JACKSONVILLE HISTORIC PRESERVATION COMMISSION

November 12, 2025

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, November 12, 2025 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, December 10, 2025.
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 October 22, 2025

B. Deferred Items

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

2. COA-25-32249 (1552 Pearl St N)

C. Consent Agenda A

1. COA-25-33050

Location: Riverside Avondale – 3659 Pine St
Applicant: JAA Architecture
Owner: James Polk
Request: New Construction – Addition
Staff Recommendation: Approve With Conditions

2. COA-25-33017

Location: Riverside Avondale – 2111 Ernest St
Applicant: William Leuthold, Architect Inc.
Owner: Joanne Pratt-Dannals
Request: New Construction – Addition
Staff Recommendation: Approve with Conditions

C. Consent Agenda B

1. COA-25-32989

Location: Springfield – 1340 Ionia St
Applicant: Jacob Shacter, Terrawise Homes, Inc.
Owner: Jacob Shacter, Terrawise Homes, Inc
Request: New Construction
Staff Recommendation: Approve with Conditions

2. COA-25-32990

Location: Springfield – 134 7th St W
Applicant: Jacob Shacter, Terrawise Homes, Inc.
Owner: Jacob Shacter, Terrawise Homes, Inc.
Request: New Construction – Accessory Structure
Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

1. COA-25-32716

Location: Springfield – 1417 Laura St. N
Applicant: Richard Trendel, Petra Contracting, LLC
Owner: Richard Trendel, Kymata Investments, LLC
Request: New Construction - Addition
Staff Recommendation: Approve with Conditions

2. COA-25-32139

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

3. COA-25-32942

Location: Riverside Avondale – 2652 Dellwood Ave
Applicant: Jon Thomas, Team K5
Owner: Tesfaye Selmawit
Request: Alterations – Window Replacement
Staff Recommendation: Deny

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-25-32970

Location: Riverside Avondale – 1954 Greenwood Ave
Applicant: Madeline Randall, Superior Fence & Rail, Inc.
Owner: Hendrick Schnitzer, Avondale Investors, LLC
Request: Alterations - Fence
Staff Recommendation: Deny

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

1. COA-25-32686

Location: Riverside Avondale – 2916 Post St
Applicant: Brett Law, First City Construction, LLC
Owner: Petr Trejbal, Jax Cash Home Solution LLC
Request: Alterations
Staff Recommendation: Deny

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. 2026 COA Matrix

M. Information

1. Notification of Settlement Agreement
2. Demolition Delay Report
3. Pending Legislation
4. Notification of Improvement Projects

N. Old Business

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

MINUTES

WILL BE

AVAILABLE

ON 11/10/25

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-25-33050

3659 Pine St

November 12, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33050

Address: 3659 Pine Street, RE# 091838-0000

Location: North side of Pine Street, between Van Wert Avenue and Dancy Street

Owner: James Polk
3659 Pine Street
Jacksonville, Florida 32205

Applicant: Josiah Duff
JAA Architecture
2063 Oak Street
Jacksonville FL, 32204

Year Built: *c.*1921 *(Property Appraiser)*

Designation: Riverside Avondale; Contributing

Request: New Construction – Addition

Summary Scope of Work:

1. One-Story additions along the rear elevation
2. Removal of a chimney along the side (left) elevation
3. Construction of a deck along the rear elevation (Administrative)
4. Construction of a one-story porch along the rear elevation (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

One-Story Additions, Decks and Porch Construction

1. The design, size, location, and materials shall be substantially similar to the plans dated **October 9, 2025**, or as otherwise approved by the Historic Preservation Section.
2. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
3. Chimney removal shall be reviewed under a separate COA.
4. 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-25-33050 seeks to construct two (2) additions along the rear of a contributing structure within the Riverside Avondale Historic District. The property is an interior lot located on the north side of Pine Street. The primary structure on the property is a one-story bungalow styled single-family home. The home can be characterized by its cross-gable roof with an enclosed porch, nine-over-one windows, shingled roof and shake shingle exterior. As proposed, the applicant is seeking to construct a combined 501-square-foot one-story addition along the rear elevation. The new addition will consist of shake shingle siding, one (1) new pedestrian door, a shingled roof, and gridded windows. The proposed design includes the removal and reuse of one (1) window and the removal of one (1) pedestrian door along the rear elevation. The proposed work will not be visible from Pine Street as the additions will be situated in the rear of the lot. According to the 2025 COA Matrix, additions that exceed 25% of the existing building footprint must be reviewed by the Jacksonville Historic Preservation Commission (JHPC).

The scope of work also includes the construction of a 255-square-foot deck and a 48-square-foot porch along the rear elevation. As conditioned, this scope of work can be approved administratively. The application also seeks to remove a street-visible chimney along the side (left) elevation. After consultation with Staff, the applicant has agreed to have the chimney removal reviewed under a separate COA. Therefore, this report will focus on the proposed additions.

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), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is the Staff's analysis:

- The proposed additions are located along the rear of the structure. The proposed shake shingle siding, shingled gabled/hipped roof, and new gridded windows that match the existing windows are consistent with the existing structure. The scale and materials allow it to be integrated into the main structure without overwhelming the structure, neighborhood, and streetscape. The proposed work is consistent with the Historic Design Guidelines, Section on "Additions" which states, "keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."
- As designed, the height and roof form of the proposed addition is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- Section 307.106(m)(2) states, "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 a historic district." As designed, the proposed windows and door will match existing windows and doors in header height and design. The design of the windows and doors are compatible with the existing primary structure, which is consistent with Section 307.106(m)(2 and 8) and the Design Guidelines.
- The Design Guidelines for the District reference Standards Nine and Ten of the Secretary of the Interior's Standards for Rehabilitation. Standard Nine emphasizes that exterior alterations shall not destroy historic materials and are differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. Standard Ten refers to the nature of additions and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. No significant historic fabric will be impacted since the proposed addition is located on the rear of the structure and can be removed at a later time without negatively impacting the historic structure as a whole. As such, the proposed scope of work is consistent with Sections 307.106(k)(1 and 2), the Historic District Design Guidelines, Section on "Additions" and "New Construction."

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 2
2. Chapter 307.106(m) Guidelines on "New Construction": 1, 2, 4, and 8
3. Historic District Design Guidelines, Section on "Additions" 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 a 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;

Alterations

- 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 a 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 a historic district.

- 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 a historic district.

- 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, "Additions" and "New Construction"

- 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.

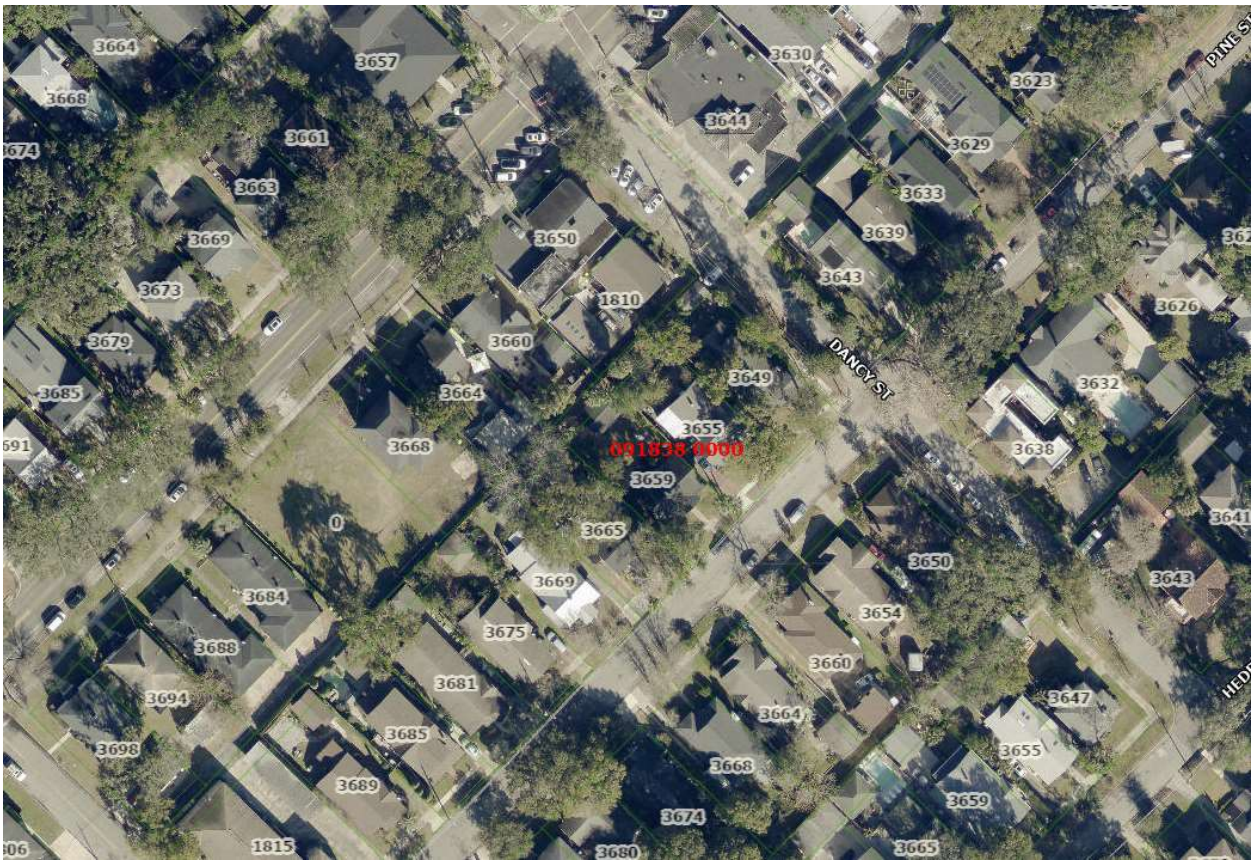
- Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

- Standard 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.

- Standard 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 PROPERTY WITH POSTED SIGN



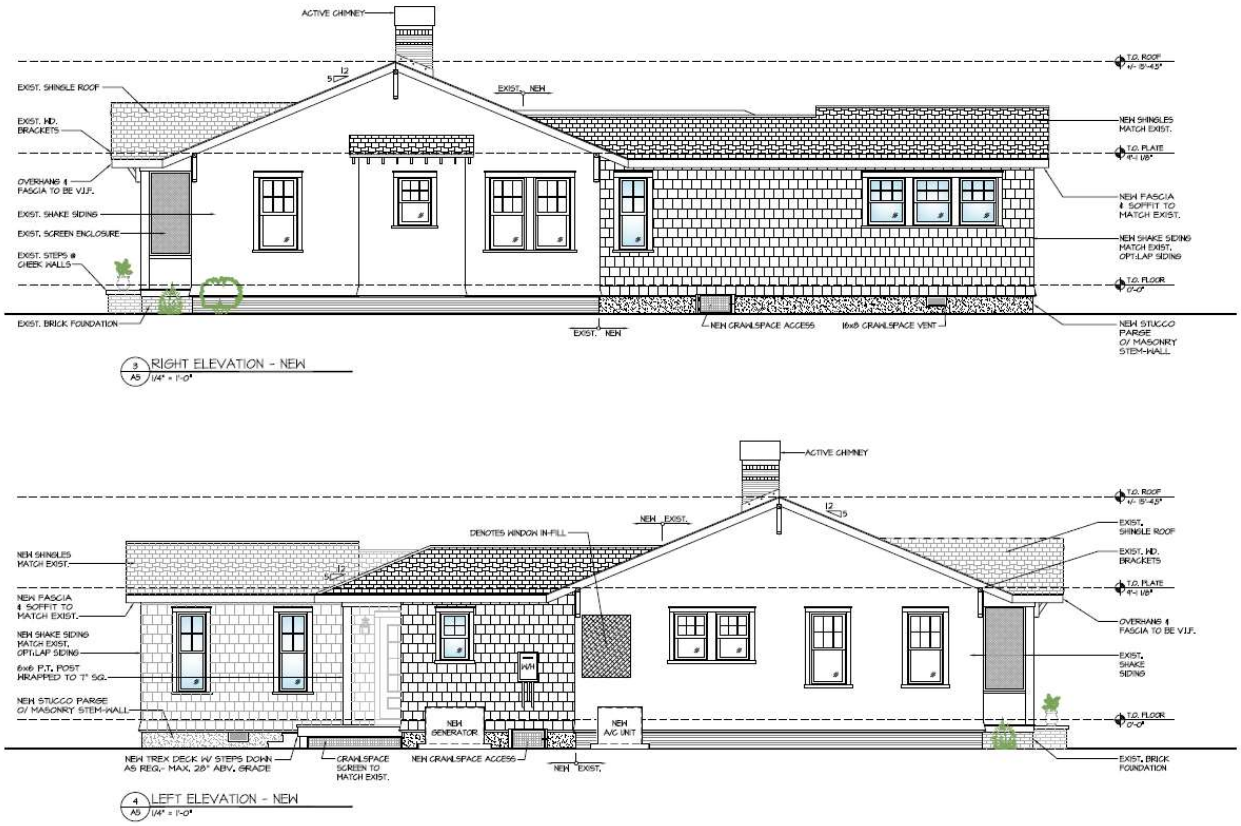
ELEVATION DRAWINGS DATED OCTOBER 9, 2025



1 / A5 FRONT ELEVATION - NEW
1/4" = 1'-0"

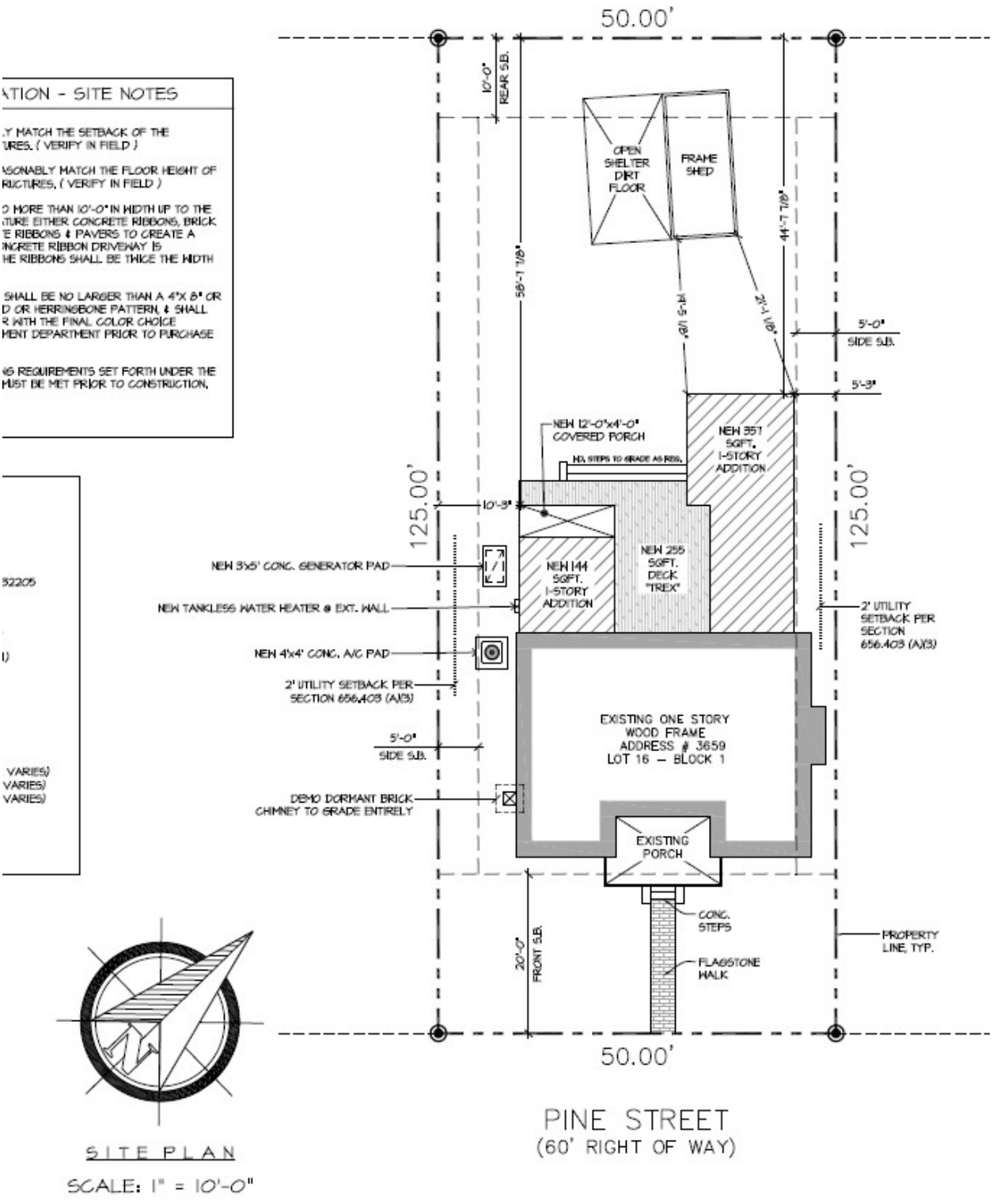


2 / A5 REAR ELEVATION - NEW
1/4" = 1'-0"


ACTIVE CHIMNEY
EXIST. SHINGLE ROOF
EXIST. MD. BRACKETS
OVERHANG & FASCIA TO BE V.I.F.
EXIST. SHAKE SIDING
EXIST. SCREEN ENCLOSURE
EXIST. STEPS & CHEEK WALLS
EXIST. BRICK FOUNDATION
EXIST. NEW
NEW CRAWLSPACE ACCESS
16x8 CRAWLSPACE VENT
T.O. ROOF +/- 9'-4.5"
T.O. PLATE 8'-1 1/8"
T.O. FLOOR 0'-0"
NEW SHINGLES MATCH EXIST.
NEW FASCIA & SOFFIT TO MATCH EXIST.
NEW SHAKE SIDING MATCH EXIST. OPT:LAP SIDING
NEW STUCCO PARGE O/ MASONRY STEM-WALL
5 A5 RIGHT ELEVATION - NEW
1/4" = 1'-0"

ACTIVE CHIMNEY
NEW EXIST.
DENOTES WINDOW IN-FILL
NEW SHINGLES MATCH EXIST.
NEW FASCIA & SOFFIT TO MATCH EXIST.
NEW SHAKE SIDING MATCH EXIST. OPT:LAP SIDING
6x6 P.T. POST WRAPPED TO 1" SQ.
NEW STUCCO PARGE O/ MASONRY STEM-WALL
NEW TREX DECK W/ STEPS DOWN AS REQ.- MAX. 28" ABV. GRADE
CRAWLSPACE SCREEN TO MATCH EXIST.
NEW CRAWLSPACE ACCESS
NEW GENERATOR
NEW A/C UNIT
NEW EXIST.
EXIST. SHINGLE ROOF
EXIST. MD. BRACKETS
OVERHANG & FASCIA TO BE V.I.F.
EXIST. SHAKE SIDING
EXIST. BRICK FOUNDATION
T.O. ROOF +/- 9'-4.5"
T.O. PLATE 8'-1 1/8"
T.O. FLOOR 0'-0"
4 A5 LEFT ELEVATION - NEW
1/4" = 1'-0"

SITE PLAN DATED OCTOBER 9, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	33050	**Application Status**	ASSIGNED PLANNER
Date Started	10/09/2025	**Date Submitted**	10/09/2025

Planning and Development Department Info

COA # COA-25-33050

Admin Review ☐

Admin Recommendation FORWARD

Admin Date Of Action 10/9/2025

Forwarded to JHPC ☐

JHPC Meeting Date 11/12/2025

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 DUFF **First Name** JOSIAH **Middle Name**

Company Name JAA ARCHITECTURE

Mailing Address 2063 OAK STREET

City JACKSONVILLE **State** FL **Zip Code** 32204

Phone 904 379 5108 **Fax** 904 **Email** JOSIAH@JAAARCHITECTURE.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name POLK **First Name** JAMES **Middle Name** H

Company/Trust Name

Mailing Address 3659 PINE ST

City JACKSONVILLE **State** FL **Zip Code** 32205

Phone 9043123525 **Fax** **Email** JIMPOLK@BELLSOUTH.NET

Description Of Property

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

Map	RE#
	091838 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
3659	PINE ST	32205

Type Of Improvement

- [x] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [x] **Other/Minor Repairs**
- [ ] **Fencing**
- [ ] **Demolition**
- [x] **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
PROPOSING THE DEMO OF ROTTED WOOD DECK AT REAR OF HOME. DEMO OF NON ORIGINAL ALUMINUM WINDOWS AT EXISTING KITCHEN. DEMO OF A DORMANT CHIMNEY AT SIDE ELEVATION. REPAIR OF ROTTED FASCIA/SOFFIT BOARDS. RE-ROOF HOME AFTER ADDITIONS ARE COMPLETED WITH MATCHING 3-TAB/ARCHITECTURAL SHINGLES. REPAIRED SIDING TO MATCH EXISTING LIKE FOR LIKE. NEW SIDING TO MATCH EXISTING STYLE - TO BE CEMENT BOARD MATERIAL. PROPOSING TWO NEW ADDITIONS TO THE REAR OF THE HOME. FIRST ADDITION IS A LAUNDRY/STORAGE ADDITION OFF THE MAIN KITCHEN. SECOND ADDITION IS A MASTER BEDROOM, CLOSET, AND BATH. A NEW COVERED PORCH WILL BE CONSTRUCTED OFF THE LAUNDRY ROOM. A NEW OPEN DECK WILL BE CONSTRUCTED BETWEEN THE ADDITIONS UTILIZING COMPOSITE MATERIALS.

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 WELLS, ARIMUS

Addition - Required Attachments For Complete Application

- [x] **Site Plan -** Existing/proposed site plan with addition identified. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Existing Elevations -** Existing elevations or photos of exising sides. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Proposed Elevations -** Proposed front, sides and rear elevations. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Overall Photos Of Site**
- [x] **Photos Of Addition Area**
- [x] **Description Of Any Demo**

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
☑	FULL ARCHITECTURAL PLANS
☑	TYPICAL WINDOW SPECS
☑	TYPICAL MATERIAL SPECS

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.

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: October 16, 2025

COA#: H 33050

Address:
3659 PINE ST
JACKSONVILLE, FL 32205

Owner:
JAMES POLK

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 33050 **were posted on the property/site located at:**

091838-0000
Real Estate Number(s)

3659 PINE ST
Street Address

JACKSONVILLE, FL 32205
City, State Zip Code

Printed Name JAMES POLK

Signature James Polk

Dated this 16 day of October, 2025.

POLK JAMES H
3659 PINE ST
JACKSONVILLE, FL 32205-9456

Primary Site Address
3659 PINE ST
Jacksonville FL 32205-

Official Record Book/Page
04876-01081

Tile #
6428

3659 PINE ST

Property Detail

RE #	091838-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01583 RIVERSIDE HEIGHTS
Total Area	6250
Characteristics	Historic Designation

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

Value Summary

Value Description	2025 Certified	2026 In Progress
Value Method	CAMA	CAMA
Total Building Value	$127,237.00	$126,294.00
Extra Feature Value	$1,623.00	$1,623.00
Land Value (Market)	$208,550.00	$208,550.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$337,410.00	$336,467.00
Assessed Value	$160,795.00	$160,795.00
Cap Diff/Portability Amt	$176,615.00 / $0.00	$175,672.00 / $0.00
Exemptions	$50,722.00	See below
Taxable Value	$110,073.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value

Assessed Value	$160,795.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$110,073.00**

SJRWMD/FIND Taxable Value

Assessed Value	$160,795.00
Homestead (HX)	- $25,000.00
Homestead Banding 196.031(1)(b) (HB)	- $25,722.00
Taxable Value	**$110,073.00**

`School Taxable Value

Assessed Value	$160,795.00
Homestead (HX)	- $25,000.00
Taxable Value	**$135,795.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
04876-01081	5/6/1979	$24,000.00	MS - Miscellaneous	Unqualified	Improved
05209-00689	10/18/1980	$28,500.00	WD - Warranty Deed	Unqualified	Improved
05881-01844	11/21/1984	$52,000.00	WD - Warranty Deed	Unqualified	Improved
06459-01041	1/19/1988	$100.00	QC - Quit Claim	Unqualified	Improved
08139-02250	7/26/1995	$75,000.00	WD - Warranty Deed	Qualified	Improved
09914-01362	3/7/2001	$105,000.00	WD - Warranty Deed	Qualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FPMR7	Fireplace Masonry	1	0	0	1.00	$884.00
2	DKWR2	Deck Wooden	1	16	10	160.00	$739.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	RLD-60	50.00	125.00	Common	50.00	Front Footage	$208,550.00

Legal

LN	Legal Description
1	2-61 28-2S-26E
2	RIVERSIDE HEIGHTS
3	LOT 16 BLK 120

Buildings

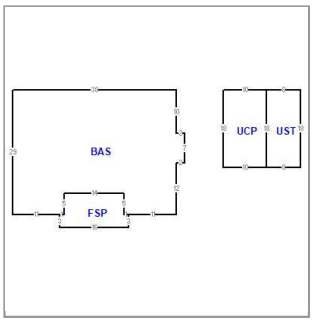
Building 1

Building 1 Site Address
3659 PINE ST Unit
Jacksonville FL 32205-

Building Type	0101 - SFR 1 STORY
Year Built	1921
Building Value	$126,294.00

Type	Gross Area	Heated Area	Effective Area
Base Area	1046	1046	1046

Element	Code	Detail
Exterior Wall	14	14 Wood Shingle
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central



Fin Screened Porch	118	0	41
Unfinished Carport	180	0	36
Unfinished Storage	144	0	58
Total	1488	1046	1181

Element	Code	Detail
Stories	1.000	
Bedrooms	2.000	
Baths	1.000	
Rooms / Units	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	$160,795.00	$50,722.00	$110,073.00	$1,202.58	$1,245.69	$1,195.55
Urban Service Dist1	$160,795.00	$50,722.00	$110,073.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$160,795.00	$25,000.00	$135,795.00	$405.87	$420.29	$406.67
By Local Board	$160,795.00	$25,000.00	$135,795.00	$295.08	$305.27	$291.39
School Board Voted	$160,795.00	$25,000.00	$135,795.00	$131.26	$135.80	$135.80
FL Inland Navigation Dist.	$160,795.00	$50,722.00	$110,073.00	$3.06	$3.17	$2.97
Water Mgmt Dist. SJRWMD	$160,795.00	$50,722.00	$110,073.00	$19.05	$19.74	$18.75
Urb Ser Dist1 Voted	$160,795.00	$50,722.00	$110,073.00	$0.00	$0.00	$0.00
			Totals	$2,056.90	$2,129.96	$2,051.13

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$323,108.00	$156,264.00	$50,000.00	$106,264.00
Current Year	$337,410.00	$160,795.00	$50,722.00	$110,073.00

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

ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

TYPICAL SITE PLAN NOTES

1. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO STAKE-OUT THE PERIMETER OF NEW OR EXISTING STRUCTURES & FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF ANY DEMO OR CONSTRUCTION.
2. VERIFY EXIST. FLOOD ZONES & COORDINATE ALL REQUIRED DOCUMENTS/REQUIREMENTS W/ SCOPE OF WORK IF APPLICABLE.
3. VERIFY ALL CODES & RESTRICTIONS WITH STATE & LOCAL MUNICIPALITIES PRIOR TO CONSTRUCTION.
4. G.C. TO VERIFY ANY EXISTING STRUCTURES, SEPTIC, GAS, ETC. DEMOLISH & RELOCATE AS REQUIRED PER LOCAL CODES.
5. ** (WATER, SEWER, & ELECTRICAL) ALL SERVICE PROVIDERS TO BE VERIFIED BY BUILDER.**
6. ** THE APPLICANT/OWNER/CONTRACTOR SHALL IMMEDIATELY CONTACT " DUVAL " COUNTY LOT GRADING STAFF SHOULD MODIFICATIONS TO THE DRAINAGE PLAN BE REQUIRED DURING SITE DEVELOPMENT, BASED ON ACTUAL FIELD CONDITIONS.**
7. ** 1 % MINIMUM SLOPE WILL BE PROVIDED FROM BUILDINGS TO DISCHARGE POINT.

HISTORIC PRESERVATION - SITE NOTES

1. THE FRONT SETBACK SHALL REASONABLY MATCH THE SETBACK OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES. (VERIFY IN FIELD)

2. THE FINISHED FLOOR HEIGHT SHALL REASONABLY MATCH THE FLOOR HEIGHT OF THE IMMEDIATELY ADJACENT HISTORIC STRUCTURES. (VERIFY IN FIELD)

3. THE DRIVEWAY SHALL BE LIMITED TO NO MORE THAN 10'-0" IN WIDTH UP TO THE FRONT PLANE OF THE HOUSE & SHALL FEATURE EITHER CONCRETE RIBBONS, BRICK PAVERS, OR A COMBINATION OF CONCRETE RIBBONS & PAVERS TO CREATE A SIMULATED RIBBON APPEARANCE. IF A CONCRETE RIBBON DRIVEWAY IS CONSTRUCTED THAN THE AREA BETWEEN THE RIBBONS SHALL BE TWICE THE WIDTH OF THE RIBBONS.

IF BRICK PAVERS ARE USED THE PAVERS SHALL BE NO LARGER THAN A 4"X 8" OR 6"X 10," SHALL BE LAID IN A RUNNING BOND OR HERRINGBONE PATTERN, & SHALL BE A TRADITIONAL BRICK SHAPE & COLOR WITH THE FINAL COLOR CHOICE APPROVED BY THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO PURCHASE OR INSTALLATION.

4. 2-STORY CARRIAGE HOUSE - ALL ZONING REQUIREMENTS SET FORTH UNDER THE RIVERSIDE-AVONDALE ZONING OVERLAY MUST BE MET PRIOR TO CONSTRUCTION.

SITE CALCULATIONS:

LAND AREA PER APPRAISER: (0.14 ACRES)	=	6,250.00	SQFT.
50% MAX. IMPERVIOUS:	=	3,125.00	SQFT.

EXISTING CONDITIONED RESIDENCE:	+/-	999.00	SQFT.
EXISTING COVERED ENTRY PORCH:	+/-	109.00	SQFT.
EXISTING DETACHED CARPORT:	+/-	180.00	SQFT.
EXISTING DETACHED STORAGE:	+/-	144.00	SQFT.
EXISTING WALK & STEPS TO P/L.:	+/-	63.00	SQFT.

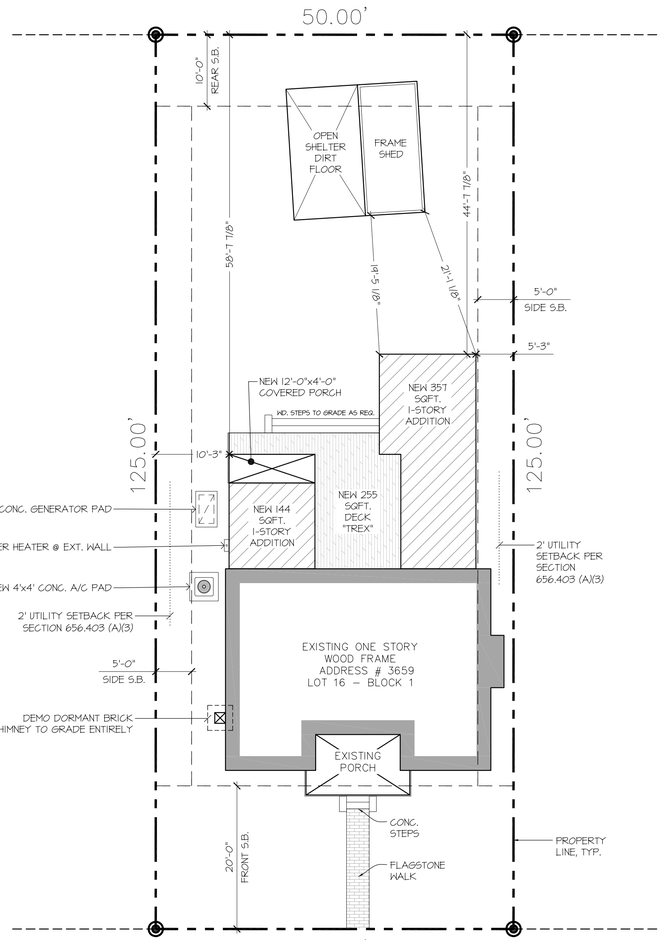
NEW H&C ADDITION (LAUNDRY):		144.00	SQFT.
NEW H&C ADDITION (MASTER SUITE ADDITION):		357.00	SQFT.
NEW COVERED PORCH:		48.00	SQFT.
NEW OPEN DECK (TREX):		255.00	SQFT.
NEW WOOD STEPS:		33.00	SQFT.
NEW A/C PAD:		16.00	SQFT.
NEW GENERATOR PAD:		15.00	SQFT.

IMPERVIOUS UNDER ROOF (NO OVERHANGS):	+/-	1,981.00	SQFT. (31.7 %)
TOTAL IMPERVIOUS W/ SECONDARY:	+/-	2,363.00	SQFT. (37.81 %)

SITE INFO:

PARCEL #:	091838-0000
ADDRESS:	3659 PINE STREET JACKSONVILLE, FL 32205
LEGAL DESCR.:	LOT 16 BLK 120 2-61 28-25-26E RIVERSIDE HEIGHTS
BOOK / MAP:	PAGE (04876-01081) PANEL (6428)
FLOOD ZONE:	" X "
ZONING:	" RLD-60 "
SETBACKS :	
FRONT :	20'-0" (HISTORICAL VARIES)
SIDES :	5'-0" (HISTORICAL VARIES)
REAR :	10'-0" (HISTORICAL VARIES)

BUILDING DESIGN CRITERIA
TO BE PROVIDED BY
ENGINEER OF RECORD



SITE PLAN

SCALE: 1" = 10'-0"

ARCHITECTURE-INC

JAA ARCHITECTURE INC.
2063 OAK STREET
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LIC. AR92748

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POLK RESIDENCE

" ADDITIONS / RENOVATIONS "

3659 PINE STREET
JACKSONVILLE, FLORIDA 32205

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REVISIONS

#	DATE	DESCRIPTION
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STATE OF FLORIDA · JOHN ALLMAND · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

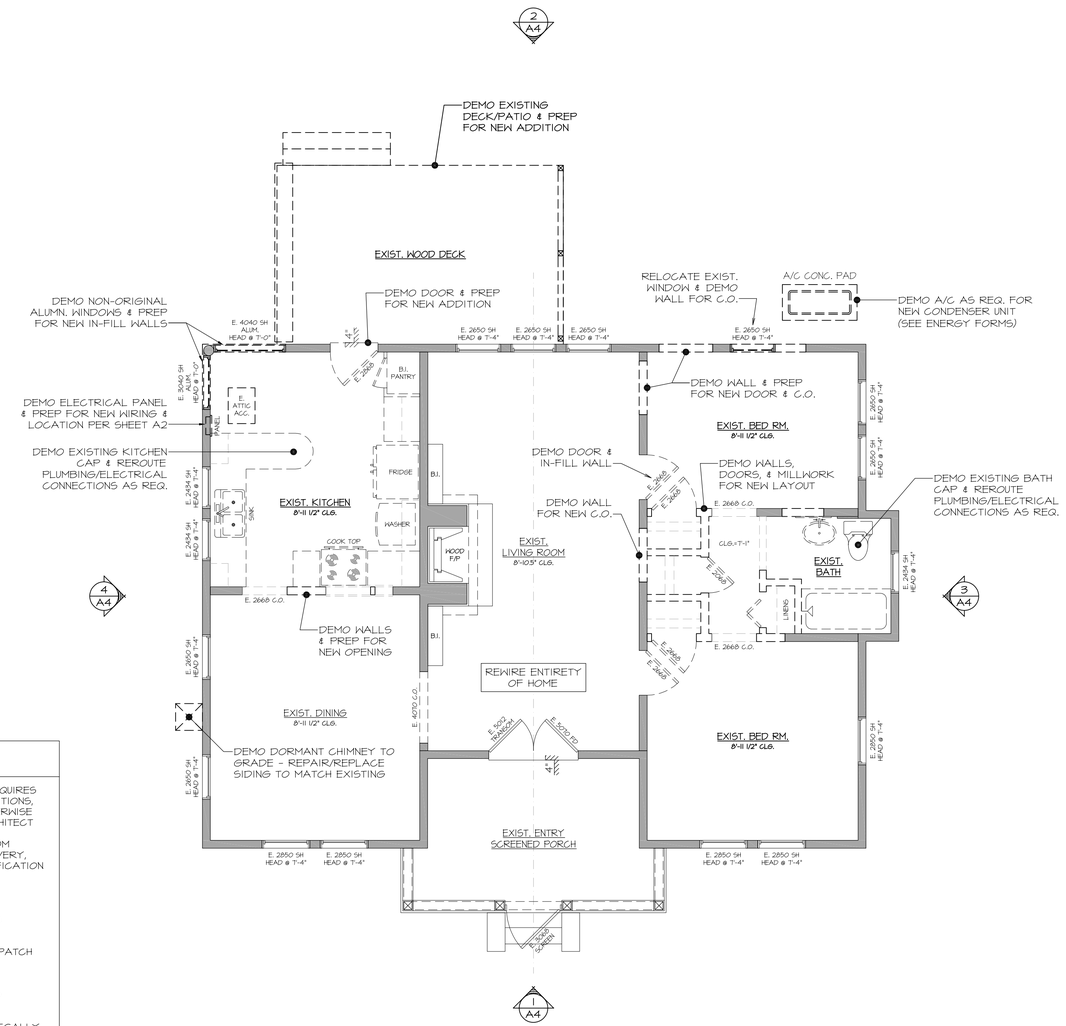
DATE: 10.09.2025

PRJCT #: 24.0377.00

SHEET

A0.1

HPC SET



GENERAL DEMOLITION NOTES

1. REMODELING AND/OR ALTERATIONS OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME WHICH MAY NOT BE VERIFIABLE WITH OUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

2. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.

3. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED.

4. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.

5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.

6. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.

PARTITION LEGEND

— EXISTING WALL TO REMAIN
— EXISTING WALL TO BE DEMOLISHED
— NEW WALL

NORTH

1/A1 FLOOR PLAN - DEMO
1/4" = 1'-0"

ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS ARE SUBJECT TO VERIFICATION IN THE FIELD - BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.

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POLK RESIDENCE

" ADDITIONS / RENOVATIONS "

3659 PINE STREET

JACKSONVILLE, FLORIDA 32205

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STATE OF FLORIDA · JOHN ALLMAND · REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 10.09.2025

PRJCT #: 24.0377.00

SHEET

A1

HPC SET

GENERAL NOTES

1. REFER TO SHEET A01 FOR TYP. CODE.

2. BRAND & STYLE OF WINDOWS & DOORS BY BUILDER - COORDINATE W/ ENERGY FORMS

3. EXTERIOR WINDOWS & DOORS TO HAVE 8'-0" HEAD A.F.F. - U.O.N.

4. ALL TRANSITIONS FROM FINISHED FLOOR TO GRADE OR OTHER ON 1ST LEVEL TO ULTIMATELY BE DETERMINED BY BUILDER

5. ALL FLOOR FINISHES TO BE DETERMINED BY BUILDER & OWNER

6. DENOTES HAZARDOUS GLASS LOCATION - TEMPERED GLASS REQ. (H.G.)

7. DENOTES 5.0/5.7 SQFT. EGRESS REQ. - SEE SHEET A01 FOR CODE (E)

8. MIN. 11" TREADS - MAX. 7 3/4" RISERS**

9. PROVIDE ELECTRICAL CONDUITS TO ISLANDS AS REQUIRED PER PLANS

10. VERIFY INTERIOR BEARING WALLS PER STRUCTURAL ENGINEERING DWGS.

11. PROVIDE ALL REQUIRED 2X MD. BLOCKING @ WALLS FOR CABINETS & TVS, ETC.

12. ALL NEW EXTERIOR PERIMETER WALLS: ARE DRAWN AT 6.5" U.O.N.

ALL NEW INTERIOR WALLS: ARE DRAWN AT 4.5" U.O.N.

13. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF THE SHEATHING/SUBSTRATE.

14. SQUARE FOOTAGES ARE CALCULATED TO EXTERIOR FACE OF SHEATHING/SUBSTRATE.

AREA

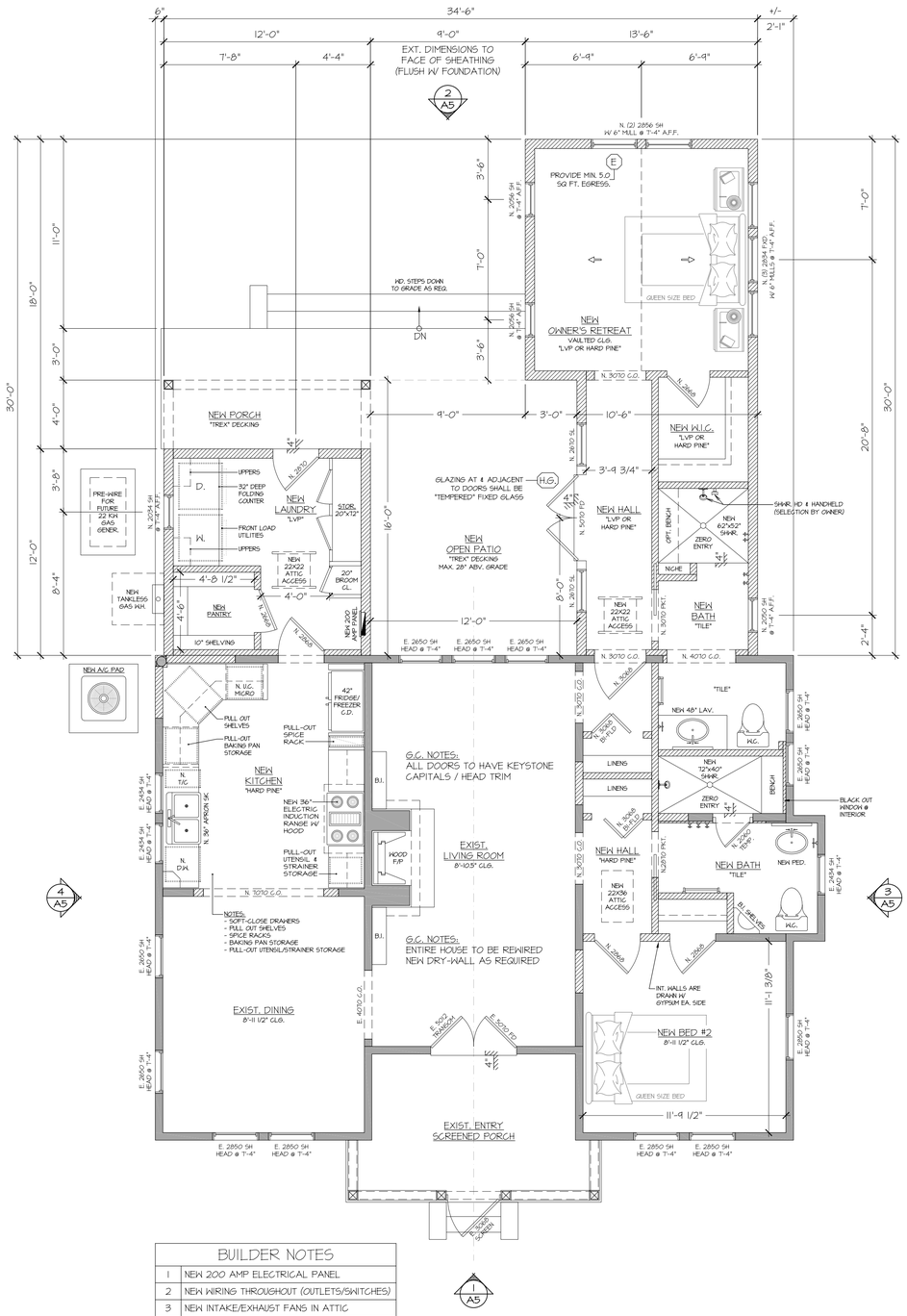
	SQFT.
EXISTING H&C	+/- 999
NEW LAUNDRY H&C	144
NEW MASTER SUITE H&C	357
TOTAL HEATED & COOLED	+/- 1,500
EXISTING ENTRY PORCH	+/- 109
NEW LAUNDRY PORCH	48
NEW OPEN PATIO "TREX"	255
TOTAL NON-LIVING	+/- 412
TOTAL UNDER ROOF	+/- 1,657
* BUILDER TO VERIFY ALL EXISTING SQFT. *	

RENOVATION AREA

	SQFT.
NEW KITCHEN	+/- 154
NEW BATHROOM, ETC.	+/- 198
EXIST. - NEW DRYWALL/ELECTRIC	+/- 647
TOTAL INTERIOR RENOVATION	+/- 999
* BUILDER TO VERIFY ALL EXISTING SQFT. *	

PARTITION LEGEND

— EXISTING WALL TO REMAIN
— EXISTING WALL TO BE DEMOLISHED
— NEW WALL



BUILDER NOTES

1	NEW 200 AMP ELECTRICAL PANEL
2	NEW WIRING THROUGHOUT (OUTLETS/SWITCHES)
3	NEW INTAKE/EXHAUST FANS IN ATTIC
4	PRE-WIRE FUTURE 22 KW GAS GENERATOR
5	NEW GUTTERS PER ROOF PLAN
6	NEW ROOFING (FASCIA REPAIR AS REQ.)
7	ULTRA THIN - WAIFER LED CAN LIGHTING
8	PROVIDE DIMMERS FOR ALL NEW LIGHTS

NORTH

1 A2 FLOOR PLAN - NEW
1/4" = 1'-0"

ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS ARE SUBJECT TO VERIFICATION IN THE FIELD - BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.

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POLK RESIDENCE

" ADDITIONS / RENOVATIONS "

3659 PINE STREET

JACKSONVILLE, FLORIDA 32205

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STATE OF FLORIDA — JOHN ANDERSON ALLMAND — REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

DATE: 10.09.2025

PRJCT #: 24.0377.00

SHEET

A2

HPC SET

GENERAL ROOF NOTES

1. THE ROOFING PLAN IS GENERAL IN NATURE & INDICATES APPROXIMATE CONDITIONS AT THE PROJECT SITE AT THE TIME THE ROOFING IS READY TO BE INSTALLED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR OWNER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
2. GENERAL CONTRACTOR TO COORDINATE W/ TRUSS MANUFACTURER AND MECHANICAL CONTRACTOR THE PROVISION OF ALL A/C DUCT WORK OPENINGS THOUGH TRUSSES. SUBMIT SHOP DRAWINGS FOR APPROVAL.
3. GENERAL CONTRACTOR AND TRUSS MANUFACTURER TO COORDINATE ALIGNMENT OF TRUSSES. IF ANY DISCREPANCIES CONTACT THE OWNER AND/OR ARCHITECT PRIOR TO FABRICATION OF TRUSSES.
4. FOR COMPLETE ROOFING PLAN DETAILS REFER TO STRUCTURAL DRAWINGS BY OTHERS.
5. OWNER OPTION: PROVIDE ALUMINUM GUTTERS & DOWNSPOUTS IF SELECTED BY OWNER. GC TO INSTALL/COORDINATE.
6. ROOFING MATERIAL COLOR TO BE SELECTED BY OWNER / GENERAL CONTRACTOR
7. METAL FLASHING TO BE 26 GA. G-90 GALVANIZED UNLESS NOTED OTHERWISE.
8. UNDERLAYMENT TO SELF ADHERING UNDERLAYMENT MEMBRANE (POLYGLASS TU PLUS OR EQUAL) OR OTHER CODE COMPLIANT UNDERLAYMENT AS SELECTED BY OWNER
9. PROVIDE PRESSURE-TREATED WOOD BATTENS AS/IF RECOMMENDED BY MANUFACTURER, & FOR ALL ROOFS W/ SLOPES GREATER THAN 7:12, WHEN BATTENS ARE USED, PROVIDE BATTENS 4'-0" LONG MAX. W/ 1/2" SPACE BETWEEN ENDS OF BATTENS, FOR WATER DRAINAGE.
10. ROOFING & INSULATION PER PLANS.

ROOF VENT CALCULATIONS (1:300 RULE)

EXIST. SQFT	999 SQFT. (EXISTING HEATED & COOLED), 109 SQFT. (EXISTING PORCH)
NEW SQFT	501 SQFT. (NEW HEATED & COOLED), 48 SQFT. (NEW PORCH)
TOTAL	TOTAL UNDER ROOF : 1,657 SQFT. (EXISTING AND NEW CONSTRUCTION)
NFA REQ'D @ EXISTING	1,108 / 300 = 3.693 SQFT. (531.792 IN²) OF N.F.A. REQUIRED SPLIT EVENLY BETWEEN RIDGES & EXHAUST FANS AS REQ. = (265.896 IN² EA.)
NFA REQ'D @ ADDITIONS	549 / 300 = 1.83 SQFT. (263.52 IN²) OF N.F.A. REQUIRED SPLIT EVENLY BETWEEN RIDGES & EXHAUST FANS AS REQ. = (131.76 IN² EA.)
VENTS	BUILDER TO PROVIDE NEW RIDGE VENTS, O.R.V.'S, & EXHAUST FANS AS NEEDED

1. SOFFIT VENT TYPE TO BE DETERMINED BY G.C.
2. THE CALCULATIONS AND VENT LOCATIONS INDICATED ON THESE PLANS ARE FOR REFERENCE ONLY. RIDGE VENTS ARE CALCULATED AT 12.5 SQ. IN. PER FT OF N.F.A. ORV's ARE CALCULATED AT 165 SQ. IN. OF N.F.A. IT IS THE RESPONSIBILITY OF THE GC TO COORDINATE VENTILATION TO BE INSTALLED WITH MANUFACTURER AND PROVIDE ALL NECESSARY VENTILATION AT ROOF AS PER THE FLORIDA BUILDING CODE.
3. PROVIDED ROOF EXHAUST N.F.A. SHALL NOT EXCEED THE PROVIDED INTAKE SOFFIT N.F.A. INTAKE SOFFIT SHALL BE EQUAL TO OR GREATER THAN EXHAUST N.F.A.
4. EXAMPLE: 18" FULLY VENTED VINYL SOFFIT PROVIDES APPROX. 9 SQ.IN. PER SQ. FT OF NET FREE AREA
5. EXAMPLE: 12" FULLY VENTED SCREEN SOFFIT PROVIDES APPROX. 6 SQ.IN. PER SQ. FT OF NET FREE AREA

* N.F.A. = NET FREE AREA * O.R.V. = OFF RIDGE VENT

PROJECT ROOF NOTES

1. VENT CALCULATIONS ARE VOID IF BUILDER OPTS FOR THE USE OF OPEN CELLED "ICYNENE" SPRAY FOAM INSULATION IN THE ATTIC SPACES - NO ROOF OR SOFFIT VENTS WILL BE REQUIRED AS THE ATTICS WILL BE CONDITIONED - BUILDER TO PROVIDE REQUIRED PRODUCT APPROVALS & ENERGY FORMS

** REF: SHEET A01 FOR TYP. CODE REFERENCES **

** REF: SHEET A6 FOR TYP. WALL SECTIONS **

NOTE

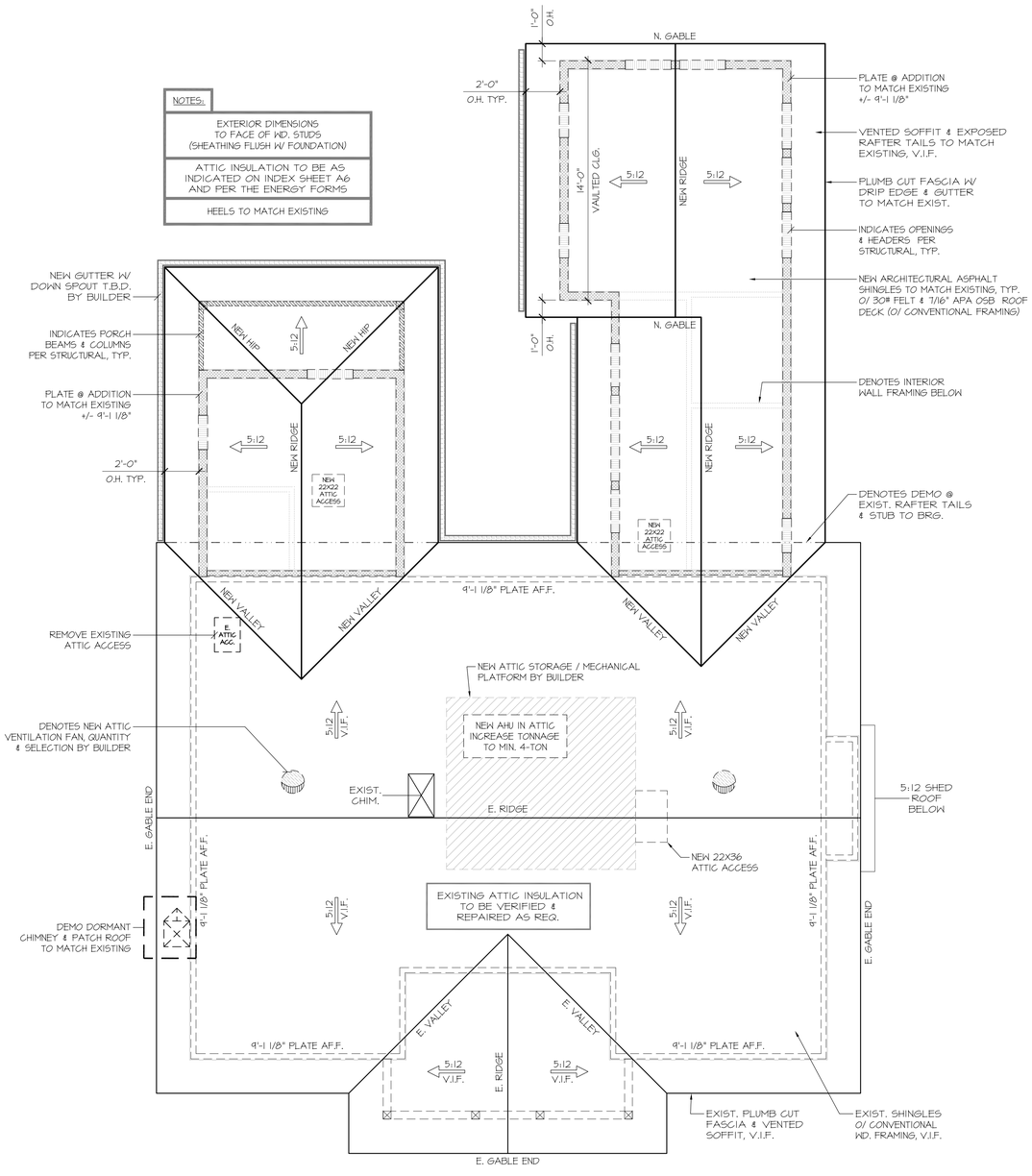
ALL VENT STACK, PIPES, EXHAUSTS, ETC., TO BE LOCATED ON REAR OF HOUSE AND NOT VISIBLE FROM STREET.

NOTE

ALL PLATE HGTS. ARE TAKEN FROM THE TOP OF THE MAIN HOUSE SLAB/BLK. (FIN. FLR.)

ROOF FRAMING NOTES

1. EXISTING ROOF IS CONVENTIONALLY FRAMED - BUILDER TO VERIFY
2. FRAMING LUMBER SHALL BE #2 SPF OR BETTER.
3. EXISTING ROOF SLOPE IS 5:12, V.I.F.
4. ROOF OVERHANG SHALL BE +/- 2'-0" FROM FACE OF FRAMING TO EDGE OF RAFTER TAIL, V.I.F.
5. ROOFING SHALL BE ARCHITECTURAL ASPHALTS - SELECTION BY BUILDER / MATCH EXISTING
6. HEADER AND BEAM SIZES TO BE DETERMINED BY STRUCTURAL ENGINEER.
7. CONTRACTOR TO PROVIDE SOFFIT & ROOF VENTING AS REQUIRED TO MEET MANUFACTURER SPECS. AND LOCAL CODE REQUIREMENTS
8. TRUSS ENGINEER TO ADD HEELS AS REQUIRED TO PLANE FASCIAS AT OPPOSING PITCHES.
9. INSTALL ROOF VENTS PER MANUFACTURER WRITTEN INSTRUCTIONS PER FBC SECTION R806
10. INSTALL (2) LAYERS OF FELT AT ALL ROOF SECTIONS WITH A 3:12 ROOF PITCH OR LESS U.O.N.



BUILDER NOTES

1	NEW ROOFING (FASCIA REPAIR AS REQ.)
2	NEW GUTTERS PER ROOF PLAN
3	NEW INTAKE/EXHAUST FANS IN ATTIC
4	OPT. OPEN CELLED SPRAY FOAM BUDGET

BUILDING DESIGN CRITERIA

(REFER TO STRUCTURAL DRAWINGS BY OTHERS)

ALL AS-BUILT & NEW CONSTRUCTION DIMENSIONS ARE SUBJECT TO VERIFICATION IN THE FIELD - BUILDER IS RESPONSIBLE FOR VERIFICATION ONCE DEMOLITION HAS BEGUN & PRIOR TO ORDERING PRE-MANUFACTURED TRUSSES/ENGINEERED BEAMS.

NORTH

1/A3 ROOF PLAN - EXISTING W/ NEW

1/4" = 1'-0"

ARCHITECTURE-INC
JAA ARCHITECTURE INC.
2063 OAK STREET
JACKSONVILLE FL 32204
P: (904) 379-5108
E: JOHN@JAAARCHITECTURE.COM
LIC. AR92748

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POLK RESIDENCE

" ADDITIONS / RENOVATIONS "

3659 PINE STREET

JACKSONVILLE, FLORIDA 32205

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REVISIONS

#	DATE	DESCRIPTION
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STATE OF FLORIDA — JOHN ANDERSON ALLMAND — REGISTERED ARCHITECT

NOT FOR CONSTRUCTION

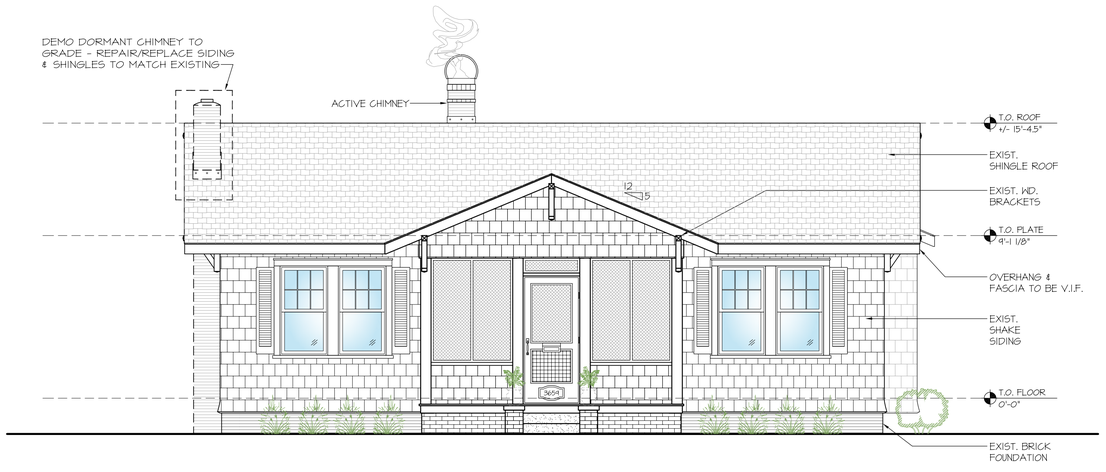
DATE: 10.09.2025

PRJCT #: 24.0377.00

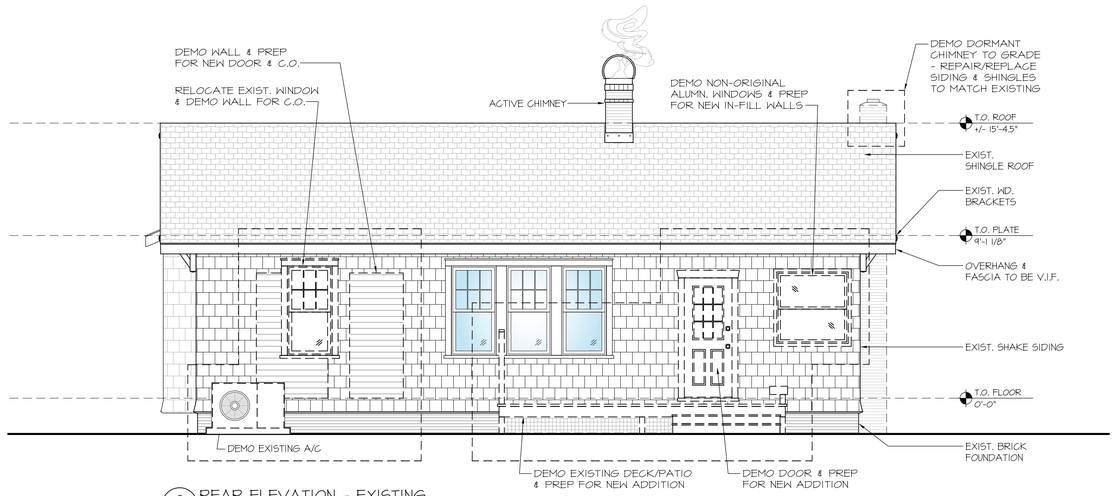
SHEET

A3

HPC SET



1 A4 FRONT ELEVATION - EXISTING
1/4" = 1'-0"



2 A4 REAR ELEVATION - EXISTING
1/4" = 1'-0"

GENERAL DEMOLITION NOTES

1. REMODELING AND/OR ALTERATIONS OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS, SOME WHICH MAY NOT BE VERIFIABLE WITH OUT DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING. THE ARCHITECT AND THE ARCHITECTS CONSULTANTS ARE NOT RESPONSIBLE FOR CONDITIONS DISCOVERED DURING CONSTRUCTION THAT DIFFER FROM THOSE INDICATED. THE CONTRACTOR, UPON MAKING SUCH A DISCOVERY, SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OBTAIN A CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

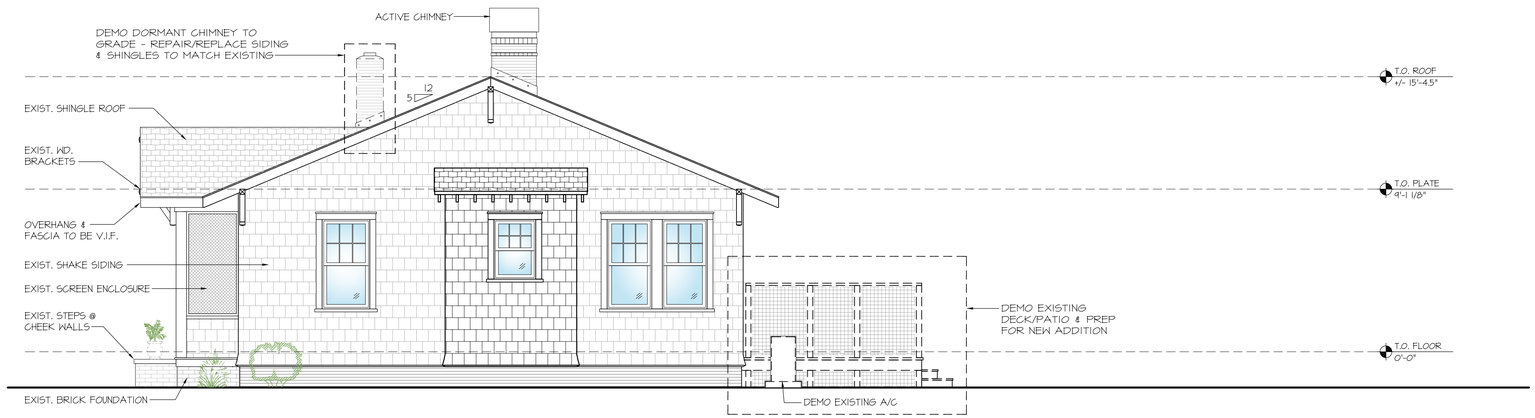
2. PATCH AND REPLACE DAMAGED CEILING AS NECESSARY.

3. ITEMS TO BE RELOCATED OR DEMOLISHED ARE ILLUSTRATED AS DASHED LINES AND ARE NOTED.

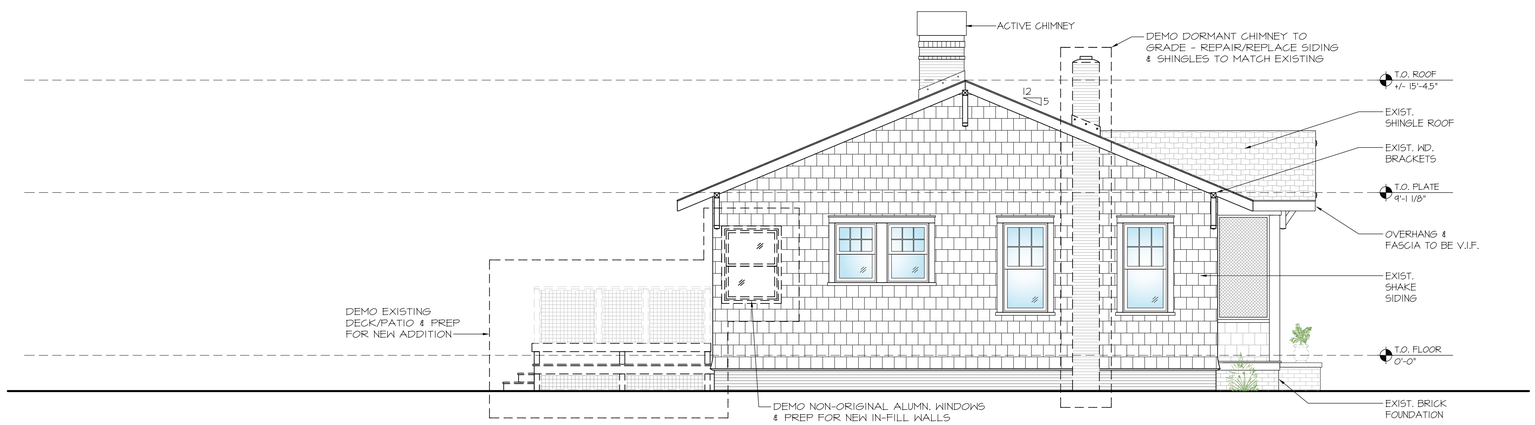
4. WHERE DOORS, WALLS, AND OTHER STRUCTURES ARE REMOVED, PATCH ADJACENT WALL AND FLOOR SURFACES TO MATCH THE EXISTING MATERIAL.

5. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED.

6. ITEMS INDICATED TO BE DEMOLISHED SHALL BE DISPOSED OF LEGALLY.



3 A4 RIGHT ELEVATION - EXISTING
1/4" = 1'-0"



4 A4 LEFT ELEVATION - EXISTING
1/4" = 1'-0"

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STATE OF FLORIDA · JOHN ALLMAND · REGISTERED ARCHITECT

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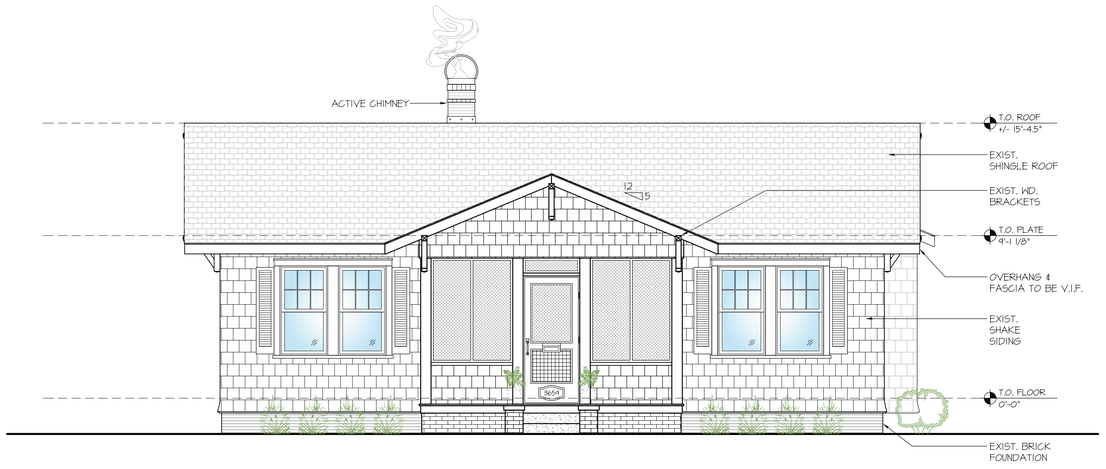
PRJCT #: 24.0377.00

SHEET

A4

HPC SET



1 / A5 FRONT ELEVATION - NEW
1/4" = 1'-0"



2 / A5 REAR ELEVATION - NEW
1/4" = 1'-0"

JHPC - ELEVATION NOTES

1. THE FRONT ENTRY DOOR SHALL FEATURE CLEAR GLASS (NO DECORATIVE ETCHING, FROSTING, OR LEADING).

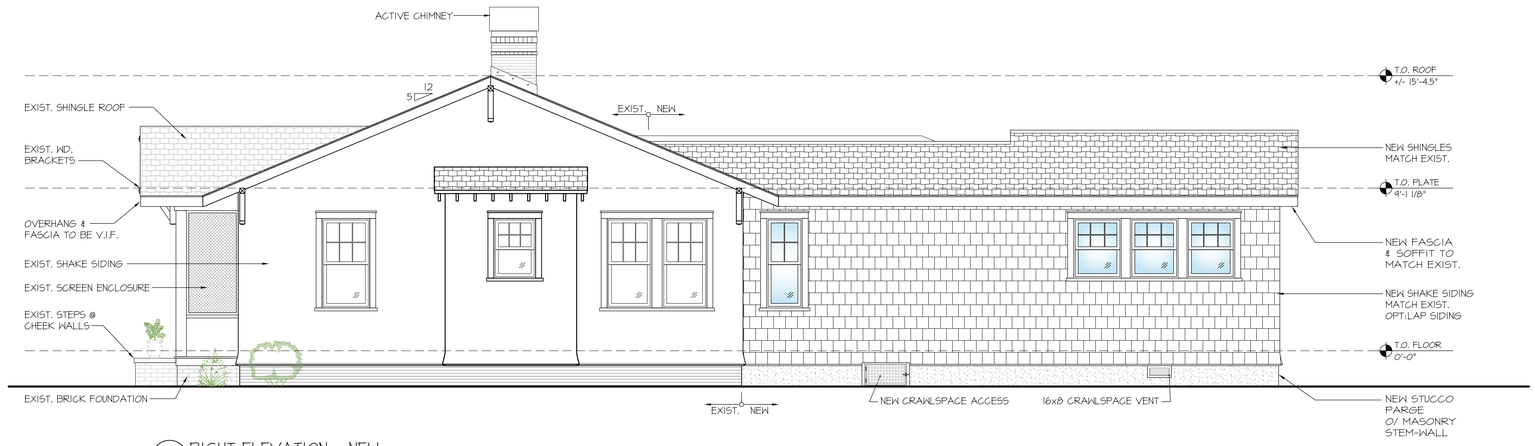
2. THE EAVES SHALL BE A MINIMUM OF 18" IN SIZE & SHALL FEATURE A TRADITIONAL BEAD BOARD APPEARANCE. THE MATERIALS USED FOR THE SOFFITS & FASCIA SHALL BE EITHER A WOOD OR CEMENTITIOUS SIDING PRODUCT.

3. THE WINDOWS SHALL FEATURE EXTERIOR, RAISED-PROFILE MUNTIN GRIDS & EQUAL SIZE SASHES. ALL WINDOWS SHALL BE RECESSED WITHIN THE WALL PLANE & TRIMMED OUT IN A TRADITIONAL MANNER INCLUDING THE PRESENCE OF CROWN MOLDING & A WINDOW SILL. ANY WINDOW PAIRINGS SHALL BE DIVIDED BY A TRADITIONAL MULLION.

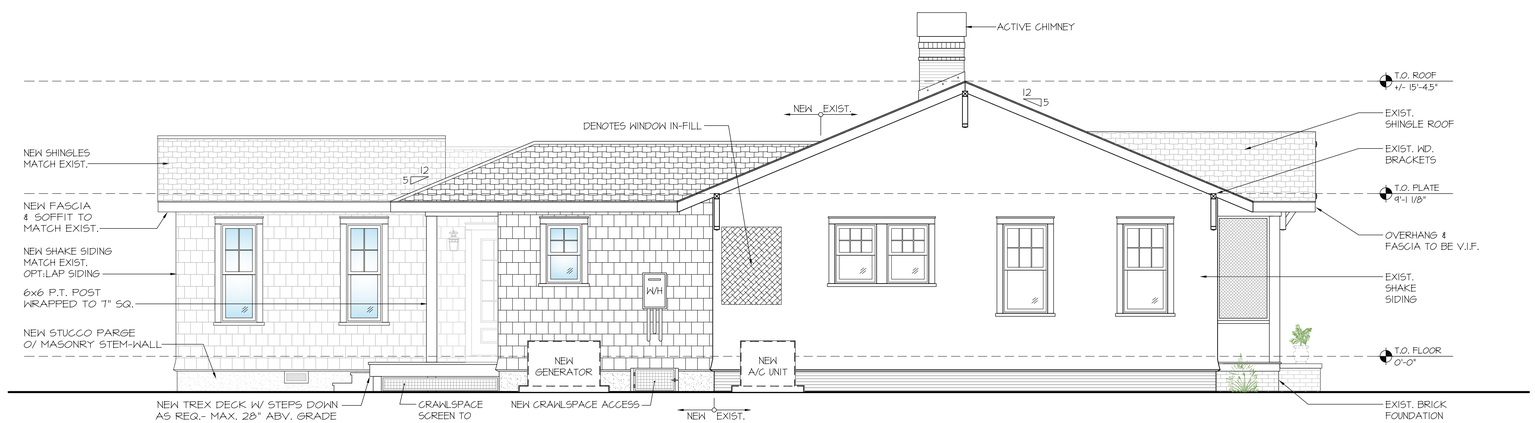
4. A STUCCO PARGE FINISH SHALL BE APPLIED TO THE CONCRETE BLOCK PIERS OR THE PIERS SHALL BE CONSTRUCTED WITH A TRADITIONAL RUSTICATED BLOCK OR MASONRY MATERIAL (BRICK OR SPLIT-FACE BLOCK) WITH THE FINAL MATERIAL APPROVED BY STAFF PRIOR TO CONSTRUCTION. FRAMED LATTICE PANELS SHALL BE INSTALLED & RECESSED IN BETWEEN THE PIERS. (APPLIES TO CHEEK WALLS)

5. THE RAILING SYSTEM SHALL BE MADE OF WOOD, SET BELOW THE CAP OF THE PIERS, AND FEATURE SQUARE 2" X 2" SPINDLES SET IN BETWEEN AN UPPER & LOWER RAILING WITH NO EXPOSED ENDS.

6. ALL CEMENTITIOUS SIDING SHALL HAVE A SMOOTH APPEARANCE.



3 / A5 RIGHT ELEVATION - NEW
1/4" = 1'-0"



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SHEET

A5

HPC SET



JamesHardie

SOUTH
Product Catalog


Siding


Trim

Soffit

Pella® 450 Series

Wood Windows and Patio Doors



Come on in and explore windows and patio doors offering beautiful wood craftsmanship, exceptional energy efficiency and Pella's most popular choices – all at a competitive price.

PRODUCT INFORMATION SHEET

Timberline® Cool Series Shingles

"Your Best Investment For Potential Energy Savings"



PRODUCT INFORMATION

Timberline® Cool Series Energy-Saving Shingles

- **Helps Save On Cooling Costs . . .** Cool roofs may save an average of 7–15% on total cooling costs†
- **Rebates . . .** Some utility companies may provide incentives for using cool shingles (contact your utility for details)
- **Popular Look . . .** Part of the Timberline® Series; North America's #1-selling architectural shingles
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **High Performance . . .** Includes extra-strong Micro Weave™ Core
- **Stays In Place . . .** Shingles warranted to withstand winds up to 130 mph!*
- **Peace Of Mind . . .** Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years**

† According to the Cool Roof Rating Council. Savings depend on various factors including, but not limited to, climate zone, utility rates, location, and HVAC equipment efficiency.
* Requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.
** See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the GAF products are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

COLORS/AVAILABILITY

- COLORS: Antique Slate, Barkwood, Weathered Wood
- REGIONAL AVAILABILITY[1]: Northeast, Southeast, Southwest, West, and Central Areas

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Dade County Approved – 13-1104.14
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC Evaluation Services ESR-1475
- ICC Evaluation Services ESR-3267***
- Texas Department of Insurance
- ENERGYSTAR® qualified (U.S. Only)
- Title 24
- LEED Credit for Reflectance (Antique Slate and Barkwood only)

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

***Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

PRODUCT/SYSTEM SPECIFICS†††

- Fiberglass Asphalt Construction
- Dimensions (approx): 13 1/4” x 39 3/8”
- Exposure: 5 5/8”
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)††††
- StainGuard® Protection: Yes (Contact Technical Services – 800.766.3411)
- Hip/Ridge: Cool Seal-A-Ridge®; Cool Ridglass® 10"
- Starter: ProStart™; WeatherBlocker™

†††Refer to complete application instructions.

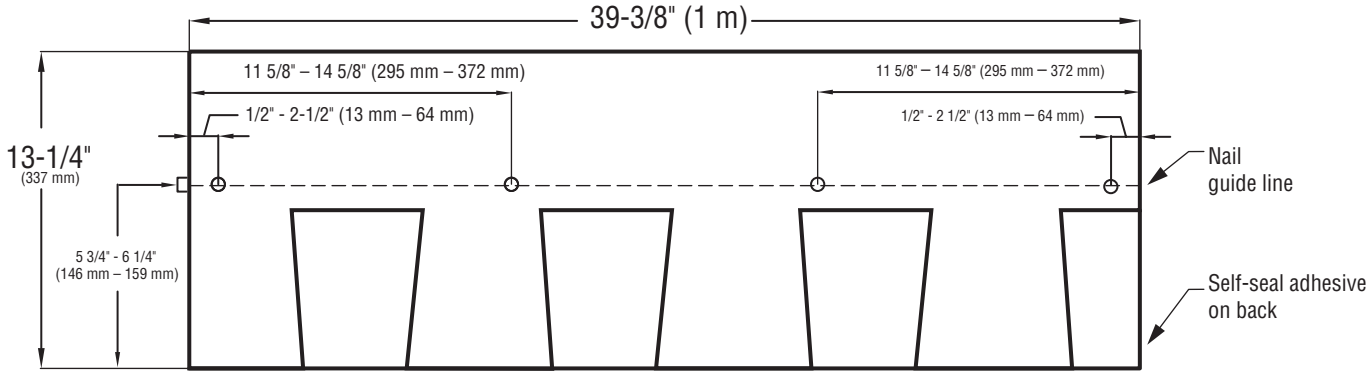
††††Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

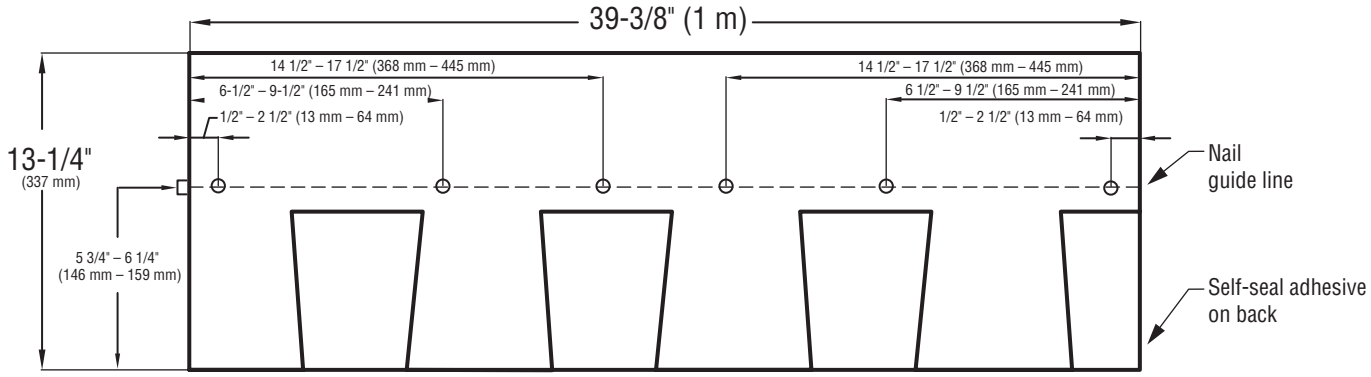
Detailed instructions are provided on the inside of each bundle wrapper of Timberline® Cool Series shingles. Application sheets may also be obtained at www.gaf.com .

NAILING INSTRUCTIONS / HAND-SEALING

These shingles MUST be nailed a nominal 6" (152 mm) from bottom of shingle, above the cut-outs, as shown. Nails must not be exposed. To hand-seal shingles and to insure immediate sealing, apply 4 quarter-sized dabs of shingle tab adhesive on the back of the shingle 1" (25 mm) and 13" (330 mm) in from each side and 1" (25 mm) up from bottom of the shingle. Press shingle firmly into the adhesive. **CAUTION:** Apply ONLY a thin uniform layer of asphalt plastic cement less than 1/8" (3 mm) thick. Excess amounts can cause blistering of the shingles and may soften the asphalt in underlayments and leak barriers, resulting in the asphalt dripping and staining.



STANDARD NAILING PATTERN - four nails per shingle



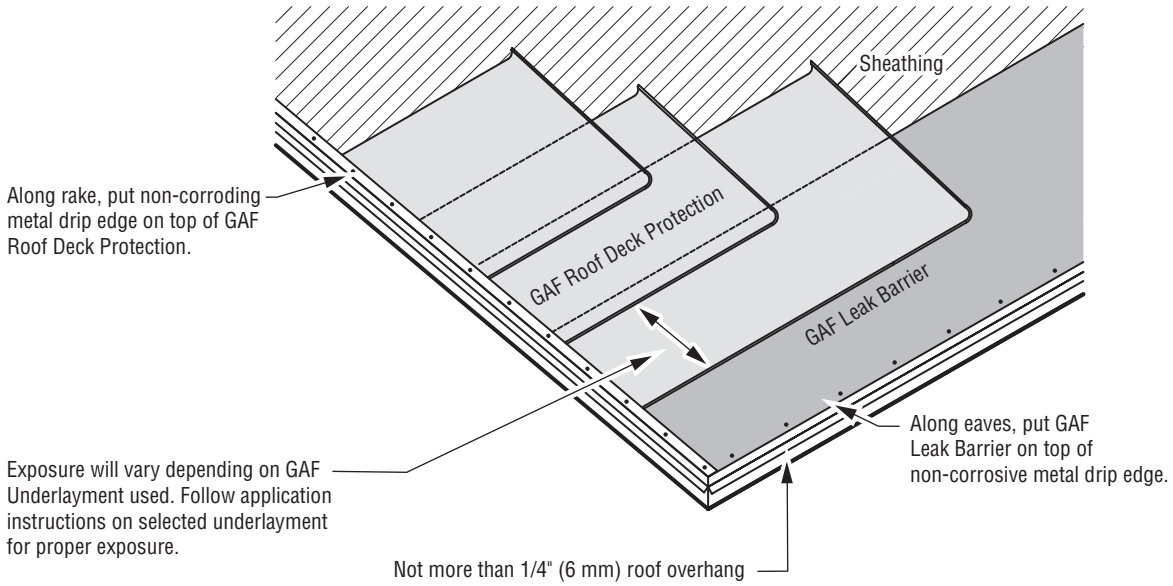
ENHANCED NAILING PATTERN - six nails per shingle*

* required by some local codes and required for enhanced wind coverage on certain products. See limited warranty for details.

INSTALLING UNDERLAYMENT

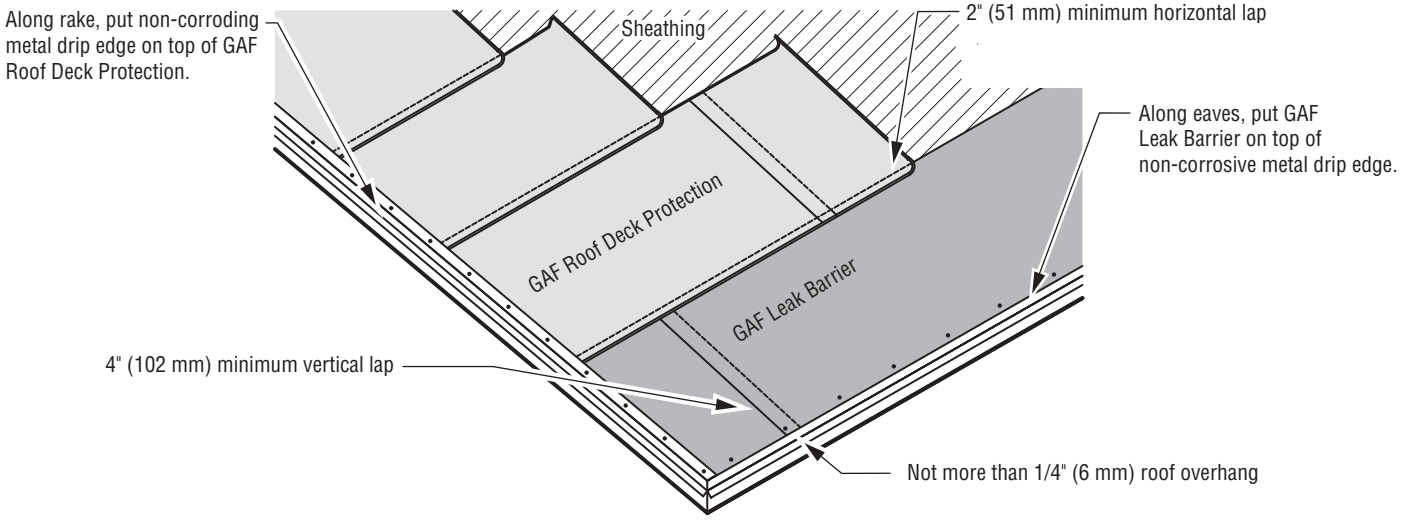
UNDERLAYMENT: FOR ROOF SLOPES 2:12 TO LESS THAN 4:12

Application of eave flashing: At eaves and where ice dams can be expected, use one layer of GAF Leak Barrier. Eave flashing must not overhang the eave edge by more than 1/4" (6 mm) and should extend 24" (610 mm) beyond the inside wall line. Where ice dams or debris dams are not expected, install 2 plies of GAF Roof Deck Protection. **Application of underlayment:** Completely cover the deck with two layers of GAF Roof Deck Protection as shown. Use only enough nails to hold underlayment in place until covered by shingles.



