcrum.com		
INSURERS(S) AFFORDING COVERAGE		NAIC#
INSURER A: Frank Winston Crum Insurance Company		11600
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES CERTIFICATE NUMBER: 1410900 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSRD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS-COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE UNIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC202500000	01/01/2025	01/01/2026	<input checked="" type="checkbox"/> PER STATUE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Effective 01/13/2025, coverage is for 100% of the employees of FrankCrum leased to Sea Glass Home Pros LLC (Client) for whom the client is reporting hours to FrankCrum. Coverage is not extended to statutory employees.

CERTIFICATE HOLDER	CANCELLATION
Sea Glass Construction and Roofing 3780 Kori Rd Ste 15 Jacksonville, FL 32257-	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 

© 1988-2016 ACORD CORPORATION. All rights reserved.

Terms & Conditions

This Agreement ("Agreement") is made and entered into as of the last date signed ("Effective Date") by and between Sea Glass Construction and Roofing ("Contractor") and the named customer ("Customer"). This Agreement, along with the attached Scope of Work, Terms and Conditions, and Statutory Warnings (collectively, the "Contract Documents"), constitutes the entire agreement between the parties.

1. **SCOPE OF WORK:** The work to be performed by Contractor under this Agreement is limited to the work described in the attached estimate ("Work"). Any change or modification to the Work must be in writing and signed by both parties. Any changes resulting in additional costs to Contractor will be billed to Customer as a separate charge in addition to the base contract price. Contractor agrees to complete the Work in a workmanlike manner, complying with all applicable building codes, statutes, and regulations. Contractor's employees and subcontractors will be covered by Worker's Compensation Insurance.

2. **PAYMENT:** Customer shall pay Contractor for the work, materials, and labor furnished by Contractor. The Total Base Price is subject to change due to modifications to the Work. Contractor will remove and replace rotted/compromised OSB, plywood, or other wood. If not covered by insurance, Contractor will bill the Customer for labor and materials plus 25%. Additional potential extra costs will be listed on the Pre-Job Questionnaire. A surcharge of up to 3.1% may be applied to credit card payments, not exceeding Contractor's cost of acceptance.

3. **CUSTOMER'S RIGHT TO CANCEL:** Customer may cancel this Agreement by providing written notice to Contractor in person, by telegram, or by mail before midnight of the third business day after signing this Agreement. If cancelled within this timeframe, Contractor may not keep any portion of the down payment.

4. **GENERAL:** This Agreement is subject to change without notice and is automatically withdrawn if not accepted in writing within 15 days. If Customer cancels outside the timeframe allowed by applicable laws, Customer is liable for 15% of the total Agreement price as liquidated damages. Contractor may withdraw this proposal or cancel this Agreement before commencing work if there is a pricing error. There is no specific completion date, but Contractor will perform the Work within a reasonable time and in a workmanlike manner. Contractor is not liable for water intrusion occurring before substantial completion.

5. **CONSTRUCTION AND INTERPRETATION:** Each provision shall be construed as if mutually drafted. If any provision is deemed invalid, it shall be reformed or severed, and the remaining provisions shall remain in effect. Headings are for convenience only. The "Contract Documents" consist of this Agreement, the Scope of Work, Terms and Conditions, and Statutory Warnings. Customer's signature on any Contract Document constitutes acceptance of all Contract Documents.

6. ACCESS: Customer shall provide Contractor with access to utilities, the work site, and adjacent areas as needed. Contractor is not liable for the condition of the existing structure. Customer shall provide interior access for inspection upon reasonable notice. Contractor shall not be responsible for pre-existing damage. Customer shall ensure uninterrupted work, and any delays caused by Customer shall be compensated by Customer.

7. PAYMENT TERMS: The payment schedule is as indicated on the Agreement. Final payment is due within three days of Substantial Completion. Substantial Completion is defined as the stage where the Work is sufficiently complete for Customer's intended use. Customer agrees to pay 1.5% monthly interest (18% APR) on any unpaid amounts. Payments are applied first to interest and then to the principal. Any deviations from the scope of work will be charged separately. Contractor is entitled to recover collection costs, including attorney's fees. Contractor may suspend work or terminate this Agreement for non-payment.

8. THIRD-PARTY AUTHORIZATIONS: Customer shall instruct any third-party payer to issue joint checks naming Contractor as a co-payee. Customer has an independent obligation to pay for the Work. If the Agreement is terminated due to Customer's failure to obtain third-party payment, Customer is still responsible for work performed and materials furnished before cancellation.

9. MATERIALS: Materials and work shall meet normal industry tolerances. Contractor is not responsible for verifying manufacturer specifications. Contractor is not responsible for unknowingly installing defective products. Material substitutions and price adjustments may be necessary based on availability and cost. . If Customer selects substitute materials that increase the Agreement amount, then the Agreement will be adjusted to reflect the additional costs.

10. SITE CONDITIONS: If Contractor discovers concealed or unknown conditions, the Agreement amount shall be equitably adjusted.

11. CUSTOMER RESPONSIBILITIES: Customer shall be responsible to protect lighting fixtures, mirrors, pictures, frames, and other such items not customarily permanently affixed, as these items can fall if not firmly attached to the wall or ceiling, including damage to items not permanently affixed. Customer shall be responsible for any damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, gutters, landscaping, irrigation, appurtenances, or other real or personal property at the project location during construction. Customer is responsible for indoor air quality during the Work. Contractor is not responsible for cracks in the ceiling, dust or debris damage, nail damage, tarp failure, driveway or walkway damage, efflorescence, or asbestos/lead abatement. Customer agrees to hold Contractor harmless from any related claims.

12. RESTRICTIONS AND REGULATIONS: Customer is responsible for extra costs if codes or regulations require work beyond the scope of this Agreement. Customer shall notify Contractor in writing of any property restrictions or covenants, and Contractor shall not be responsible for non-compliant work.

13. JURY TRIAL WAIVER AND ARBITRATION: Disputes, except collection matters, shall be settled through binding arbitration with the Construction Industry Arbitration Rules of American Arbitration Association. The parties waive their rights to a jury trial. The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof. In the event of litigation between the parties to this Agreement, the parties waive the right to a trial by jury in respect to any litigation arising out of or pertaining to the agreement, or any course of conduct, course of dealings, statements or actions of any person or party related to this agreement; this irrevocable waiver of the right to a jury trial is a material inducement for the parties to enter this agreement.

14. CHOICE OF LAW, VENUE, AND ATTORNEY'S FEES: This Agreement is governed by Florida law. Venue shall be Duval County, Florida. The non-prevailing party in any legal action or collections shall pay the prevailing party's attorney's fees, expenses, and costs.

15. WARRANTIES: Apart from the Ten-Year Craftsmanship Warranty, there are no express or implied warranties. Any warranties are void if Customer fails to pay. The warranty is transferable one (1) time to a subsequent purchaser within the Warranty period. To affect the transfer, the original purchaser must provide written notice to the Contractor with the name and contact information of the new owner within 60 days of the transfer. A one-year warranty is provided for repair work.

16. ACTS OF GOD; DELAY: Contractor is not responsible for delays caused by circumstances beyond its control, including acts of God, weather, accidents, pandemics, fires, vandalism, strikes, and material shortages.

17. CLAIMS: Customer must notify Contractor in writing within 10 days of any claim, defect, or deficiency. Failure to provide written notice waives all claims against Contractor.

18. DISCLAIMER: Contractor disclaims liability for claims related to mold, mildew, algae, fungus, and indoor air allergens. Customer is solely responsible for damage caused by mold. Customer agrees to indemnify, defend, and hold Contractor harmless from all Claims arising out of or relating to Mold.

19. PRE-EXISTING CONDITIONS: Contractor disclaims liability for claims related to pre-existing conditions such as weather damage, mold, water damage, and termites. Customer is solely responsible for damage arising from pre-existing conditions.

20. COMMUNICABLE ILLNESS DISCLAIMER: Customer acknowledges that Contractor is performing the Work at Customer's request and waives any claims against Contractor related to COVID-19 or other communicable illnesses.

21. DAMAGE LIMITATION: Contractor is not liable for special, consequential, punitive, or indirect damages. Customer waives subrogation claims against Contractor. Customer shall hold harmless,

defend, and indemnify Contractor for/from all Claims that relate to or arise out of any responsibility/liability which is expressly disclaimed or waived in the Contract Documents.

FLORIDA STATUTE REQUIREMENTS

LIEN LAW: ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM: Any claims for construction defects are subject to the notice and cure provisions of Chapter 558, Florida Statutes.

Correspondence

Re: COA-25-33103 for 3544 Fitch St

From Johnson, Drew - PDCM <DJohnson3@coj.net>

Date Thu 1/15/2026 1:01 PM

To Candy Bilyeu <candyswb73@gmail.com>

Good afternoon,

Thank you so much for sending over the photos and letting me know about the estimated repair cost. I will add the photos to the submitted Staff Report and Book Package that the Commission will see, so you wouldn't need to print these out! I think I should have all the information I need for the meeting.

Below is an outline of what will occur at the upcoming meeting regarding your application:

- Your application will be placed on what's called the **Regular COA Agenda**, which will include Staff's recommendation for scattered replacement (based on what we are able to approve at the administrative level).
- The Regular COA Agenda is for applications that are on the docket for JHPC discussion and decision. When your application is brought up for discussion, you'll be given three minutes to give a short statement on why you are seeking your scope of work and any reasoning and evidence to support it (that may be more than what I have). You are not required to use the entire three minutes.
- Once you are finished with your statement, the JHPC will discuss and ask any questions they have along with opening up the application for public comment (if there is any). A decision would be made there to either upholding Staff recommendation, modifying conditions to approve conditions based on the applicant/homeowner, or deny the application.

In short, JHPC will make the final decision on the application, and you will just need to prepare your explanation (if you wish) on why you are going for wholesale siding replacement. JHPC will consider all sides before making a decision, so I would also bring up the estimated cost of repair and the estimate to replace (I will add this into the packet as well just in case).

If you have any questions about the meeting and what else you would need to prepare, please reach out at any time!

Thank you,

Drew Johnson, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7808**



From: Candy Bilyeu <candyswb73@gmail.com>
Sent: Thursday, January 15, 2026 9:41 AM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA-25-33103 for 3544 Fitch St

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Morning Drew,

I hope you are doing well. As requested, please find the attached photos for your review. We've received estimates to replace all the wood damaged in these photos, and the cost comes to roughly around \$7k. Considering this, it seems a bit redundant to spend that amount when I could have the entire house replaced with Hardie Board for \$37k instead.

Additionally, I wanted to clarify if I need to print my application and all the documents I've sent to you and bring with me to the meeting?

Looking forward to your response.
Candy Bilyeu

On Mon, Jan 12, 2026 at 11:41 AM Johnson, Drew - PDCM <DJohnson3@coj.net> wrote:
Good morning Candy,

I am currently drafting your Staff Report for the JHPC meeting on January 28th and have some questions to try and help your case for the wholesale siding replacement when discussed with Staff:

- **Would you potentially be able to contact your contractor to see whether the proposed Hardie-board siding would be able to match the reveal of the existing siding on the building?**
 - Currently, the estimate states that the overlap would be 1-1/4 inches, but no mention of the reveal on each siding plank.
 - Also, whenever you get a chance, are you able to send me the measurement (it can be an average) of reveal of the existing siding (taken at the base of a horizontal siding plank to the base of the plank directly above it)?
 - This would help us get a better scale at which the replacement would be matching the existing siding material if it were all to be replaced.

- **If you are able to also send more photos of the exterior for me to include within the Staff Report to organize each side of the house that's being proposed for replacement, that would be wonderful!**

Note: For the JHPC meeting, I would encourage and suggest bringing any other supporting evidence (photos, reports, etc.) to help your case when presenting your application.

Any attachments and information can be sent as a reply. If you have any questions about anything referenced above, you can contact me directly and I will be more than happy to help!

Thank you,

Drew Johnson, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904-255-7808**



From: Candy Bilyeu <candyswb73@gmail.com>
Sent: Tuesday, January 6, 2026 10:01 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA-25-33103 for 3544 Fitch St

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Drew,

Attached is the signed document and the picture of to sign in our yard. Please advise if anything else is needed.

Regards,
Candy Bilyeu

On Tue, Dec 30, 2025 at 4:07 PM Johnson, Drew - PDCM <DJohnson3@coj.net> wrote:

Of course! That is correct. Once the invoice is paid, you should send back a photo of the signage in the yard and a copy of the signed affidavit document that will be attached to it when it's picked up. The sign acts as a public notice that the property has an active COA going through the JHPC process. As soon as the meeting ends, the sign can be taken down.

Thank you,

Drew Johnson, MHP

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7808



From: Candy Bilyeu <candyswb73@gmail.com>
Sent: Tuesday, December 30, 2025 3:53 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA-25-33103 for 3544 Fitch St

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Drew,

Thank you for the thorough explanation. This process is as clear as mud 😊. So once I pay the invoice and get the sign, just email you back a picture of the sign in our yard? Does the sign serve as a permit?
Apologies for all the questions.

Regards,
Candy Bilyeu

On Tue, Dec 30, 2025 at 8:49 AM Johnson, Drew - PDCM <DJohnson3@coj.net> wrote:
Good morning,

I appreciate you reaching out about the invoice. I am happy to share all the steps with you and apologize for not doing that earlier before sending out the invoice.