UNDERLAYMENT: FOR ROOF SLOPES 4:12 OR MORE

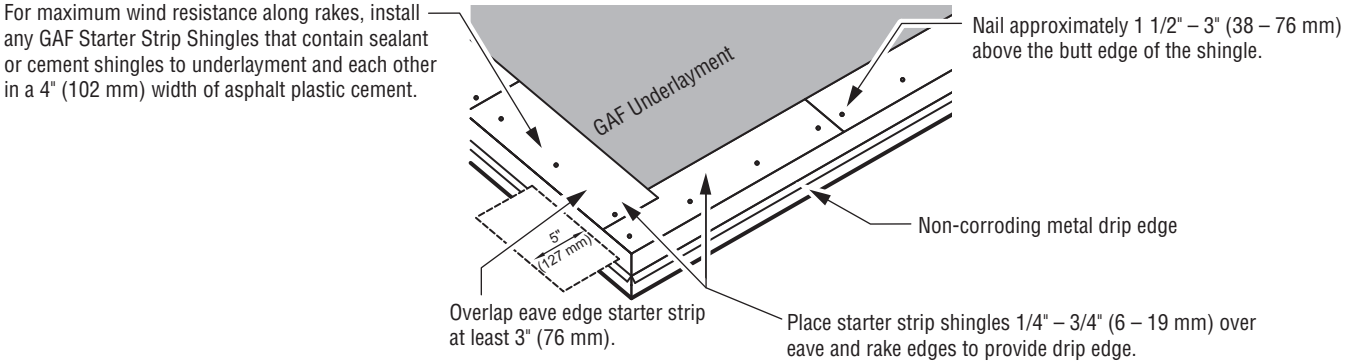
Application of eave flashing: At eaves and where ice dams can be expected, use one layer of GAF Leak Barrier. Eave flashing must extend 24" (610 mm) beyond the inside wall line. **Application of underlayment:** Cover deck with one layer of GAF Roof Deck Protection installed without wrinkles. Use only enough nails to hold underlayment in place until covered by shingles.



INSTALLING STARTER STRIP SHINGLES

STARTER COURSE

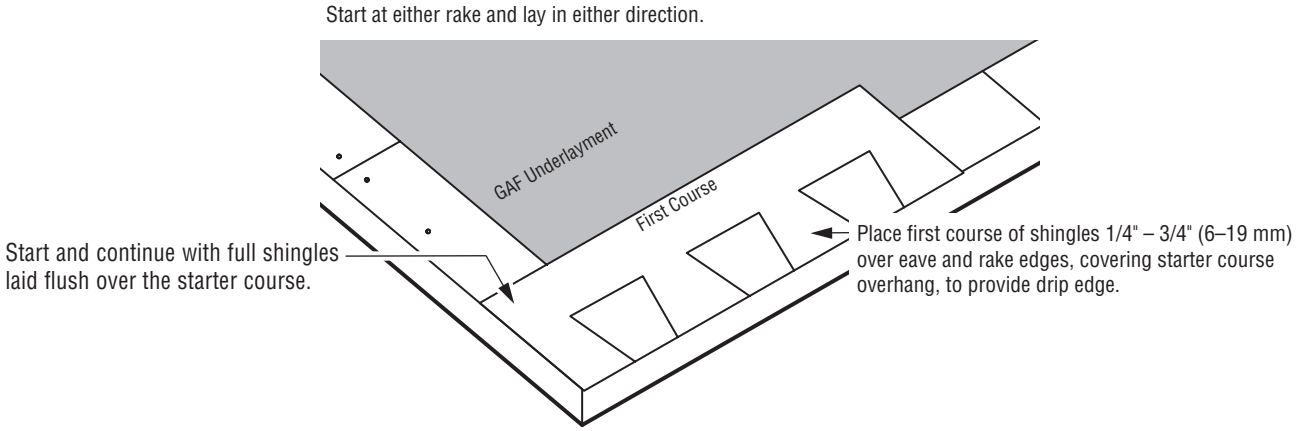
Use GAF Starter Strip Shingles along the eaves and rake. Apply as shown. **NOTE:** GAF Starter Strip Shingles are recommended at the rakes for best performance and required for enhanced warranty coverage on certain products (see limited warranties for details). Refer to application instructions for the selected starter strip shingles.



INSTALLING SHINGLES

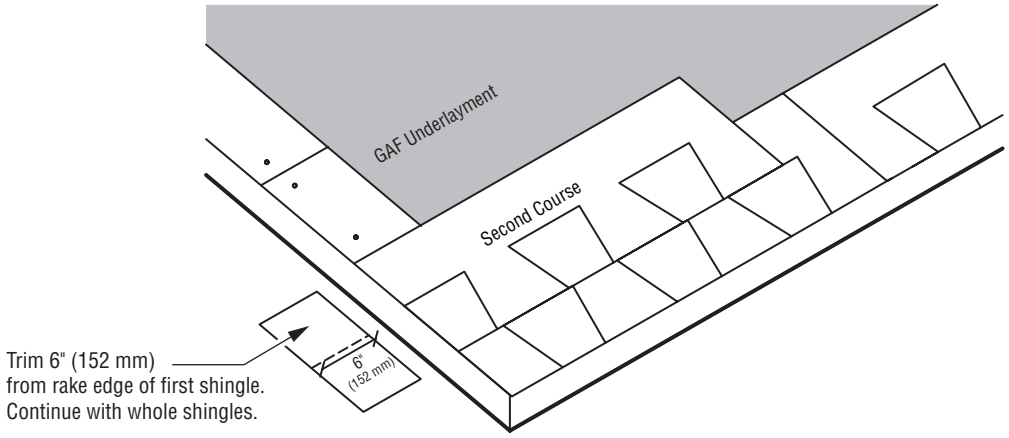
FIRST COURSE

Shingle exposure should be 5 5/8" (143 mm).



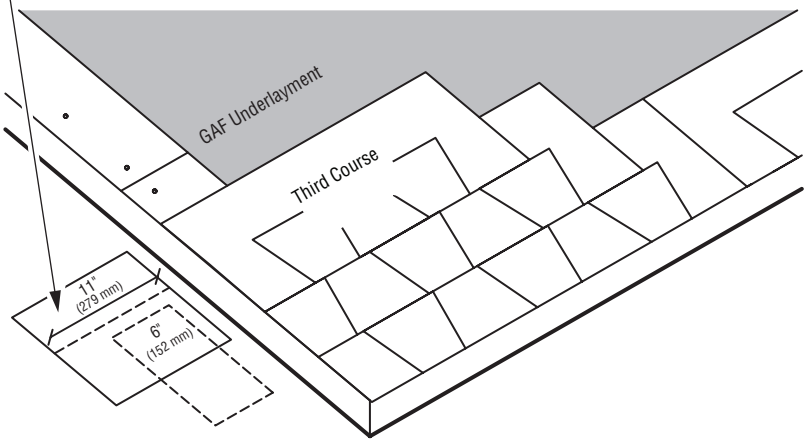
SECOND COURSE

Position the shingles in the second and subsequent courses flush with the tops of the wide cut-outs. This results in a 5 5/8" (143 mm) exposure.



THIRD COURSE

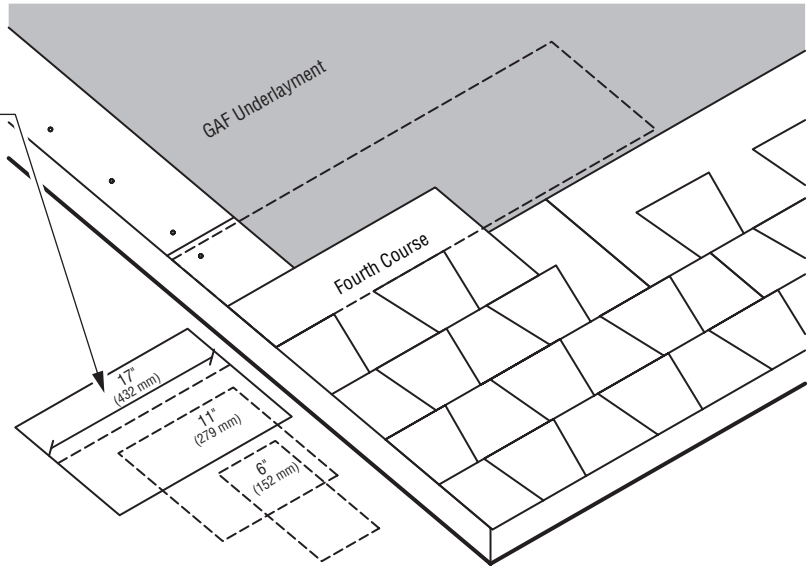
Trim 11" (279 mm) from rake end of first shingle.



4TH COURSE AND REMAINING

Strike a chalk line about every 6 courses to check parallel alignment with eaves.

Trim 17" (432 mm) from rake end of first shingle. Continue with whole shingles. Repeat the 1st – 4th course instructions on the remaining courses, starting the fifth course with a full shingle.



INSTALLING ROOF ACCESSORIES AND DETAILS

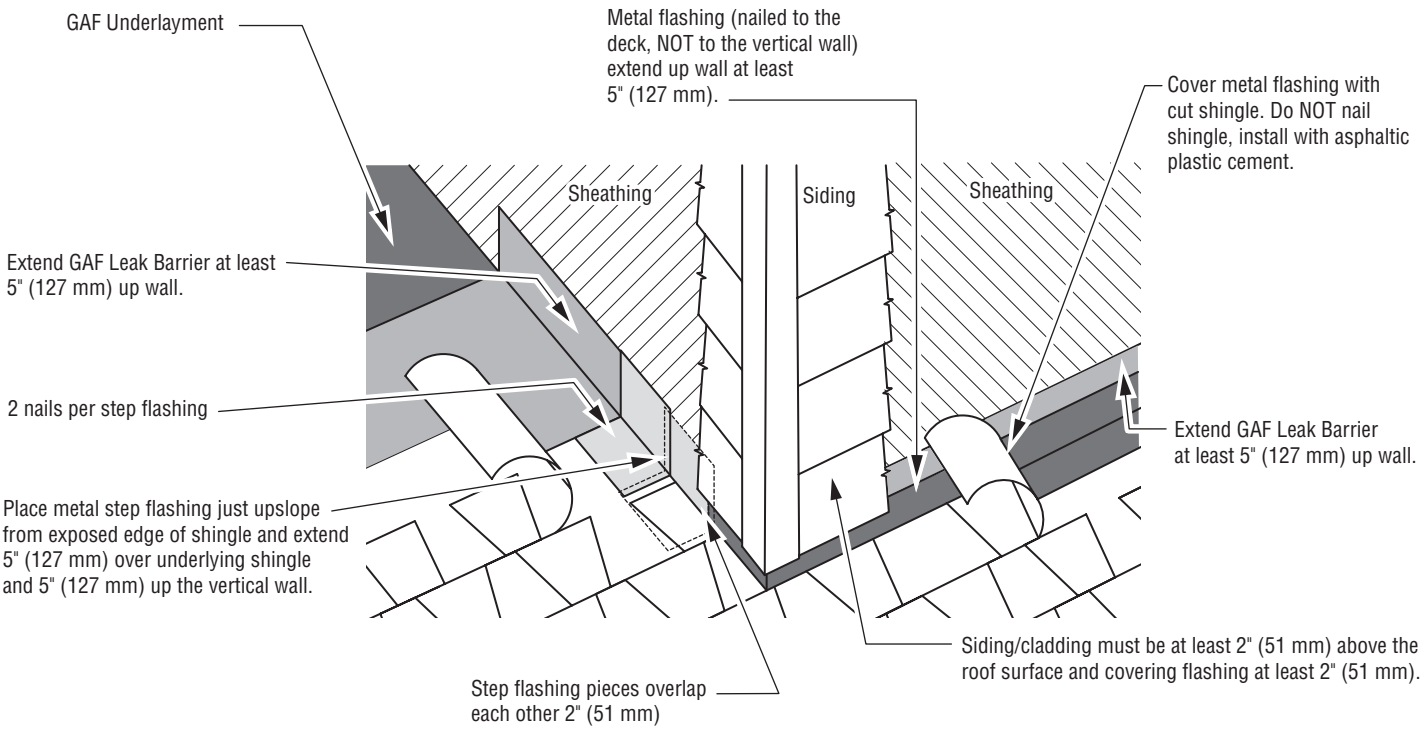
VENTILATION

Install GAF ventilation products for optimal shingle life. See General Instructions and the “Through Ventilation” section. Follow the application instructions for the selected ventilation products.

RIDGE CAP SHINGLES

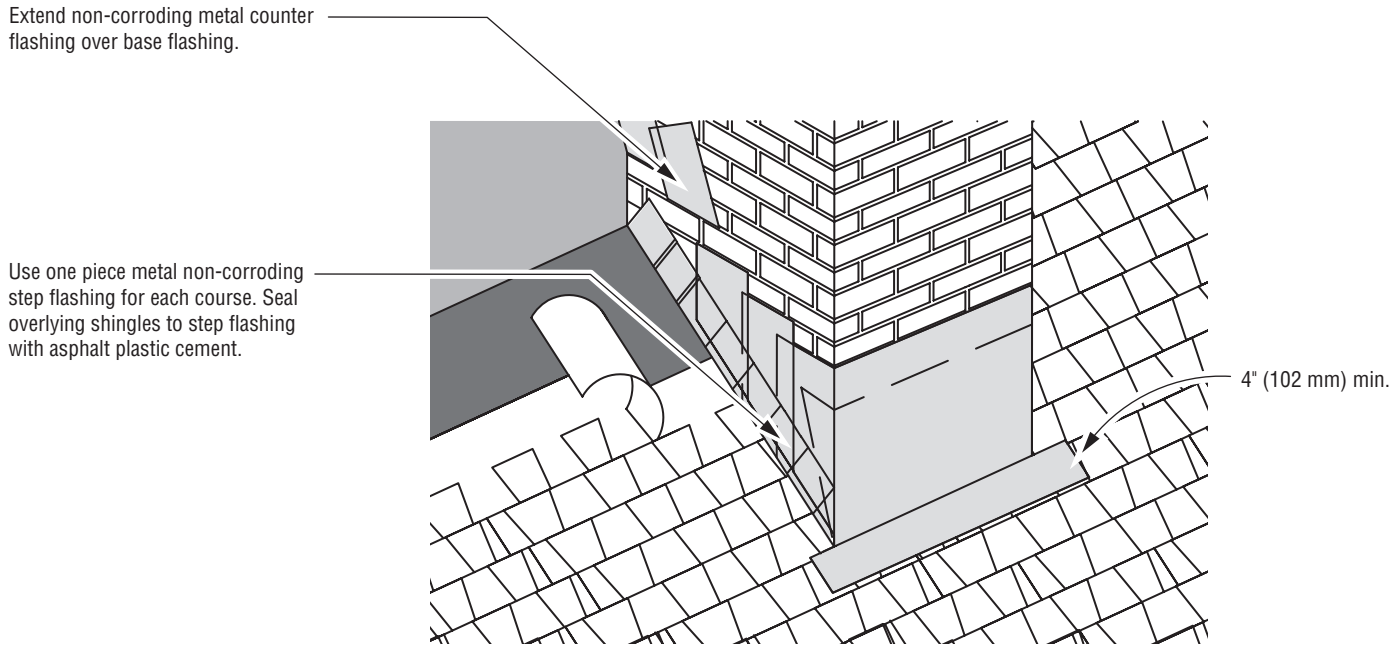
Install GAF Ridge Cap Shingles following the application instructions shown on the GAF Ridge Cap Shingle wrapper. Position laps away from prevailing wind direction.

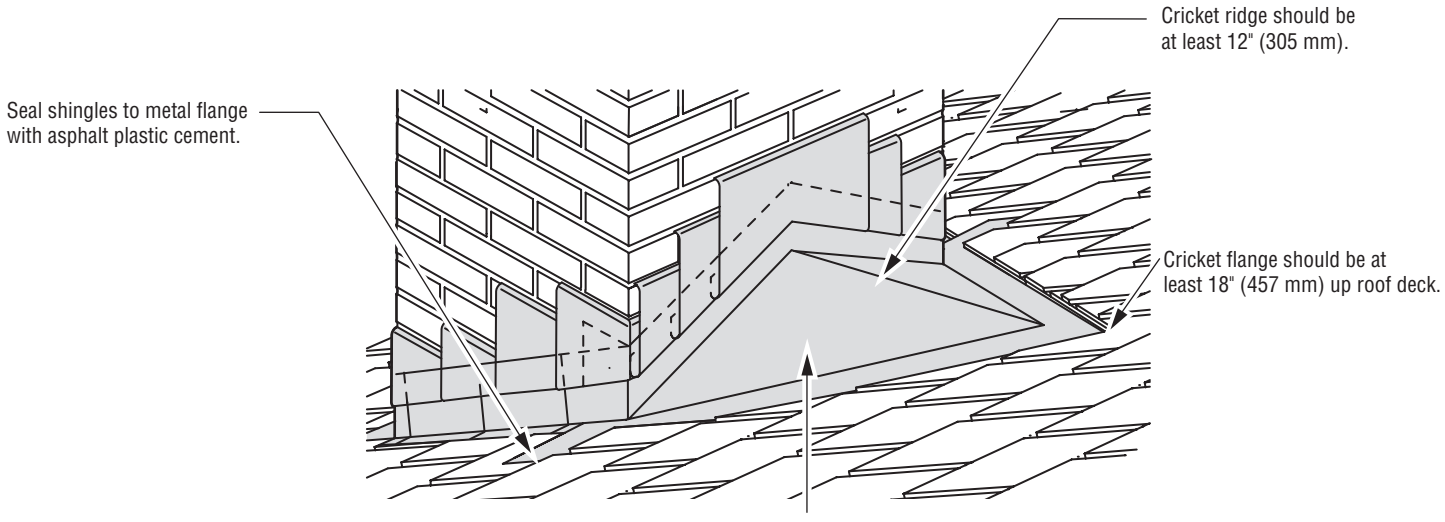
WALL FLASHING (Sloped Roof to Wall)



CHIMNEY FLASHING AND CRICKETS

Cover deck around chimney and over wood crickets with GAF Roof Deck Protection. DO NOT run GAF Roof Deck Protection up sides of chimney. Install leak barrier over GAF Roof Deck Protection and up sides of chimney at least 5" (127 mm). Install shop fabricated metal cricket flashings (shown) after underlayments are installed. Seal shingles to the metal flanges (see drawing below). Treat large wooden crickets like a separate roof and install valleys, shingles, hip and ridge shingles, and step flashing.

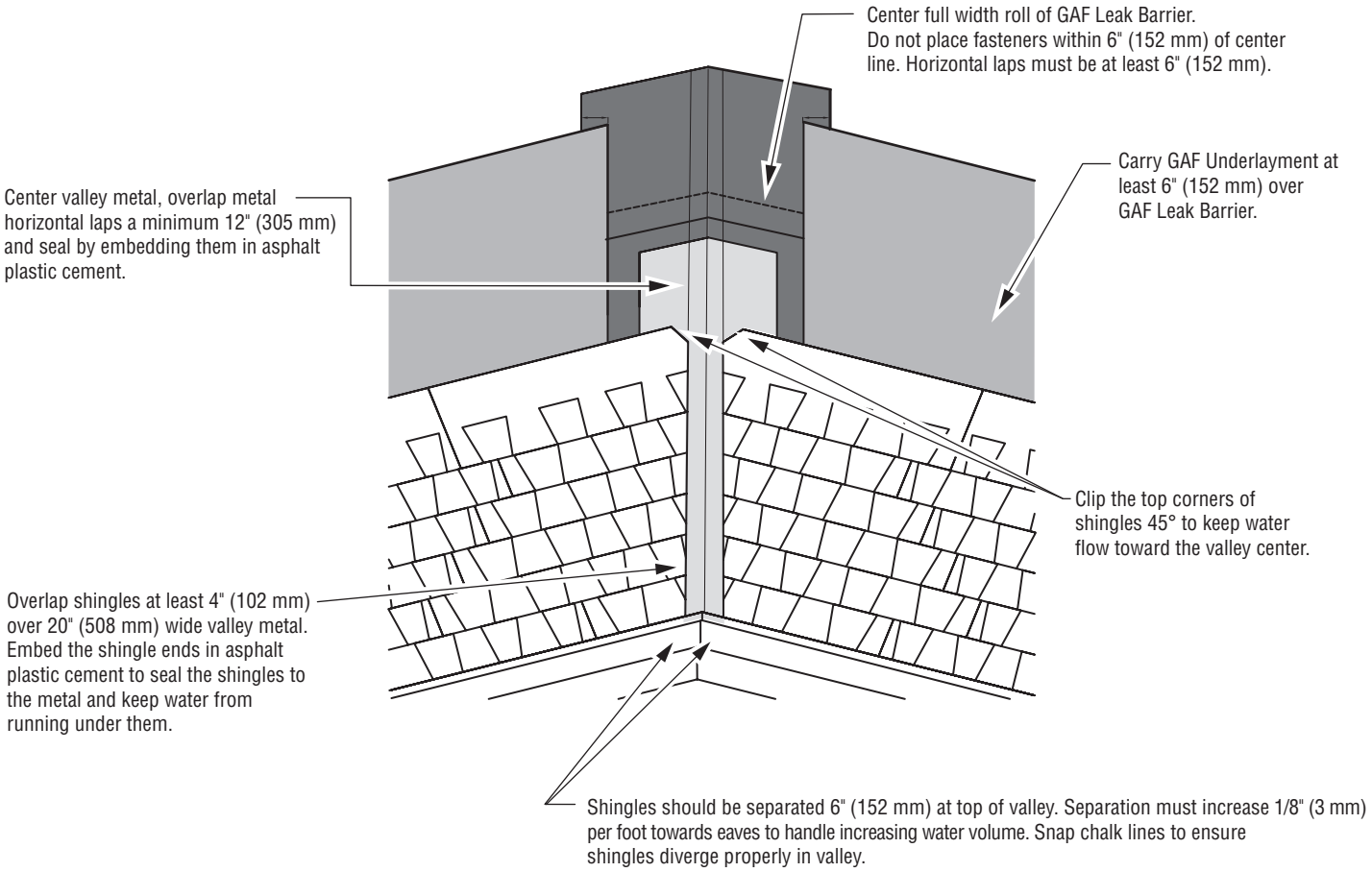




Crickets should extend at least 6" (152 mm) up the back of the chimney and extend at least 12" (305 mm) up the roof deck.

VALLEY CONSTRUCTION – OPEN

Use minimum 20" (508 mm) wide aluminum, galvanized steel, copper, or other non-corroding, non-staining metals (24 gauge minimum). Long valleys or local building codes may require wider metal. Nail the metal on the edges so the nail heads hold it in place. Do not puncture the metal. Nailing through the metal may cause leaking and buckling due to movement.



VALLEY CONSTRUCTION – CLOSED CUT

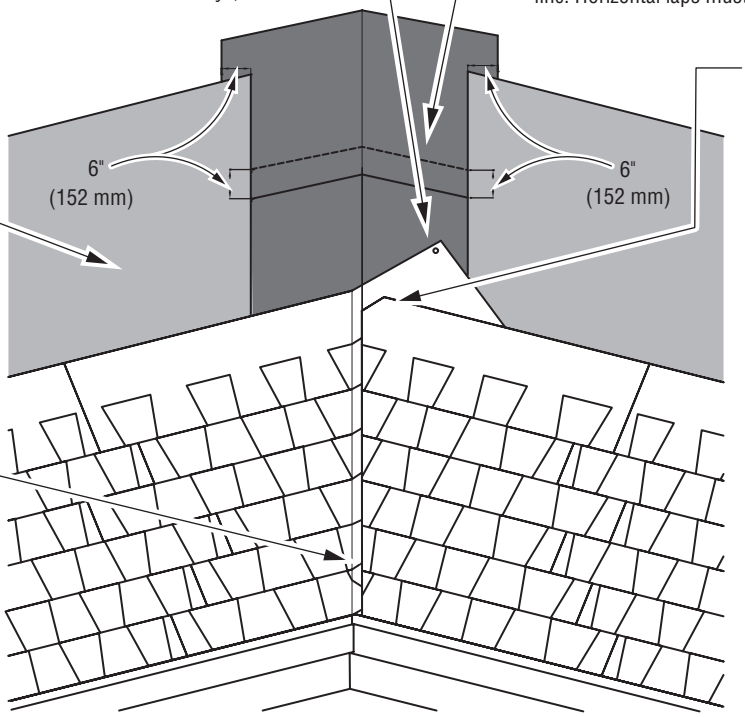
Extend end of shingle at least 12" (305 mm) beyond valley center line. Before nailing, firmly press shingles down at valley center to conform to valley shape. Nail, putting extra fastener in top corner of shingle. Due to the extreme water volume in valleys, nails near the center can leak.

Center full width roll of GAF Leak Barrier. Do not place fasteners within 6" (152 mm) of center line. Horizontal laps must be at least 6" (152 mm).

Overlying shingles must be cut so they are 2" (52 mm) away from valley center line. Clip shingle corners 45° to keep water flow in the valley center. Seal the valley shingles to each other using plastic roof cement.

Carry GAF Underlayment at least 6" (152 mm) over GAF Leak Barrier.

Run starter strip across valley at least 12" (305 mm) and weave with opposite side starter strip and shingle.



CAUTION: Do NOT place nails closer than 6" (152 mm) to the valley center line.



JamesHardie

SOUTH
Product Catalog


Siding


Trim

Soffit

Pella® 450 Series

Wood Windows and Patio Doors



Come on in and explore windows and patio doors offering beautiful wood craftsmanship, exceptional energy efficiency and Pella's most popular choices – all at a competitive price.

PRODUCT INFORMATION SHEET

Timberline® Cool Series Shingles

"Your Best Investment For Potential Energy Savings"



PRODUCT INFORMATION

Timberline® Cool Series Energy-Saving Shingles

- **Helps Save On Cooling Costs . . .** Cool roofs may save an average of 7–15% on total cooling costs†
- **Rebates . . .** Some utility companies may provide incentives for using cool shingles (contact your utility for details)
- **Popular Look . . .** Part of the Timberline® Series; North America's #1-selling architectural shingles
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **High Performance . . .** Includes extra-strong Micro Weave™ Core
- **Stays In Place . . .** Shingles warranted to withstand winds up to 130 mph!*
- **Peace Of Mind . . .** Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years**

† According to the Cool Roof Rating Council. Savings depend on various factors including, but not limited to, climate zone, utility rates, location, and HVAC equipment efficiency.
* Requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.
** See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the GAF products are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

COLORS/AVAILABILITY

- COLORS: Antique Slate, Barkwood, Weathered Wood
- REGIONAL AVAILABILITY[1]: Northeast, Southeast, Southwest, West, and Central Areas

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Dade County Approved – 13-1104.14
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC Evaluation Services ESR-1475
- ICC Evaluation Services ESR-3267***
- Texas Department of Insurance
- ENERGYSTAR® qualified (U.S. Only)
- Title 24
- LEED Credit for Reflectance (Antique Slate and Barkwood only)

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

***Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

PRODUCT/SYSTEM SPECIFICS†††

- Fiberglass Asphalt Construction
- Dimensions (approx): 13 1/4” x 39 3/8”
- Exposure: 5 5/8”
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)††††
- StainGuard® Protection: Yes (Contact Technical Services – 800.766.3411)
- Hip/Ridge: Cool Seal-A-Ridge®; Cool Ridglass® 10"
- Starter: ProStart™; WeatherBlocker™

†††Refer to complete application instructions.

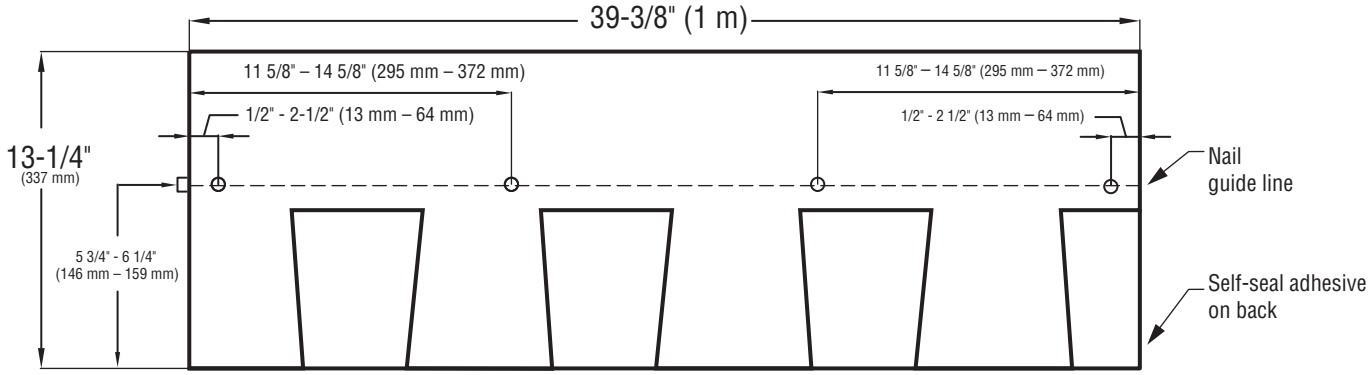
††††Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

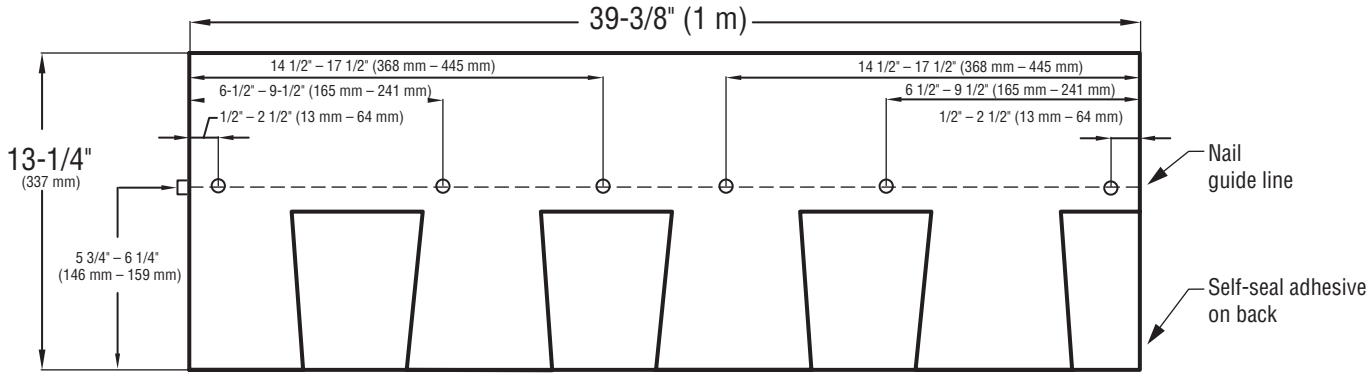
Detailed instructions are provided on the inside of each bundle wrapper of Timberline® Cool Series shingles. Application sheets may also be obtained at www.gaf.com .

NAILING INSTRUCTIONS / HAND-SEALING

These shingles MUST be nailed a nominal 6" (152 mm) from bottom of shingle, above the cut-outs, as shown. Nails must not be exposed. To hand-seal shingles and to insure immediate sealing, apply 4 quarter-sized dabs of shingle tab adhesive on the back of the shingle 1" (25 mm) and 13" (330 mm) in from each side and 1" (25 mm) up from bottom of the shingle. Press shingle firmly into the adhesive. **CAUTION:** Apply ONLY a thin uniform layer of asphalt plastic cement less than 1/8" (3 mm) thick. Excess amounts can cause blistering of the shingles and may soften the asphalt in underlayments and leak barriers, resulting in the asphalt dripping and staining.



STANDARD NAILING PATTERN - four nails per shingle



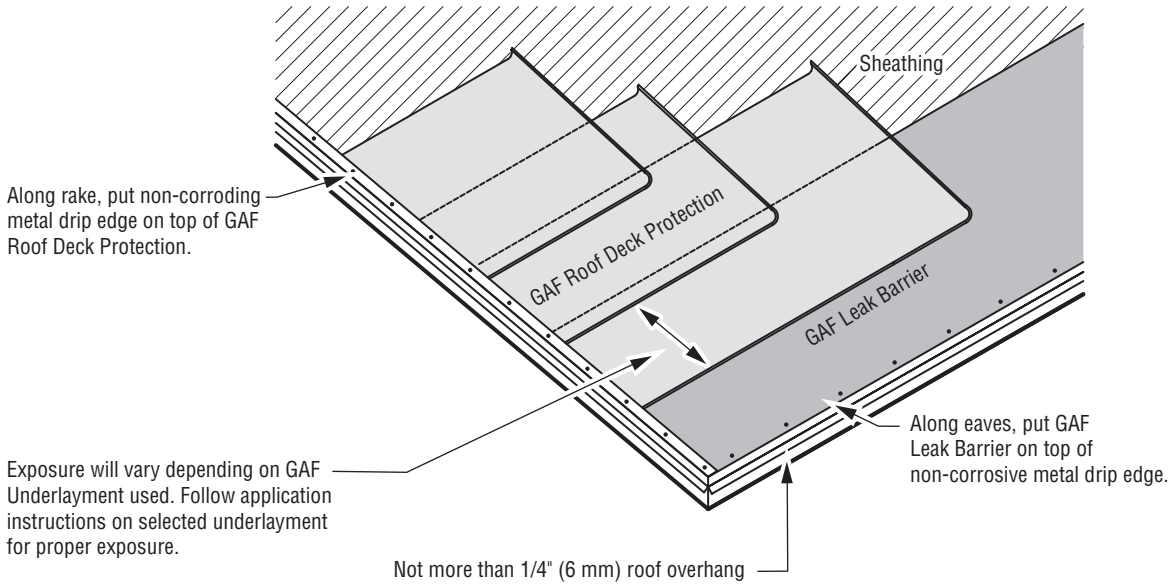
ENHANCED NAILING PATTERN - six nails per shingle*

* required by some local codes and required for enhanced wind coverage on certain products. See limited warranty for details.

INSTALLING UNDERLAYMENT

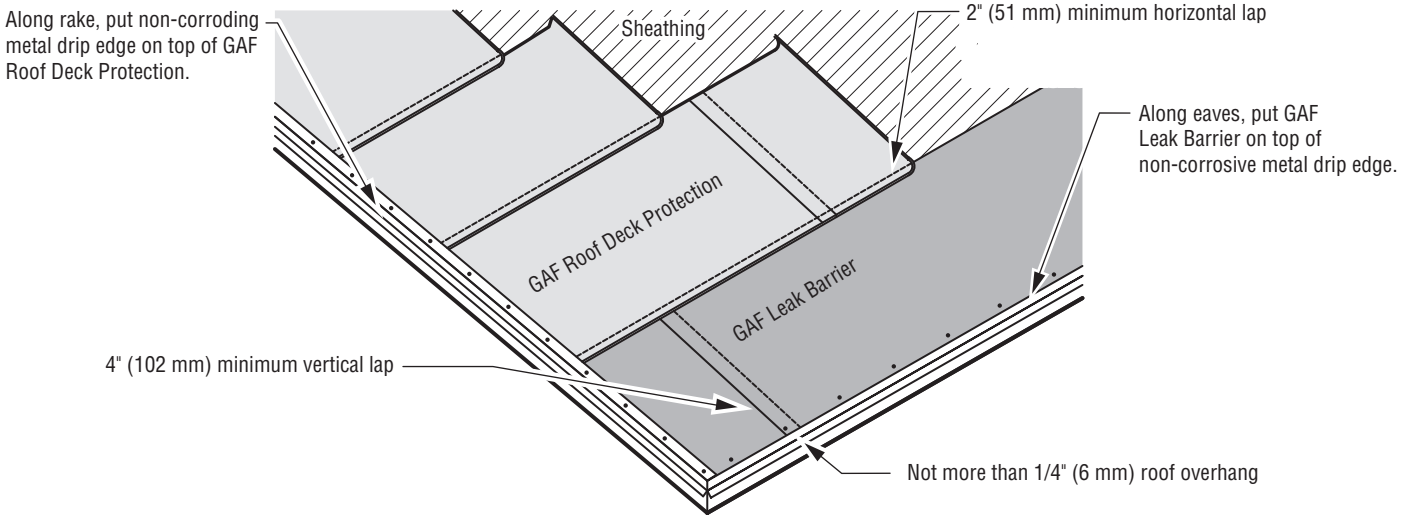
UNDERLAYMENT: FOR ROOF SLOPES 2:12 TO LESS THAN 4:12

Application of eave flashing: At eaves and where ice dams can be expected, use one layer of GAF Leak Barrier. Eave flashing must not overhang the eave edge by more than 1/4" (6 mm) and should extend 24" (610 mm) beyond the inside wall line. Where ice dams or debris dams are not expected, install 2 plies of GAF Roof Deck Protection. **Application of underlayment:** Completely cover the deck with two layers of GAF Roof Deck Protection as shown. Use only enough nails to hold underlayment in place until covered by shingles.



UNDERLAYMENT: FOR ROOF SLOPES 4:12 OR MORE

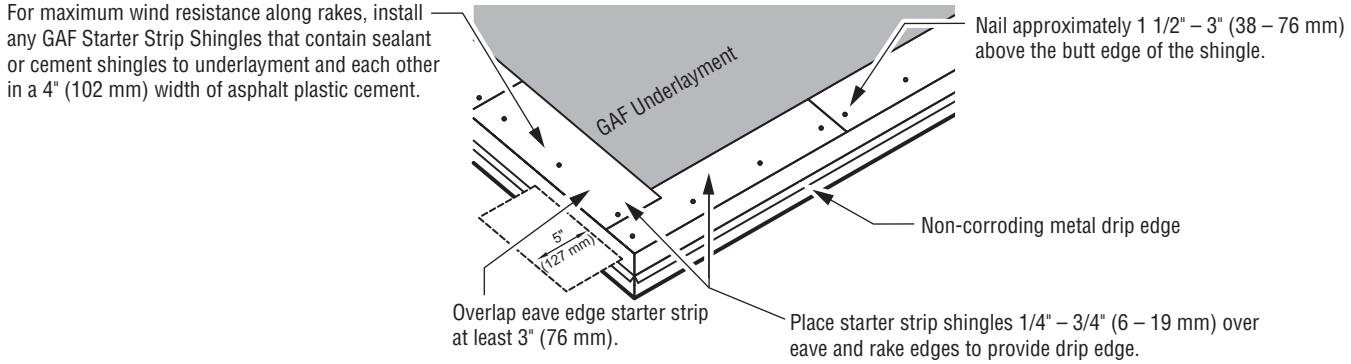
Application of eave flashing: At eaves and where ice dams can be expected, use one layer of GAF Leak Barrier. Eave flashing must extend 24" (610 mm) beyond the inside wall line. **Application of underlayment:** Cover deck with one layer of GAF Roof Deck Protection installed without wrinkles. Use only enough nails to hold underlayment in place until covered by shingles.



INSTALLING STARTER STRIP SHINGLES

STARTER COURSE

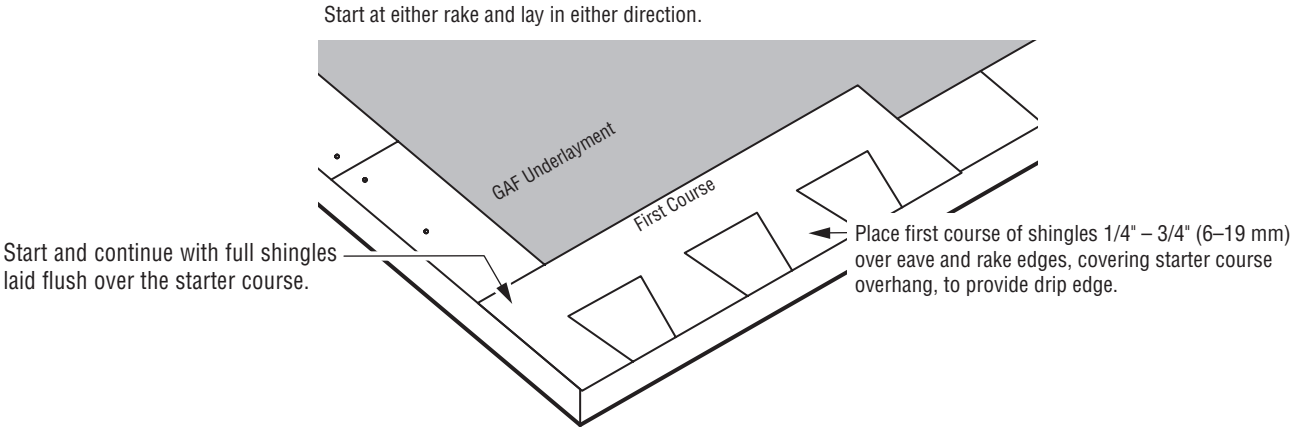
Use GAF Starter Strip Shingles along the eaves and rake. Apply as shown. **NOTE:** GAF Starter Strip Shingles are recommended at the rakes for best performance and required for enhanced warranty coverage on certain products (see limited warranties for details). Refer to application instructions for the selected starter strip shingles.



INSTALLING SHINGLES

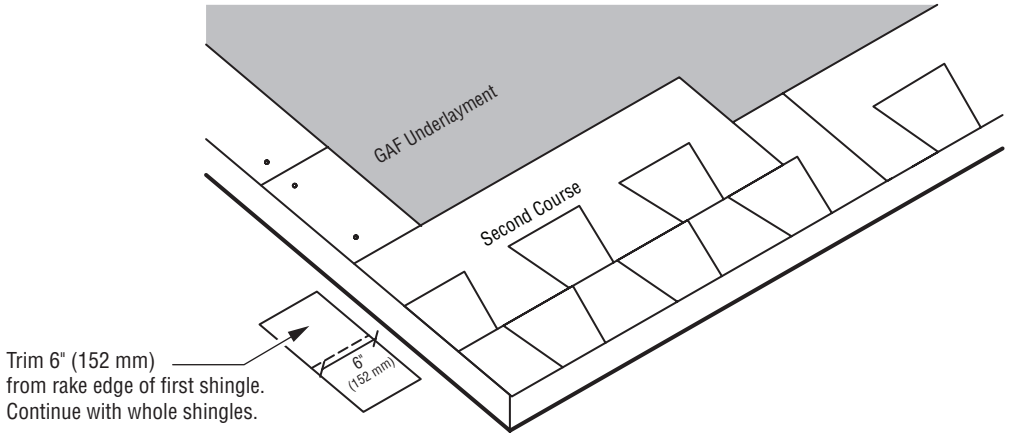
FIRST COURSE

Shingle exposure should be 5 5/8" (143 mm).



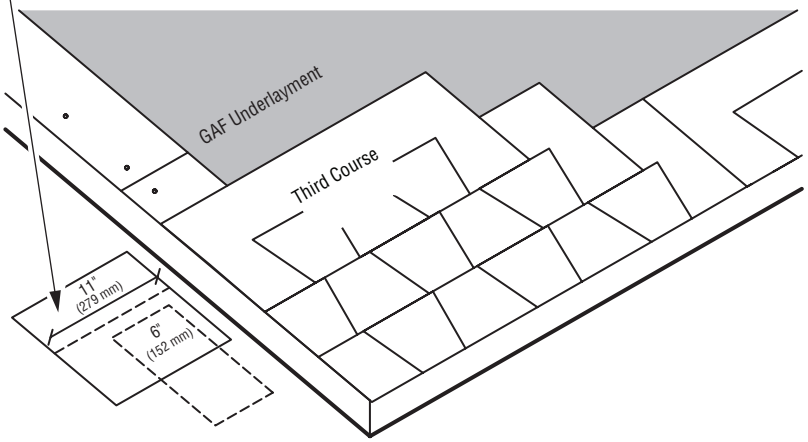
SECOND COURSE

Position the shingles in the second and subsequent courses flush with the tops of the wide cut-outs. This results in a 5 5/8" (143 mm) exposure.



THIRD COURSE

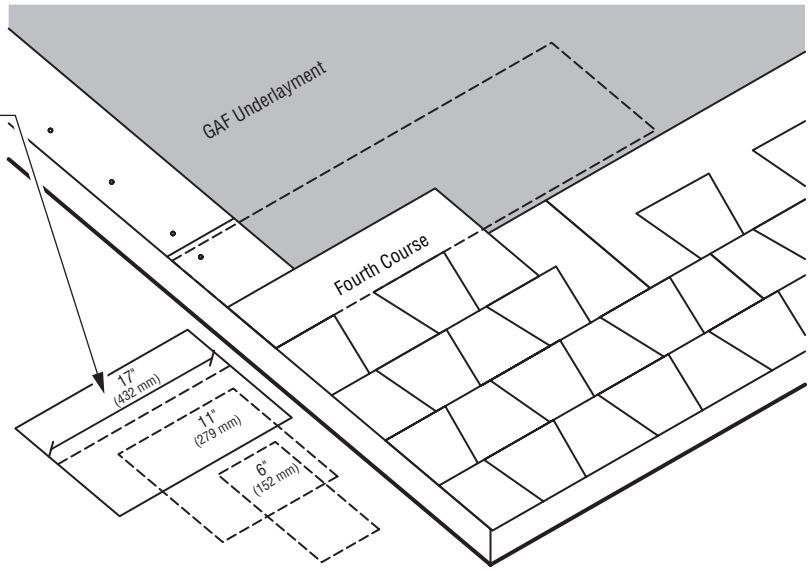
Trim 11" (279 mm) from rake end of first shingle.



4TH COURSE AND REMAINING

Strike a chalk line about every 6 courses to check parallel alignment with eaves.

Trim 17" (432 mm) from rake end of first shingle. Continue with whole shingles. Repeat the 1st – 4th course instructions on the remaining courses, starting the fifth course with a full shingle.



INSTALLING ROOF ACCESSORIES AND DETAILS

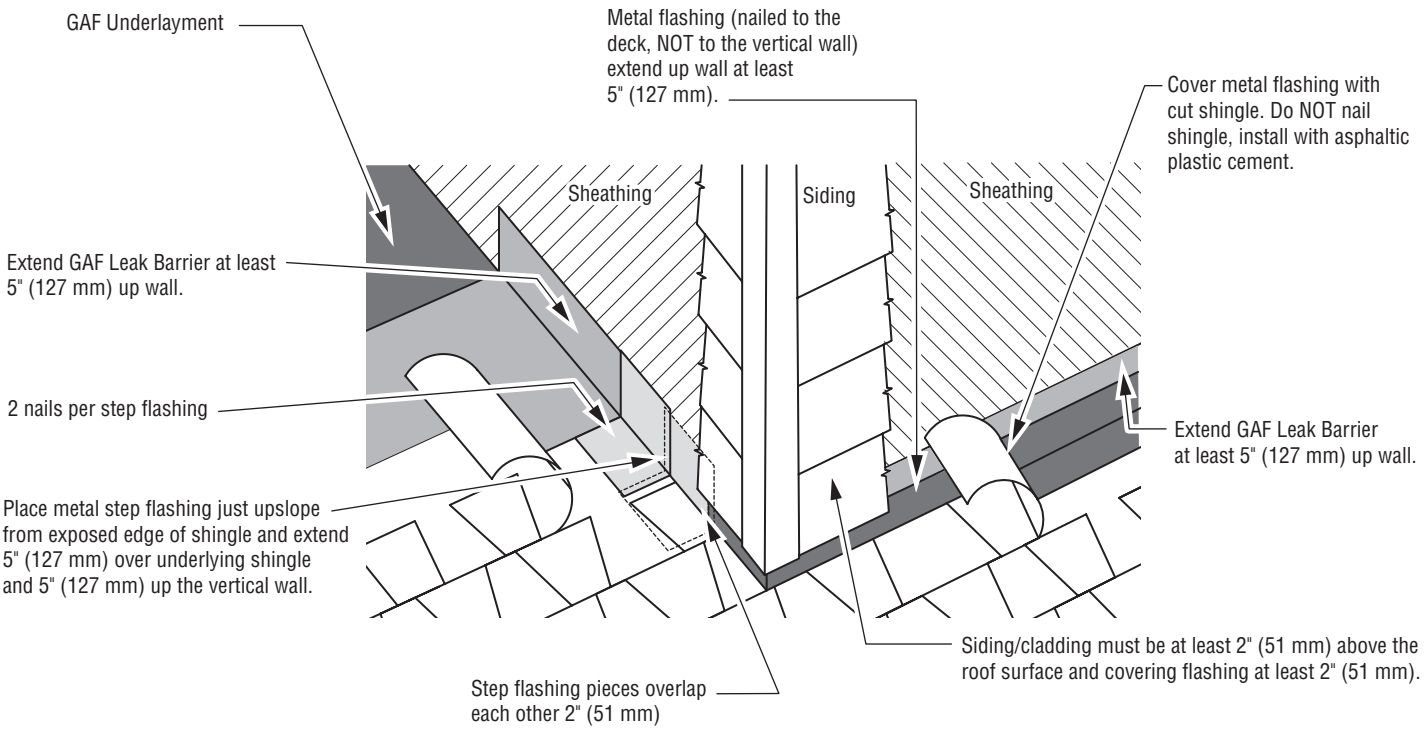
VENTILATION

Install GAF ventilation products for optimal shingle life. See General Instructions and the “Through Ventilation” section. Follow the application instructions for the selected ventilation products.

RIDGE CAP SHINGLES

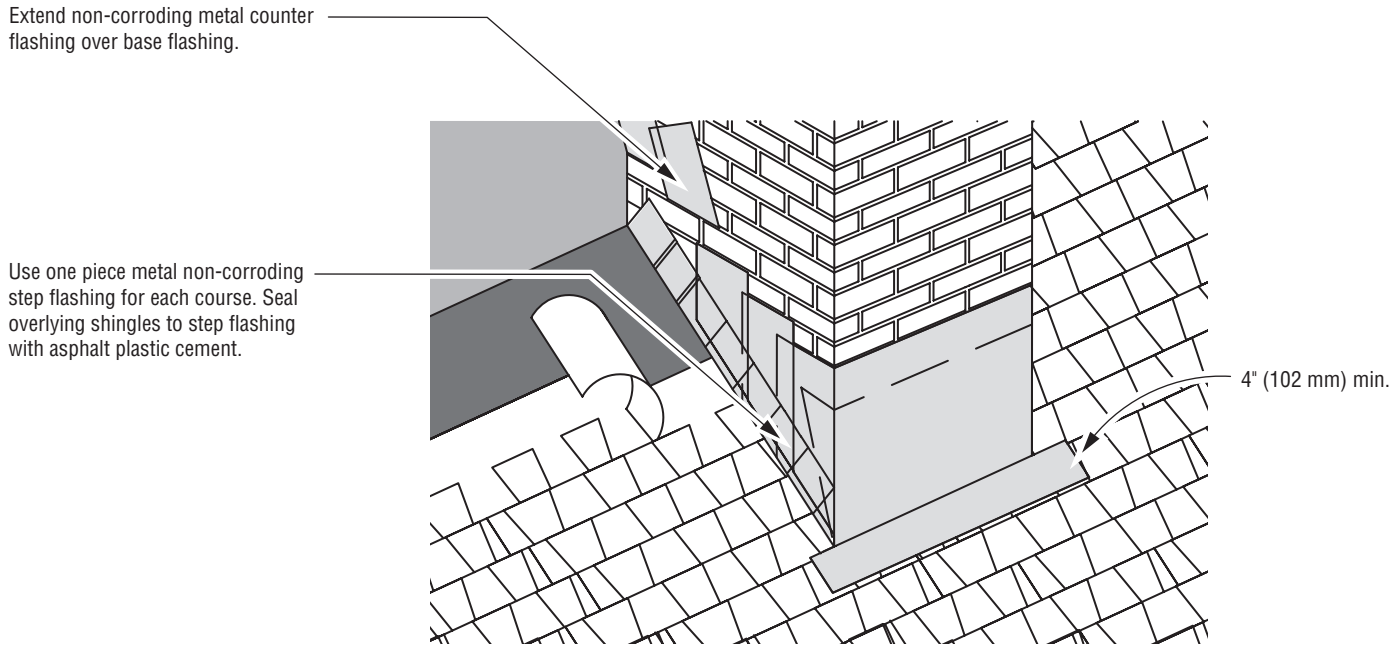
Install GAF Ridge Cap Shingles following the application instructions shown on the GAF Ridge Cap Shingle wrapper. Position laps away from prevailing wind direction.

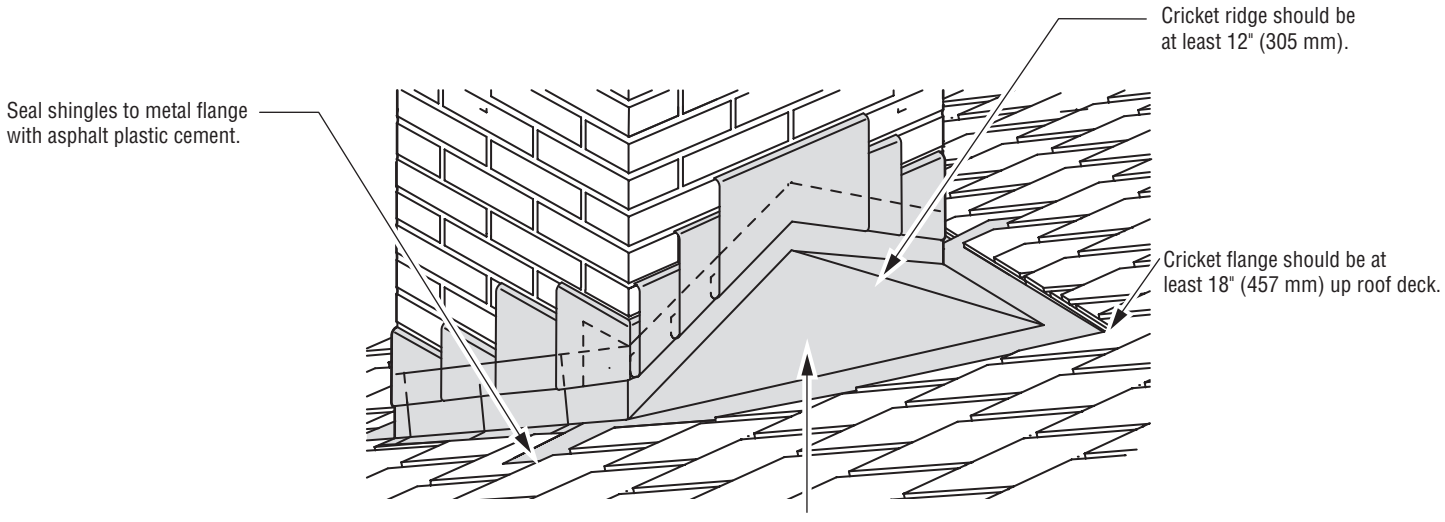
WALL FLASHING (Sloped Roof to Wall)



CHIMNEY FLASHING AND CRICKETS

Cover deck around chimney and over wood crickets with GAF Roof Deck Protection. DO NOT run GAF Roof Deck Protection up sides of chimney. Install leak barrier over GAF Roof Deck Protection and up sides of chimney at least 5" (127 mm). Install shop fabricated metal cricket flashings (shown) after underlayments are installed. Seal shingles to the metal flanges (see drawing below). Treat large wooden crickets like a separate roof and install valleys, shingles, hip and ridge shingles, and step flashing.

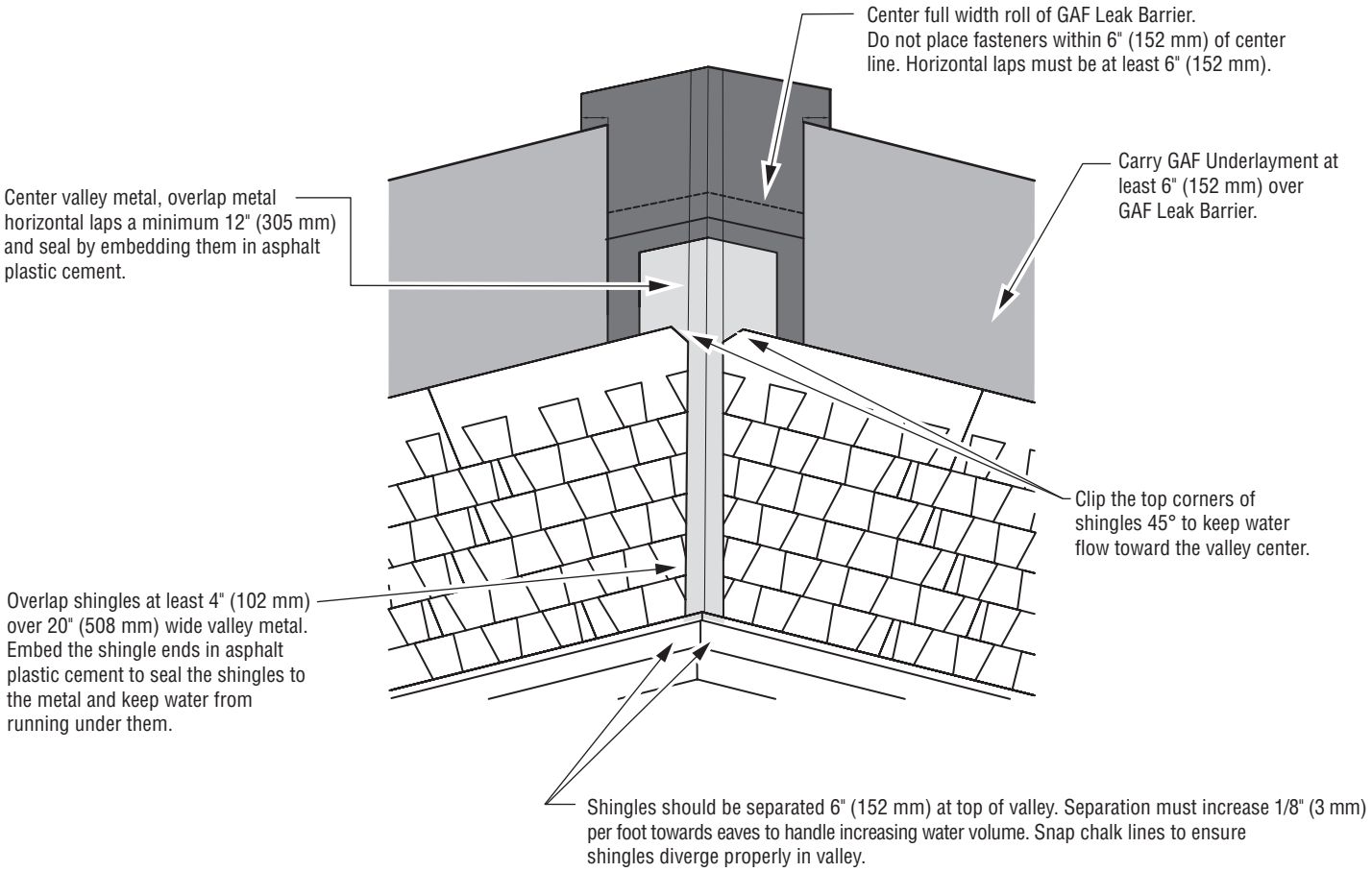




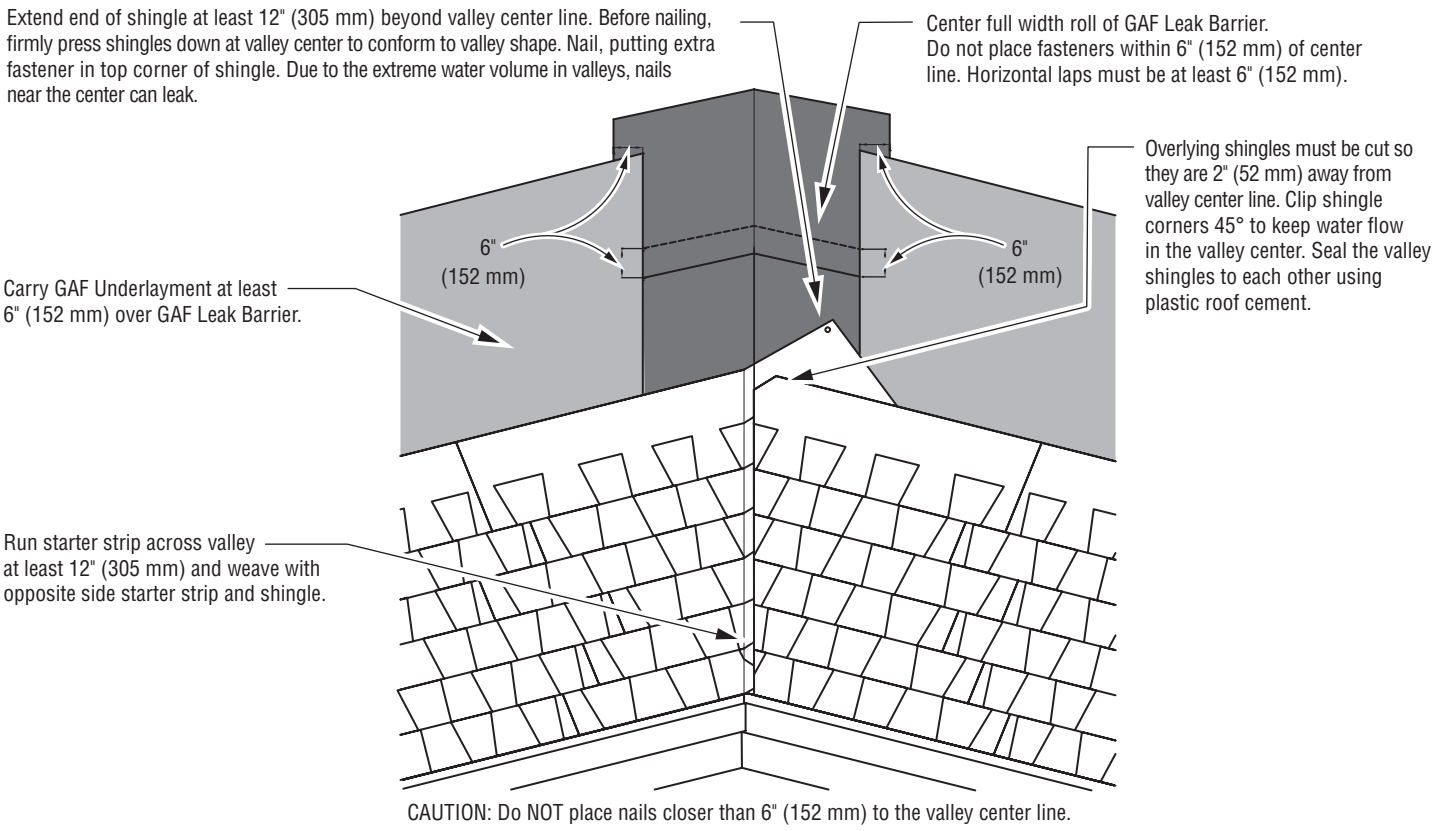
Crickets should extend at least 6" (152 mm) up the back of the chimney and extend at least 12" (305 mm) up the roof deck.

VALLEY CONSTRUCTION – OPEN

Use minimum 20" (508 mm) wide aluminum, galvanized steel, copper, or other non-corroding, non-staining metals (24 gauge minimum). Long valleys or local building codes may require wider metal. Nail the metal on the edges so the nail heads hold it in place. Do not puncture the metal. Nailing through the metal may cause leaking and buckling due to movement.



VALLEY CONSTRUCTION – CLOSED CUT



Polk Residence

3659 Pine Street Addition / Renovation

Description of Demo:

- Demo of rotted wood deck at rear of home.
- Demo of existing ac/concrete pad.
- Demo of rear facing door & prep for new addition.
- Demo of rear facing wall for new opening to master suite addition.
- Demo/salvage of rear facing window & prep for new addition.
- Demo of non-original aluminum windows at existing kitchen side & rear.
- Demo of a dormant chimney at side elevation.
- Demo / repair of rotted fascia/soffit boards.
- Demo & re-roof home after additions are completed with matching 3-tab/architectural shingles.

COA-25-33017

2111 Ernest St

November 12, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33017

Address: 2111 Ernest St, RE# 091476-0000

Location: North Side of Ernest Street, between Goodwin Street and Copeland Street

Owner: Joanne Pratt-Dannals
2111 Ernest Street
Jacksonville, FL 32204

Applicant: William Leuthold
William Leuthold, Architect Inc.
2742 Herschel Street
Jacksonville, FL 32205

Year Built: c. 1920 (FMSF)

Designation: Riverside-Avondale; Contributing

Request: New Construction - Addition

Summary Scope of Work:

1. Alterations to the rear of the structure for additional living space.

Recommendation: **Approve with Conditions**

Conditions:

1. Materials and design shall be substantially consistent with the elevation drawings submitted on September 30, 2025.
2. Location and orientation shall be substantially consistent with the site plan submitted on September 30, 2025.
3. The new windows installed shall be one-over-one pattern to match the windows in the existing room being altered.
4. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
5. Any new siding, corner posts, and window trim repairs shall match the historic materials in design, reveal, dimension, and exposure.
6. 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.
7. Cementitious siding or water-resistant PVC trim for boards near or touching the ground

can be used.

8. The scope of work shall be limited to the rear elevation.
9. Wood materials shall be painted or stained.
10. 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).
11. The new roof on the addition shall be shingled in a color similar to the existing primary structure.
12. 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.
13. 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.
14. 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-25-33017 seeks the new construction of additional living space on the second story of 2111 Ernest Street, a contributing structure within the Riverside-Avondale Historic District. The scope of work includes alterations to the rear of the structure and adds additional living space to the first and second floor. The alterations include expanding the second floor to the same dimensions as the existing first floor using a matching hipped roof form. The scope of work was previously approved with conditions within **COA-23-29561** on **October 11, 2023**.

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), Section 307.106(l), and 307.106(m). The following is Staff's analysis:

- 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-seven (27) feet and nine (9) inches, which is compatible with the heights of the adjacent structures. Two-story, single-family 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 **September 30, 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 height and roof form of the proposed addition is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Section 307.106(k)(1) and Section 307.106(m)(1 and 4).

- As conditioned, the proposed windows and doors will match the existing windows and doors in height and design. The design of the windows and doors is uniform with the primary structure, which is consistent with Section 307.106(m)(2 and 8).
- The addition will be located on top of the existing primary structure, therefore, the new addition will not cause an increase in the footprint of the structure. Additionally, as depicted on the elevation drawings, the addition will be shorter than the primary structure's height, which would still be subordinate to the existing primary structure. As such, this is consistent with Section 307.106(m)(3).
- As designed, the owner will be utilizing the existing windows located on the rear of the structure and have them relocated to the areas of work where the new addition will be located. In doing so, this ensures that the new areas of the home will still be compatible and similar to the existing historic structure. As such, the proposed work is consistent with Section 307.106(l)(1, 2, and 5).
- The Historic District Design Guidelines for the Riverside-Avondale Historic District references "Additions" and lists Standards Nine and Ten of the Secretary of the Interior's Standards for Rehabilitation.
    - Standard Nine refers to how any alterations or related new construction shall not destroy historic materials that characterize a property. The proposed addition does not require any changes to the street-visible historic fabric. As such, the proposed scope of work is also consistent with Standard Nine.
    - Standard Ten refers to how any additions shall be undertaken if removal in the future maintains the historic structure's integrity. If the proposed work is removed in the future, the removal of the addition would not cause any damage to or detract from the historic property or the historic primary structure, making it consistent with Standard Ten.

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 and 4
- Section 307.106(l) Guidelines on Alterations: 1, 2, and 5
- Section 307.106(m) Guidelines on New Construction: 1-4, 6, and 8
- Historic District Design Guidelines, Section on "Additions"

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)(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 originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building.

- 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.

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)(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"

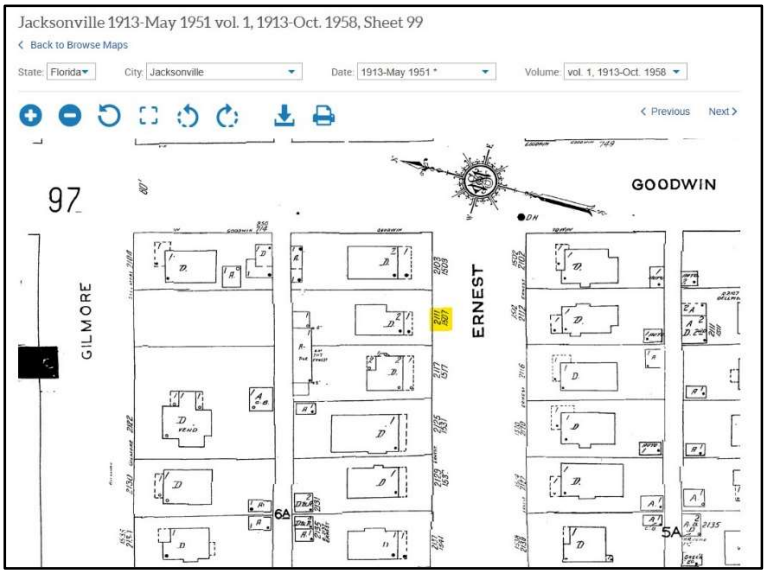
- Secretary of the Interior's Standards for Rehabilitation (9): New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, 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



JACKSONVILLE SANBORN MAP SCREENSHOT

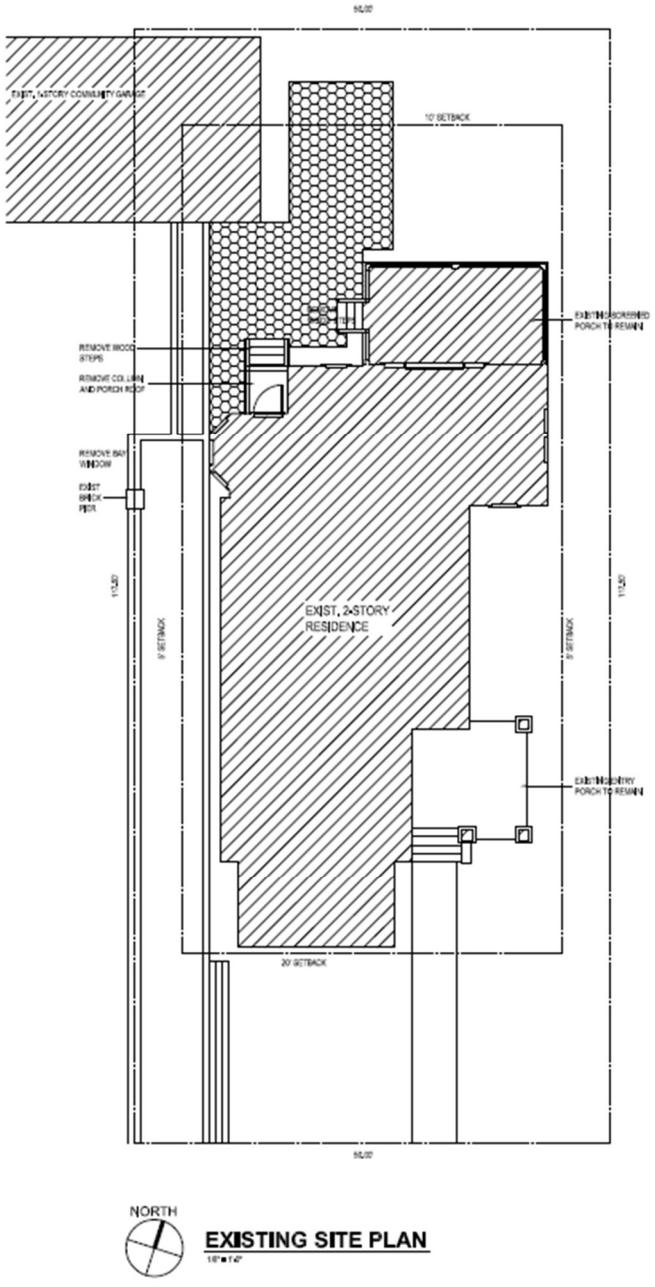


(Sanborn Map, Jacksonville 1913-May 1951, Volume 1, Sheet 99)

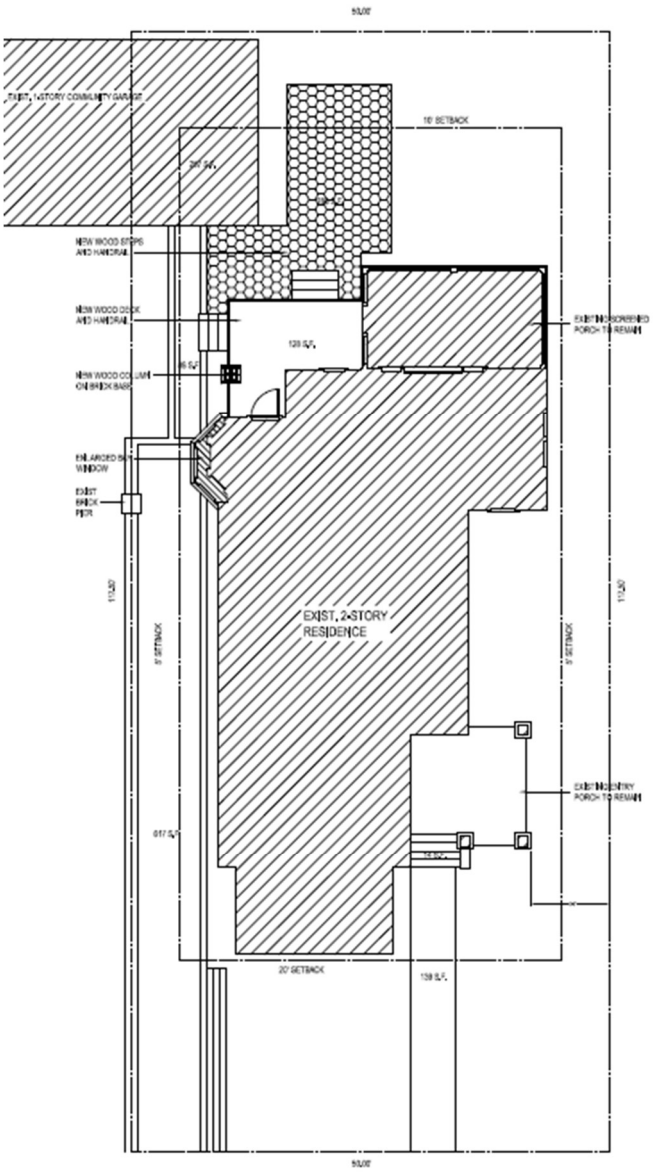
PICTURE OF PROPERTY WITH POSTED SIGN



EXISTING SITE SURVEY SUBMITTED SEPTEMBER 30, 2025



PROPOSED SITE PLAN SUBMITTED SEPTEMBER 30, 2025



ELEVATION DRAWINGS SUBMITTED SEPTEMBER 30, 2025



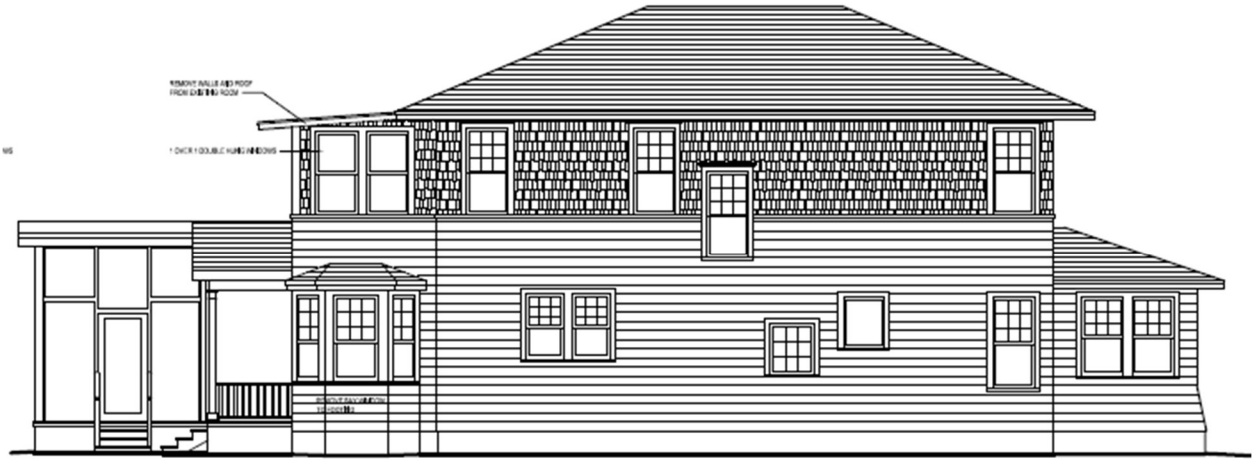
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

PROPERTY PHOTOS SUBMITTED SEPTEMBER 30, 2025



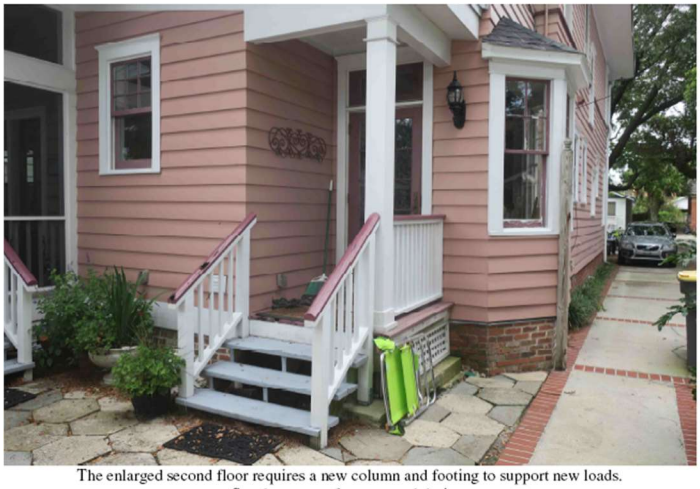
Looking down driveway. Bay window at rear to be replaced with a similar design.



Closer to the bay window to be replaced with a similar design.

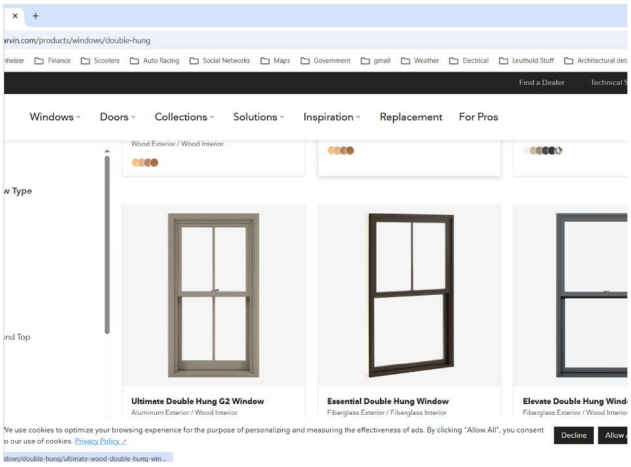


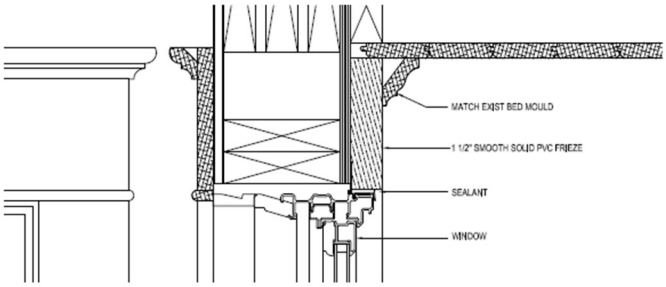
Area of proposed addition from rear. Upper room to extend to edge of existing porch. New upper room will have new windows of similar design to existing and hipped roof that aligns with existing roof.



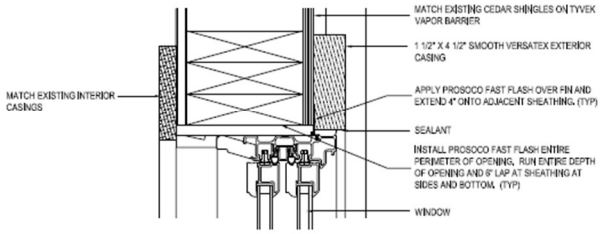
The enlarged second floor requires a new column and footing to support new loads. See documents for proposed design.

WINDOW SPECS SUBMITTED SEPTEMBER 30, 2025

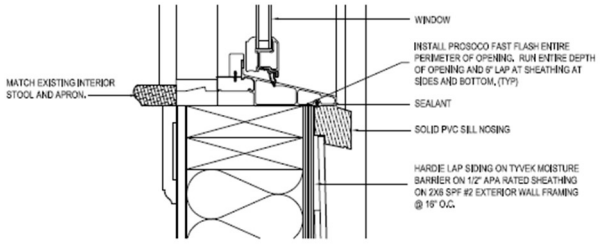




HEAD AND CORNICE 4/3.1
3" = 1'-0"



JAMB 5/3.1
3" = 1'-0"



SILL 6/3.1
3" = 1'-0"

COA-25-33017 Application

Application For Certificate Of Appropriateness

Application Info

Tracking #	33017	**Application Status**	FOUND SUFFICIENT
Date Started	09/30/2025	**Date Submitted**	09/30/2025

Planning and Development Department Info

COA # COA-25-33017

Admin Review ☐

Admin Recommendation FORWARD

Admin Date Of Action 10/10/2025

Forwarded to JHPC ☑

JHPC Meeting Date 11/12/2025

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 LEUTHOLD **First Name** WILLIAM **Middle Name**

Company Name WILLIAM LEUTHOLD ARCHITECT, INC.

Mailing Address 2742 HERSCHEL STREET

City JACKSONVILLE **State** FL **Zip Code** 32205

Phone 904 389 5456 **Fax** 904 389 3805 **Email** BILL@LEUTHOLDARCH.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name PRATT-DANNALS **First Name** JOANNE **Middle Name**

Company/Trust Name

Mailing Address 2111 ERNEST STREET

City JACKSONVILLE **State** FL **Zip Code** 32204

Phone 9043569224 **Fax** **Email** JO.PRATTDANNALS@GMAIL.COM

Description Of Property

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

Map	RE#
	091476 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2111	ERNEST ST	32204

Type Of Improvement

- [x] **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
REMOVE THE ROOF AND WALLS FROM A PREVIOUS ADDITION TO THE SECOND FLOOR OF THE HOUSE ALONG WITH A PREVIOUS ADDITION BAY WINDOW ON THE FIRST LEVEL. ADD BACK AN ENLARGED ROOM ON THE SECOND FLOOR WITH NEW WALLS AND ROOF LINE THAT ALIGNS WITH THE EXISTING FASCIAS WITH MATCHING ROOF PITCH. THE PROJECT RECEIVED A COA IN SEPTEMBER 2023 BUT WORK WAS LIMITED TO INTERIOR BATHROOMS. WE ARE NOW SEEKING TO MOVE FORWARD WITH THE EXTERIOR WORK. THE ONLY CHANGE FROM THE INITIAL APPROVAL IS TO USE 1 OVER 1 DOUBLE HUNG WINDOWS IN THE NEW SECOND FLOOR ADDITION TO MATCH WHAT WAS EXISTING.