For applications that qualify for administrative review, these incur no fee to process, which you have mentioned that you have done before. For applications that qualify for JHPC review, the fee is based on the type of exterior work/change being done to the structure. In this application, wholesale siding replacement would be considered within the "Alteration" category corresponding with the **COA Matrix**. *I have attached the most current fee schedule to this email.*

A sufficiency review would be submitted internally once all required attachments for JHPC review are submitted. This would allow the Historic Preservation Staff to write up a Staff Report with a recommendation based on submitted attachments and previously documented material for the property (including historic surveys and any information in our archival section). Once this sufficiency is returned, this deems the application eligible for scheduling onto the next available JHPC meeting agenda.

An invoice for the corresponding fee is sent out (previous email), which outlines the deadlines for payment, sign posting, and the meeting date. The deadline for the fee payment can be extended (especially for the holidays), but everything **must be done before the sign posting deadline**.

To answer the question on why this was not communicated earlier would be a fault on my end. I apologize for not getting you the information sooner and hope that this information helps. Again, I appreciate you reaching out and if you have any more questions, please feel free to contact me by email or phone!

Thank you,

Drew Johnson, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904-255-7808**



From: Candy Bilyeu <candyswb73@gmail.com>
Sent: Monday, December 29, 2025 5:13 PM
To: Johnson, Drew - PDCM <DJohnson3@coj.net>
Subject: Re: COA-25-33103 for 3544 Fitch St

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Drew,

I am reaching out to seek clarification regarding the recent invoice we received. This is the first time we have encountered this particular process, and I am unsure about the specifics of the charges and the reasoning for a sign?

In previous instances of home maintenance, we did not have to follow this procedure. Additionally, the deadline of January 5th does not provide us with much time, as we will be out of town until January 2nd. I would also appreciate understanding why this information was not communicated earlier, as it would have allowed us more time to prepare.

Thank you in advance for your assistance. I look forward to your prompt response.

Candy Bilyeu

On Mon, Dec 29, 2025 at 4:12 PM Johnson, Drew - PDCM <DJohnson3@coj.net> wrote:

Good afternoon,

Please see your attached invoice. The invoice must be paid by the deadline of **January 5th by 4PM** to have the application heard at the next available Jacksonville Historic Preservation Commission (JHPC) regular meeting on **January 28th at 1PM**.

Invoices can be paid at the Tax Collector's Office located at [214 North Hogan Street - 2nd Floor](#) or at any Tax Collector's Office in Duval County. Unfortunately, we do not have the option to pay by phone or online. If using a check, please make it out to "Tax Collector." Additionally, be sure to provide a copy of the paid invoice to the Community Planning Division (**Ed Ball Building, 3rd Floor**) or reply to this email with a copy of the receipt attached at your earliest convenience.

Once the invoice is paid, you can **bring the receipt to the 3rd floor** and pick up your sign(s) within the elevator hall. The sign(s) must be picked up and posted before 5pm on Wednesday, January 14th. At the time you receive the sign(s), there will be a sign-posting affidavit attached **that must be returned by this deadline via email along with photos showing the sign(s) have been posted.**

Overview

- **Payment Deadline: January 5th, 2025**
- Pay at [214 N. Hogan St - 2nd Floor](#) / [214 N. Hogan St - 3rd Floor](#) / pick up signs in elevator hall
- Bring a copy of receipt to [214 N. Hogan St - 3rd Floor](#) / pick up signs in elevator hall
- Sign and send back a copy of sign-posting affidavit
- Send photo(s) of posted sign on property
- **JHPC Meeting: January 28th, 2025 at 1PM**
- [214 N. Hogan St - 1st Floor Room 1002](#)

Please be advised that this is the only invoice you will receive from the Planning Department regarding your COA application. Please note that the City will never request payment via wire transfer. All payments must be made directly to the Duval County Tax Collector.

Thank you,

Drew Johnson, MHP

City Planner I

Historic Preservation Section | Planning Department

[214 North Hogan Street, Suite 300](#)

[Jacksonville, FL 32202](#)

[Office: 904-255-7808](#)



From: Candy Bilyeu <candyswb73@gmail.com>

Sent: Tuesday, November 11, 2025 3:00 PM

To: Johnson, Drew - PDCM <DJohnson3@coj.net>

Subject: Re: COA-25-33103 for 3544 Fitch St

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Drew,

Thank you for the email. Yes, let's proceed with approaching the JHPC for approval. I do understand we will not hear anything until January. In the meantime let me know if you need anything further from me.

Regards,
Candy Bilyeu

----- Forwarded message -----

From: **Johnson, Drew - PDCM** <DJohnson3@coj.net>

Date: Mon, Nov 10, 2025 at 11:54 AM

Subject: Re: COA-25-33103 for [3544 Fitch St](#)

To: Candy Bilyeu <candyswb73@gmail.com>

Good afternoon Candy,

Thank you for sending the photos of the existing siding!

Based on the photos, Staff would currently only be able to approve of the recommendation for partial siding replacement and repairs as shown in the photos. Unless you have documentation for major wood rot or a WDO (Wood Destroying Organism) report that shows

irreparable damage, we would not be able to approve of wholesale siding replacement at the administrative level.

The other option would be to go to the Jacksonville Historic Preservation Commission (JHPC) for review where Staff would be most likely in favor of wholesale siding replacement as long as it is a like-for-like material or something similar in design. I would be happy to get you more information if you choose to pursue the wholesale siding replacement pathway. The only downfall is that the next meeting would be in January, so it might add a bit of time. You have already submitted all the necessary attachments that would consider your application as sufficient for JHPC review.

Please let me know what scope of work you would like to pursue and I can give you information on next steps on both. If you have any questions, please feel free to reach out anytime by phone or email!

Thank you,

Drew Johnson, MHP

City Planner I

Historic Preservation Section | Planning Department

[214 North Hogan Street, Suite 300](#)

[Jacksonville, FL 32202](#)

[Office: 904-255-7808](#)



COA-25-33142

**2230 St Johns
Ave**

January 28, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33142

Address: 2230 St. Johns Ave, RE# 090538-0000

Location: South side of St. Johns Ave, between Osceola Street and Copeland Street

Owner: Ronald Root, St. Johns Quarter LLC
2263 River Blvd
Jacksonville, Florida 32204

Applicant: William Leuthold, William Leuthold Architect, Inc
2742 Herschel St
Jacksonville, Florida 32204

Year Built: N/A

Designation: St. Johns Quarter

Request: New Construction – Primary Structure

Summary Scope of Work:

1. New Construction of a two-story, single-family residence

Recommendation: Deny

PROJECT DESCRIPTION

COA-25-33142 is for the new construction of a two-story single-family residence at 2230 St. Johns Ave within the St. Johns Quarter Historic District. The subject site is currently a vacant interior lot that is adjacent to a two-story single-family structure on the left and a two-story multi-family structure on the right. St. Johns Ave is characterized by a mixture of two-story single-family and multi-family residential structures of a variety of architectural styles. As designed, the proposed 2,165 square-foot, two-story home will be a two-story single-family residence featuring a steeply pitched hipped roof comprised of asphalt shingles, hardie artisan shiplap siding on the second floor, brick veneer on the first floor, a large chimney, arched entryways, and grouped six-over-one and four-over-one sash windows. The proposed home will also have a street-visible double-bay garage with carriage-style doors and square-light openings along the front elevation. According to staff's calculations, the proposed siting of the garage will account for 66% of the structure's primary façade.

district and according to the Design Guidelines, parking should be limited to the side or rear of the structure. As such, the proposed design is inconsistent with the Historic District Design Guidelines and Sections 307.106(k)(1-2 and 6) and 307.106(m)(6).

- The proposed elevations show the garage being 1,502 square feet while the total area of the first floor is 1,748 square feet meaning the garage, as proposed, accounts for 60% of the first floor. As such, Staff finds the scale, massing, siting, and location of the garage along the primary façade inconsistent with other surrounding two-story residences and Section 307.106(m)(2-3 and 6).
- The proposed site plan shows that the garage is approximately 26 feet in length while the porch is approximately 13 feet in length meaning the garage is the more prominent and defining feature on the primary structure's façade, thus making this inconsistent with the Historic District Design Guidelines.
- Staff finds that garages, especially front-facing and readily street visible garages, are atypical for the streetscape in the Historic District. Most residential structures utilize side parking or street parking. There are no properties in the neighborhood that feature a front-facing garage along its primary façade.
- The proposed form and design of the new construction will take the heights and setbacks of the adjacent structures to ensure that they are within a reasonable height and distance away to match the rhythms seen throughout the Historic District. The buildings adjacent to the subject property (2222 St. Johns Ave and 2236 St. Johns Ave) are contributing structures to the Riverside-Avondale Historic District with the proposed design being consistent with Section 307.106(k)(3).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure will be thirty-two (32) feet in height with a finished floor elevation of two (2) feet and six (6) inches, which is generally compatible with the heights of the adjacent structures. Two-story homes are the dominant residential development typology along this block. Staff finds the proposed height of the structure consistent with Section 307.106(m)(1).
- As designed, the placement of the windows along the structure are consistent with other contributing structures that are found throughout the district and the Historic Preservation Section's recommendations referencing the Historic District Design Guidelines. This remains consistent with Section 307.106(m)(2)
- The proposed new construction would be compatible with the placement and vertical expression of other structures that are found along the street, such as the two contributing structures that surround the subject property along St. Johns Ave (2222 St. Johns Ave and 2236 St. Johns Ave). The proposed placement is compatible and consistent with Section 307.106(m)(7).
- The proposed design of the new construction includes a hipped roof and a two-story partial-width porch on the street-facing side of the structure. This is compatible with structures that are found throughout the district and showcase the minimum architectural detailing found within similarly styled structures. This allows the design to remain consistent with Section 307.106(m)(4 and 8).

- The Historic District Design Guidelines for the Riverside-Avondale Historic District references “New Construction” and lists Standards Two and Nine of the Secretary of the Interior’s Standards for Rehabilitation.
 - Standard Two refers to the retainment of historic character of properties when new construction occurs. The incompatible relationship of the proposed new construction to the surrounding context is described above and therefore remains inconsistent with Standard Two.
 - Standard Nine refers to how new construction or alterations shall be compatible with the existing characteristics. The proposed design would be incompatible with the massing and architectural features that are primarily found within the district, therefore remaining inconsistent with Standard Nine.

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

- Section 307.106(k) General Standards: 1-2
- Section 307.106(m) Guidelines on New Construction: 2, 3 and 6
- Historic District Design Guidelines, Section on “New Construction”

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)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.
- 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.
- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

New Construction

- 307.106(m)(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.
- 307.106(m)(2) – *Proportions of windows and doors*. The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) – *Relationship of building masses, setbacks, and spaces*. The relationship of a structure within an historic district to the open space between it and the adjoining structures shall be compatible.
- 307.106(m)(4) – *Roof Shape*. The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.
- 307.106(m)(6) – *Scale*. The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.
- 307.106(m)(7) – *Directional Expression*. Facades in the historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.
- 307.106(m)(8) - *Architectural details*. Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

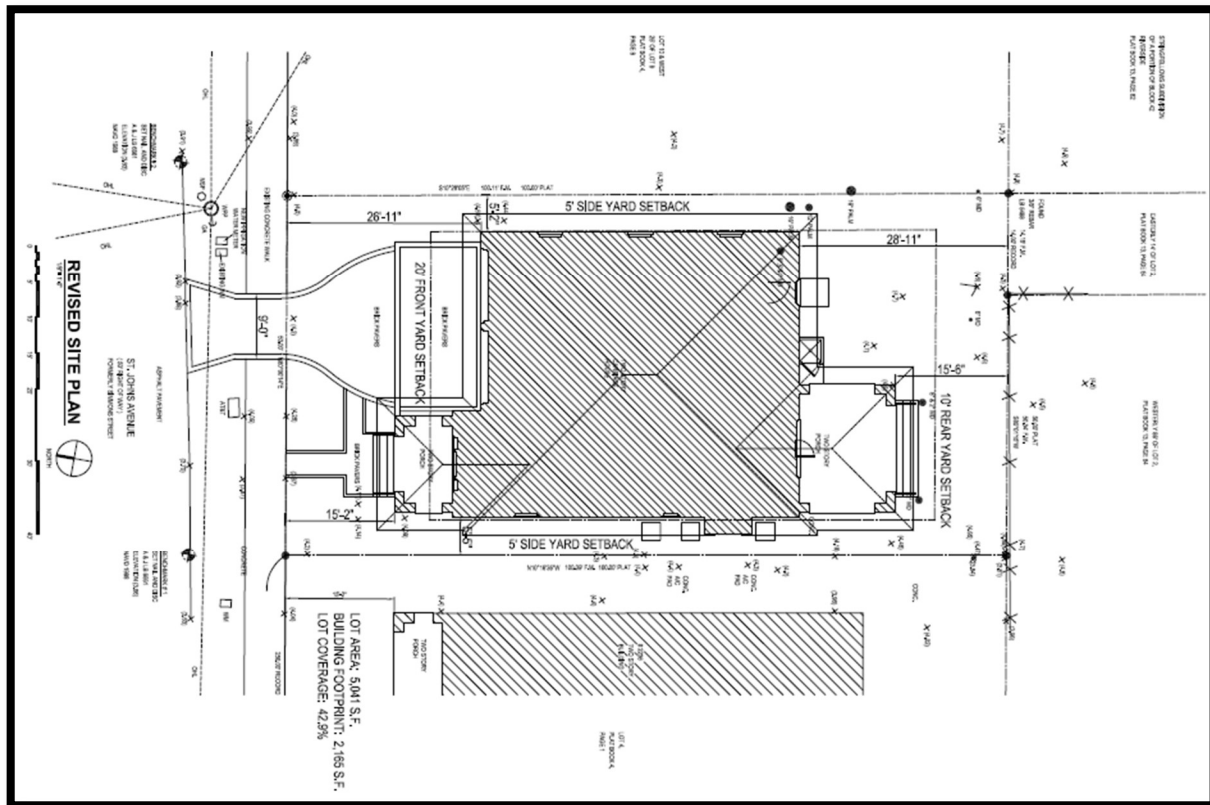
Historic District Design Guidelines, “New Construction” and “Windows/Awnings/Shutters”

- Secretary of the Interior’s Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior’s Standards for Rehabilitation (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.