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 WELLS, ARIMUS

Addition - Required Attachments For Complete Application

- [x] **Site Plan** - Existing/proposed site plan with addition identified. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Existing Elevations** - Existing elevations or photos of exising sides. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Proposed Elevations** - Proposed front, sides and rear elevations. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Overall Photos Of Site**
- [x] **Photos Of Addition Area**
- [x] **Description Of Any Demo**

Additional Documents Provided

	Description
[x]	MARVIN ELEVATE WINDOWS. ONE OVER ONE ON SECOND FLOOR ADDITION

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: 10/22/2025

COA#: 33017

Address: 2111 ERNEST ST. JACKSONVILLE, FL 32204

Owner: Joanne L. Pratt-Dannals

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 33017 **were posted on the property/site located at:**

RE# 091476-0000
Real Estate Number(s)

2111 ERNEST STREET
Street Address

JACKSONVILLE, FLORIDA 32204
City, State Zip Code

Printed Name Joanne L. Pratt-Dannals

Signature Joanne L. Pratt-Dannals

Dated this 22 day of October, 2025

4-6 56-2S-26E
RIVERSIDE
W1/2 LOT 1 BLK 98

PRATT DANNALS W E
2111 ERNEST ST
JACKSONVILLE, FL 32204-3207

2025

R-091476-0000

PRINTED 10/09/2025
BY: pao

Map Id: 6422 517100.23 1.40 1.00 1.00 RIVERSIDE NORTH

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	4 SINGLE SIDING	75	21.00
Exterior Wall	14 WOOD SHINGLE	25	10.00
Roof Struct	3 GABLE OR HIP	100	6.00
Roofing Cover	3 ASPH/COMP SHNG	100	4.00
Interior Wall	5 DRYWALL	100	28.00
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

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	3.00	0
Baths	2.00	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	0.9500
TOTAL ADJUSTED POINTS	92
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0108	01	4	03	100.00	0.00	1.00	100

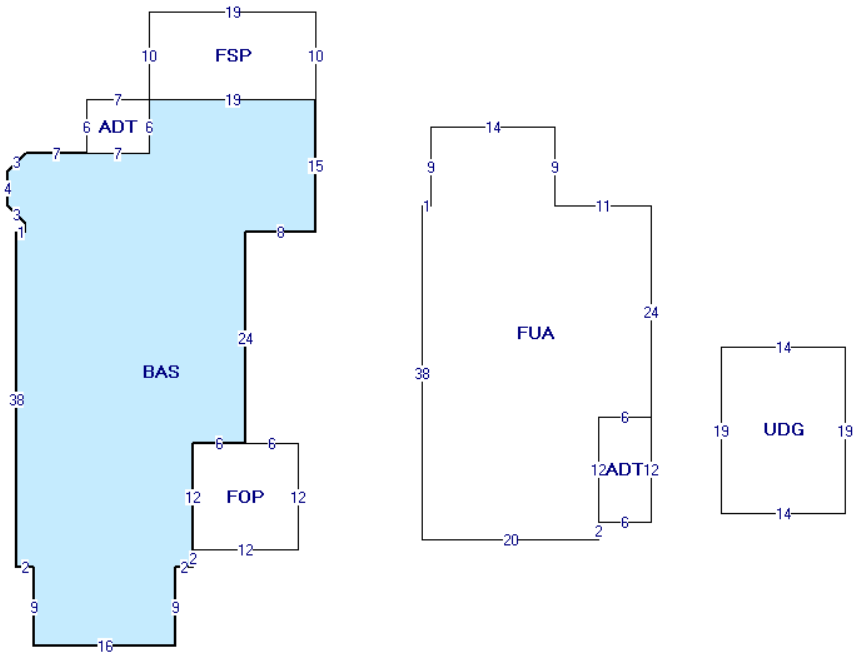
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
491,213	1917	1980	R2	32.50	67.50%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	114		X	90	103	12,224
BAS	1,471		X	100	1,471	174,566
FOP	144			30	43	5,103
FSP	190			35	66	7,832
FUA	1,030		X	95	978	116,061
UDG	266			50	133	15,783
	3,215			2,615	2,794	$331,569

ACREAGE 0.00 PRICE/SF 118.67

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 2111 ERNEST ST JACKSONVILLE 32204- 0108 SFR CLASS 2

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	331,569
EXTRA FEATURE VALUE	2,409
TOTAL MARKET LAND VALUE	130,625
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	464,603
ASSESSED VALUE	107,377
CAP BASE YEAR	1995
TAXABLE VALUE	56,655
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
B24195716	ALTS	S	GST BATH RENO	42,000	09/20/2024
B11467008	ADDN	C	SMALL ADDITION	55,000	11/30/2011
58312	ADDN	C	BATH / EXPAND	87,000	09/29/2005

BUILDING DIMENSIONS

BAS:1,63:=N38 E1 N1 U2L2 N4 U2R2 E14 N6 E19 S15 W8 S24 W6 S14 W2 S9 W16 N9 W2 $ ADT:9,10:=S6 E7 N6 W7 $ ADT:67,46:=S12 E6 N12 W6 $ FUA:47,60:=N38 E 1 N9 E14 S9 E11 S24 W6 S14 W20 $ UDG:81,57:=N19 E 14 S19 W14 $ FOP:21,49:=S12 E12 N12 W12 $ FSP:16 ,10:=E19 N10 W19 S10 $.

BUILDING NOTES

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	04603	00582	03/06/1978	SW	U	I	01	19500	0	N	0			
2	04226	00746	08/17/1976	MS	U	I	11	100	0	N	0			
3	04131	00047	03/30/1976	CT	U	I	11	35400	0	N	0			
4	03540	00567	10/09/1973	WD	U	I	11	38000	0	N	0			

LN	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	FPMR7	Fireplace Masonry	1	100.00	0.00	0	0	1.00	6	100	4,420.00	7,735.00	100	1917	1917	2006	20	1,547
2	DKWR2	Deck Wooden	1	100.00	0.00	10	14	140.00	3	100	30.80	30.80	100	2000	2000	2006	20	862

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	03/05/2025	RJM
LAND LINES	12/08/2003	PAP
VALUE REVIEW	06/26/2025	KK1
TRIENNIAL	05/22/2008	EMP
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	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	118.00	100.00	50.00	F	1	0.95	1.00	2,750.00	2,612.50	130,625

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Previously Approved COA Application

COA-23-29561

Final Order Signed on October 11th, 2023

BEFORE THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF JACKSONVILLE

CERTIFICATE OF APPROPRIATENESS APPLICATION NO.: **COA-23-29561**

IN RE: The Certificate of Appropriateness Application of:

Address: **2111 Ernest Street, RE# 091476-0000**

Owner: **W E and Joanne L Pratt Dannals**
2111 Ernest Street
Jacksonville, FL 32204

Applicant: **William Leuthold**
William Leuthold, Architect Inc.
2742 Herschel Street
Jacksonville, FL 32205

ORDER ON COA-23-29561: APPROVE with CONDITIONS

Having duly considered both the testimonial and documentary evidence presented at the meeting and public hearing **September 27, 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-23-29561** 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-23-29561**, 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-23-29561** is owned by **W E and Joanne L Pratt Dannals.**

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

Application **COA-23-29561** is hereby **APPROVED**, and a certificate of appropriateness is hereby granted for **New Construction - Addition** subject to the following **CONDITIONS**:

1. Materials and design shall be substantially similar to the elevation drawings approved by Historic Preservation Staff September 19, 2023.

2. All windows shall be recessed within the wall plane and trimmed traditionally with sills, sideboards, and header with crown molding.

3. The new windows installed into the addition shall have a nine-over-one window pattern to match the existing windows found on the primary structure.

4. The new windows shall be clear glass with no decorative etching.

5. All new windows shall be wood, wood clad, cellular PVC, or vinyl.

6. All new windows with a grid pattern shall have manufacturer-installed exterior raised muntins (no interior muntins, adhesive muntins, or after-market muntins).

7. The fascia boards and soffits shall be composed of wood or cementitious material (no vinyl).

8. The siding shall be installed with the smooth side facing outward.

9. 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 (no vinyl or PVC).

10. All sash-style window pairs shall be divided by a traditional mullion (at least 4 inches wide).

11. The new roof on the addition shall be shingled in a color similar to the existing primary structure.

12. All windows shall be installed in accordance with the 2023 Window Supplement.

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.

<u>General</u>

- Failure to exercise the COA herby 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.

Executed this **11th** day of **October, 2023**.

FORM APPROVED:

Carla A. Lopera
Office of General Counsel

Jack C. Demetree, III
Chairman
Historic Preservation Commission

Copy to:

Owner: **W E and Joanne L Pratt Dannals**
2111 Ernest Street
Jacksonville, FL 32204

Applicant: **William Leuthold**
William Leuthold, Architect Inc.
2742 Herschel Street
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-#1591844-v1-Final_Order_COA-23-29561_9_27_23.docx

EXHIBIT A

September 27, 2023

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-23-29561

Address: 2111 Ernest Street, RE# 091476-0000

Location: North side of Ernest Street, between Goodwin Street and Copeland Street

Owner: Joanne Pratt-Dannals
2111 Ernest Street
Jacksonville, Florida 32204

Applicant: William Leuthold, William Leuthold, Architect Inc.
2742 Herschel Street
Jacksonville, Florida 32205

Year Built: *c.* 1917 *(Property Appraiser)*

Designation: Riverside Avondale; Contributing

Request: New Construction – Addition

Summary Scope of Work:

1. Alterations to the rear of the structure for additional living space.

Recommendation: **Approve with Conditions**

Conditions:

1. Materials and design shall be substantially similar to the elevation drawings approved by Historic Preservation Staff September 19, 2023.
2. All windows shall be recessed within the wall plane and trimmed traditionally with sills, sideboards, and header with crown molding.
3. The new windows installed into the addition shall have a nine-over-one window pattern to match the existing windows found on the primary structure.
4. The new windows shall be clear glass with no decorative etching.
5. All new windows shall be wood, wood clad, cellular PVC, or vinyl.
6. All new windows with a grid pattern shall have manufacturer-installed exterior raised muntins (no interior muntins, adhesive muntins, or after-market muntins).
7. The fascia boards and soffits shall be composed of wood or cementitious material (no vinyl).
8. The siding shall be installed with the smooth side facing outward.

9. 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 (no vinyl or PVC).
10. All sash-style window pairs shall be divided by a traditional mullion (at least 4 inches wide).
11. The new roof on the addition shall be shingled in a color similar to the existing primary structure.
12. All windows shall be installed in accordance with the 2023 Window Supplement.
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-23-29561 is for the construction of additional living space on the second-story of a contributing property within the Riverside Avondale Historic District. The primary structure on the property is a two-story American Foursquare-styled residential structure which can be characterized by its simple box-like shape, low hipped shingled roof, gridded windows, lap siding along the first-floor of the structure, shake siding along the second-floor, and enclosed front porch. The property is located on an interior lot between Goodwin Street and Copeland Street.

As designed, the scope of work includes alterations to the rear of the structure for additional living space on both the second and first floor. As existing, the rear of the structure has a second-floor addition with a low slopped roof, a small covered rear porch, and a screened-in porch. As designed, the alteration includes expanding the second floor to the same dimensions as the existing first-floor, a hipped roof form matching the existing roof form, an increased size bay window, windows matching the existing historic window pattern, and finishes to match the existing structure. The footprint of the structure will change only slightly due to the resizing of the bay window towards the rear of the structure.

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:

- As designed, the height and roof form of the proposed addition is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Chapter 307.106(k)(1) and Section 307.106(m)(1) Height and 307.106(m)(4) - Roof shape.
- Section 307.106(m)(2) states, "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 a historic district". As conditioned, the proposed windows and doors will match the existing windows and doors in height and design. The design of the windows and doors is uniform with the primary structure, which is consistent with 307.106(m)(2) and 307.106(m)(8), and the Design Guidelines.
- Section 307.106(m)(3) states, "The relationship of a structure within a historic district to the open space between it and adjoining structures shall be compatible". As designed, the addition will be located on top of the existing primary structure, therefore, the new addition will not cause an increase in the footprint of the structure. Additionally, as depicted on the elevation drawings, the addition will be shorter than the primary structure's height, which would still be subordinate to the existing primary structure. As such, this work is consistent with 307.106(m)(3).
- Consistent with the Historic District Design Guidelines, the section on Additions, the proposed scope of work does not require any changes to significant street-visible historic fabric. If removed in the future, the removal of the addition would not cause any damage to or detract from the historic property or the historic primary structure as the scope of work is pertaining to the rear of the structure which is not street visible. As such, the proposed scope of work is consistent with Chapter 307.106(k)(1 and 2).
- As designed, the owner will be utilizing the existing windows located on the rear of the structure and have them relocated to the areas of work where the new addition will be located. In doing so, this ensures that the new areas of the home will still be compatible and similar to the existing historic structure. As such, this work is consistent with Section 307.106(l)(1, 2 and 5).

- The Design Guidelines for the District reference Standards Nine and Ten of the Secretary of the Interior's Standards for Rehabilitation. Standard Nine emphasizes that exterior alterations shall not destroy historic materials, are differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. Standard Ten refers to the nature of additions and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. Historic Preservation Section Staff finds no historic fabric will be impacted since the proposed addition is reversible, located on the rear of the structure, and blends into the existing structure.
- The proposed addition is located at the rear of the structure. The lap siding along the first-floor, shake shingles along the second-floor, shingled hip roof, and new windows matching the existing windows are consistent with the existing historic structure. The scale and materials allow the proposed scope of work to be integrated into the main structure without overwhelming the structure. As such, the proposed work is consistent with the Historic Design Guidelines, Section on "Additions" which states, "keep new additions and adjacent new construction to a minimum, making them compatible in scale, materials, and texture with the existing building and surrounding district."

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 2
2. Chapter 307.106(m) Guidelines on "New Construction": 1-4, and 8
3. Section 307.106(I) Guidelines on "Alterations": 1, 2 and 5
4. Historic District Design Guidelines, Section on "Additions"

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 a 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;

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 a 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 a historic district.

- 307.106(m)(3) - *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within a 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 structures in a historic district.

- 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, "Additions"

- 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 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.

- Standard 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 PROPERTY WITH POSTED SIGN



ELEVATION DRAWINGS APPROVED BY HPS STAFF SEPTEMBER 19, 2023



PROPOSED WEST ELEVATION

0' 1' 2' 3' 4' 5' 10' 20'



PROPOSED NORTH ELEVATION

0' 1' 2' 3' 4' 5' 10' 20'

COA-25-32989

1340 Ionia St

November 12, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-32989

Address: 1340 Ionia Street, RE# 072532-0000

Location: West side of Ionia Street, between 3rd Street East and 4th Street East

Owner: Jacob J. Shacter
Terrawise Home Inc.
1334 Walnut Street
Jacksonville, FL 32206

Applicant: Jacob J. Shacter
Terrawise Homes Inc.
1334 Walnut Street
Jacksonville, FL 32206

Year Built: N/A

Designation: Springfield; Non-contributing

Request: New Construction

Summary Scope of Work:

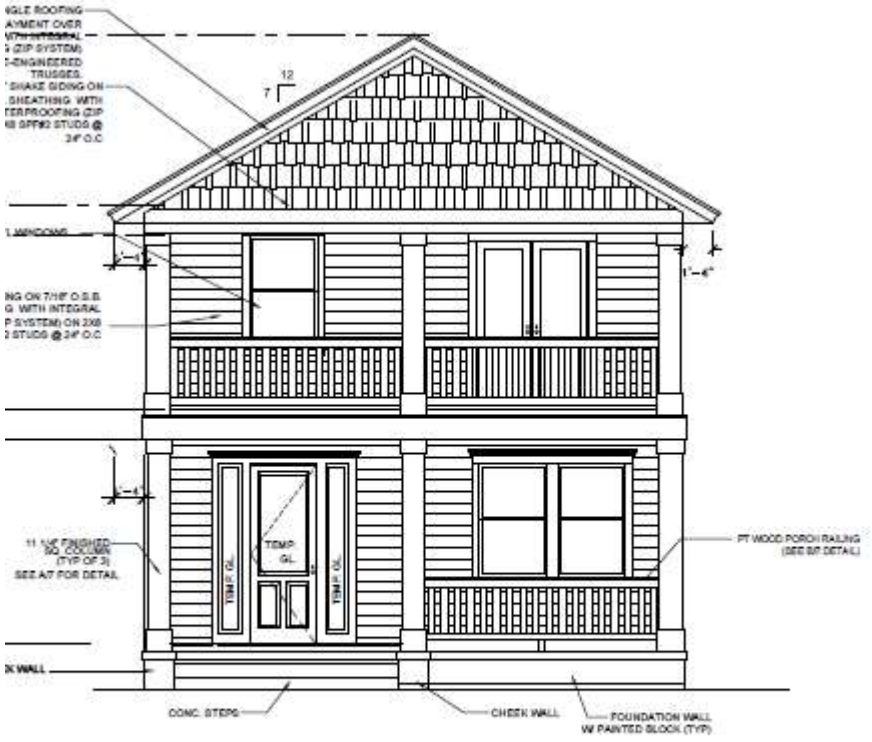
1. Construction of a single-family residence and walkway (JHPC)
2. Remove sections of existing fencing (Admin)

Recommendation: **Approve with Conditions**

Conditions:

1. Materials, design, and height shall be substantially consistent with the elevation drawings dated **October 14, 2025.**
2. Location and orientation shall be as substantially shown on the site plan dated **September 9 , 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 1344 Ionia Street (RE#072530-0000), 1326 Ionia Street (RE#072534-0040), and 508 4th Street East (RE#072504-0000).
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 rail 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 and doors shall be installed in accordance with the latest version of the HPS Window Supplement and Door Design Guidelines respectively.
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.
14. The removal of the existing wooden fencing shall be substantially consistent with the site plan dated **September 9, 2025**.



FRONT ELEVATION
SCALE: ¼" = 1'-0"

PROJECT DESCRIPTION

COA-25-32989 is for the construction of a two-story single-family residence within the Historic District of Springfield. The subject site is currently a rectangular shaped lot which has access off of Ionia Street and is abutted in the rear by a separate lot (1338 Ionia Street). Most of the structures along this section of Ionia Street are one and two-story vernacular style homes. As designed, the proposed two-story home will be frame vernacular styled and consist of a shingled front facing gable roof, a full-width two-story front porch, horizontal fiber-cement siding, a concrete foundation wall with a painted finish, and one-over-one vinyl windows.

The report will focus on the new construction of the two-story residence.

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:

- Development of a two-story single-family home on a vacant lot amidst other two-story residential homes provides for compatible reuse of an infill lot in the Springfield Historic District and contributes to the residential streetscape. The design of the two-story full-width front porch ensures a compatible relationship with other properties in the historic district; the frame vernacular style is consistent with the architectural styles of the neighborhood. Therefore, the proposed development is consistent with Sections 307.106(k)(1 and 2).
- 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-seven (27) feet and one-and-a-half (1 ½) inches, which is compatible with the heights of the adjacent structures. There is a mix of one and two-story single-family homes 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 dated September 9, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility. For these reasons, the development is consistent with Sections 307.106(m)(1, 3, and 6).
- The proposed elevations show one-over-one patterned windows with a header height window design characteristic in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. The front door is a three-fourth light door with sidelights which can be found on other structures within the District. Consistent with Section 307.106(m)(2), the proportions and relationships between the windows and doors are compatible with the architectural style of structures in the neighborhood.
- Consistent with Section 307.106(m)(4), front-facing gabled roof design will be compatible with the roof forms within the District, and similar roof forms are found surrounding the property as well.

- The proposed design of the new structure maintains the alignment of windows and sills, uniformed openings, and horizontal rhythms along the streetscape. As such, the proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design of the structure contains many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The Fiber-Cement siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Springfield;
    - Concrete foundation with painted finish;
    - Vertically-oriented windows spaced evenly throughout the structure; and
    - Porch columns with caps and bases.
- 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 relationship of new construction to adjacent buildings, landscape and streetscape features, and open spaces. The relationship of the proposed building to the surrounding context is described above. Standard Nine emphasizes that new construction shall not destroy historic materials and is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. No historic fabric will be impacted since the new construction is infill of a vacant residential lot. Also, the proposed new construction is compatible with the surrounding residential structures. The proposed residence is differentiated from historic structures by the finish and materials used and is generally compatible with the massing and architectural features of adjacent properties.

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on New Construction: 1, 2, 3, 4, 6, 7, 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)(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 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 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"

- 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 (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.

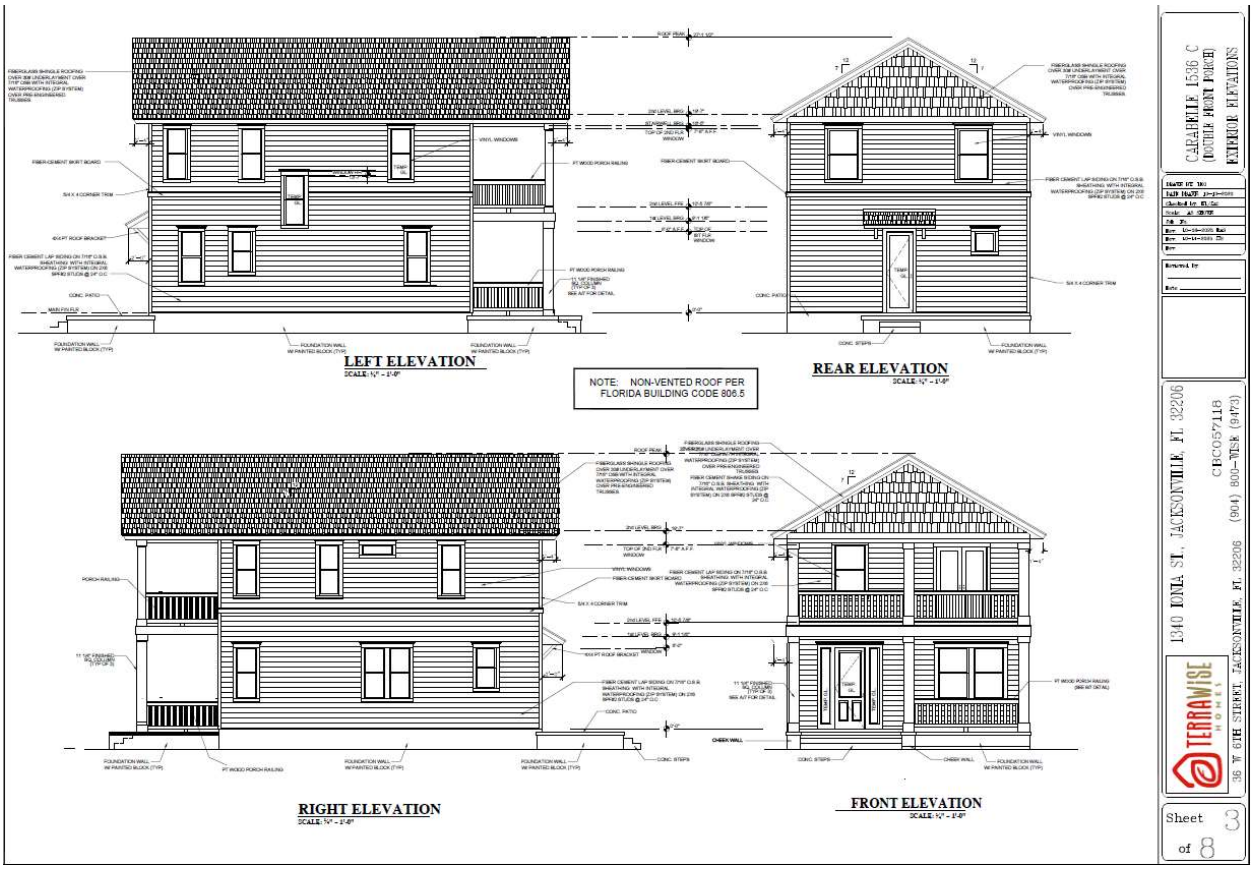
LOCATION MAP



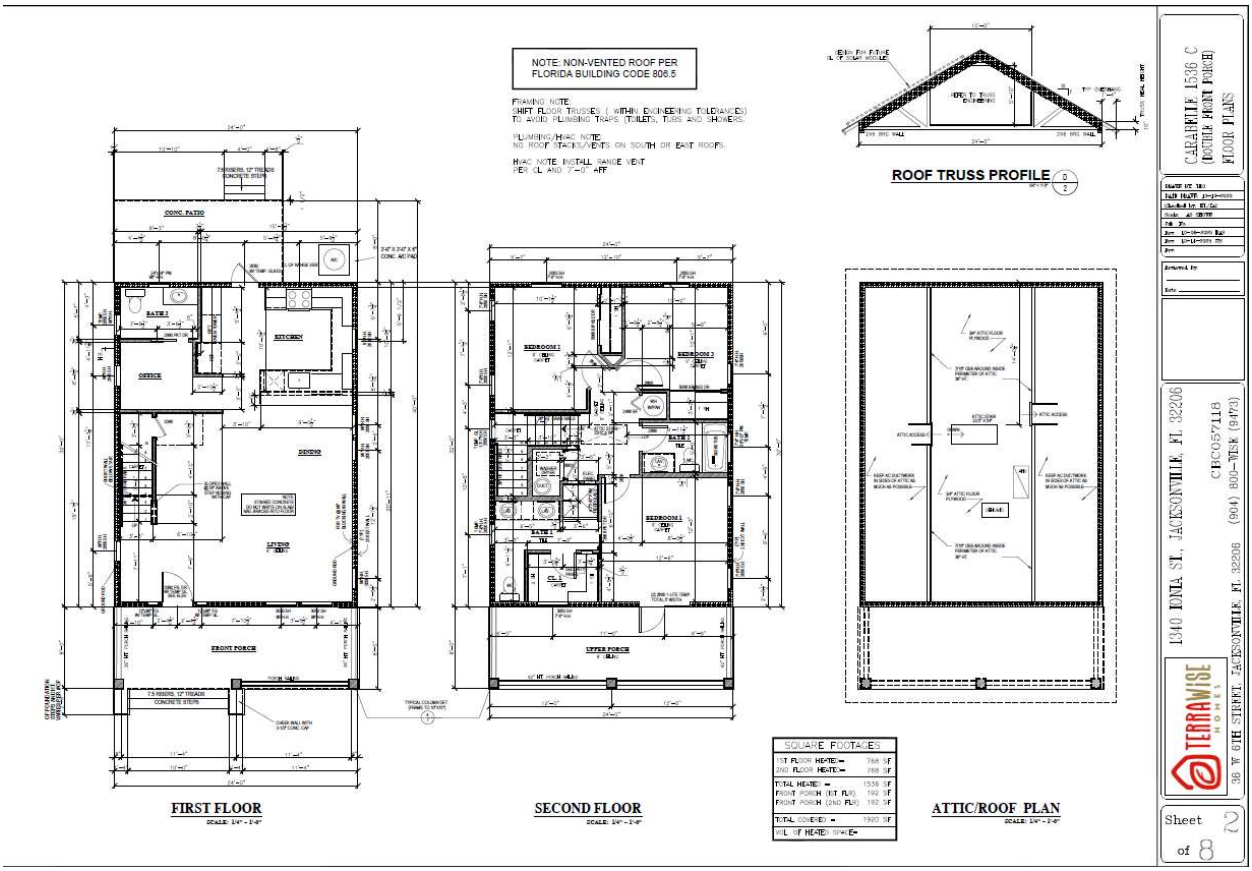
PICTURE OF PROPERTY WITH POSTED SIGN



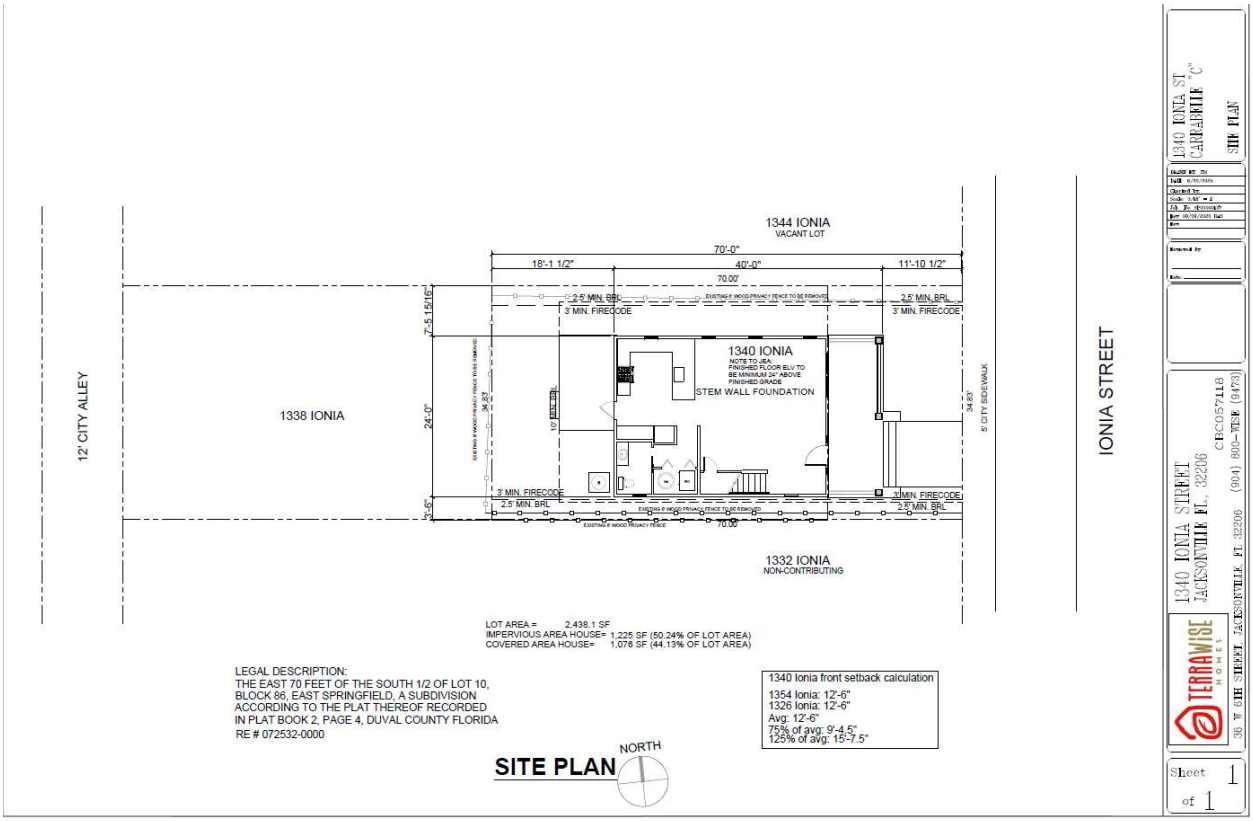
ELEVATION DRAWINGS DATED OCTOBER 14th, 2025



FLOOR PLANS DATED OCTOBER 14th, 2025



SITE PLAN DATED SEPTEMBER 9, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	32989	**Application Status**	FOUND SUFFICIENT
Date Started	09/22/2025	**Date Submitted**	09/22/2025

Planning and Development Department Info

COA #	COA-25-32989
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	10/10/2025
Forwarded to JHPC	☑
JHPC Meeting Date	11/12/2025
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 SHACTER
First Name JACOB
Middle Name JAMES

Company Name TERRAWISE HOMES INC.

Mailing Address 1334 WALNUT ST.

City JACKSONVILLE
State FL
Zip Code 32206

Phone 904 423 1920
Fax 904
Email JSHACTER@TERRAWISEHOMES.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name SHACTER
First Name JACOB
Middle Name JAMES

Company/Trust Name TERRAWISE HOMES INC.

Mailing Address 1334 WALNUT ST.

City JACKSONVILLE
State FL
Zip Code 32206

Phone 9044231920
Fax 904
Email JSHACTER@TERRAWISEHOMES.COM

Description Of Property

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

Map	RE#
	072532 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1340	IONIA ST	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 SINGLE FAMILY HOME

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
☑	FLOOR PLANS

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: 10/27/2025

COA#: 25-32989

Address: 36 W 6th Street
Jacksonville, FL 32206

Owner: TerraWise Homes, Inc.

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 32989 **were posted on the property/site located at:**

072532-0000
Real Estate Number(s)

1340 Ionia St
Street Address
Jacksonville, FL 32206
City, State Zip Code

Printed Name Jacob Shacter VP TerraWise Homes, Inc.

Signature

Dated this 27th day of October, 2025.

2-4 12-2S-26E .056
SPRINGFIELD
E 70FT OF S1/2 LOT 10 BLK 86

TERRAWISE HOMES INC
1334 WALNUT ST
JACKSONVILLE, FL 32206

2025

R-072532-0000

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
	0		0	0		$0

ACREAGE 0.06 PRICE/SF 0.00

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

BUILDING: 0 AKA:

SITE ADDRESS: 1340 IONIA ST, JACKSONVILLE 32206-

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	43,890
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	43,890
ASSESSED VALUE	43,890
CAP BASE YEAR	0
TAXABLE VALUE	43,890
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
B10373574	WRKG	C	DEMO	9,000	04/12/2010

BUILDING DIMENSIONS

BUILDING NOTES

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	21498	00327	06/04/2025	WD	Q	V	01	45000	0	N	0	JOHNSON JOSEPH BENJAMIN	TERRAWISE HOMES INC	20250624
2	21115	01562	06/28/2024	WD	U	V	17	20000	0	N	0	SUSTAINABLE SPRINGFIELD	JOHNSON JOSEPH BENJAMIN	20240716
3	15286	01793	06/10/2010	SW	U	I	12	20000	0	N	0	ROBERTS JOE W	SUSTAINABLE SPRINGFIELD	20100628
4	14875	01143	05/15/2009	CT	U	I	12	100	0	N	0	THEURI ANTHONY	ROBERTS JOE W	20090601

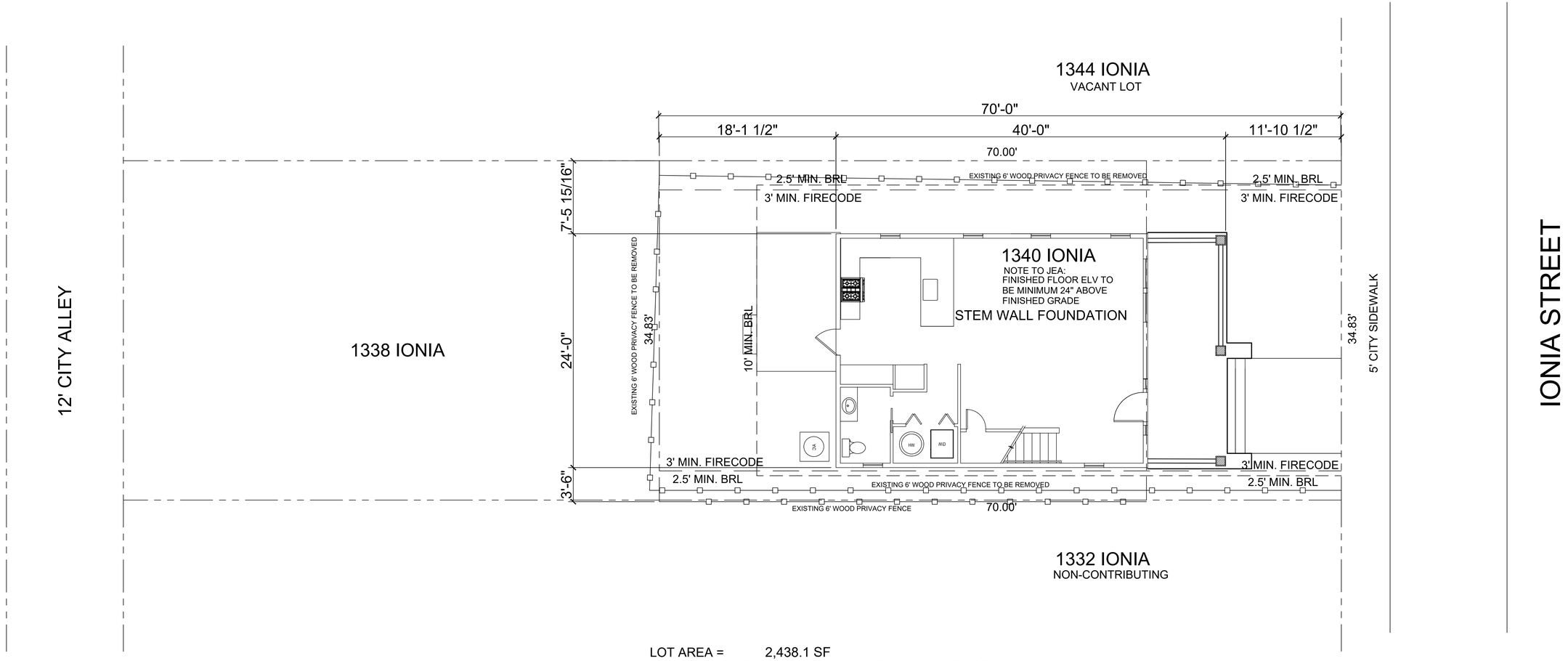
LN	OB/XF CODE	DESCRIPTION	BLD	HX %	NHX %	LENGTH	WIDTH	UNITS	GRADE	FACTOR	UNIT PRICE	ADJ UNIT PRICE	ORIG COND	ACTUAL YEAR	EFF YEAR	YEAR ON ROLL	% COND	OB/XF MKT VALUE

APPRAISAL DATES

	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/29/1993	DRW
VALUE REVIEW	04/15/2025	EMP
TRIENNIAL		
INCOME	01/08/2001	JAO

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	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	35.00	70.00	100.00	35.00	F	1	0.76	1.00	1,650.00	1,254.00	43,890

LN	DATE	BLD	USER ID	CD	PARCEL NOTES



LOT AREA = 2,438.1 SF
IMPERVIOUS AREA HOUSE= 1,225 SF (50.24% OF LOT AREA)
COVERED AREA HOUSE= 1,076 SF (44.13% OF LOT AREA)

LEGAL DESCRIPTION:
THE EAST 70 FEET OF THE SOUTH 1/2 OF LOT 10,
BLOCK 86, EAST SPRINGFIELD, A SUBDIVISION
ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 2, PAGE 4, DUVAL COUNTY FLORIDA
RE # 072532-0000

1340 Ionia front setback calculation

1354 Ionia: 12'-6"
1326 Ionia: 12'-6"
Avg: 12'-6"
75% of avg: 9'-4.5"
125% of avg: 15'-7.5"

SITE PLAN

NORTH

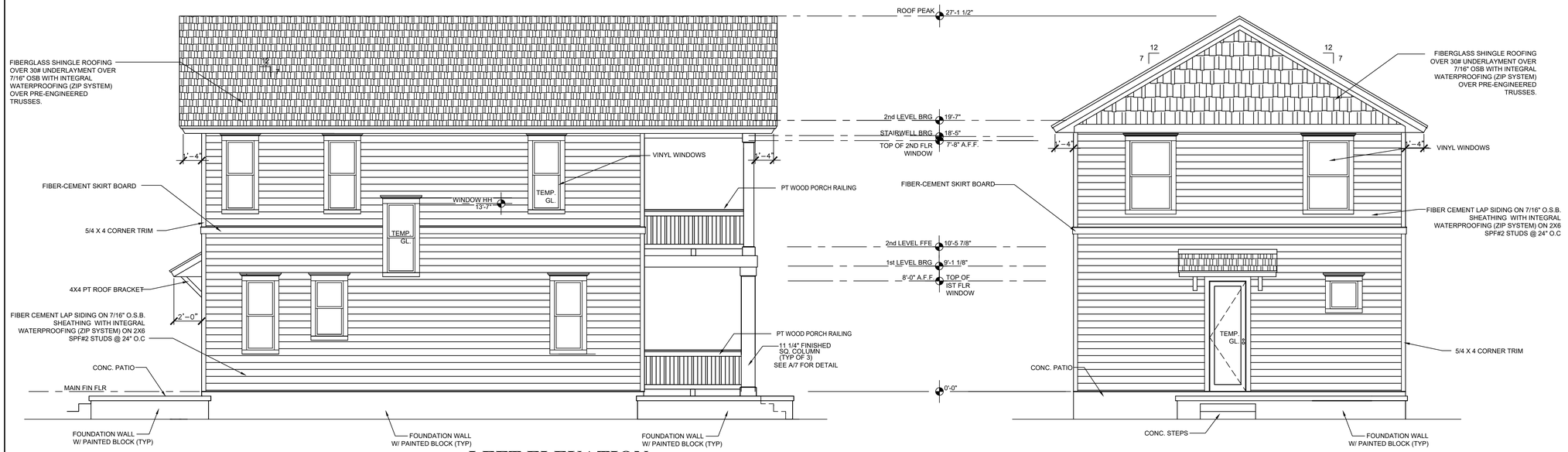
1340 IONIA ST
CARRABELLE "C"
SITE PLAN

DRAWN BY: JJS
DATE: 6/20/2025
Checked by:
Scale: 3/16" = 1'
Job No. SP00000137
Rev: 09/09/2025 DAS
Rev:

Reviewed By:
Date:

1340 IONIA STREET
JACKSONVILLE FL, 32206
CBC057118
TERRAWISE HOMES
36 W 6TH STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473)

Sheet 1 of 1



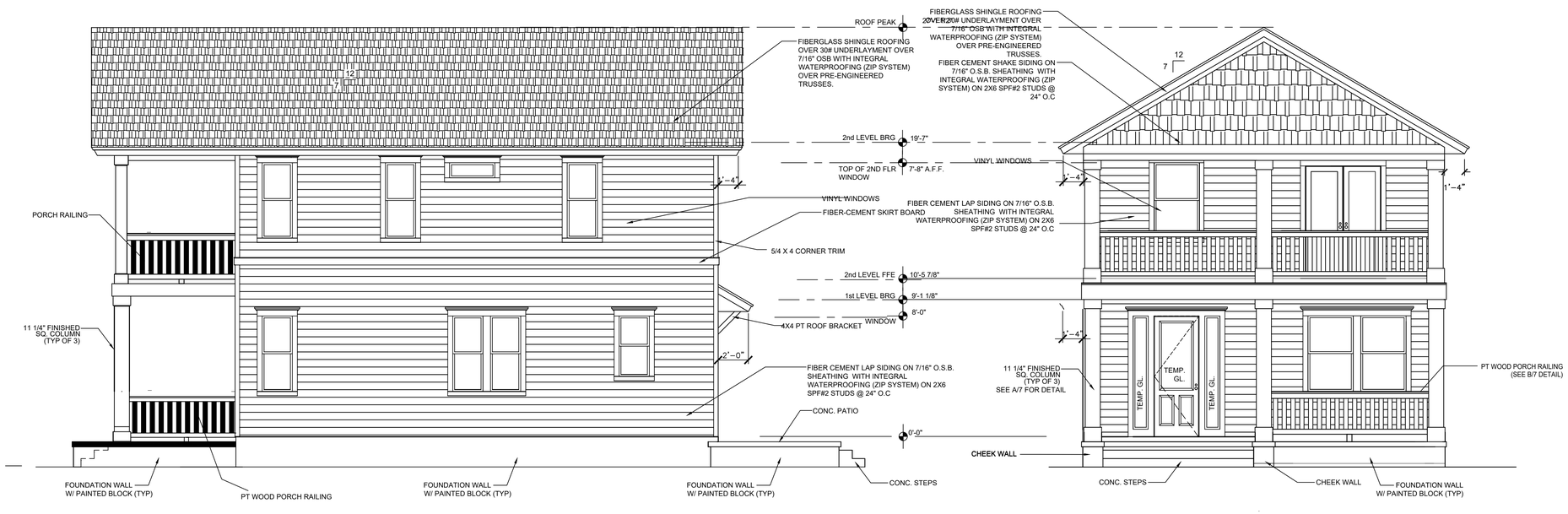
LEFT ELEVATION

SCALE: ¼" = 1'-0"

REAR ELEVATION

SCALE: ¼" = 1'-0"

NOTE: NON-VENTED ROOF PER FLORIDA BUILDING CODE 806.5



RIGHT ELEVATION

SCALE: ¼" = 1'-0"

FRONT ELEVATION

SCALE: ¼" = 1'-0"

CARABELLE 1536 C
(DOUBLE FRONT PORCH)
EXTERIOR ELEVATIONS

DRAWN BY:	LEO
DATE DRAWN:	10-13-2020
Checked by:	NL/JAC
Scale:	AS SHOWN
Job No.	
Rev.	10-08-2025 DAS
Rev.	10-14-2025 JJS
Rev:	

Reviewed By:

Date:

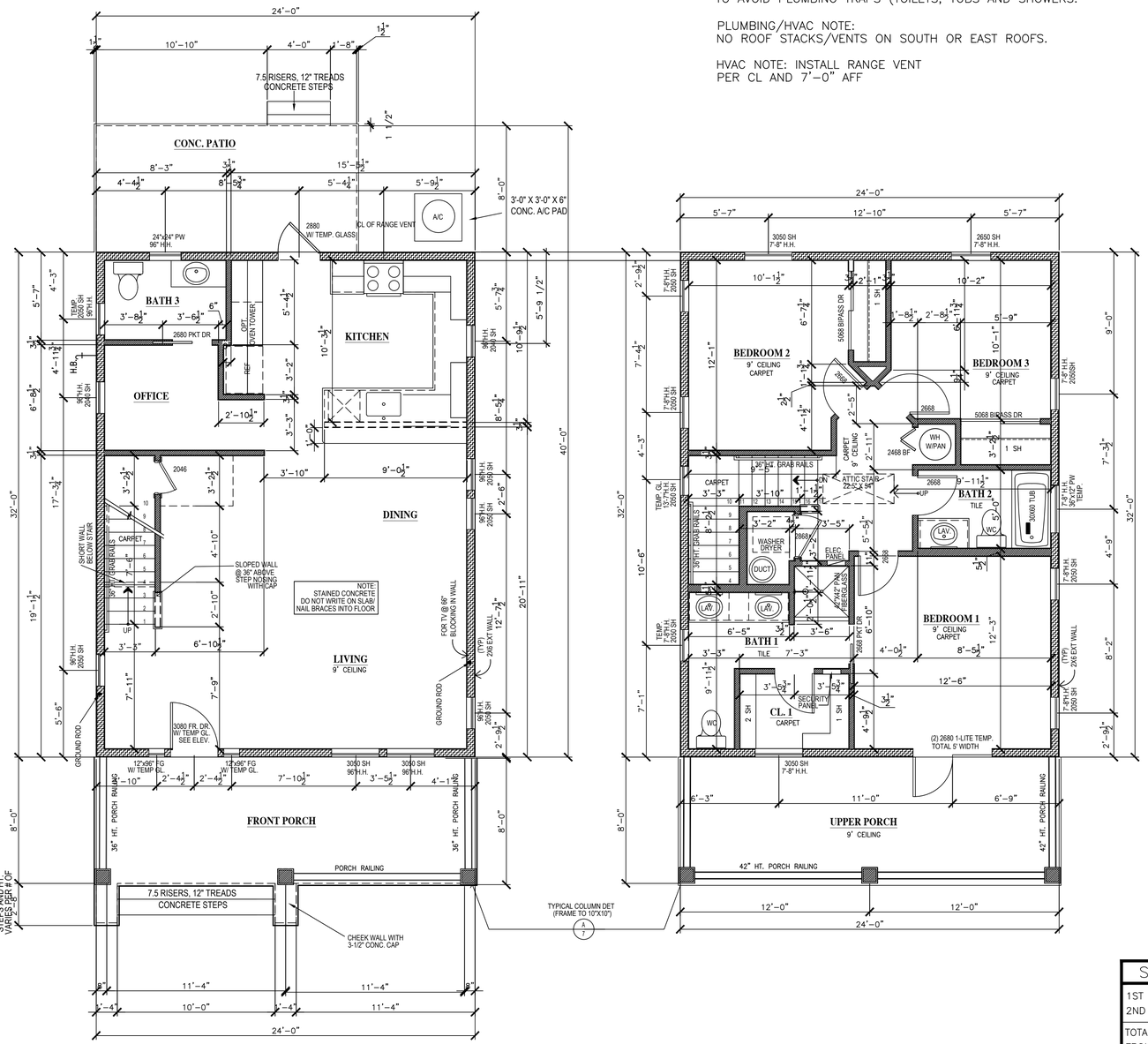
1340 IONIA ST., JACKSONVILLE, FL 32206 (904) 800-WISE (9473)
CBC057118
36 W 6TH STREET, JACKSONVILLE, FL 32206
TERRAWISE HOMES

NOTE: NON-VENTED ROOF PER
FLORIDA BUILDING CODE 806.5

FRAMING NOTE:
SHIFT FLOOR TRUSSES (WITHIN ENGINEERING TOLERANCES)
TO AVOID PLUMBING TRAPS (TOILETS, TUBS AND SHOWERS.

PLUMBING/HVAC NOTE:
NO ROOF STACKS/VENTS ON SOUTH OR EAST ROOFS.

HVAC NOTE: INSTALL RANGE VENT
PER CL AND 7'-0" AFF

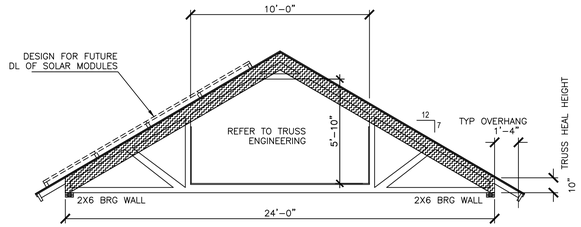


FIRST FLOOR

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

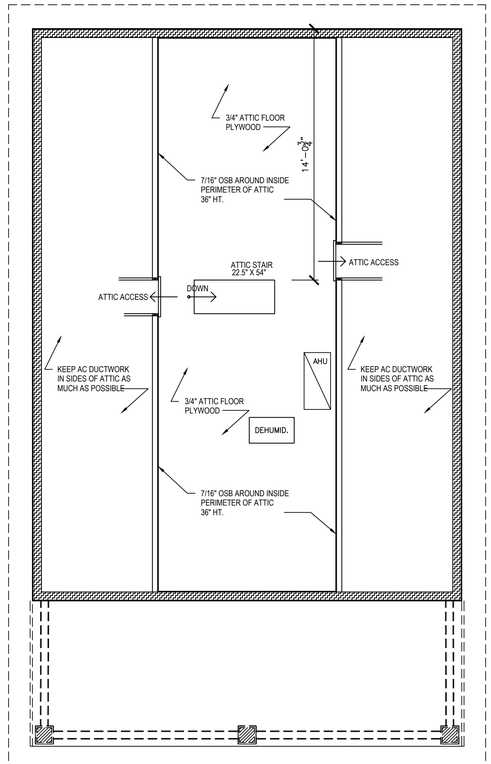
SECOND FLOOR

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



ROOF TRUSS PROFILE

1/4" = 1'-0" (D/2)



ATTIC/ROOF PLAN

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

SQUARE FOOTAGES	
1ST FLOOR HEATED=	768 SF
2ND FLOOR HEATED=	768 SF
TOTAL HEATED =	1536 SF
FRONT PORCH (IST FLR)	192 SF
FRONT PORCH (2ND FLR)	192 SF
TOTAL COVERED =	1920 SF
VOL. OF HEATED SPACE=	

CARABELLE 1536 C
(DOUBLE FRONT PORCH)
FLOOR PLANS

DRAWN BY:	LEO
DATE DRAWN:	10-13-2020
Checked by:	NL/JAC
Scale:	AS SHOWN
Job No.	
Rev:	10-06-2025 DAS
Rev:	10-14-2025 JJS
Rev:	

Reviewed By: _____

Date: _____

1340 IONIA ST., JACKSONVILLE, FL 32206
CBC057118
36 W 6TH STREET, JACKSONVILLE, FL 32206 (904) 800-WISE (9473)
TERRAWISE HOMES

Sheet 2 of 8

1340 Ionia Setback Calculation

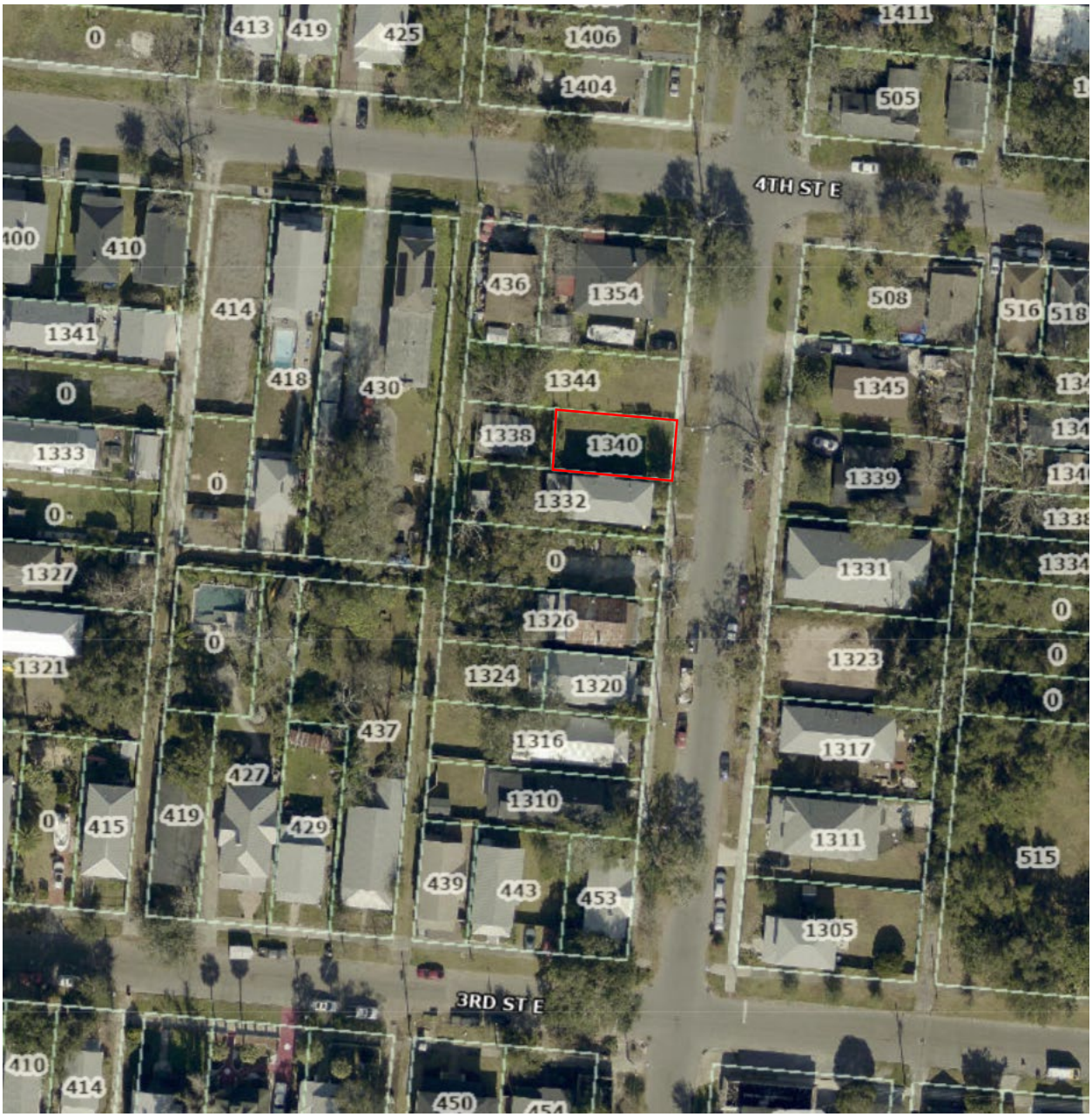
1354 Ionia St: 12’-6”

1326 Ionia St: 12’-6”

Avg: 12’-6”

75% of avg: 9’-4.5”

125% of avg: 15’-7.5”



COA 25-32989 1340 Ionia St.

RE 072532-0000



508 E 4th St. & 1345 Ionia St

RE 072504-0000 & 072503-0000



1339 & 1331 Ionia St

RE 072502-0000 & 072501-0000

(1339 is directly across the street from Subject Property)

(1331 built in 2021)



1323 Ionia St

RE 072500-0010



1317 Ionia St

RE 072500-0000

(Built in 2019)



1311 & 1305 Ionia St

RE 072499-0000 & 072498-0000

(1311 built in 2021, 1305 built in 2021)



453 E 3rd St

RE 072540-0000



1310 & 1316 Ionia St

RE 072537-0030 & 072537-0020

(1310 built in 2024)



1320, 1326, & 0 Ionia St

RE 072535-0000, 072534-0040, 072534-0020

(1320 built in 2025)



1332 & 1340 Ionia St

RE 072533-0010 & 072532-0000

(1332 Ionia adjacent to subject property to South/Left, 1340 Ionia Subject Property) (1332 built in 2020)



1344 & 1354 Ionia St

RE 072530-0000 & 072528-0000

(1344 adjacent to subject property to North/Right)

NO DEMOLITION REQUIRED FOR THIS APPLICATION

Standard Springfield Exterior Materials

All may not apply, depending on elevation and design of the house

- Fiber-cement materials:
  - lap, 6” Reveal, smooth texture
  - Shakes
  - Soffits (vented and unvented)
  - Porch beam wrap
  - Fascia
  - Smooth texture sheets (For porch ceilings)
  - Battens (For porch ceilings)
  - 5/4”x4” (For Corners)
  - Window/Door trim
    - 5/4”x4 side casing (5/4”x6” if between window sets)
    - 5/4”x6 head casing
    - 4/4”x3” cap
    - PVC crown (flush returns)
    - 4/4”x4” stool
    - 5/4”x4” apron
  - Column wrap
  - Column cap and toe
  - Column pedestal wrap (if not brick)
  - Band board, Frieze and other trim boards (Various widths of 5/4”)
- Windows: Vinyl single hung
  - Welded flange, or box with stucco flange
- Exterior Doors: Smooth texture fiberglass doors with window insert (see plans)
- Roof: Architectural shingles
- Steps: Poured concrete or brick
- Porch foundation: painted stucco over block, or brick
- House and rear porch foundation painted block

Arsenault, Caleb - PDCM

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Monday, October 27, 2025 12:39 PM
To: Arsenault, Caleb - PDCM; David Shacter
Subject: Re: 1340 Ionia exterior elevations with solar panels removed from drawing
Attachments: Sign Affidavit 1340 Ionia.pdf; 20251027_112401.jpg; 20251027_112407.jpg

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,
Sign affidavit and photos attached.

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

Address 36 W 6th St. Jacksonville, FL 32206
Direct 904-423-1920 **Phone** (904) 800-9473 **Email**
jshacter@terrawisehomes.com **Website**
http://www.terrawisehomes.com/

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, October 15, 2025 11:11 AM
To: Jac Shacter <jshacter@terrawisehomes.com>; David Shacter <dshacter@terrawisehomes.com>
Subject: RE: 1340 Ionia exterior elevations with solar panels removed from drawing

Good morning,

I am following up after our internal design review meeting this morning. Staff finds the proposed alterations to the design reasonably compatible in design. We will update our Staff Report to reflect the elevations and floor plan dated October 14th, 2025.

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 15, 2025 9:15 AM
To: 'Jac Shacter' <jshacter@terrawisehomes.com>; David Shacter <dshacter@terrawisehomes.com>
Subject: RE: 1340 Ionia exterior elevations with solar panels removed from drawing

Good morning,

Received! I will bring these to our internal design review meeting this morning and get back to you ASAP.

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: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Tuesday, October 14, 2025 4:21 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; David Shacter <dshacter@terrawisehomes.com>
Subject: Re: 1340 Ionia exterior elevations with solar panels removed from drawing

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Revised drawings attached.

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

Address 36 W 6th St. Jacksonville, FL 32206
Direct 904-423-1920 **Phone** (904) 800-9473 **Email** jshacter@terrawisehomes.com **Website** http://www.terrawisehomes.com/

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Tuesday, October 14, 2025 3:38 PM
To: Jac Shacter <jshacter@terrawisehomes.com>; David Shacter <dshacter@terrawisehomes.com>
Subject: RE: 1340 Ionia exterior elevations with solar panels removed from drawing

Good afternoon,

Looking at the plans,, so long as the sized of the windows are maintained, I think that pairing the two middle windows on the first floor of the right side elevation and adding a new window to the mid-rear of the left elevation should be fine. Please feel free to correct the plans and I'll double-check to confirm.

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: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Tuesday, October 14, 2025 2:54 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; David Shacter <dshacter@terrawisehomes.com>
Subject: Re: 1340 Ionia exterior elevations with solar panels removed from drawing

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Caleb,
I met with the customers for this home over the weekend and they had a couple of change requests:

- Add a 2040 single hung window in the downstairs hall nook.
- Slide the rearmost living room window over towards the dining window (possible move the dining window slightly forward. To create a double window set.

Are these accepatble? Let me know and I can get corrected plans over ASAP.

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

Address 36 W 6th St. Jacksonville, FL 32206
Direct 904-423-1920 **Phone** (904) 800-9473 **Email** jshacter@terrawisehomes.com **Website** http://www.terrawisehomes.com/

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, October 10, 2025 11:25 AM
To: David Shacter <dshacter@terrawisehomes.com>
Cc: Jac Shacter <jshacter@terrawisehomes.com>
Subject: RE: 1340 Ionia exterior elevations with solar panels removed from drawing

Good morning,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32989)** 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 **October 29th**. Please post the sign(s), take a picture, and complete the affidavit that is attached to the provided sign(s). Please email a copy of the posted sign picture **AND** the completed affidavit to this email by the deadline.

So long as we receive the receipt of payment by **October 17th** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **NOVEMBER 12th**.

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 3:23 PM
To: David Shacter <dshacter@terrawisehomes.com>
Cc: Jac Shacter <jshacter@terrawisehomes.com>
Subject: RE: 1340 Ionia exterior elevations with solar panels removed from drawing

Good afternoon,

Received, thank you! I will be reaching out with the invoice and signage information in the next few days once I get the sufficiency report back in my hands.

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: David Shacter <dshacter@terrawisehomes.com>
Sent: Wednesday, October 8, 2025 1:49 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Jac Shacter <jshacter@terrawisehomes.com>
Subject: 1340 Ionia exterior elevations with solar panels removed from drawing

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,

I removed the solar panels from the exterior elevations for the COA application for 1340 Ionia St.

David



David Shacter
President at TerraWise Homes

Address 36 W 6th St. Jacksonville, FL 32206
Phone (904) 800-9473 **Mobile** 904-465-2514
Email dshacter@terrawisehomes.com
Website http://www.terrawisehomes.com/

Add me on FB | View my feed | Watch on Youtube

Arsenault, Caleb - PDCM

From: Wells, Arimus - PDCM
Sent: Thursday, September 25, 2025 11:48 AM
To: Arsenault, Caleb - PDCM; Johnson, Drew - PDCM
Subject: FW: New Applications this week
Attachments: JHPC Deadlines 2025 - External.pdf

FYI

Arimus T. Wells, MPA
City Planner Supervisor
Historic Preservation Section
Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824

From: Wells, Arimus - PDCM
Sent: Thursday, September 25, 2025 11:47 AM
To: 'Jac Shacter' <jshacter@terrawisehomes.com>; David Shacter <dshacter@terrawisehomes.com>
Subject: RE: New Applications this week

Jac—the sufficiency deadline for October was September 18th. As you previously mentioned, you were originally planning to submit your applications the week of September 15th. However, you didn't submit your applications until September 22nd. Please see the attached sufficiency schedule for more information.

David—I will do my best to see if I can accommodate your COAs, but that decision will be left to Department leadership. At the end of the day, we want to make sure that we are treating each applicant fairly.

I should have an update by COB tomorrow.

Best Regards,

Arimus
--

Arimus T. Wells, MPA
City Planner Supervisor
Historic Preservation Section
Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Thursday, September 25, 2025 11:40 AM

To: David Shacter <dshacter@terrawisehomes.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: New Applications this week

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The sufficiency deadline isn't for 2 weeks... That isn't enough time to look these over and determine if they meet muster?

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

Address 36 W 6th St. Jacksonville, FL 32206
Direct 904-423-1920 **Phone** (904) 800-9473 **Email**
jshacter@terrawisehomes.com **Website**
http://www.terrawisehomes.com/

From: David Shacter <dshacter@terrawisehomes.com>
Sent: Thursday, September 25, 2025 11:32 AM
To: Wells, Arimus - PDCM <ArimusW@coj.net>; Jac Shacter <jshacter@terrawisehomes.com>
Subject: RE: New Applications this week

Ameris,
We really, really, really need these on the October agenda.

Can Jac and I come down to discuss this with you today or tomorrow?

David



David Shacter
President at TerraWise Homes

Address 36 W 6th St. Jacksonville, FL 32206
Phone (904) 800-9473 **Mobile** 904-465-2514
Email dshacter@terrawisehomes.com
Website http://www.terrawisehomes.com/

Add me on FB | View my feed | Watch on Youtube

From: Wells, Arimus - PDCM <ArimusW@coj.net>
Sent: Thursday, September 25, 2025 11:31 AM
To: Jac Shacter <jshacter@terrawisehomes.com>
Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: RE: New Applications this week

Jac—yes, they were received and just assigned to Drew and Caleb. They are on queue for November.

Arimus T. Wells, MPA
City Planner Supervisor
Historic Preservation Section
Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Wednesday, September 24, 2025 12:02 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: Re: New Applications this week

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.

Arimus,
These were submitted, just wanted to check in and make sure they were received.
Will these make the October meeting?

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

Address 36 W 6th St. Jacksonville, FL 32206
Direct 904-423-1920 **Phone** (904) 800-9473 **Email**
jshacter@terrawisehomes.com **Website**
http://www.terrawisehomes.com/

From: Wells, Arimus - PDCM <ArimusW@coj.net>
Sent: Monday, September 15, 2025 2:47 PM
To: Jac Shacter <jshacter@terrawisehomes.com>

Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: RE: New Applications this week

Jac—sounds good. I'll be on the lookout for them.

Arimus T. Wells, MPA
City Planner Supervisor
Historic Preservation Section
Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824

From: Jac Shacter <jshacter@terrawisehomes.com>
Sent: Monday, September 15, 2025 2:46 PM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Cc: David Shacter <dshacter@terrawisehomes.com>
Subject: New Applications this week

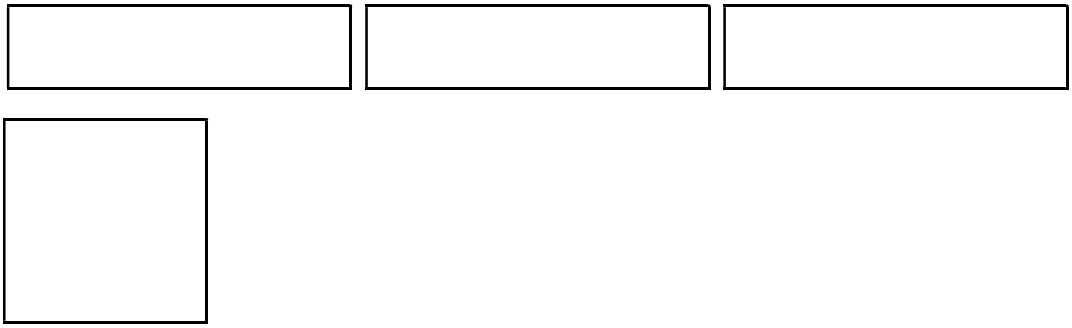
EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Arimus,
I just wanted to give you the heads up that we will be submitting a House and a Carriage House this week (different properties).

Best Regards,

Jacob Shacter
Vice President of Operations at TerraWise Homes

Address 36 W 6th St. Jacksonville, FL 32206
Direct 904-423-1920 **Phone** (904) 800-9473 **Email**
jshacter@terrawisehomes.com **Website**
http://www.terrawisehomes.com/



COA-25-32990

134 7th St W

November 12, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-32990

Address: 134 7th Street West, RE# 071438-0005

Location: South Side of 7th Street, between Silver Street and Laura Street North

Owner: Kevin Davis
134 7th Street West
Jacksonville, FL 32206

Applicant: Jacob Schacter
Terrawise Homes Inc.
1334 Walnut Street
Jacksonville, FL 32206

Year Built: N/A

Designation: Riverside-Avondale

Request: New Construction – Accessory Structure

Summary Scope of Work:

1. New Construction of a two-story accessory structure

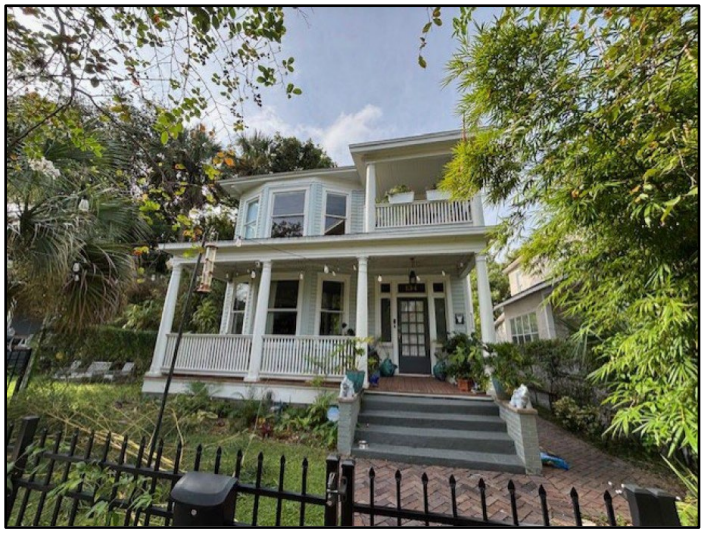
Recommendation: **Approve with Conditions**

Conditions:

1. Materials and design shall be substantially consistent with the revised elevation drawings submitted on November 4, 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 22, 2025, or as otherwise approved by the Historic Preservation Section.
3. The roof form of the proposed accessory structure shall be a hip roofed structure to match the primary structure.
4. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
5. Cementitious siding or water-resistant PVC trim for boards near or touching the ground can be used (no vinyl or PVC).
6. Wood materials shall be painted or stained.
7. The new roof on the addition shall be shingled in a color similar to the existing primary

structure.

8. The entrance doors shall be consistent with the Door Design Guidelines set forth by the Historic Preservation Section.
9. Prior to permitting, the applicant shall verify compliance with the Zoning Code, subject to final review and approval by the Current Planning Division.
10. 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-25-32990 seeks the new construction of a two-story accessory structure at 134 7th Street West, a contributing structure within the Springfield Historic District. The proposed new construction is designed as a two-story, hip roofed accessory structure that will be placed near the rear property line. The form of the proposed structure will match the primary structure on the property.

It is Staff's recommendation that this scope of work be approved with conditions as the proposed site plan and design of the new construction are consistent with the Design Guidelines of the Historic Ditrict and the Secretary of the Interior's Standards for Rehabilitation.

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 subject property has been seen to contain the existing primary structure within the 1913 Sanborn Map. Although there was historically no accessory structure on the property, the placement of the proposed new construction would be consistent to where a historic placement would have been.

- The proposed new construction of the accessory structure will be used as an Additional Dwelling Unit (ADU). After review by the Current Planning Department, the proposed accessory structure is consistent with the Zoning Code for the Springfield Historic District.
- The proposed location of the new construction is located behind the primary structure and is considered subordinate in design. The use of a hipped roof form matches the primary structure along with its horizontal siding, making it consistent with Section 307.106(k)(1 and 3).
- The proposed new construction will be located behind the primary structure and is considered not street-visible, making it consistent with Section 307.106(k)(2).
- The proposed work can be completed within a reasonable period of time, making it consistent with Section 307.106(k)(4)
- The overall height of the proposed structure from the finished floor is approximately twenty-six (26) feet and three (3) inches, which is compatible with the heights of the adjacent structures. The proposed work is consistent with Section 307.106(m)(1).
- The proposed new construction will be located at the rear of the property behind and detached from the primary structure; therefore, will not cause an increase in the footprint of the primary structure. As such, this is consistent with Section 307.106(m)(3).
- As designed, the height and roof form of the proposed addition is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Section 307.106(m)(4).
- Two-story, single-family 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 September 22, 2025, are consistent with other nearby structures, making it consistent with Section 307.106(m)(6).
- 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 how any new construction shall retain the historic character of a property. The proposed accessory structure will be placed on the rear of the property and not alter the primary structure in any way. The proposed location is consistent with the historic placement of garages and carriage houses within the Historic District. As such, the proposed scope of work is consistent with Standard Two.
    - Standard Nine refers to how related new construction shall be compatible with the existing architectural features of the property. The proposed accessory structure complements the primary structure through the proposed use of a hipped roof and horizontal siding. Additionally, the structure will be subordinate in height to the primary structure. As such, the proposed scope of work is also 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(m) Guidelines on New Construction: 1, 3, 4, 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)(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.

Historic District Design Guidelines, "New Construction"

- 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.

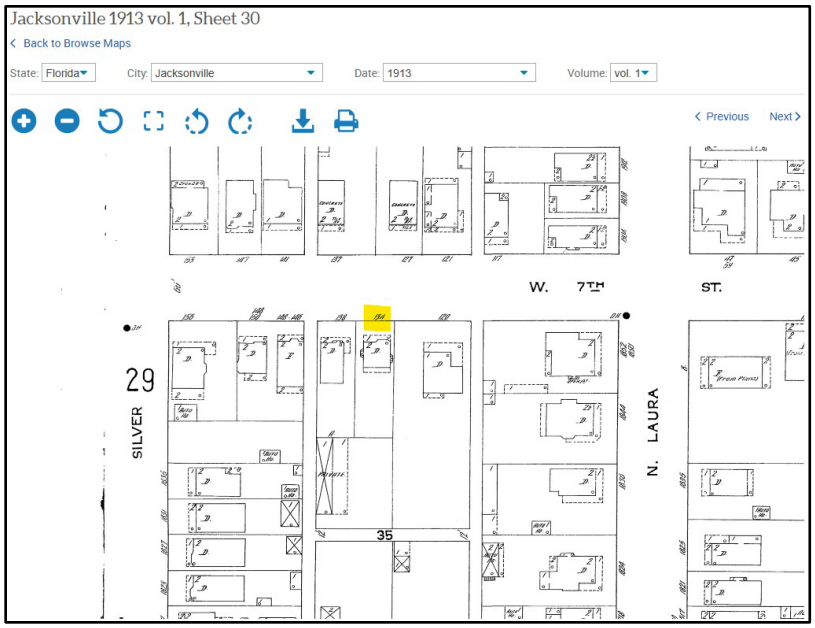
- Secretary of the Interior's Standards for Rehabilitation (9): New additions, exterior alterations, or related new construction shall not destroy historic materials that

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



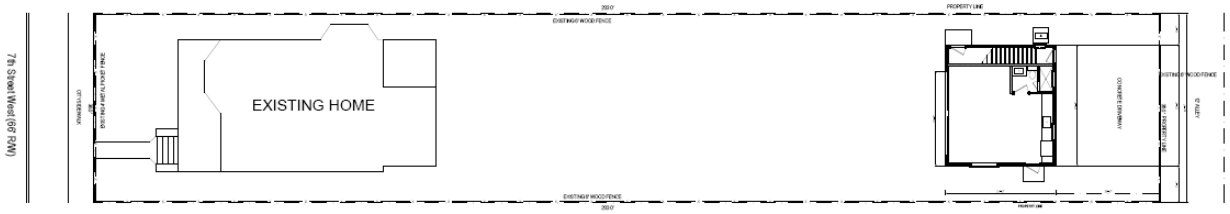
(Sanborn Map, Jacksonville 1913, Volume 1, Sheet 30)

PHOTO OF SIGN POSTED AT PROPERTY

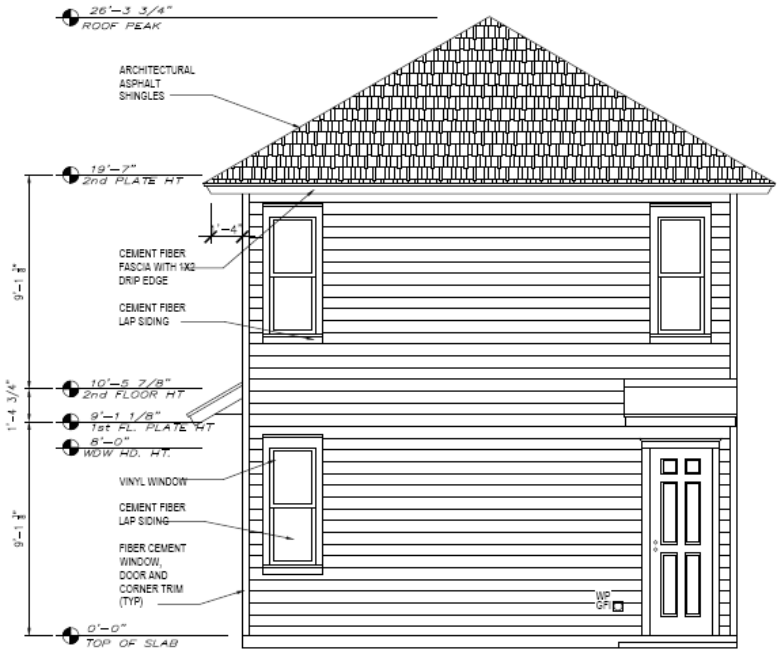




SITE PLAN SUBMITTED SEPTEMBER 22, 2025

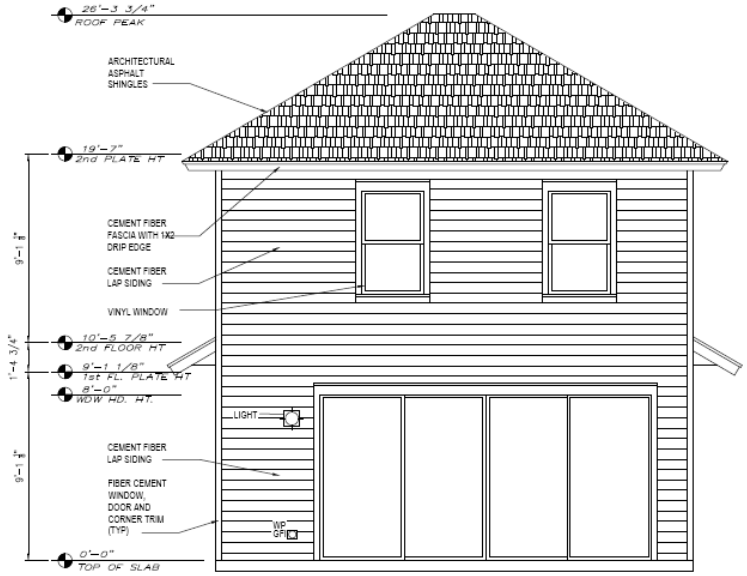


PROPOSED ELEVATIONS REVISED ON NOVEMBER 4, 2025

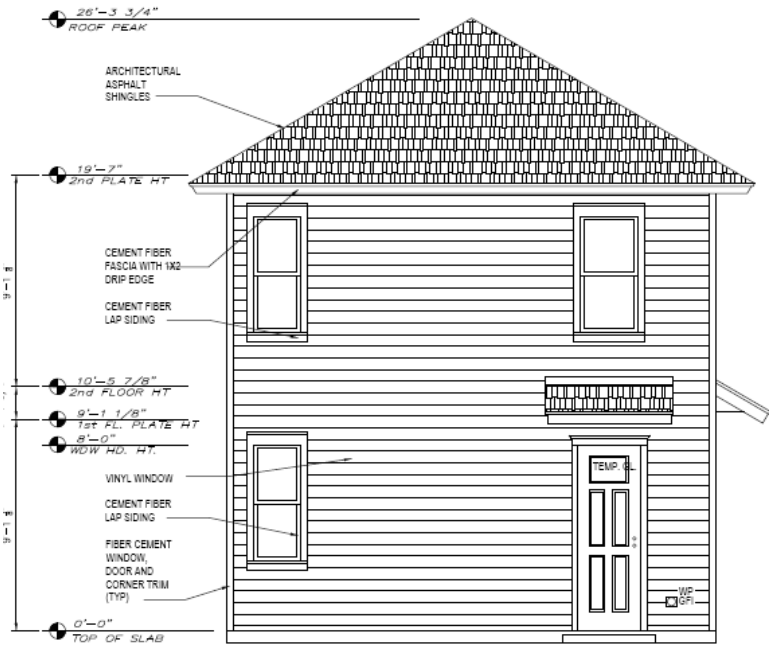


EAST ELEVATION

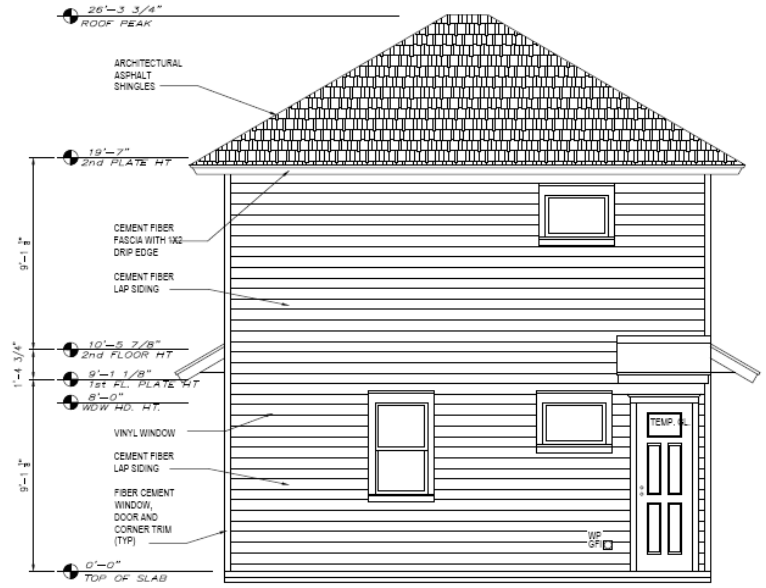
SCALE: 1/4" = 1'-0"



NORTH ELEVATION



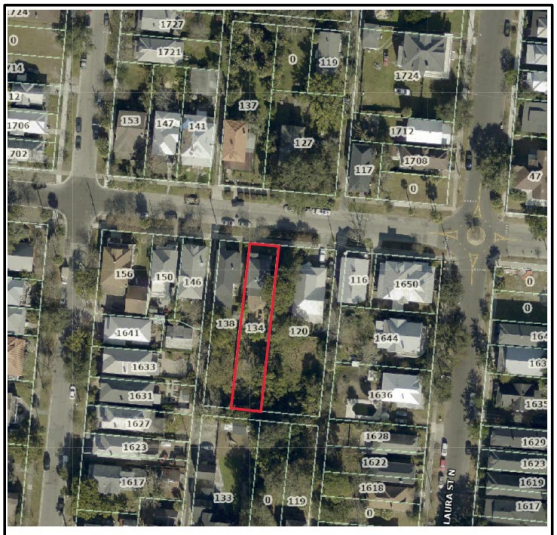
WEST ELEVATION



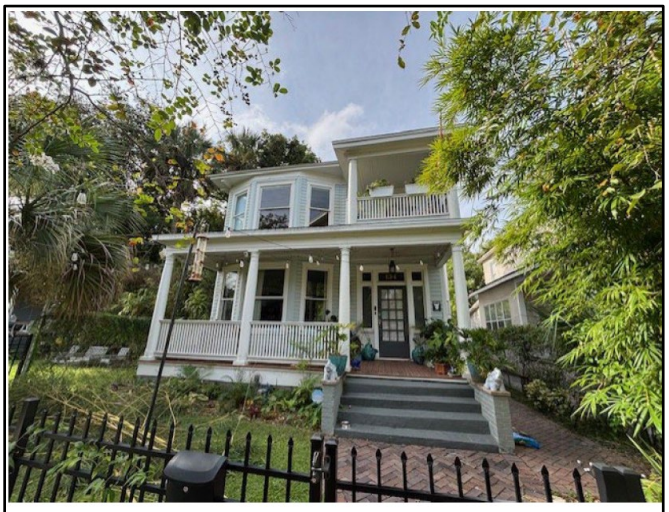
SOUTH ELEVATION

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

PHOTOS OF PROPERTY AND ALLEY



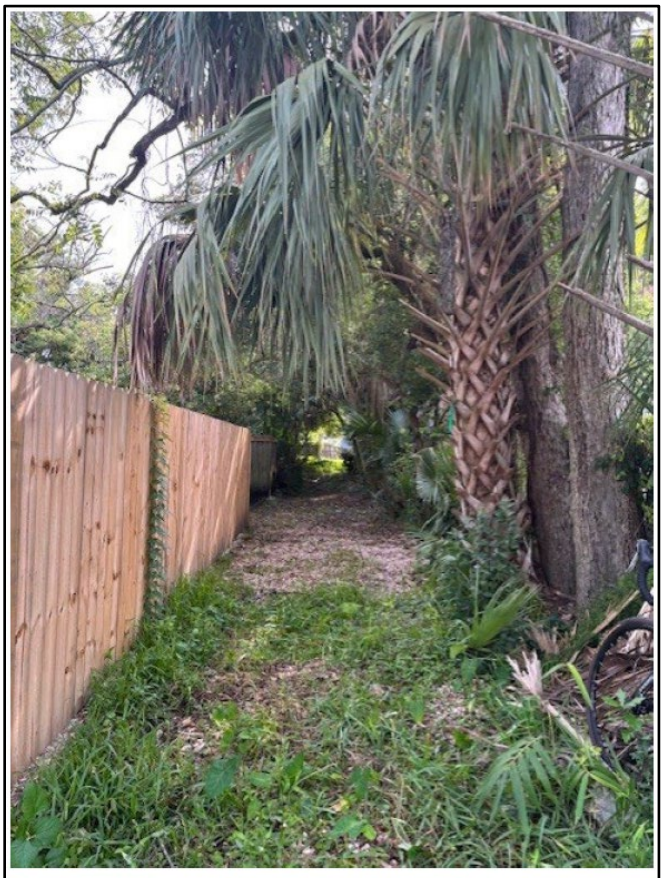
COA 25-32990 134 W 7TH ST
RE 071438-0005



Front of 134

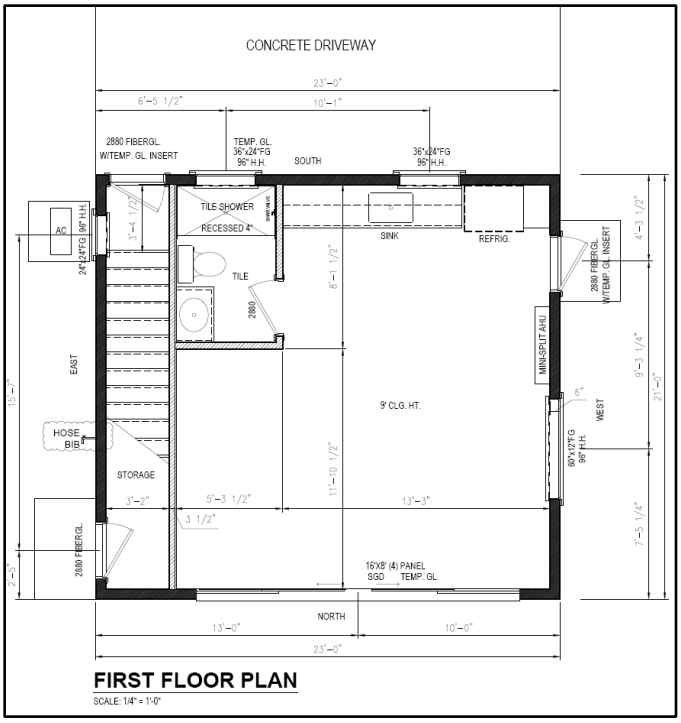


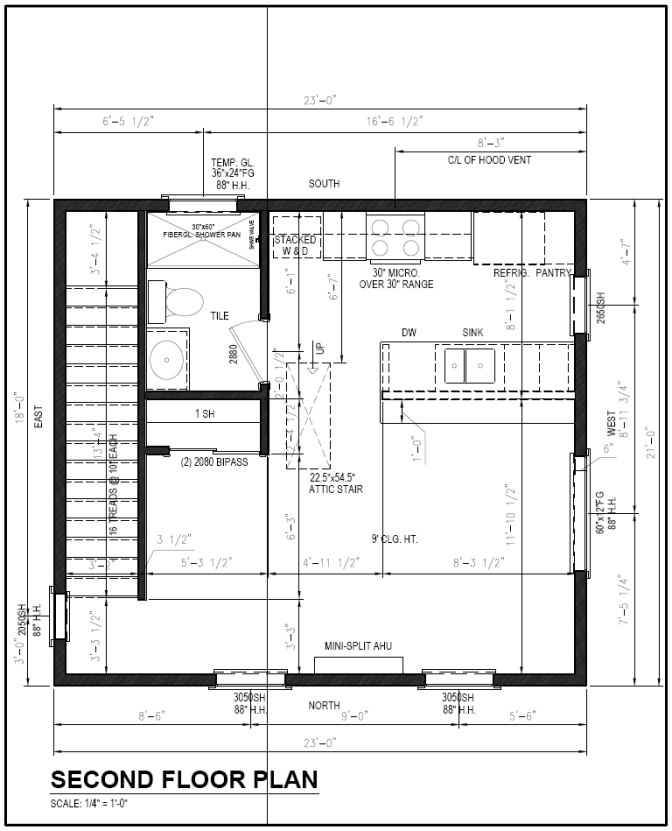
Rear of 134



Rear alley

FLOOR PLAN


CONCRETE DRIVEWAY
23'-0"
6'-5 1/2"
10'-1"
2880 FIBERGL. W/TEMP. GL. INSERT
TEMP. GL. 36"x24"FG 96" H.H.
SOUTH
36"x24"FG 96" H.H.
TILE SHOWER RECESSED 4"
SINK
REFRIG.
AC
24"x24"FG 96" H.H.
TILE
2880
EAST
MINI-SPLIT AHU
9' CLG. HT.
WEST
HOSE BIB
STORAGE
3'-2"
5'-3 1/2"
13'-3"
3 1/2"
2880 FIBERGL.
16'X8' (4) PANEL SGD
TEMP. GL.
NORTH
13'-0"
10'-0"
23'-0"
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"


23'-0"
6'-5 1/2"
16'-6 1/2"
8'-3"
C/L OF HOOD VENT
TEMP. GL. 36"x24"FG 88" H.H.
SOUTH
30"x60" FIBERGL. SHOWER PAN
STACKED W & D
30" MICRO. OVER 30" RANGE
REFRIG. PANTRY
TILE
2880
DW
SINK
UP
1 SH
(2) 2080 BIPASS
22.5"x54.5" ATTIC STAIR
16 TREADS @ 10"EACH
EAST
WEST
9' CLG. HT.
MINI-SPLIT AHU
3050SH 88" H.H.
NORTH
8'-6"
9'-0"
5'-6"
23'-0"
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

MATERIALS LIST

Standard Springfield Exterior Materials

All may not apply, depending on elevation and design of the house

- Fiber-cement materials:
  - lap, 6" Reveal, smooth texture
  - Shakes
  - Soffits (vented and unvented)
  - Porch beam wrap
  - Fascia
  - Smooth texture sheets (For porch ceilings)
  - Battens (For porch ceilings)
  - 5/4"x4" (For Corners)
  - Window/Door trim
    - 5/4"x4 side casing (5/4"x6" if between window sets)
    - 5/4"x6 head casing
    - 4/4"x3" cap
    - PVC crown (flush returns)
    - 4/4"x4" stool
    - 5/4"x4" apron
  - Column wrap
  - Column cap and toe
  - Column pedestal wrap (if not brick)
  - Band board, Frieze and other trim boards (Various widths of 5/4")
- Windows: Vinyl single hung
  - Welded flange, or box with stucco flange
- Exterior Doors: Smooth texture fiberglass doors with window insert (see plans)
- Roof: Architectural shingles
- Steps: Poured concrete or brick
- Porch foundation: painted stucco over block, or brick
- House and rear porch foundation painted block

Rev 1/30/2025

D. Previously Deferred Items to be Heard

Jacksonville
Historic Preservation
Commission

COA-25-32716

1417 Laura St N

October 22, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-32716

Address: 1417 Laura Street North, RE# 071046-0000

Location: East side of Laura Street North, between 4th Street West and 5th Street West

Owner: Richard Trendel
Kymata Investments, LLC
2440 Mayport Road, Suite 7
Jacksonville, FL 32233

Applicant: Richard Trendel
Petra Contracting, LLC
2440 Mayport Road, Suite 7
Jacksonville, FL 32233

Year Built: *c.* 1904 (Property Appraiser)

Designation: Springfield; Non-Contributing

Request: New Construction – Addition
Alterations – Window Replacement

Summary Scope of Work:

1. Restore front porch on the first-floor front elevation
2. Two-story addition along the rear elevation
3. Wholesale window replacement *(administrative)*
4. Installation of fencing *(administrative)*

Recommendation: **Approve with Conditions**

Conditions:

Porch Restoration and two-story addition along the rear elevation

1. Materials shall be substantially consistent with the elevation drawings dated **August 25, 2025**, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be as substantially shown on the site plan dated **August 25, 2025**.