PICTURE OF PROPERTY WITH POSTED SIGN



PROPOSED SITE PLAN SUBMITTED DECEMBER 16, 2025



ELEVATION DRAWINGS SUBMITTED DECEMBER 16, 2025





ADJACENT PROPERTY PHOTOS SUBMITTED DECEMBER 4, 2025

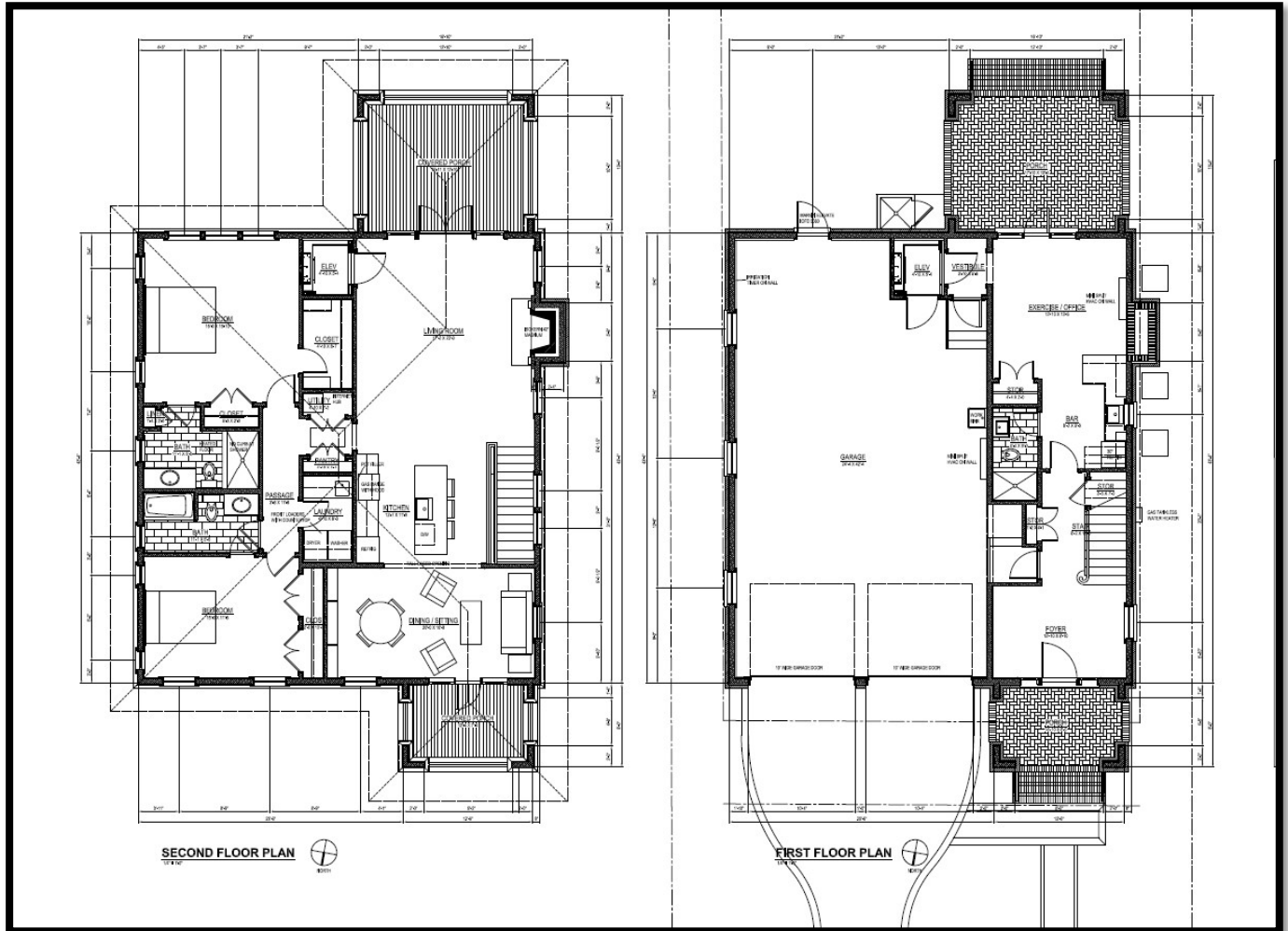


Contributing:

- 2223 St. Johns Ave (1936 – Multifamily)
- 2231 St. Johns Ave (1919 – Single Family)
- 2239 St. Johns Ave (1912 – Single Family)
- 2222 St. Johns Ave (1919 – Single Family)
- 2236 St. Johns Ave (1926 – Multifamily)

All dates of construction are from Property Appraiser.

FLOOR PLAN SUBMITTED NOVEMBER 6, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	33142	Application Status	FOUND SUFFICIENT
Date Started	11/04/2025	Date Submitted	11/06/2025

Planning and Development Department Info

COA #	COA-25-33142
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	12/26/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	1/28/2026
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
LEUTHOLD	WILLIAM	
Company Name		
WILLIAM LEUTHOLD ARCHITECT, INC.		
Mailing Address		
2742 HERSCHEL STREET		
City	State	Zip Code
JACKSONVILLE	FL	32205
Phone	Fax	Email
904 389 5456	904 389 3805	BILL@LEUTHOLDARCH.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
ROOT	RONALD	CARL
Company/Trust Name		
ST. JOHNS QUARTER LLC		
Mailing Address		
2263 RIVER BOULEVARD		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone	Fax	Email
9043838615		ROOTJAX@AOL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	090538 0000

[Empty input field]

Location Of Property

General Location

St. Johns Quarter Historic District

House #

2230

Street Name, Type and Direction

ST JOHNS AVE

Zip Code

32204

Type Of Improvement

- Addition
- Driveway
- New Construction
- Accessory Structures
- Alteration
- Relocation
- Window Replacement
- Other/Minor Repairs
- Fencing
- Demolition
- Reroof

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

CONSTRUCT A NEW CARRIAGE HOUSE TO COMPLEMENT THE BIG HOUSE AT 2263 RIVER BOULEVARD. THE NEW STRUCTURE IS A TWO STORY STRUCTURE THAT IS DESIGNED TO FIT INTO THE SURROUNDING HOUSES THAT INCLUDE SMALL APARTMENT BUILDINGS, AND TWO STORY RESIDENCES. THE SCALE, PROPORTIONS AND DETAILS WERE DESIGNED TO FIT INTO THE IMMEDIATE AREA. MATERIALS INCLUDE BRICK ON PORCHES AND LOWER PORTION OF THE STRUCTURE, PANELED COLUMNS ON THE PORCHES WITH SHIPLAP SIDING ON THE UPPER PORTION OF THE ROOF. ROOF SHALL BE ARCHITECTURAL ASPHALT SHINGLE.

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list

New Construction - Required Attachments For Complete Application

- Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan. (To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- Materials** - Materials identified and product info.
- Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- Description Of Any Demo**
- Adjacent Structures Setbacks**

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	GARAGES IN THE AREA

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only sufficient applications will be invoiced. It is for the benefit of the applicant to supply staff with a sufficient applications in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: JANUARY 13, 2026

COA#: COA-25-33142

Address: 2263 RIVER BLVD.
JACKSONVILLE, FL
32204

Owner: ST. JOHNS DEVELOPER, LLC (RONALD ROOT)

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application H-33142 were posted on the property/site located at:

090538-0000
Real Estate Number(s)

2130 ST. JOHNS AVE.
Street Address

JACKSONVILLE, FL 32204
City, State Zip Code

Printed Name RONALD C. ROOT

Signature [Handwritten Signature]

Dated this 13th day of JANUARY, 2026





BUILDING CHARACTERISTICS							
CATEGORY	TYPE	%	PTS				
CATEGORY		UNITS	ADJ				
BASE RATE ADJ			ADJ				
TOTAL ADJUSTED POINTS			0				
DEPRECIATION ADJ			ADJ				
TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
				0.00	0.00	0.00	0
REPL. COST NEW		AYB	EYB	DT	NORM	% GOOD	
0		0	0	0.00	0.00%		
SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE	

1000 Vacant Comm

** VALUE SUBJECT TO CHANGE **

Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	0		
EXTRA FEATURE VALUE	0		
TOTAL MARKET LAND VALUE	125,000		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	125,000		
ASSESSED VALUE	125,000		
CAP BASE YEAR	0		
TAXABLE VALUE	125,000		
EXEMPTIONS	None		
TOTAL EXEMPTIONS VALUE	0		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		
PERMIT NO.	TP	ST.	ISSUE DATE
000008154	BLDG		11/04/1981

EST VALUE	ISSUE DATE
1,500	11/04/1981

BUILDING DIMENSIONS	

BUILDING NOTES	

BUILDING: 0 AKA:
 SITE ADDRESS: 2230 ST JOHNS AVE, JACKSONVILLE 32204-

L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	21582	02246	08/14/2025	WD	Q	V	01	125000	0	N	0	STRINGFELLOW PARTNERS	ST JOHNS QUARTER LLC	20250916
2	12223	00995	12/29/2004	QC	U	V	11	100	0	N	0	MCCARTY BERRYLIN J		20050401
3	07484	02161	12/28/1992	QC	U	V	11	100	0	N	0	FERGUSON EMMET F		

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES	APPRAISED BY

L T	L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1220	RES/OFFICE	0.00	100.00		RO	0.00	0.00	100.00	5,000.00	S	0	1.00	1.00	25.00	25.00	125,000

L N	DATE	BLD	USER ID	CD	PARCEL NOTES

BUILDING LAND LINES	VALUE REVIEW	TRIENNIAL INCOME	DATE	APPRAISED BY
			06/28/2023	MRJ
			06/15/2023	PAH
			06/06/2013	EJT

Architectural Elevations and Site Plan



HARDE ARTISAN SHIPLAP SIDING ON UPPER WALLS

FLAIR SIDING TO COVER TOP OF BRICK

SMOOTH HARDE TRIM BAND WITH BEDMOULD

BRICK VENEER WITH 1" AIR SPACE ON EXO&R VAPOR BARRIER ON 1/2" APA RATED WALL SHEATHING ON 2X6 SYP #2 WALL FRAMING @ 16" O.C.

MARVIN ELEVATE ITDH3888

MARVIN ELEVATE ITDH3888

MARVIN ELEVATE ITDH3888

10'6" X 8'0" CLOPLY COACHMAN SERIES DESIGN 6'S WITH 10'0" BLUTES

10'6" X 8'0" CLOPLY COACHMAN SERIES DESIGN 6'S WITH 10'0" BLUTES

ARCHITECTURAL ASPHALT SHINGLE ROOF ON SYNTHETIC UNDERLAYMENT ON 5/8" APA RATED ROOF SHEATHING

HARDE PANEL AND TRIM ON WOOD FRAME AT CORNER COLUMNS

CAST STONE CAP

SOLID PVC GUARDRAIL WITH SAPELE CAP

BRICK JACK ARCH

2'-4" WIDE X 1'-4" TALL GLASS DOOR WITH SIDELITES

GALV. STEEL HANDRAIL AT STEPS

BRICK STEPS

8" REINFORCED CMU FOUNDATION WALL TO 2'-4" ABOVE FLOOR SLAB

CONTINUOUS 2'-0" X 1'-0" H CONCRETE FOOTING

12'-0"



32'-0"

3'-0"

OUTDOOR SIKOLES ENCLOSURE

HARDE SHIPLAP SIDING

MARVIN ELEVATE ITDH2660

MARVIN ELEVATE ITDH3888

MARVIN ELEVATE ITDH2660

MARVIN ELEVATE ITDH2660

MARVIN ELEVATE ITDH2660

MARVIN ELEVATE ITDH2660

MARVIN ELEVATE ITDH3888

MARVIN ELEVATE ITDH3888

MARVIN ELEVATE ITDH3888

ARCHITECTURAL ASPHALT SHINGLE ROOF ON SYNTHETIC UNDERLAYMENT ON 5/8" APA RATED ROOF SHEATHING

HARDE PANEL AND TRIM ON WOOD FRAME AT CORNER COLUMNS

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GALV. STEEL HANDRAIL AT STEPS

BRICK STEPS

8" REINFORCED CMU FOUNDATION WALL TO 2'-4" ABOVE FLOOR SLAB

CONTINUOUS 2'-0" X 1'-0" H CONCRETE FOOTING

REVISED SITE PLAN



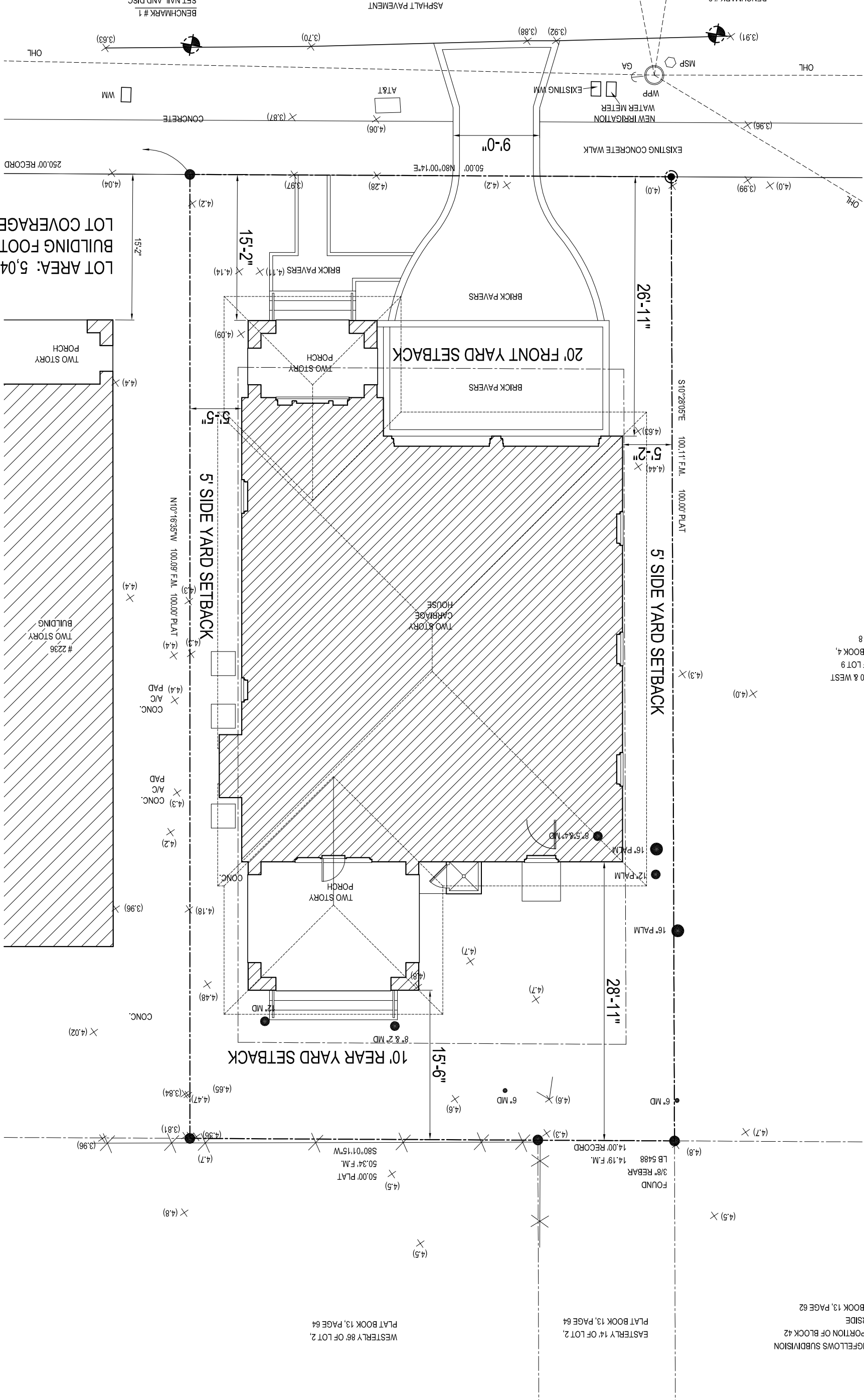
0 5 10 15 20 30 40

1/8" = 1'-0"

ST. JOHNS AVENUE
(50' RIGHT OF WAY)
FORMERLY SIMMONS STREET

BENCHMARK #1
SET NAIL AND DISC
A & J LB 6661
ELEVATION (3.66)
NAVD 1988

BENCHMARK #2
SET NAIL AND DISC
A & J LB 6661
ELEVATION (3.93)
NAVD 1988



LOT AREA: 5,041 S.F.
BUILDING FOOTPRINT: 2,165 S.F.
LOT COVERAGE: 42.9%

LOT 4,
PLAT BOOK 4,
PAGE 1

LOT 10 & WEST
25 OF LOT 9
PLAT BOOK 4,
PAGE 8

STRINGELLO'S SUBDIVISION
OF A PORTION OF BLOCK 42
RIVERSIDE
PLAT BOOK 13, PAGE 62

EASTERLY 14' OF LOT 2,
PLAT BOOK 13, PAGE 64

WESTERLY 86' OF LOT 2,
PLAT BOOK 13, PAGE 64

Correspondence

Camp, Brandy - PDCM

From: bill leutholdarch.com <bill@leutholdarch.com>
Sent: Wednesday, December 10, 2025 1:11 PM
To: Wells, Arimus - PDCM; Camp, Brandy - PDCM; Ron Root - Gmail
Subject: Re: COA-25-33142 at 2230 St. Johns' Ave

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Arimus,

The floor elevation is set elevated 2'-6" above surrounding grade.

That is four risers plus a step up into the house off of the porch.

The highest grade around the house is 4'-6".

We will set the garage floor at 5'-0"

The first floor of the house will be set at 7'-0"

These may change slightly as the plans progress.

For the meeting, I am heading out of town next Wednesday, December 17 and will be gone until January 5.

I would like to meet this week if possible, but Monday or Tuesday would work, Monday better.

Thank you,

Bill Leuthold

904 612-1518

From: Wells, Arimus - PDCM <ArimusW@coj.net>

Sent: Wednesday, December 10, 2025 12:19 PM

To: bill leutholdarch.com <bill@leutholdarch.com>; Ron Root - Gmail <jaxroot@gmail.com>; Camp, Brandy - PDCM <BCamp@coj.net>

Subject: RE: COA-25-33142 at 2230 St. Johns' Ave

Bill,

Thank you for providing the site plan with the required dimensions and setbacks. We will route to the Current Planning Division for zoning review. Please also provide the proposed finish floor height.

In terms of meeting, please send me your availability for next week.

Best Regards,

Arimus

--

Arimus T. Wells, MPA

Planning Services Manager – Historic Planning and Preservation
City of Jacksonville | Planning Department

214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824
www.jacksonville.gov/HP

From: bill leutholdarch.com <bill@leutholdarch.com>
Sent: Wednesday, December 10, 2025 10:32 AM
To: Ron Root - Gmail <jaxroot@gmail.com>; Camp, Brandy - PDCM <BCamp@coj.net>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COA-25-33142 at 2230 St. Johns' Ave

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Brandy,

Attached is a site plan showing the setbacks, both actual and the required yards in zoning RO (Residential Office)

The property area is 5,041 s.f.

The enclosed building first floor area is 1,748 s.f.

The combined porch first floor area is 343 s.f.

Total footprint is 2,091 s.f.

Lot coverage is 41.4%

The setbacks required in the RO zoning are 20' front yard, 5' side yards and 10' rear yard. We are over on the front yard but covered porches are allowed into the front yard. We set it where we did to align with the next door neighbor's front porch.

The Riverside Avondale Overlay alters much of the typical zoning, but we are in compliance with the zoning in this case.

Could we please set up a meeting with you and Arimus to discuss the project at the earliest convenient time.

We have some ideas that may help getting approval and would like to discuss them.

A phone call may work as well, but a meeting at your offices is preferred.

Thank you,
Bill Leuthold
904 612-1518

From: bill leutholdarch.com <bill@leutholdarch.com>
Sent: Monday, December 8, 2025 11:13 AM
To: Ron Root - Gmail <jaxroot@gmail.com>
Subject: Fw: COA-25-33142 at 2230 St. Johns' Ave

I just received this from Brandy.

I will send the information.
Tomorrow I will look at changes that may help us get approval.
Bill

From: Camp, Brandy - PDCM <BCamp@coj.net>
Sent: Monday, December 8, 2025 11:08 AM
To: bill leutholdarch.com <bill@leutholdarch.com>
Subject: RE: COA-25-33142 at 2230 St. Johns' Ave

Good morning Bill,

Are you able to provide me a site plan that depicts the front, sides, and rear setbacks as well as building coverage? Additionally, can you confirm the finish floor height?

Thank you in advance,

Brandy Camp

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7822**



From: bill leutholdarch.com <bill@leutholdarch.com>
Sent: Wednesday, December 3, 2025 4:34 PM
To: jaxroot@gmail.com; Camp, Brandy - PDCM <BCamp@coj.net>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COA-25-33142 at 2230 St. Johns' Ave

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Brandy,

Yes, we do want to submit the design for the house at 2230 St. Johns Avenue to be heard before the Commission.

Your suggestion of a window in the lower middle of the West elevation would put it in a rising stair, so it does not work there.

I have been conferring with Ron Root about your suggestions regarding the proposed house at 2230 St. Johns Avenue.

2263 River Boulevard, and found some photos and a survey of 2230 that showed the house that was on the site before it's demolition many years ago.

That house was very similar to the proposed house.

- That house was a raised, hipped roof bungalow with front and rear porches.
- The design proposed for the property is also a raised, hipped roof bungalow with front and rear porches.
- The historic house did not have a detached garage.
- The proposed house does not have a detached garage.

The placement of the two houses is very similar.

- The historic house had the front of the porch set back 15.9 feet off the front property line, with the main house set back 26.4 feet.
- The proposed house has the front of the porch set back 15.1 feet off the front property line with the main house set back 22.9 feet off the property line (a placement closer to the house to the left as viewed from St. Johns Avenue).
- The width of the historic house was 37.4 feet. The proposed house width is 39.5 feet.
- The depth of the enclosed historic (not including porches) house was 51.5 feet. The proposed house depth is 44.2 feet.
- The front porch depth of the historic house was 10.5 feet, the new design is 8 feet deep.
- The rear porch depth of the historic house was 12.2 feet, the new design is 13.3 feet deep.
- The pitch and overhang of the historic house was very similar to both on the new house.

We feel that the request to have the garage separate from the main house is not feasible on this small lot, especially with the owners request that it hold four cars.

We have designed the garage as minimally as possible with only two separate carriage style doors.

In looking at the photograph of the rear of the house, we feel that it may have been used to park cars or equipment under the house as we are proposing.

Designing the house to fit into the fabric of this part of the neighborhood was a major consideration, and we chose the size, scale and detailing to fit into the area as seamlessly as possible.

We feel that it complements the surrounding structures and will be accepted by those on the street.

Please review the attached photographs and survey of the site before the house was demolished and compare them with the proposed design.

Thank you,

Bill Leuthold
904 612-1518

From: bill leutholdarch.com

Sent: Tuesday, November 25, 2025 9:36 AM

To: jaxroot@gmail.com <jaxroot@gmail.com>

Subject: Fwd: COA-25-33142 at 2230 St. Johns' Ave

Sent from my iPhone

Begin forwarded message:

From: "Camp, Brandy - PDCM" <BCamp@coj.net>
Date: November 24, 2025 at 4:40:01 PM EST
To: "bill leutholdarch.com" <bill@leutholdarch.com>
Cc: "Wells, Arimus - PDCM" <ArimusW@coj.net>
Subject: RE: COA-25-33142 at 2230 St. Johns' Ave

Good afternoon,

Thank you for your comments. Although St. John's Quarter is its own historic district, Ordinance 1996-0082 (**Exhibit B**) states the district was approved subject to the Riverside Avondale Design Guidelines.

It appears you are not amendable to staff's suggestion of detaching the garage, therefore please let me know if you would like to proceed with JHPC review. The next meeting will be January 28th, 2026.

Thank you again,

Brandy Camp

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7822**



From: bill leutholdarch.com <bill@leutholdarch.com>
Sent: Friday, November 21, 2025 9:57 AM
To: Camp, Brandy - PDCM <BCamp@coj.net>
Subject: Re: COA-25-33142 at 2230 St. Johns' Ave

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Brandy,

I have reviewed your comments and also discussed them with the Roots. They are pretty disappointed to see your review comment about completely changing the design into a detached garage arrangement. A four space garage is essential to the structure's intended use, and it's not functionally feasible to have that on a 50' lot - in a detached garage redesign, which you are requesting.

We all feel the overall design we've proposed is also very compatible with the historic norms and design elements of the St. Johns Quarter Historic District (SJQHD), which is a separate and uniquely different small pocket neighborhood from the nearby Riverside-Avondale Historic District, which you referenced. I will add that in my many design conferences with the Roots they were keen to make sure that the design be compatible with the neighborhood, and also as much as possible with the original 2230 St. Johns "raised bungalow" style home which was torn down many years ago.

Our proposed design reflects a similar "raised bungalow" concept, and i believe that in our submission we referenced other structures within the SJQHD that have have non-detached, street facing garages. We therefore, are questioning why you are requiring that we do a complete redesign to a detached garage concept.

It's readily identifiable that the SJQHD is a design eclectic neighborhood, driven by a number of influences: it's proximity to the St. Johns River and to downtown, the date(s) in time when it was settled, the high ratio of multi-family apt structures within the neighborhood, the unique SJQHD "RO" zoning, the fact that multiple structures currently within the SJQHD were actually moved there from other locations and thus are not native to the SJQHD, the fact that over time multiple streets within the SJQHD have been closed AND opened (yes, River Blvd originally was not a thru street along the river), and also the fact that multiple homes within the SJQHD have over time been torn down.