3. Finished floor height shall be within 6 inches of the contributing structure located at **1437 Laura Street N (RE: 071050-0000)**, or as otherwise approved by the Historic Preservation Section.
4. 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.
5. Columns shall have caps and bases.
6. The foundation for the porch shall have a stucco or parge finish
7. The first-floor doors along the front and rear elevations shall align with the porch steps (not located behind the columns).
8. All windows on the structure shall have a two-over-two light pattern.
9. A minimum of five (5) full-sized windows with a two-over-two light pattern shall be installed along the first-floor and second-floor side (south) elevation.
10. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
11. 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.
12. 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.
13. The front door shall have clear glass without any decorative etching or frosted glass.
14. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
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 verifies compliance with all conditions of the COA final order.

Wholesale Window Replacement (Administrative)

16. 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.
17. All new windows shall fit the original openings both horizontally and vertically and be recessed four (4) inches within the opening (not flush with the wall or have permanent nailing fins).
18. The light pattern shall have exterior raised profiled muntins (true or simulated divided lights).
19. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
20. All new windows shall be wood, wood clad, wood blend, vinyl or cellular PVC.
21. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

Installation of Fencing

22. The location of the fencing and gate(s) shall be substantially consistent with the site plan dated **July 8, 2025**.
23. Fencing installation shall be consistent with the Fencing and Wall Guidelines.



PROJECT DESCRIPTION

COA-25-32716 seeks to alter the front and rear elevation of a two-story non-contributing structure. The scope of work includes re-opening the previously enclosed first-floor porch along the front elevation and constructing a two-story addition along the rear elevation. The majority of lots along this portion of the block contain structures with full-width porches on the first floor. As designed, the proposed full-width porch along the front elevation will consist of a shingled hip roof, 4x4 columns with decorative molding, and a CMU foundation with no finish. Meanwhile, the proposed 693 square-foot two-story addition will consist of a shingled gable roof with cementitious shake siding along the gable end, horizontal lap siding, a concrete foundation wall, and four-over-four windows.

The application also includes the installation of fencing and wholesale window replacement. Pursuant to the authority granted to Staff through the 2025 COA Matrix, these items can be approved administratively, subject to the conditions listed in the recommendation section of this report. Staff is also authorized to approve the restoration of an original feature (the first-floor porch) when historic documentation is available; however, Staff has no documentation illustrating the original aesthetic of the front porch. As such, the analysis in this report focuses on reconstruction of the front porch and the rear addition.

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:

- According to the 1913 Sanborn Maps, the subject property originally had two (2), detached, two-story single-family dwellings: 1417 Laura Street and 1415 Laura Street. The structures remained in this configuration until 1969 when 1416 Laura Street was demolished via permit M-6900110.000. That same year, a one-story masonry addition was constructed on the remaining structure via permit B-69-00104.000. Around the same time, the structure was converted from residential use to institutional use.
- The Historic Preservation Guidelines for the Springfield Historic District recognize that entrance porches are an important design element of historic residences in the Springfield Historic District. Serving as a transitional space between the exterior and the interior, and defining and protecting the primary entryway into the residence, front porches are the principal location for ornamentations and detailing such as piers, columns, rails and spindles, as well as brackets and other jig-sawn woodwork. The size, style, sense of openness and detailing are all important attributes of porches and should be preserved or properly restored based on physical or documentary evidence. Moreover, the Design Guidelines for the District reference Standards Two (2) and Nine (9) of the Secretary of the Interior's Standards for Rehabilitation:
    - Standard Two (2) refers to the historic character of a property being retained and preserved amid the removal of historic materials or features. The applicant's scope of work would bring the home closer to its original state and restore its architectural character—thereby achieving compatibility with the massing, size, scale and architectural features of adjacent properties, consistent with Sections 307.106(k)(1) and 307.106(l)(2 and 6).
    - Standard Nine (9) emphasizes that exterior alterations shall not destroy historic materials, is differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. Restoring the altered feature, as conditioned, reinstates the historical and architectural integrity of the original front porch.
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- 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 dated August 25, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility. For these reasons, the development is consistent with Sections 307.106(m)(3 and 6).

- As designed, the height and roof form of the proposed addition is compatible with the existing height and roof form of the primary structure. As such, the proposed work is consistent with Sections 307.106(k)(1) and 307.106(m)(1 and 4).
- The proposed elevations depict four-over-four light pattern windows with a header height characteristic of window designs in the Springfield Historic District. The majority of the windows are vertically oriented and of a traditional size. Based on Staff's conditions, the windows shall have a two-over-two light pattern, which is the historic light pattern for the structure. In order to achieve consistency with Section 307.106(m)(2), Staff recommends adding a minimum of five (5) full-sized windows with a two-over-two grid pattern along the first-floor and second-floor side (south) elevation. Currently, the proposed south elevation is devoid of any window openings, which is the antithesis of the Springfield Design Guidelines.
- The proposed design changes maintain the alignment of horizontal rhythms along the streetscape. As such, the proposed structure is compatible with the directional expression of surrounding structures and consistent with Section 307.106(m)(7).
- Consistent with Section 307.106(m)(8), the proposed design changes contain many architectural details that are in keeping with historic elements found throughout the Springfield Historic District. Such details include:
    - The Hardie board lap siding, a contemporary material used to replicate the finish and dimension of wood lap siding, which is common in Springfield;
    - Vertically-oriented windows spaced evenly throughout the structure; and
    - Tapered porch columns with caps and bases.
- The Design Guidelines for the District reference Standards Nine and Ten of the Secretary of the Interior's Standards for Rehabilitation. Standard Nine emphasizes that exterior alterations shall not destroy historic materials and are differentiated from the old while being compatible in massing, size, scale, and architectural features in order to preserve the historical integrity of the property and its immediate surroundings. Standard Ten refers to the nature of additions and if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. No significant historic fabric will be impacted since the proposed addition is located on the rear of the structure and can be removed at a later time without negatively impacting the historic structure as a whole. As such, the proposed scope of work is consistent with Sections 307.106(k)(1 and 2), the Historic District Design Guidelines, Section on "Additions" and "New Construction."

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

- Section 307.106(k) General Standards: 1, 2, and 4
- Section 307.106(m) Guidelines on Alterations: 2 and 6
- Section 307.106(m) Guidelines on New Construction: 1-4 and 6-8
- Historic District Design Guidelines, Section on "New Construction" and "Porches, Porte Cochere and Garages"

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)(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 shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 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.

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 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 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, "Porches, Porte Cochere and Garages," and "New Construction"

- 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 (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.*

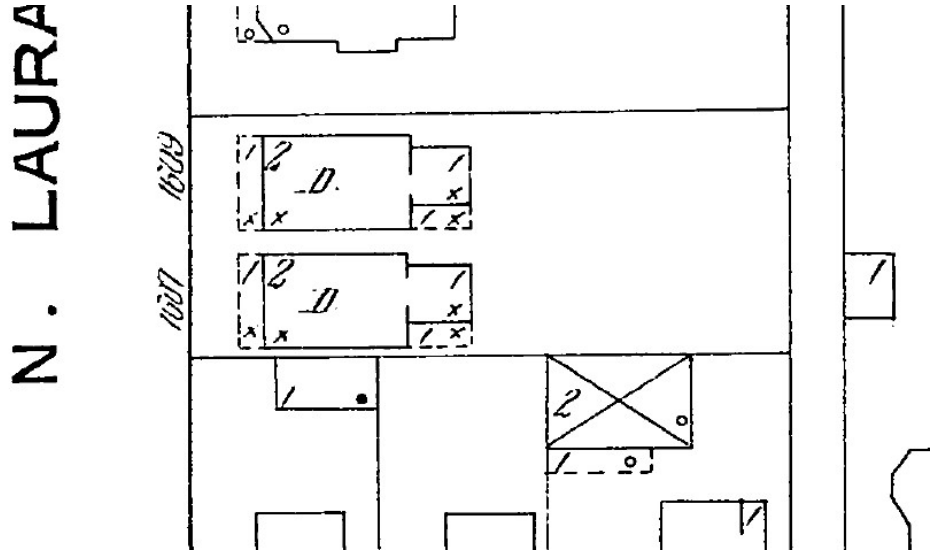
LOCATION MAP



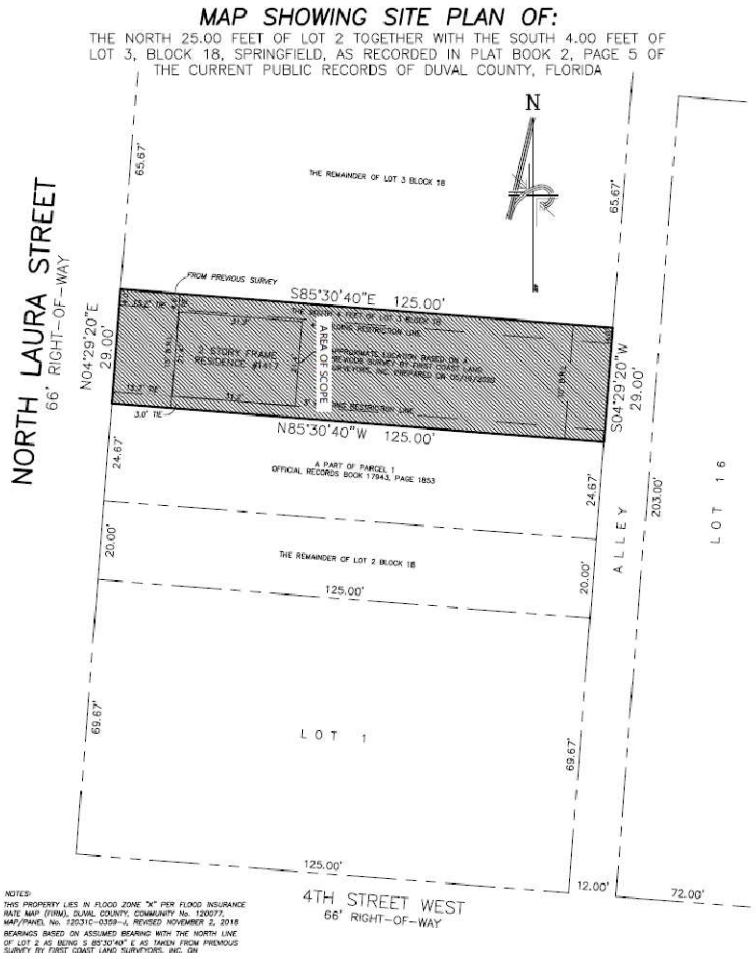
PICTURE OF PROPERTY WITH POSTED SIGN

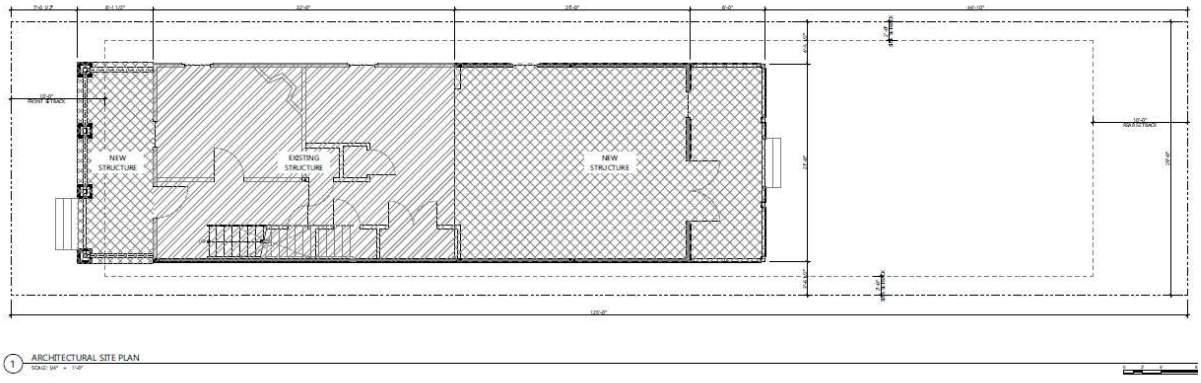


1913 SANBORN FIRE INSURANCE MAPS



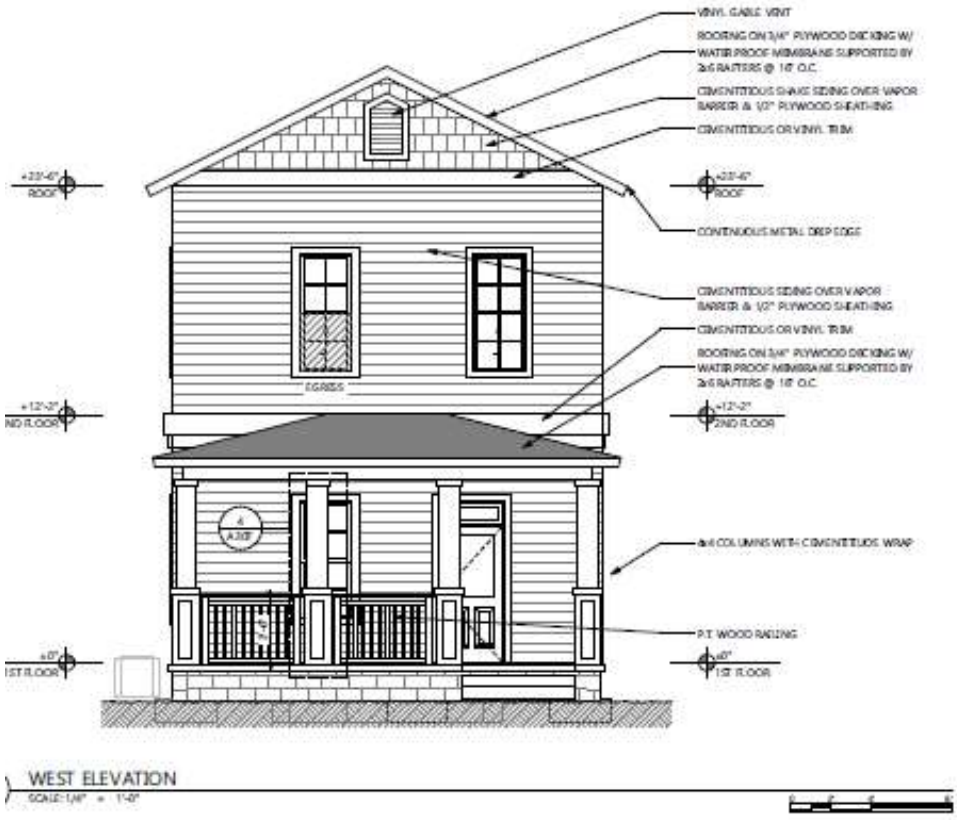
SITE PLANS DATED AUGUST 25, 2025

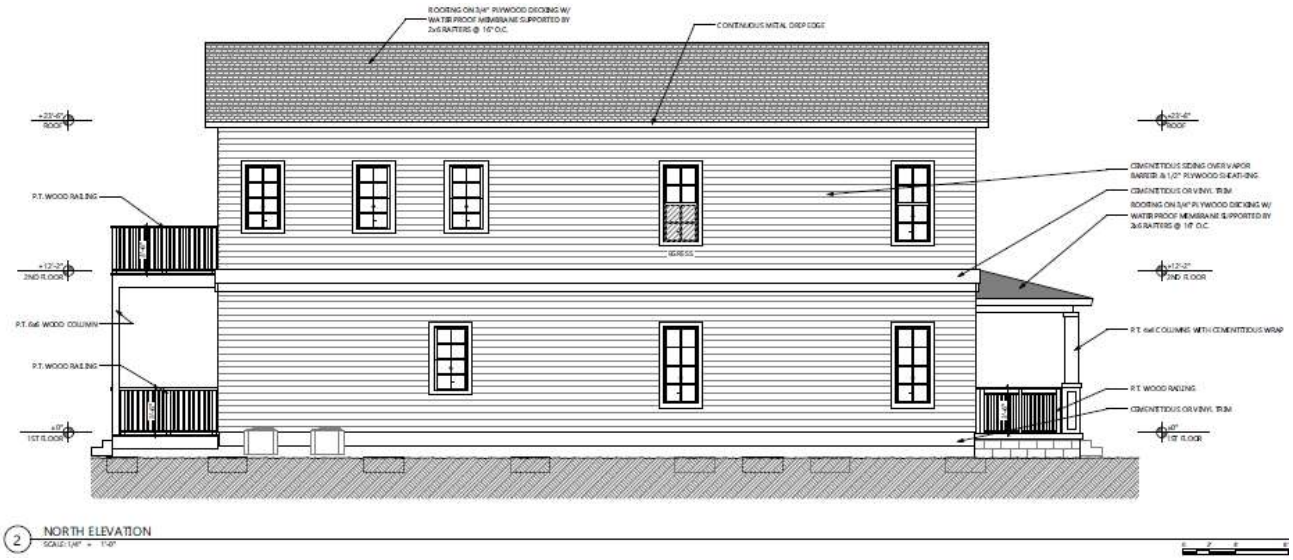




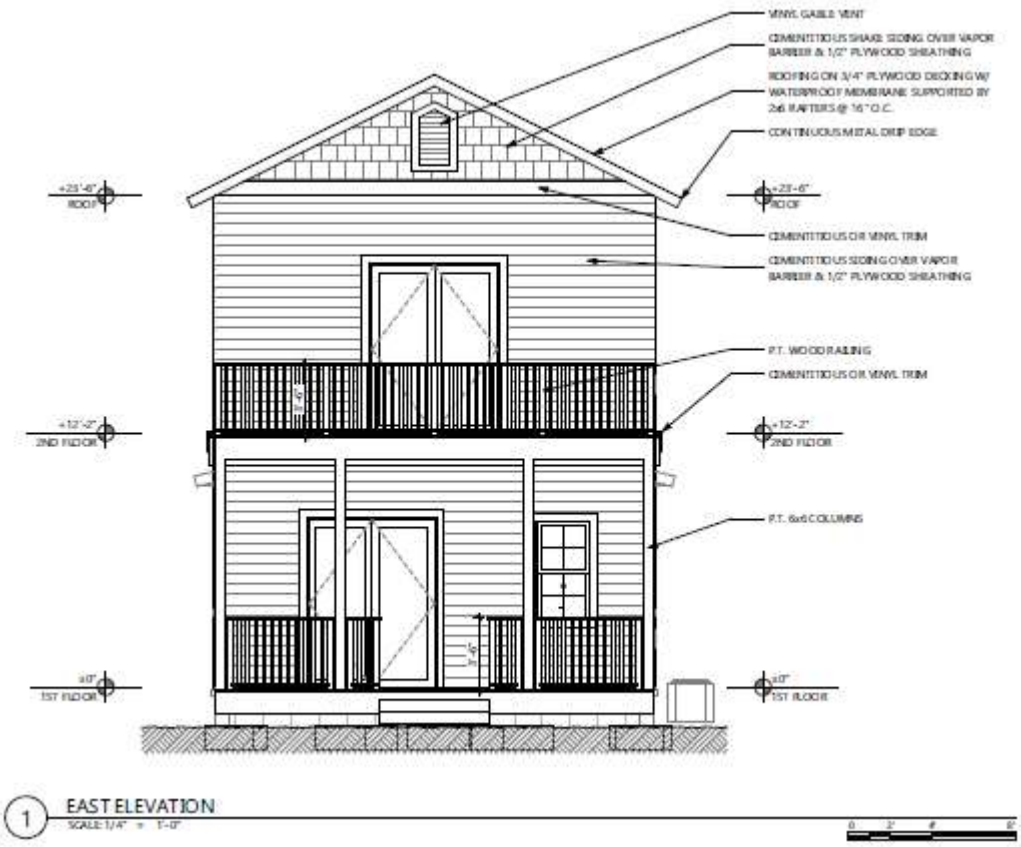
1 ARCHITECTURAL SITE PLAN

ELEVATION DRAWINGS DATED AUGUST 25, 2025

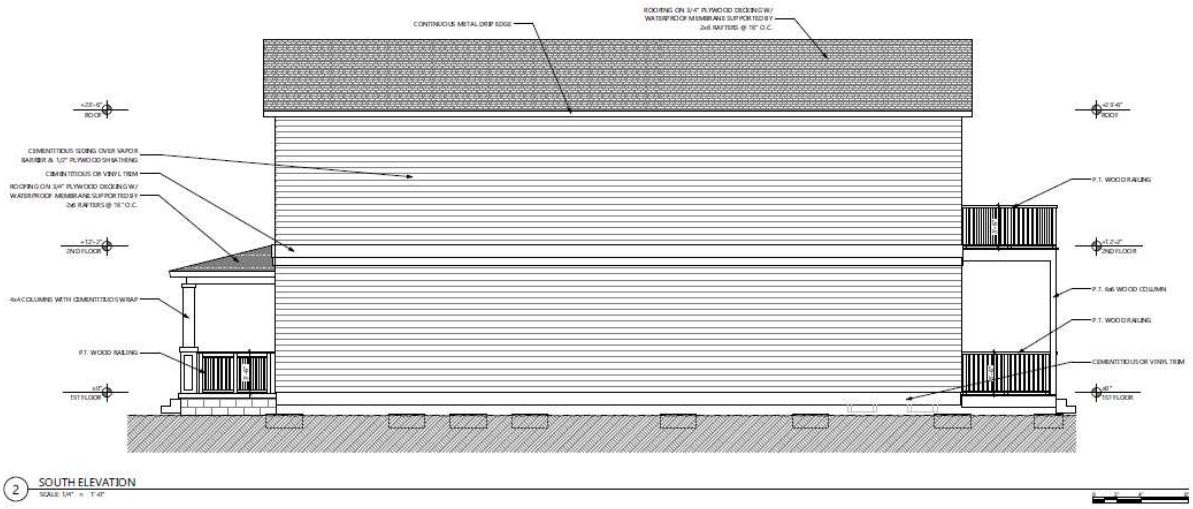




ELEVATION DRAWINGS DATED AUGUST 25, 2025 (CONTINUED)

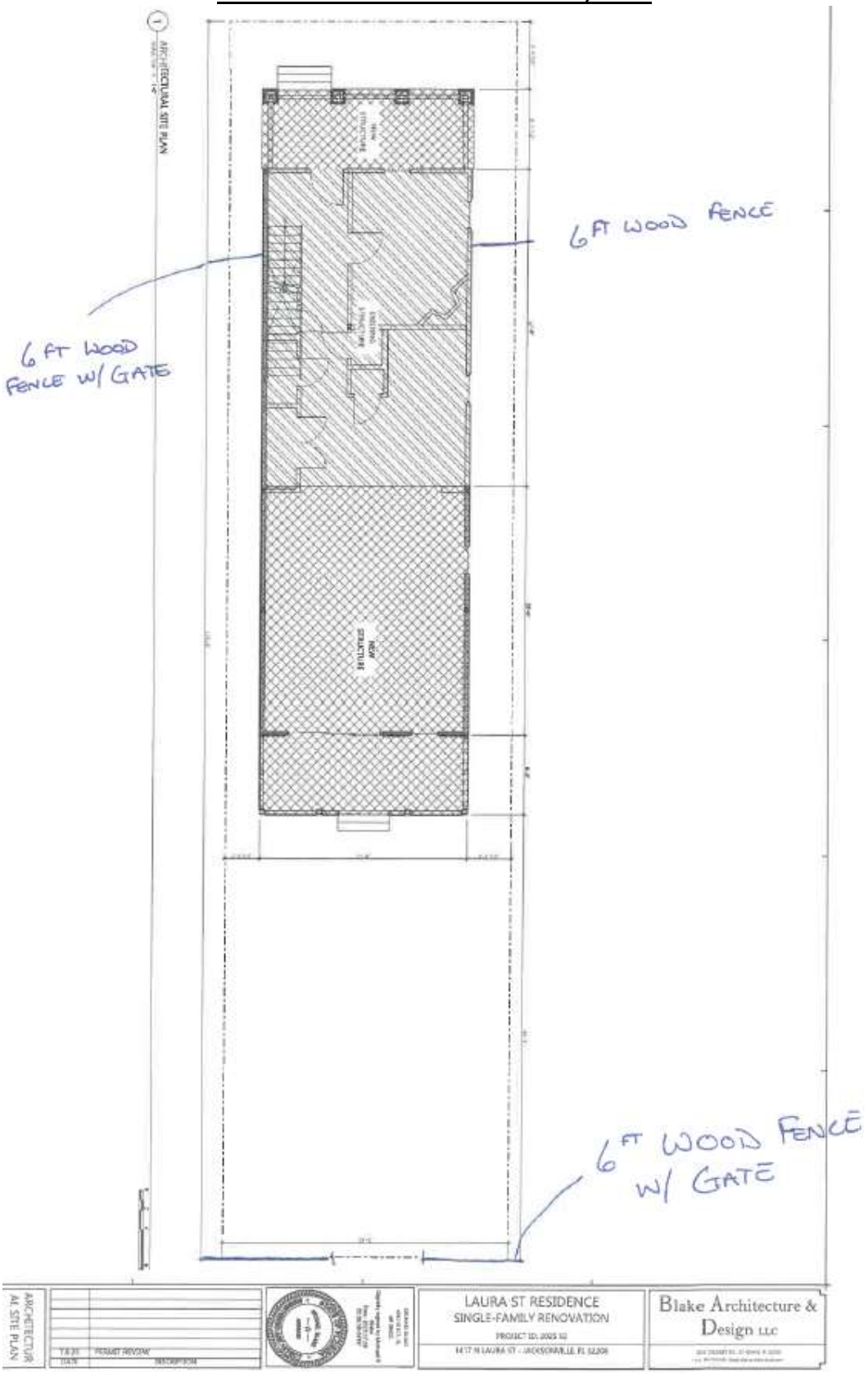


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

FENCING SITE PLAN DATED JULY 8, 2025



NEW

EXHIBITS

11/12/25

LAURA ST RESIDENCE
SINGLE-FAMILY RENOVATION
1417 N LAURA ST
FL, 32206

SHEET LIST		
ID	SHEET NAME	REV.
A300	COVER SHEET	
A301	SURVEY	
A302	ARCHITECTURAL SITE PLAN	
A303	FLOOR PLANS	
A304	ROOF PLAN & DETAILS	
A305	RCP'S	
A306	ELEVATIONS & DETAILS	
A307	ELEVATIONS & DETAILS	
A308	SECTION & WALL SECTIONS	
A309	DOORS & WNDOWS	
S1	STRUCTURAL NOTES	
S2	FOUNDATION PLAN & DETAILS	
S3	FRAMING PLANS	
E1	POWER PLANS	
P1	PLUMBING PLANS	
M1	HVAC PLANS	

APPLICABLE CODES:

THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FOUR VOLUMES OF THE FLORIDA BUILDING CODE, 2023 EDITION
1) VOLUME 1 - BUILDING, WHICH INCLUDES ENERGY, ACCESSIBILITY AND STATE AGENCY REGULATIONS.
2) VOLUME 2 - PLUMBING
3) VOLUME 3 - MECHANICAL AND FUEL GAS
4) VOLUME 4 - THE NATIONAL ELECTRICAL CODE (STANDARD NFPA 70-2020)
5) FLORIDA FIRE PREVENTION CODE 8TH EDITION, NFPA 1 FIRE CODE 2024 EDITION & NFPA 101 LIFE SAFETY CODE 2024 EDITION

BUILDING TYPE:

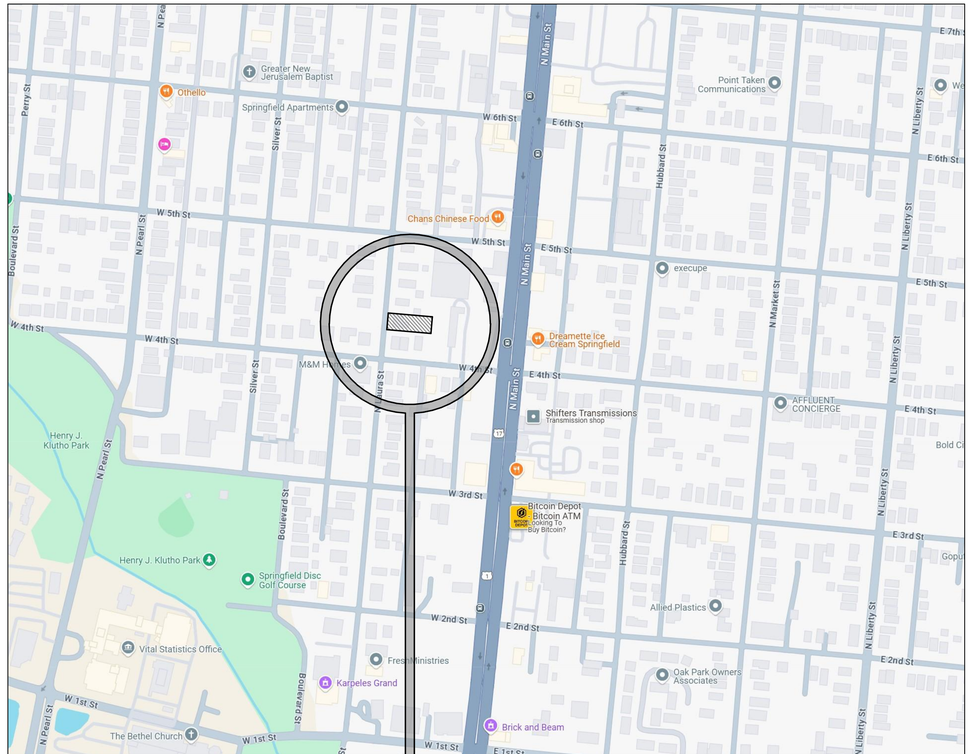
CONSTRUCTION TYPE: V UNPROTECTED
OCCUPANCY CLASS: R3

BUILDING DESCRIPTION:

THE PROJECT CONSISTS OF THE RENOVATION OF AN EXISTING 2-STORY RESIDENCE. THERE WILL BE NEW FLOOR, WALL, AND ROOF STRUCTURES ADDED TO THE EXISTING RESIDENCE. A NEW ADDITION WILL BE ADDED TO THE REAR ON BOTH FLOORS WITH 1ST & 2ND FLOOR PORCHES. THE NEW STRUCTURE SHAL BE CONCRETE SPREAD FOOTERS WITH 16" PEIR BLOCKS. THE 1ST FLOOR FRAMING SHALL BE WOOD JOISTS @ 16" O.C., 2ND FLOOR FRAMING SHALL BE WOOD JOISTS SUPPORTED BY LVL BEAMS, AND THE ROOF SHAL BE CONVENTIONAL FRAMING WITH RIDGE BEAM AND RAFTERS @ 16" O.C. EXTERIOR SHALL BE A MIX OF CEMENTITIOUS HORIZONTAL AND SHAKE SIDING.

GENERAL NOTES:

1) ALL PRODUCTS SELECTED BY CONTRACTOR MUST BE INCLUDED IN THE FLORIDA PRODUCT APPROVAL LIST (APPROVAL INFORMATION TO BE SUBMITTED UPON REQUREST BY CONTRACTOR) & MUST BE INSTALLED IN STRICT ACCORDANCE W/ MANUFACTURER'S REQUIREMENTS.
2) PRODUCTS THAT SHALL CONFORM TO NOTE NUMBER ONE INCLUDE (BUT NOT LIMITED TO) METAL STUDS, STEEL REBAR, EIFS FINIDSH, WOOD STUDS, METAL FLASHING, PEEL & STICK MOISTURE BARRIER, PAINT, VAPOR BARRIER, ARCHITECTURAL FOAM SHAPES, CAST IN PLACE CONCRETE, & DOORS.
3) CONTRACTOR IS TO SUBMIT SAMPLES OF ALL SELECTED PRODUCTS TO OWNER FOR APPROVAL.
4) CONTRACTOR IS TO CONTACT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPENCIES BETWEEN PLANS, SECTIONS, AND/OR DETAILS.
5) USE DURAROCK OR EQUAL AS UNDERLAYMENT FOR TILE OR BATHROOM FINISHES WHERE WATER SOURCE IS IN CLOSE PROXIMITY.



Blake Architecture & Design LLC
204 CALUMET DR - ST JOHNS, FL 32259
• Tel: 904.704.9439 • Email: blakearch@outlook.com •

LAURA ST RESIDENCE
SINGLE-FAMILY RENOVATION
PROJECT ID: 2025 02
1417 N LAURA ST - JACKSONVILLE, FL 32206

MICHAEL BLAKE
ARCHITECT, FL
AR 98432

DESCRIPTION	DATE
PERMIT REVIEW	8.25.25

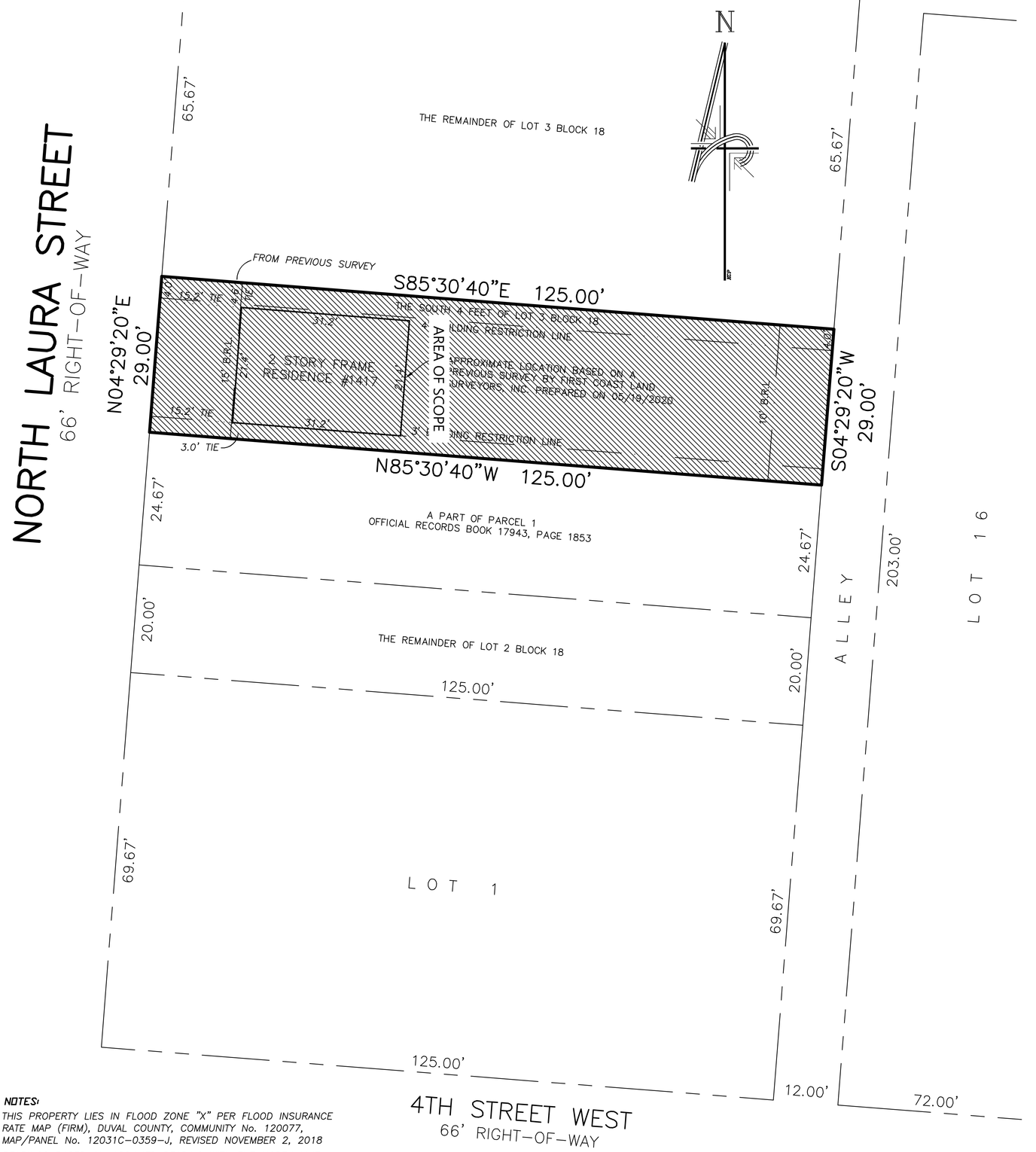
COVER SHEET

A300

1 SURVEY
SCALE: 1" = 10'

MAP SHOWING SITE PLAN OF:

THE NORTH 25.00 FEET OF LOT 2 TOGETHER WITH THE SOUTH 4.00 FEET OF LOT 3, BLOCK 18, SPRINGFIELD, AS RECORDED IN PLAT BOOK 2, PAGE 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA



NOTES:

THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0359-J, REVISED NOVEMBER 2, 2018

BEARINGS BASED ON ASSUMED BEARING WITH THE NORTH LINE OF LOT 2 AS BEING S 85°30'40" E AS TAKEN FROM PREVIOUS SURVEY BY FIRST COAST LAND SURVEYORS, INC. ON 05/19/2020.

BUILDING RESTRICTION LINES (B.R.L.) PROVIDED BY CLIENT

ALL LOTS SHOWN HEREON LIE WITHIN BLOCK 18

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

KYMATA INVESTMENTS, LLC
RICH TRENDEL

DURDEN
SURVEYING AND MAPPING, INC.
985 11TH AVENUE SOUTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX(904) 853-6825
DURDENSURVEYING@GMAIL.COM
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

FLORIDA REGISTERED SURVEYOR No. 4707
H. BRUCE DURDEN, Jr.

SURVEYOR'S NOTE:

THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

FIELD: AUGUST 23, 2024
CAD FILE NO. PTL-2 & 3, B-18.DWG
SCALE: 1" = 20'
WORK ORDER NUMBER: 24294

B-10490A

0 5 10 20

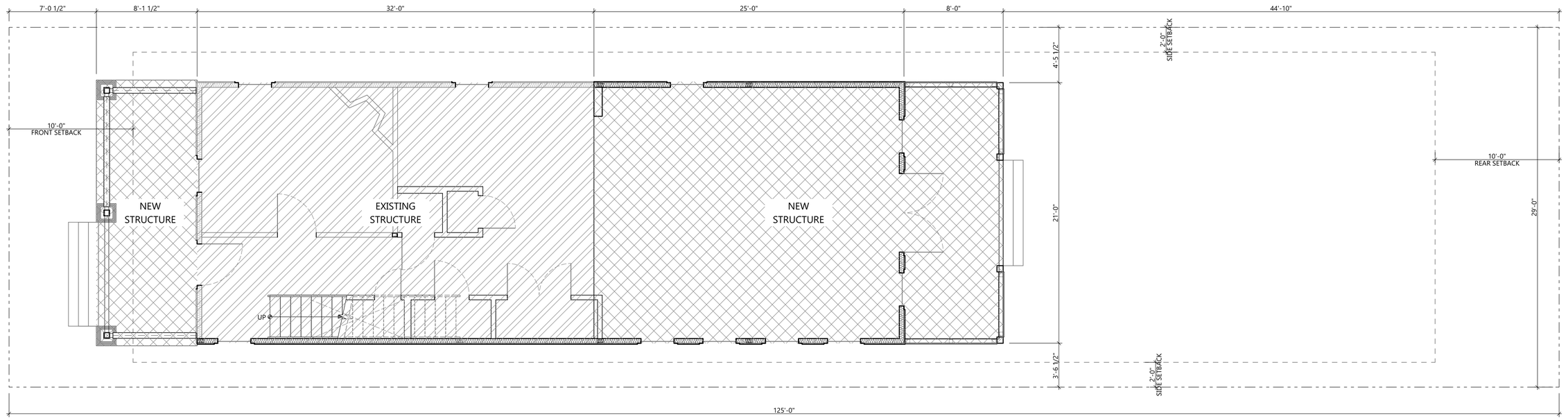
A301
SURVEY

DATE	DESCRIPTION
8.25.25	PERMIT REVIEW

MICHAEL BLAKE
ARCHITECT, FL
AR 98432

LAURA ST RESIDENCE
SINGLE-FAMILY RENOVATION
PROJECT ID: 2025 02
1417 N LAURA ST - JACKSONVILLE, FL 32206

Blake Architecture & Design LLC
204 CALUMET DR - ST JOHNS, FL 32259
• Tel: 904.704.9430 • Email: blakearch@outlook.com •



1 ARCHITECTURAL SITE PLAN

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

0 2' 4' 8'

Blake Architecture & Design LLC

204 CALUMET DR - ST JOHNS, FL 32259

• Tel: 904-704-9439 • Email: blakearch@outlook.com •

LAURA ST RESIDENCE
SINGLE-FAMILY RENOVATION

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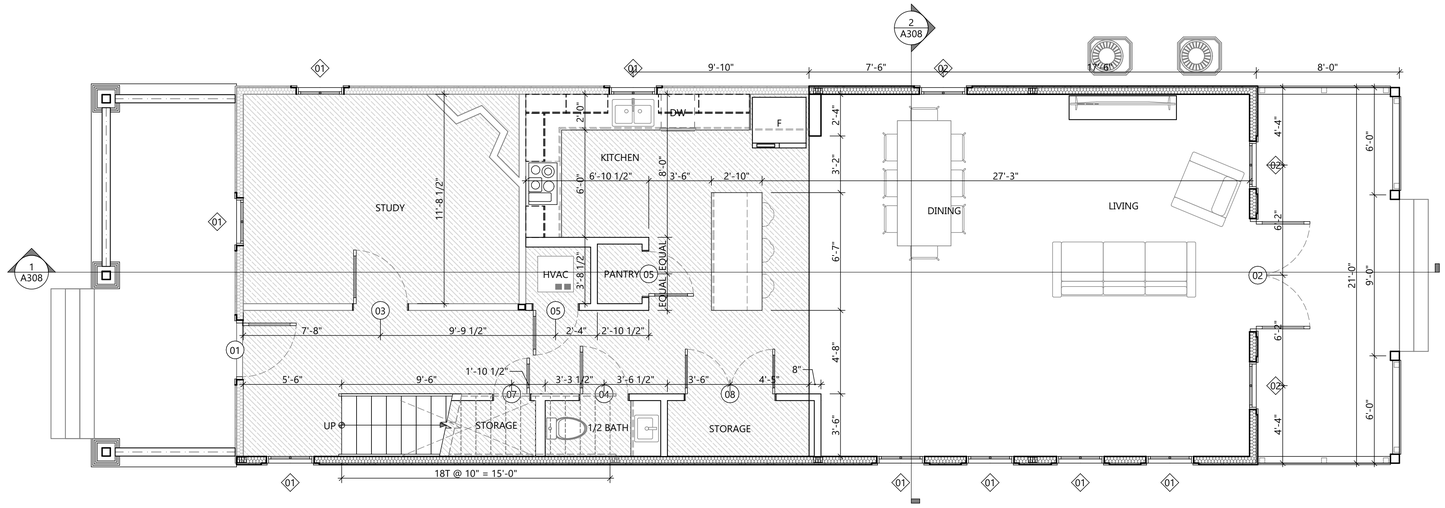
MICHAEL BLAKE
ARCHITECT, FL
AR 98432

DESCRIPTION	DATE
PERMIT REVIEW	8.25.25

ARCHITECTURAL SITE PLAN

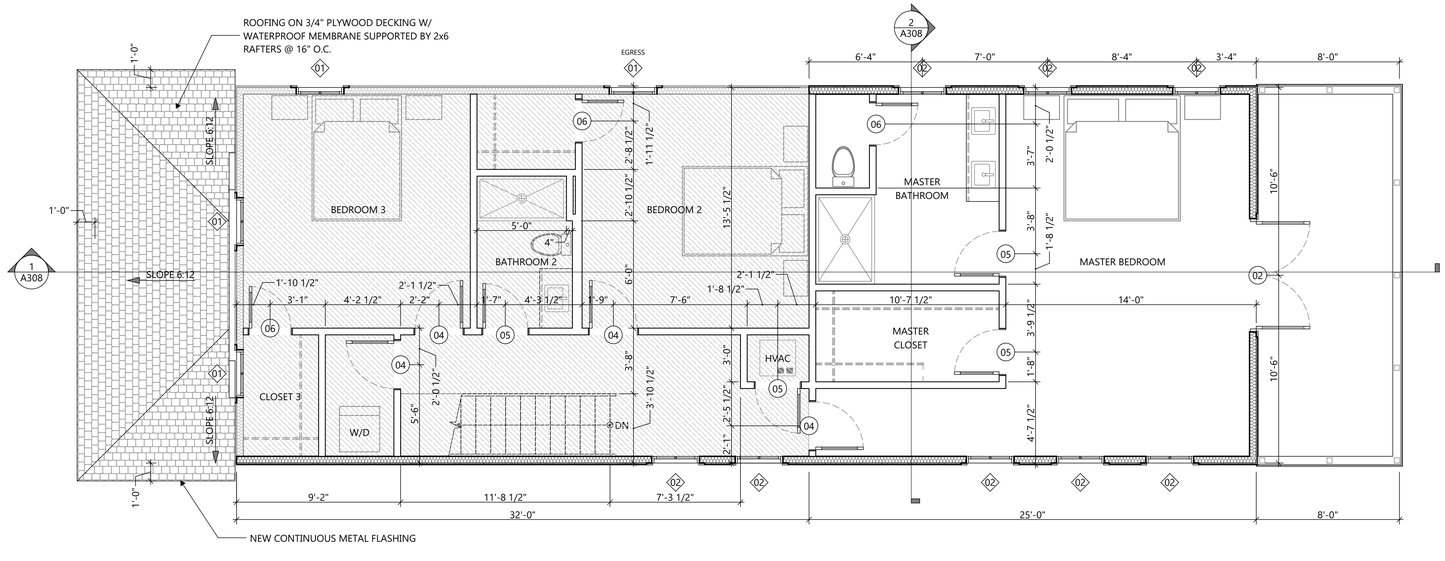
A302



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

NOTES:
1) ALL GLAZING IN BATHROOM SHOWER AREA TO BE SAFETY GLAZING IN ACCORDANCE WITH FBC R308.
2) PROVIDE FIREBLOCKING AT LOCATIONS AND METHODS IN ACCORDANCE WITH FBC R302.11.
3) PROVIDE DRAFTSTOPPING AT LOCATIONS AND METHODS IN ACCORDANCE WITH FBC R302.12.



2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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DESCRIPTION	DATE
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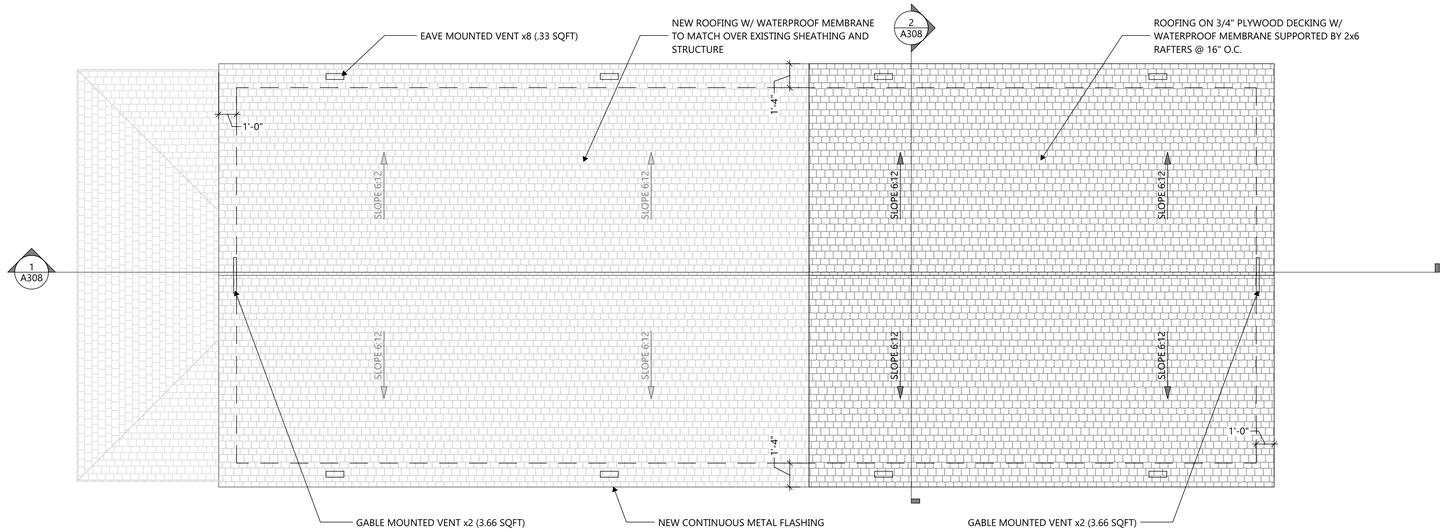
FLOOR PLANS

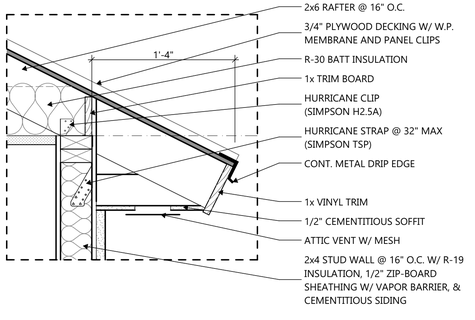
A303

ROOF VENTILATION		
ROOF AREA	REQUIRED VENT.	PROVIDED VENT.
1,397 SQFT	9.31 SQFT	.33x8 = 2.64 SQFT
		3.66x2 = 7.32 SQFT
		TOTAL = 9.96 SQFT



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

0 2' 4' 8'



2 TYPICAL EAVE DETAIL
SCALE: 1 1/2"= 1'-0"

0 6'' 12'' 18''

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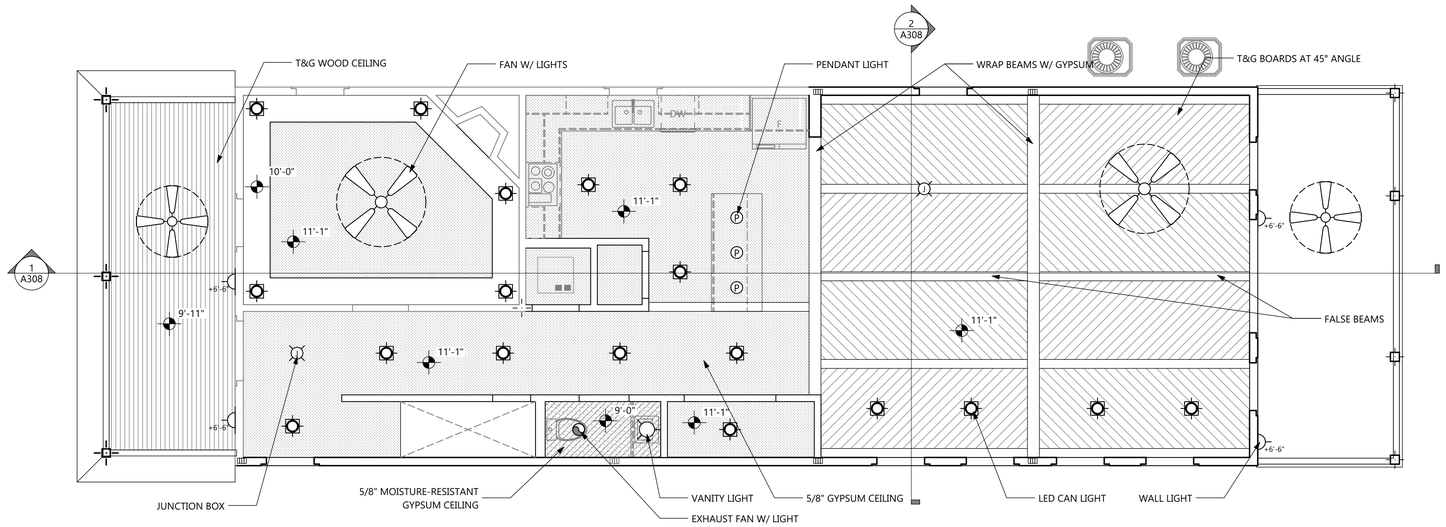
PERMIT REVIEW	8.25.25

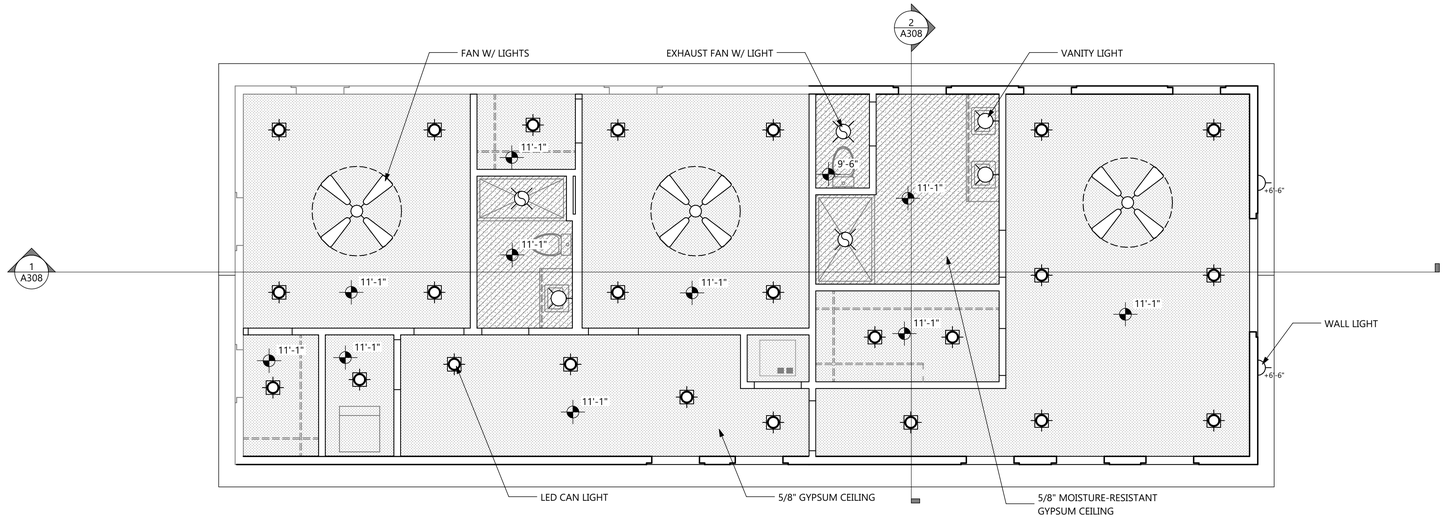
ROOF PLAN & DETAILS

A304



1 1ST FLOOR RCP
SCALE: 1/4" = 1'-0"

0 2" 4' 8'



2 2ND FLOOR RCP
SCALE: 1/4" = 1'-0"

0 2" 4' 8'

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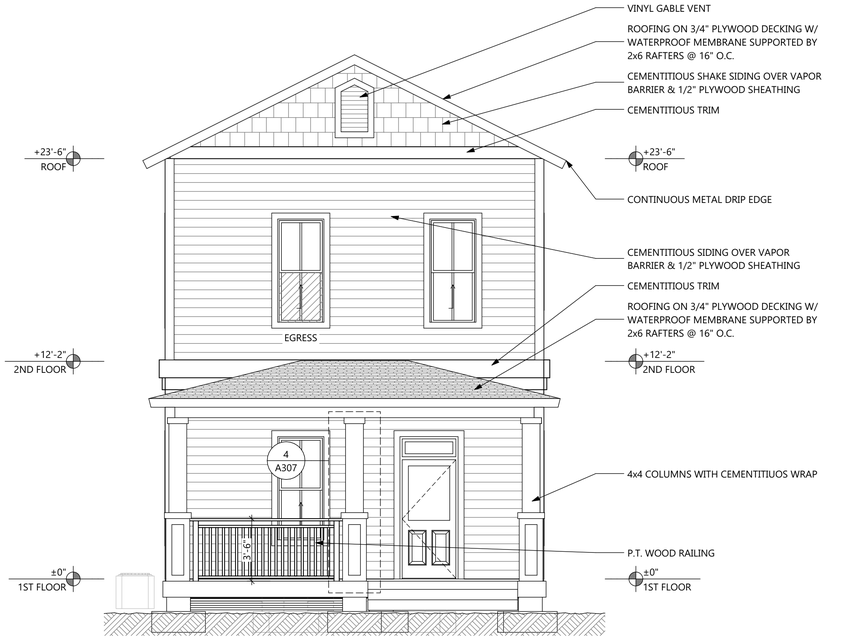
DESCRIPTION	DATE
PERMIT REVIEW	8.25.25

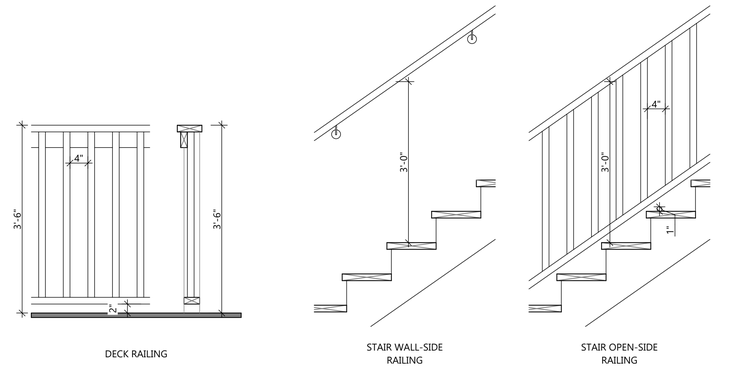
RCP'S

A305



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

0 2' 4' 8'



3 RAILING DETAIL
SCALE: 3/4" = 1'-0"

0 1' 2' 3'



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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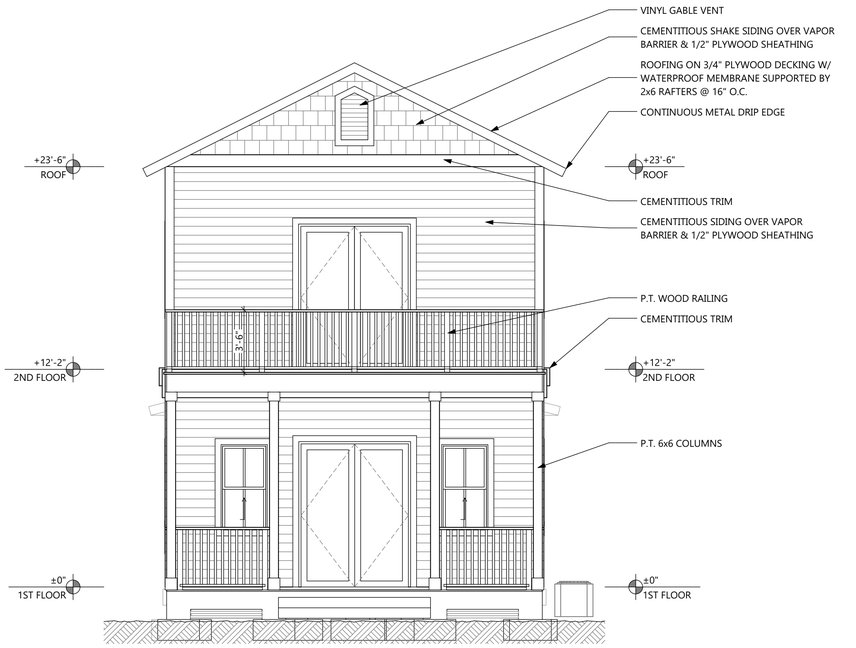
AR 98432

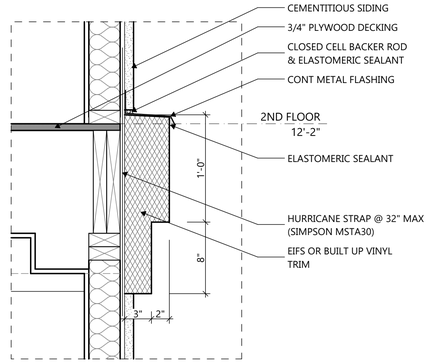
DESCRIPTION	DATE
PERMIT REVIEW	8.25.25

ELEVATIONS & DETAILS

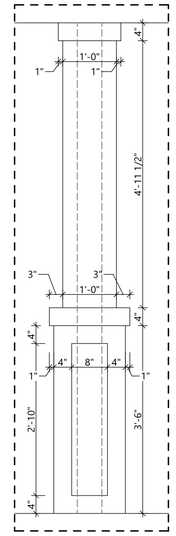
A306



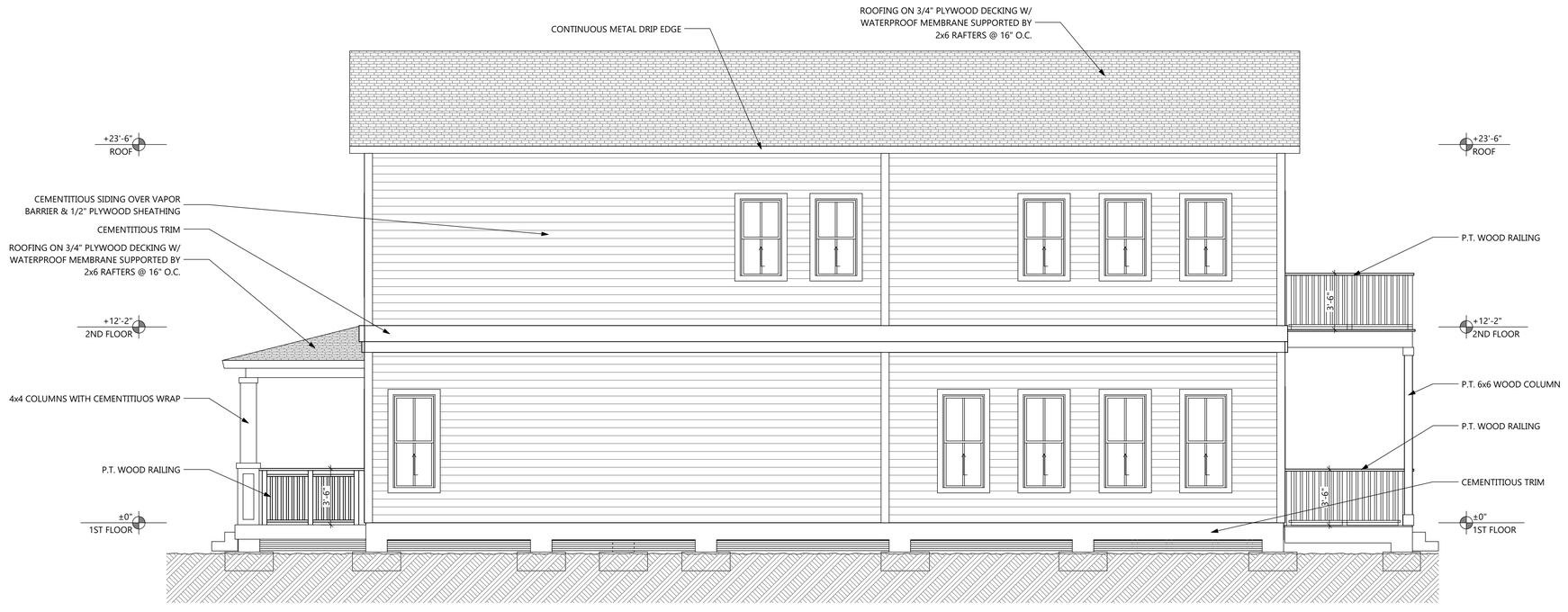
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 BAND FEATURE DETAIL
SCALE: 1 1/2"= 1'-0"



4 COLUMN DETAIL
SCALE: 3/4" 1'= 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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DESCRIPTION	DATE
PERMIT REVIEW	8.25.25

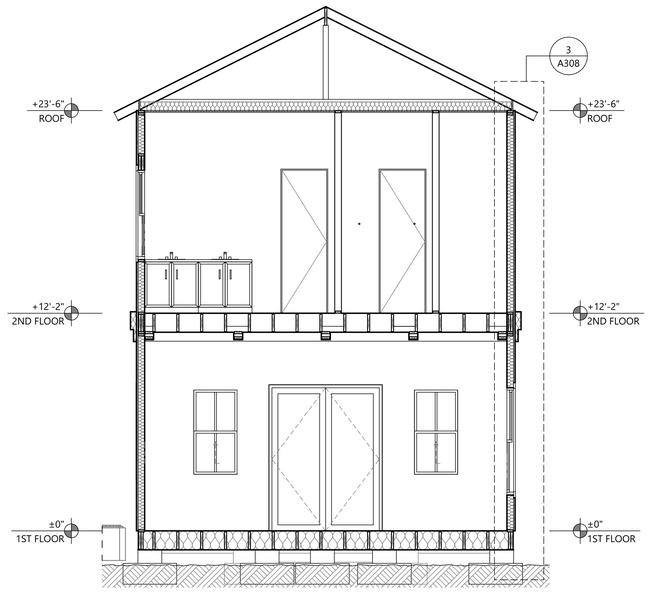
ELEVATIONS & DETAILS

A307



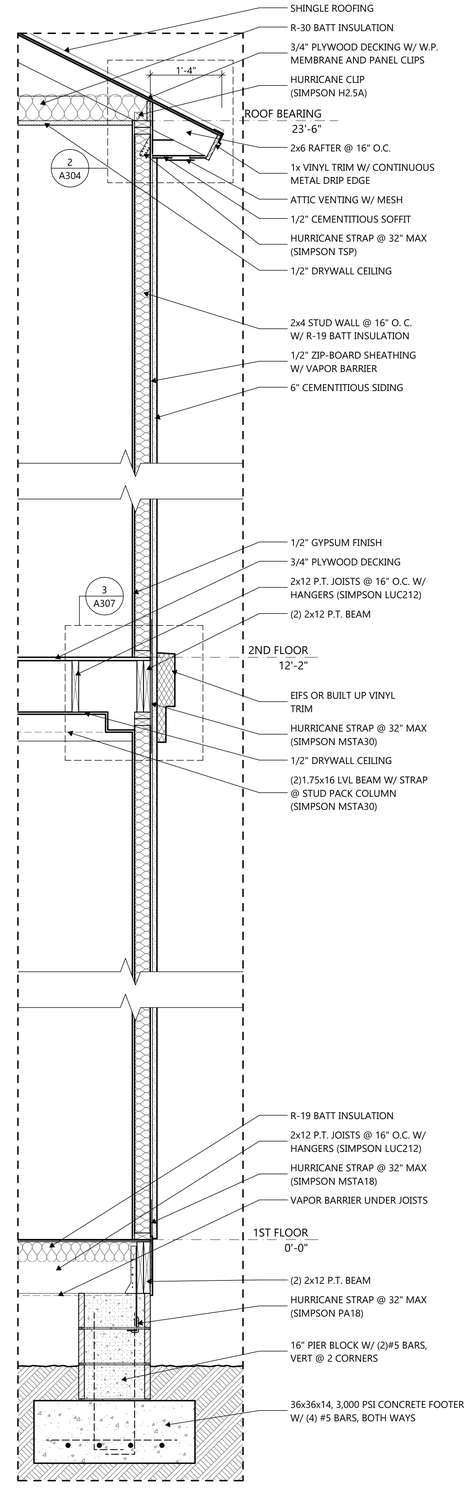
1 SECTION A
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



2 SECTION B
SCALE: 1/4" = 1'-0"

0 2' 4' 8'



3 TYP. WALL SECTION
SCALE: 3/4" = 1'-0"

0 1' 2' 3'

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DESCRIPTION	DATE
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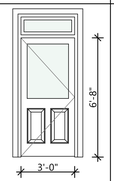
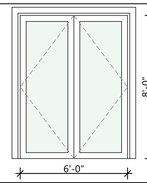
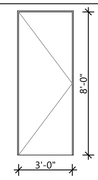
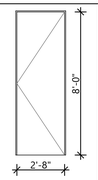
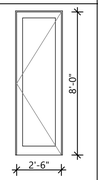
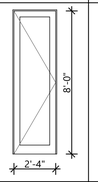
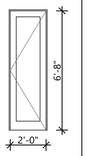
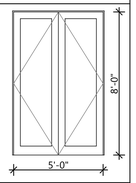
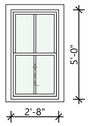
SECTION & WALL SECTIONS

A308

DOOR ELEVATIONS								
ID	01	02	03	04	05	06	07	08
ELEVATION								
COUNT	1	2	1	5	6	3	1	1
NOTES	ENTRY DOOR W/ TRANSOM	EXTERIOR DBL GLASS SWINGING DOOR	INTERIOR 1-PANEL SWINGING DOOR	INTERIOR 1-PANEL SWINGING DOOR	INTERIOR 1-PANEL SWINGING DOOR	INTERIOR 1-PANEL SWINGING DOOR	INTERIOR 1-PANEL SWINGING DOOR	INTERIOR DOUBLE 1-PANEL SWINGING DOOR

WINDOW ELEVATIONS		
ID	01	02
ELEVATION		
COUNT	12	11
NOTES	SINGLE HUNG W/ DECORATIVE GRID	SINGLE HUNG W/ DECORATIVE GRID

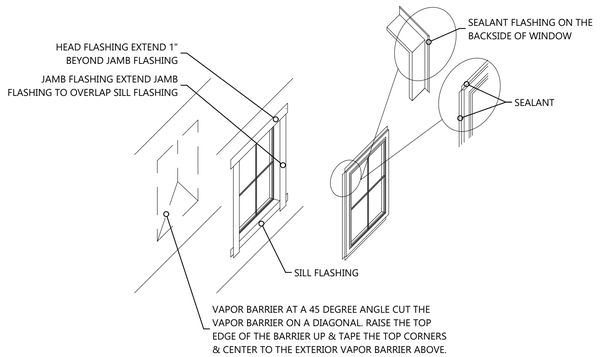
HURRICANE STRAPPING NOTE:
FOR DROP HEADER CONDITION USE SIMPSON MSTA24 STRAP FOR TOP PLATE TO CRIPPLE & SIMPSON LSTA18 FOR CRIPPLE TO HEADER

DOOR & WINDOW NOTES:
1) ALL DOORS TO BE SELECTED BY OWNER.
2) ALL DOORS TO BE INSTALLED IN STRICT ACCORDANCE W/ MANUFACTURER'S REQUIREMENTS.
3) ALL INTERIOR DOORS IN NON-LOAD BEARING WALLS TO HAVE DBL 2x4 HEADER & JAMBS.
4) ALL INTERIOR DOORS TO BE RESIDENTIAL GRADE, PRE-HUNG, WOOD FRAME DOORS.
5) ALL OPENINGS TO HAVE 6" MIN. OF PEEL & STICK WATERPROOFING AROUND EDGES.
6) FIELD VERIFY ALL OPENINGS.
7) GLAZING IN DOORS, WHETHER FIXED OR OPERABLE, SHALL BE TEMPERED.

HEADER SPAN TABLE		
OPENING	SILL PLATES	MIN FASTENER (EACH END)
0'-0" - 3'-6"	2-2x6 SYP #2	5-16D TOE NAILS
3'-7" - 4'-6"	2-2x8 SYP #2	5-16D TOE NAILS
4'-7" - 6'-0"	2-2x12 SYP #2	7-16D TOE NAILS
18'-0" GARAGE DOOR	2-1.75x14 OR 3-1.75x12 LVL	7-16D TOE NAILS

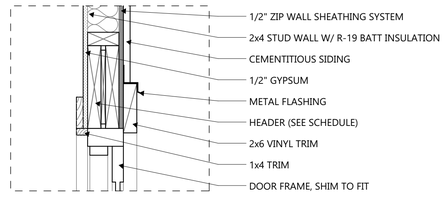
WINDOW SILL SCHEDULE		
OPENING	SILL PLATES	MIN FASTENER (EACH END)
0'-0" - 4'-4"	1-2x4 SYP #2	4-12D TOE NAILS
4'-5" - 6'-4"	2-2x4 SYP #2	4-12D TOE NAILS
6'-5" - 8'-4"	3-2x4 SYP #2	1-A35 + 3-12D TOE NAILS

KING & JACK STUD SCHEDULE		
OPENING	JACK	KING
0'-0" - 3'-6"	1	2
3'-7" - 8'-0"	1	2
8'-1" - 12'-0"	2	2
12'-1" - 18'-0"	3	2

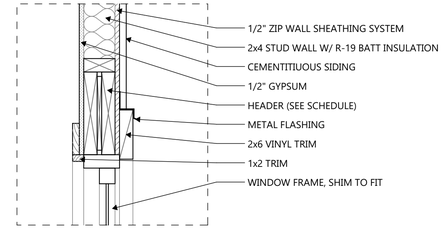


1) IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL WORKING TOWARDS THE TOP, INSTALL THE VAPOR BARRIER TO THE FACE OF THE SHEATHING.
2) APPLY SILL FLASHING.
3) APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4) APPLY BEAD OF SEALANT AT SIDE JAMBS EXTEND 8 1/2".
5) APPLY JAMB FLASHING.
6) APPLY BEAD OF SEALANTAT HEAD.
7) APPLY HEAD FLASHING.
8) REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING VAPOR BARRIER TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT.

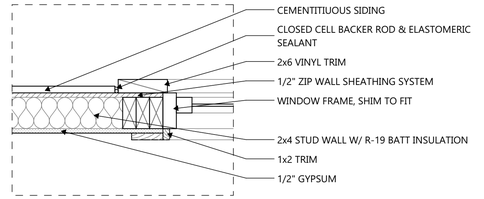
1 TYP. FLASHING DETAIL
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



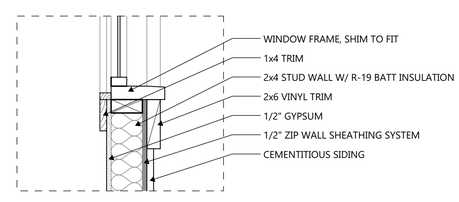
2 STUD - DOOR HEADER
SCALE: 1 1/2"= 1'-0"
0 6" 12" 18"



3 STUD - WINDOW HEADER
SCALE: 1 1/2"= 1'-0"
0 6" 12" 18"



4 STUD - WINDOW JAMB
SCALE: 1 1/2"= 1'-0"
0 6" 12" 18"



5 STUD - WINDOW SILL
SCALE: 1 1/2"= 1'-0"
0 6" 12" 18"

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AR 98432

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DOORS & WNDOWS

A309

FOUNDATION NOTES:

1) EARTH & EARTH FILL SUPPORTING SLABS ON GRADE IS ASSUMED TO HAVE A MIN. BEARING CAPACITY OF 2,000 PSF IN ACCORDANCE W/ FBCR TABLE R401.4.1 & SHALL BE FREE OF ORGANIC MATERIAL & COHESIVE SOILS. COMPACT THE FILL IN 12" LIFTS TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. IT IS THE OWNER'S OR CONTRACTOR'S RESPONSIBILITY TO CONFIRM THESE ASSUMPTIONS.
2) IF CONTRACTOR OR BUILDING OFFICIAL DETERMINES THAT THE SOIL IS NOT SUITABLE FOR 2,000 PSF BEARING CAPACITY, CONTACT E.O.R AS ADDITIONAL FOUNDATION WORK MAY BE REQUIRED.
3) ALL CONCRETE WORK SHALL BE IN ACCORDANCE W/ ACI 318-11 & ACI 301.
4) ALL CEMENT SHALL CONFORM TO ASTM C150.
5) ALL AGGREGATE SHALL CONFORM TO ASTM C33.
6) ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 40 AND SHALL CONFORM TO ACI 315.
7) WATER SHALL BE CLEAN AND FREE OF INJURIOUS AMOUNTS OF OIL, ACIDS, ALKALIS, SALTS, ORGANIC MATTER OF OTHER SUBSTANCES THAT ARE DELETERIOUS TO CONCRETE OR STEEL REINFORCEMENT.
8) FOOTINGS MAY BEAR UPON UNDISTRUBED SOIL OR STRUCTURAL FILL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM (ASTM D1557) FOR A DEPTH OF AT LEAST 2'-0" BELOW BOTTOM OF FOOTING.
9) MINIMUM CONCRETE COVERING FOR REINFORCEMENT SHALL BE:
3" - CONCRETE CAST AGAINST & PERMANENTELY EXPOSED TO EARTH
2" - CONCRETE EXPOSED TO EARTH OR WEATHER
1 1/2"- CONCRETE NOT EXPOSED TO EARTH OR WEATHER
10) ALL CONTINUOUS REINFORCING STEEL SHALL BE LAP-SPLICED W/ THE FOLLOWING MIN LENGTHS:
#4 BARS - 21" MIN
#5 BARS - 26" MIN
#6 BARS - 32" MIN
11) REINFORCEMENT IN FOOTINGS SHALL BE BENT AROUND CORNERS OR SHALL USE CORNER BARS.
12) 24" LONG, #4 BAR IS RECOMMENDED TO BE INSTALLED AT ALL RE-ENTRANT CORNERS.

WOOD FRAMING NOTES:

1) ALL WOOD TO BE SPF #2.
2) ALL WOOD FRAMING HAS BEEN DESIGNED IN ACCORDANCE WITH "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION," 2012 EDITION.
3) SOUTHERN YELLOW PINE MEMBER DESIGN INCORPORATES DESIGN VALUES FOR ALL SIZES AND GRADES OF VISUALLY GRADED SOUTHERN YELLOW PINE DIMENSION LUMBER PER "SUPPLEMENT NO. 13 TO THE 2002 STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER," PUBLISHED BY THE SOUTHERN PINE INSPECTION BUREAU (SPIB).
4) ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE TREATED WITH AN APPROPRIATE PRESERVATIVE SUITABLE FOR THE EXPOSURE CONDITIONS.
5) IF ACQ TREATMENT IS USED ON ANY WOOD MEMBER, THEN ALL NAILING SHALL REQUIRE HOT-DIPPED GALVANIZED NAILS MEETING ASTM A153, CLASS C, OR ASTM B695, CLASS 50. IF BORATE TREATMENT IS USED THEN GALVANIZING IS NOT REQUIRED.
6) PREFABRICATED WOOD TRUSSES SHALL COMPLY WITH NDS AND "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (TPI 1-07)."
7) ALL TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER'S REGISTERED ENGINEER.
8) THE TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND DESIGN NOTES WITH A REGISTERED ENGINEER'S SEAL FOR APPROVAL. DESIGN NOTES SHALL INCLUDE THE RATED LOAD CAPACITY OF THE TRUSS TO TRUSS CONNECTORS, AND THE MANUFACTURER'S LICENSE TO FABRICATE TRUSSES UTILIZING THE CONNECTOR SYSTEM PROPOSED. THE CONTRACTOR SHALL APPROVE FABRICATION AND INSTALLATION DRAWINGS SHOWING SIZE, SHAPE AND LAYOUT.
9) JOBSITE HANDLING AND ERECTION, INCLUDING TEMPORARY BRACING, DURING INSTALLATION OF TRUSSES SHALL COMPLY WITH TPI WTCA BCSI 1.
10) ALL PREFABRICATED WOOD TRUSSES SUBJECTED TO UPLIFT CONDITIONS SHALL BE SECURELY FASTENED TO THEIR SUPPORTING WALLS OR BEAMS WITH METAL CONNECTORS AS NOTED IN THE TRUSS CONNECTION SCHEDULE.
11) ALL GABLE ENDS SHALL BE BALLOON FRAMED OR BRACED IN ACCORDANCE WITH THE APPLICABLE DETAIL AS SHOWN IN THE DRAWINGS.
12) ROOF AND WALL SHEATHING NAILING PATTERNS TO BE 8D COMMON NAILS @ 6" ON THE EDGE AND 12" IN THE FIELD. SHEAR WALL SHEATHING SHALL BE 8D COMMON NAILS @ 3" O.C. ON THE EDGE AND 6" IN THE FIELD. STUCCO & OTHER EXTERIOR FINISHES SHALL BE INSTALLED PER MFG RECOMMENDATIONS AND PRODUCT APROVAL NUMBER.
13) SHEATH WALLS CONTINUOUS TO 2ND FLOOR TOP PLATE PER TYPICAL WALL SECTIONS.
14) PLANK-ORIENTED HEADER NOTES:
A) FASTEN PLANK ORIENTED HEADER TO JACK/KING GROUP W/ A35, EACH SIDE OF OPENING.
B) FASTEN PLANK ORIENTED HEADER TO JACK/KING GROUP W/ HORIZONTAL HTS16 STRAP, EACH SIDE OF OPENING.
15) ENGINEERED LUMBER (LVL, PARALLAM OR LSL) SHALL MEET THE FOLLOWING MINIMUM MATERIAL SPECIFICATIONS:

LVL OR PARALLAM	LSL
E=2,000,000 PSI	E=1,550,000 PSI
FB=2,600 PSI	FB=2,325 PSI
FC =750 PSI	FC =900 PSI
FV=285 PSI	FV=310 PSI

16) FASTEN PLIES OF 1 3/4" WIDE ENGINEERED LUMBER ACCORDING TO 1/S001.
17) OVERFRAMING NOTES:
A) ALL RAFTERS TO BE MIN 2x6, #2 SYP @ 24" O.C. MAX
B) ALL SLEEPERS TO BE PLANK-ORIENTED 2x8, #2 SYP MIN.
C) FASTEN SLEEPERS TO EACH TRUSS/RAFTER W/ 3-16d COMMONS MIN.
D) EACH RAFTER TO SLEEPER W/ SIMPSON H3 UPLIFT CONNECTOR
E) ALL RIDGE BOARDS TO BE 2x8, #2 SYP MIN.
F) FASTEN 2x6, #2 SYP COLLAR TIES FROM RAFTER TO RAFTER WHERE APPLICABLE W/ 5-10d COMMONS MIN.
18) DRAFT STOPPING AT FLOOR TRUSSES TO BE PROVIDED BY BUILDER IN ACCORDANCE W/ FBCR 302.12.

DESIGN CRITERIA	
WIND SPEED	125 MPH (NON IMPACT)
EXPOSURE CATEGORY	B - ENCLOSED
BLDG RISK CATEGORY	II

COMPONENTS & CLADDING DESIGN PRESSURES

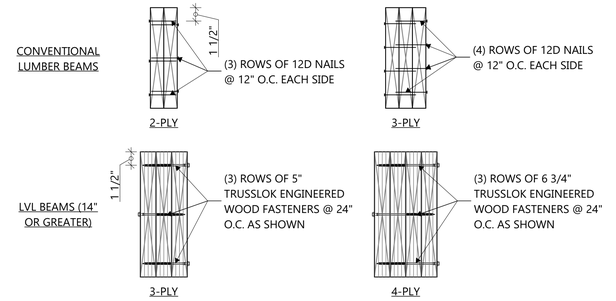
TRIBUTARY AREA (SF)	INTERIOR ZONE (PSF)	EDGE STRIP (PSF) 'a' = 3'-0"	TYPICAL +
10	-18.3	-22.6	+16.9
50	-16.5	-19.0	+16.0
100	-16.0	-17.5	+16.0

COMPONENTS & CLADDING WALL ELEMENTS SHALL BE DESIGNED FOR BOTH POSITIVE AND NEGATIVE PRESSURES SHOWN IN TABLE ABOVE. (ALLOWABLE STRESS DESIGN)

•LINEAR INTERPOLATION IS PERMISSABLE.
•PLUS = PRESSURE AND MINUS = SUCTION.
•THE DISTANCE 'a' FROM OUTSIDE CORNERS OF BUILDING SHALL BE DESIGNED FOR EDGE STRIP PRESSURES.
•DESIGN OF WINDOWS/DOORS FASTENING TO THE WALL FRAMING IS THE RESPONSIBILITY OF THE WINDOW/DOOR MANUF./SUPPLIER & SHALL MEET THE ABOVE NOTED PRESURES.

RAFTER SPAN SCHEDULE				
O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	14'-5"	18'-3"	21'-8"	25'-6"
16"	12'-6"	15'-10"	18'-9"	22'-1"
24"	10'-2"	12'-11"	15'-4"	18'-0"
20 L.L. / 15 D.L. , #2 SYP				

CEILING JOIST SPAN SCHEDULE				
O.C. SPACING	LUMBER SIZE			
	2x6	2x8	2x10	2x12
12"	11'-10"	18'-8"	24'-7"	26'-0"
16"	10'-9"	16'-11"	21'-7"	25'-7"
24"	9'-3"	13'-11"	17'-7"	20'-11"
10 L.L. / 5 D.L. , #2 SYP				



NOTES:
1) TYP. CONNECTION AT STUD COLUMNS, JACK-TO-KING ASSEMBLIES, CORNER POST, ETC.
2) SPECIFIED NAILING PATTERN REQUIRED FOR EVERY PLY IN ADDITION TO (2) PLYS.

1 MULTI-PLY FASTENING
SCALE: 1 1/2"= 1'-0"

0 6" 12" 18"

Blake Architecture & Design LLC
204 CALUMET DR - ST JOHNS, FL 32259
• Tel: 904-704-9430 • Email: blakearch@outlook.com •

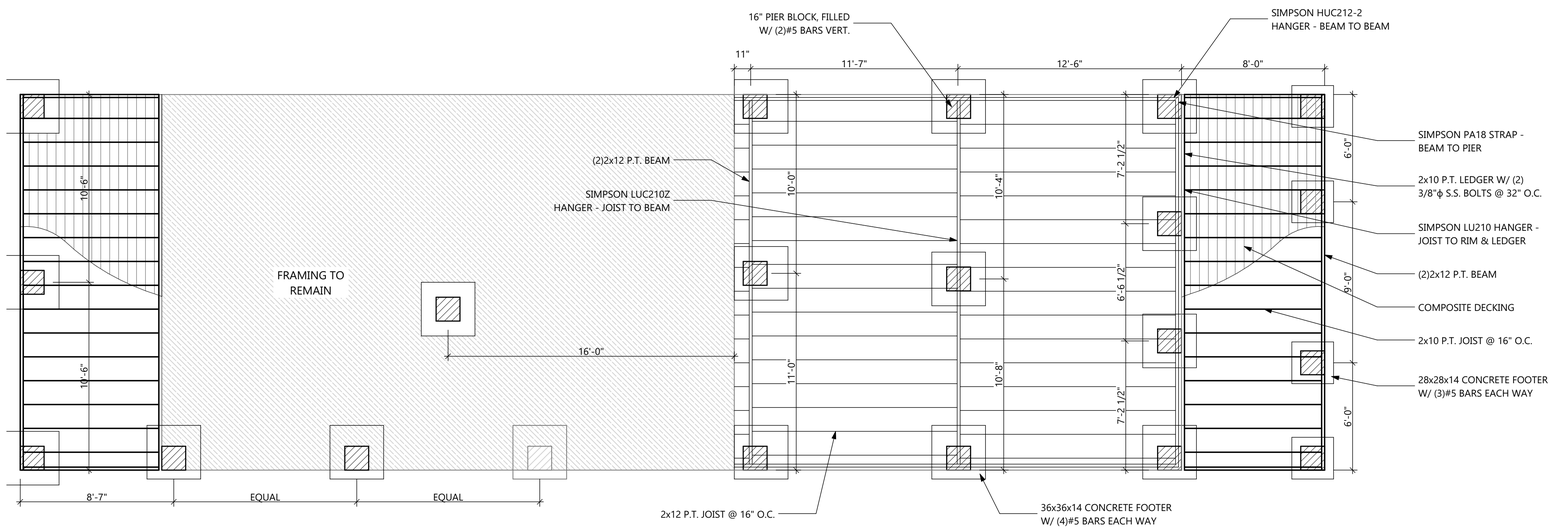
LAURA ST RESIDENCE
SINGLE-FAMILY RENOVATION
PROJECT ID: 2025 02
1417 N LAURA ST - JACKSONVILLE, FL 32206

MICHAEL BLAKE
ARCHITECT, FL
AR 98432

DESCRIPTION	DATE
PERMIT REVIEW	8.25.25

STRUCTURAL NOTES

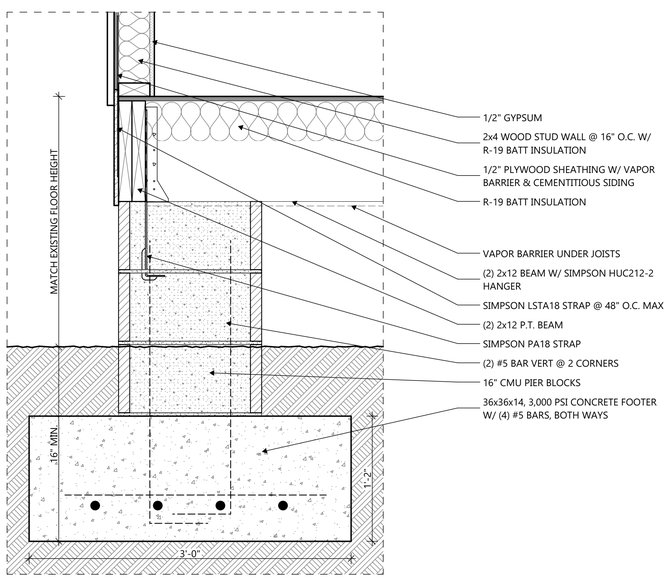
S1



1 FOUNDATION PLAN

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

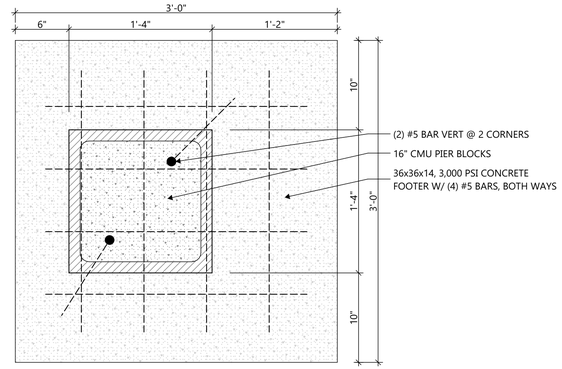
0 2' 4' 8'



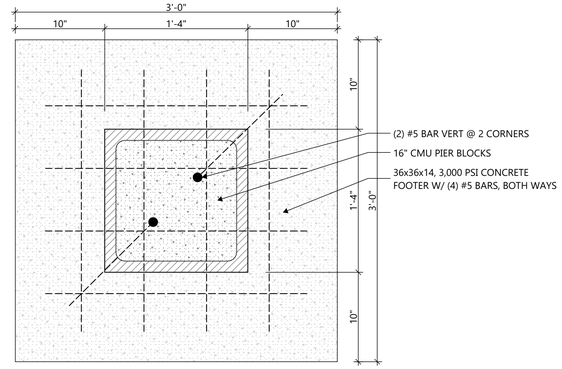
2 TYP. PIER DETAIL

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

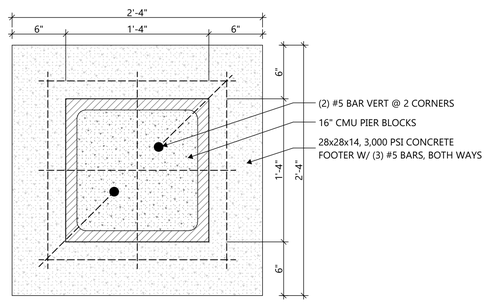
0 6" 12" 18"



OFFSET PIER - LARGE



CENTER PIER - LARGE



CENTER PIER - SMALL

3 FOOTER PLANS

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

0 6" 12" 18"

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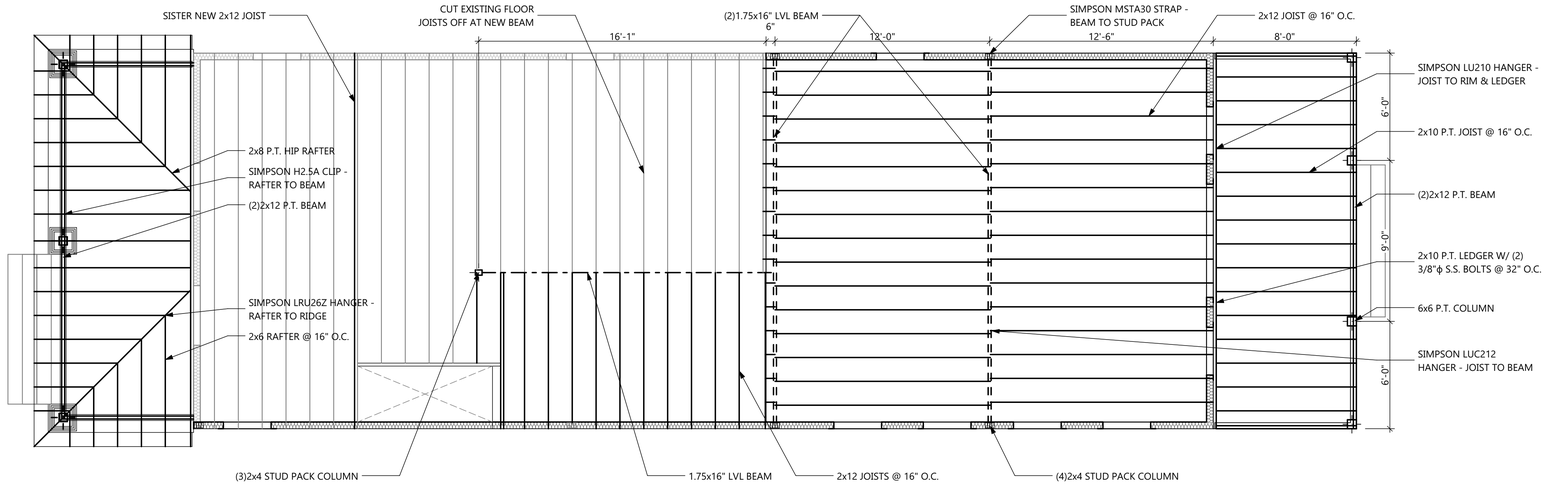
FOUNDATION PLAN & DETAILS

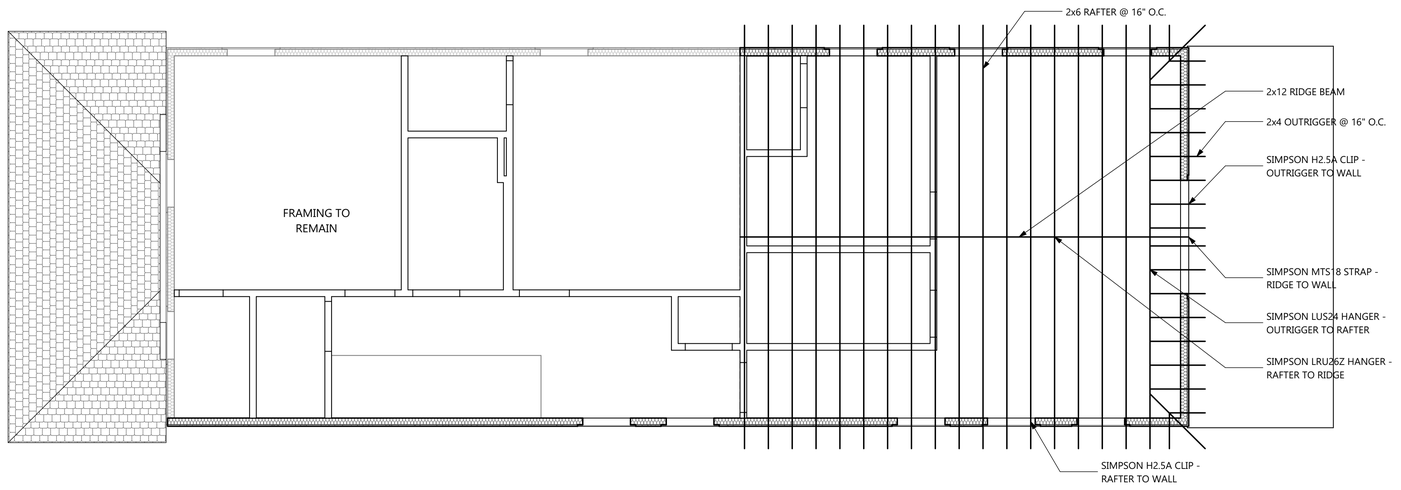
S2



1 2ND FLOOR FRAMING

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

0 2' 4' 8'



2 ROOF FRAMING

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

0 2' 4' 8'

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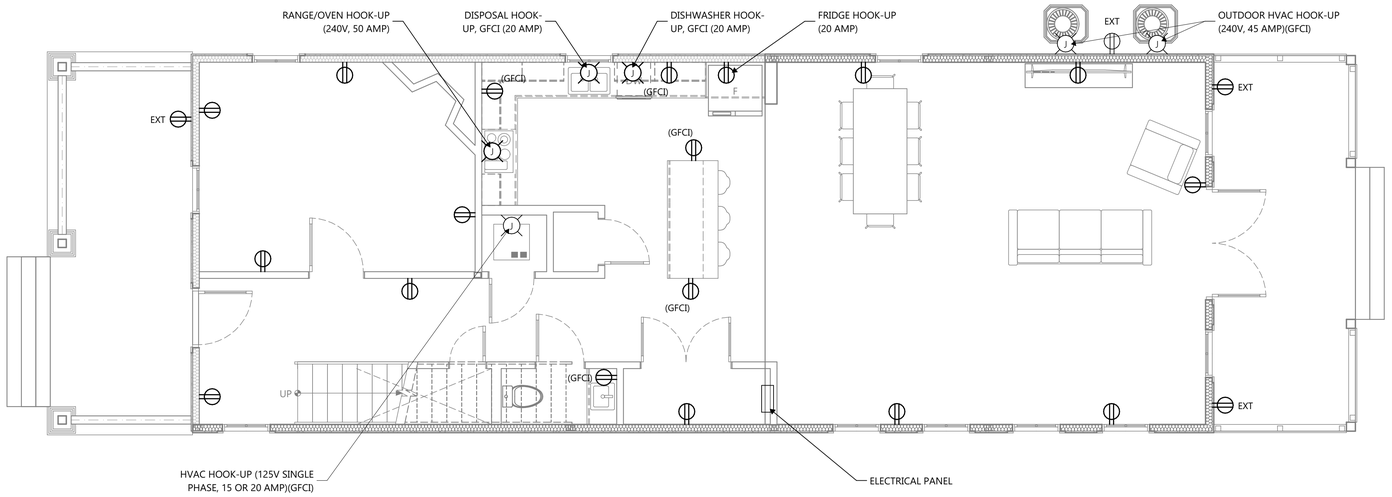
FRAMING PLANS

S3



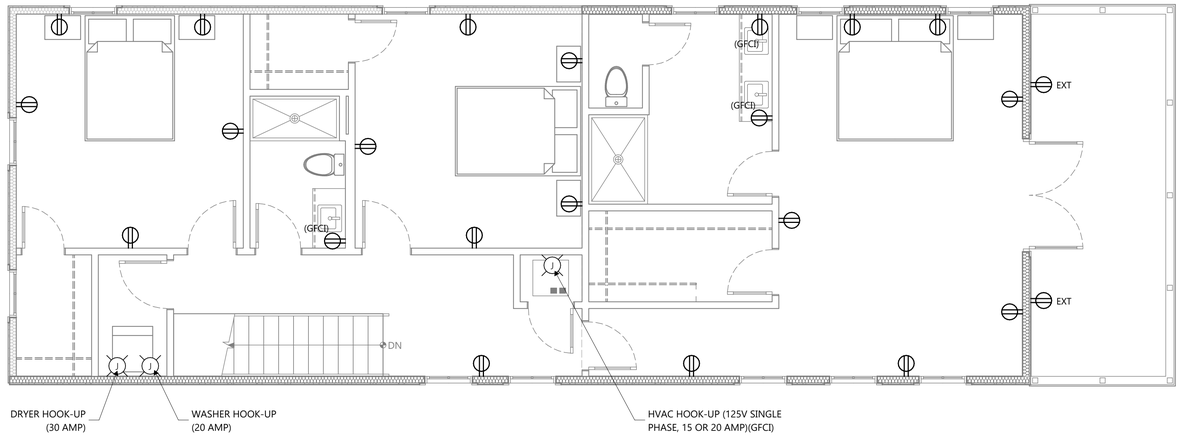
1 1ST FLOOR POWER
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

POWER NOTES:
1) ELECTRICAL SUB-CONTRACTOR TO PROVIDE CALCS, DIAGRAMS, AND SCHEDULES AS REQUIRED BY FBC 2024.
2) ALL 120V, SINGLE PHASE 15 & 20 AMP CIRCUITS SHALL BE AFCI PROTECTED PER CODE.
3) INSTALL ALL OUTLETS IN ACCORDANCE W/ E3901, E3902.2, & E4002

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	DUPLEX OUTLET
EXT	EXTERIOR GFCI PROTECTED DUPLEX OUTLET
(GFCI)	GFCI PROTECTED DUPLEX OUTLET
J	JUNCTION BOX FOR VARIOUS CONNECTIONS
	CABLE OUTLET



2 2ND FLOOR POWER
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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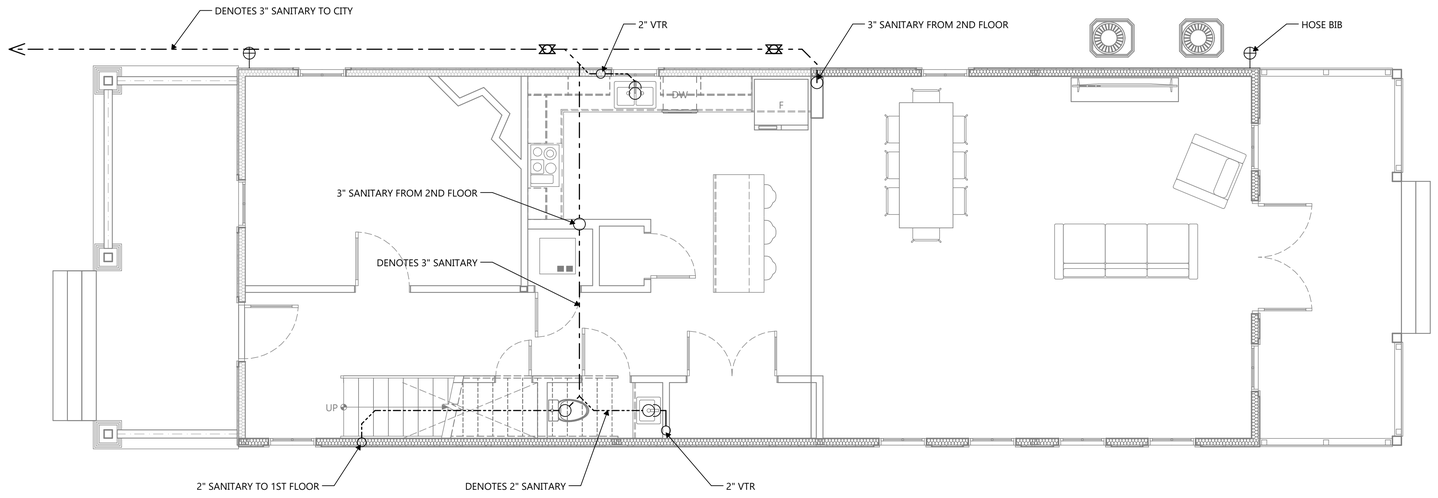
POWER PLANS

E1



1 1ST FLOOR PLUMBING
SCALE: 1/4" = 1'-0"

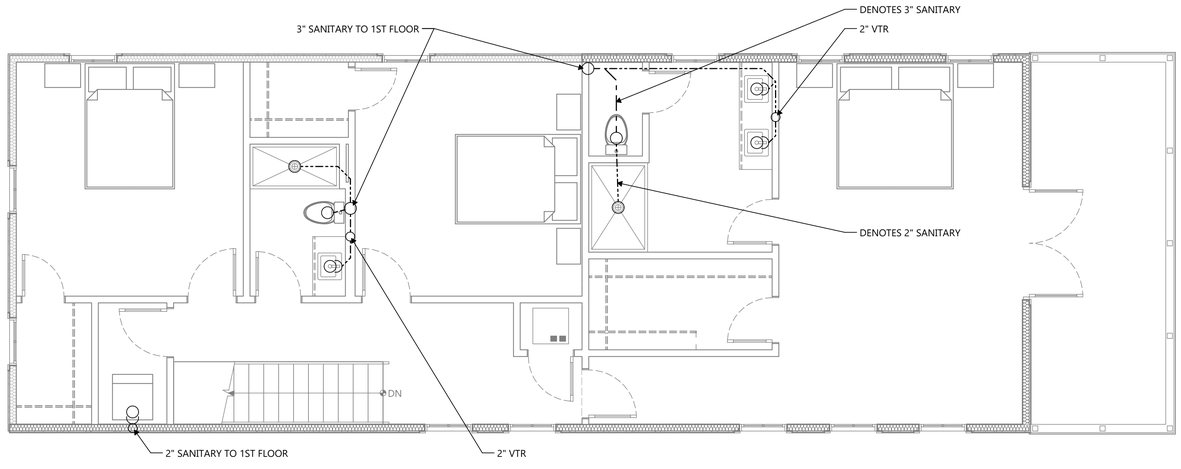
0 2' 4' 8'

PLUMBING PIPE SIZING	
VENT	2"
LAVATORY	1 1/2"
SHOWER/TUB	2"
TOILET	3"
MAIN TRUNK	4"
HORIZ. RUNS TO BE MIN. 2" DIA.	

PLUMBING NOTES:
1) PLUMBING SUB-CONTRACTOR TO PROVIDE CALCS, SIZING, AND DRAWINGS AS REQUIRED BY FBC 2020.
2) VERIFY LOCATION OF SANITARY FOR CONNECTION.
3) COORDINATE TRENCHES W/ PLUMBING CONTRACTOR FOR FINAL PLUMBING RUNS.
4) INSTALL ALL PLUMBING FIXTURES TO MEET FLORIDA PLUMBING CODE.
5) FINAL LOCATION FOR SANITARY CONNECTION TO DETERMINED WITH SEPTIC PERMIT.

PLUMBING LEGEND

SYMBOL	DESCRIPTION
	LAVATORY CONNECTION
	FLOOR DRAIN
	2" VENT
	2" STUDOR VENT
	TANKLESS WATER HEATER (GAS OR ELEC)
	WATER SOFTENER
	HOSE BIB
	CLEAN-OUT
	DENOTES 3" SANITARY LINE
	DENOTES 2" SANITARY LINE
	DENOTES 1 1/2" SANITARY LINE



2 2ND FLOOR PLUMBING
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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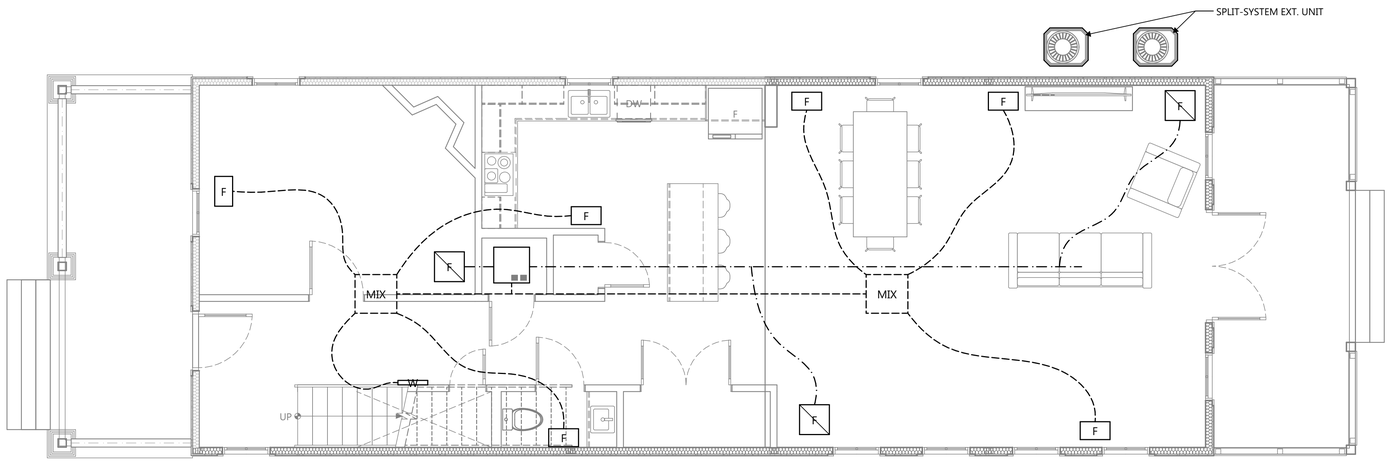
PLUMBING PLANS

P1



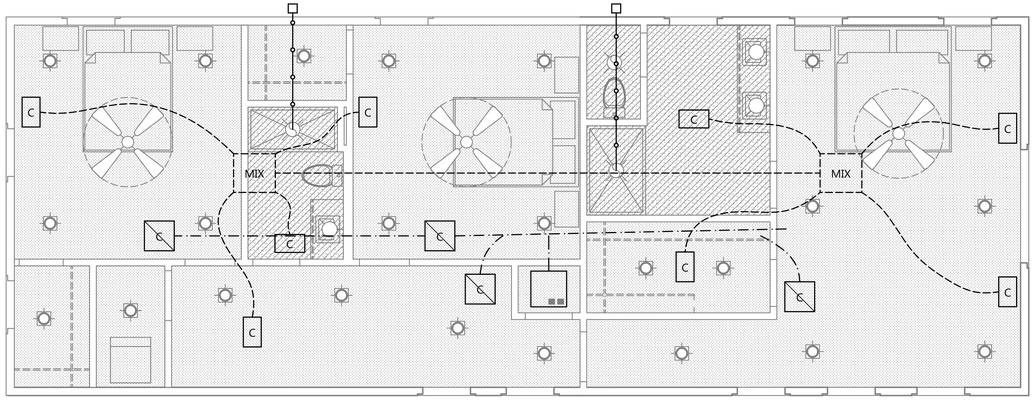
1 1ST FLOOR HVAC
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

MECHANICAL NOTES:
1) MECHANICAL SUB-CONTRACTOR TO PROVIDE LOAD CALCS, UNIT SIZING, DUCT SIZING, AND DRAWINGS AS REQUIRED BY FBC 2024.
2) HVAC UNIT LOCATION TO BE COORDINATED W/ SUBCONTRACTOR.
3) CONDENSATION LINES TO BE 3/4" PVC TO OUTSIDE.
4) USE EXISTING HVAC LOCATIONS IN OTHER AREAS.

HVAC LEGEND

SYMBOL	DESCRIPTION
R	CEILING RETURN
R	WALL RETURN
R	FLOOR RETURN
F	FLOOR REGISTER
C	CEILING REGISTER
W	WALL REGISTER
	OUTDOOR CONDESOR UNIT
	INDOOR AIR HANDLER
MIX	MIXING BOX
	DENOTES RETURN LINE
	DENOTES SUPPLY LINE
	DENOTES 4" EXHAUST DUCT



2 2ND FLOOR HVAC
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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HVAC PLANS

M1



MI WINDOWS and DOORS

V2000 Series
Single-hung window

MODEL 3540

Boasting a stylish look, the 3540 single-hung window is specifically designed to meet high design pressure (DP) requirements for new home construction and remodeling and replacement projects. The removable meeting rail, sash, and top-glass allow for easy drywall pass-through while multiple color options, stylish beveled profile, full-length lift rail, and metal reinforcements at the meeting rail provide homeowners with aesthetic options and desirable performance.



What you can expect

ENERGY-EFFICIENCY

Our dual-pane insulated glass helps save on heating and cooling costs while enhancing home comfort.

- In cool weather, it provides outstanding thermal performance to eliminate cold spots near windows.
- In warm weather, insulated glass reduces solar heat gain and minimizes interior glare.

CONVENIENCE AND STYLE

- Beveled exterior profile creates a clean, timeless aesthetic
- Surface-mounted tilt latches and forced-entry-resistant locks provide a stronger, safer seal
- Full-length lift rail for easy opening and closing
- Tilt-in bottom sash for easy cleaning
- Optional window operating control device for enhanced safety

Engineered to perform

- Welded, multi-chamber frame and sash
- Heavy-duty weatherstripping
- Available frame styles: mounting fin, flange, finless
- 2 ⅞" frame depth
- Available with brickmould accessory and integral J-channel
- Wood extension jambs available for 4 9⁄16" and 6 9⁄16" wall depths

Min and max sizing

WIDTH		HEIGHT	
MIN	MAX	MIN	MAX
13"	48"	24"	96"
48"	52"	24"	84"
CONTINUOUS HEAD & SILL (CHS) MAX			
Twin (Each Window)	47 ¾"	84"	
Twin (Overall Unit)	95 5⁄8"	84"	
Triple (Each Window)	36"	84"	
Triple (Overall Unit)	108 ¼"	84"	

Available in 1/4" increments. DP upgrade required for any unit greater than 84" tall.
CHS available on XX, XO, OX, XXX, and XOX configurations.

Energy efficient glass

Optional tempered glass adds additional strength and obscure or rain glass allows light in while protecting privacy.

GLAZING TYPE	U-VALUE	SHGC	STC
Low-E glass	0.33	0.28	27
Low-E glass with grids	0.33	0.26	27
Argon and Low-E glass	0.30	0.28	27
Argon and Low-E glass with grids	0.30	0.26	27
HP Low-E glass	0.33	0.21	27
HP Low-E glass with grids	0.33	0.19	27
Argon and HP Low-E glass	0.30	0.21	27
Argon and HP Low-E glass with grids	0.30	0.19	27
Argon and LoÉ³-340 glass	0.30	0.15	27
Argon and LoÉ³-340 glass with grids	0.30	0.13	27

Note: all values based on standard 3/4" dual-pane insulated glass unit unless noted otherwise

V2000 SERIES
SINGLE-HUNG WINDOW
See additional product and warranty information online.

ENERGY STAR PARTNER

NFRC CERTIFIED

FGIA Fenestration & Glazing Industry Alliance

Create a customized look

Enhance your home's spaces with a variety finish options and grid configurations.

FINISH OPTIONS

EXTERIOR	INTERIOR
White EXTRUSION	White EXTRUSION
Almond PAINT / EXTRUSION	Almond EXTRUSION
Clay PAINT / EXTRUSION †	Clay EXTRUSION †
Cocoa PAINT ◊	
Cream PAINT ◊	
Forest Green PAINT ◊	
Bronze LAMINATE ‡ / PAINT ◊	
Black Matte LAMINATE ‡ / PAINT ◊	

GRID TYPES



Grids-Between-the-Glass
Flat Sculptured


Simulated Divided Lite

† Clay interior available on products manufactured in Texas only; may only be combined with clay extruded exterior

‡ Exterior laminate available with white interior only; has a satin finish (matte applies to black paint only)

◊ Exterior paint not available with brickmould

MI®

Build boldly by choosing a range of MI window and door styles with expansive views, contemporary framing and hardware.

miwindows.com/windows/V2000/single-hung

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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 is 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(I) 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."

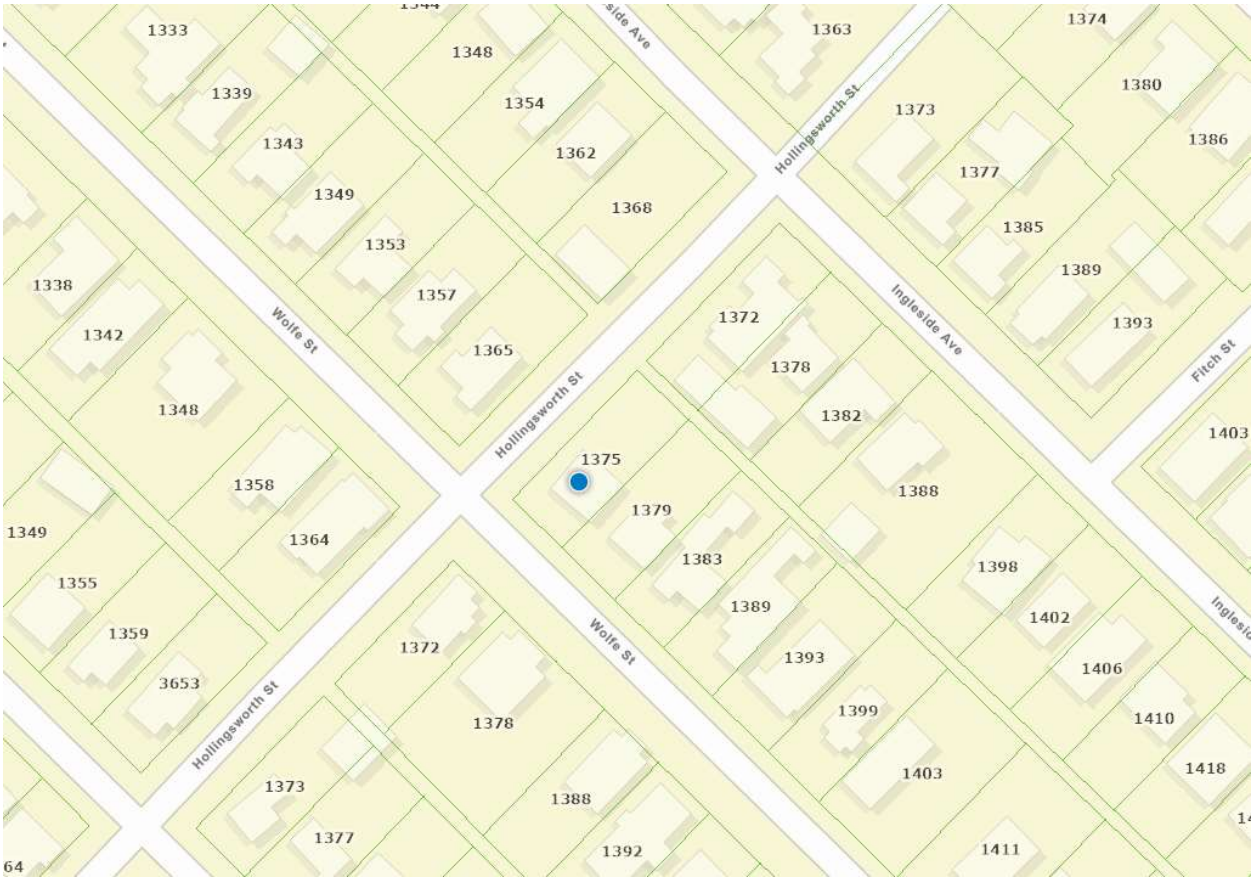
Historic District Design Guidelines, Section on "Exterior Fabric - Wood"

- 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

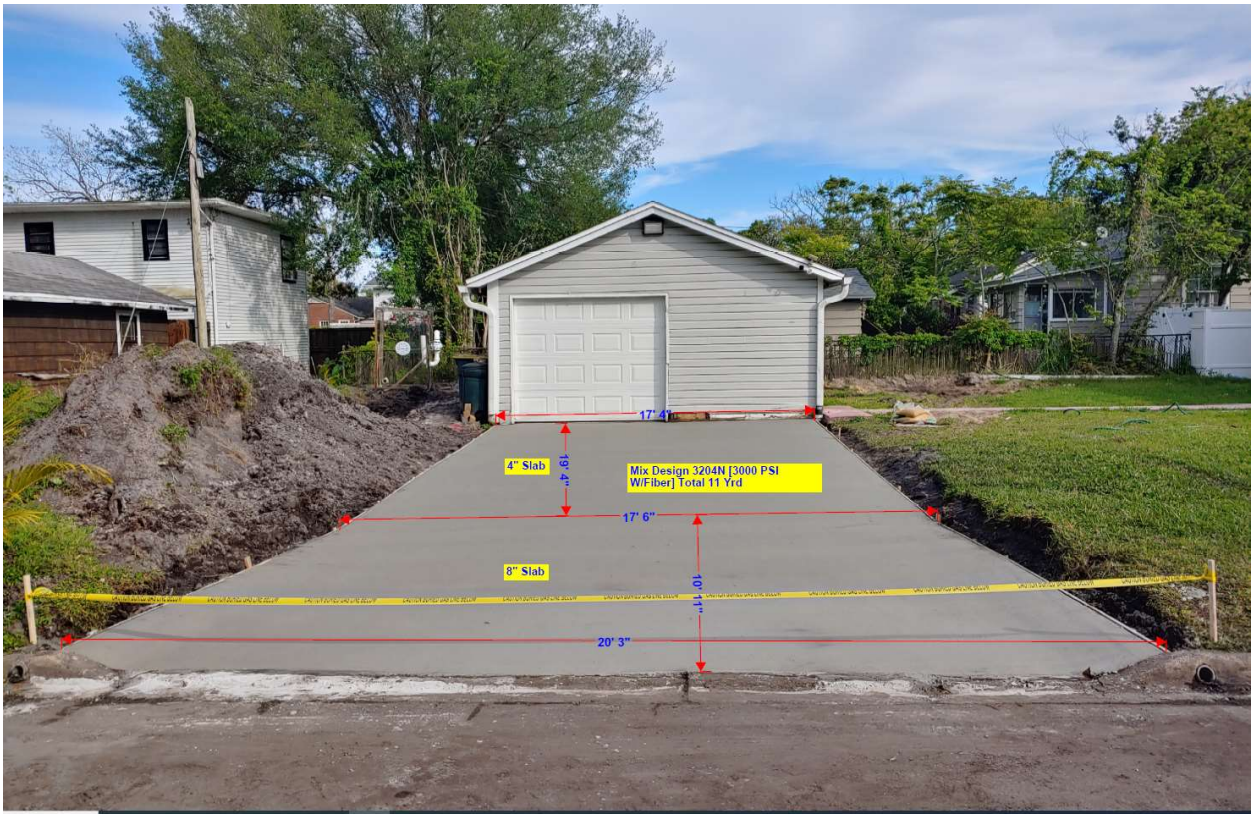


PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS

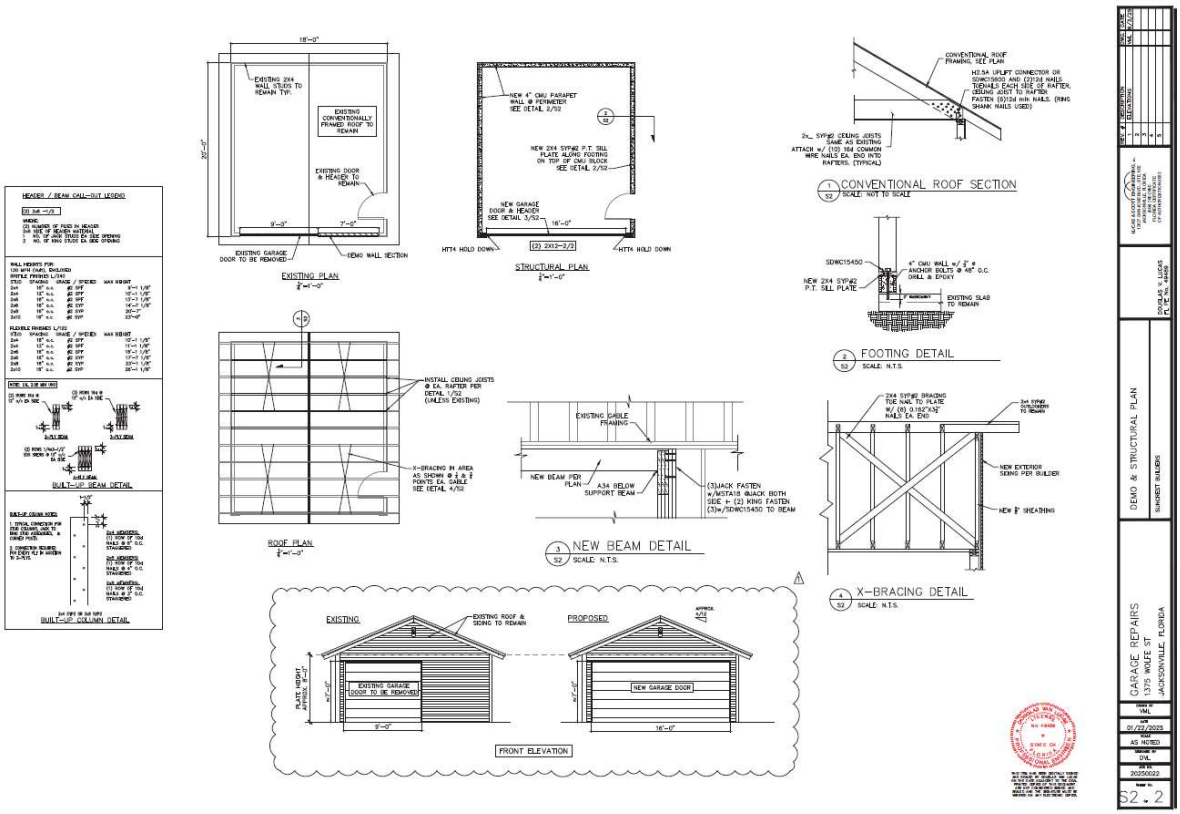



NOTICE
THE CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING
FOR APPLICATION # 32139
REQUEST FOR: Alterations
FOR MORE INFORMATION
PLEASE CALL (904) 255-7800

PROVIDED DRIVEWAY DIMENSIONS



PROPOSED SITE PLAN PROVIDED AUGUST 18, 2025 (DATED 1/22/2025)



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	☐
Admin Recommendation	FORWARD
Admin Date Of Action	8/22/2025
Forwarded to JHPC	☐
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 LOHMAN
First Name BRIAN
Middle Name

Company Name SUNCREST BUILDERS

Mailing Address 10450 ILAH RD

City JACKSONVILLE
State FL
Zip Code 32257

Phone 904 982 0054
Fax 904
Email SUNCRESTBUILDERSLLC@GMAIL.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name LANGSTAFF
First Name DARRELL
Middle Name

Company/Trust Name

Mailing Address 1375 WOLFE ST

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9168429154
Fax
Email 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 #	Street Name, Type and Direction	Zip Code
1375	WOLFE ST	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [x] **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
☑	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
Jacksonville, FL 32205

Owner: Darrell Langstaff

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, 2025.

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

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

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

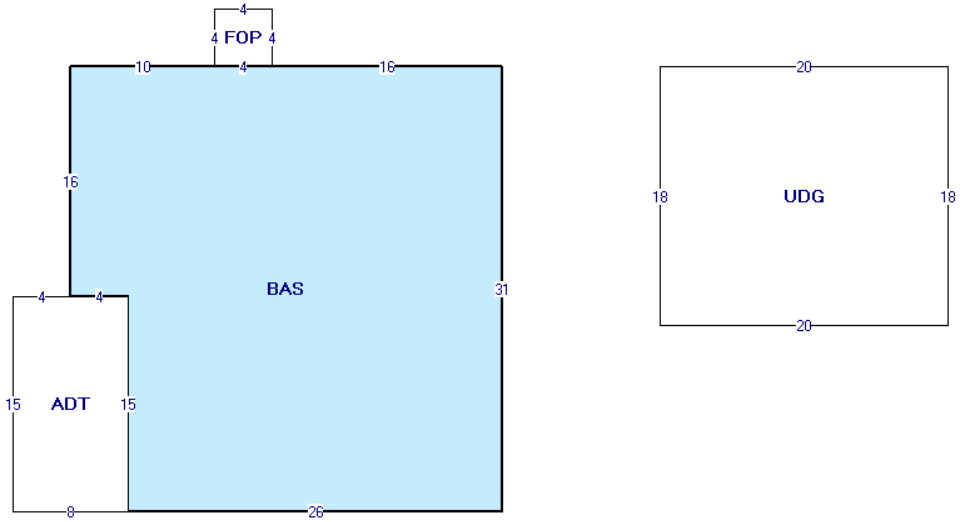
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
190,825	1946	2000	R2	20.50	79.50%

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
	1,366			990	1,163	$151,706

ACREAGE 0.00 PRICE/SF 130.44

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1375 WOLFE ST JACKSONVILLE 32205- 0101 SFR 1 STORY

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

PERMIT NO.	TP	ST.	DESCRIPTION	EST VALUE	ISSUE DATE

BUILDING DIMENSIONS

UDG:45,22:=E20 N18 W20 S18 $ FOP:14,4:=N4 E4 S4 W 4 $ BAS:34,4:=W30 S16 E4 S15 E26 N31 $ ADT:8,35:=W8 N15 E8 S15 $.

BUILDING NOTES

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	19627	01548	2/26/2021	WD	Q	I	01	274000	0	N	0	TBB PROPERTIES LLC	LANGSTAFF DARRELL J	20210506
2	19379	00797	9/10/2020	WD	Q	I	01	165000	0	N	0	GREER ORVILLE	TBB PROPERTIES LLC	20201011
3	16322	01336	4/5/2013	QC	U	I	14	100	0	N	0	PICARD TOM	GREER ORVILLE LIFE	20130410
4	16322	01335	4/5/2013	QC	U	I	14	100	0	N	0	PICARD MARY ZOE	GREER ORVILLE LIFE	20130410

LN	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	7/23/2012	MKL
INCOME		

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	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

LN	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, AWPA, 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

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 – Vult) 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

COMPONENTS & CLADDING PRESSURES (PSF)				
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

SHEET INDEX:

STRUCTURAL:

S1 ... COVER SHEET & GENERAL NOTES
S2 ... EXISTING & STRUCTURAL PLAN

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

1.0 GENERAL NOTES
A. 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.
B. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONSTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND EXISTING CONDITIONS TO THE ENGINEER OF RECORD IN WRITING PRIOR TO COMMENCING WORK.
C. CONTRACTOR SHALL SUPPLY, LOCATE, AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
D. 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.
E. ALL DETAILS SHALL BE IN ACCORDANCE WITH INSTRUCTIONS FROM MANUFACTURER OR DESIGNER.
F. 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.
G. 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.
H. 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.
I. DESIGN IS VOID AFTER ONE YEAR FROM ORIGINAL DATE.
J. DO NOT SCALE. USE DIMENSIONS FROM ARCHITECTURAL PLAN.
K. 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
A. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE, OR SOIL SHALL BE PRESSURE–TREATED.
B. ALL FRAMING ANCHORS AND CONNECTORS SHALL BE SIMPSON OR EQUAL.
C. 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 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
A. 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.
B. 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.
C. 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).
D. FILL SHALL BE TREATED WITH TERMITE PROTECTION BEFORE SLAB IS PLACED OR BORATE APPLIED TO WOOD FRAMING ABOVE SLAB.
E. 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 KEYED INTO OR TIED INTO THE FOUNDATION.
F. 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.
G. VAPOR BARRIER SHALL CONSIST OF MINIMUM 6 MIL. POLYETHYLENE.
H. 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
A. 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 – #18 BARS 2", #5 BARS OR SMALLER 11/2"
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).
3.21 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.

DOUGLAS VAN LUCAS LICENSE No 49489 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DOUGLAS VAN LUCAS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REV. #	DESCRIPTION	DWG.	DATE
1	ELEVATIONS	VML	6/3/25
2			
3			
4			
5			

LUCAS & SCOTT ENGINEERING, INC.
12827 SAN JOSE BLVD. STE. 603
JACKSONVILLE, FLORIDA
(904) 269-2690
FLORIDA CERTIFICATE
OF AUTHORIZATION 9933

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 PLIES IN HEADER
2x6 SIZE OF HEADER MATERIAL
1 NO. OF JACK STUDS EA SIDE OPENING
2 NO. OF KING STUDS EA SIDE OPENING

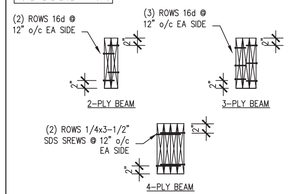
WALL HEIGHTS FOR:
130 MPH (Vult), ENCLOSED
BRITTLE FINISHES L/240

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"

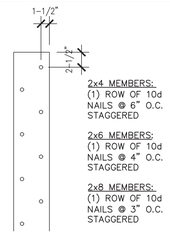
FLEXIBLE FINISHES L/120

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



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.

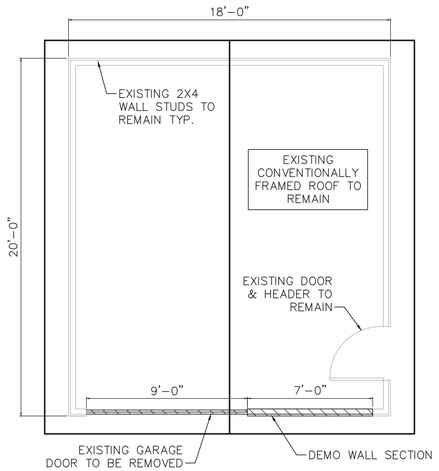
2x4 MEMBERS:
(1) ROW OF 10d NAILS @ 6" O.C. STAGGERED

2x6 MEMBERS:
(1) ROW OF 10d NAILS @ 4" O.C. STAGGERED

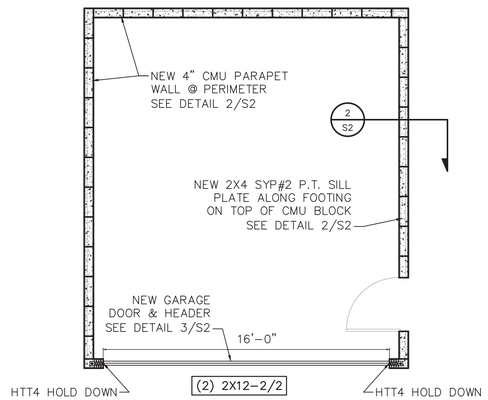
2x8 MEMBERS:
(1) ROW OF 10d NAILS @ 3" O.C. STAGGERED

2x4 SYP2 OR 2x6 SYP2

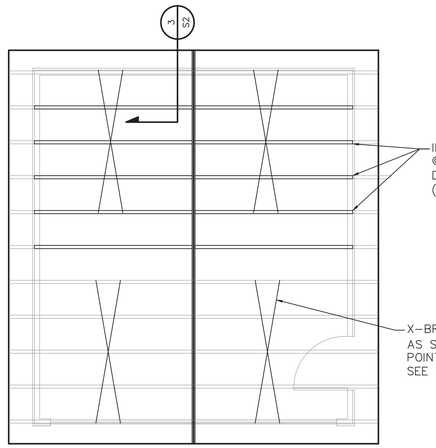
BUILT-UP COLUMN DETAIL



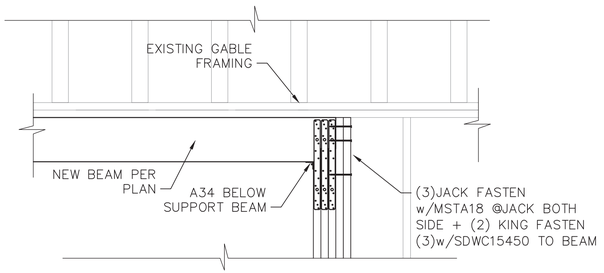
EXISTING PLAN
1/4"=1'-0"



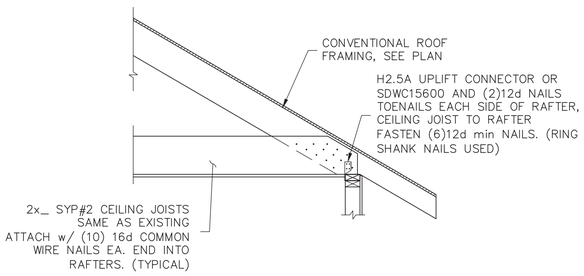
STRUCTURAL PLAN
1/4"=1'-0"



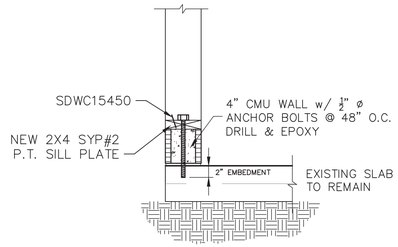
ROOF PLAN
1/4"=1'-0"



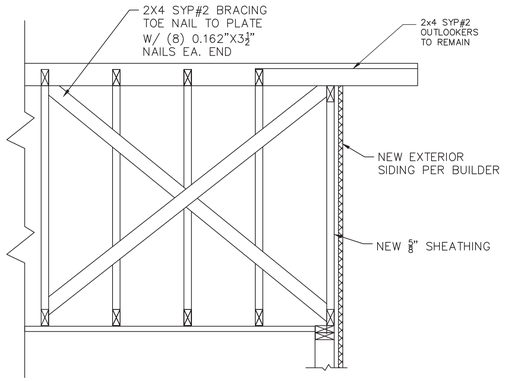
3 S2 NEW BEAM DETAIL
SCALE: N.T.S.



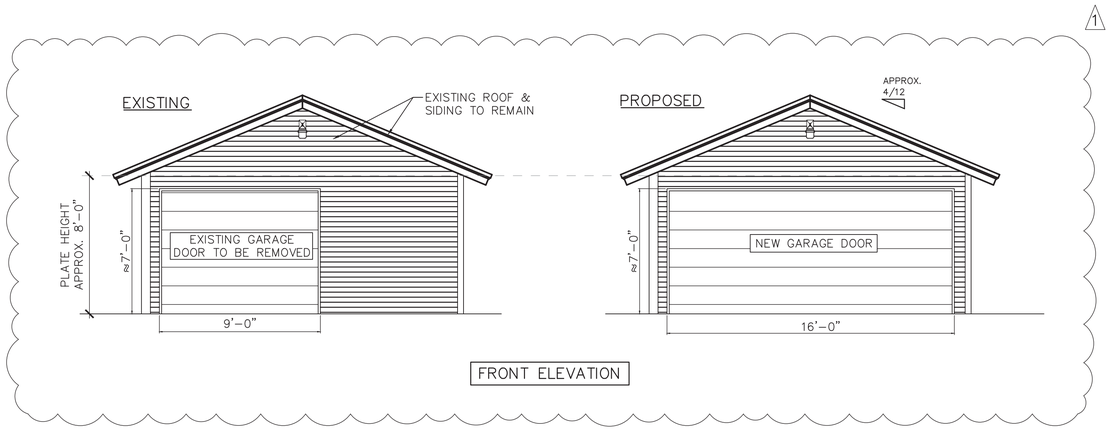
1 S2 CONVENTIONAL ROOF SECTION
SCALE: NOT TO SCALE



2 S2 FOOTING DETAIL
SCALE: N.T.S.



4 S2 X-BRACING DETAIL
SCALE: N.T.S.



FRONT ELEVATION

REV. #	DESCRIPTION	DWG. DATE
1	ELEVATIONS	VML 6/3/25
2		
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LUCAS & SCOTT ENGINEERING, INC.
12827 SAN JOSE BLVD. STE. 603
JACKSONVILLE, FLORIDA
(904) 265-2690
FLORIDA CERTIFICATE OF AUTHORIZATION 9853

DOUGLAS V. LUCAS
FL PE No. 49489

DEMO & 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

DOUGLAS VAN LUCAS LICENSE No 49489 STATE OF FLORIDA PROFESSIONAL ENGINEER

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17' 4"

19' 4"

4" Slab

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



C.H.I.® a NUCOR company

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.

DASMA Door & Access Systems Manufacturers Association International

THERMAL PERFORMANCE VERIFICATION PROGRAM

www.dasma.com/thermal

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.comcom**

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



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



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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



74°


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
Choose spreader setting
STEP 3
Apply product
STEP 4
Sweep stray particles back onto lawn area.
Good For You and Our Environment
Questions? Properties?
EDGEGUARD
ON
OFF
EDGEGUARD
ON




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

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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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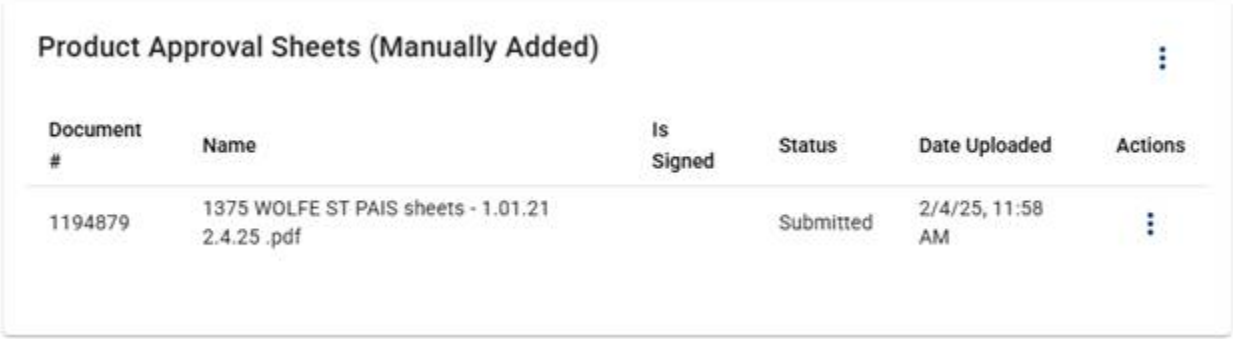
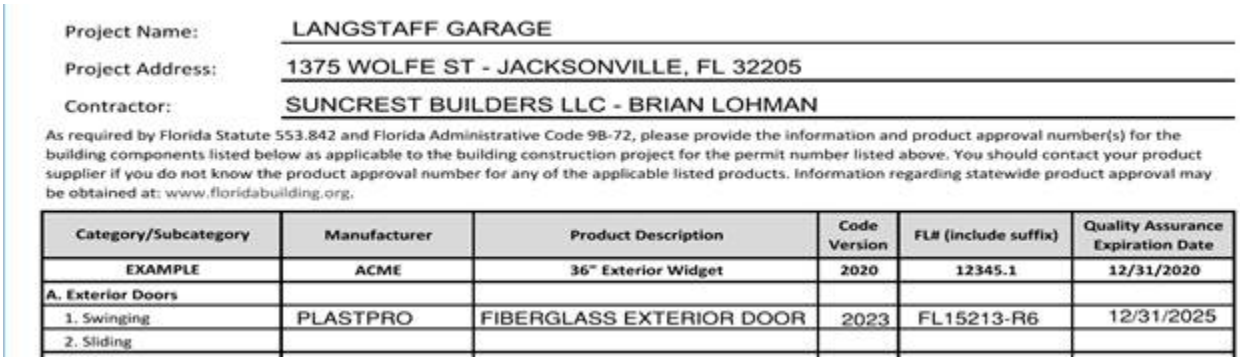


Product Approval Sheets (Manually Added)

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

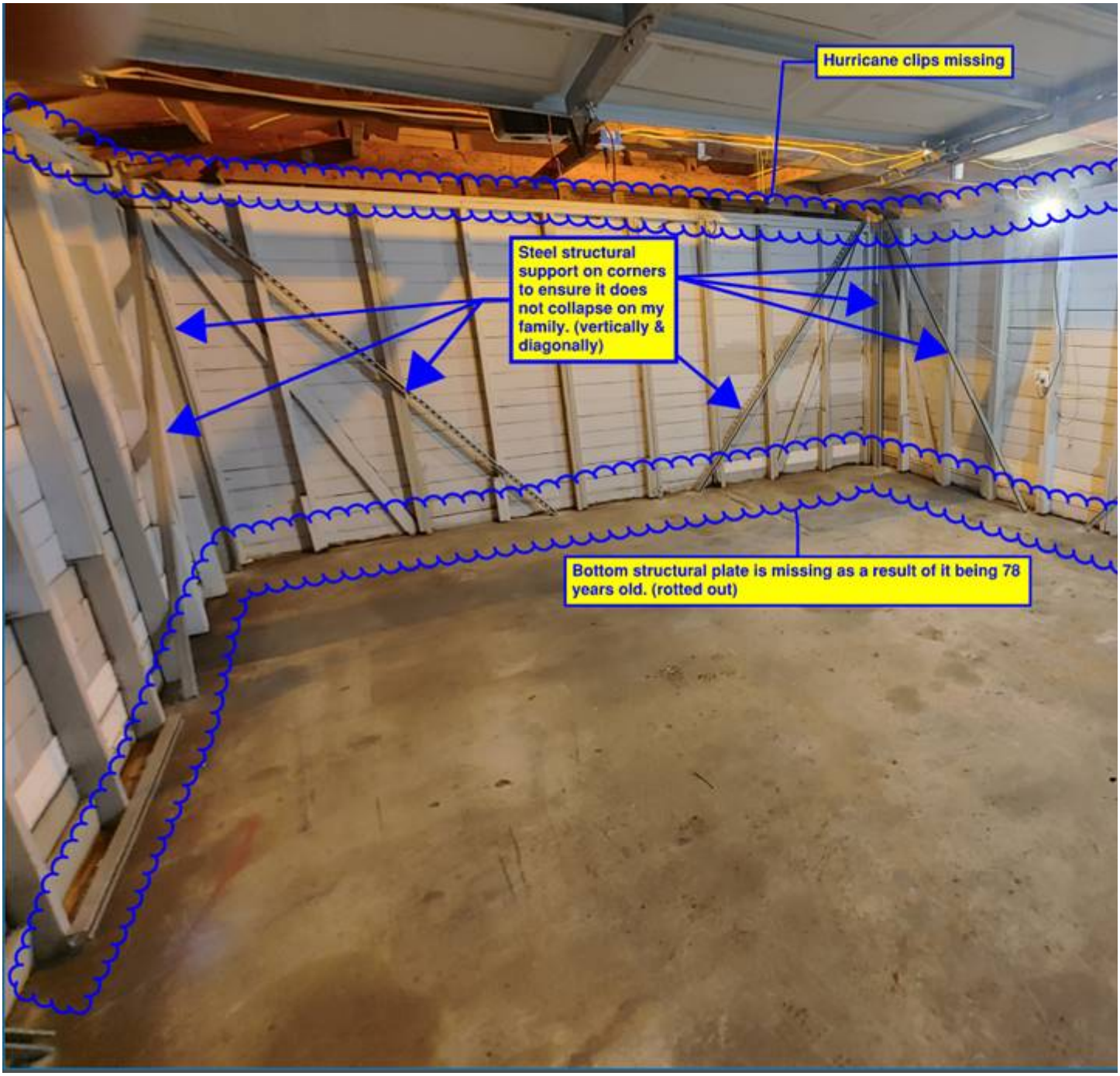
From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:21 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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 <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

Visit Our Website

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

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,

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

Visit Our Website

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

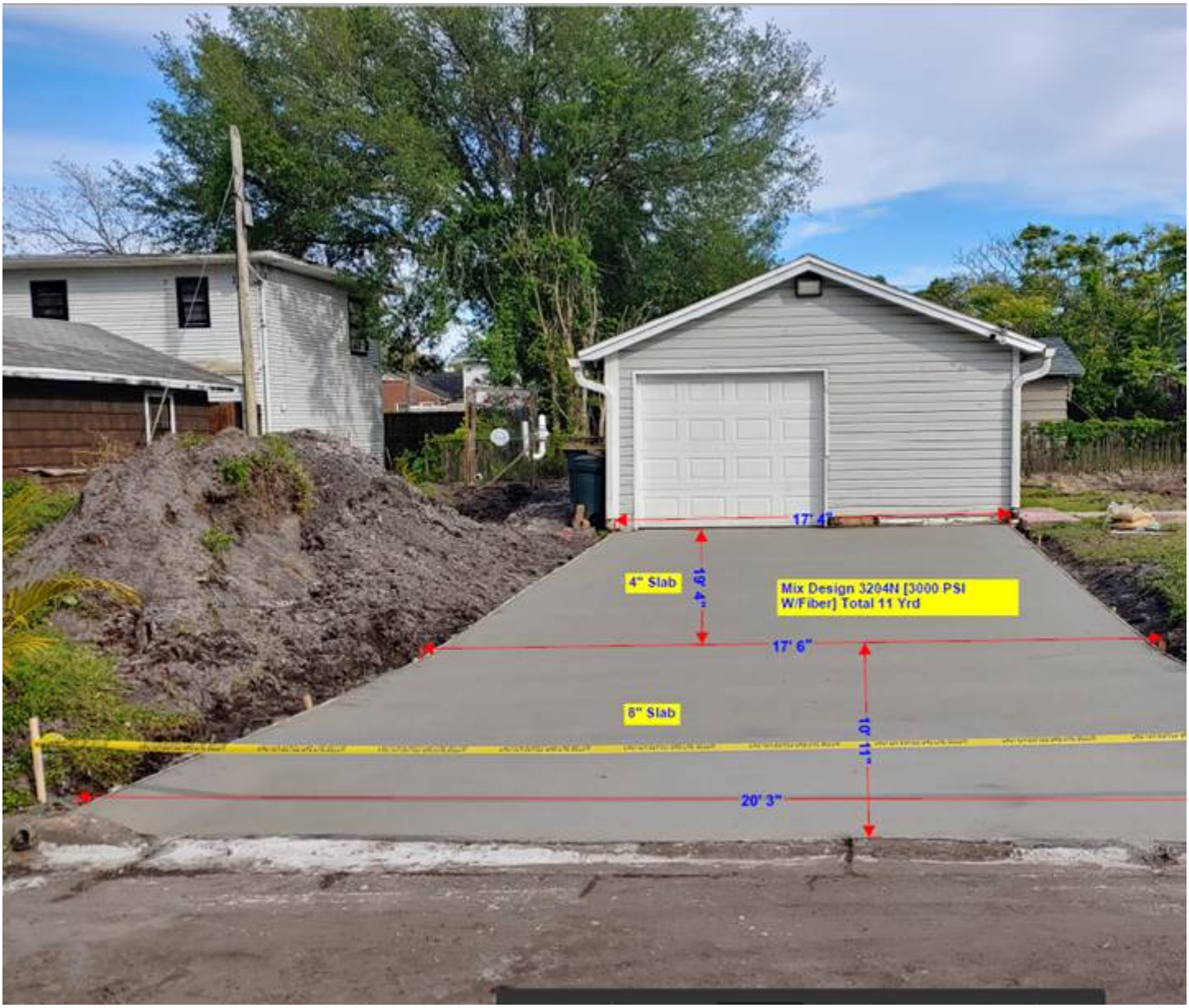
Visit Our Website

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

Visit Our Website

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

Visit Our Website

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

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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,

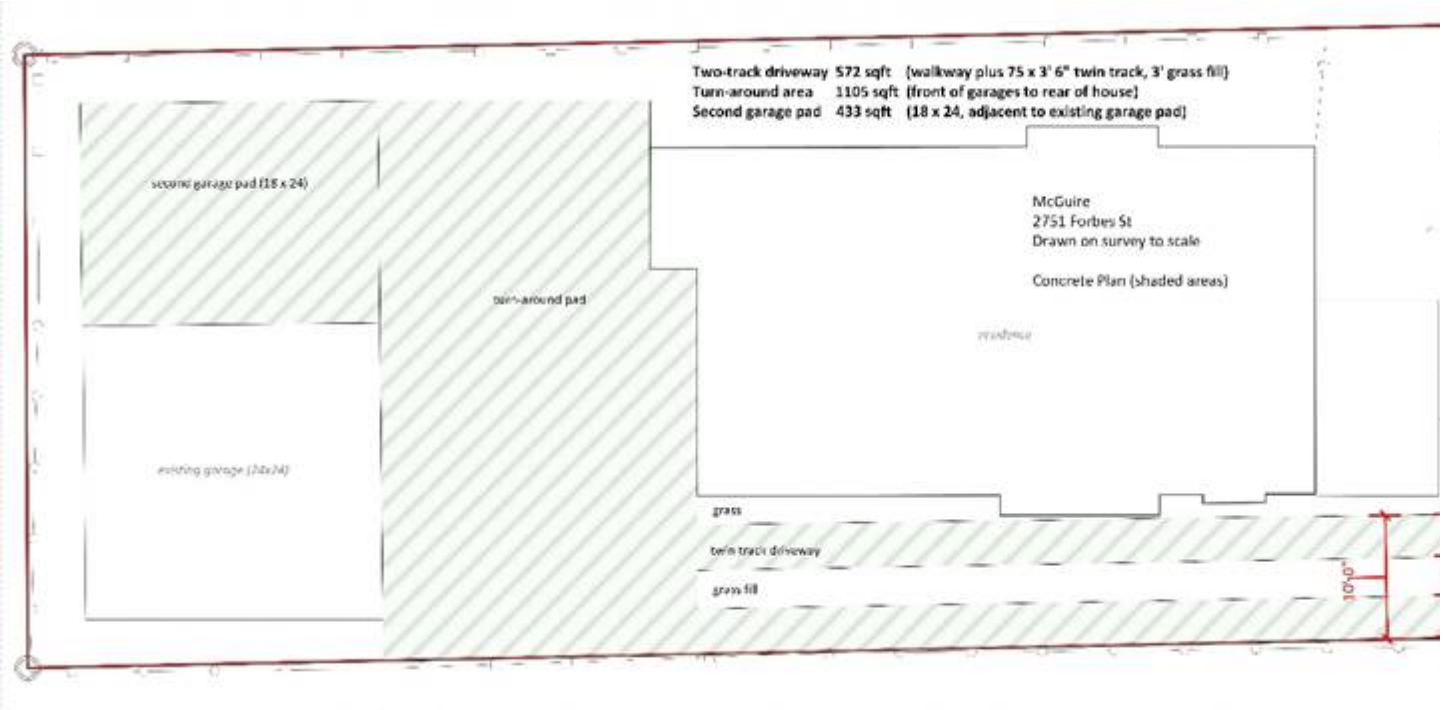
Thank you for your patience. Below are Staff comments:

- **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.

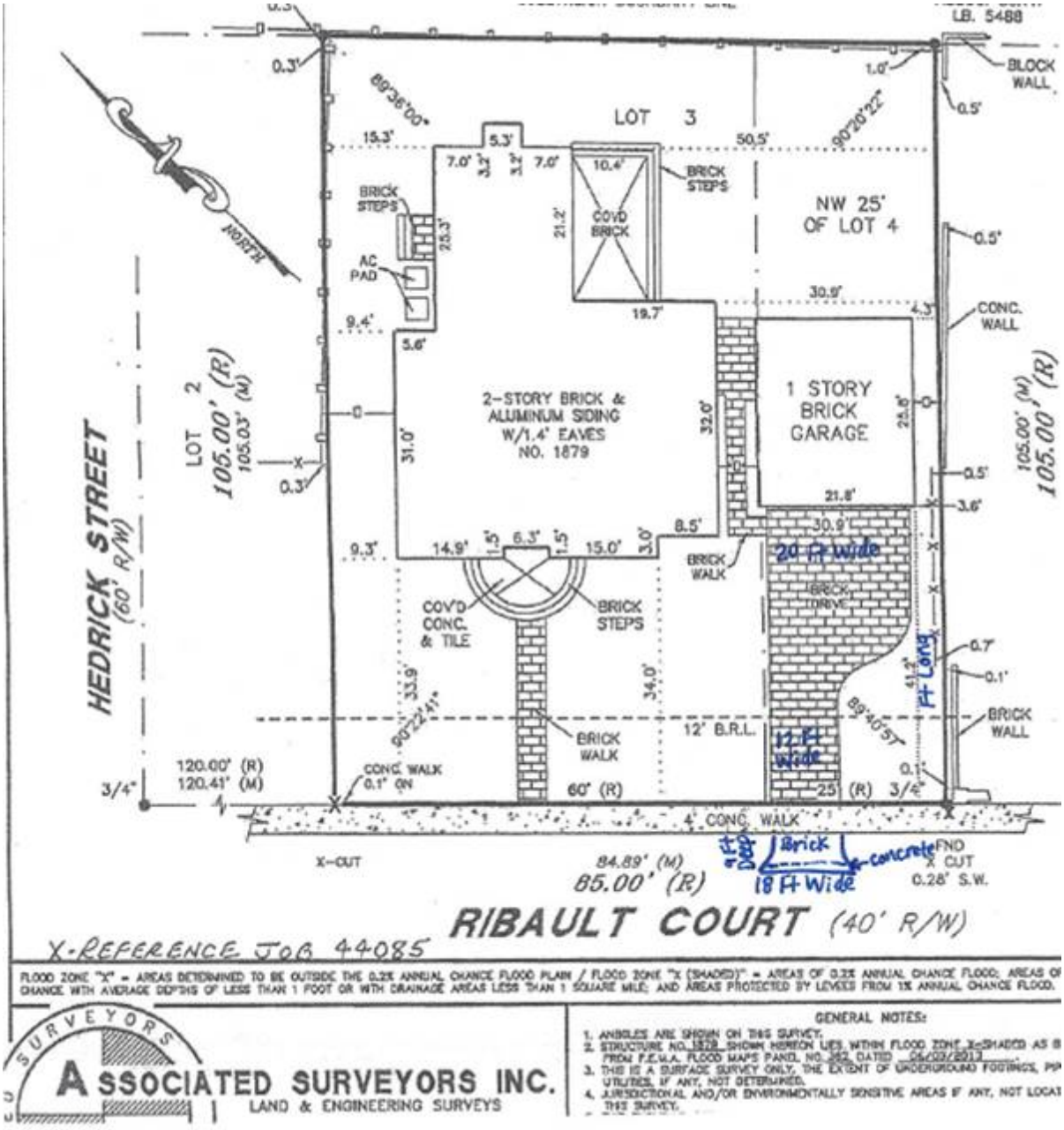
I know on the site visit I said I would provide you with some additional information and you mentioned to only email you moving forward. Attached is the 2025 COA Matrix which shows different scopes of work on what can be approved at staff level and what needs to go before the Commission. I have also 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


Two-track driveway 572 sqft (walkway plus 75 x 3' 6" twin track, 3' grass fill)
Turn-around area 1105 sqft (front of garages to rear of house)
Second garage pad 433 sqft (18 x 24, adjacent to existing garage pad)
second garage pad (18 x 24)
turn-around pad
existing garage (24x24)
McGuire
2751 Forbes St
Drawn on survey to scale
Concrete Plan (shaded areas)
residence
grass
twin track driveway
grass fill
10'-0"

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

Visit Our Website

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

Visit Our Website

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

Visit Our Website

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

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

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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

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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NEW

EXHIBITS

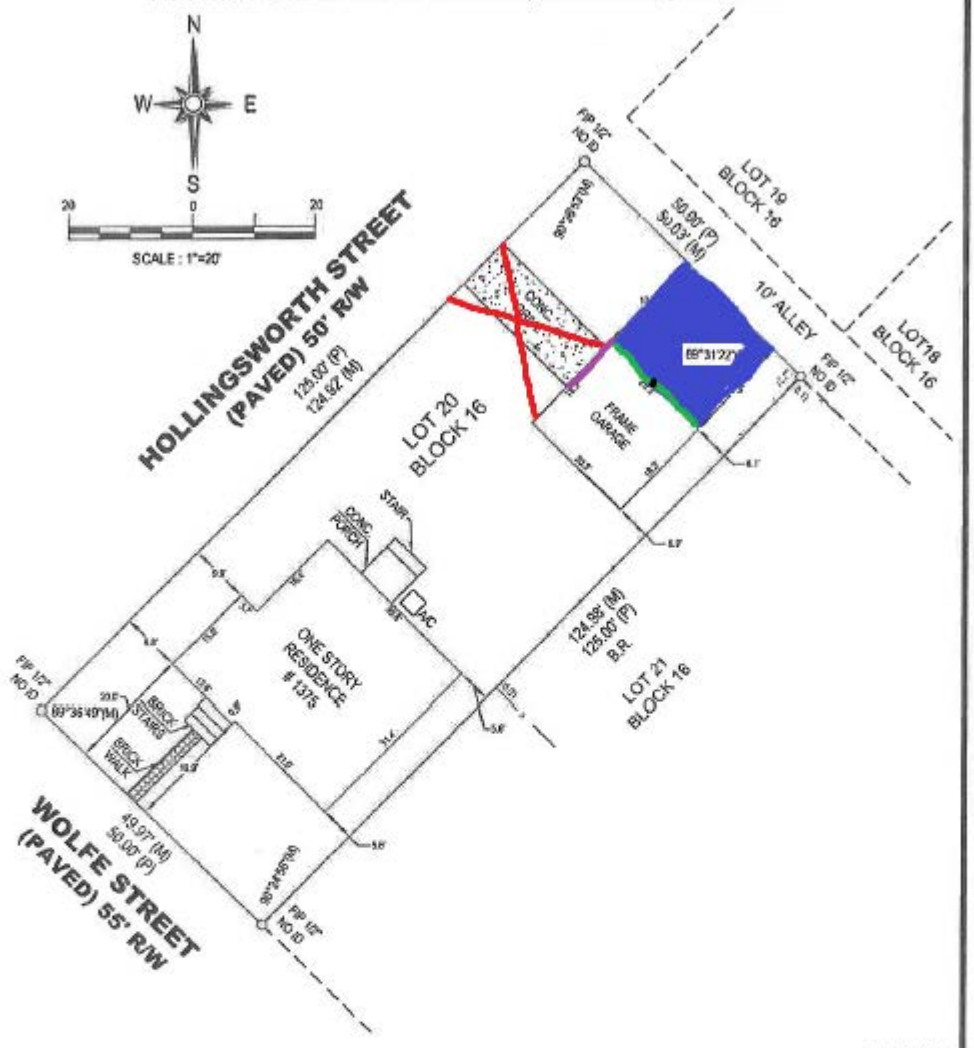
11/12/25

Map of Boundary Survey

LOT 20, BLOCK16, 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 DOG 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	IP = Iron Pipe	M = Measured Field Data	PT = Point of Tangency	A/C = Air Conditioning Unit
	P = Platted	IR = Iron Rod	C = Calculated Data	PC = Point of Curvature	WM = Water Meter
	B = Bond	BR = Bearing Reference	R/W = Right of Way	ID = Identification	JEA = Jacksonville Electric Authority

LAST FIELD DATE: 09-31-2020 CAD: Gsource Technologies SIGNATURE DATE: 04-09-2020 DRAWING SCALE: 1" = 20 ' JOB #: FL-20-11096

GENERAL NOTES:

1. Legal description provided by client.
2. This 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, will be at the user's sole risk & without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those the survey was prepared for.
4. This survey was made without the benefit of abstract of title. Notice: There could be additional easements, covenants and restrictions or other matters of public record that may affect this parcel.
5. Bearings shown are based on the property line: [illegible]
6. Property number lies in flood zone [illegible] according to FEMA Flood Insurance Rate Map number [illegible] dated [illegible]

ON POINT
Land Surveyors

LB #8102
2121 Corporate Square Blvd, Suite 130
Jacksonville, FL. 32216
opls8102@gmail.com
www.OnPointLandSurveyors.com

A.F. KUHN
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

THE INFORMATION SHOWN HEREON MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.032 FLORIDA 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

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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:


6 feet


1 foot or 12 inches Hig



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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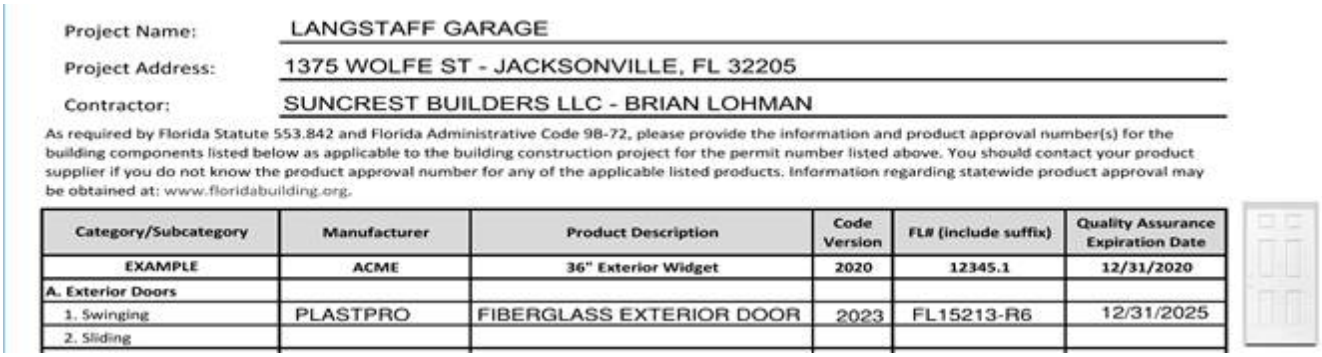
Product Approval Sheets (Manually Added)

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

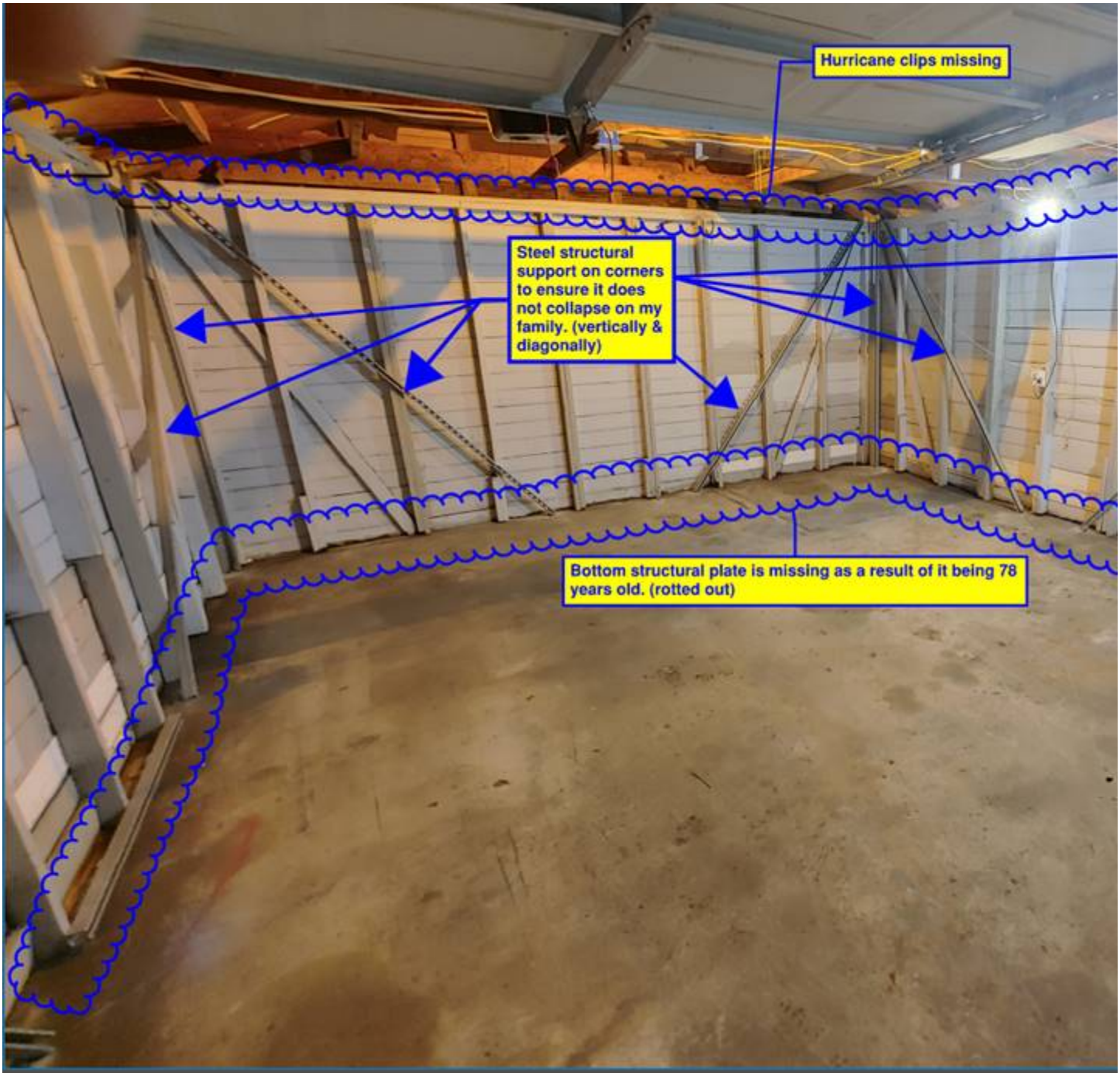
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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

Visit Our Website

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.