So, what we obviously have is a wide smattering of design influences that have evolved, and which now beautifully coexist within the SJQHD. Our proposed carriage house concept for the large home at 2263 River Blvd in our minds fits well with the eclectic nature of the neighborhood, and squarely within the confines of a historically accurate concept.

You may not be aware that the vehicular entrance (driveway) to the original 2230 St. Johns raised bungalow home owned by Dr. Black was a 14 ft wide strip of land that came in from what is now River Blvd. Again, a unique arrangement within the SJQHD, and one that predates the construction of the Leon Cheek home at 2263 River Blvd in 1929. From what we know, the original 2230 St. Johns home did not have a detached garage.

Given all of the above, we ask that you reconsider your requirement that we change the design to a detached garage concept. We feel that our proposed design embraces the historical and eclectic nature of the SJQHD neighborhood, while at the same time also positively influencing it with its own uniqueness.

I and the Roots are available to discuss all this in person if you feel that would be helpful.

Thank you,

Bill Leuthold
904 612-1518

From: Camp, Brandy - PDCM <BCamp@coj.net>
Sent: Monday, November 17, 2025 4:24 PM
To: bill.leutholdarch.com <bill@leutholdarch.com>
Subject: RE: COA-25-33142 at 2230 St. Johns' Ave

Good afternoon,

Thank you for the clarification as well as the floor plans! After meeting with Staff during our design review, we have a couple of comments/changes that should be made to the submitted elevations for the design of the structure:

1. **Detaching the garage**
 - a. Suggestion: placing the garage on the side or rear of the structure.
 - b. A detached garage will adhere to the Historic Preservation Guidelines for the Riverside and Avondale Historic District and reflect the style of neighboring homes.
2. **Adding a window to the West Elevation**
 - a. Suggestion: an additional window at the bottom of the west elevation.

I have attached the parking and driveway guidelines from the Historic Preservation Guidelines for the Riverside and Avondale Historic District. Any updated elevations or attachments can be sent as a reply to this email. These will be reviewed as they get submitted.

Thank you!

Brandy Camp

City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7822**
<image001.png>

From: bill.leutholdarch.com <bill@leutholdarch.com>
Sent: Friday, November 7, 2025 4:29 PM
To: Camp, Brandy - PDCM <BCamp@coj.net>
Cc: ROOTJAX@AOL.COM
Subject: Re: COA-25-33142 at 2230 St. Johns' Ave

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Brandy,

Attached are the floor plans for the new house at 2230 St. Johns Avenue.

It is being designed for Ron and Fran Root who are living in the large house at 2263 River Boulevard.

They wanted to build a new house on this adjoining property to use as a guest house and possibly future house for downsizing.

We are calling it a carriage house as it relates to the big house, but it should be considered a primary residence.

Should you have any questions please call me or Mr. Root.

Thank you,

Bill

From: Camp, Brandy - PDCM <BCamp@coj.net>

Sent: Friday, November 7, 2025 3:19 PM

To: bill.leutholdarch.com <bill@leutholdarch.com>

Cc: ROOTJAX@AOL.COM <ROOTJAX@AOL.COM>

Subject: COA-25-33142 at 2230 St. Johns' Ave

Good afternoon,

I am from the City of Jacksonville's Historic Preservation Section, and I am contacting you regarding your recently submitted COA referenced in the subject line which seeks a new construction at 2230 St. Johns Ave. I was reaching out for clarification; is the proposed new construction intended to be a primary structure or an accessory structure? Additionally, are you able to provide me with a floor plan so I can get a better understanding of the scope of work.

Thank you in advance!

Brandy Camp

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7822**

<image001.png>

**HISTORIC PRESERVATION
GUIDELINES FOR
RIVERSIDE AND AVENUE
HISTORIC DISTRICT**



EXHIBIT B

Section 4. The design guidelines for the historic district shall be those set forth in Exhibit B. Exhibit B herein is on file in the Council Secretary's office.

H. Certificates of Appropriateness

Work Initiated or Completed without a COA



Jacksonville
Historic Preservation
Commission

I. Appeals of Administratively Approved COAs



**Jacksonville
Historic Preservation
Commission**

J. Minor Modifications



**Jacksonville
Historic Preservation
Commission**

MMA-25-33208

2010 Main St N

January 28, 2026

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application MMA-25-33208

Address: 2010 Main Street North; RE# 055150 0000

Location: West side of Main Street North, between 10th Street West and Cottage Avenue

Applicant: Same as Owner
1404 Bellemeade Boulevard
Jacksonville, FL 32211

Owner: Julio Cesar Orozco
L & J Jax Holdings LLC
5727 Lake Lucina Drive South
Jacksonville, FL 32211

Year Built: 1914 (Property Appraiser)

Designation: Springfield; Contributing

Request: Alteration – Window Design

Summary Scope of Work:

1. Modify window installation to allow vinyl windows of non-conforming design and smaller size on the front elevation (after-the-fact)

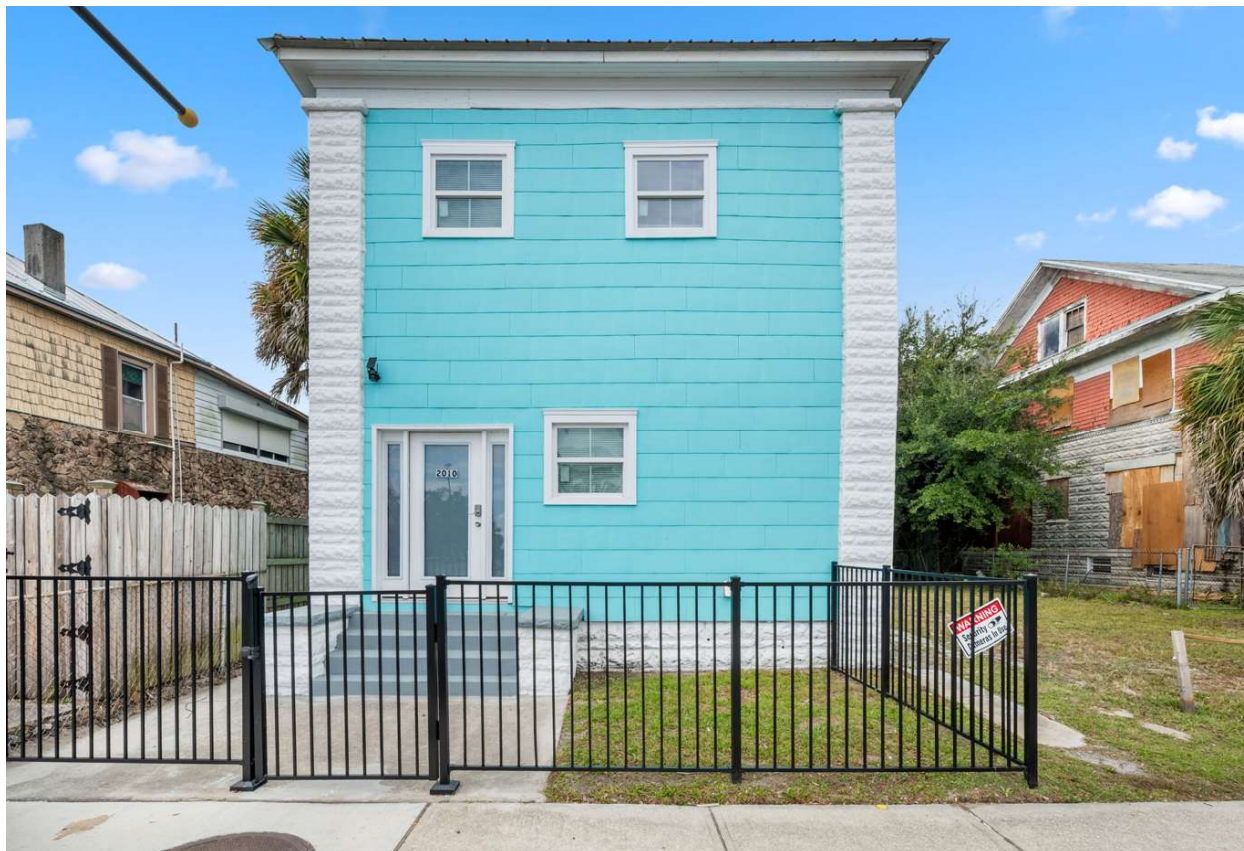
Recommendation: Deny

PROJECT DESCRIPTION

MMA-25-33208 seeks after-the-fact approval for the modification to the scope of work approved in COA-24-30865 for alterations to a contributing property within the Springfield Historic District. The subject site is a rectangular-shaped interior lot on the west side of Main Street North between 10th Street West and Cottage Avenue. The existing primary structure is a frame vernacular which has been altered through the enclosure of the two-story open front porch and the replacement of its windows and doors. The building is characterized by its hipped metal roof and rectangular layout. The structure has functioned as a duplex. The scope of work would involve modifying the previous administrative approval for window replacement to allow for smaller, fixed 2/2 windows with grilles-between-glass on the front elevation. The reason for this modification is that the applicant has already installed the current windows. Based on the conditions of COA-24-30865, the windows that

have been installed on the front elevation are in violation of Conditions #2, #3, #4, #6, #7, #8, and #9.

This report will focus on the modification to the scope of work for the window installation referenced in the previously approved application COA-24-30865. Staff shall note that this is considered after-the-fact work.



STAFF SUMMARY AND ANALYSIS

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

- Two permits were created for window and siding replacement, one for either address associated with this duplex. Each permit was associated with the siding and windows that correlated to those sections of the duplex. The permit for 2010 Main Street North was voided and was never approved (B-24-163254.000). The permit for 2008 Main Street North was approved (B-24-216585.000), however this address was not correctly flagged for historic review at that time and the permit was reviewed by a private provider. As such, an affidavit showing compliance with the approved COA was never received and the permits for window replacement were never reviewed by HPS Staff.
- Section 306.106(k)(1 and 2) outlines the general criteria that focus on the effect that certain changes make within the Historic District.

- The proposed installation of windows stated in Conditions #3, #4, and #7 specifically of the previously approved application **COA-24-30865** ensured that the new windows would be compatible with the historic window openings previously extant on the structure and historic openings throughout the district in addition to meeting Section 307.106(k)(1 and 2).
- The proposed modification to the scope of work conflicts with the latest version of the HPS Window Supplement, making the new scope of work inconsistent with Section 307.106(k)(1 and 2). Grilles-between-glass is an incompatible design feature for modern windows, the size of the window openings of the two upper story windows were not maintained, and the windows are not 1/1 sash windows to match the previous historic window fenestration.
- The Historic Preservation Guidelines for the Springfield Historic District reference “Windows/Awnings/Shutters along with Standard Nine of the Secretary of the Interior Standards for Rehabilitation:
 - Standard Nine refers to any alterations being compatible with the massing, size, scale, and architectural features of the historic site and district as a whole to protect the historic integrity of both the individual structure and its surrounding properties. The proposed modification to the window design and size of the front three (3) windows is inconsistent with Standard Nine by making the windows significantly smaller than the previously extant windows on the structure, fixed which is inconsistent with the historic sash-style of the previously extant windows on the structure, and by permitting them to have grilles-between-glass which is incompatible with historic structures.

For these reasons, it is the position of the Planning Department that the proposed changes to the scope of work are inconsistent with:

- Section 307.106(k) General Standards: 1 and 2
- Historic District Design Guidelines, Section on “Windows/Awnings/Shutters”
- Latest HPS Window Supplement

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)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

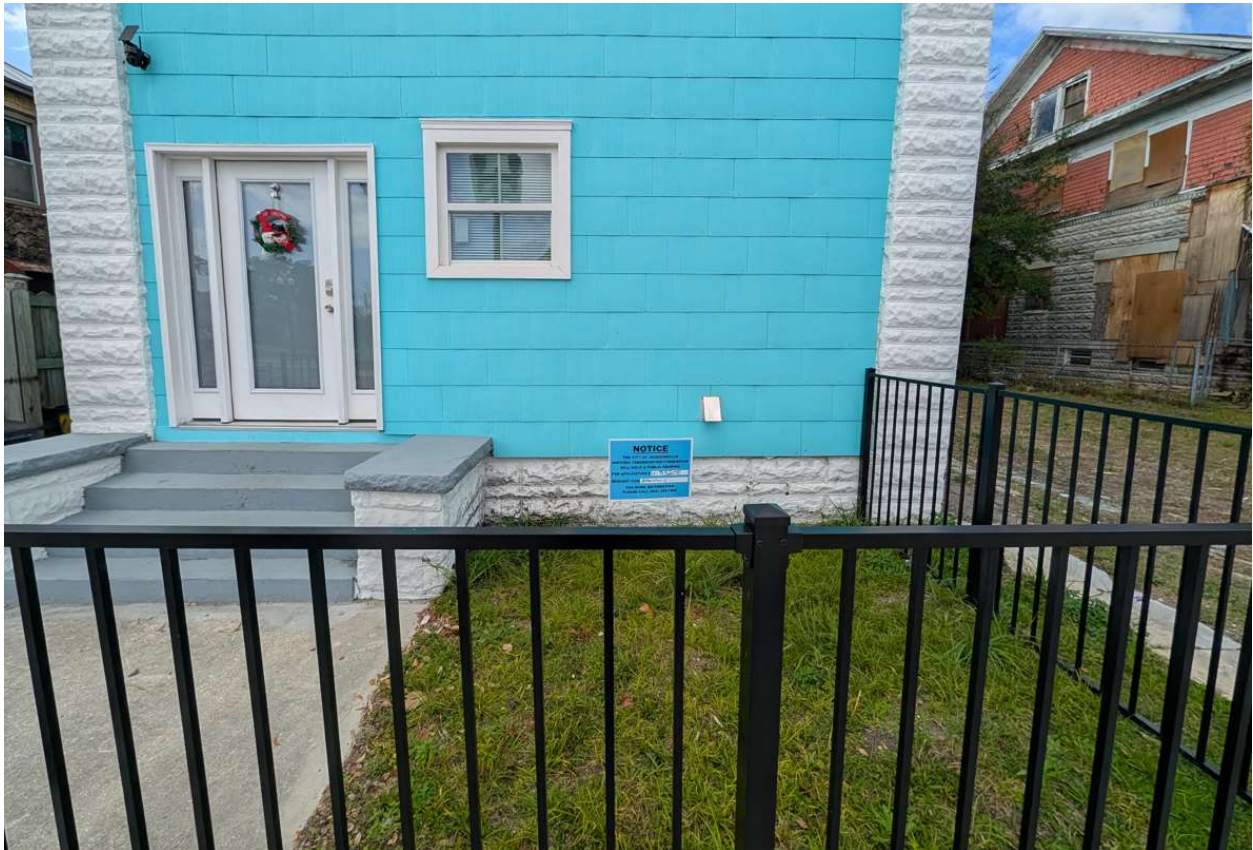
Historic District Design Guidelines, “Windows/Awnings/Shutters”

- Secretary of the Interior's Standards for Rehabilitation (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.

LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



PICTURES OF WINDOWS (CURRENT)









Application For A Minor Modification To A Previously Approved COA

Application Info

COA# To Modify	COA-24-30865	Application Status	FOUND SUFFICIENT
Tracking #	33208	Date Submitted	11/18/2025
Date Started	11/18/2025		

Planning and Development Department Info

MMA #	MMA-25-33208
Admin Review	<input type="checkbox"/>
Admin Recommendation	FORWARD
Admin Date Of Action	12/26/2025
Forwarded to JHPC	<input checked="" type="checkbox"/>
JHPC Meeting Date	1/28/2026
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A
Admin Details	N/A
JHPC Details	N/A

General Information On Applicant

Last Name	First Name	Middle Name
OROZCO	JULIO	CESAR
Company Name		
L J JAX HOLDINGS LLC		
Mailing Address		
1404 BELLEMEADE BLVD		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email
904 828 9074		JOROZCO185@GMAIL.COM

General Information On Agent(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
OROZCO	JULIO	CESAR
Company/Trust Name		
L J JAX HOLDINGS LLC		
Mailing Address		
1404 BELLEMEADE BLVD		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email
9048289074		JOROZCO185@GMAIL.COM

Description Of Property

Property Designation Springfield Historic District

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	055150 0000

Companion Zoning Application Tracking # (if known)

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
2010	MAIN ST N	32206

Between Streets

and

Type Of Improvement

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

I AM REQUESTING APPROVAL FOR A REVISION TO THE PREVIOUSLY APPROVED COA REGARDING THE TWO FRONT WINDOWS. THE WINDOWS INSTALLED ARE SMALLER THAN THE DIMENSIONS ORIGINALLY APPROVED DUE TO A MISUNDERSTANDING DURING ORDERING AND INSTALLATION. THIS WAS AN HONEST MISTAKE MADE WITHOUT ANY INTENT TO DEVIATE FROM THE APPROVED PLANS. THE INSTALLED WINDOWS MATCH THE APPROVED MATERIALS, AND OVERALL APPEARANCE, AND THEY REMAIN VISUALLY COMPATIBLE WITH THE HISTORIC CHARACTER OF THE PROPERTY. REPLACING THEM NOW WOULD REQUIRE SIGNIFICANT RECONSTRUCTION OF THE FRONT FAÇADE AND CREATE UNNECESSARY HARDSHIP. I RESPECTFULLY REQUEST THAT THE COMMITTEE APPROVE THE WINDOW DIMENSIONS AS INSTALLED.

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list

Additional Documents Provided

For this application there are no required documents. You may upload any documentation that will help the commissioners understand your project. Once a planner is assigned and reviews the request, they may need additional documents or pictures to process your request (to explain the scope of work).

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department

Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

Payment deadline: The Invoice must be paid by the payment deadline in order to have the Application heard on the next scheduled Jacksonville Historic Preservation Commission (JHPC) regular meeting. The payment deadline is outlined on the City of Jacksonville's Planning and Development Department Website. Only Complete Applications will be invoiced. It is for the benefit of the applicant to supply staff with a complete Application in advance of the payment deadline. Due to the complexity and volume of Applications received by the Planning and Development Department, there is no guarantee that COA Applications submitted on the day of the payment deadline will be heard at the next regular meeting of the JHPC.

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.



City of Jacksonville, Florida

Planning and Development Department

Community Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7800
www.coj.net

ONE CITY. ONE JACKSONVILLE.

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT FOR APPLICATION FORWARDED TO THE JACKSONVILLE HISTORIC PRESERVATION COMMISSION

Date: 1/5/2026

COA#: 24-30865

Address: 1404 Bellemead Blvd
Jacksonville, FL 32211

Owner: L & J Tax Holdings LLC

As required by Sec. 307.106.(i) of the City of Jacksonville Ordinance Code: The applicant for a certificate of appropriateness shall post signs at intervals of not more than 200 feet along all street sides of land upon which the request for a certificate of appropriateness is made. Signage should be posted at least 14 days prior to the scheduled public hearing. Where the land does not have frontage on a public street, the signs shall be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the land upon which the application for a certificate of 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.

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 33208 were posted on the property/site located at:

055150 0000
Real Estate Number(s)

2010 Main St N
Street Address
Jacksonville, FL 32206
City, State Zip Code

Printed Name Julio Orozco

Signature [Handwritten Signature]

Dated this 5 day of January, 2026.



BUILDING CHARACTERISTICS			
CATEGORY	TYPE	%	PTS
Exterior Wall	7 CEM FIB SHING	100	29.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	12 MODULAR METAL	100	5.00
Interior Wall	3 PLASTERED	100	31.00
Int Flooring	9 PINE/SOFT WOOD	100	8.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

0800 Multi-Family Units 2-9

** VALUE SUBJECT TO CHANGE **

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	6.00	0
Baths	3.00	0
Rooms / Units	2.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	0.9500
TOTAL ADJUSTED POINTS	97
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0801	01	4	03	0.00	100.00	1.00	100
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD		
244,897	1914	1970	R3	48.75	51.25%		

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	404	X	90	364	17,338	
BAS	968	X	100	968	46,108	
FUA	1,372	X	95	1,303	62,064	

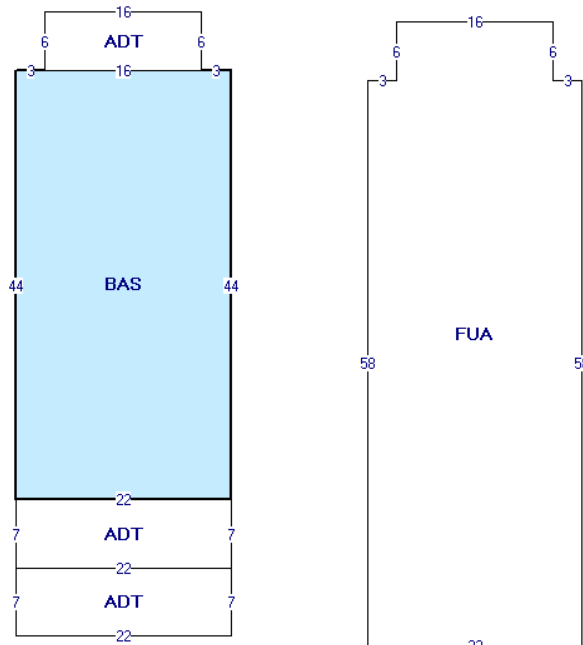
L N	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	I N	Q U	V I	R E	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE	
1	21059	01939	05/16/2024	WD	U	I	03	165000		0	N	0	URBAN INVESTMENTS GROUP	L&J JAX HOLDINGS LLC	20240530
2	20263	00732	04/29/2022	WD	Q	I	01	195000		0	N	0	AVIV PROPERTIES LLC	URBAN INVESTMENTS GROUP	20220606
3	17956	00110	03/30/2017	SW	U	I	12	48000		0	N	0	GSAA HOME EQUITY TRUST	AVIV PROPERTIES LLC	20180503
4	17872	00687	02/06/2017	CT	U	I	12	28100		0	N	0	KNIGHT MICHAEL A	GSAA HOME EQUITY TRUST	20170209

ACREAGE 0.06 PRICE/SF 47.63

L N	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE	APPRaisal DATES DATE	APPRAISED BY	
1	FPMR7	Fireplace Masonry	1	0.00	100.00	0	0	2.00	3	100	4,420.00	4,420.00	100	1914	1914		20	1,768	BUILDING LAND LINES VALUE REVIEW TRIENNIAL INCOME	07/21/1993 06/11/2025 07/07/2025 05/21/2010	BHS MD1 SZM CMP

L N	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	R D	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	D T	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	1000	COMMERCIAL	0.00	100.00		CCG-S	0.00	0.00	100.00	2,775.00	S	0	1.00	12.00	12.00	33,300

L N	DATE	BLD	USER ID	CD	PARCEL NOTES



BUILDING: 1 AKA: 0801 DUPLEX
SITE ADDRESS: 2010 MAIN ST JACKSONVILLE 32206--

Duval County Property Appraisers Office		Tax Dist	USD1
VALUE SUMMARY			
PRIMARY VALUATION METHOD	CAMA		
BUILDING VALUE	125,510		
EXTRA FEATURE VALUE	1,768		
TOTAL MARKET LAND VALUE	33,300		
MARKET VALUE OF AG LAND	0		
TOTAL LAND VALUE AG + COMMON	0		
MARKET VALUE	160,578		
ASSESSED VALUE	160,578		
CAP BASE YEAR	0		
TAXABLE VALUE	160,578		
EXEMPTIONS	None		
TOTAL EXEMPTIONS VALUE	0		
SENIOR EXEMPTION VALUE	0		
SR/HISTORIC TAXABLE VALUE	N/A		

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE
11111	ALTS	S	UST/BAL	0	04/14/2025
11111	ALTS	P	RENO	0	03/04/2025
24216585	ALTS	C	NEW SIDING	10,000	12/05/2024

BUILDING DIMENSIONS
FUA:36,7:=E3 N6 E16 S6 E3 S58 W22 N58 \$ BAS:0,50:
=N44 E22 S44 W22 \$ ADT:3,6:=N6 E16 S6 W16 \$ ADT:
0,57:=E22 S7 W22 N7 \$ ADT:0,57:=N7 E22 S7 W22 \$

BUILDING NOTES	
2008/2010	









2010

WARNING
Security
Cameras In Use



28109

NO PARKING
ANYTIME
MON-FRI 8-5

Application For Certificate Of Appropriateness

Application Info

Tracking #	30865	Application Status	PROCESSED
Date Started	05/31/2024	Date Submitted	05/31/2024

Planning and Development Department Info

COA #	COA-24-30865
Admin Review	<input checked="" type="checkbox"/>
Admin Recommendation	APPROVED WITH CONDITION
Admin Date Of Action	8/30/2024
Forwarded to JHPC	<input type="checkbox"/>
JHPC Meeting Date	N/A
Staff Recommendation	N/A
JHPC Recommendation	N/A
JHPC Date Of Action	N/A

Admin Details

COA-24-30865 SEEKS ALTERATIONS ON A CONTRIBUTING PROPERTY LOCATED IN THE SPRINGFIELD HISTORIC DISTRICT. THE APPLICANT PROPOSES TO REPLACE WINDOWS, INSTALL SIDING, REBUILD REAR STAIRS, REPAIR THE FRONT STEPS, AND REPAIR THE FRONT DOOR AND SIDE LIGHTS.

THE STRUCTURE HAS TWENTY-FOUR (24) METAL WINDOWS AND THE APPLICANT PROPOSES TO REPLACE THESE WINDOWS WITH NEW VINYL 1-OVER-1 SASH WINDOWS.

THE STRUCTURE CURRENTLY HAS LAP SIDING ON IT, EXCEPT FOR THE FRONT ENCLOSED PORCH AND BALCONY- WHICH HAS VERTICAL WOOD BOARDS. THE APPLICANT WILL REPAIR AND REPLACE SCATTERED LAP SIDING AROUND THE EXTERIOR WHERE IT IS DAMAGED OR ROTTING. ADDITIONALLY, THEY WILL REMOVE THE VERTICAL WOOD BOARDS AND REPLACE WITH NEW CEMENTITIOUS OR WOOD LAP SIDING TO MATCH THE REST OF THE STRUCTURE.

THERE ARE CURRENTLY WOOD STEPS LOCATED AT THE REAR OF THE PROPERTY WHICH LEAD FROM THE FIRST-FLOOR TO THE SECOND-FLOOR. THE APPLICANT PROPOSES TO REBUILD NEW WOOD STEPS AND WOOD RAILING AND SPINDLES IN THE SAME DIMENSIONS AND DESIGN.

THE FRONT STEPS ARE CURRENTLY CONCRETE WITH NON-HISTORIC TILE, AND THE STEPS SIT BETWEEN TWO (2) CHEEK WALLS. THE APPLICANT WILL REMOVE THE NON-HISTORIC TILE AND MAKE POURED CONCRETE STEP REPAIRS AS NEEDED.