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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

Visit Our Website

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

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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

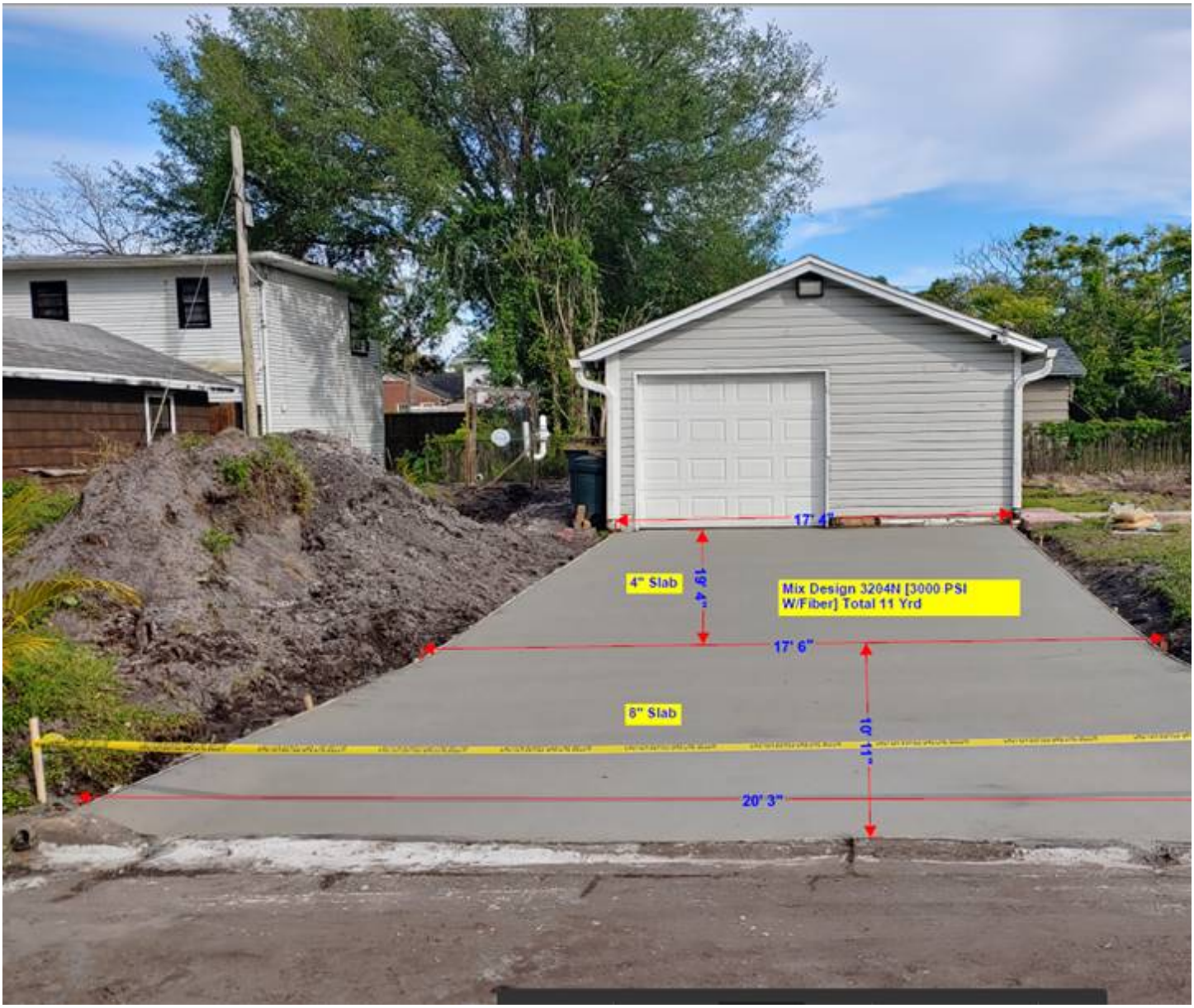
Visit Our Website

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

Visit Our Website

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

Visit Our Website

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

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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:

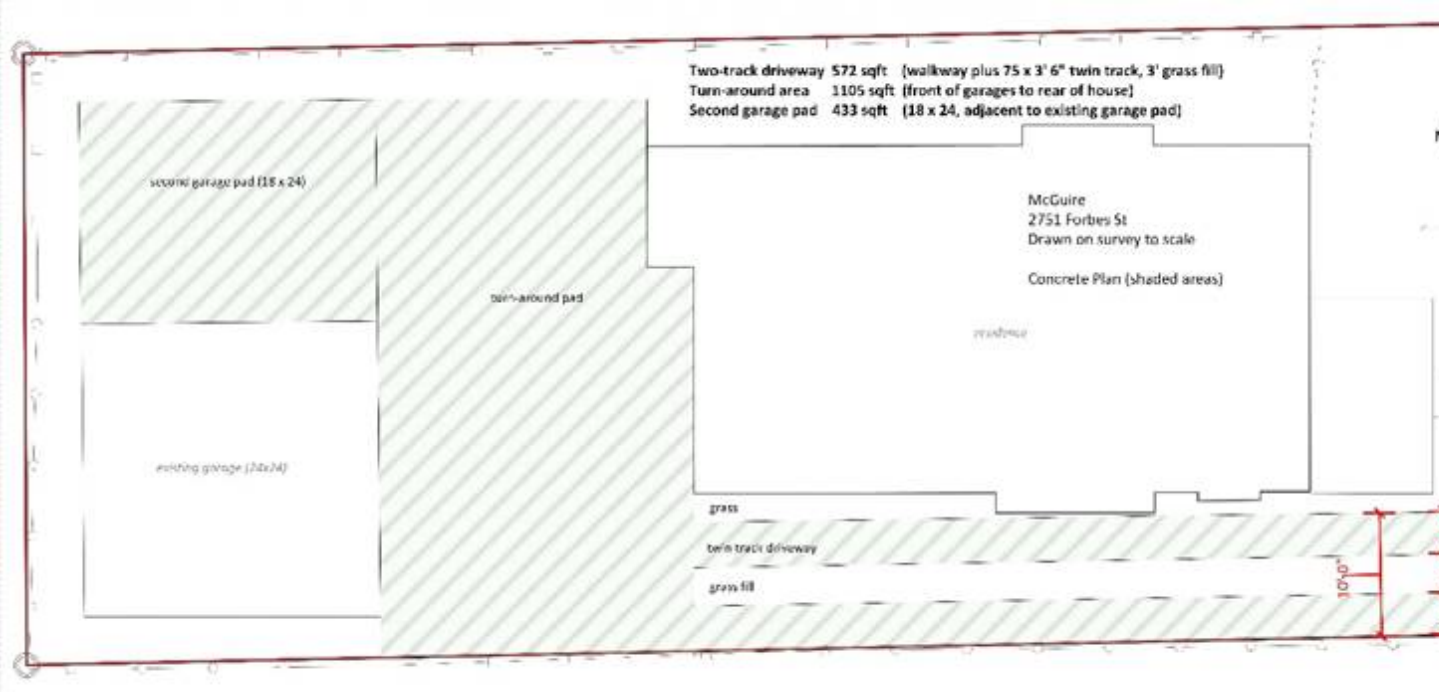
- **Pedestrian Door on Garage:** Staff can approve the replacement of this door. Please provide a picture of the proposed door and material.

- **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.

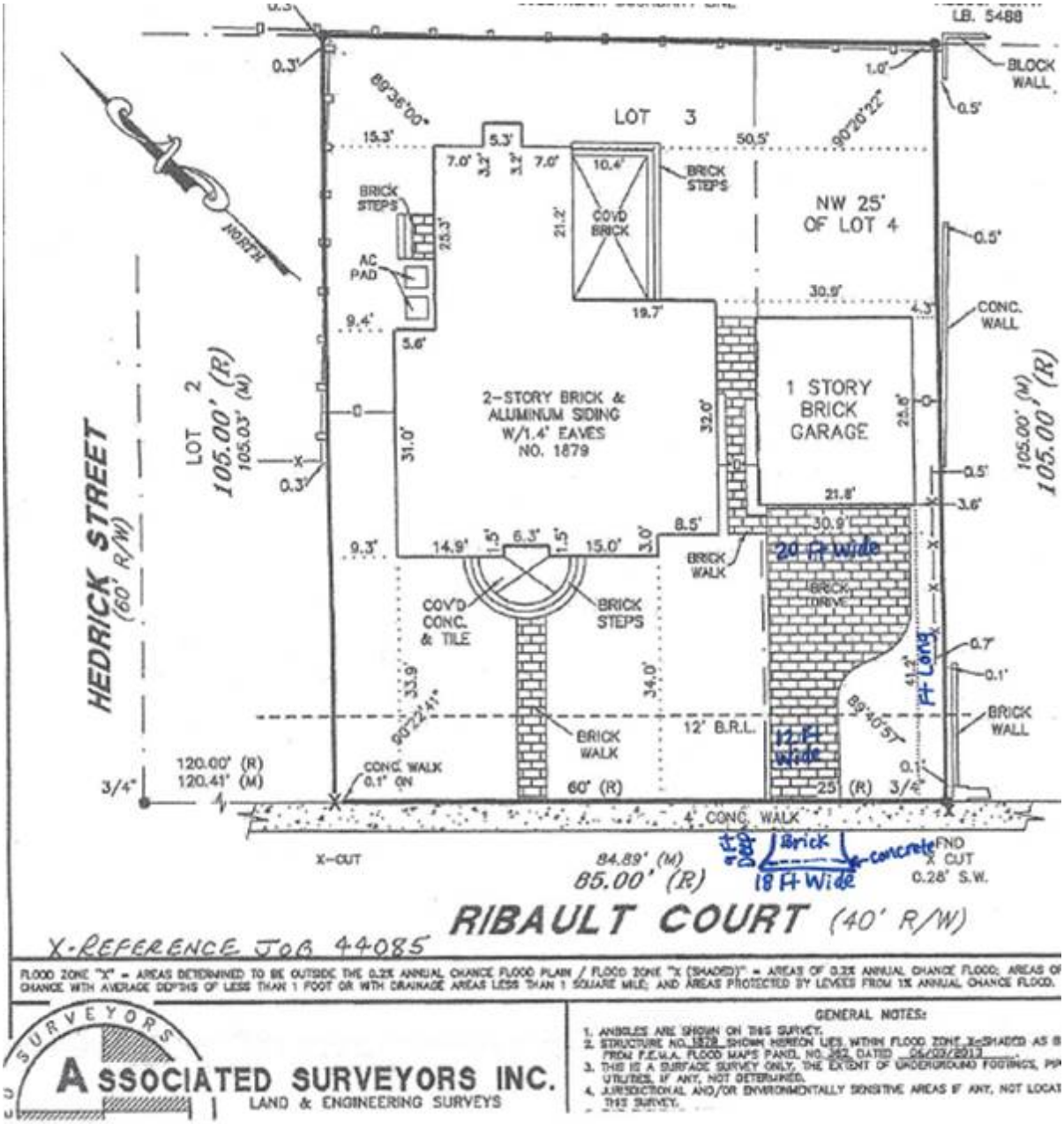
I know on the site visit I said I would provide you with some additional information and you mentioned to only email you moving forward. Attached is the 2025 COA Matrix which shows different scopes of work on what can be approved at staff level and what needs to go before the Commission. I have also 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

Visit Our Website

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

Visit Our Website

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

Visit Our Website

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

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

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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

City Planner II

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

Visit Our Website

COA-25-32942

2652/2654
Dellwood Ave

October 22, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32942

Address: 2652/2654 Dellwood Avenue, RE# 065123-0000

Location: South side of Dellwood Avenue, between West Street and Acosta Street

Owner: Tesfaye Selmawit
2652 Dellwood Avenue
Jacksonville, Florida 32204

Applicant: Jon Thomas
Team K5 Permits & Consulting, LLC
176 East Highland Avenue
Clermont, Florida 34711

Year Built: c. 1936 (FMSF)

Designation: Riverside Avondale; Contributing

Request: Alterations – Window Replacement

Summary Scope of Work:

1. Replace twenty-one (21) windows with wood-clad product

Recommendation: **Deny**



PROJECT DESCRIPTION

COA-25-32942 is for the replacement of twenty-one (21) windows on a historic structure. The subject structure is a masonry vernacular multi-family residence characterized by its rectangular design, its hipped composition shingle roof, its brick chimneys, its predominantly 1/1 sash windows, and its two (2) offset entrances with cast stone pilasters. The existing windows on the structure include wooden 1/1 sash windows, non-original metal fixed windows, and non-original vinyl 6/6 windows with grilled-between-glass. As proposed, the application seeks to replace twenty-one (21) windows with new vinyl windows. The total includes the replacement of all nineteen (19) remaining historic wood windows and two (2) metal windows.

The replacement of repairable, historic windows on contributing structures requires review by the Jacksonville Historic Preservation Commission. The window to be replaced is potentially historic and appears to be within reasonable repair.

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:

- Staff conducted archival research to when the non-historic windows were previously replaced. There are no permits or approved COAs on record for any window alterations or repairs. The Florida Master Site File (FMSF) form for this property from 1991 identified that the windows on the structure were predominantly 1/1 sash windows with some jalousie windows that have replaced original wood frame windows. Because nineteen (19) of the windows to be replaced make up the remaining historic fenestration and appear to be within reasonable repair, the scope of work is inconsistent with Section 307.106(k)(1-3).
- Because nineteen (19) of the windows are original and in repairable condition, Staff recommends that these windows be repaired. While two (2) of the windows to be replaced are non-historic metal and replacement can be administratively recommended, the scope of work as proposed is inconsistent with the Ordinance Code criteria and the Design Guidelines. Furthermore, there have been no previously documented attempts to repair the historic windows and the proposed replacement comprises all of the remaining historic fenestration. Finally, the replacement material, vinyl, is inappropriate in cases where the replacement of historic wood windows is deemed permissible. The scope of work is therefore inconsistent with Section 307.106(l)(1, 2, and 6).
- The replacement is inconsistent with the Historic District Design Guidelines, sections on "Windows, Awnings, and Shutters." The Historic District Design Guidelines recommend the repair of historic windows instead of replacement. The proposed scope of work includes the replacement of historic windows which are within repair. Furthermore, when replacement is permissible, the Guidelines recommend that incompatible replacement products be avoided. The proposed vinyl product is an incompatible replacement material for wood windows.
- Staff should note that the provided window survey indicates a "0" light pattern to describe solid panes and 1/1 windows. Additionally, the provided window recession does not appear to be reasonably accurate.

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

1. Chapter 307.106(k) General Standards: 1-3
2. Chapter 307.106(l) Guidelines on Alterations: 1, 2, and 6
3. Design Guidelines "Riverside-Avondale Historic District," Section on Windows, Awnings, and Shutters

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) – The effect of the proposed work on the landmark, landmark site, or property within an historic district upon which such work is to be done;

- 307.106(k)(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.

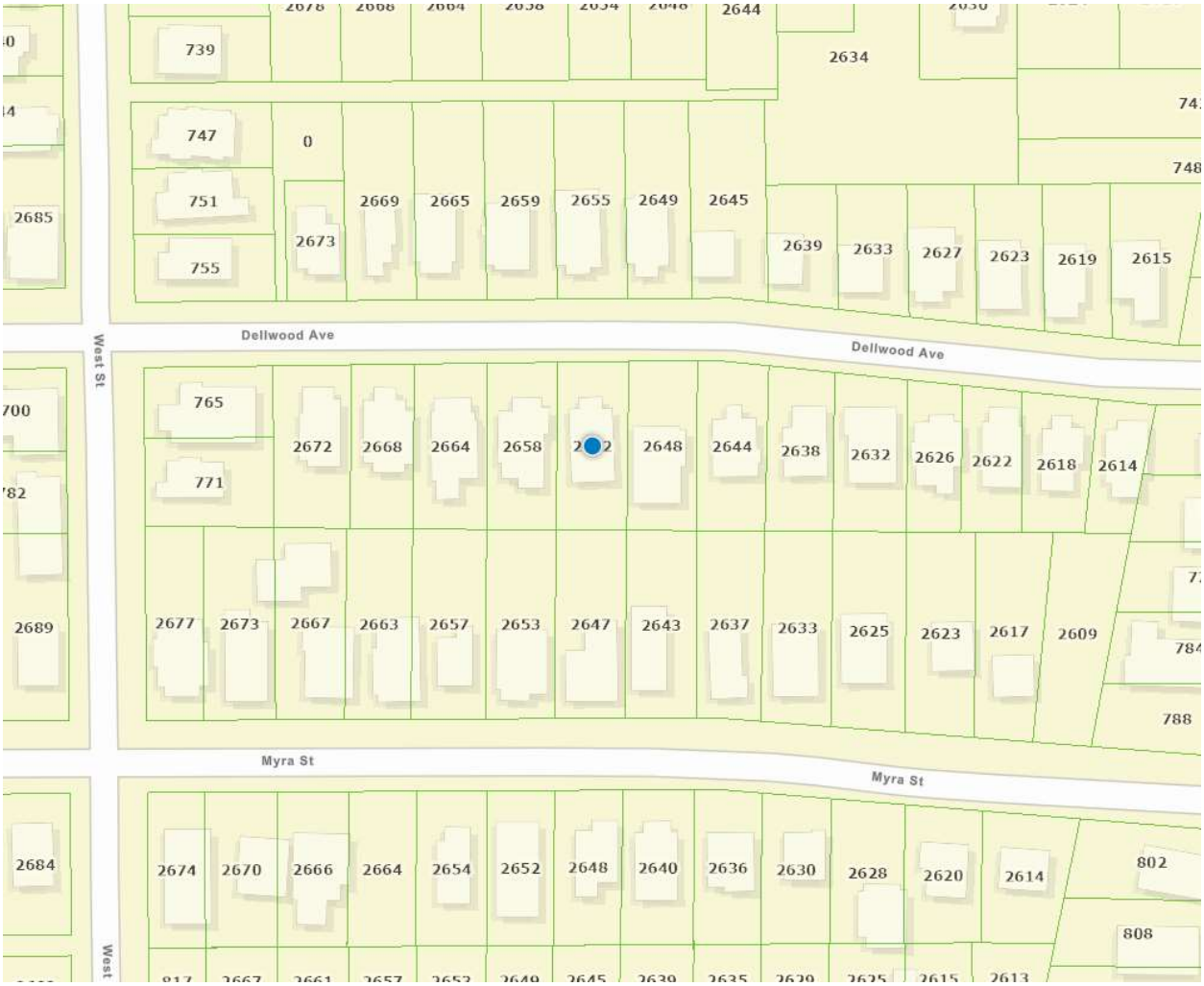
- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Historic District Design Guidelines, "Windows, Awnings, and Shutters"

- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.

- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."

LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



Application For Certificate Of Appropriateness

Application Info

Tracking #	32942	**Application Status**	FOUND SUFFICIENT
Date Started	09/12/2025	**Date Submitted**	09/12/2025

Planning and Development Department Info

COA #	COA-25-32942
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	9/17/2025
Forwarded to JHPC	☑
JHPC Meeting Date	10/22/2025
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 THOMAS
First Name JON
Middle Name

Company Name TEAM K5

Mailing Address 176 E HIGHLAND AVE

City CLERMONT
State FL
Zip Code 34711

Phone 407 378 6682
Fax
Email JON.THOMAS@EXPEDITEPERMIT.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name TESFAYE
First Name SELMAWIT
Middle Name

Company/Trust Name

Mailing Address 2652 DELLWOOD AVE

City JACKSONVILLE
State FL
Zip Code 32204

Phone 9044050118
Fax
Email HILLSTREETINC@GMAIL.COM

Description Of Property

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

Map	RE#

	065123 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2652	DELLWOOD AVE	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
REPLACE 21 WINDOWS SIZE FOR SIZE WITH VINYL SIMONTON 6100 SERIES DOUBLE HUNG

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

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

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: 9/19/2025

COA#: 32941

Address: 2652 Dellwood Ave. Jacksonville, FL 32204

Owner: Tesfaye Selmawit

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 32941 **were posted on the property/site located at:**

065123-0000
Real Estate Number(s)

2652 Dellwood Ave
Street Address

Jacksonville, FL 32204
City, State Zip Code

Printed Name Jon Thomas

Signature

Dated this 19 day of Sept, 2025.

14-30
RIVERSIDE PARK PLACE TERRACE
LOT 18

TESFAYE SELMAWIT
2652 DELLWOOD AV
JACKSONVILLE, FL 32204

2024

R-065123-0000

PRINTED 10/11/2024
BY: pao

Map Id: 6422 517101.21 1.55 1.00 1.00 RIVERSIDE NO 3

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	20 FACE BRICK	100	46.00
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

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	5.00	0
Baths	3.00	0
Rooms / Units	3.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	0.9400
TOTAL ADJUSTED POINTS	115
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0802	01	4	03	0.00	100.00	1.00	100

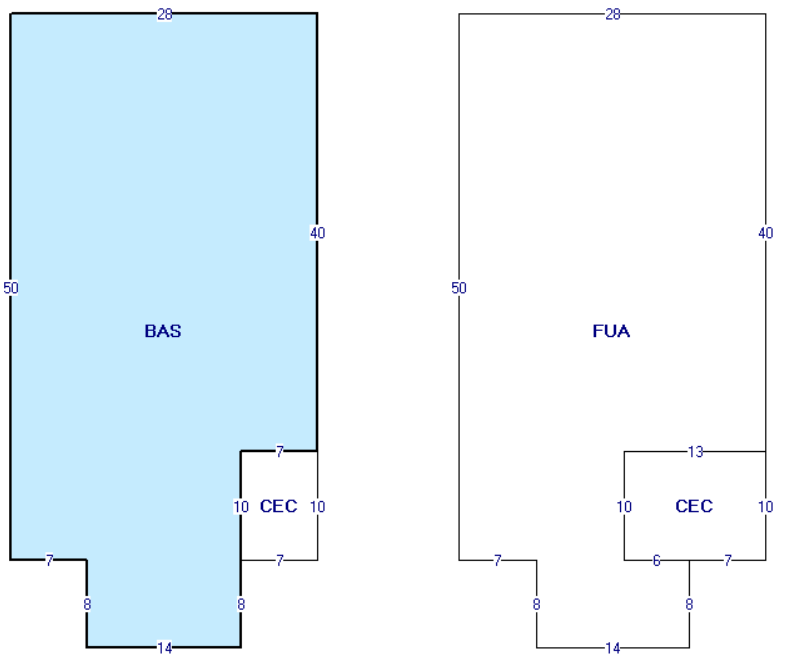
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
476,383	1936	1985	R3	39.25	60.75%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,442		X	100	1,442	141,704
CEC	200			95	190	18,671
FUA	1,382		X	95	1,313	129,027
	3,024			2,824	2,945	$289,403

ACREAGE 0.00 PRICE/SF 98.27

0800 Multi-Family Units 2-9

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 2652 DELLWOOD AVE JACKSONVILLE 32204- 0802 TRIPLEX

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	Gross Rent Multiplie
BUILDING VALUE	289,403
EXTRA FEATURE VALUE	1,760
TOTAL MARKET LAND VALUE	61,100
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	508,320
ASSESSED VALUE	351,840
CAP BASE YEAR	0
TAXABLE VALUE	351,840
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

BUILDING DIMENSIONS

BAS:7,58:=N8 W7 N50 E28 S40 W7 S18 W14 $ CEC2017: 21,40:=S10 E7 N10 W7 $ FUA:41,0:=E28 S40 W13 S10 E6 S8 W14 N8 W7 N50 $ CEC2017:56,40:=S10 E13 N10 W13 $.

BUILDING NOTES

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	13653	01546	11/15/2006	WD	Q	I	02	245000	0	N	0	IVY CHUCK R	TESFAYE SELMAWIT	20070222 VER DR219
2	12868	00272	10/18/2005	WD	U	I	38	110000	0	N	0	GUERRERO PATRICIA A	IVY CHUCK R	20060123
3	12108	01273	9/23/2004	MS	U	I	16	100	0	N	0	DEL SANTO PETER B		20050224
4	11843	00466	12/6/2002	MS	U	I	16	100	0	N	0	DEL SANTO PETER B		20050224 PETER B DEL

LN	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	FPMR7	Fireplace Masonry	1	0.00	100.00	0	0	2.00	3	100	4,398.75	4,398.75	100	1936	1936		20	1,760

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	5/3/2017	SGB
LAND LINES	7/8/2002	KEK
VALUE REVIEW	7/10/2024	LGS
TRIENNIAL	6/4/2012	DCG
INCOME	7/8/2002	KEK

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	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-A	50.00	117.00	100.00	50.00	F	1	0.94	1.00	1,300.00	1,222.00	61,100

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Tracking # _____

COJ Window Survey Form – Cover Page

Date Completed _____

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)

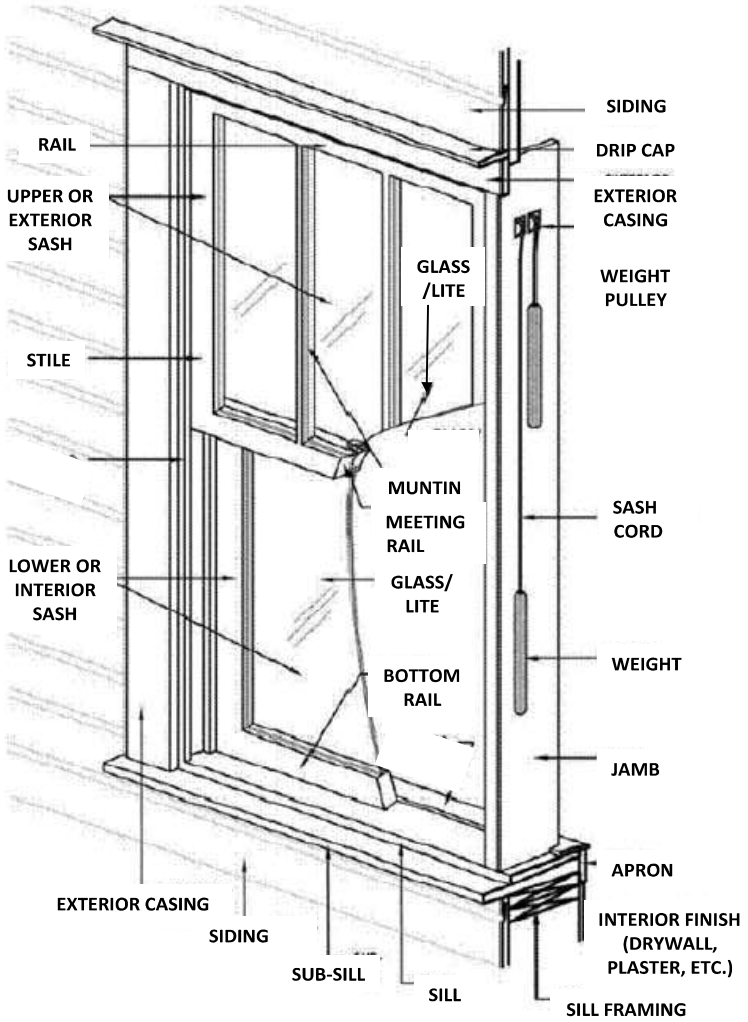
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

Project Information

41	Total number of window openings
21	Number of windows that will be replaced
19	Number of historic/original windows
22	Number of non-historic windows
5	Exterior window sill depth in inches (Window Recession)

Definitions

- **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



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: Selamawit Tesfaye

Signature: Selamawit Tesfaye

Applicant or Agent *(if different than owner)*

Print name: Arthur Francis

Signature: _____

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COJ Window Survey Form – Page # 1 out of 7

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:
	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x64	0
Additional Info:									

Window #	Existing					Proposed			
2	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									

Window #	Existing					Proposed			
3	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	36 x 45	0	Bad	Rot	Replace Window	Vinyl	36 x 45	0
Additional Info:									

Window #	Existing					Proposed			
4	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									

Window #	Existing					Proposed			
5	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									

COJ Window Survey Form – Page # 2 out of 7

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
6	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	**Dimensions:**	**Pattern:**	**Condition:**	**Damage:**	**Scope of Work**	**Material:**	**Dimensions:**	**Pattern:**
7	Wood	36 x 64	0	Other	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	**Dimensions:**	**Pattern:**	**Condition:**	**Damage:**	**Scope of Work**	**Material:**	**Dimensions:**	**Pattern:**
8	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	**Dimensions:**	**Pattern:**	**Condition:**	**Damage:**	**Scope of Work**	**Material:**	**Dimensions:**	**Pattern:**
9	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	**Dimensions:**	**Pattern:**	**Condition:**	**Damage:**	**Scope of Work**	**Material:**	**Dimensions:**	**Pattern:**
10	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	**Dimensions:**	**Pattern:**	**Condition:**	**Damage:**	**Scope of Work**	**Material:**	**Dimensions:**	**Pattern:**
11	Wood	36 x 44	0	Bad	Rot	Replace Window	Vinyl	36 x 44	0
Additional Info:									

COJ Window Survey Form – Page # _3_ out of __7_

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
12	Wood	40 x 44	0	Bad	Rot	Replace Window	Vinyl	40 x 44	0
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
13	Wood	36 x 64	0	Other	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
14	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
15	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
16	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
17	Metal	52 x 64	0	Bad	Rot	Replace Window	Vinyl	52 x 64	0
Additional Info:									

COJ Window Survey Form – Page # 4 out of 7

Window #	Existing					Proposed			
18	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	52 x 64	0	Bad	Rot	Replace Window	Vinyl	52 x 64	0
Additional Info:									

Window #	Existing					Proposed			
19	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	36 x 57	0	Other	Rot	Replace Window	Vinyl	36 x 57	0
Additional Info:									

Window #	Existing					Proposed			
20	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									

Window #	Existing					Proposed			
21	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	36 x 64	0	Bad	Rot	Replace Window	Vinyl	36 x 64	0
Additional Info:									

Window #	Existing					Proposed			
22	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
23	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

COJ Window Survey Form – Page # 5 out of 7

Window #	Existing					Proposed			
24	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
25	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	P	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
26	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
27	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
28	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
29	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

COJ Window Survey Form – Page # 6 out of 7

Window #	Existing					Proposed			
30	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
31	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
32	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
33	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
34	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
35	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

COJ Window Survey Form – Page # _7_ out of __7_

Window #	Existing					Proposed			
36	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
37	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
38	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
39	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
40	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Vinyl	N/A	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									

Window #	Existing					Proposed			
41	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Metal	103 x 64	0	N/A	None	Keep Window	N/A	N/A	0
Additional Info:									


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CUSTOMER TOTALS COPY

QUOTATION #3355279

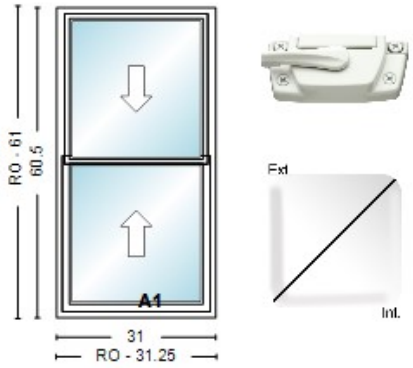
Date Entered:	**8/29/2025**
Date Printed:	**8/29/2025**
Printed By:	**Sheba Hooks**

SOLD TO:
The Home Depot
Accounts Payable, B-12
2455 Paces Ferry Road NW
Atlanta, GA 30339-4024
Phone: 407-870-3132
Fax:

SHIP TO:
THD/JACKSONVILLE-Jacksonville
HDE Branch Warehouse
7018 AC Skinner Pkwy Ste 225
Jacksonville, FL 32256
Phone: 407-870-3132
Fax:

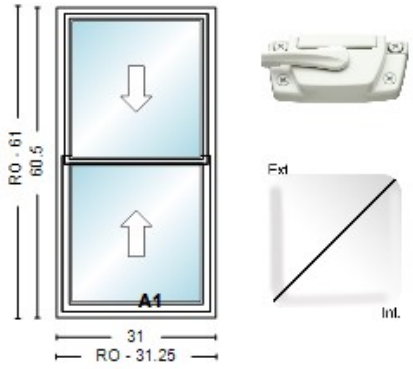
PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
100-1	1	6100 Double Hung 31" X 60.5" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167 **RO:** 31.25 x 61 **Room ID:** Living Room



Initials: _____

LineItem #	Qty.	Description
200-1	1	6100 Double Hung 31" X 60.5" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167 **RO:** 31.25 x 61 **Room ID:** Living Room

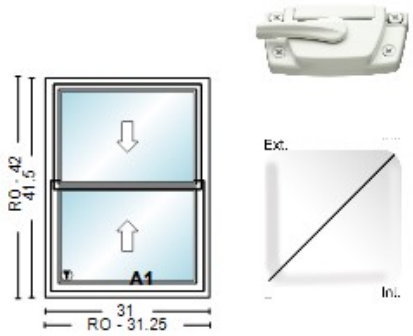


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
300-1	1	6100 Double Hung 31" X 41.5" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 1/8 in - 1/8 out DS, Upper = Annealed, Obscure Upper, Lower = Tempered, Obscure Lower, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.29, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08020-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

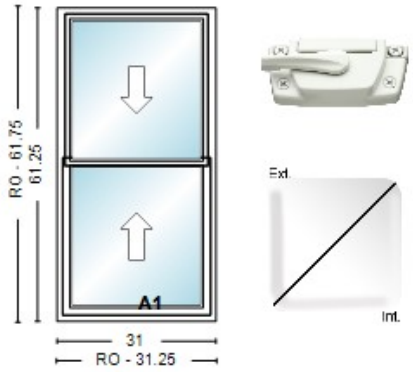
RO:
31.25 x 42
Room ID:
Bathroom



Initials: _____

LineItem #	Qty.	Description
400-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
31.25 x 61.75
Room ID:
Bedroom

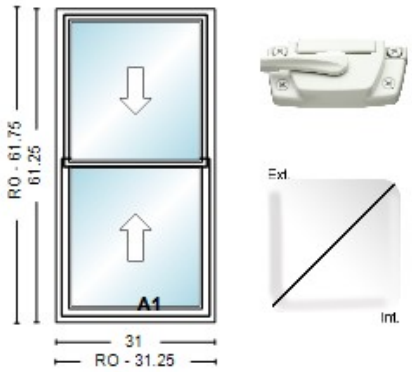


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
500-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

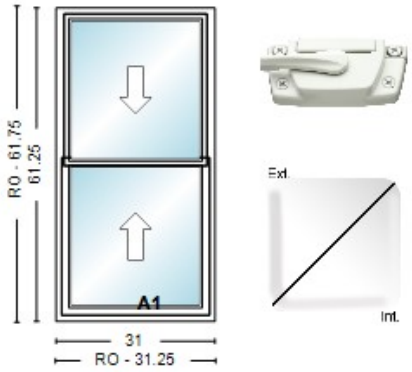
RO:
31.25 x 61.75
Room ID:
Bedroom



Initials: _____

LineItem #	Qty.	Description
600-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
31.25 x 61.75
Room ID:
Kitchen

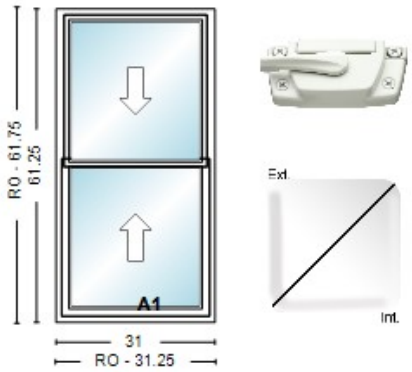


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
700-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

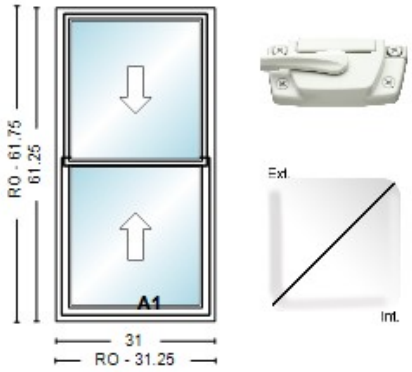
RO:
31.25 x 61.75
Room ID:
Kitchen



Initials: _____

LineItem #	Qty.	Description
800-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
31.25 x 61.75
Room ID:
Kitchen

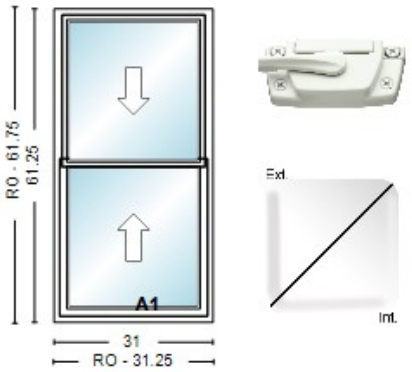


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
900-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

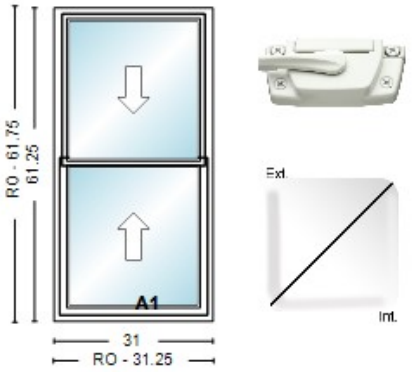
RO:
31.25 x 61.75
Room ID:
Kitchen



Initials: _____

LineItem #	Qty.	Description
1000-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
31.25 x 61.75
Room ID:
Kitchen

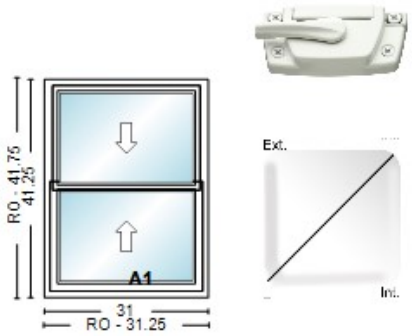


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
1100-1	1	6100 Double Hung 31" X 41.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

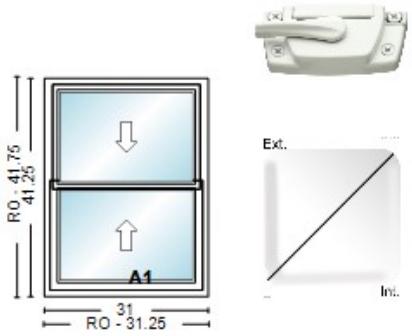
RO:
31.25 x 41.75
Room ID:
Living Room



Initials: _____

LineItem #	Qty.	Description
1200-1	1	6100 Double Hung 31" X 41.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
31.25 x 41.75
Room ID:
Living Room

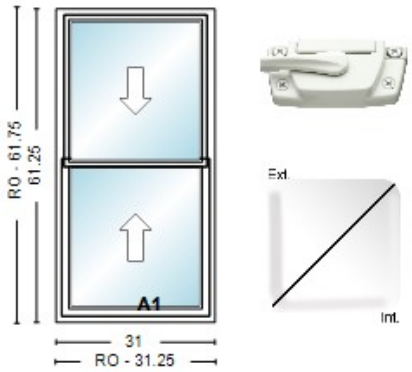


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
1300-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

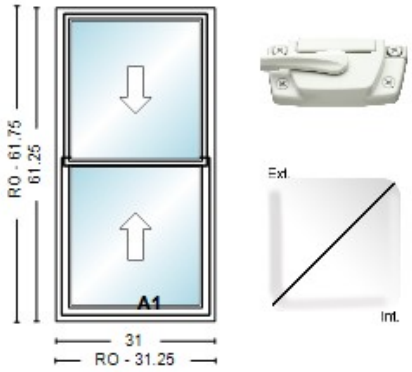
RO:
31.25 x 61.75
Room ID:
Living Room



Initials: _____

LineItem #	Qty.	Description
1400-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
31.25 x 61.75
Room ID:
Living Room

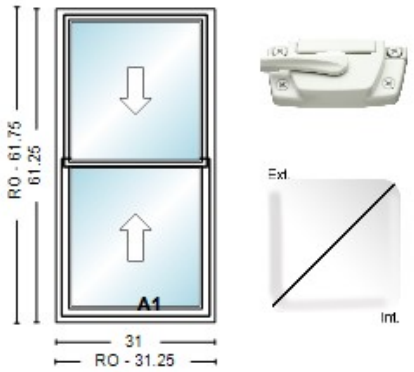


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
1500-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

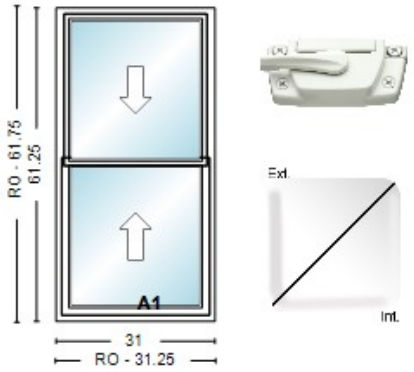
RO:
31.25 x 61.75
Room ID:
Living Room



Initials: _____

LineItem #	Qty.	Description
1600-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
31.25 x 61.75
Room ID:
Living Room

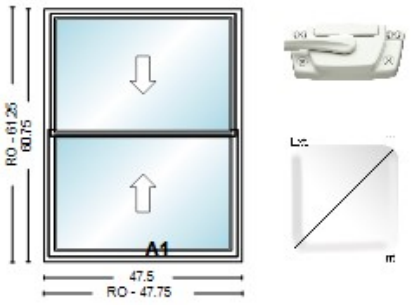


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
1700-1	1	6100 Double Hung 47.5" X 60.75" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

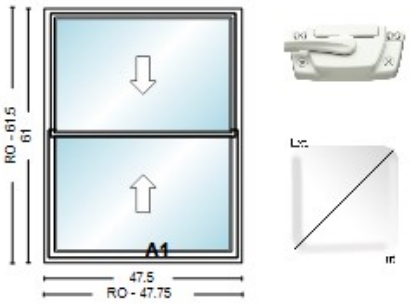
RO:
47.75 x 61.25
Room ID:
Porch



Initials: _____

LineItem #	Qty.	Description
1800-1	1	6100 Double Hung 47.5" X 61" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
47.75 x 61.5
Room ID:
Porch

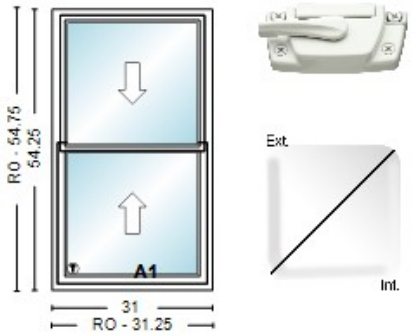


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
1900-1	1	6100 Double Hung 31" X 54.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 1/8 in - 1/8 out DS, Upper = Annealed, Obscure Upper, Lower = Tempered, Obscure Lower, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.29, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08020-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

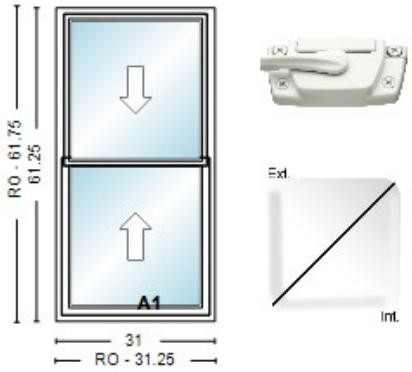
RO:
31.25 x 54.75
Room ID:
Bathroom



Initials: _____

LineItem #	Qty.	Description
2000-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
31.25 x 61.75
Room ID:
Kitchen

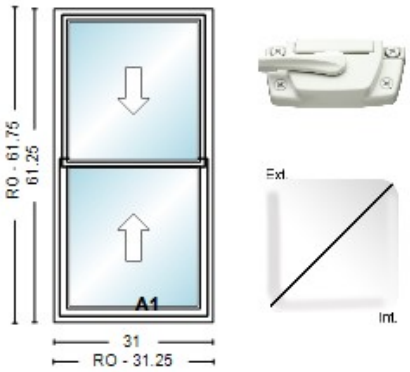


Initials: _____

PO NUMBER	QUOTE NAME	PROJECT NAME
54110570	TESFAYE	Unassigned

LineItem #	Qty.	Description
2100-1	1	6100 Double Hung 31" X 61.25" Operation = Operating, Frame = Replacement Frame (2R), Ext. Color = White, Int. Color = White, Glass Package = Standard Glass Options, ProSolar Low E, Argon, Intercept, 3/4"IGU, Glass Thickness = 3/32 in - 3/32 out SS, Upper = Annealed, Lower = Annealed, Locks = 2, White, Cam, Air Latches = 2, Sill Extender, Head Expander, Screen Coverage = Half, Fiberglass, Extruded, U-Factor = 0.32, SHGC = 0.3, VT = 0.53, STC = 0, CPD Number = SBP-A-112-08019-00001, Meets Energy Star Zones = None, DP = 35, AAMA, TDI = WIN-1601, Florida Approval Code = 5167

RO:
31.25 x 61.75
Room ID:
Kitchen



Initials: _____

LineItem #	Qty.	Description
2200-1	21	WOCDW WOCD Kit w/2devices (SX20176);WH

Initials: _____

21 Total Qty Units

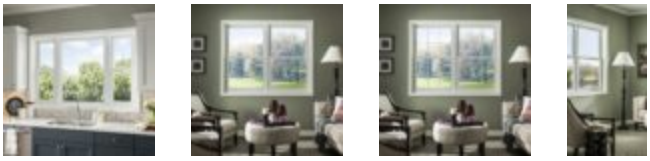
SUB-TOTAL:	$4,895.70
TOTAL TAX:	$0.00
TOTAL LABOR:	$0.00
TOTAL FREIGHT:	$0.00
DIST/DLR DISC:	$0.00
TOTAL:	$4,895.70
DEPOSIT PAID:	($0.00)
AMOUNT DUE:	$4895.70

Comment:

Submitted by: _____ **Accepted by:** _____ **Date**_____



Simonton 6100 Double Hung Window

Simonton 6100 Double Hung Window

Fusion-welded framing provides increased strength, while a streamlined, narrow frame provides a larger viewing area. Designed with unique features, the Simonton 6100 double hung window will enhance and beautify your home.

- Overlapping and interlocking meeting rail seals tightly to inhibit air and water infiltration
- Unique sill design forces water away from your home
- Lift rail molded into the sash for greater stability
- Tilt-in sash for easy cleaning
- Easy-glide sash for smooth operation

- A narrow frame increases the viewing area and allows more sunlight inside

Exterior Colors

Interior Colors

Hardware Finishes

Grille Styles


Flat


Sculptured

Share

Availability limited in some areas.
Use zip code search

SCHEDULE NOW

Description Features Options Colors

Simonton 6100 Series Overview

The Simonton 6100 Series offers a modern look with complementary styles, colors and energy-efficient options that take any home remodel to the next level.

- A narrow frame design that provides exceptional viewing space and daylight
- Low E/Argon-filled glass and the Intercept spacer are standard

- Choose from white and tan, as well as a host of glass and grille options
- Several window styles are available, along with a complementary narrow frame patio door

All features and options not available on all styles.

Lifetime Limited Warranty

We know buying windows is a big investment. An investment you want to be protected. That's why we back all Simonton 6100 windows with a comprehensive warranty covering vinyl, hardware, screens, and insulating glass units.

ENERGY STAR

Simonton 6000 windows and doors available exclusively through The Home Depot can be ordered to meet ENERGY STAR guidelines for any region of the country. So, no matter where you live, you can get energy-efficient windows and patio doors. All of which helps reduce your heating and cooling costs and meet guidelines set by the EPA and US Department of Energy.



Find your Series

Our windows and doors make the perfect fit, every time for every home. Start here when you sort by series or style.



Get Inspired

See our windows and doors in their element. Be inspired by Simonton windows and doors in our Gallery.



What is your Simonton style?

WINDOWS & DOORS

INSPIRATION & PLANNING

THE HOME DEPOT DIFFERENCE

SUPPORT

With different types of windows and an array of custom options, it's hard to tell where your fit will be. Take the Simonton quiz to find out which series and style best suits you.

Quiz

Customer Stories

Gallery

Product Care

Why Simonton?

How to Shop for Windows & Doors

Warranty

DO NOT SELL OR SHARE MY PERSONAL INFORMATION

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*Corrosion-resistant refers to use in normal weather conditions without excess salt and debris in the atmosphere. Corrosion of rollers may occur in coastal applications or in areas with extreme fluctuations in weather patterns.

Ply Gem

SIMONTON

WINDOWS & DOORS

Why Simonton?

When you choose Simonton branded windows and doors, you are also choosing Ply Gem, a trusted leader in building products for 75 years.

Arsenault, Caleb - PDCM

From: Arsenault, Caleb - PDCM
Sent: Monday, October 13, 2025 2:22 PM
To: 'Jon Thomas'
Cc: Sirvent, James R; Dyer, David J; Allen, Adam; HILLSTREETINC@GMAIL.COM
Subject: RE: COJ Historic Preservation for 2652 Dellwood Avenue

Good afternoon,

I am reaching out as I prepare our report for this application for next week's meeting. Our recommendation is to repair the existing windows rather than replace them. If you have any evidence that you would like us to include in our book package to the Commission that the existing windows are beyond repair, then please submit it to this email. This can include a WDO Report or any supplemental information that you believe the Commission may want to consider.

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: Jon Thomas <jon.thomas@expeditepermit.com>
Sent: Tuesday, September 23, 2025 10:24 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Sirvent, James R <JAMES_R_SIRVENT@homedepot.com>; Dyer, David J <David_J_Dyer@homedepot.com>; Allen, Adam <ADAM_ALLEN@homedepot.com>; HILLSTREETINC@GMAIL.COM
Subject: Re: COJ Historic Preservation for 2652 Dellwood Avenue

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!

Thank You,

Jon Thomas

Office Manager - Clermont Branch

Team K5 Construction & Development Coordination, LLC
176 E Highland Ave
Clermont, FL 34711

Office - 407-378-6682
Fax - 407-768-3357
Email - Jon.Thomas@expeditepermit.com

On Tue, Sep 23, 2025 at 10:18 AM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Received, thank you. I will begin preparing our report.

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: Jon Thomas <jon.thomas@expeditepermit.com>
Sent: Tuesday, September 23, 2025 7:54 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Sirvent, James R <JAMES_R_SIRVENT@homedepot.com>; Dyer, David J <David_J_Dyer@homedepot.com>; Allen, Adam <ADAM_ALLEN@homedepot.com>; HILLSTREETINC@GMAIL.COM
Subject: Re: COJ Historic Preservation for 2652 Dellwood Avenue

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.

Here you go.



Thank You,

Jon Thomas

Office Manager - Clermont Branch

Team K5 Construction & Development Coordination, LLC
176 E Highland Ave
Clermont, FL 34711

Office - 407-378-6682
Fax - 407-768-3357
Email - Jon.Thomas@expeditepermit.com

On Mon, Sep 22, 2025 at 2:52 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

I am confirming receipt of the affidavit and the paid invoice. Please send a picture(s) of the posted sign(s) in the yard of the subject property to accompany the affidavit.

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: Jon Thomas <jon.thomas@expeditepermit.com>
Sent: Monday, September 22, 2025 2:44 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Sirvent, James R <JAMES_R_SIRVENT@homedepot.com>; Dyer, David J <David_J_Dyer@homedepot.com>; Allen, Adam <ADAM_ALLEN@homedepot.com>; HILLSTREETINC@GMAIL.COM
Subject: Re: COJ Historic Preservation for 2652 Dellwood Avenue

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,

Attached is the receipt for payment of the fee and the sign posting affidavit.

The sign was posted 9/19/2025

Thanks!

Thank You,

Jon Thomas

Office Manager - Clermont Branch

Team K5 Construction & Development Coordination, LLC
176 E Highland Ave
Clermont, FL 34711

Office - 407-378-6682
Fax - 407-768-3357
Email - Jon.Thomas@expeditepermit.com

On Tue, Sep 16, 2025 at 1:31 PM Jon Thomas <jon.thomas@expeditepermit.com> wrote:

> I will get my runner up there this week to pay this fee and get the signs posted.
>
> Thanks!
>
> ***Thank You,***
>
> ***Jon Thomas***
>
> ***Office Manager - Clermont Branch***
>
> *Team K5 Construction & Development Coordination, LLC*
> *176 E Highland Ave*
> *Clermont, FL 34711*
>
> ***Office - 407-378-6682***
> ***Fax - 407-768-3357***
> ***Email -*** Jon.Thomas@expeditepermit.com

On Tue, Sep 16, 2025 at 1:10 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32942)** 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 (**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 **October 8th**.

So long as we receive the receipt of payment by **September 26th,** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **October 22nd, 2025.**

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: Jon Thomas <jon.thomas@expeditepermit.com>
Sent: Friday, September 12, 2025 3:00 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Sirvent, James R <JAMES_R_SIRVENT@homedepot.com>; Dyer, David J <David_J_Dyer@homedepot.com>; Allen, Adam <ADAM_ALLEN@homedepot.com>
Cc: HILLSTREETINC@GMAIL.COM
Subject: Re: COJ Historic Preservation for 2652 Dellwood Avenue

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've attached the letter as requested showing I am the agent of Team K5 for application.

Can we please have this go before the commission for approval?

Thank You,

Jon Thomas

Office Manager - Clermont Branch

Team K5 Construction & Development Coordination, LLC
176 E Highland Ave
Clermont, FL 34711

Office - 407-378-6682
Fax - 407-768-3357
Email - Jon.Thomas@expeditepermit.com

On Fri, Sep 12, 2025 at 2:44 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:

- The provided applicant name does not appear to be listed as a registered agent of Team K5. Please provide proof that the applicant works for the subject company or I can provide an agent authorization form for the owner to complete that will designate the applicant as their agent.
- We do not have any record of previous attempts to repair or replacement of the windows at this property. After reviewing the provided pictures, we do not have sufficient evidence to prove that the nineteen (19) historic wood windows proposed to be replaced are beyond repair. While we can recommend replacement of the two previously replaced metal windows identified as #17 and #18 with a compatible product, the replacement of the wood windows will require review by the **Jacksonville Preservation Commission (JHPC)**. Commission meetings take place monthly and have associated fees and signage to be posted on the properties. Please also keep in mind that when deemed beyond repair, we can only recommend the replacement of historic wood windows with wood, wood-blend, or wood-clad products. As such the proposed vinyl would not be a recommended replacement product. An additional note for vinyl windows is that they must be recessed within the wall openings (not flush with the exterior wall) with no permanent exterior nailing fins. Our recommendation would be to repair the subject wood windows and to replace the two metal windows with compatible products.

Please advise how you would like to proceed.

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**

RECORD NUMBER: 894
Page 1 **HISTORICAL STRUCTURE FORM** **Site 8** _____
X **original** **FLORIDA MASTER SITE FILE**
update

SITE NAME: 2652-54 Dellwood Avenue
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Duval **OWNERSHIP TYPE:** Private, individual
PROJECT NAME: Resurvey of Riverside: S+P **DHR NO.**
LOCATION:
ADDRESS: 2652-54 Dellwood Avenue
CITY: Jacksonville
VICINITY OF/ROUTE TO: See Attached Maps

SUB: Riverside Park Place Terrace **BLOCK** **LOT** 18
PLAT OR OTHER MAP: Duval County Property Appraiser Map
TOWNSHIP: 2 S **RANGE:** 26 E **SECTION:** 22 **1/4:** **1/4-1/4:**
IRREGULAR SEC? **y** X **n** **LAND GRANT:** NONE
USGS 7.5 MAP: Jacksonville, 1964: PR 1982
UTM: ZONE: **EASTING:** **NORTHING:**
COORDINATES: LATITUDE: D M S LONGITUDE: D M S

HISTORY
ARCHITECT: Unknown
BUILDER: Unknown
CONSTRUCTION DATE: c. 1929**RESTORATION DATE(S):**
MODIFICATION DATE(S):
MOVE: DATE: **ORIG. LOCATION:**
ORIGINAL USE (S): Apartment
PRESENT USE (S): Apartment

DESCRIPTION
STYLE: Masonry Vernacular
PLAN: EXTERIOR: Irregular
PLAN: INTERIOR: Unknown
NO. STORIES: 2 **OUTBLDGS:** 1 **PORCHES:** 0 **DORMERS:** 0
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Brick
FOUNDATION: TYPE: Continuous
MATERIALS: Brick
INFILL:
PORCHES:
ROOF: TYPE: Hip
SURFACING: Composition shingle
SECONDARY STRUCS:
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: E: end, exterior
WINDOWS: Double-hung sash, 1/1 lights; jalousie

EXTERIOR ORNAMENT:
CONDITION: Fair
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? **y** X **n**
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?		**y**	X	**n**	**likely,**	**need info**	**insf info**
SIGNIF. AS PART OF DISTRICT?	X	**y**		**n**	**likely,**	**need info**	**insf info**
SIGNIFICANT AT LOCAL LEVEL?	X	**y**		**n**	**likely,**	**need info**	**insf info**

SUMMARY OF SIGNIFICANCE
See Continuation Sheet

* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *

RECORDER INFORMATION: **NAME:** Stephen Olausen
DATE: 09/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 26, #20

PHOTOGRAPH M A P

See Attachments

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This two-story Masonry Vernacular residential building is located at 2652-54 Dellwood Avenue. Notable architectural features include a hip roof, a projecting hip extension, boxed cornice, and a pair of offset entrances. Each entrance has a cast stone surround. The exterior wall fabric is brick. Fenestration consists of 1/1 double-hung sash windows, and jalousie windows. Alterations consist of the jalousie windows which have replaced the original wood frame window fabric.

Architectural Context: Masonry Vernacular is defined as the common masonry construction techniques of lay or self taught builders. Prior to the Civil War vernacular designs were local in nature, transmitted by word of mouth or by demonstration, and relying heavily upon native building materials. With the coming of the American Industrial Revolution mass manufacturers became the pervasive influence over vernacular house design. Popular magazines featuring standardized manufactured building components, house plans, and house decorating tips flooded consumer markets and helped to make building trends universal throughout the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which he could pick and choose to create a design of his own.

Masonry Vernacular is more commonly associated with commercial building types than with residential architecture where wood frame houses dominate. In Florida, most examples predating 1920 were brick, but a number of older examples feature the rough-faced cast concrete block popularized by Henry Hobson Richardson in his Romanesque buildings of the late 19th century. The Masonry Vernacular designs of the 1920's and 1930's were often influenced by popular Spanish designs of the period. The main masonry building materials during the period were hollow tile and concrete block. Since World War II concrete block construction has been widely used in Florida's residential suburbs.

Historical Narrative: Located in the Riverside Park Place Terrace subdivision, which was platted by Frank E. and Nellie K. Wood in 1929, this building embodies many of the architectural characteristics of residences constructed in Riverside during the Florida land boom of the 1920s. Evidence compiled from the recording date of the subdivision indicate that the building was constructed about 1929.

Historical Context: Located southwest of downtown Jacksonville, Riverside is one of the city's oldest and most historically significant residential neighborhoods. The area that became Riverside was originally part of two Spanish land grants issued in 1801 and 1815 to Philip Dell and Robert Hutcheson, respectively. Together, the two tracts totalled 950 acres, an area nearly twice the size of present-day Riverside. The land changed hands frequently until 1847, when it was deeded to James Winter who operated a large plantation there. In 1869, Edward M. Cheney, editor of *The Florida Union* newspaper, purchased 500 acres of an area known as Dell's Bluff for John Murray Forbes, a Boston millionaire. Forbes had the land surveyed and platted, and named the area Riverside for its location along the shore of the St. Johns River.

The Riverside tract remained largely undeveloped until 1887, when the eastern portion of the area to present-day King Street was incorporated into the city of Jacksonville. Shortly after annexation, a street car line was extended to connect the suburb with downtown. The extension of city services and the streetcar line sparked Riverside's first significant period of development. By 1895, Riverside was home to 2,500 of Jacksonville's upper middle class.

The architecture of Riverside reflects diverse stylistic trends popular during the late nineteenth and early twentieth centuries, when the community experienced most of its development. Following the Great Fire of 1901, many former residents of downtown neighborhoods built homes in Riverside. Riverside Avenue, the primary road to the area from downtown, became the showplace for homes of many prominent residents and was thus nicknamed "The Row." In the wake of the Great Fire, Jacksonville attracted a number of architects, many of who, in addition to rebuilding the downtown commercial core, competed for residential commissions in Riverside. The variety of styles employed by Riverside's architects give the area the distinction of having one of the most diverse collections of historic residential architecture in Florida.

SITE MAP:
RIVERSIDE
SURVEY AREA



894. 2652-54 Dellwood Avenue

ADDRESS _____

E. Condemned Properties



Jacksonville
Historic Preservation
Commission

F. Historic Designations

Jacksonville
Historic Preservation
Commission

G. Certificates of Appropriateness

Jacksonville
Historic Preservation
Commission

COA-25-32970

1954 Greenwood Ave

November 12, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32970

Address: 1954 Greenwood Avenue, RE# 092721-0000

Location: West side of the intersections of Morningside Street and Richmond Street, Greenwood Avenue and Richmond Street

Owner: Hendrick Schnitzer
Avondale Investors LLC
1954 Greenwood Avenue
Jacksonville, Florida 32205

Applicant: Madeline Randall
Superior Fence and Rail
5470 Highway Avenue
Jacksonville, Florida 32254

Year Built: *c.* 1934 (*Property Appraiser*)

Designation: Riverside Avondale, Contributing

Request: Alteration - Fencing

Summary Scope of Work:
1. Replace an unapproved wooden fence with a six (6) foot aluminum fence

Recommendation: **Approve with Conditions**

Corrective Action:
1. Fencing installation and design shall be consistent with the Fencing and Wall Guidelines.
2. The location of the fencing and gate(s) shall be substantially consistent with the submitted site plan



PROJECT DESCRIPTION

COA-25-32970 seeks to install a six (6) foot tall vertical aluminum fence in front of the wall place of a contributing property located in the Riverside-Avondale Historic District. The subject property is a corner lot and currently has four (4) foot tall aluminum fencing directly adjacent to the proposed location. The area where the applicant proposes six (6) foot tall fencing would enclose the utilities of the pool. The pool and associated fencing were approved under COA-24-30519, however an approximately five (5) to six (6) foot tall horizontal wooden fence was installed without approval within the past year.

Because the height of the proposed fencing is six (6) feet tall and is in front of the front wall plane of the structure, the proposal is inconsistent with the Fencing and Wall Guidelines and requires review by the Commission.

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:

- The proposed vertical aluminum fence is consistent in material and design with the Design Guidelines, Fencing and Wall Guidelines, and Ordinance Code criteria. The height is inconsistent with the above as the appropriate height for a fence in the front yard is up to four (4) feet tall. As such, Staff has conditioned the application to be consistent with the Fencing and Wall Guidelines (Condition #1) so that the fencing will be no taller than four (4) feet in height. As conditioned, the application is consistent with Sections

307.106(k)(1 and 2) and 307.106(l)(1 and 2) as well as the Historic District Design Guidelines.

- The Fencing and Wall Guidelines and the Historic District Design Guidelines note that fencing in front yards should be limited to four (4) feet in height. As such, the proposed six (6) foot tall fencing is inconsistent with the Ordinance Code Criteria and the Design Guidelines.
- The horizontal wooden fence that was installed in the subject area was done so without approval and is inconsistent in design and height with the Ordinance Code Criteria and the Fencing and Wall Guidelines. Because the existing fence was constructed without approval and is inconsistent with the above, Staff recommends approval of the new aluminum fencing with the proposed material and design under the condition that the height is limited to four (4) feet tall (Condition #1). This will replace an unapproved and non-compliant fence with a compatible one.

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 and 2
- Section 307.106(l) Guidelines on “Alterations”: 1 and 2
- Historic District Design Guidelines, Section on “Setting”

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;

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.

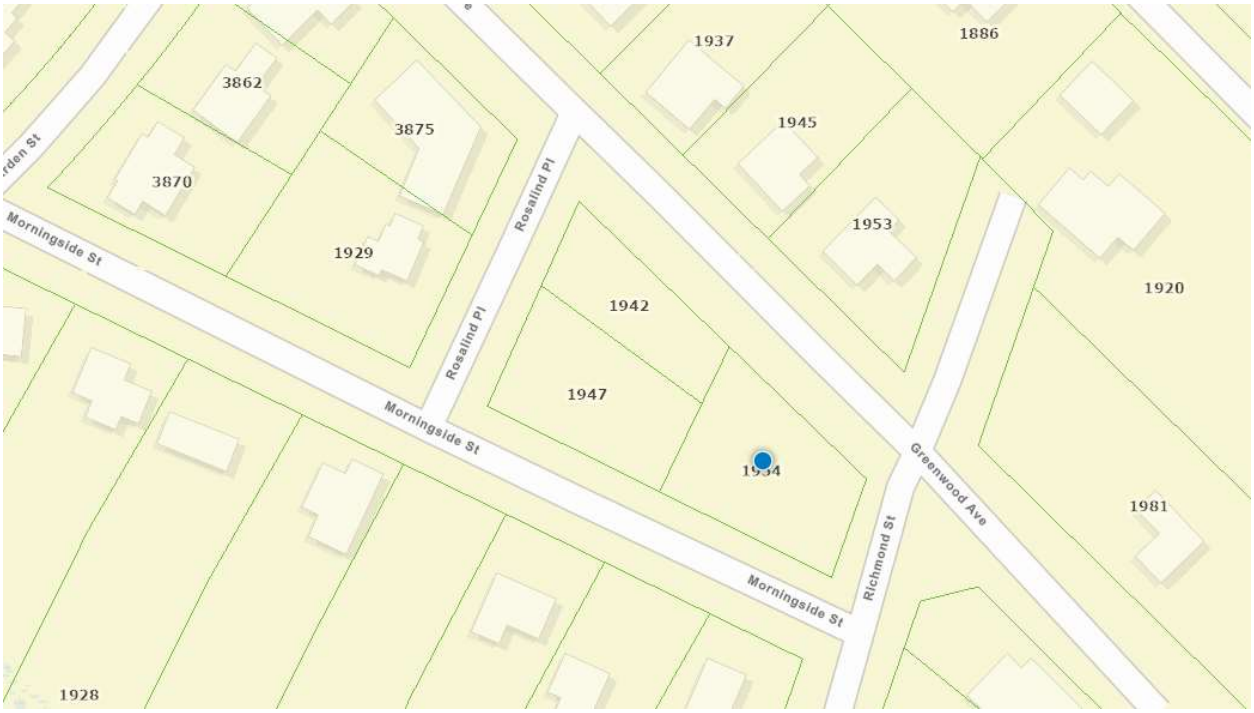
Historic District Design Guidelines, “Setting”

- 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 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.

- Recommendation #3: Design new fences of appropriate scale on visible main and side elevations. Limit height on street-side elevation to four feet. Wooden, vertical board (stockade) privacy fences up to six feet in height are appropriate on side and rear elevations. Recess privacy fences from the wall plane on the street-side elevation.

LOCATION MAP



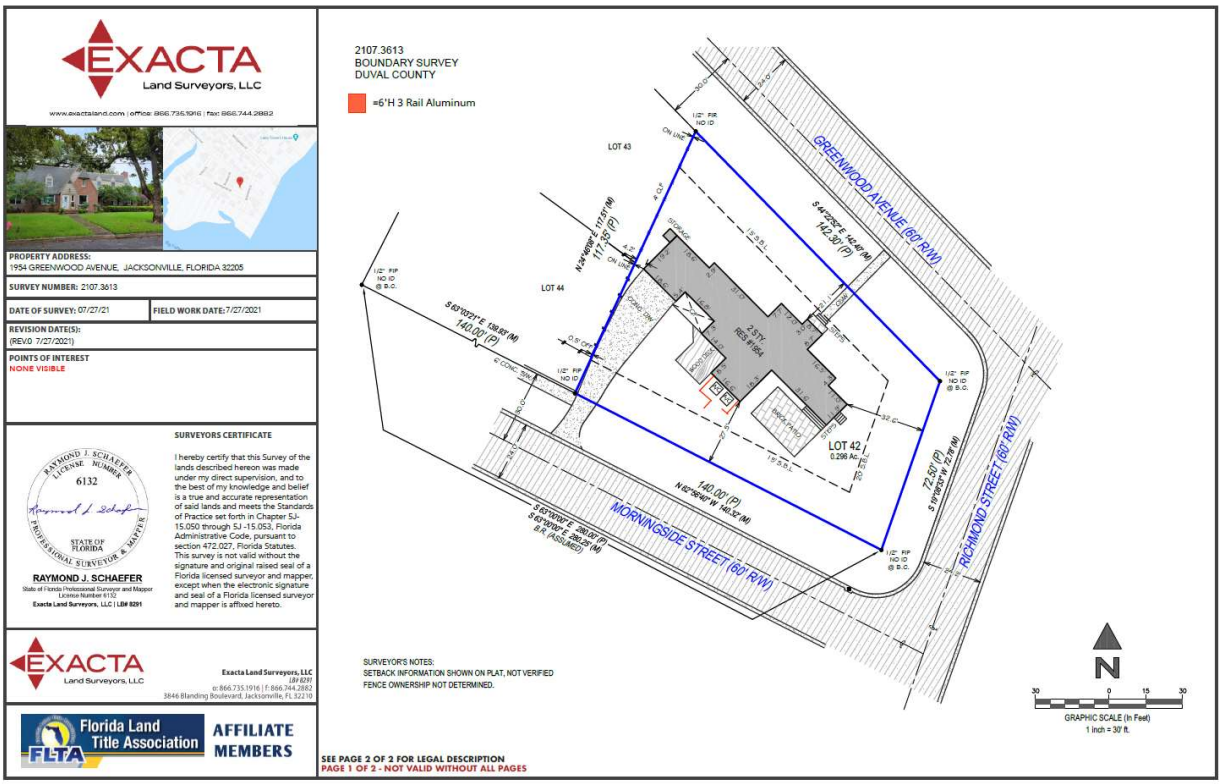
PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS




NOTICE
THE CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING
FOR APPLICATION # 32970
REQUEST FOR: Fencing
FOR MORE INFORMATION
PLEASE CALL (904) 255-7800


NOTICE
THE CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING
FOR APPLICATION # 32970
REQUEST FOR: Fencing
FOR MORE INFORMATION
PLEASE CALL (904) 255-7800

SUBMITTED SITE PLAN



Application For Certificate Of Appropriateness

Application Info

Tracking #	32970	**Application Status**	FOUND SUFFICIENT
Date Started	09/17/2025	**Date Submitted**	09/17/2025

Planning and Development Department Info

COA #	COA-25-32970
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	10/10/2025
Forwarded to JHPC	☑
JHPC Meeting Date	11/12/2025
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 RANDALL
First Name MADELINE
Middle Name

Company Name SUPERIOR FENCE AND RAIL

Mailing Address 5470 HWY AVE

City JACKSONVILLE
State FL
Zip Code 32254

Phone 904 683 6349
Fax 904
Email BRITTANY.STRICKLAND@FENCINGJACKSONVILLE.CO

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name SCHNITZER
First Name HENDRICK
Middle Name

Company/Trust Name AVONDALE INVESTORS LLC

Mailing Address 1954 GREENWOOD AVE.

City JACKSONVILLE
State FL
Zip Code 32205

Phone 9044635513
Fax
Email HENDRIK00@ICLOUD.COM

Description Of Property

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

Map	RE#

	092721 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1954	GREENWOOD AVE	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [ ] **Other/Minor Repairs**
- [x] **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
INSTALLING 6H BLACK ALUMINUM FENCING

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

Fencing - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan/survey with fence placement.
- [x] **Fence Height, Design, And Materials -** Please provide an example of the style of fence you would like to install. You may add the height and fence material to the description area in Step 2 under "Proposed Work".
- [x] **Photos Of Property**

Additional Documents Provided

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

COA#: 25-32970

Owner: Hendrik Schnitzer

Date: 10.29.25

Address: 1954 Greenwood Avenue
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 25-32970 **were posted on the property/site located at:**

Real Estate Number(s): 1954 Greenwood Avenue

Street Address: Jacksonville, FL, 32205

City, State Zip Code

Printed Name: Hendrik Schnitzer

Signature: Hendrik S

Dated this 29th day of October, 2025.

5-89 58-2S-26E
ARDEN
LOT 42

AVONDALE INVESTORS LLC
1954 GREENWOOD AVE
JACKSONVILLE, FL 32205

2025

R-092721-0000

PRINTED 10/09/2025
BY: pao

Map Id: 6433 402200.32 1.20 1.00 1.00 S BUENA VISTA

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	8 HORIZONTAL LAP	25	9.00
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	11 CER CLAY TILE	25	4.00
Int Flooring	12 HARDWOOD	75	10.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	3 CENTRAL	100	7.00

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	4.00	0
Baths	2.50	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	0.9300
TOTAL ADJUSTED POINTS	111
DEPRECIATION ADJ	ADJ
FUNCTIONAL OBSC	0.1000

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0108	01	4	03	0.00	100.00	1.00	100

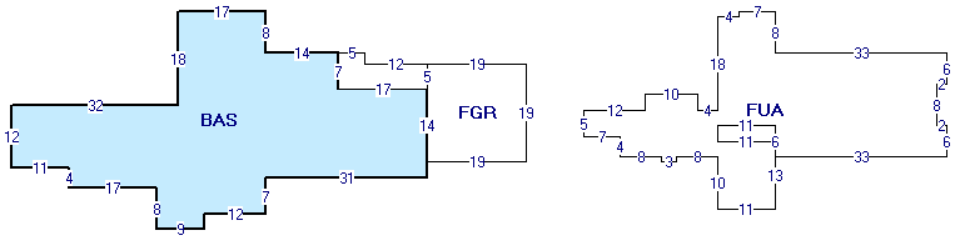
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
584,006	1934	1980	R2	32.50	57.50%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,803		X	100	1,803	188,497
FGR	361			50	180	18,818
FOP	95			30	28	2,927
FUA	1,264		X	95	1,201	125,560
	3,523			3,067	3,212	$335,803

ACREAGE 0.00 PRICE/SF 104.55

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1954 GREENWOOD AVE JACKSONVILLE 32205- 0108 SFR CLASS 2

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	335,803
EXTRA FEATURE VALUE	4,258
TOTAL MARKET LAND VALUE	276,210
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	616,271
ASSESSED VALUE	616,271
CAP BASE YEAR	0
TAXABLE VALUE	616,271
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
B24203755	ALTS	P	INT/EXT RENO	836,794	10/25/2024
B24167653	ALTS	P	INT RENO	8,000	07/23/2024
B24135599	POOL	P	POOL	72,270	06/05/2024

BUILDING DIMENSIONS

BAS:0,18:=E32 N18 E17 S8 E14 S7 E17 S17 W31 S7 W12 S3 W9 N8 W17 N4 W11 N12 $ FGR:80,10:=E19 S19 W19 N19 $ FUA:110,19:=E12 N3 E10 S3 E4 N18 E4 N1 E7 S8 E33 S6 W2 S8 E2 S6 W33 N6 W11 S3 E11 S13 W11 N10 W8 S1 W3 N1 W8 N4 W7 N5 $ FOP:63,8:=S7 E17 N5 W12 N2 W5 $.

BUILDING NOTES

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	20919	01738	01/02/2024	WD	Q	I	01	750000	0	N	0	MUNDIN ALEXANDER	AVONDALE INVESTORS LLC	20240129
2	19831	01390	07/16/2021	WD	U	I	30	480000	0	N	0	1954 GREENWOOD AVE LLC	MUNDIN ALEXANDER	20210818
3	18869	02444	07/01/2019	WD	Q	I	01	325000	0	N	0	MEADORS JACK W III	1954 GREENWOOD AVE LLC	20190820
4	08561	01300	02/20/1997	WD	Q	I	02	328000	0	N	0	WIRTZ GREGG L &MARTHA		PHONE

LN	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	DKWR2	Deck Wooden	1	0.00	100.00	15	14	210.00	2	100	30.80	27.72	100	1995	1995	2008	20	1,164
2	FPMR7	Fireplace Masonry	1	0.00	100.00	0	0	2.00	6	100	4,420.00	7,735.00	100	1934	1934		20	3,094

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	03/06/2025	RJM
LAND LINES	01/28/1988	CS
VALUE REVIEW	05/14/2025	KK1
TRIENNIAL	08/08/2023	RJM
INCOME		

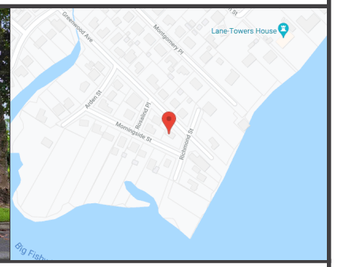
LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
C	1	0100	RES LD 3-7 UNITS PER AC	0.00	100.00		RLD-60	93.00	134.00	100.00	93.00	F	1	0.99	1.00	3,000.00	2,970.00	276,210

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882





PROPERTY ADDRESS:
1954 GREENWOOD AVENUE, JACKSONVILLE, FLORIDA 32205

SURVEY NUMBER: 2107.3613

DATE OF SURVEY: 07/27/21 | **FIELD WORK DATE:** 7/27/2021

REVISION DATE(S):
(REV.0 7/27/2021)

POINTS OF INTEREST
NONE VISIBLE

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

RAYMOND J. SCHAEFER
LICENSE NUMBER 6132
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

RAYMOND J. SCHAEFER
State of Florida Professional Surveyor and Mapper
License Number 6132
Exacta Land Surveyors, LLC | LB# 8291

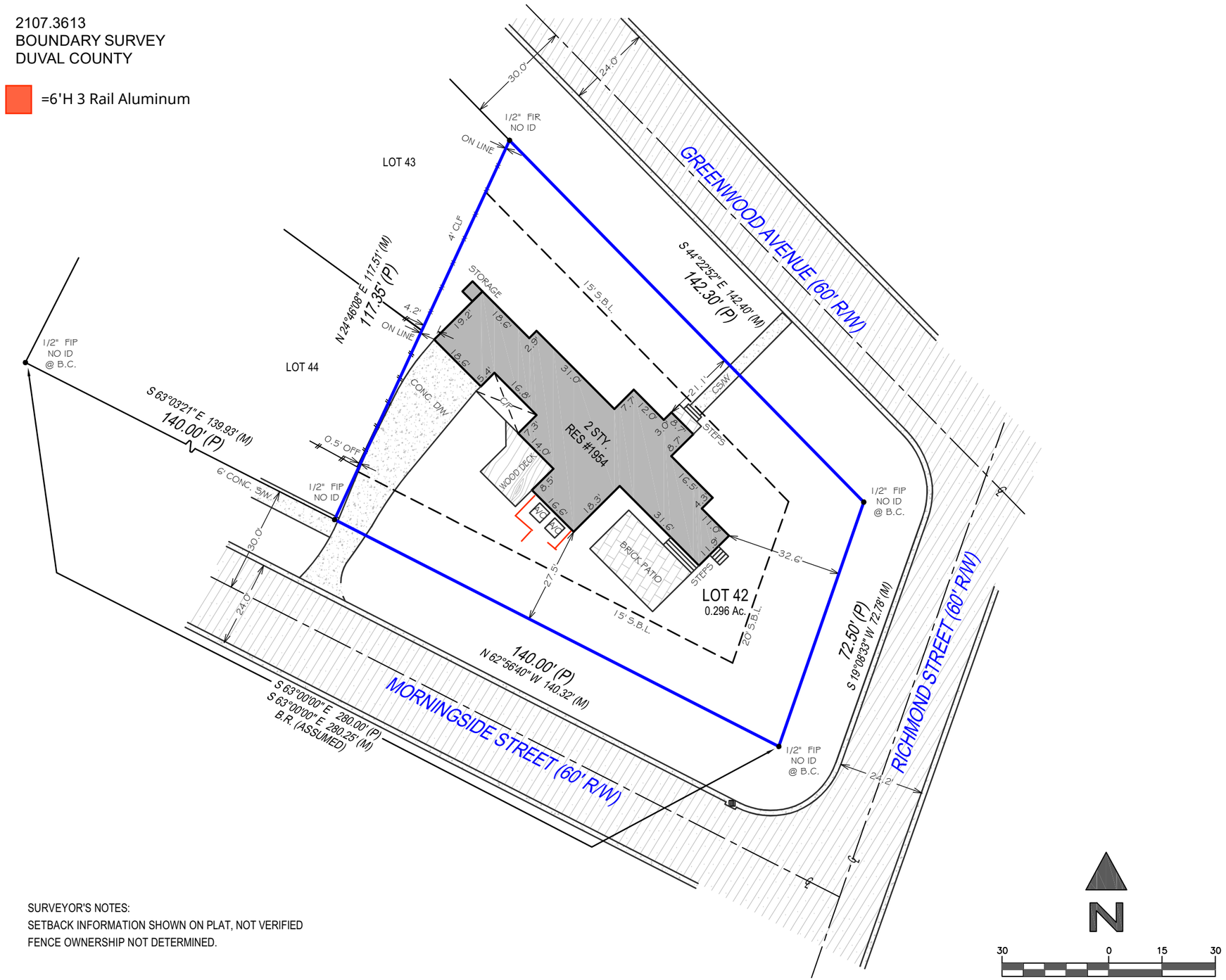
EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
3846 Blanding Boulevard, Jacksonville, FL 32210

Florida Land Title Association
FLTA
AFFILIATE MEMBERS

2107.3613
BOUNDARY SURVEY
DUVAL COUNTY

=6'H 3 Rail Aluminum



SURVEYOR'S NOTES:
SETBACK INFORMATION SHOWN ON PLAT, NOT VERIFIED
FENCE OWNERSHIP NOT DETERMINED.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION


PERMITS
CLARKSON
POOLS
Outdoor Living Professionals
904-223-4050 | ClarksonPools.com
CPC009595 | CPC1457425 | CPC1459376 | CBC1263546

Pick Ticket for Sales Order #39852

Job #: 153140

Customer: Avondale Investors LLC Hendrik Schnitzer 2

SOS Sales Order #: 1676

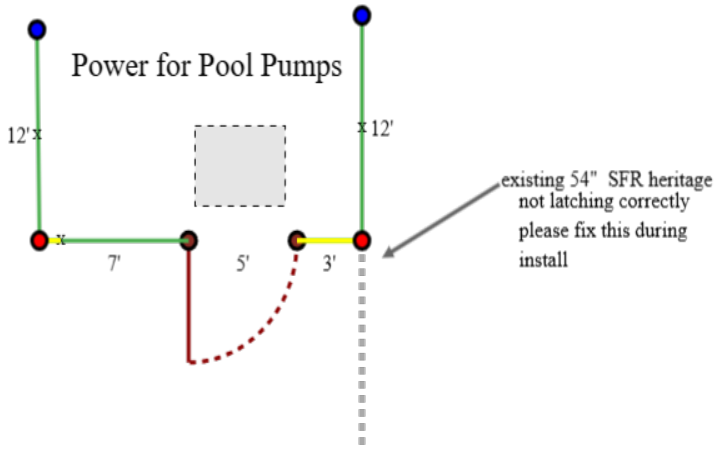
Pick Ticket Generated: 9/12/2025 1:01:54 PM

Notes:

1954 Greenwood Ave
Jacksonville, FL 32205
COLEMAN
MAJ

TEAR OUT 40' OF 6'H WOOD POOL CODE LATCH

BoM Drawing



6'H Black 300 Sterling (R)

418

Pick Ticket for Sales Order #39852 **Job #: 153140**

Customer: Avondale Investors LLC Hendrik Schnitzer 2 **SOS Sales Order #: 1676**

Pick Ticket Generated: 9/12/2025 1:01:54 PM

6'H Black 300 Sterling (R)

QTY		
(10)	Aluminum Cap B (F360)	Aluminum Cap B (F360)

Pick Ticket for Sales Order #39852 **Job #: 153140**

Customer: Avondale Investors LLC Hendrik Schnitzer 2 **SOS Sales Order #: 1676**

Pick Ticket Generated: 9/12/2025 1:01:54 PM

Other Items

QTY		
(2)	Non-Stock Aluminum	2 x 2 x 102 6'H Black 300 Sterling (R) Corner Posts
(1)	Non-Stock Aluminum	2 x 2 x 102 6'H Black 300 Sterling (R) HD Gate Post
(3)	Non-Stock Aluminum	2x 2 x 102 6'H Black 300 Sterling (R) End Post
(4)	Non-Stock Aluminum	2x 2 x 102 6'H Black 300 Sterling (R) Line Posts
(1)	Non-Stock Aluminum	6'H x 5'W Walk Gate
(7)	Non-Stock Aluminum	6'H x 6'W Black 300 Sterling (R) Full Panels
(1)	KLADV-P1-BK-KA	BLACK LOCKABLE ONE-SIDED LATCH
(1)	NW096-2S-BK	Black Self Closing Alum Hinges
(2)	Non-Stock Aluminum	Gate Caps
(1)	TRIDENT20-BK-KA	Trident Safety Pool Gate Latch 20" Height / Black
(2)	Install Aluminum	34 feet and 1 5'WG
(10)	1141-60	60# BAG OF CONCRETE
(1)	Take Down and Haul Away	Take Down and Haul Away


SUPERIOR
FENCE & RAIL

Arsenault, Caleb - PDCM

From: Hendrik Schnitzer <hendrik00@icloud.com>
Sent: Wednesday, October 15, 2025 11:25 AM
To: Arsenault, Caleb - PDCM
Cc: Marley Coleman; Brittany Strickland
Subject: Re: COJ Historic Preservation for 1954 Greenwood Avenue

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.

Ok, great. I will get them. I apologize, I did not realize it was under that name.

Best,

Hendrik

On Oct 15, 2025, at 11:16 AM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Received, thank you! The signs were posted by the elevator with the applicant's information "Madeline Randall – Superior Fence and Rail" with the tracking number 32970. I just stepped out of the lobby to the elevators and the signs are still in place.

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: Hendrik Schnitzer <hs@investors-sa.com>
Sent: Wednesday, October 15, 2025 11:10 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Hendrik Schnitzer <hendrik00@icloud.com>; Marley Coleman <coleman.marley@fencingjacksonville.com>; Brittany Strickland <brittany.strickland@fencingjacksonville.com>
Subject: Re: COJ Historic Preservation for 1954 Greenwood Avenue

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 the attached receipt. I just went to pay.