LASTLY, THE CURRENT FRONT DOOR AND SIDE LIGHTS HAVE DECORATIVE GLASS ETCHING. THE APPLICANT WILL REPLACE THE NON-HISTORIC ETCHED GLASS WITH FULL LIGHT PLAIN GLASS.

THIS IS CONSISTENT WITH THE DESIGN GUIDELINES OF THE HISTORIC DISTRICT AND THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION. THE APPLICATION SHALL BE APPROVED UPON COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1) THIS COA IS ONLY FOR THE SCOPE OF WORK ADDRESSED WITHIN THE ANALYSIS ABOVE. ANY ADDITIONAL EXTERIOR WORK DONE TO THE STRUCTURE(S) OR THE SITE ITSELF WILL REQUIRE THE SUBMISSION OF A NEW COA.

2) ANY EXTERIOR TRIM WORK, INCLUDING TRADITIONAL SILL, SIDEBOARDS, AND HEADER WITH CROWN MOLDING, SHALL BE RETAINED OR REPLICATED IN WOOD OR CEMENTITIOUS MATERIALS, BUT NOT VINYL.

3) ALL NEW WINDOWS SHALL FIT THE ORIGINAL OPENINGS BOTH HORIZONTALLY AND VERTICALLY AND BE RECESSED WITHIN THE OPENING (NOT FLUSH WITH THE WALL OR HAVE PERMANENT NAILING FINs).

4) THE LIGHT PATTERN SHALL ONE-OVER-ONE SASH, AND ANY SASH-STYLE WINDOW GROUPINGS SHALL HAVE TRADITIONAL 4-6 INCH FLAT MULLIONS BETWEEN WINDOW UNITS.

5) ALL NEW WINDOWS SHALL BE VINYL.

6) ANY WINDOW REPLACEMENT SHALL BE CONSISTENT WITH THE STAFF ANALYSIS ABOVE.

7) ALL WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST VERSION OF THE HPS WINDOW SUPPLEMENT.

8) PRIOR TO THE FINAL INSPECTION OF ANY BUILDING PERMIT, THE OWNER OR THEIR AGENT SHALL SUBMIT TO THE HISTORIC PRESERVATION SECTION AN AFFIDAVIT AND ANY SUPPLEMENTARY EVIDENCE THAT VERIFIES COMPLIANCE WITH ALL CONDITIONS OF THE COA APPROVAL PACKAGE.

9) ANY NEW SIDING, CORNER POSTS, AND WINDOW TRIM REPAIRS SHALL MATCH THE HISTORIC MATERIALS IN DESIGN, REVEAL, DIMENSION, AND EXPOSURE.

10) THE SIDING MATERIAL BEING INSTALLED SHALL BE FEATHERED INTO THE REMAINING SIDING TO REDUCE THE VISIBILITY OF REPAIRS; THERE SHALL BE NO STRAIGHT VERTICAL SEAMS.

11) CEMENTITIOUS SIDING OR WATER-RESISTANT PVC TRIM FOR BOARDS NEAR OR TOUCHING THE GROUND CAN BE USED.

12) THE SIDING SHALL BE INSTALLED WITH THE SMOOTH SIDE FACING OUTWARD.

13) THE SCOPE OF WORK SHALL BE LIMITED TO SCATTERED SIDING REPLACEMENT ON THE LEFT SIDE, RIGHT SIDE, AND REAR, AND THE FRONT ADDITION SIDING SHALL BE REPLACED WITH NEW LAP SIDING.

14) THE REAR WOOD STAIRS SHALL BE WOOD AND SHALL REPLICATE THE EXISTING WOOD STAIRS IN MATERIAL AND DIMENSIONS.

15) WOOD MATERIALS SHALL BE PAINTED OR STAINED

15) WOOD MATERIALS SHALL BE PAINTED OR STAINED.

16) THE RAILING SYSTEM SHALL BE MADE OF WOOD OR WOOD COMPOSITE MATERIALS AND THE SPINDLES CENTERED BETWEEN AN UPPER AND LOWER RAIL WITH NO EXPOSED ENDS (NO VINYL OR PVC).

17) FOR THE REPLACEMENT OF HISTORIC RAILINGS, THE NEW RAILING SHALL MATCH IN MATERIAL AND DESIGN.

18) THE FRONT STEPS SHALL BE REPAIRED WITH POURED CONCRETE AND THE CHEEK WAS SHALL REMAIN INTACT.

19) THE NEW FRONT DOOR MUST FIT THE HISTORIC OPENING WITH NO FILL.

20) TRIM SHALL BE PRESERVED AND THE DOOR LIGHT AND SIDELIGHTS SHALL BE PLAIN GLASS.

21) DOOR INSTALLATION SHALL HAVE MINIMAL DAMAGE TO THE EXISTING STRUCTURE.

22) THE DESIGN SHALL BE SUBSTANTIALLY CONSISTENT TO THE PLANS ATTACHED WITHIN THE APPROVAL PACKAGE.

23) ANY NEW FASCIA BOARDS AND SOFFITS SHALL BE COMPOSED OF WOOD OR A CEMENTITIOUS MATERIAL (NO VINYL OR PVC).

* ALL COAS ARE SUBJECT TO A 21-DAY APPEAL PERIOD. ANY WORK PERFORMED WITHIN 21 DAYS OF THE APPROVED DATE OF THIS COA MAY BE AT RISK.* * THE APPROVED SCOPE OF WORK MUST BE INITIATED WITHIN ONE (1) YEAR AND COMPLETED WITHIN FIVE (5) YEARS OF THE ADMINISTRATIVE APPROVAL DATE.* *THE CERTIFICATE OF APPROPRIATENESS GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LOCAL, STATE, OR FEDERAL LAWS, REGULATIONS, REQUIREMENTS, PERMITS, OR APPROVALS. ALL OTHER APPLICABLE LOCAL, STATE, OR FEDERAL PERMITS OR APPROVALS SHALL BE OBTAINED BEFORE THE COMMENCEMENT OF THE DEVELOPMENT OR USE* --- ALL WORK IS SUBJECT TO INSPECTION ---

JHPC Details

N/A

General Information On Applicant

Last Name	First Name	Middle Name
OROZCO	JULIO	CESAR
Company Name		
L J JAX HOLDINGS LLC		
Mailing Address		
1404 BELLEMEADE BLVD		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email
904 828 9074		JOROZCO185@GMAIL.COM

General Information On Owner(s)

Agent represents Owner Contractor Architect Consultant Other

Last Name	First Name	Middle Name
OROZCO	JULIO	CESAR
Company/Trust Name		
L&J JAX HOLDINGS LLC		
Mailing Address		
1404 BELLEMEADE BLVD		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email
9048289074		JOROZCO185@GMAIL.COM

Description Of Property

Property Appraiser's RE #(s) (10 digit number with a space ##### #####)

Map	RE#
	055150 0000

Location Of Property

General Location

Springfield Historic District

House #

2010

Street Name, Type and Direction

MAIN ST N

Zip Code

32206

Type Of Improvement

- Addition
- Driveway
- New Construction
- Accessory Structures
- Alteration
- Relocation
- Window Replacement
- Other
- Fencing
- Demolition
- Reroof/Minor Repairs

Describe proposed work below. Note affected features and changes in design or materials. Be as specific, brief, and legible as possible. (Example: reroof; replacing gray 3-tab shingles with black architectural shingles).

Proposed Work

-REPLACE SIDING WHERE IS DAMAGED -REPLACE SIDING ON FRONT PORCH ENCLOSURE WALLS TO MATCH THE REST OF THE SIDING. -REPLACE REAR EXTERIOR STAIR WITH WOOD TO MATCH -EXTERIOR PAINT -REPLACE ALL WINDOWS

Addition Information

Is this a violation? Check the box if it is.

If you have been working with a planner choose one from the list CHAMBERS, ADRIENNE

Window Replacement - Required Attachments For Complete Application

- Window Survey - Survey of existing windows including numbered photos of all windows/openings with elevation key and notes explaining window condition. If you need, there is a Window Survey template in the Forms & Instructions link to the left.
- Window Design - Proposed window design, light pattern and materials.
- Window Product - Brochure/sample of window product.

Additional Documents Provided

	Description
<input checked="" type="checkbox"/>	THIS IS THE SIDING THAT WE ARE GOING TO USE
<input checked="" type="checkbox"/>	NUMBERED WINDOW PICS
<input checked="" type="checkbox"/>	STAIRS PIC 1
<input checked="" type="checkbox"/>	STAIRS PIC 2

<input checked="" type="checkbox"/>	EXISTING FRONT DOOR
<input checked="" type="checkbox"/>	PROPOSED FRONT DOOR

Application Certification

For applications that can be approved administratively, there is no application fee.

For all applications that must go before the Historic Preservation Commission, a fee will be applied based on the type of work performed.

Application completeness review: All applications for Certificate of Appropriateness ("Application") will be reviewed for completeness by Planning and Development Department Staff. Any Application determined to be incomplete, will be returned to the applicant with comments detailing the deficiencies. No further action on the Application will take place until the application deficiencies are addressed. Once the Application is determined to be complete, Planning and Development Department Staff will prepare an invoice for the cost of the Application.

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I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

I UNDERSTAND THE ABOVE DISCLAIMER REGARDING APPLICATION REVIEW. AGREED TO AND SUBMITTED.

Proposed Windows Design

Windows Design: Single-Hung

Light Pattern: No Grids

Materials: Vinyl



1

2

3







FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: 2010 Main St.
ADDRESS OF SITE: 2010 Main St.
INSTRUCTION FOR LOCATING: N/A

SURVEY DATE: 09/30/85

LOCATION: Springfield 1 4
Subdivision Name Block No. Lot No.

COUNTY: Duval

DISTRICT NAME IF APPLICABLE:

OWNER OF SITE: NAME: Littleton, Eddie J.
ADDRESS: 5350 Arlington Expressway, Apt. 203
ADDRESS: Jacksonville, FL 32211

TYPE OF OWNERSHIP: private RECORDING DATE: / /

RECORDER: NAME & TITLE: Historic Property Associates/Consultant

ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more

EXCELLENT	x	ALTERED	ORIGINAL USE	apartments
GOOD		UNALTERED	PRESENT USE	apartments
x FAIR	x	ORIGINAL SITE	DATES	c.+1916
DETERIORATED		RESTORED: / /	CULTURE/PHASE	American
		MOVED: / /	PERIOD:	20th Century

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 1252

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): asbestos: siding #

wood: plywood

STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story stoop, 1-bay; orig. 2-story porch encl.;
rust. conc. block columns, through both floors, orig. porches

ORIENTATION: east

FOUNDATION: piers: conc. block, rust.; conc. block, rust., cont., porch

ROOF TYPE: hip

SECONDARY ROOF STRUCTURE(S): dormer: hip

CHIMNEY LOCATION: N(2): offset, interior: lateral slope

WINDOW TYPE: DHS, 1/1, wood #

awning, 3-light, metal

CHIMNEY: brick: corbelled

ROOF SURFACING: metal, sheet: decorative

ORNAMENT EXTERIOR: concrete block, rusticated

NO. OF CHIMNEYS 2

NO. OF STORIES 2

NO. OF DORMERS: 1

OUTBUILDINGS: 1 garage

SURROUNDINGS:

SITE SIZE (approx. acreage) LT1

TOWNSHIP RANGE SECTION
2S 26 37

UTM ZONE UTM EASTING UTM NORTH

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

2010 Main St. is a two-story frame vernacular multi-family residential building. Its size and design are similar to 2014 Main St. It has been significantly altered by porch infill and siding application. It embodies the historic and architectural qualities of the Springfield neighborhood through its period of construction, its design, its historical associations and its integrity.

Constructed c. 1916, it was originally the residence of Henry E. Peterson, a clerk with Whiddon's.

CITY DIRECTORY RESEARCH FORM

ADDRESS: _____

OLD ADDRESS: 2200

YEAR	OWNER*/OCCUPANT	OCCUPATION	OTHER
1916	^{OWNR} H.E. Peterson	clerk Whiddon's	w: Lucy B.
1920	Max Hair	yardmaster	w: Emma
1925	Thos. R. Frierson	filmopr. Republic Theatre	w: Marie L
1930	Mrs. Viola Gill	—	wid: Louis M.

SUBDIVISION _____ BLOCK _____ LOT _____

* SPECIFY IF OWNER WITH ASTERISK

CITY DIRECTORY RESEARCH FORM

ADDRESS: 2010 Main St.

OLD ADDRESS: 2208-2210 (per Sauborn)

2208

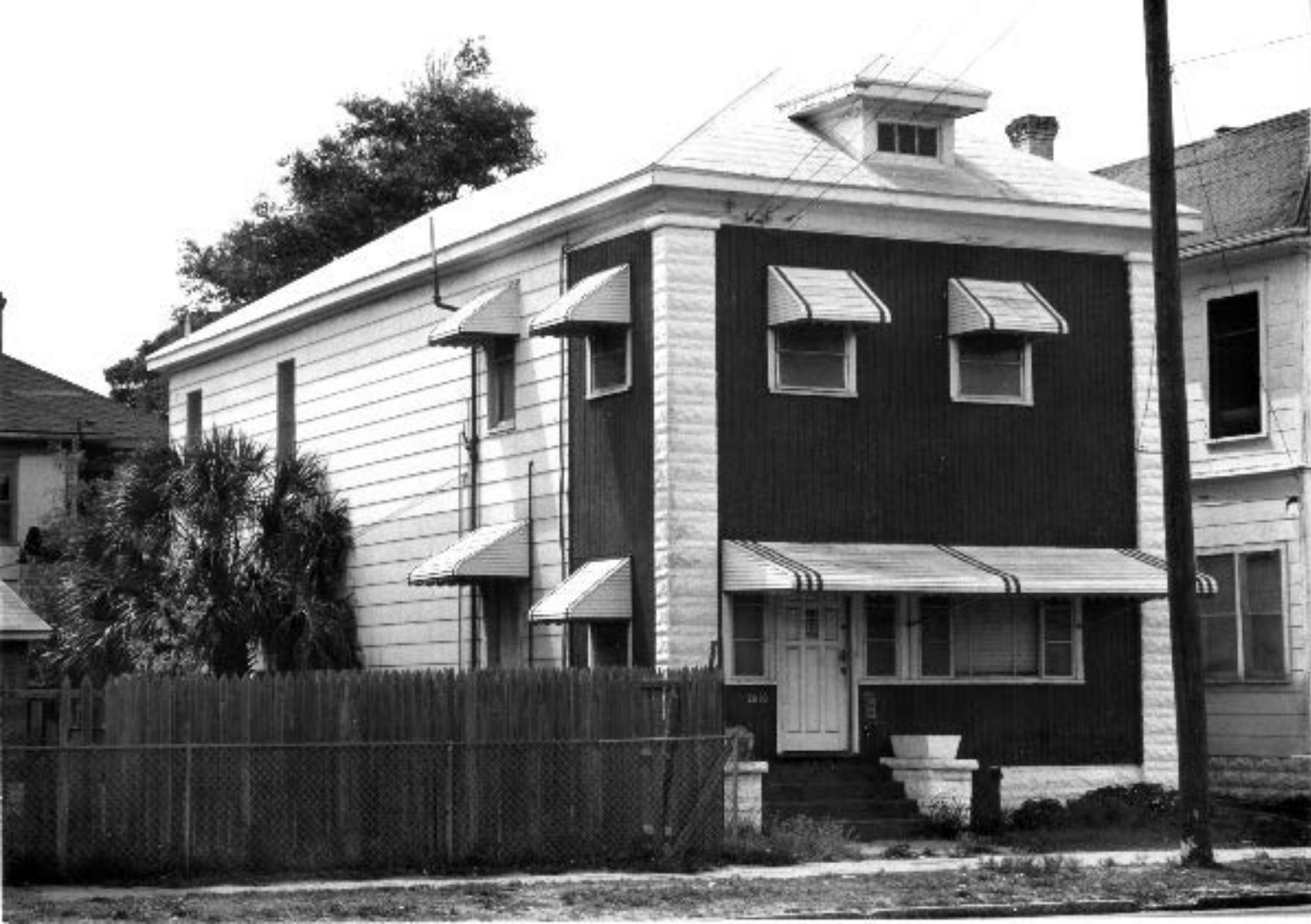
YEAR	OWNER*/OCCUPANT	OCCUPATION	OTHER
1920	A. Leon Garcia	barber; 5 Main St.	w: Marie
	Agnes Andreu		wid: Joseph
1925	J. Howard Lott	electrician	w: Vera
1930	Mrs. Eva O. Mattox	—	—

SUBDIVISION

BLOCK

LOT

* SPECIFY IF OWNER WITH ASTERISK



January 20, 2026

Dear Jacksonville Historic Preservation Commissioners,

Springfield Preservation and Revitalization (SPAR) offers this letter of opposition to MMA-25-33208 at 2010 N Main Street.

The minor modification proposes retroactive approval of windows that were installed in violation of COA-24-30865. The window dimensions are not in keeping with the character of the historic district and visibly degrade the historic character of the most traveled corridor in the historic district.

Moreover, retroactive permission for noncompliance signals to property owners that they can violate their original Certificate of Appropriateness and retroactively seek forgiveness without consequence. This pattern threatens the historic character of the neighborhood not only in this instance but in all future instances, which only become more probable each time retroactive permission is granted.

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

Sincerely,

Michael Haskins, Executive Director

Springfield Preservation and Revitalization
1321 N Main Street
Jacksonville, FL 32206

904-353-7727

executivedirector@sparcouncil.org

Arsenault, Caleb - PDCM

From: Julio Cesar <jorozco185@gmail.com>
Sent: Wednesday, January 21, 2026 9:03 AM
To: Arsenault, Caleb - PDCM
Subject: Re: COJ Historic Preservation for 2010 Main Street North

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thank you for the update Caleb.

On Wed, Jan 21, 2026 at 9:00 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

For transparency, please see the attached letter of opposition to this Minor Modification Application (MMA) from Springfield Preservation and Revitalization (SPAR).

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Julio Cesar <jorozco185@gmail.com>
Sent: Wednesday, January 7, 2026 1:03 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 2010 Main Street North

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Thank you Caleb!

On Wed, Jan 7, 2026 at 11:15 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

The meeting is on January 28 at 1:00 PM in the conference room of the Ed Ball Building (214 Hogan Street North) behind the guard desk in the lobby

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Julio Cesar <jorozco185@gmail.com>
Sent: Wednesday, January 7, 2026 10:41 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 2010 Main Street North

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,

Can you tell me at what time the meeting is going to be and where exactly? Thank you.

On Mon, Jan 5, 2026 at 2:53 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

Received, thank you! Correct, the signage must remain posted until after the Commission has made a determination. I will begin drafting our Staff Report and will send you our report on the Friday prior to the meeting.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Julio Cesar <jorozco185@gmail.com>
Sent: Monday, January 5, 2026 2:39 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 2010 Main Street North

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,

Please see attached the pictures and the affidavit requested. Does this signage have to stay at the property until meeting?

On Mon, Jan 5, 2026 at 11:04 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

No worries, thank you for the update. Please feel free to pay the invoice at the Tax Collector office in the Ed Ball Building downtown (have your invoice with you as well). From there, you can take the elevator up to the third floor, leave the receipt at the front desk (they will ensure that it makes its way back to me) and grab your signage from in front of the elevators. Once you have posted the signage, please take a picture of the posted sign(s) and complete the affidavit that is attached to the signage and send a copy of each to me via email and we will be on track.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Julio Cesar <jrozco185@gmail.com>
Sent: Monday, January 5, 2026 11:01 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 2010 Main Street North

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,

I'm actually heading to the city to pay it today, I was not in Jax the last couple of weeks. Thank you for the follow up. Should I stop by the historic district area and give the paid invoice to you or just email it to you?

On Mon, Jan 5, 2026 at 10:58 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

I am following up as I see that the invoice for this application has not yet been paid. Please let me know if you are able to pay the invoice and post the signage before the deadlines.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Arsenault, Caleb - PDCM
Sent: Friday, December 26, 2025 9:56 AM
To: 'Julio Cesar' <jorozco185@gmail.com>
Subject: RE: COJ Historic Preservation for 2010 Main Street North

Good morning,

Please be advised that **Application for Minor Modification (MMA-25-33208)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:

- Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**). Please be advised that this is the only invoice you will receive from the Planning Department regarding your MMA application. Please note that the City will never request payment via wire transfer. All payments must be made directly to the Duval County Tax Collector.
- Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).

- The required public notice signs (**1 along all streets the property fronts**) and affidavit are also ready for pick-up. The signs are located outside the elevators on the 3rd floor in the Ed Ball building (214 N. Hogan St). The signs will need to be posted by **January 14, 2026**.

So long as we receive the receipt of payment by **January 5, 2026** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **January 28, 2026**.

Please be aware that there is an increase in malicious phishing campaigns. It is our understanding that emailed phishing attempts have been sent to applicants of City of Jacksonville applications asking for a wire transfer of application fees. These emails give the appearance that they originated from the City of Jacksonville.

The City of Jacksonville would NEVER contact applicants and ask for a wired transfer of funding to pay for fees.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Arsenault, Caleb - PDCM

Sent: Friday, December 12, 2025 3:18 PM

To: 'Julio Cesar' <jorozco185@gmail.com>

Subject: RE: COJ Historic Preservation for 2010 Main Street North

Good afternoon,

We cannot recommend windows any smaller than their previous size or full-size on the second story and our recommendation for the first floor window is for a full-size window similar to the ones on the side elevations. The product that was approved for the previous windows was for 1/1 vinyl windows. While vinyl was allowed, no grids or light patterns were approved. Even in cases where muntins are approved, we cannot recommend grilles-between-glass as the current front windows are as either simulated or true divided light style muntins are what the HPS Window Supplement allows for.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Julio Cesar <jorozco185@gmail.com>

Sent: Monday, December 8, 2025 11:59 AM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: Re: COJ Historic Preservation for 2010 Main Street North

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Just FYI there was no window or window framing when we bought the property, that's why in my application I did not specify anything for that window, and they just put the same size from the top windows.

Can you please send me an example of what kind of windows are allowed? Do you think there might be a chance just to replace those windows for different types keeping the size?

On Mon, Dec 8, 2025 at 11:27 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Thank you for your response. I will prepare a sufficiency report for this application. Please be aware that this will be requesting a change in size and design for the three (3) windows on the front elevation. I will follow up with information regarding the invoice and signage once the sufficiency has been approved.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Julio Cesar <jorozco185@gmail.com>
Sent: Monday, December 8, 2025 11:17 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 2010 Main Street North

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,

We would like to pursue a commission meeting for the requested minor modification.

On Mon, Dec 8, 2025 at 11:07 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Thank you for the pictures. Code Enforcement should be able to access our application portal and see current and previous applications. Typically, if an application for a COA or a modification is in progress, they will hold off on enforcement while progress is being made. I recommend reaching out to the officer assigned to your case and informing him that you are in the process of applying for a COA and if he has any questions, please let him know that I am assigned to this application and I will be happy to answer any questions that he may have.

In the meantime, please confirm whether you would like to pursue a Commission meeting for the requested minor modification. Because this is a violation, progress does need to be made to either correct the violation or proceed with an MMA as soon as possible to avoid enforcement proceedings.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Julio Cesar <jorozco185@gmail.com>

Sent: Monday, December 8, 2025 8:52 AM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>

Subject: Re: COJ Historic Preservation for 2010 Main Street North

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good morning Caleb,

Please see attached the rest of the pictures requested. I have one question. I have received couple of notifications that I have to resolve this issue by December 13th if not I might go to court. Does the officer M.Willson #1917 get notified that I'm working with you guys trying to resolve it? How does this work?

On Fri, Dec 5, 2025 at 5:01 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

Thank you for the information. It appears that the request for alteration of window size is for the front elevation, so if you could include a clear picture that captures the full front façade and one more on either side of the corners of the front elevation, I believe that we will have enough information to prepare a sufficiency report to place this application on the January 28, 2026

agenda. Again, please be aware that there will be a fee to attend Commission and signage to be posted and our recommendation will be for denial with the corrective actions of reverting the windows back to the conditions approved under the previous COA. Once we receive the requested pictures please confirm whether you would like to pursue the minor modification at a Commission meeting.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



From: Julio Cesar <jorozco185@gmail.com>
Sent: Friday, December 5, 2025 1:51 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: COJ Historic Preservation for 2010 Main Street North

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Caleb,

Hope you are doing well. Please see attached the picture for the area and the windows.

Windows:

Type: Single-hung

Light Pattern: One over one

Material: Vinyl

Size: 35 x 35

Please reach out if you have any questions.

On Thu, Nov 20, 2025 at 4:56 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:

- Please provide clear pictures of the area(s) that is being requested for alteration.
- Please provide the product information for the front windows including size, dimensions, material, etc.
- A request to resize the windows will require review by the Jacksonville Historic Preservation Commission (JHPC). Please be aware that our recommendation will be for denial as the previously approved window sizes and locations are compatible with the structure and the proposed window resizing is inconsistent with historic openings on the structure. We understand that the smaller windows were installed due to an error, however, we cannot recommend the proposed resizing.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**



K. Public Comments



Jacksonville
Historic Preservation
Commission

L. New Business



Jacksonville
Historic Preservation
Commission

M. Information



Jacksonville
Historic Preservation
Commission

Presentation

Wow WindowBox

Presentation

Demolition

Delay Report

Pending Legislation



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 North Hogan Street
Jacksonville, FL 32202
(904) 255-7800

www.jacksonville.gov

MEMORANDUM

TO: Chairperson and Members
Jacksonville Historic Preservation Commission

FROM: Arimus T. Wells, Planning Services Manager – Historic Planning and Preservation
Community Planning Division, Historic Preservation Section

SUBJECT: Historic Preservation Legislation

DATE: January 28, 2026

Final action on the following historic preservation items have taken place since the last Commission meeting:

- **Ordinance 2025-0881** – This bill seeks to express support for the nomination of the John T. Alsop Jr. Bridge (Main Street Bridge) for listing on the National Register of Historic Places (Rules: APPROVED; CC: APPROVED)

The following historic preservation items are pending legislative action from City Council:

- N/A

Notification of
Improvement
Projects

N. Old Business



Jacksonville
Historic Preservation
Commission

Landmarking
Committee
Updates

Demolition by **Neglect Updates**

O. Design Issues



Jacksonville
Historic Preservation
Commission

P. Addendum



Jacksonville
Historic Preservation
Commission

Q. Adjournment



Jacksonville
Historic Preservation
Commission