The signs with my name were not in the hallway by the elevators on the 3rd floor. Any idea where they might be?

Please confirm receipt of this message. I do not want to miss any deadlines.

Kind regards,

Hendrik

> On Oct 10, 2025, at 11:22 AM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
>
> Good morning,
>
> I am following up with the following information. Please also be aware that I still have not received a rendering of the proposed fence design.
>
> Please be advised that **Application for Certificate of Appropriateness (COA-25-32970)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:
>
> 1. 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.
> 2. Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
> 3. The required public notice signs (**3, 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 **October 29th**. Please post the sign(s), take a picture, and complete the affidavit that is attached to the provided sign(s). Please email a copy of the posted sign picture **AND** the completed affidavit to this email by the deadline.

So long as we receive the receipt of payment by **October 17th** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **NOVEMBER 12th**.

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: Hendrik Schnitzer <hendrik00@icloud.com>
Sent: Thursday, September 25, 2025 9:55 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Coleman Marley <coleman.marley@fencingjacksonville.com>; Brittany Strickland <brittany.strickland@fencingjacksonville.com>
Subject: Re: COJ Historic Preservation for 1954 Greenwood Avenue

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or op
attachments unless you trust the sender and know the content is safe.

Thank you,

Coleman, can you provide a rendering of the fence.

Best,

Hendrik

> On Sep 25, 2025, at 2:25 PM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
>
> Good afternoon,
>
> To follow up my previous email, the commission will want to see a sample image of the design of the proposed fencing. Can you please provide a sample image of the proposed six foot aluminum fence?
>
> 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 2:21 PM
To: 'Coleman Marley' <coleman.marley@fencingjacksonville.com>; Hendrik Schnitzer <hendrik00@icloud.com>
Cc: Brittany Strickland <brittany.strickland@fencingjacksonville.com>
Subject: RE: COJ Historic Preservation for 1954 Greenwood Avenue

Good afternoon,

I have prepared a sufficiency report for this application to be placed on the November agenda. Once I receive that report back from the supervisor, I will issue the invoice and signage to be posted at the subject property. Please be aware that the proposed fence does not align with the Fencing and Wall Guidelines or the Riverside-Avondale Historic District Design Guidelines and our recommendation to the commission will likely be for denial.

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: Coleman Marley <coleman.marley@fencingjacksonville.com>
Sent: Thursday, September 25, 2025 2:04 PM
To: Hendrik Schnitzer <hendrik00@icloud.com>
Cc: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Brittany Strickland <brittany.strickland@fencingjacksonville.com>
Subject: Re: COJ Historic Preservation for 1954 Greenwood Avenue

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any link
attachments unless you trust the sender and know the content is safe.

Hey Caleb,
What steps would we have to take to get this approved by the JHPC?

On Tue, Sep 23, 2025 at 2:50 PM Hendrik Schnitzer <hendrik00@icloud.com> wrote:

> Good afternoon,
>
> Thank you for reaching out. I would like to go with the 6-foot fence, so whatever we need to do to have it reviewed by the Jacksonville Historic Preservation Commission (JHPC), please let us know.
>
> Kind regards,
>
> Hendrik
>
> > On Sep 23, 2025, at 9:52 AM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
> >
> > Good morning,
> >
> > I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:
> >
> > 1. The existing horizontal fencing was installed without COA approval and is therefore in violation of the Ordinance Code. Furthermore, its design is inconsistent with the Fencing and Wall Guidelines. Staff can only review fencing in front of the wall plane of the primary structure when it is no taller than four (4) feet. The proposed fencing is six (6) feet tall and as such, would require review by the **Jacksonville Historic Preservation Commission (JHPC)**. If you are amenable to using a four (4) foot tall aluminum fence in this area, then the application can qualify for administrative approval.
> >
> > Please advise how you would like to proceed.
> >
> > 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>

<CR793471.pdf>

H. Certificates of Appropriateness

Work Initiated or Completed without a COA

Jacksonville
Historic Preservation
Commission

COA-25-32686

2916 Post St

November 12, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32686

Address: 2916 Post Street, RE# 064631-0010

Location: South side of Post Street, between Willow Branch Avenue and Rubel Street

Owner: Petr Trejbal
Jax Cash Home Solution LLC
11411 Wingate Road North
Jacksonville, Florida 32218

Applicant: Brett Law
First City Construction
135 13th Street
Saint Augustine, Florida 32080

Year Built: c. 1926 (Property Appraiser)

Designation: Riverside Avondale; Contributing

Request: Alterations – Window Replacement, Door replacement, Chimney Removal
Site Work – Primary and Secondary Walkway

Summary Scope of Work:

1. Wholesale window replacement on the primary structure
2. Wholesale window replacement on the accessory structure
3. Replace doors on the primary structure
4. Replace doors on the accessory structure
5. Chimney removal (After-the-fact)
6. Replace and install a primary and secondary walkway (After-the-Fact)
7. Paint the structure (after-the-fact) (Admin)
8. Replace the rear stairway of the accessory structure (After-the-fact) (Admin)
9. Replace the rear stairway of the primary structure (After-the-fact) (Admin)

Recommendation: **Deny**

Corrective Actions:

1. Reconstruction of the chimney shall be based on pictorial and historical evidence and shall be rebuilt in its original location.

2. Prior to permitting, the applicant shall provide a structural plan and site plan for reconstruction of the chimney, subject to review and approval by the Historic Preservation Section.
3. 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 corrective actions.
4. The secondary walkway shall be no wider than three (3) feet.



PROJECT DESCRIPTION

COA-25-32686 is for the replacement of forty-nine (49) windows, door replacement, after-the-fact walkway installation, stairway replacement, and chimney removal at a historic property within the Riverside-Avondale Historic District. The primary structure on the property is a one-and-a-half story Bungalow style residence characterized by its gambrel roof with a front projecting shed dormer, its exposed rafter ends, its symmetrical façade, its wood shingle siding, its exterior brick chimney, its 4/1 sash windows, and its projecting entry roof supported by wood brackets. The accessory structure on the property is a two-story structure characterized by its low pitch gable roof with exposed rafter ends and its wood shingle exterior and was constructed within the period of significance, according to the Property Appraiser, the same year as the primary structure. The applicant proposes to replace all windows on both structures as well as the four (4) doors on the primary structure and two (2) doors on the accessory structure. Finally, the applicant is seeking after-the-fact approval for chimney removal, painting, primary and secondary walkway installation, and rear stairway replacement of the primary and accessory structure.

The replacement of repairable, historic windows and doors on contributing structures requires review by the Jacksonville Historic Preservation Commission. A majority of the windows to be replaced are historic and appear to be within reasonable repair. Chimney removal within a street-visible location and when they contribute to the architectural character of a structure, as well as the installation of a secondary walkway wider than three (3) feet also require commission review.

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:

- There are no permits or approved COAs on record for any window alterations or repairs. The Florida Master Site File (FMSF) form for this property from 1991 identified that the windows on the primary structure were predominately 4/1 sash windows which is consistent with the existing materials and designs apart from a few primarily non-street visible locations which would not have been surveyed. The FMSF file makes no reference to the accessory structure which appears to be mostly compatible in design with the primary structure with the exception of the windows on the structure. The windows of the accessory structure are a mix of predominantly 2/2 wood and 2/2 metal sash windows. Because all thirty-seven (37) of the windows to be replaced on the primary structure are wood and appear to be within repair and nine (9) of the twelve (12) historic wood windows on the accessory structure appear to be in comparable condition, the scope of work is inconsistent with Section 307.106(k)(1-3).
- Because a majority of the windows on both structures are historic, wood, and in repairable condition, Staff recommends that these windows be repaired rather than replaced. The provided pictures and the submitted WDO report do not provide sufficient evidence to claim that wholesale window replacement is necessary on both structures. The scope of work as proposed is inconsistent with the Ordinance Code criteria and the Design Guidelines. Furthermore, there have been no previously documented attempts to repair the historic windows and the proposed replacement comprises all of the historic fenestration. Finally, the replacement material, vinyl, is inappropriate in cases where replacement is permissible. The scope of work is therefore inconsistent with Section 307.106(l)(1, 2, 5, and 6).
- Most of the historic windows appear to have been subject to deferred maintenance, but damage is primarily contained to the glazing and sashes rather than the window unit as a whole. As seen in the pictures within the provided window survey, many of the window sashes, frames, and glazing appear to have not been properly covered during the unapproved painting of the structures. This unapproved work has exacerbated the unmaintained exterior appearance of the windows.
- The accessory structure has a small number of non-historic metal windows which may be replaced administratively under a separate COA, but are inconsistent as part of the holistic request of this application.
- The replacement is inconsistent with the Historic District Design Guidelines, sections on "Windows, Awnings, and Shutters." The Historic District Design Guidelines recommend

the repair of historic windows instead of replacement. The proposed scope of work includes the replacement of historic windows which are within reasonable repair. Furthermore, when replacement is permissible, the Guidelines recommend that incompatible replacement products be avoided. The proposed vinyl product is an incompatible replacement for wood windows.

- Staff should note inconsistencies in the provided window survey. Most 4/1 windows are identified as 4/4 on the survey and in the case of the solid 3-light of Window #15, the window is misidentified as a 3/3 light.
- The exterior brick chimney on the front left side of the primary structure has been removed without approval. The applicant stated during a discussion with Staff that the chimney was non-functional and that its location prevented the creation of a walkway to the secondary entrance that is located directly behind the chimney. The chimney was removed and the walkway was installed. The chimney was a prominent architectural and historic feature of the primary structure and was clearly visible from the street. As such, the conducted work is inconsistent with Sections 307.106(k)(1-3) and 307.106(l(1,2,5, and 6).
- The applicant proposes to replace four (4) doors on the primary structure and two (2) doors on the accessory structure. It is unclear whether these replacements have already been carried out or not, however, several of the proposed designs are inconsistent for street visible locations. This includes the solid door to the side entrance (now visible due to the removal of the chimney), and the solid with no light and curved light pattern doors which are proposed for the accessory structure. When the historic doors are no longer existing and replacement is appropriate, Staff recommends doors that are consistent with the Door Design Guidelines. As proposed, the replacement of the street visible doors is inconsistent with Sections 307.106(k)(1-3) and 307.106(l)1,2,5, and 6) as well as the Design Guidelines.
- The applicant installed a primary and a secondary walkway to the primary structure without an approved Certificate of Appropriateness (COA). According to their measurements, the primary walkway is four (4) feet wide, the width of the front steps. The provided measurement for the secondary walkway is forty-six (46) inches which is wider than the typical three (3) feet that Staff recommends for secondary walkways. Furthermore, the secondary walkway would not have been able to be constructed if the chimney was not removed. This was stated to be one of the reasons that the chimney was demolished. Both walkways are constructed of poured concrete. The walkways are inconsistent with Sections 307.106(k)(1-3) and 307.106(l)(1 and 5) as well as the Design Guidelines.
- The applicant has replaced the rear stairways of both the primary and secondary structures. Based on the provided information, the design, location, and materials of these stairways are reasonably consistent with the stairways that previously existed and are generally compatible with the structures. As such, the stairways qualify for administrative approval.
- Staff should note that the after-the-fact work was conducted while the application for a Certificate of Appropriateness (COA) was already under review by Staff. The application

at that time was only for proposed window replacement and no other scopes of work were discussed with Staff at that time. The condition of the structure prior to the non-approved work can be seen by comparing the originally submitted documents to the pictures later submitted by the applicant and those taken by the Municipal Code Compliance Division when the property was cited on August 27, 2025.

- Both structures were painted without an approved Certificate of Appropriateness (COA). As evident in the pictures that were submitted by the applicant, proper measures were not taken to ensure that the painting did not negatively impact any significant architectural or historical features, most notably the windows. The scope of work did not include the painting of previously unpainted masonry and otherwise qualifies for administrative approval.

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

1. Chapter 307.106(k) General Standards: 1-3
2. Chapter 307.106(l) Guidelines on Alterations: 1, 2, 5, and 6
3. Design Guidelines "Riverside-Avondale Historic District," Section on Windows, Awnings, and Shutters, Section on Doors and Entrances, Section on Roofs and Roof Surfaces, and Section on Setting (Fencing and walls, Parking and Driveways)

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)(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, "Windows, Awnings, and Shutters"

- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.

- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."

Historic District Design Guidelines, "Doors and Entrances"

- Doors, Recommend #1: "Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, side lights, pediments, frontispieces, hoods, and hardware where they contribute to the architectural character of a building."

- Doors, Recommend #2: "Replace missing or deteriorated doors with doors that closely match the original, or, that are of compatible contemporary design."

- Doors, Avoid #3: "Replacing deteriorated or missing doors with stock doors or doors of inappropriate designs or constructed of inappropriate materials."

Historic District Design Guidelines, "Roofs and Roof Surfaces"

- Roofs, Recommend #4: "Retain or replace where necessary dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character."

Historic District Design Guidelines, "Setting (Fencing and walls, Parking and Driveways)"

- 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."

LOCATION MAP



PICTURE OF PROPERTY WITH POSTED SIGN



PICTURE OF PROPERTY SUBMITTED WITH APPLICATION (PRIOR TO INITIATED WORK)



Application For Certificate Of Appropriateness

Application Info

Tracking #	32686	**Application Status**	FOUND SUFFICIENT
Date Started	07/17/2025	**Date Submitted**	07/17/2025

Planning and Development Department Info

COA #	COA-25-32686
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	10/10/2025
Forwarded to JHPC	☑
JHPC Meeting Date	11/12/2025
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 LAW
First Name BRETT
Middle Name

Company Name FIRST CITY CONSTRUCTION

Mailing Address 135 13TH ST.

City SAINTAUGUSTINE
State FL
Zip Code 32080

Phone 904 333 4606
Fax
Email BRETTLAW6@GMAIL.COM

General Information On Owner(s)

Agent represents ◉ **Owner** ○ **Contractor** ○ **Architect** ○ **Consultant** ○ **Other**

Last Name TREJBAL
First Name PETR
Middle Name

Company/Trust Name JAX CASH HOME SOLUTION LLC

Mailing Address 11411 WINGATE RD N

City JACKSONVILLE
State FL
Zip Code 32218

Phone 9042330056
Fax
Email JZUSVC@YAHOO.COM

Description Of Property

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

Map	RE#
	064631 0010

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2916	POST ST	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
REPLACE WINDOWS IN HOUSE AND ACCESSORY STRUCTURE

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

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
☑	FRONT ELEVATION PIC
☑	WINDOWS ON NEIGHBORING STRUCTURES
☑	NUMBERED WINDOW ELEVATIONS
☑	REAR ELEVATION PIC
☑	SITE PLAN

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: 10-13-2025

COA#: 32686

Address: 2916 Post street
Jacksonville, FL 32205

Owner: JAX CASH HOME SOLUTION, 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 COA-25-32686 **were posted on the property/site located at:**

RE # 064631-0010
Real Estate Number(s)

2916 POST ST
Street Address

JACKSONVILLE, FL 32205
City, State Zip Code

Printed Name PETR TREJBAL

Signature Petr

Dated this 13 day of OCTOBER, 2025

6-5
1ST ADDN TO NEW RIVERSIDE
LOT 4 BLK 28

JAX CASH HOME SOLUTION LLC
1036 DUNN AVE STE 4 291
JACKSONVILLE, FL 32218

2025

R-064631-0010

PRINTED 10/07/2025
BY: pao

Map Id: 6421 502101.23 1.55 1.00 1.00 NEW RIVERSIDE S OF POST

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	14 WOOD SHINGLE	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

CATEGORY	UNITS	ADJ
Stories	2.00	0
Bedrooms	5.00	0
Baths	2.00	0
Rooms / Units	2.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
Size Adj.	0.9600
TOTAL ADJUSTED POINTS	109
DEPRECIATION ADJ	ADJ

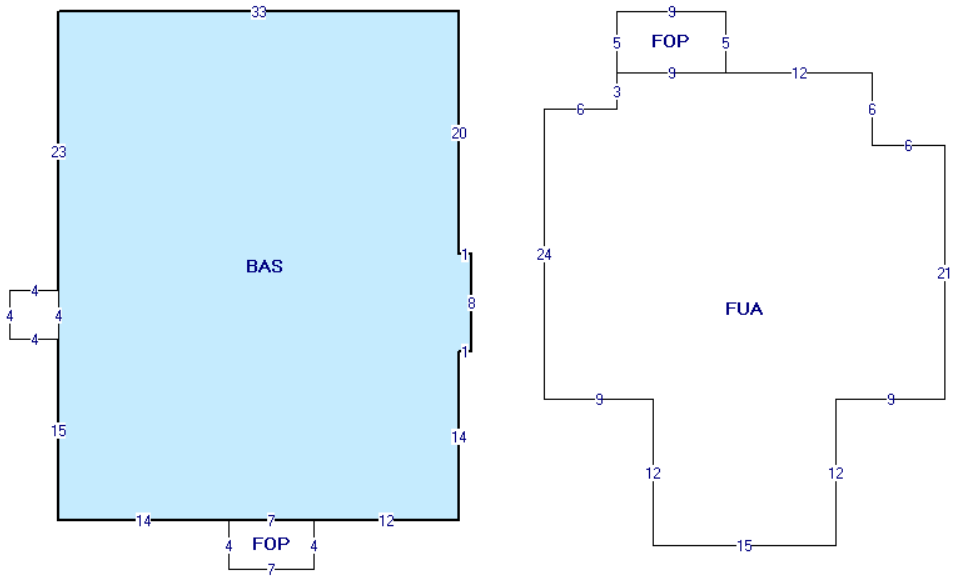
TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0801	01	4	03	0.00	100.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
368,004	1926	1985	R3	40.00	60.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,394		X	100	1,394	128,948
FOP	89			30	27	2,498
FUA	1,017		X	95	966	89,357
	2,500			2,411	2,387	$220,802

ACREAGE 0.00 PRICE/SF 92.50

0800 Multi-Family Units 2-9 ** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:
SITE ADDRESS: 2916 POST ST JACKSONVILLE 32205- 0801 DUPLEX

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	Gross Rent Multiplie
BUILDING VALUE	269,673
EXTRA FEATURE VALUE	633
TOTAL MARKET LAND VALUE	80,025
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	474,822
ASSESSED VALUE	474,822
CAP BASE YEAR	0
TAXABLE VALUE	474,822
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

BUILDING DIMENSIONS

FUA:44,32:=N24 E6 N3 E21 S6 E6 S21 W9 S12 W15 N12 W9 $ FOP:18,42:=S4 E7 N4 W7 $ BAS:4,42:=N42 E33 S20 E1 S8 W1 S14 W12 W21 $ FOP:4,23:=W4 S4 E4 N4 $ FOP:50,5:=N5 E9 S5 W9 $.

BUILDING NOTES

01/19/18 - OWNER LIVES IN ONE UNIT, OTHER UNIT NOT RENTED. LJW

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	21475	01859	05/09/2025	WD	Q	I	01	200000	0	N	0	MOURO BARBARA ANN	JAX CASH HOME SOLUTION	20250606
2	09486	02263	12/06/1999	SW	U	I	18	57500	0	N	0	SECRETARY OF V A		20000214 LB1 THOMAS
3	08972	02013	06/09/1998	CT	U	I	18	100	0	N	0	DARRAH STEPHEN P		980615
4	07787	00708	01/31/1994	WD	Q	I	02	57900	0	N	0	TOMLET PHILIP L III		

LN	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	FPPR7	Fireplace Prefab	1	0.00	100.00	0	0	1.00	3	100	3,166.25	3,166.25	100	1926	1926		20	633

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	05/02/2017	SGB
LAND LINES	08/01/2002	KEK
VALUE REVIEW	06/27/2025	KK1
TRIENNIAL	05/07/2012	EDR
INCOME	08/01/2002	KEK

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	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-B	50.00	125.00	100.00	50.00	F	1	0.97	1.00	1,650.00	1,600.50	80,025

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	14 WOOD SHINGLE	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	8 SHEET VINYL	25	1.00
Int Flooring	14 CARPET	75	8.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	3 FRCD NOT DUCTD	100	2.00
Air Cond	2 WALL UNIT	100	1.00

CATEGORY	UNITS	ADJ
Stories	1.00	0
Bedrooms	1.00	0
Baths	1.00	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	0.9000
Mkt/Design Factor	1.0000
Size Adj.	1.1100
TOTAL ADJUSTED POINTS	105
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0106	01	4	02	0.00	100.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
105,668	1926	1960	R3	53.75	46.25%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	520		X	100	520	34,250
FOP	20			30	6	395
UST	540			40	216	14,227
	1,080			520	742	$48,871

ACREAGE 0.00 PRICE/SF 65.86

0800 Multi-Family Units 2-9 ** VALUE SUBJECT TO CHANGE **

[redacted]

BUILDING: 2 AKA:

SITE ADDRESS: 2918 POST ST JACKSONVILLE 32205- 0106 GARAGE APT

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	Gross Rent Multiplie
BUILDING VALUE	269,673
EXTRA FEATURE VALUE	633
TOTAL MARKET LAND VALUE	80,025
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	474,822
ASSESSED VALUE	474,822
CAP BASE YEAR	0
TAXABLE VALUE	474,822
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

BUILDING DIMENSIONS

BAS:40,20:=N20 E26 S20 W26 $ FOP:36,0:=S5 E4 N5 W 4 $ UST:4,20:=N20 E26 S20 W26 $ UST:4,0:=S5 W4 N 5 E4 $.

BUILDING NOTES

2918 POST ST 01/19/18 - POSSIBLE RENTAL PER JEA . LJW

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	21475	01859	05/09/2025	WD	Q	I	01	200000	0	N	0	MOURO BARBARA ANN	JAX CASH HOME SOLUTION	20250606
2	09486	02263	12/06/1999	SW	U	I	18	57500	0	N	0	SECRETARY OF V A		20000214 LB1 THOMAS
3	08972	02013	06/09/1998	CT	U	I	18	100	0	N	0	DARRAH STEPHEN P		980615
4	07787	00708	01/31/1994	WD	Q	I	02	57900	0	N	0	TOMLET PHILIP L III		

LN	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	08/01/2002	KEK
VALUE REVIEW	06/27/2025	KK1
TRIENNIAL	05/07/2012	EDR
INCOME	08/01/2002	KEK

LT	LN	USE CODE	LAND USE DESCRIPTION	HX %	NHX %	RD	LOC ZONE	FRONT	DEPTH	SIZE FACTOR	UNITS	UNIT TYPE	DT	DPTH FACT	COND FACTOR	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

Florida Certified General Contractor
License #: CGC1524106

Date: 9/12/2025

To Whom It May Concern:
Subject: Retroactive Demolition Summary -
2916 Post Street, Jacksonville, FL 32205

This letter confirms the retroactive demolition of a non-functional exterior masonry chimney and associated fireplace structure originally attached to the residence at the above address.
The original brick chimney was deteriorated beyond repair due to prolonged water infiltration, mortar degradation, and structural compromise.

The interior firebox had been permanently sealed, with no existing flue or operable ventilation at the time of removal.
Restoration was deemed infeasible due to structural unsoundness and safety concerns.
Therefore, the following scope of work was completed:

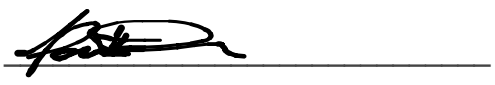
- **Exterior Chimney Removal:** All brick and mortar components of the chimney stack were removed by hand to minimize disturbance to adjacent exterior walls and roofline.
- Interior Fireplace Closure: Firebox was previously sealed and remained unused; no additional structural components remained.
- Wall Framing & Repair: Opening was reframed and sheathed in accordance with Florida Building Code.
- **Exterior Cladding Replacement:**

- Installed lap siding in the gable area to match existing decorative siding.
- Applied horizontal lap siding to the lower wall portion to maintain architectural consistency.
- All siding materials are code-compliant and blend with the historic character of the home.

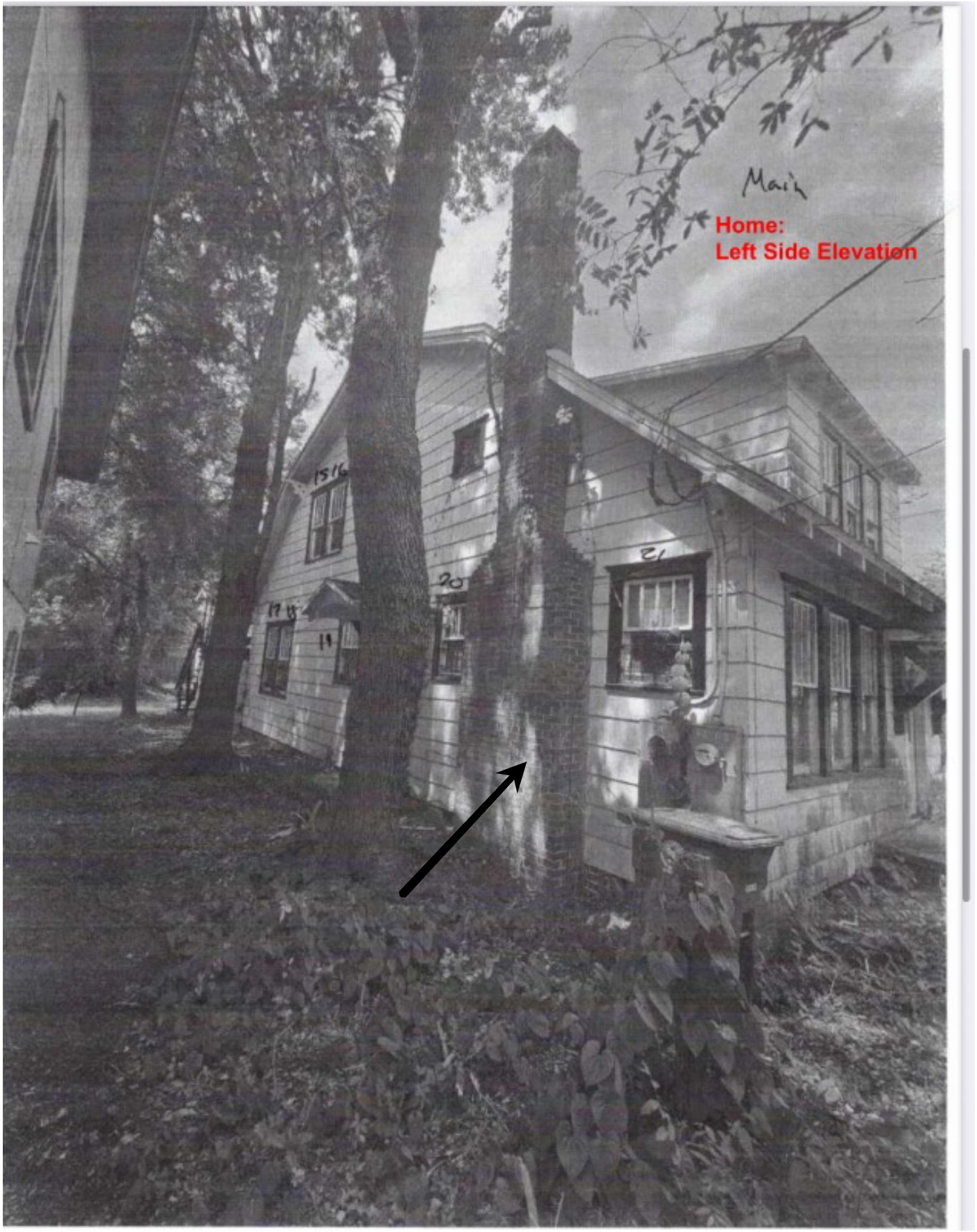
A visual of home is attached to depict the pre-demolition chimney location and post-repair configuration.

This demolition and repair were completed professionally and in alignment with local guidelines for historic exterior modifications.

Sincerely,



Patrick Durham
Florida Certified General Contractor


Home:
Left Side Elevation

City of Jacksonville - Planning and Development
Building Inspection Division

Permit Number: B-25-291427

PRODUCT APPROVAL INFORMATION SHEET (PAIS)

(revised July 30, 2015)

Project Name: 2916 Post St.

Project Address: 2916 Post St.

Contractor: First City Construction

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)	Expiration
EXAMPLE	ACME	36" Exterior Widget	2017	12345.01	12/31/2017
A. Exterior Doors					
1. Swinging	Masonite	36" Exterior Swinging	2023	5465.1	12/31/26
2. Sliding					
3. Sectional					
4. Roll-up					
5. Automatic					
6. Other					
B. Windows					
1. Single Hung	Ply Gem	Vinyl 1500	2023	16103	4/30/26
2. Horizontal Slider					
3. Casement					
4. Double Hung					
5. Fixed					
6. Awning					
7. Pass-through					
8. Projected					
9. Mullion					
10. Wind Breaker					
11. Dual Action					
12. Other					

C. Panel Wall					
1. Siding	LP Building Solutions	Cedar Shake 76 series	2023	9190.2	12/31/30
2. Soffits					
3. EIFS					
4. Storefront					
5. Curtain Walls					
6. Wall Louvers					
7. Glass Block					
8. Membrane					
9. Greenhouse					
10. Synthetic Stucco					
11. Other					
D. Roofing Products					
1. Asphalt Shingles					
2. Underlayments					
3. Roofing Fasteners					
4. Non-structural Roof Metal					
5. Built-up Roofing					
6. Modified Bitumen					
7. Single-ply Roofing					
8. Roofing Tiles					
9. Roofing Insulation					
10. Water-proofing					
11. Wood Shingles/Shakes					
12. Roofing Slate					
13. Liquid-applied Roofing					
14. Cement-adhesive coats					
15. Roof Tile Adhesive					
16. Spray-applied Polyurethane Roofing					
17. Other					

E. Shutters					
1. Accordion					
2. Bahama					
3. Storm Panels					
4. Colonial					
5. Roll-up					
6. Equipment					
7. Other					
F. Structural Components					
1. Wood Connector/Anchor					
2. Truss plates					
3. Engineered Lumber					
4. Railing					
5. Coolers/Freezers					
6. Concrete Admixtures					
7. Material					
8. Insulation Forms					
9. Plastics					
10. Deck-roof					
11. Wall					
12. Sheds					
13. Other					
G. Skylights					
1. Skylight					
2. Other					
H. New Exterior Envelope Products					
1.					
2.					

In addition to completing the above list of manufacturers, product description and State approval number for the products used on this project, it is the Contractor's or Authorized Agent's responsibility to have a legible copy of each manufacturer's printed instructions, along with the list above, on the job site available to the inspector.

2916 Post Street Jacksonville, Florida _ Back building Windows



BACK BUILDING _ FRONT VIEW



BACK BUILDING _RIGHT SIDE VIEW



BACK BUILDING _BACK SIDE



BACK BUILDING LEFT



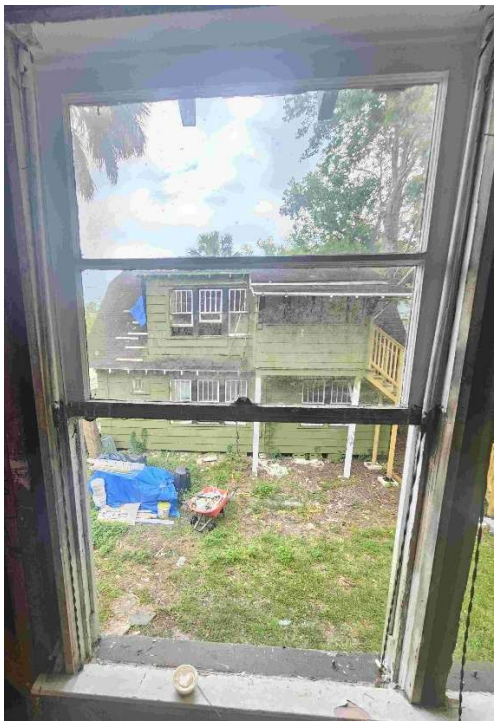
OUT W1



IN W1



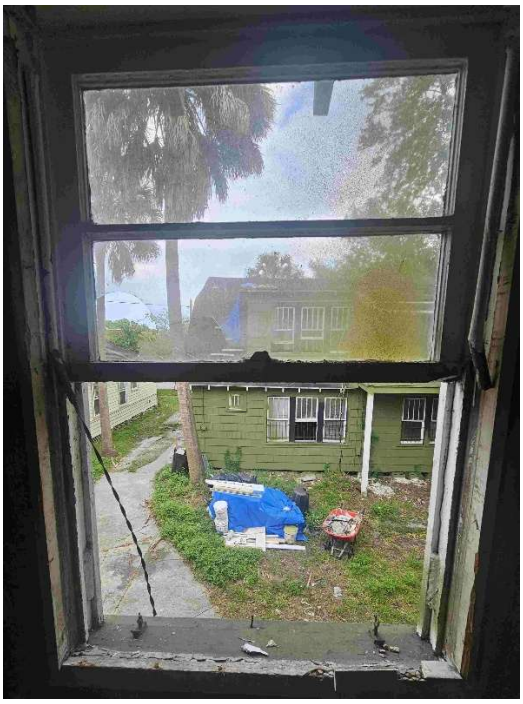
OUT W2



IN W2



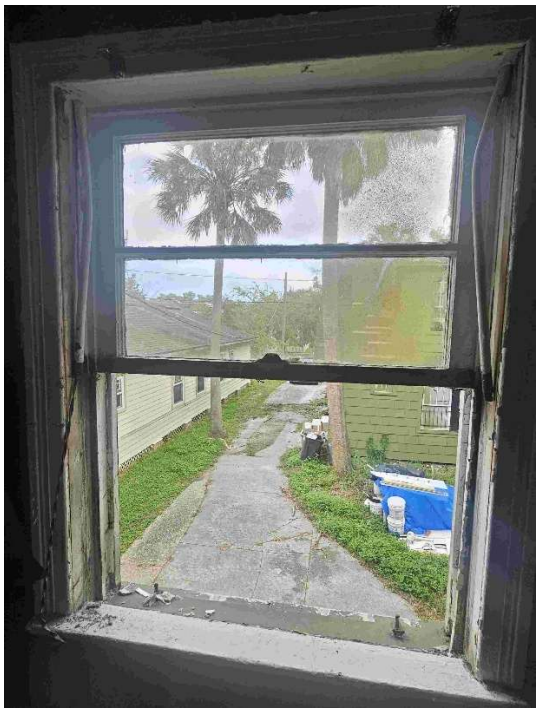
OUT W3



IN W3



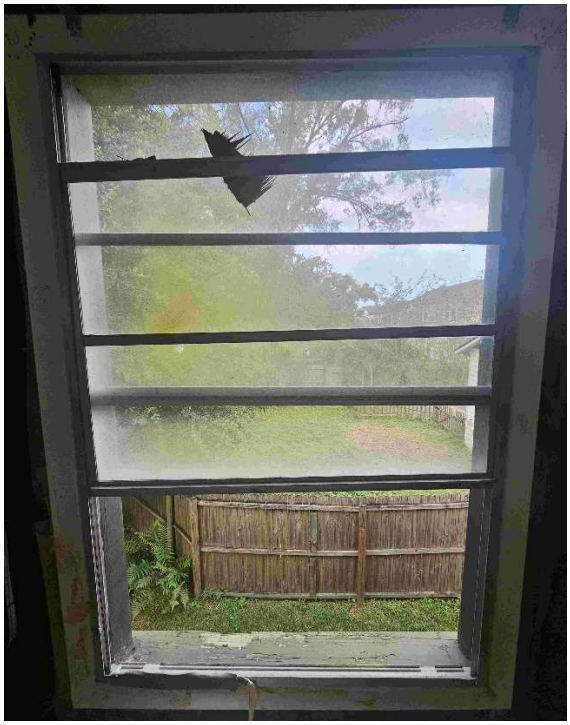
OUT W4



IN W4



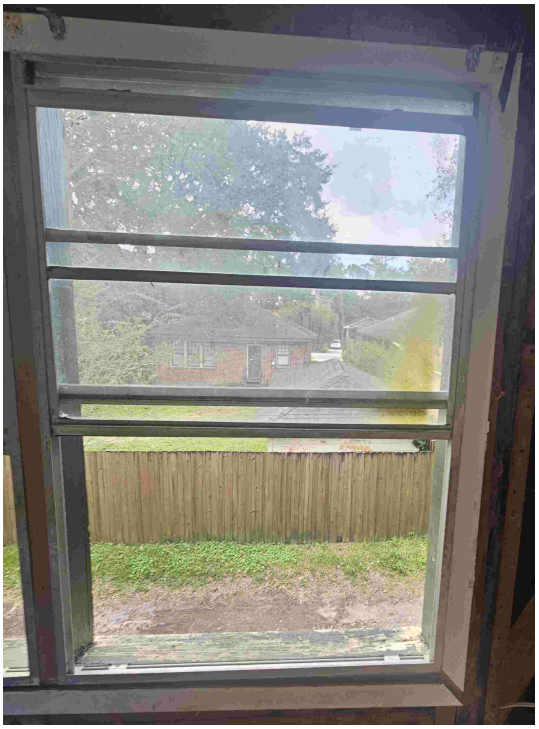
OUT W5



IN W5



OUT W6



IN W6



OUT W 7



IN W7



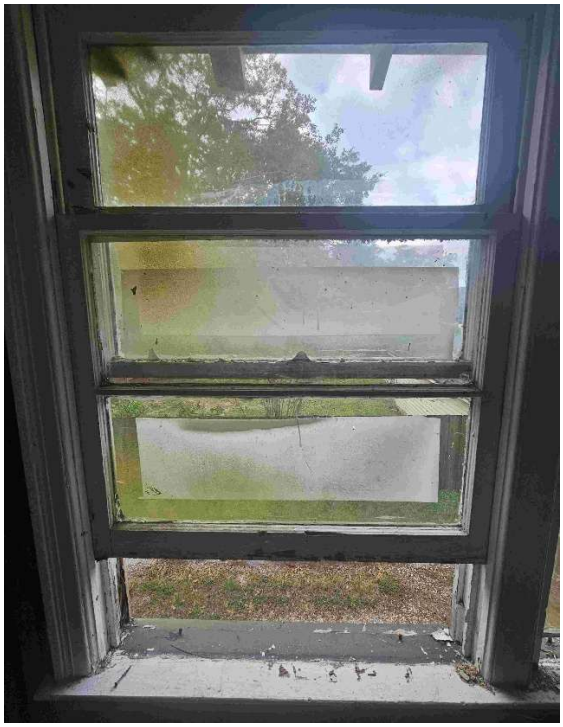
OUT W8



IN W8



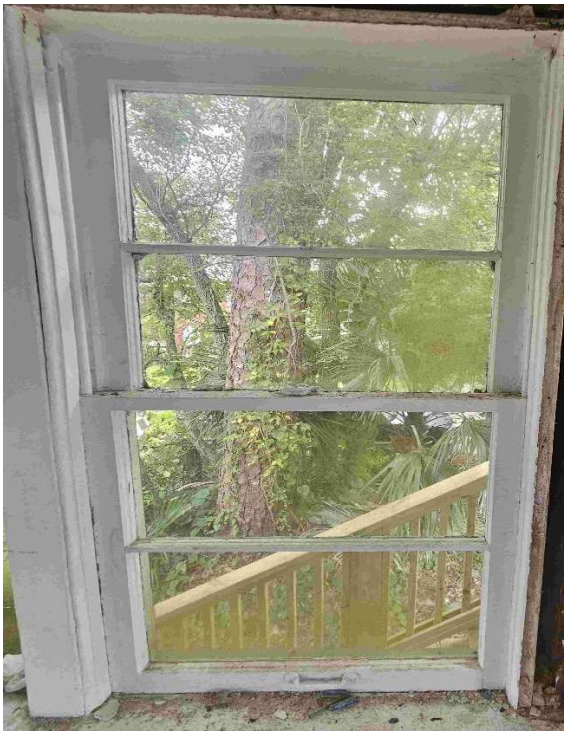
OUT W9



IN W 9



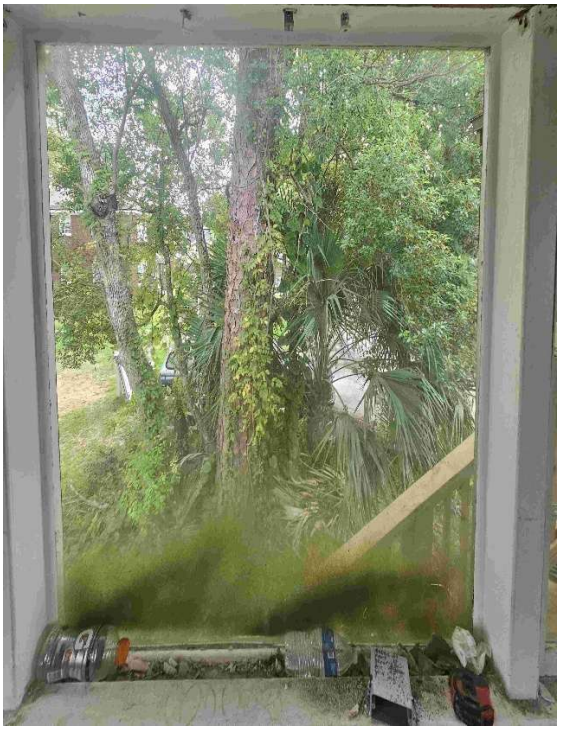
OUT W 10



IN W 10



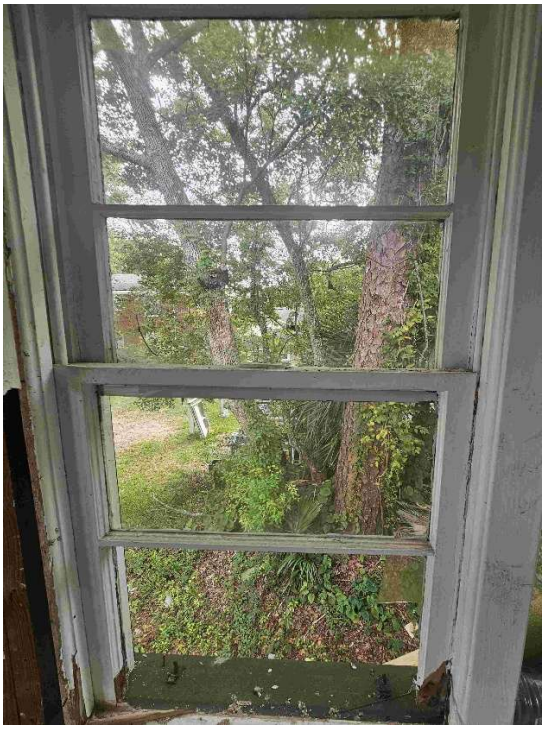
OUT W 11



IN W 11



OUT W 12



IN W 12

2916 Post Street Jacksonville, FL 32205 _Front building windows



FRONT BUILDING _FRONT VIEW



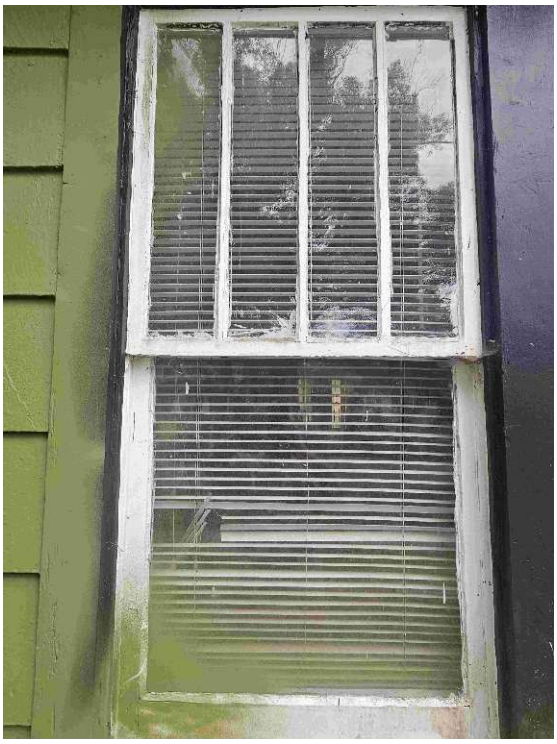
FRONT BUILDING _RIGHT VIEW



FRONT BUILDING _BACK VIEW



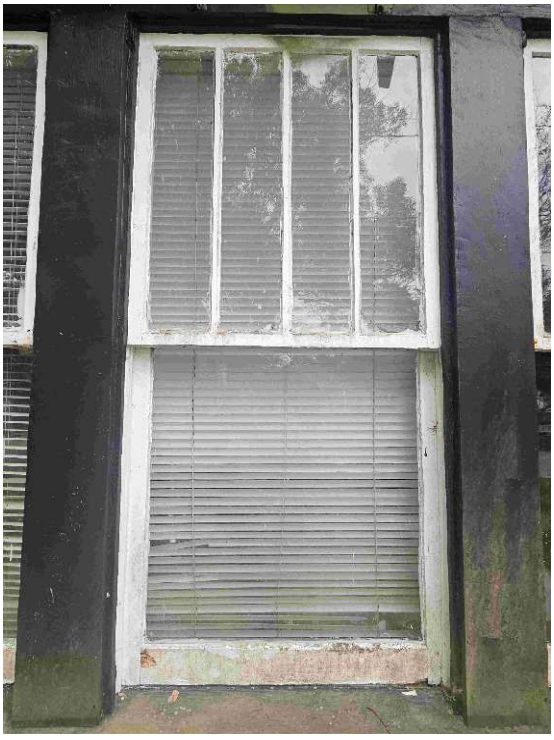
FRONT BUILDING _LEFT VIEW



OUT W1



IN W1



OUT W2



IN W2



OUT W3



IN W3



OUT W4



IN W4



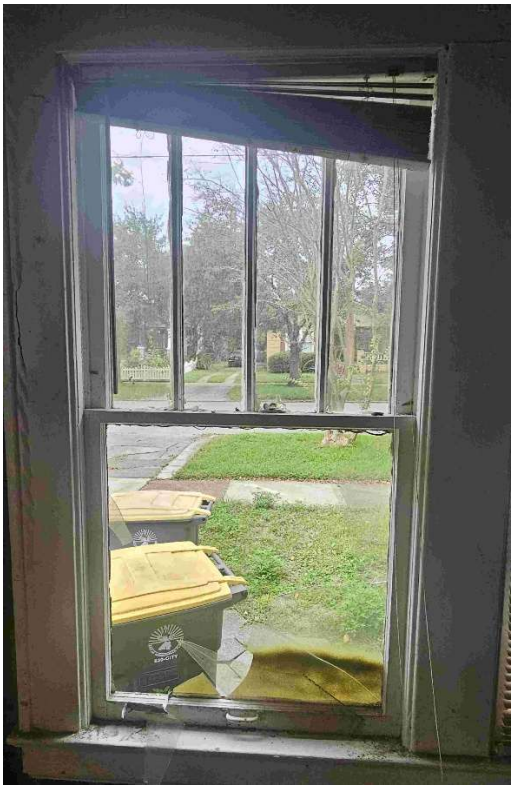
OUT W5



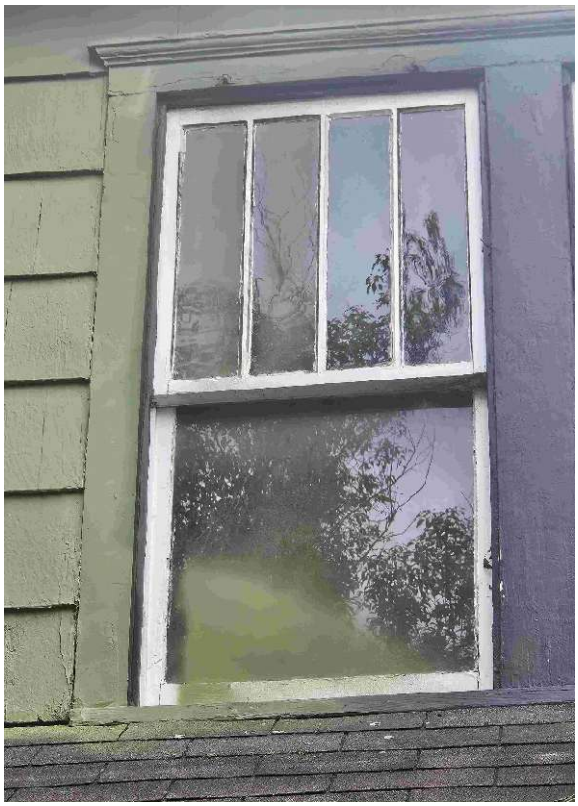
IN W5



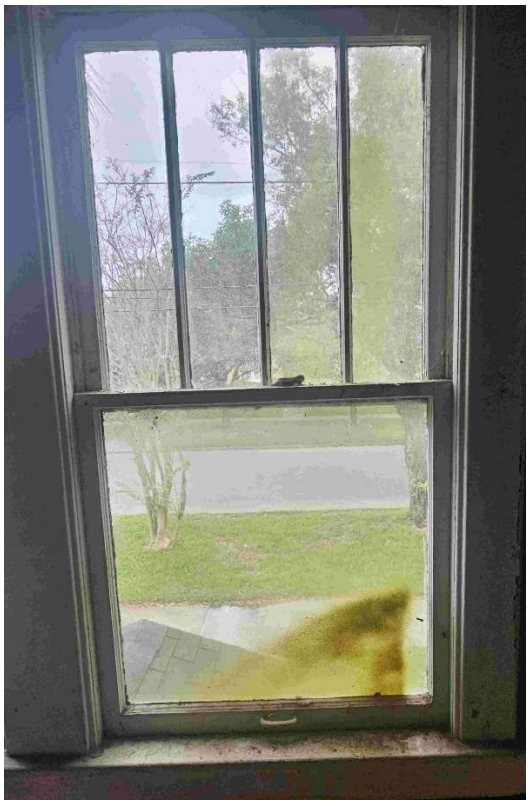
OUT W6



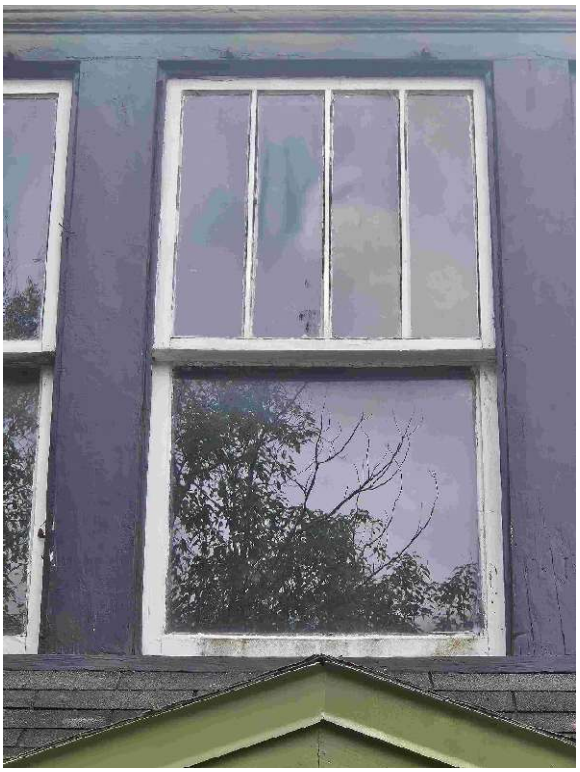
IN W6



OUT W7



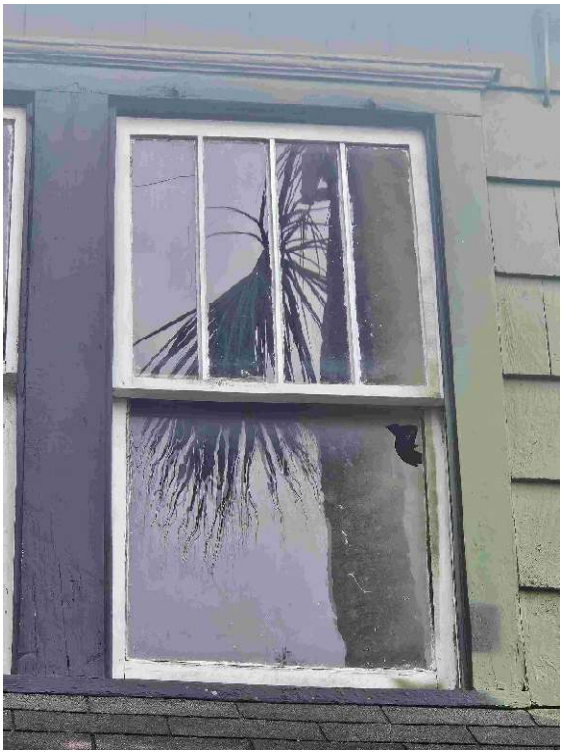
IN W7



OUT W8



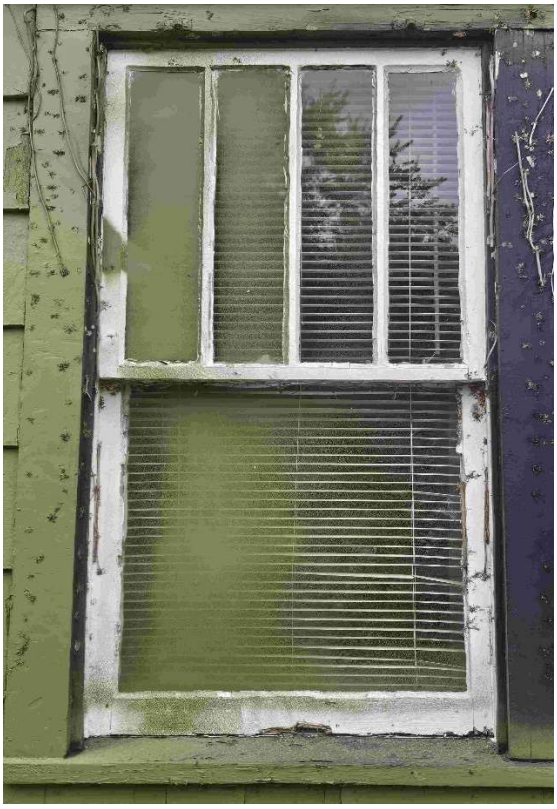
IN W8



OUT W9



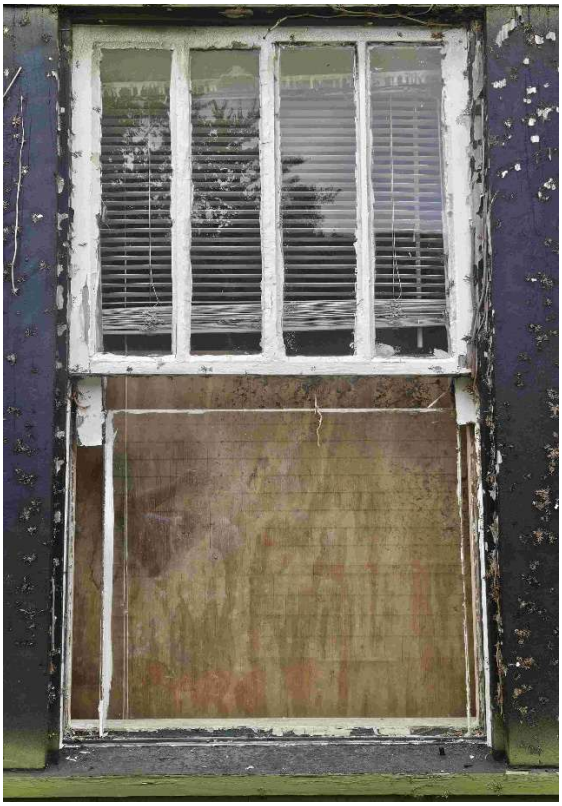
IN W9



OUT W10



IN W10



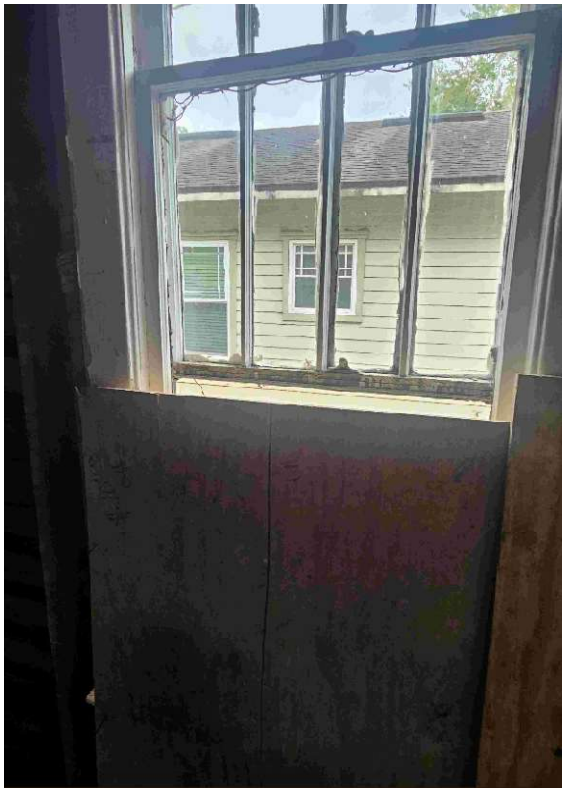
OUT W11



IN W1



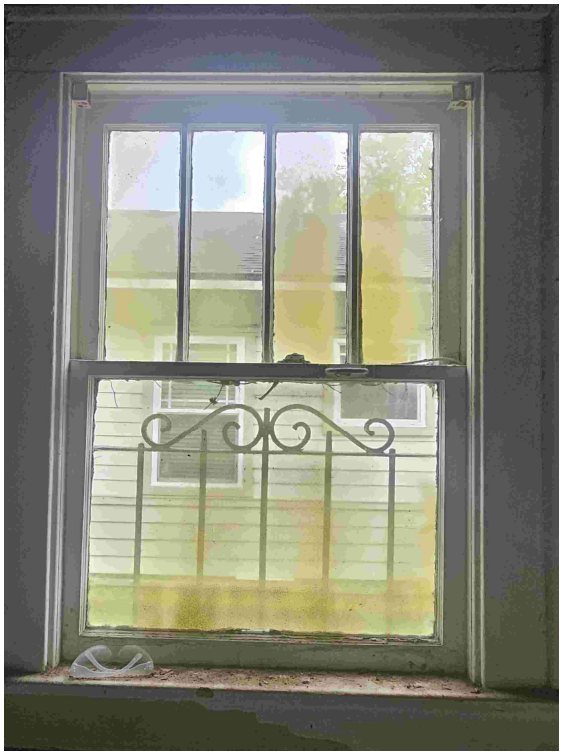
OUT W 12



IN W12



OUT W 13



IN W13

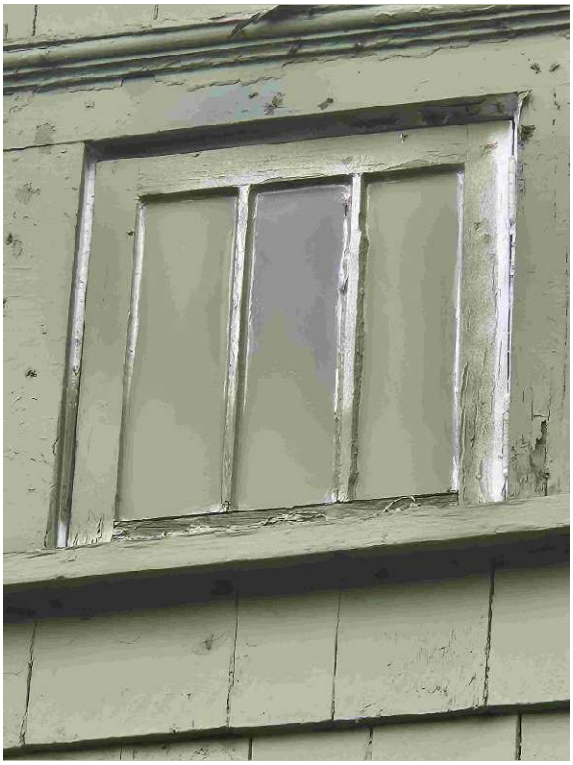


OUT W 14

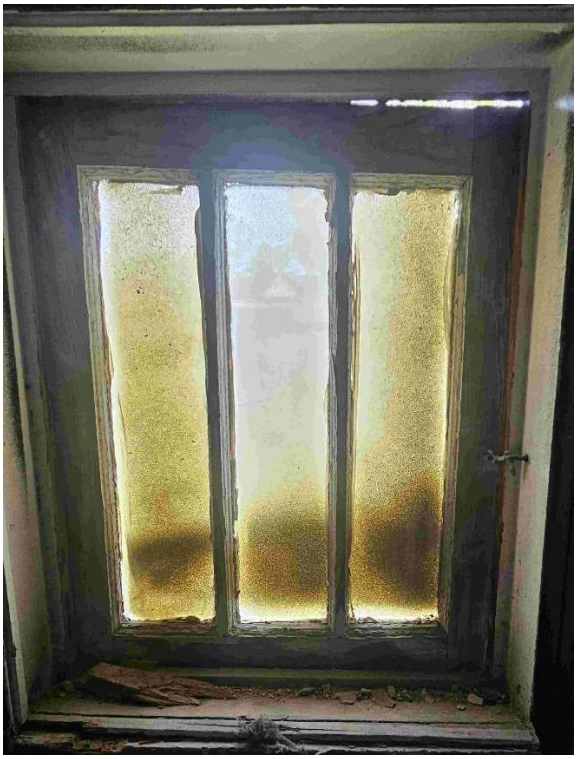


IN W14

2916 Post Street Jacksonville, FL 32205 _Front building windows part 2



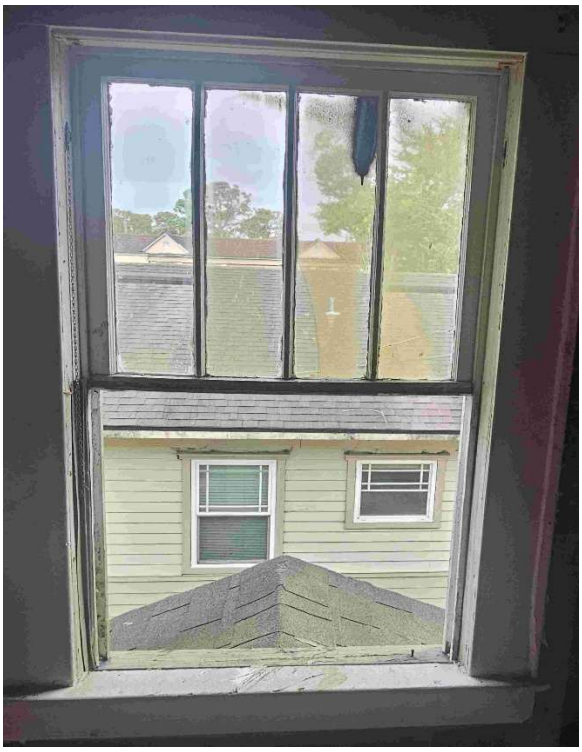
OUT W 15



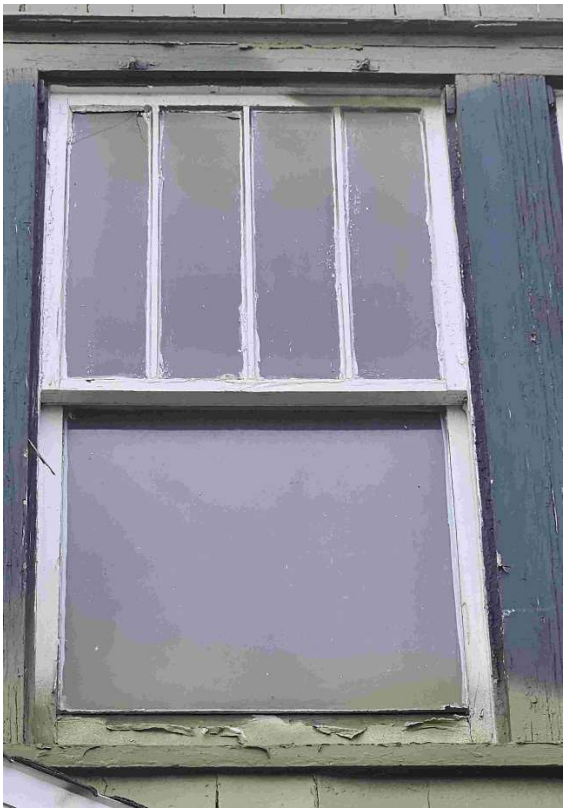
IN W15



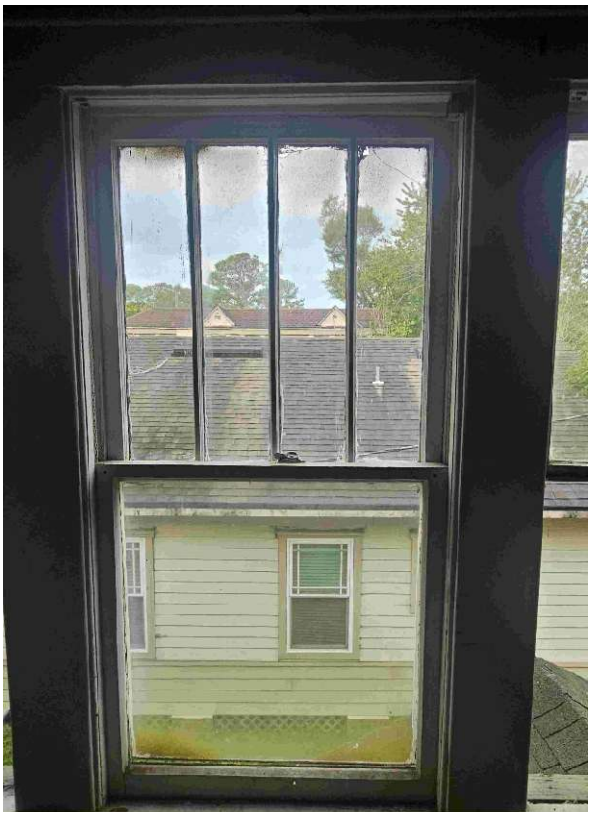
OUT W16



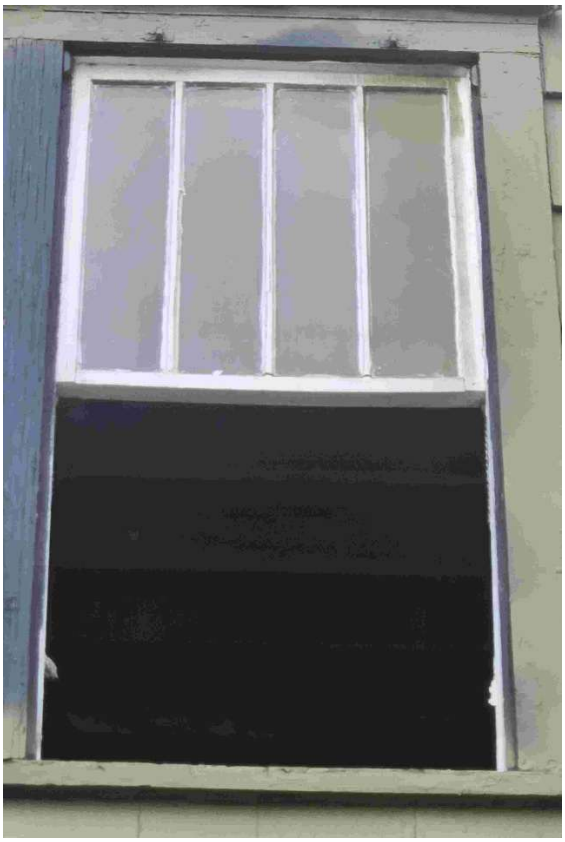
IN W16



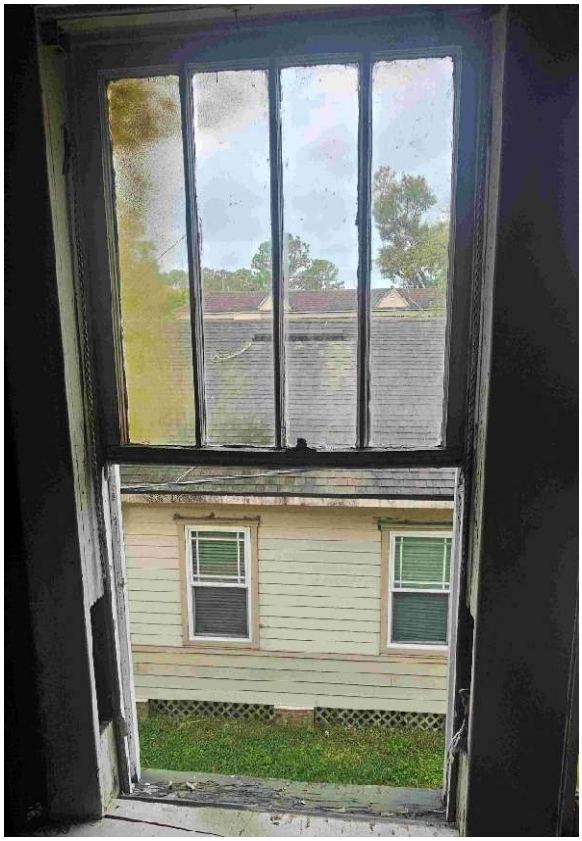
OUT W17



IN W17



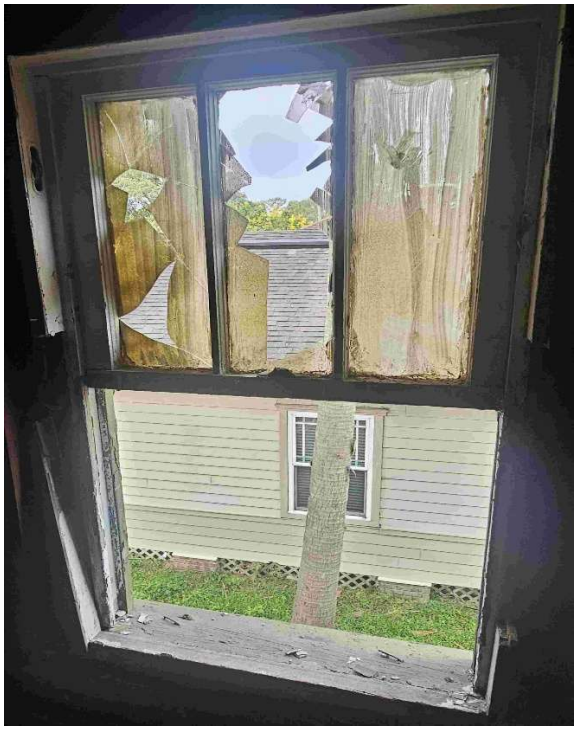
OUT W18



IN W18



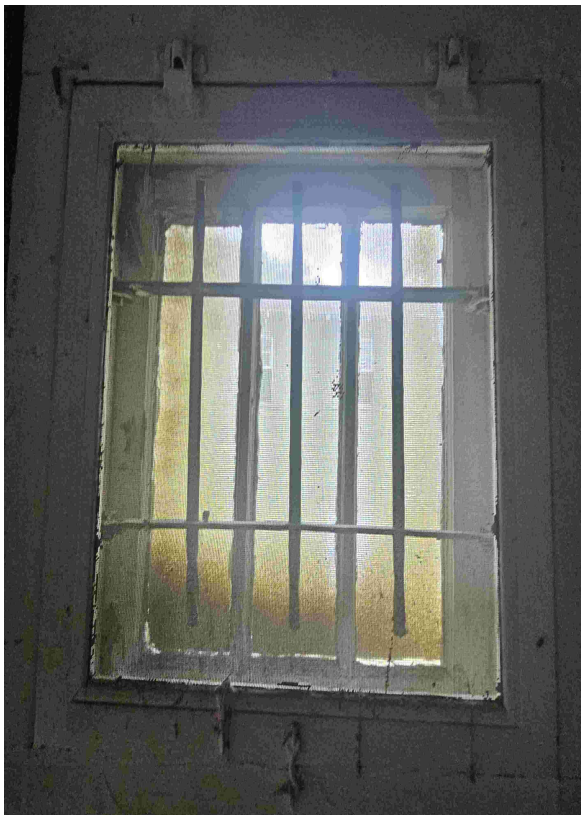
OUT W19



IN W19



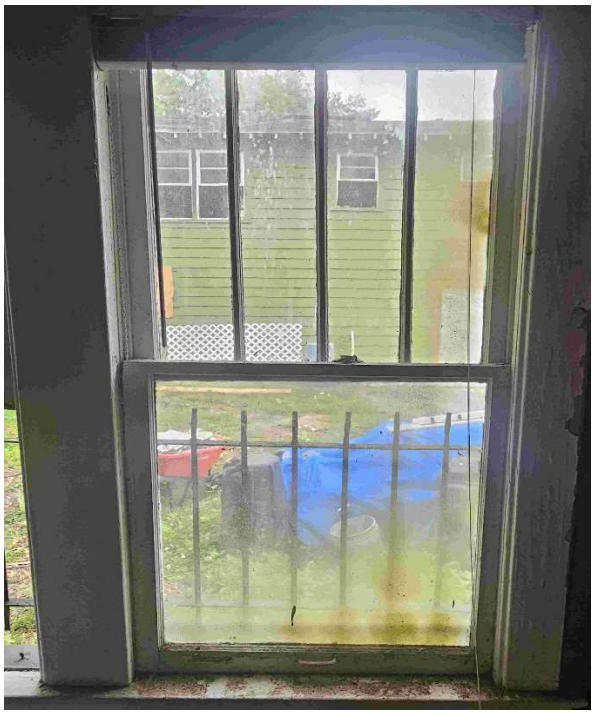
OUT W20



IN W20



OUT W21



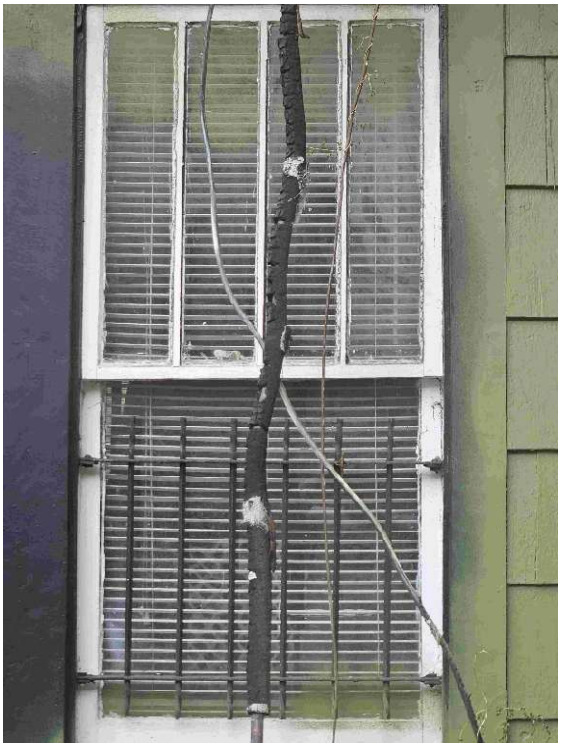
INW21



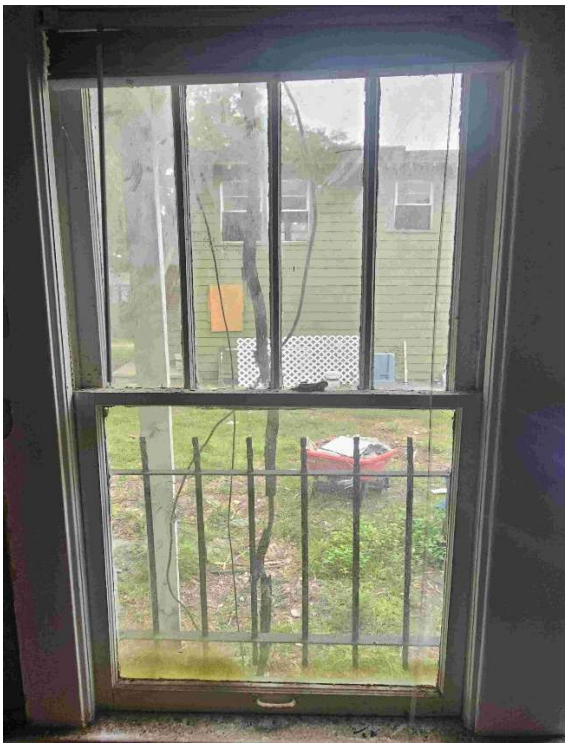
OUT W22



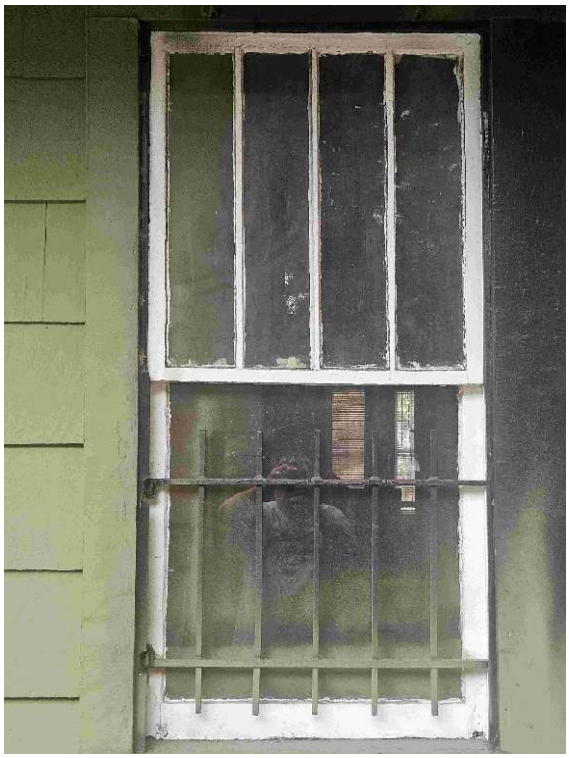
IN W22



OUT W 23



IN W23



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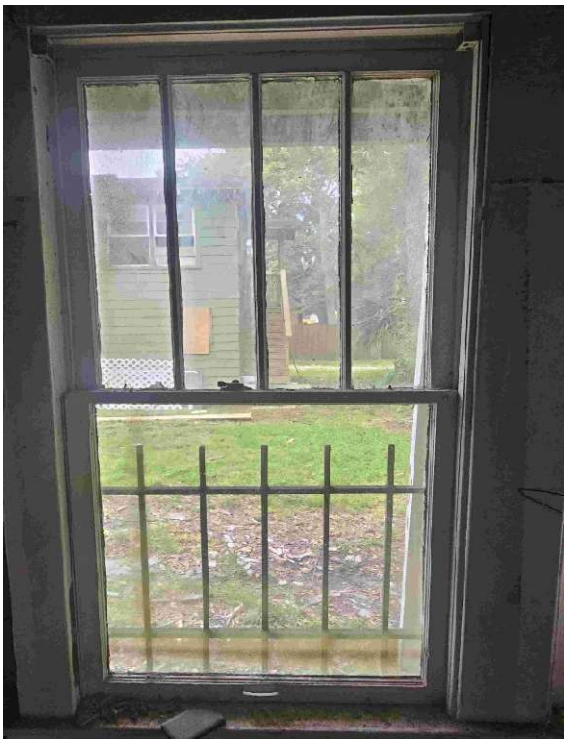
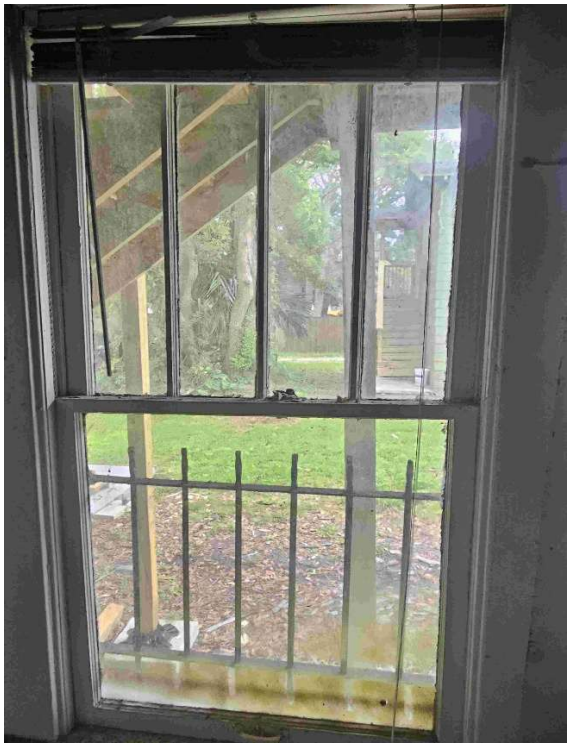


IN W24



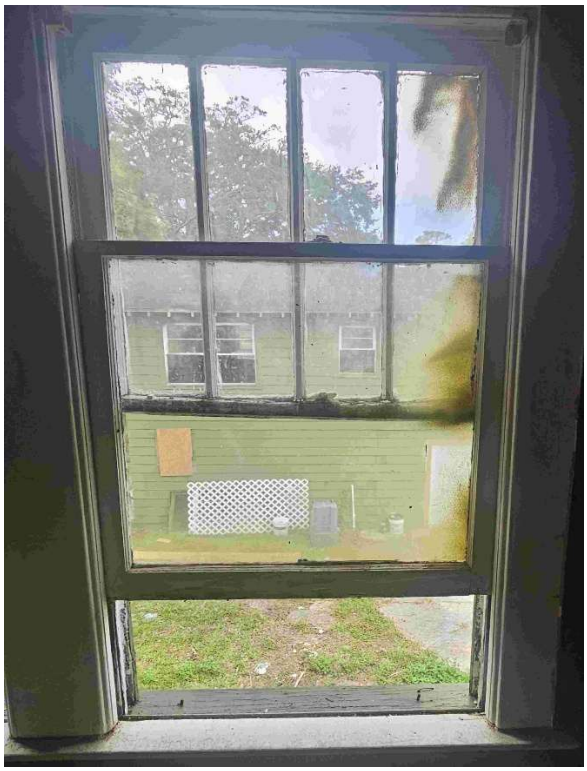
OUT W25



IN W25



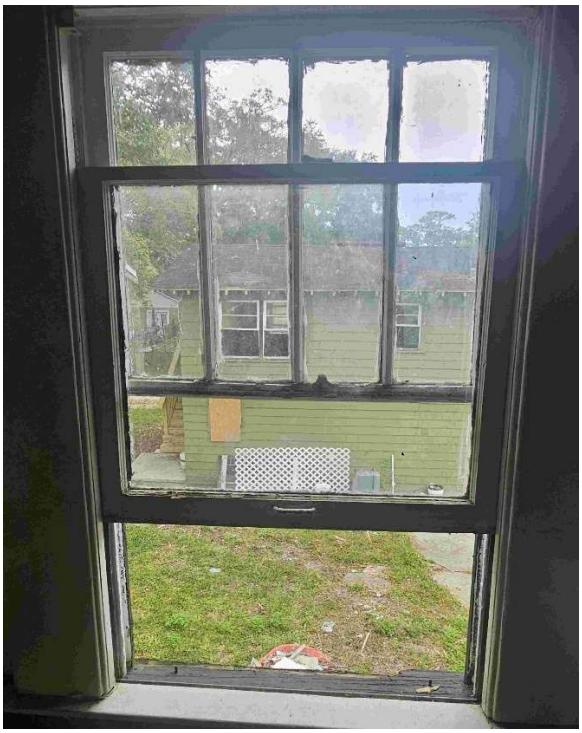
OUT W 26



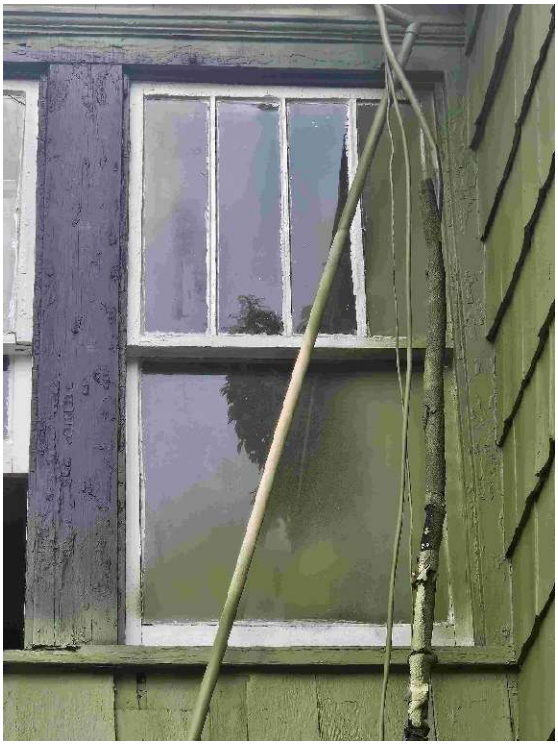
IN W26



OUT W27



IN W27



OUT W28



IN W28



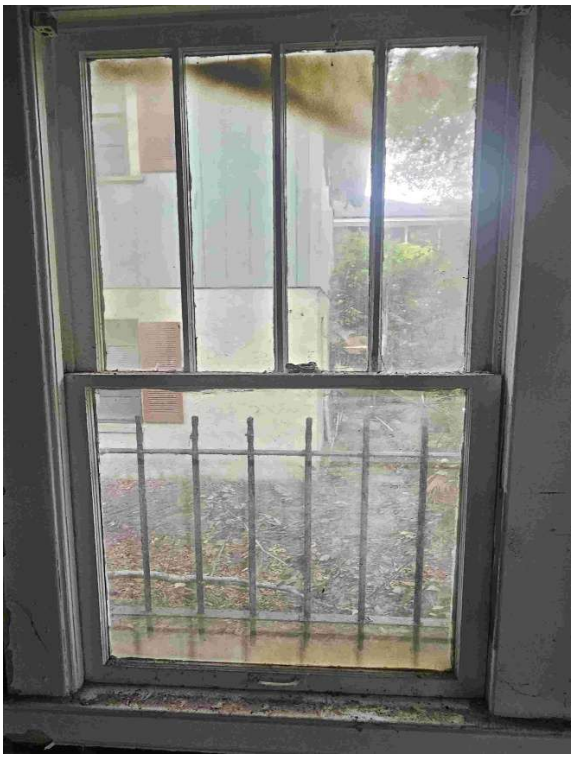
OUT W 29



IN W29



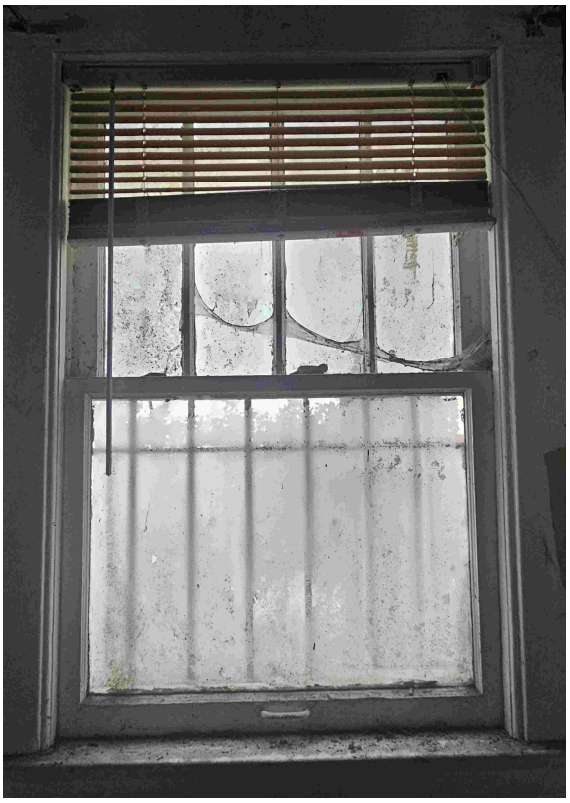
OUT W30



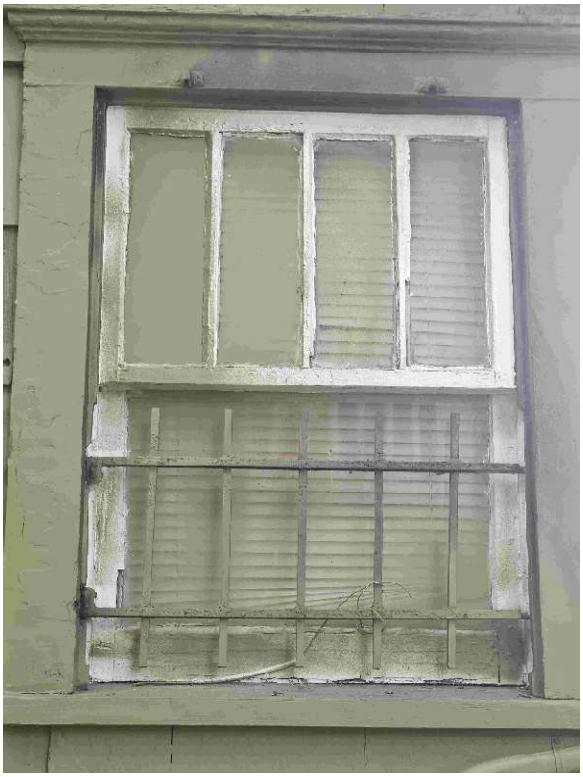
IN W30



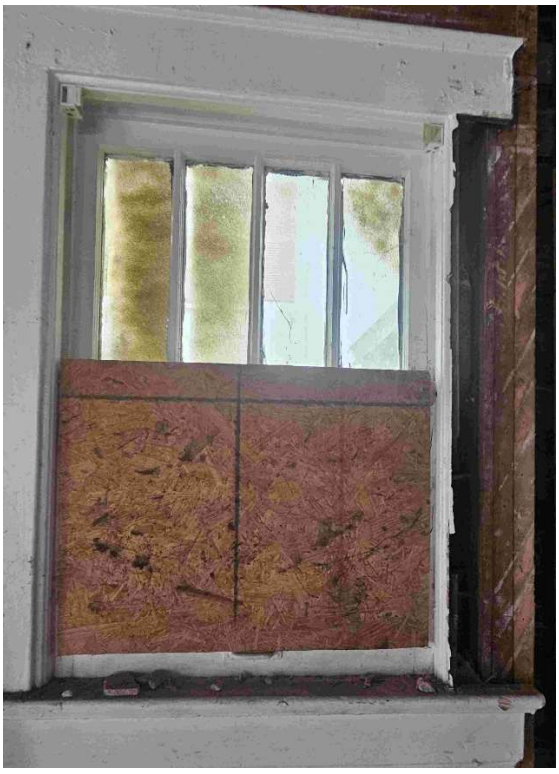
OUT W31



IN W31



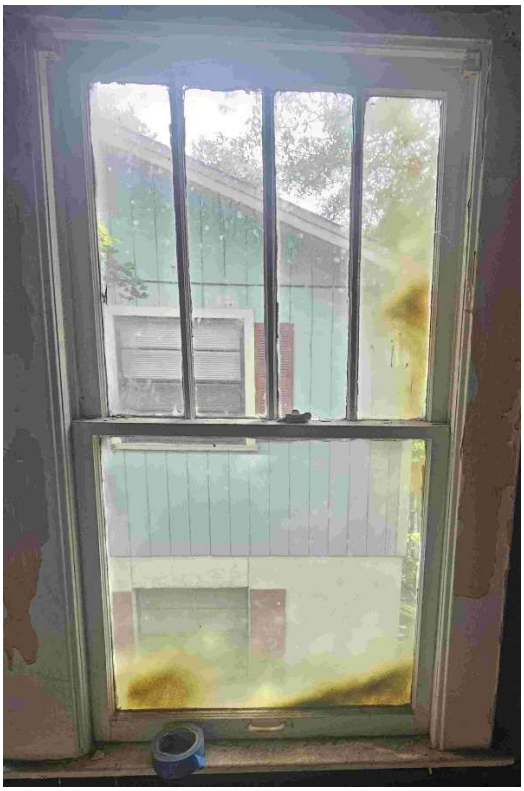
OUT W32



IN W32



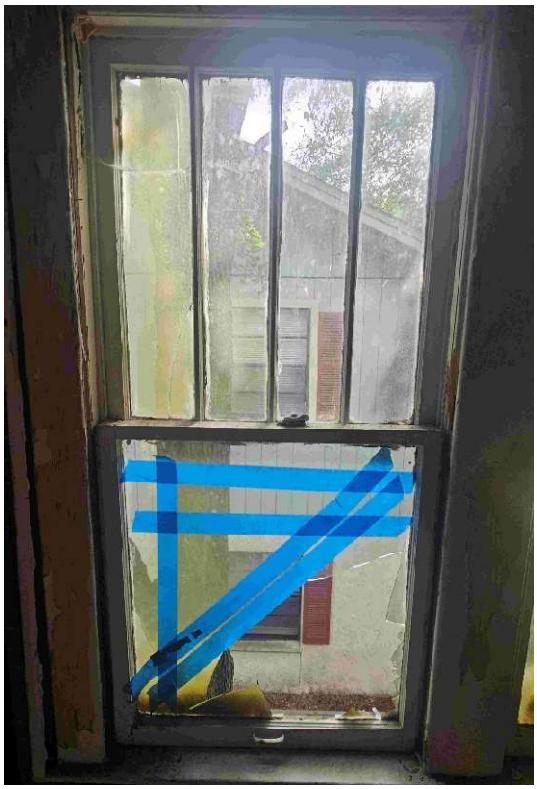
OUT W33



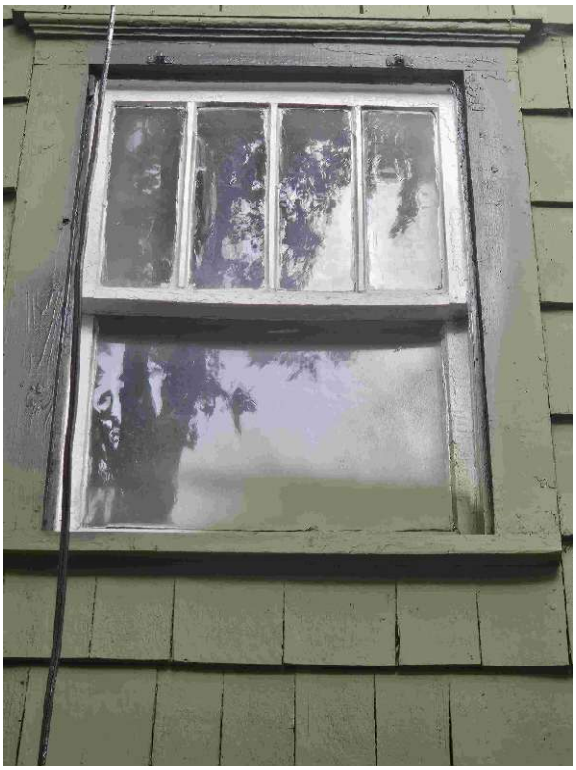
IN W33



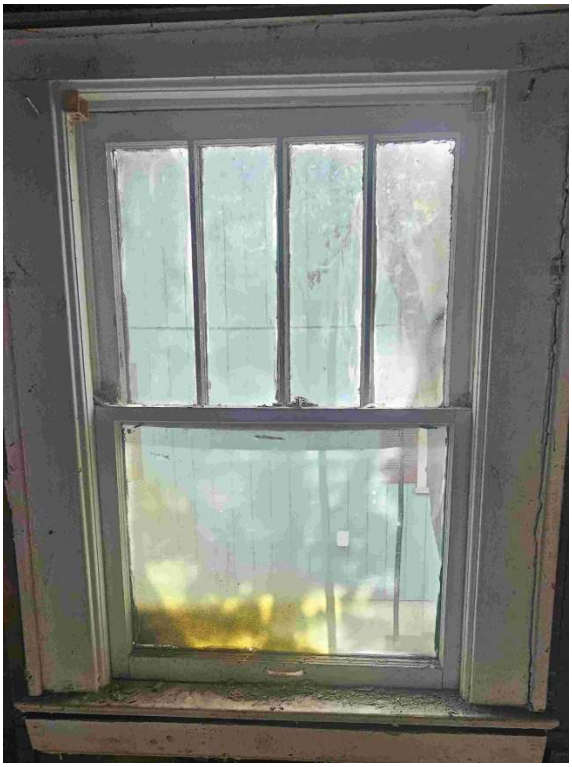
OUT W34



IN W34



OUT W35



IN W35



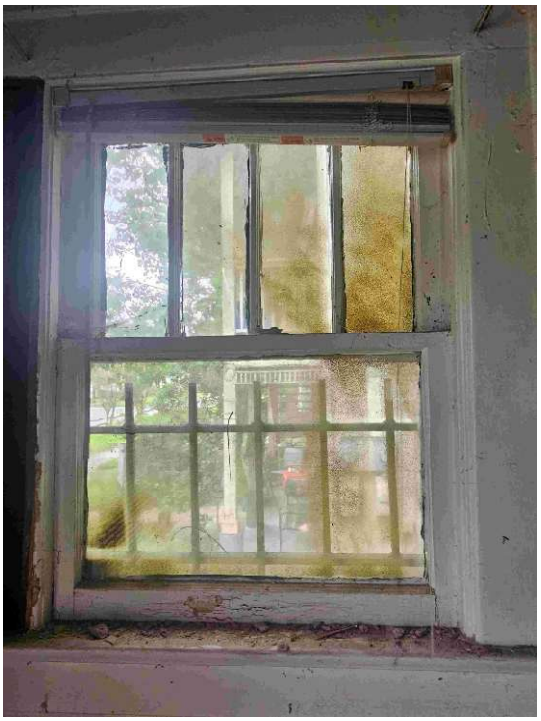
OUT W36



IN W36



OUT W37



IN W37

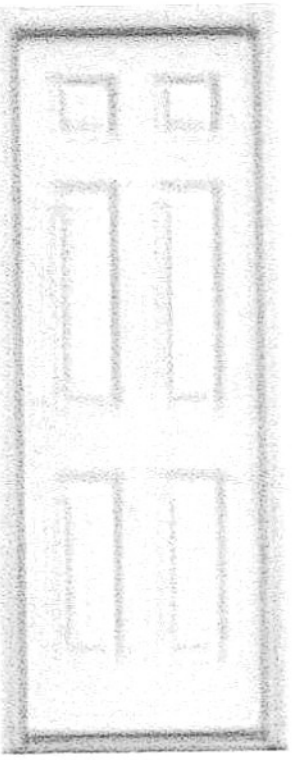
2916 Post street exterior door replacement

Masonite exterior door

1. Product Information

Identification number # DOOR2025482432

Florida Approval # FL22513.6



Replacement same door design for same door design

Primary structure replacement for left side entrance for 2nd floor apartment. (1x left side)

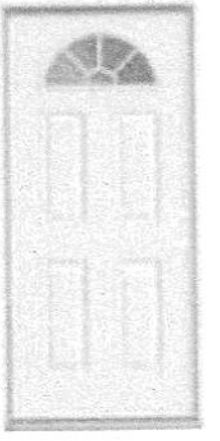
and back building entrance from the step 2nd floor level. (1x)

Accessory structure replacement for garage door entrance and 2nd floor apartment unit. (2x)

2. Product Information

Identification number # DOOR2025557682

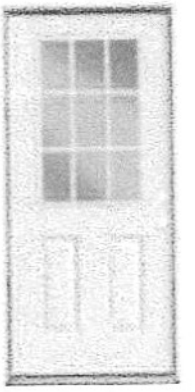
Florida Approval # FL22513.8



Replacement same door design for same door design

Primary structure replacement for right side entrance for 1nd floor apartment (1x)

3. Product Information
   Identification number # DOOR2025482432
   Florida Approval # FL22513.6



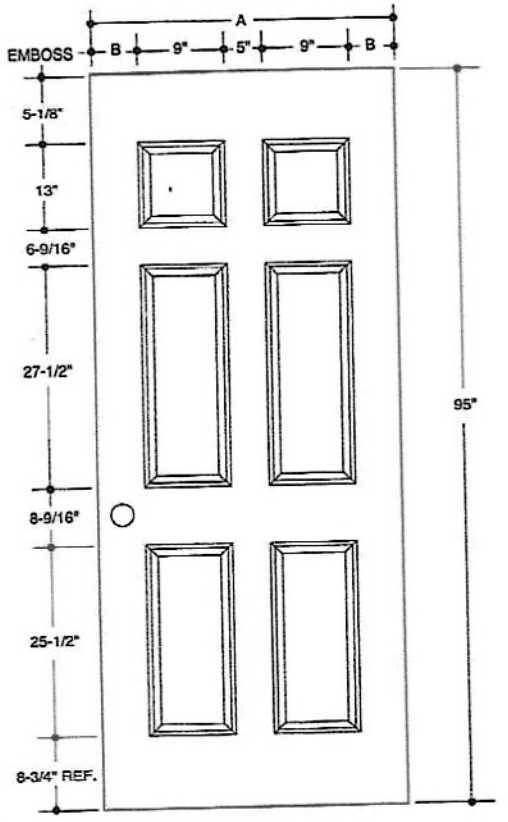
Replacement same door design for same door design

Primary structure replacement for main entrance for 1nd floor apartment (1x)

Total doors replacement
Primary Building 4x
Accessory building 2x

Masonite

8'0" 6-PANEL



A	31-3/4"	2'8"
B	4-1/8"	
A	33-3/4"	2'10"
B	5-1/8"	
A	35-3/4"	3'0"
B	6-1/8"	

Please Note:
1. Available as Fire Rated - Warnock Hersey Labeled - Steel-Edge Only.

PART NO.	QTY.	DESCRIPTION
		MASONITE® HD 8'0" WOOD-EDGE STEEL DOORS

Our continuing program of product improvement makes specifications, design and product details subject to change without notice.

© 2005 Masonite International Corporation. All Rights Reserved

Identi ation Number:
DOOR2025482432

NFRC
National Fenestration Rating Council®
c CERTIFICO us

MASONITE.

Wood Edge Steel Door
Outswing Default Frame
Embossed
STN – K – 27 – 134684 – 00001

ENERGY PERFORMANCE RATINGS

U–Factor (U.S./I–P)	SOLAR Heat Gain Coefficient
0.16	0.01

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Air Leakage (U.S./I–P)
0.00	≤ 0.3

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for a specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org

ENERGY STAR

ENERGY STAR® Certified in Highlighted Regions



STRUCTURAL PERFORMANCE RATINGS

Design Pressure(DP)	Impact Resistance
+70.0 / –70.0 TAS 202	HVHZ Impact TAS 201/203
Max Size & Configuration	**Florida Apporval**
3 – 0 x 6 – 8 Single Door	FL22513.6

DO NOT REMOVE UNTIL FINAL INSPECTION

0301194189 – 35

Full entrance

Identification Number:
DOOR2025557682

NFRC
National Fenestration Rating Council®
CERTIFIED us

MASONITE.

Wood Edge Steel Door
Inswing Default Frame
Dual Pane Clear 1/4 Lite
STN – K – 27 – 120943 – 00001

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	SOLAR Heat Gain Coefficient
0.21	0.09

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Air Leakage (U.S./I-P)
0.09	≤ 0.3

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for a specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org

ENERGY STAR

ENERGY STAR® Certified in Highlighted Regions



STRUCTURAL PERFORMANCE RATINGS

Design Pressure(DP)	Impact Resistance
+50.0 / –50.0 TAS 202	None
Max Size & Configuration	**Florida Apporval**
3 – 0 x 6 – 8 Single Door	FL22513.8

DO NOT REMOVE UNTIL FINAL INSPECTION

0301196301 – 16

steel top glass

Identification Number:
DOOR2025943507

National Fenestration Rating Council®
CERTIFIED us

MASONITE

Wood Edge Steel Door
Inswing Standard Frame
Dual Pane Clear 1/2 Lite
STN-K-27-120944-00001

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	SOLAR Heat Gain Coefficient
0.24	0.17

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Air Leakage (U.S./I-P)
0.17	≤ 0.3

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for a specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org

STRUCTURAL PERFORMANCE RATINGS

Design Pressure(DP)	Impact Resistance
+50.0 / -50.0 TAS 202	None
Max Size & Configuration	**Florida Approval**
3-0 x 6-8 Single Door	FL22513.8

DO NOT REMOVE UNTIL FINAL INSPECTION

0301205494-16

half glass - entrance

WOOD FASTENING SCHEDULE

MEMBERS	CONNECTION	FASTENER
STAIR STRINGER TO 4X4 POST	FACE NAIL	3- SDS25312 ($\frac{1}{4}$" X 3 $\frac{1}{2}$")
2X8 JOIST TO 4X4 POST	FACE NAIL	3- SDS25312 ($\frac{1}{4}$" X 3 $\frac{1}{2}$")
2X8 LEDGER TO 4X4 POST	FACE NAIL	3- SDS25312 ($\frac{1}{4}$" X 3 $\frac{1}{2}$")
2X6 LEDGER TO 2X8 LEDGER	FACE NAIL	2- SDS25312 ($\frac{1}{4}$" X 3 $\frac{1}{2}$")24" O.C.
POST ANCHOR	FACE NAIL	SEE MFGR SPECS
STAIR TREAD TO STRINGER	FACE NAIL	2- 10D RINGSHANK GALV EACH STRINGER
STAIR RISER TO STRINGER	FACE NAIL	2- 10D RINGSHANK GALV EACH STRINGER

Wind Zone

Basic wind speed (3 second gust)	130 MPH
Wind importance factor	1.0
Wind exposure category	B
Buiilding category	Enclosed
Internal pressure coefficent	+/- .18

STRUCTURAL LOADS

FLOOR LOADING	40psf
ROOF LOADING	Cd=1.25
TOP CHORD LIVE LOAD	20psf
TOP CHORD DEAD LOAD	7psf
BOTTOM CHORD LIVE LOAD ATTICS W/ LIMITED STORAGE	20psf
BOTTOM CHORD DEAD LOAD	5psf

SHEET INDEX

ARCHITECTURAL PLANS

A-0	COVER SHEET DESIGN CRITERIA / SITE PLAN
A-100	FLOOR PLANS & NOTES ELEVATIONS & SECTIONS BUIILDING SECTIONS

SCOPE OF WORK

Repairs Level 1
Single family Residence in Jacksonville Fl

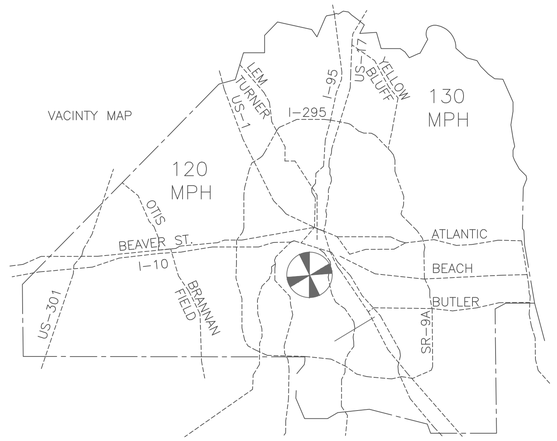
CODE INFORMATION

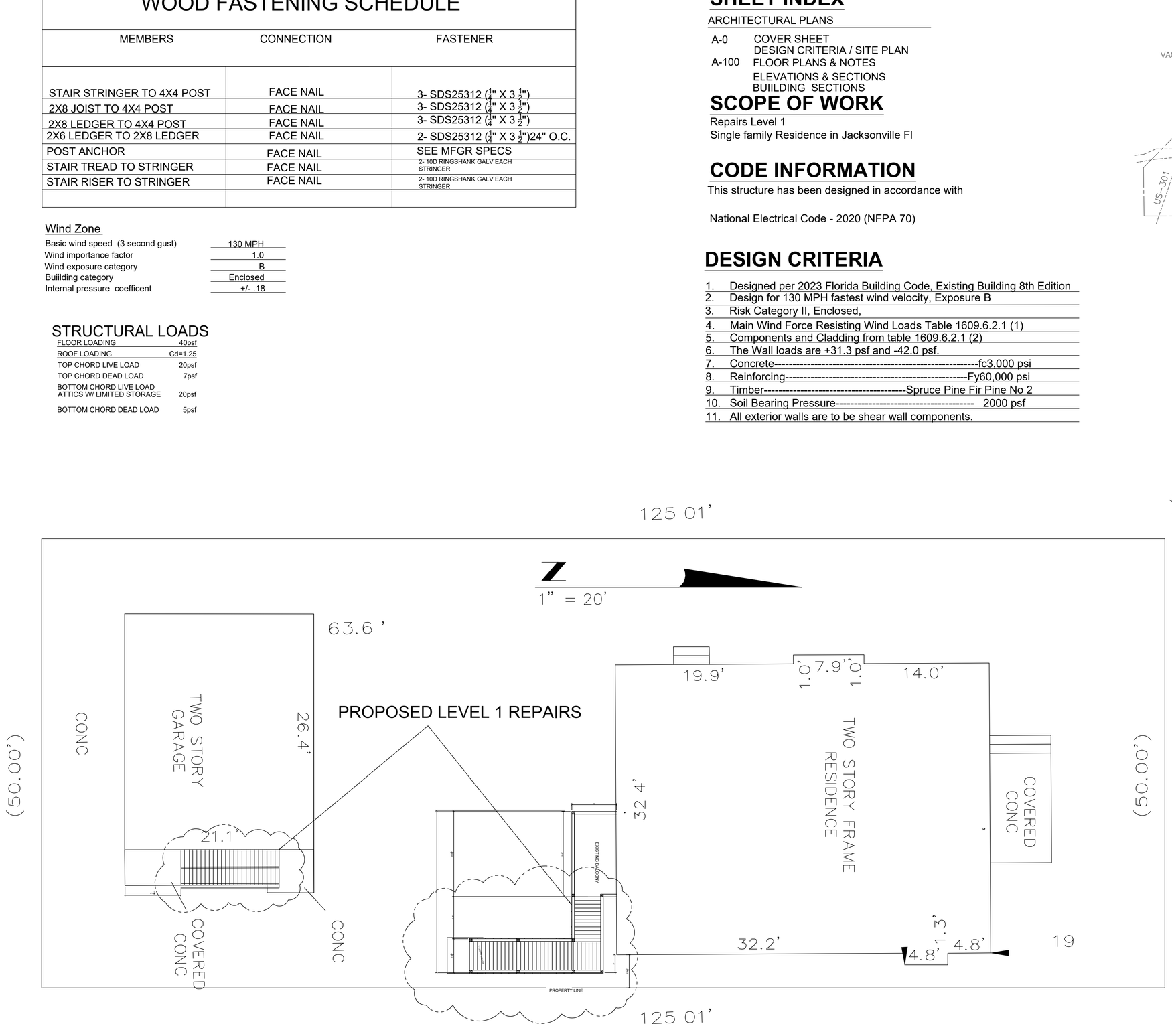
This structure has been designed in accordance with

National Electrical Code - 2020 (NFPA 70)

DESIGN CRITERIA

1. Designed per 2023 Florida Building Code, Existing Building 8th Edition
2. Design for 130 MPH fastest wind velocity, Exposure B
3. Risk Category II, Enclosed,
4. Main Wind Force Resisting Wind Loads Table 1609.6.2.1 (1)
5. Components and Cladding from table 1609.6.2.1 (2)
6. The Wall loads are +31.3 psf and -42.0 psf.
7. Concrete----------fc3,000 psi
8. Reinforcing----------Fy60,000 psi
9. Timber----------Spruce Pine Fir Pine No 2
10. Soil Bearing Pressure---------- 2000 psf
11. All exterior walls are to be shear wall components.





DRAFTING SERVICES
Charles Scaff
19700 Kenny Conner Rd. Hilliard Fl. 32011
904-710-1917 CHARLES@SCAFFBUILDERS.COM

2916 POST STREET
JACKSONVILLE, FLORIDA

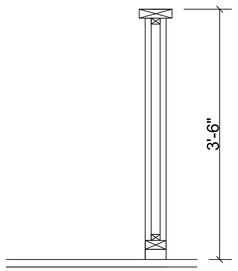
ENGINEER INFO
VINCENT SEIBOLD
PE 48288
1015 ATLANTIC BLVD. #128
ATLANTIC BEACH, FL. 32233

VINCENT SEIBOLD LICENSE No. 48288 STATE OF FLORIDA PROFESSIONAL ENGINEER

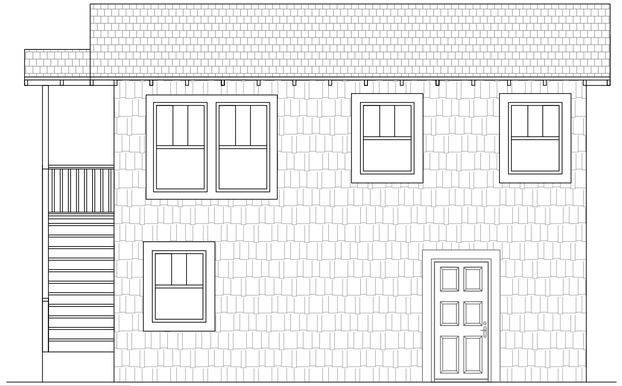
ARCHITECTURAL SPECIFICATIONS, & INDEX

A0

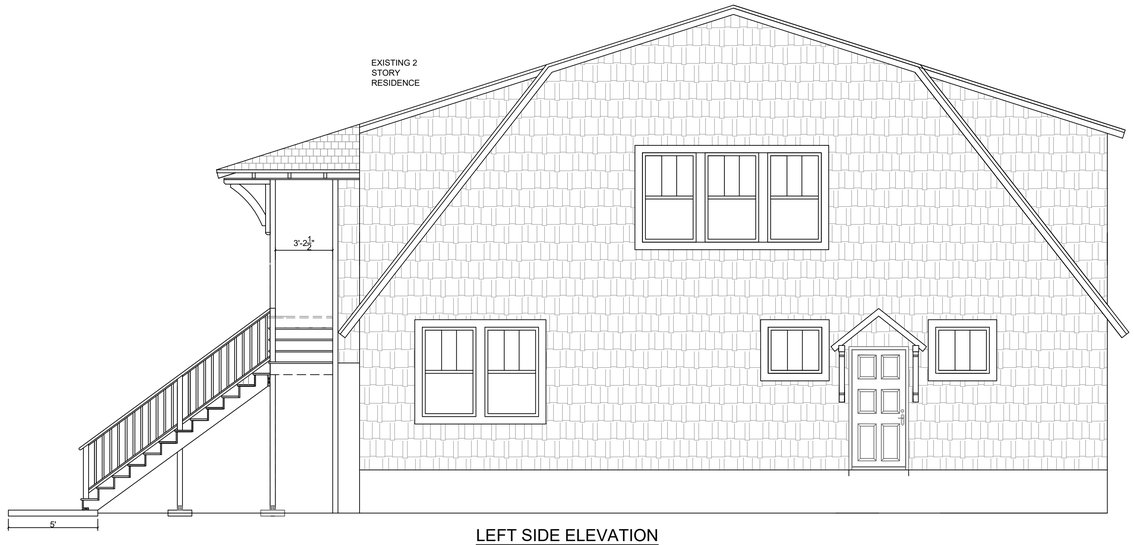
SECTION 1



TYPICAL GAURD RIAL DETAIL

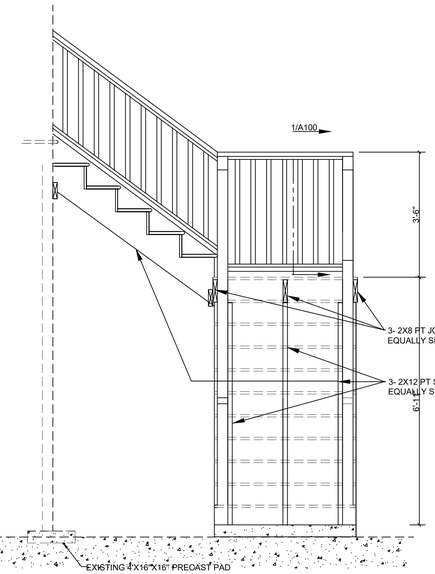


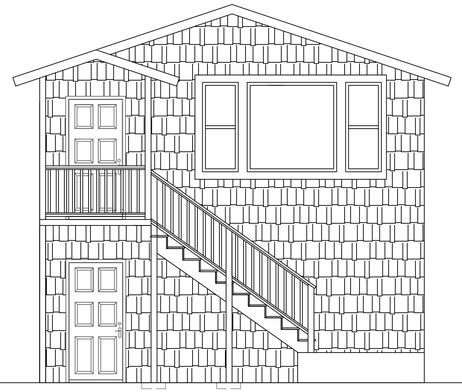
FRONT ELEVATION



LEFT SIDE ELEVATION

EXISTING 2 STORY RESIDENCE

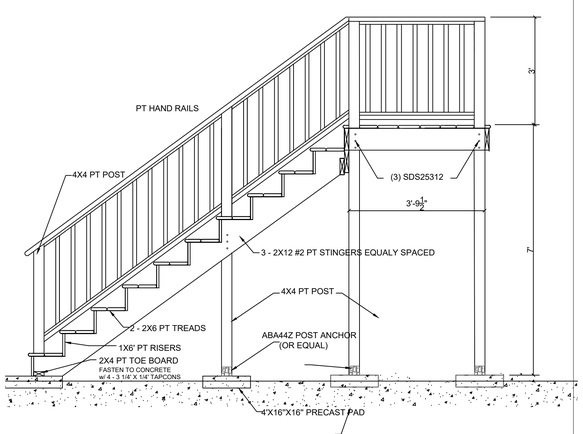


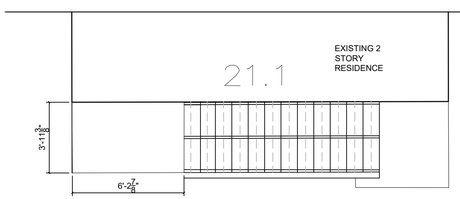


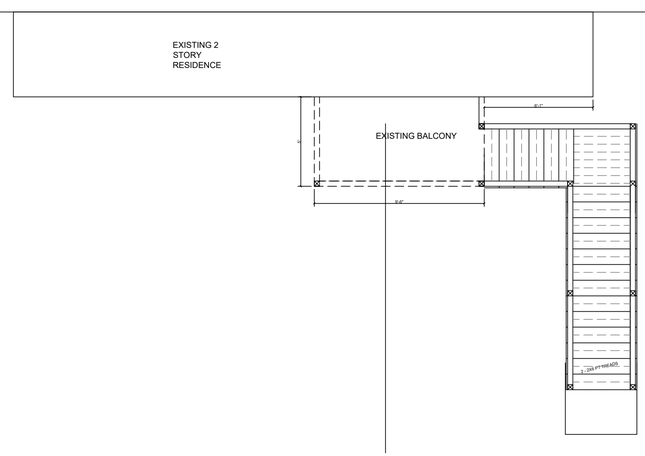
LEFT SIDE ELEVATION



REAR ELEVATION







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2916 POST STREET
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PE 48288
1015 ATLANTIC BLVD. #128
ATLANTIC BEACH, FL. 32233

VINCENT R. SEIBOLD LICENSE No. 48288 STATE OF FLORIDA PROFESSIONAL ENGINEER

SCALE 1/4" = 1FT

FLOOR PLAN & NOTES

A-100

WOOD-DESTROYING ORGANISM (WDO) DAMAGE & WINDOW FAILURE REPORT

2916 POST STREET - JACKSONVILLE, FL

Prepared By:

Patrick Durham - Licensed General Contractor

Total Home Services

12315 Kings Forest Ct, Jacksonville, FL 32219

License #: CGC1524106

Email: PatDurham100@yahoo.com

I. PROPERTY & INSPECTION SCOPE

This report pertains to the structures located at 2916 Post Street, Jacksonville, Florida, consisting of:

- Front Main Building - 37 Windows
- Rear / Secondary Building - 12 Windows

Total of 49 window assemblies assessed for WDO-related deterioration.

II. WINDOW CONDITION FINDINGS (ALL UNITS DEEMED BEYOND REPAIR)

Front Building - 37 Windows

Front (9): Severe dry rot - frames held together only by residual paint film.

Right Side (10): Termite tunneling - sill and jambs hollowed and non-structural.

Back Side (9): Moisture saturation - sash separation and casing collapse.

Left Side (9): Fungal decay - structural voids and twisting away from framing.

Rear Building - 12 Windows

Front (4): Casing and sill decomposed - glazing residue only holding glass.

Right (1): Window missing - perimeter frame rotted and exposed.

Back (4): Complete fiber collapse - units sagging from placement.

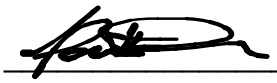
Left (3): Frame stability lost - rails detached and insect tunneling present.

III. CONCLUSION

All 49 window assemblies are conclusively irreparable due to WDO-related decay. Full replacement is the o

IV. CONTRACTOR CERTIFICATION

I, Patrick Durham, certify the above findings are accurate to the best of my professional judgment.



Patrick Durham

Licensed General Contractor - CGC1524106

Total Home Services

2916 Post street exterior door replacement

Masonite exterior door



1. Product Information

Internet # 301344144

Model # 76682

UPC Code # 030151176682

Store SKU # 1002357658

Replacement same door design for same door design

Primary structure replacement for left side entrance for 2nd floor apartment

Accessory structure replacement for garage door entrance and 2nd floor apartment unit.

2. Product Information



Internet # 100061664

Model # 27990

UPC Code # 086584427990

Store SKU # 209420

Store SO SKU #283009

Replacement same door design for same door design

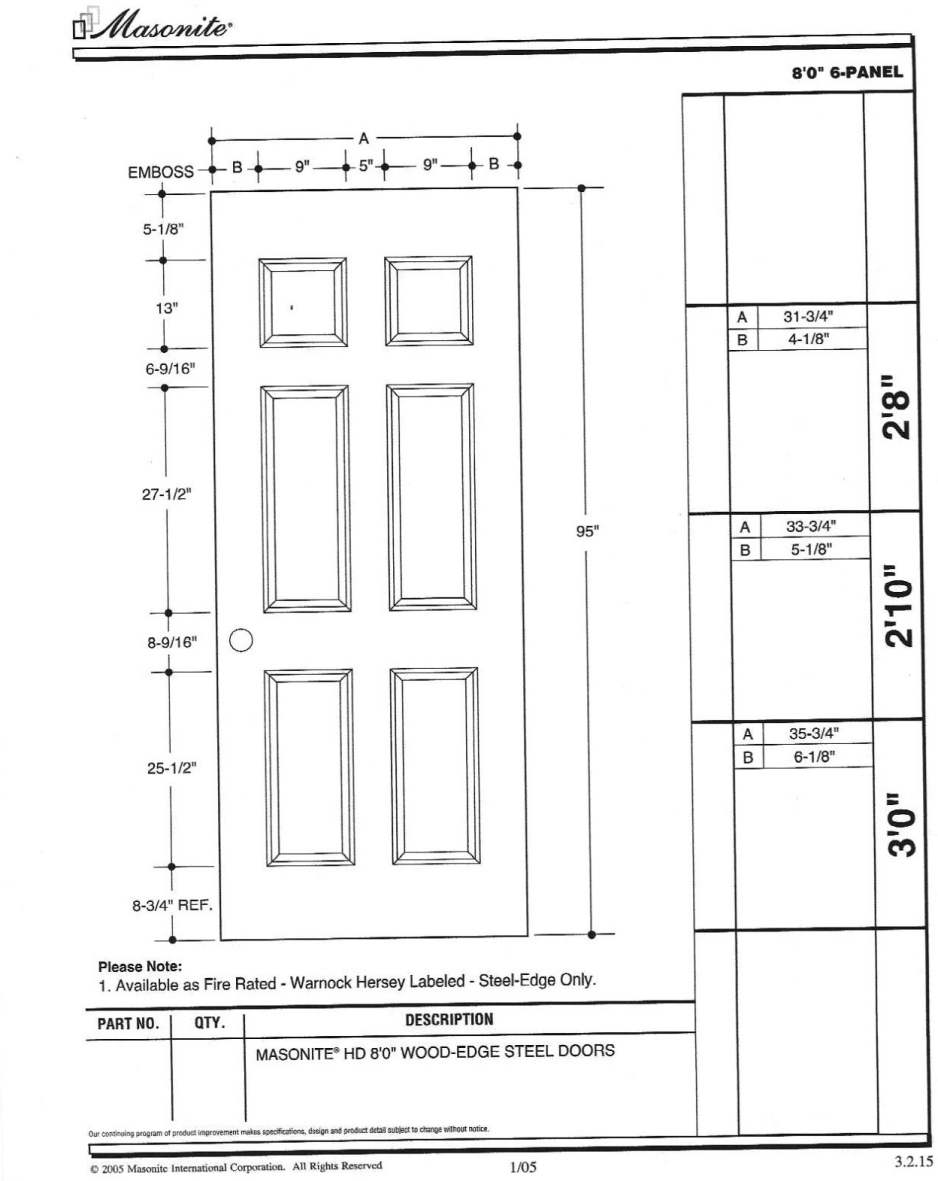
Primary structure replacement for right side entrance for 1nd floor apartment

2. Product Information
   Internet # 205395108
   Model # 85526
   UPC Code # 030151045643
   Store SKU # 828367
   Store SO SKU #444729



Replacement same door design for same door design

Primary structure replacement for main entrance for 1nd floor apartment



About This Product

SAKRETE 60 lb. High Strength Concrete Mix is a high-quality mix designed to provide outstanding strength and durability. Made from a special blend of sand, coarse aggregate and cementitious materials, this concrete mix can be used for new construction or repairs where concrete thickness exceeds 2 in. (51 mm). Use it for constructing slabs, driveways, walkways, steps and more.

Highlights

- Use for: driveways, patios, foundations walls and footings, curbs, stairs and structural applications requiring a small volume of concrete
- Also great for setting footings, pouring slabs and anchoring posts and poles
- Suitable for jobs that require at least 2 in. of concrete thickness
- Just add water
- High strength 4,000 psi
- Yield: .45 cu. ft.
- Exceeds ASTM spec C 387 compressive strength requirements
- Learn more about concrete and cement here in our Buying Guide
- Note: product availability may vary by store

AREA IN SQUARE FEET	SLAB 4" THICK		SLAB 6" THICK	
	60-lbs. bags	80-lbs. bags	60-lbs. bags	80-lbs. bags
2	1 - 1/3	1	2	1 - 1/2
3	2	1 - 1/2	3	2 - 1/4
5	3 - 1/3	2 - 1/2	5	3 - 3/4
7	4 - 2/3	3 - 1/2	7	5 - 1/4
9	6	4 - 1/2	9	6 - 3/4
15	10	7 - 1/2	15	11 - 1/4
20	13 - 1/3	10	20	15
35	23 - 1/3	17 - 1/2	35	26 - 1/4
45	30	22 - 1/2	45	33 - 3/4
50	33 - 1/3	25	50	37 - 1/2
100	66 - 2/3	50	100	75

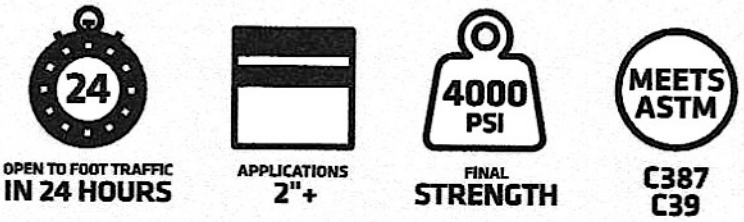
HIGH-STRENGTH CONCRETE MIX

DIVISION 03 31 00 – STRUCTURAL CONCRETE



KNOW YOUR MIX

The original bagged concrete mix, trusted by pros since 1936. This professional-grade mix delivers consistent performance, high strength and a smooth finish that makes it ideal for every concrete project from slabs to footings and everything in between.



TECHNICAL DATA

PACKAGE SIZE	YIELD	WATER REQUIRED	SLUMP RANGE
40 lb 18.1 kg	0.30 ft^3 .008 m^3	1.75 qts 1.7 L	2 – 3 in 50 – 75 mm
60 lb 27.2 kg	0.45 ft^3 .012 m^3	2.5 qts 2.4 L	
80 lb 36.2 kg	0.6 ft^3 .016 m^3	3.5 qts 3.3 L	
90 lb 40.8 kg	0.66 ft^3 .02 m^3	4.25 qts 4.0 L	
25 kg Canada	0.41 ft^3 .012 m^3	2.4 qts 2.3 L	
30 kg Canada	0.50 ft^3 .014 m^3	2.9 qts 2.7 L	

*Water demands shown are to be used as a starting reference. More water may be required to achieve desired consistency. Avoid overwatering.

PSI - 7 DAY	PSI - 28 DAY	ASTM CERTIFICATIONS
2,500 psi 17 MPa	4,000 psi 27.6 MPa	ASTM C387

LEED Eligibility:
Regional Materials (MR-c5)
Recycled Material (MR-c4)

ESTIMATE YOUR JOB

SAKRETE.COM/ CALCULATORS

HIGH-STRENGTH CONCRETE MIX

DIVISION 03 31 00 – STRUCTURAL CONCRETE

PRECAUTIONS

Air, mix, and substrate temperatures should be between 40° F (4° C) and 90° F (32° C) and no rain in the forecast for 24 hours.
For applications outside of this range of conditions, contact the Sakrete Technical Support Team.

- Colder temperatures or higher humidity conditions will retard set times.
- Use only clean mixing containers and tools.
- Do not over trowel.
- Do not overwater.
- Do not add anything other than clean potable water or Sakrete Bonder & Fortifier.
- Protect from freezing for 48 hours.

NOTE: Proper application and installation of all Sakrete products are the responsibility of the end user.

PREPARATION/APPLICATION

For best results, all materials should be stored between 40° F (4° C) and 90° F (32° C) 24 hours prior to installation.

REFER TO:
ACI 302.1 Guide for Concrete Flooring and Slab Construction
ACI 304.1 Guide for Measuring, Mixing, Transportation and Placing Concrete
ACI 305R Guide to Hot Weather Concreting
ACI 306R Guide to Cold Weather Concreting

NOTE: It is the responsibility of the installer/applicator to ensure the suitability of the product for its intended use.

MIXING

1. Mix only the amount of material that can be placed within 15 minutes.
2. Empty contents of Sakrete Fast Setting Concrete Mix into a wheelbarrow or mortar pan forming a crater in its center. Add clean potable water (refer to table for amount) to the crater or enough to achieve a workable mix. AVOID A SOUPY MIX. Excess water that results in a flowable mix will result in decreased strengths and durability and can cause cracking, dusting and scaling.
3. Mix using a garden hoe or shovel until a stiff forming consistency is achieved.
4. Ensure that the concrete is mixed thoroughly with no dry pockets/lumps.
5. If a concrete cone is being used, the recommended slump is 2" to 3" (50 mm to 75 mm) to achieve the published strengths.

APPLICATION: FLATWORK (SLABS, SIDEWALKS, WALKWAYS, ETC.)

1. Stake out the area where the concrete will be placed and remove all soil, grass, debris, etc.
2. For improved drainage, place several inches of gravel into the excavated area. Remember to allow enough depth for both the gravel and a minimum of 4" (102mm) of concrete.
3. Pre-treat forms with a release agent to prevent water absorption and for the ease of removal.
4. Place forms in the desired area, ensuring that they are level, square, and that all corners are sealed so no material can outflow.
5. Place the concrete into the forms to full depth.
6. Fully fill the form, working the mix into corners and compacting to minimize voids.
7. Using a straight edge, strike the surface level with the top of the forms using a sawing motion.
8. Use a float to smooth the surface and remove any imperfections. Use an edging tool to smooth the edges along the forms.
9. Using a concrete grooving tool, cut joints into the concrete every 3-4 ft. (.9-1.2 m). Expansion joints should be placed every 8 ft. x 12 ft. in each direction and must extend through the entire depth of the slab.
10. Once concrete has stiffened slightly, a broom finish can be applied. Forms can also be removed once the material has set (after approx. 24 hours).

APPLICATION: POSTS AND POLES

1. If the pole or post will be load-bearing, consult with your local building code requirements before proceeding.
2. Dig a hole to the required depth and diameter. A general rule of thumb is that the depth should be 1/3 the length of the post or pole and the diameter should be 3 times that of the pole or post).
3. Place 3-4 inches (102 mm to 152 mm) of gravel at the base to help with drainage.
4. Place the post or pole in the center of the hole and onto the gravel base.
5. Level and support the post or pole in place.
6. Fill the hole with mixed concrete and consolidate by rodding.
7. Over fill the hole to slope the concrete at the surface, allowing water to drain away.
8. Wait a minimum of 24 hours before posts or poles are subjected to any strain.

APPLICATION: REPAIRS

1. Surfaces to be repaired must be sound, dimensionally stable, and clean.
2. Slick or sealed surfaces must be roughened to an ICRI CSP of 3 to 5.
3. Sides of repair area must be squared.
4. Clean all reinforcing steel to bare metal and coat with a rust preventative if not covering within 8 hours.
5. Clean and remove all loose materials and debris.
6. All surfaces that will come in contact with the concrete mix should be brought to a SSD (Surface Saturated Dry) condition.
7. Fill the repair area fully and compact the mixed material with a float to ensure there are no voids.
8. Use the float to remove any surface imperfections and to achieve the desired finish.

CURING

1. Proper curing is critical for sound results. After the concrete is set, it must be kept continuously moist for 3-5 days and kept from freezing for 48 hours.
2. Covering the concrete slab with plastic is a practical way to help retain moisture. Place plastic after the concrete has set. If the surface begins to appear dry, remove the plastic, moisten the surface, and replace it.
3. If temperatures are predicted to go drop below 40° F, tenting and heating the area are required.
4. New concrete can be opened to foot traffic in 24 hours and vehicular traffic in 72 hours.

SAFETY

For additional information, call the manufacturer at 866-725-7383 or Chemtrec at 800-424-9300 or 703-527-3887.
Refer to Safety Data Sheet (SDS) for further information. **KEEP OUT OF THE REACH OF CHILDREN.**



DANGER

HAZARD STATEMENT

Causes skin irritation. Causes serious eye damage. May cause an allergic skin reaction. May cause cancer. Causes damage to organs (lungs) through prolonged or repeated exposure.

PRECAUTIONARY STATEMENTS

Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Do not breathe dust/fume/gas/mist/vapors/spray. Wash hands, forearms and face thoroughly after handling. Do not eat, drink or smoke when using this product. Contaminated work clothing must not be allowed out of the workplace. Wear protective gloves/protective clothing/eye protection/face protection. If exposed or concerned: Get medical advice/attention. If on skin: Wash with plenty of water. Take off contaminated clothing and wash it before reuse. If skin irritation or rash occurs: Get medical advice/attention. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a poison center or doctor. Store locked up. Dispose of contents/container to hazardous or special waste collection point, in accordance with local, regional, national and/or international regulation.

CONTAINS: Portland cement

⚠ **WARNING:** This product can expose you to Quartz, which is known to the State of California to cause cancer.
For more information go to www.P65Warnings.ca.gov.

LIMITED PRODUCT WARRANTY

The manufacturer warrants that this product shall be of merchantable quality when used or applied in accordance with the manufacturer's instructions. This product is not warranted as suitable for any purpose other than the general purpose for which it is intended. This warranty runs for one (1) year from the dates the product is purchased. ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ON THIS PRODUCT IS LIMTED TO THE DURATION OF THIS WARRANTY. Liability under this warranty is limited to replacement or defective products or, at the manufacturer's option, refund of the purchase price. CONSEQUENTIAL AND INCIDENTAL DAMAGES ARE NOT RECOVERABLE UNDER THIS WARRANTY.

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400 Perimeter Center Terrace, Ste. 1000, Atlanta, Georgia 30346 ©2023.
SAKRETE® is manufactured under license from SAKRETE of North America LLC.
For current and complete product information, contact SAKRETE Technical Services toll-free at 866-725-7383 or visit Sakrete.com

About This Product

This Remesh wire sheet has a faster placement time than rebar and can reduce overall project completion time. It can reduce the amount of steel consumption up to 25% in traditional rebar reinforced projects, thus lowering the overall cost to the customer. Remesh Sheet are easy to handle and transport.

Highlights

- Grade 40 frame for durability
- Embeds in concrete to add tensile strength for enhanced reinforcement
- Square grid pattern
- Supports bending to a preferred angle for adaptation to curved surfaces
- Note: product may vary by store
- Return Policy

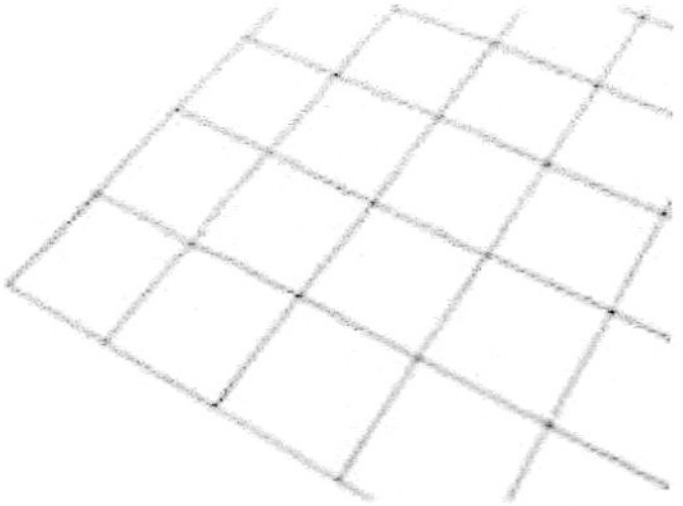
Product Information

Internet # 206261747

Model # 5901028

UPC Code # 842675011772

Store SKU # 175404



The Weyerhaeuser 1/2 in. x 10 ft. Rebar is made from Grade 40 unfinished steel for strength and durability. The rebar is designed with ridges to help concrete grip the bar.

Highlights

- Made from Grade 40 unfinished steel
- Can be used as a forming stake, garden stake, tent stake, sprinkler head stake, connector tie or in concrete reinforcement
- Ridges help concrete grip the bar
- Color coded for easy identification
- Rusting does not affect performance
- Cut to a 10 foot length
- Note: Product may vary by store.
- Return Policy
- California residents

see Prop 65 WARNINGS

Product Information

Internet # 202094293

Model # 05366

UPC Code # 073291053666

Store SKU # 427969



Do not remove until final inspections by code official.

ENERGY STAR® Certified in Highlighted Regions

ER/RE15



energystar.gov/windows

Certified/Certificado

National Fenestration Rating Council®
CERTIFIED

American Craftsman by Ply Gem WINDOWS-DOORS

CPDH SIL-N-3-02283-00001
2127 Single Hung Vinyl Dual Glazed Low-E SC Argon Fill

ENERGY PERFORMANCE RATINGS

U-Factor		Solar Heat Gain Coefficient
0.3 (U.S./I-P)	1.70 (Metric/SI)	0.23

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.44	

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certified
www.wdma.com

Licensee 440-H-022
Silver Line Windows
2127 Single Hung Vinyl Dual Glazed Low-E SC Argon Fill
Manufacturer Stipulates Certification to the following standards

STANDARD	RATING
AAMA/WDMA/CSA 101/I.S.2/A440-11	Class R-PG60 Size Tested 62 x 63 in DP +60/-60 psf
TAS 202 - HVHZ	DP +62.8/-65 psf
M	D-5
FL 14911	

Glazing 3.0 mm Double Str AN Outer/
3.0 mm Double Str AN Inner

Complies with HUD UM Bulletin 111

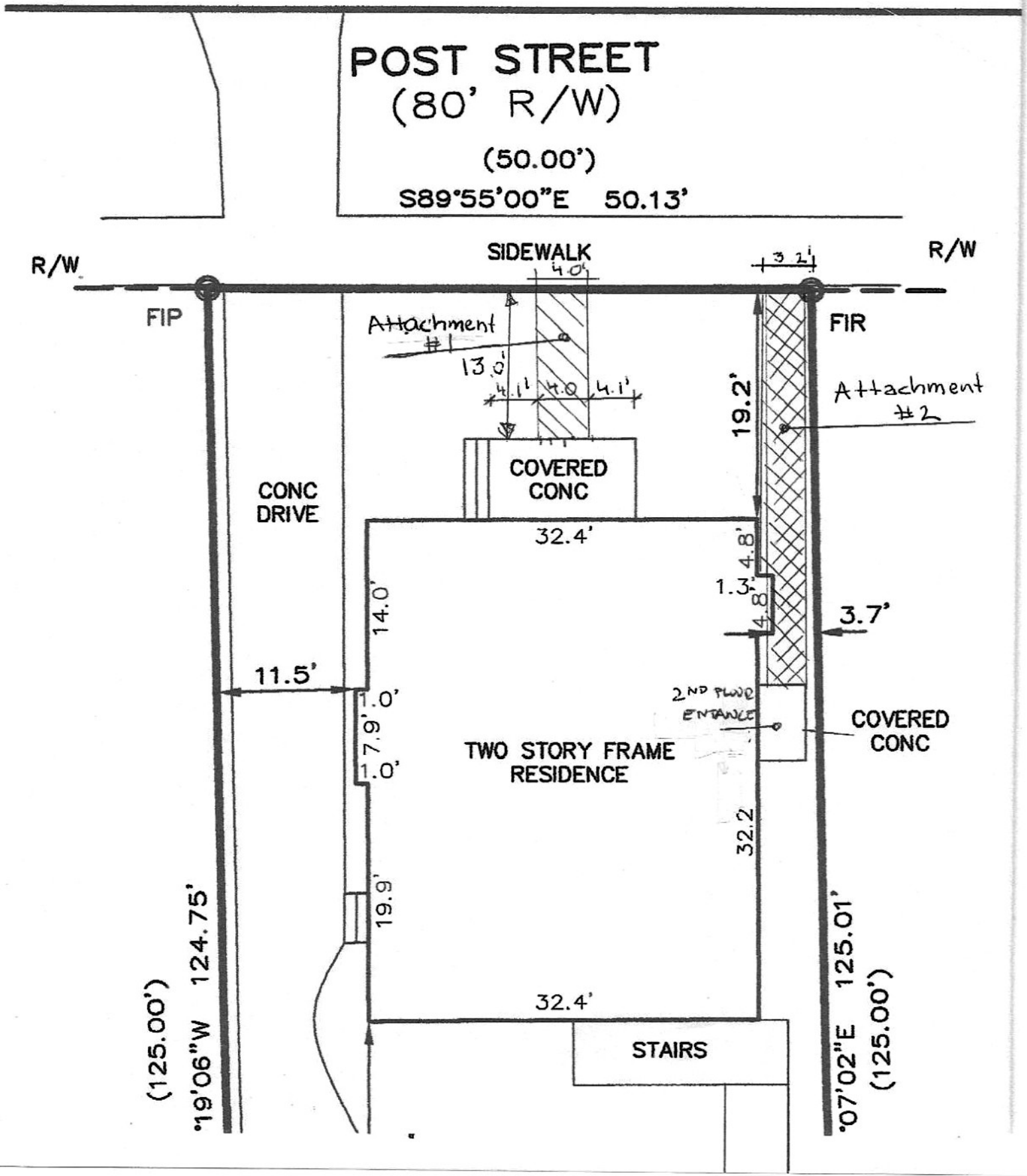
27814390.1.19

Meets or exceeds CEC & IECC Air Infiltration Requirements of 0.3 CFM/sq.ft. or lower. WDMA Hallmark Certification Program

ADDITIONAL SIDEWALKS

NEW SIDEWALK ENTRANCE 1st. FLOOR
Attachment #1

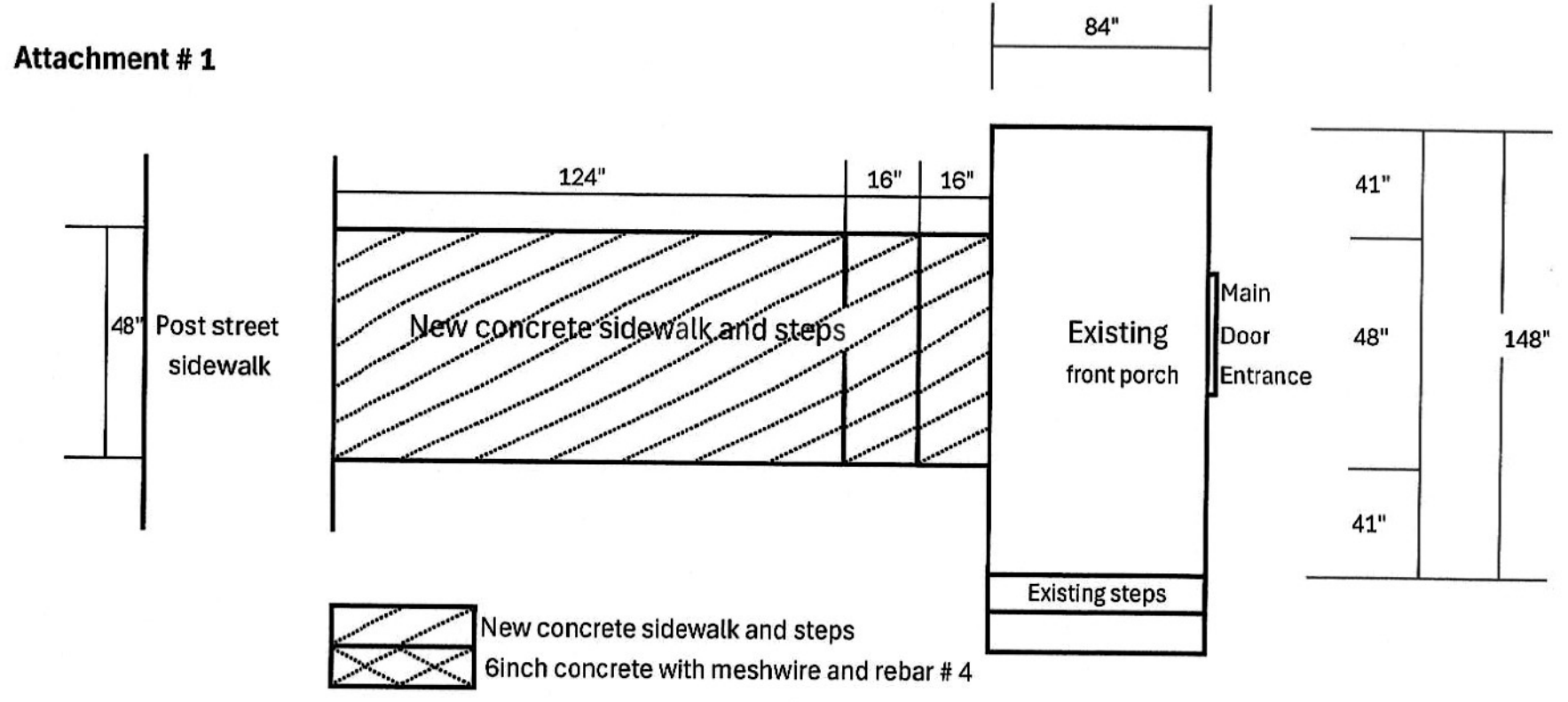
NEW SIDE WALK TO THE ENTRANCE 2ND FLOOR
Attachment #2

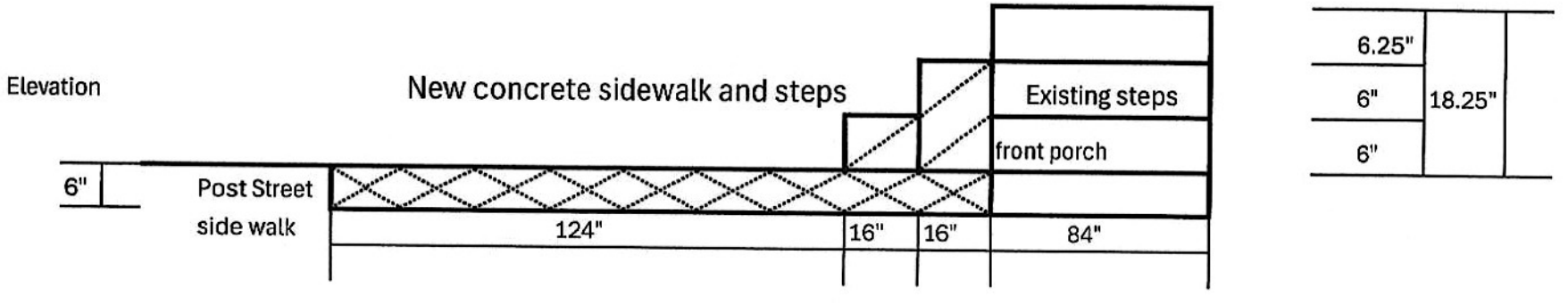


2916 Post Street
Jacksonville FL 32205
Entrace sidewalk

Attachment # 1

Material:
Sakrete 60lb High Strenght Concrete
Remesh Wire nad rebar # 4





2916 Post Street

Jacksonville FL 32205

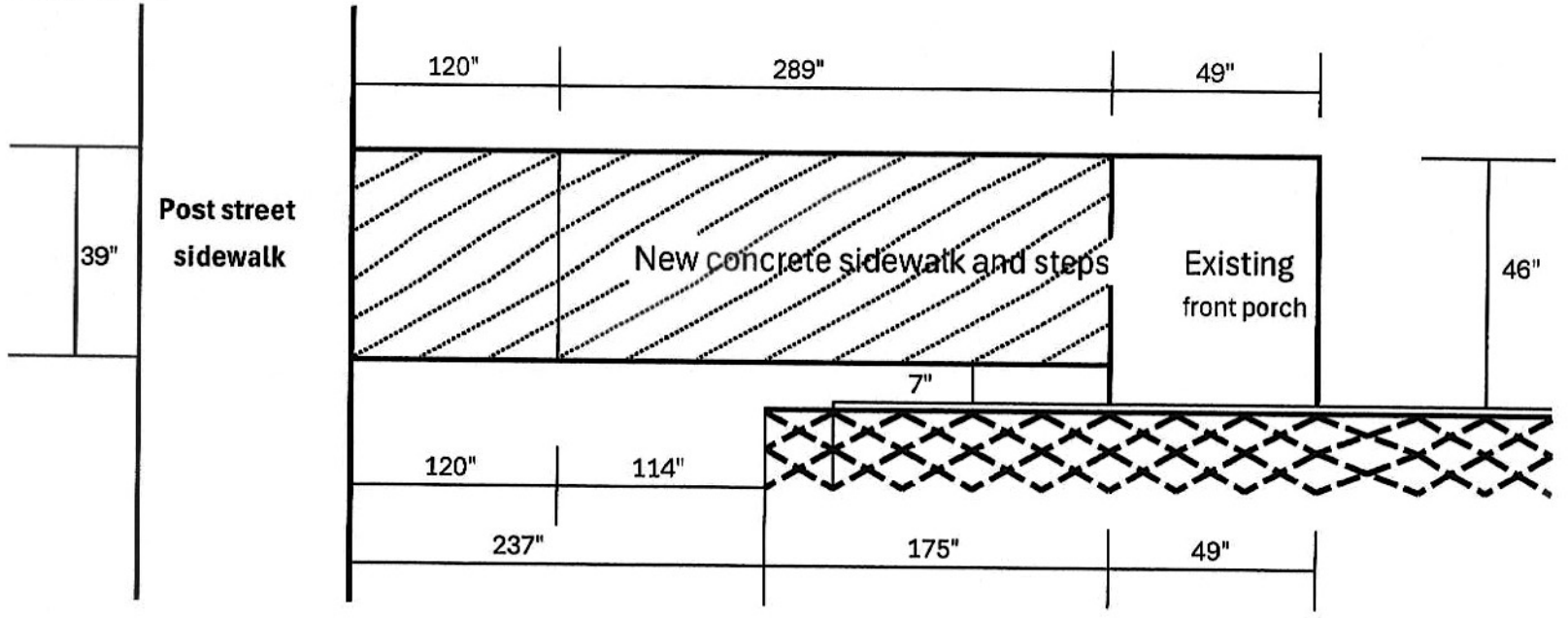
Entrace sidewalk

Attachment # 2

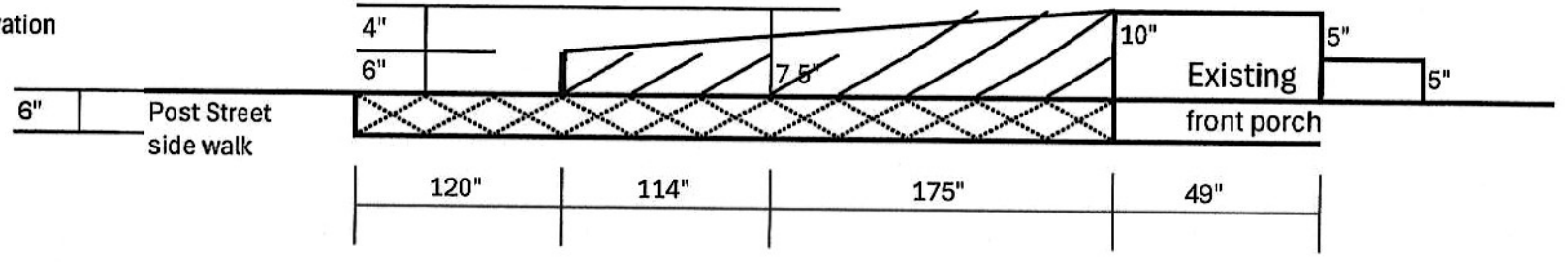
Material

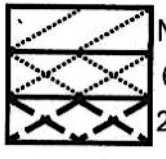
Sakrete 60lb High Strenght Concrete

Remesh Wire and rebar # 4



Elevation





New concrete sidewalk and steps

6inch concrete with meshwire and rebar # 4

2916 Post St _Existing house

Tracking # _____

COJ Window Survey Form – Cover Page

Date Completed 10/7/2025

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)

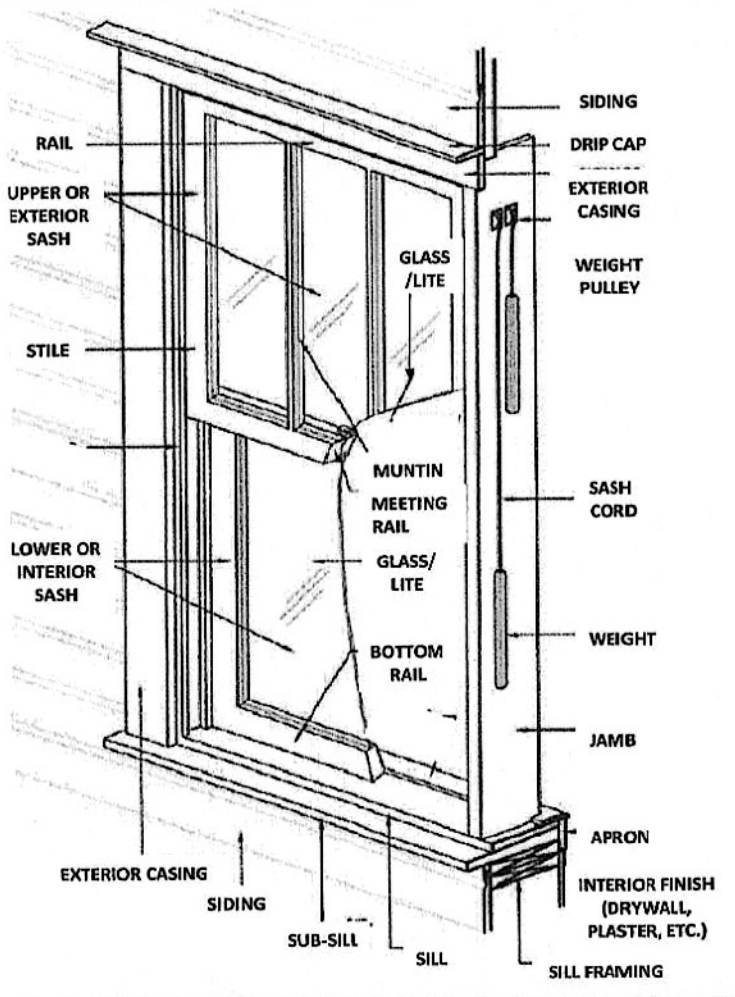
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

Project Information

49	Total number of window openings
49	Number of windows that will be replaced
45	Number of historic/original windows
4	Number of non-historic windows
4	Exterior window sill depth in inches (Window Recession)

Definitions

- **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



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: Petr Trejbal

Signature: _____

Applicant or Agent *(if different than owner)*

Print name: _____

Signature: _____

COJ Window Survey Form – Page # 1 out of 9

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:
	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
2	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
3	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
4	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
5	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

COJ Window Survey Form – Page # 2 out of 9

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
6	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
7	Wood	29 3/4x57	4/4	Other	Rot	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
8	Wood	29 3/4x57	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
9	Wood	29 3/4x57	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10	Wood	29 3/4x61	4/4	Bad	Termites	Replace Window	Vinyl	29 3/4x61	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
11	Wood	29 3/4x61	4/4	Bad	Broken	Replace Window	Vinyl	29 3/4x61	4/4
Additional Info:	Primary Structure								

COJ Window Survey Form – Page # 3 out of 9

Window #	Existing					Proposed			
12	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x61	4/4	Bad	Broken	Replace Window	Vinyl	29 3/4x61	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
13	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	30 1/4x46	4/4	Other	Termites	Replace Window	Vinyl	30 1/4x46	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
14	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	37 3/x4x37	4/4	Bad	Termites	Replace Window	Vinyl	37 3/x4x37	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
15	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	17 3/4x18	3/3	Bad	Termites	Replace Window	Vinyl	17 3/4x18	3/3
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
16	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x57	4/4	Bad	Termites	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
17	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x57	4/4	Bad	Termites	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

COJ Window Survey Form – Page # 4 out of 9

Window #	Existing					Proposed			
18	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x57	4/4	Bad	Broken	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
19	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x57	4/4	Wood	Broken	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
20	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	17 3/4x18	3/3	Bad	Rot	Replace Window	Vinyl	17 3/4x18	3/3
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
21	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x61	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x61	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
22	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x62	4/4	Bad	Termites	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
23	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

COJ Window Survey Form – Page # 5 out of 9

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
24	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
25	Wood	29 3/4x62	4/4	Other	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
26	Wood	29 3/4x57	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
27	Wood	29 3/4x57	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
28	Wood	29 3/4x57	4/4	Bad	Termites	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
29	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:	Primary Structure								

COJ Window Survey Form – Page # 6 out of 9

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
30	Wood	29 3/4x62	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x62	4/4
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
31	Wood	30 1/4x46	4/4	Other	Rot	Replace Window	Vinyl	30 1/4x46	4/4
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
32	Wood	27 3/4x37	4/4	Bad	Termites	Replace Window	Vinyl	27 3/4x37	4/4
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
33	Wood	29 3/4x57	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
34	Wood	29 3/4x57	4/4	Bad	Broken	Replace Window	Vinyl	29 3/4x57	4/4
Additional Info:	Primary Structure								

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
35	Wood	29 3/4x45	4/4	Bad	Rot	Replace Window	Vinyl	29 3/4x45	4/4
Additional Info:	Primary Structure								

COJ Window Survey Form – Page # 7 out of 9

Window # 36	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	17 3/4x18	3/3	Bad	Rot	Replace Window	Vinyl	17 3/4x18	3/3
Additional Info:	Primary Structure								

Window # 37	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	27 3/4x37	4/4	Other	Rot	Replace Window	Vinyl	27 3/4x37	4/4
Additional Info:	Primary Structure								

Window # 1	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31 3/4x53	4/4	Bad	Broken	Replace Window	Vinyl	31 3/4x53	4/4
Additional Info:	Accessory structure								

Window # 2	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	31 3/4x53	4/4	Bad	Broken	Replace Window	Vinyl	31 3/4x53	4/4
Additional Info:	Accessory structure								

Window # 3	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	37 3/4x41	4/4	Bad	Termites	Replace Window	Vinyl	37 3/4x41	4/4
Additional Info:									

Window # 4	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	37 3/4x41	4/4	Bad	Termites	Replace Window	Vinyl	37 3/4x41	4/4
Additional Info:	Accessory structure								

COJ Window Survey Form – Page # 8 out of 9

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
5	Metal	34 3/4x51	4/4	Bad	Broken	Replace Window	Vinyl	34 3/4x51	4/4
Additional Info:	Accessory structure								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
6	Metal	34 3/4x51	4/4	Other	Broken	Replace Window	Vinyl	34 3/4x51	4/4
Additional Info:	Accessory structure								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
7	Metal	34 3/4x51	4/4	Bad	Broken	Replace Window	Vinyl	34 3/4x51	4/4
Additional Info:	Accessory structure								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
8	Wood	31 3/4x53	4/4	Bad	Rot	Replace Window	Vinyl	31 3/4x53	4/4
Additional Info:	Accessory structure								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
9	Wood	31 3/4x53	4/4	Bad	Rot	Replace Window	Vinyl	31 3/4x53	4/4
Additional Info:	Accessory structure								
Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10	Wood	23 3/4x53	4/4	Bad	Rot	Replace Window	Vinyl	23 3/4x53	4/4
Additional Info:	Accessory structure								

COJ Window Survey Form – Page # 9 out of 9

Window #	Existing					Proposed			
11	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	47 1/2X53	0	Bad	Rot	Replace Window	Vinyl	47 1/2X53	0
Additional Info:	Accessory structure								

Window #	Existing					Proposed			
12	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
	Wood	23 3/4x53	4/4	Other	Rot	Replace Window	Vinyl	23 3/4x53	4/4
Additional Info:	Accessory structure								

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:									

Ply Gem Windows
Warranty Registration Data Center
PO Box 110100
Pittsburgh, PA 15232-0600

Ply Gem® WINDOWS

Warranty Registration Data Center
PO Box 110100 • Pittsburgh, PA 15232-0600
www.plygemwindows.com • 1-888-9PLYGEM

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NEW CONSTRUCTION
WINDOWS

VINYL WINDOWS

1500 VINYL COLLECTION

Ply Gem® WINDOWS

WINDOWS CONSUMER LIFETIME
LIMITED WARRANTY

PLY GEM WINDOWS 1500 SERIES VINYL WINDOWS LIMITED LIFETIME WARRANTY

Ply Gem Windows does hereby provide the following limited warranty with respect to the Ply Gem Windows' 1500 Series vinyl windows, subject to the terms, conditions and limitations set forth herein.

The Ply Gem Windows Limited Lifetime Warranty Promise: For as long as you own and reside in your single-family home into which Ply Gem windows were initially installed ("Lifetime"), upon notice from you as required herein, Ply Gem Windows will, at no charge to you, provide components needed to correct any of the following conditions if it is directly caused by a defect in the product as manufactured, as determined by Ply Gem Windows, and has resulted in a significant impairment in operation and usage:

A. VINYL COMPONENTS: Chipping, cracking, peeling, pitting, blistering, and corrosion, under normal use and proper care. Replacement vinyl components may vary slightly in color or gloss in comparison to the original vinyl components and Ply Gem Windows shall not be responsible or liable as a result of such variance.

B. CO-EXTRUDED CAPSTOCK EXTERIOR COLORS: Excessive fading and uneven weathering, under normal use and proper care, for period of fifteen (15) years from the original date of manufacture. "Excessive fading" is more than normal weathering (see below) which is in excess of a Delta E of 6 Hunter units, as determined by Ply Gem Windows, following the initial installation of the product, and "uneven weathering" means uneven or non-uniform change in color of contiguous elements under uniform, even and equal exposure to sunlight, natural radiation, rain, natural variations in temperature and other atmospheric conditions; provided that any excessive, uneven or abnormal fade or weathering is not due to a build-up or accumulation of stains, dirt, mold, mildew, or any other factor caused by the lack of at least an annual preventative maintenance by the Owner.

C. GLASS QUALITY AND BREAKAGE: Stress cracks, scratches, blemishes, chips and distortion in the glass for one (1) year from date of manufacture. Glass imperfections shall not be covered unless they exceed the allowable level specified by ASTM C1036 or ASTM C1048 whichever is applicable.

D. HARDWARE AND INSECT SCREENS: Failure or breakage of locks, balances, and handle sets under normal usage and proper care, and failure by deterioration of insect screens or frame under normal usage and proper care. Loss of function of stainless hardware in a corrosive environment within ten (10) years of date of installation is covered. Ply Gem Windows' obligation with respect to insect screens is limited to providing screen material. Insect screens are intended to impede intrusion of insects and are not intended to keep persons or animals in or out. Ply Gem Windows makes no warranty that insect screens will keep persons or animals in or out and shall have no responsibility for damages or injuries arising or resulting from a failure or insect screens to keep persons or animals in or out.

E. INSULATING GLASS UNIT (IGU): Condensation on the inner glass surfaces due to a failure of the IGU seal for twenty (20) years from the date of manufacture. Condensation on any external glass or frame surfaces is due to relative humidity, shall not constitute a defective product condition and is not covered by this warranty.

LABOR: Ply Gem Windows may provide, at its discretion, Skilled Labor necessary for repair or replacement of affected components for a period of one (1) year from the date of installation. Skilled Labor includes only work in which specialized product knowledge or methods are required to complete a repair and does not include any repair, refinishing, or refurbishment or materials beyond the affected Ply Gem Windows component.

SINGLE-FAMILY HOME: The warranty for Ply Gem Windows' 1500 Series windows in a single-family home application is made solely to the original consumer-purchaser of Ply Gem Windows' 1500 Series windows who both owns and resides in the single-family home into which they are initially installed and it shall continue for such time as both that ownership and residence are maintained ("Owner"). If the Owner sells or otherwise transfers the home before 20 years has elapsed after the date of product installation, Ply Gem Windows will automatically extend full coverage under this warranty to the first subsequent owner, and any later owners, until the 20th anniversary of the product installation.

MULTI-FAMILY / COMMERCIAL: The warranty for Ply Gem Windows' 1500 Series windows in a multi-family, non-owner occupied or commercial application (such as condominiums, rental properties, apartments, office buildings, schools, churches, government buildings, etc.) is solely to the owner of the property at the time they are initially installed and shall continue for a period ten (10) years from the date of product manufacture. The multi-family commercial warranty is non-assignable and is not subject to voluntary or involuntary transfer and is subject to the warranty limitations herein.

Registration: Owner must complete and submit the warranty registration card within ninety (90) days of the date of product installation.

Notice of Claim: Owner must individually provide written notice under this warranty within thirty (30) days of product failure to:

PLY GEM WINDOWS
Warranty Registration Data Center
PO Box 110100
Pittsburgh, PA 15232-0600

Each of Owner's names, property identification, proof of status as Owner, proof of purchase, date and place of purchase, date of installation, a description of the product and a description of the issue must be included.
PLY GEM WINDOWS SHALL HAVE NO OBLIGATION WHATSOEVER WITHOUT PROPER NOTICE FROM OWNER AND AN OPPORTUNITY TO RESPOND.

Upon proper notice, Ply Gem Windows shall be afforded the opportunity to inspect or take other action necessary to formulate a response. Owner agrees to pay a fee for the costs of an inspection which reveals that no action is called for under this warranty. If action is required, Ply Gem Windows shall have the sole discretion to either provide replacement components or perform a component repair. In no event shall Ply Gem Windows be liable for the costs of repair not provided by Ply Gem Windows or any shipping costs.

In the event of repair or replacement under this warranty, the warranty applicable to the replacement components or products or to the repaired components or products will extend only for the time remaining under the original warranty.

Limitations on Scope of Warranty: Ply Gem Windows shall have no obligation to address any condition not directly caused by a defect in its product as manufactured. Any Ply Gem Windows' obligation is contingent upon proper installation per manufacturer's instruction and good building practice, normal product use, maintenance and proper care by Owner. Products that have been altered, modified or subjected to unauthorized repair, including, but not limited to, products to which films have been applied, products to which paint has been applied (other than by Ply Gem Windows) or products to which non-standard parts have been added, shall be deemed outside of this warranty and Ply Gem Windows shall have no obligation with respect to them.

Ply Gem Windows makes no warranty and will have no responsibility with respect to: an IGU with any post-manufacture film or coating applied; deflection in glass surface due to temperature or barometric pressure; the level of fill or retention of gas in a particular gas-filled IGU; or any installation over 5,500 feet above sea level unless a factory installed capillary tube is properly utilized. Any IGU having a capillary tube will not be gas filled. An IGU having specialized glazing products (such as laminated, V-grooved, and decorative glass) or custom glass options not within Ply Gem Windows' literature at time of order are warranted for a period of ten (10) years from the original date of manufacture.

None of the above warranties cover normal wear or conditions caused by: aging; normal deterioration; accident; misuse; abuse (including contact with corrosive or abrasive products or other harmful chemicals, such as brick wash); neglect; mishandling; vandalism; lack of maintenance; improper care; improper or harmful cleaning; acts of God; acts of nature; fire; pollutants in the atmosphere; airborne stains, mold and mildew accumulation; warping or distortion due to exposure to excessive heat sources, unusual or excessive reflective heat sources, or excessive heat or solar radiation at altitudes above 5,000 feet above sea level or in extreme desert climates with prolonged elevated daily ambient temperatures and solar exposure; ripped, torn, punctured or creased screens from any cause whatsoever; or any other cause or damage beyond the control of Ply Gem Windows.

While vinyl and cap-stocked vinyl typically maintain the manufactured color closely as it ages, exposure to the elements will cause gradual change over time, and normal weathering is not covered by this warranty. Periodic cleaning of the vinyl surfaces with a mild soap or detergent will help prolong the original color and help protect against excessive fade and color change. Fade, discoloration or color variance attributable to atmospheric pollution or a build-up or accumulation of stains, dirt, residues, mold, mildew or any other deficiency caused by the lack of at least annual preventive maintenance by the Owner is not covered by this warranty.

Caulking is sometimes used to seal the frames or trim packages from water and/or air penetration. Caulking is not considered part of the product and is not covered under this warranty. Caulking is considered a maintenance responsibility of the homeowner.

Ply Gem Windows does not warrant any installation or any defects attributable to installation.

Ply Gem Windows reserves the right to discontinue or make changes in any of its products, including color changes. In the event the products covered by these warranties are not available, Ply Gem Windows reserves the right to substitute a product or component that, in Ply Gem Windows' sole discretion, is of substantially equal quality or price and shall not be liable as a result of any difference.

No dealer or distributor is authorized to change or add to this warranty. Proof of purchase and ownership must be supplied for all warranty claims. Owner agrees that no action or inaction of Ply Gem Windows shall constitute a waiver.

IMPORTANT OWNER INFORMATION:
EXCLUSIVE REMEDY: THIS WARRANTY IS THE EXCLUSIVE OWNER REMEDY. IT SHALL OPERATE IN LIEU OF ALL OTHER REMEDIES, WARRANTIES OR CLAIMS IRRESPECTIVE OF SOURCE AND PLY GEM WINDOWS' NEGLIGENCE.

LIMITATION OF REMEDIES: IN NO EVENT SHALL PLY GEM WINDOWS BE LIABLE FOR ANY LOSS OF USE, LOST PROFIT, DIMINUTION IN VALUE, INCIDENTAL, CONSEQUENTIAL, SPECIAL, INDIRECT, EXEMPLARY OR PUNITIVE DAMAGE OF ANY KIND. UNDER NO CIRCUMSTANCE SHALL PLY GEM WINDOWS BE LIABLE FOR AN AMOUNT EXCEEDING THE PURCHASE PRICE OF THE AFFECTED COMPONENT.

ADDITIONAL DISCLAIMER: THIS IS THE SOLE WARRANTY FOR PLY GEM WINDOWS' WINDOW AND DOOR PRODUCTS. ALL OTHER WARRANTIES, INCLUDING OF MERCHANTABILITY AND FITNESS FOR PURPOSE, ARE DISCLAIMED AND EXCLUDED. COURSE OF DEALINGS, CUSTOM AND USAGE, STATEMENTS, LABELS, ADVERTISING AND PRODUCT REPRESENTATIONS OF ANY KIND SHALL NOT EXPAND THE SCOPE OF THIS WARRANTY. Where these limitations are prohibited or otherwise altered by mandatory legal provisions, the warranty shall remain effective to the full extent of the law. This warranty gives you specific legal rights and you may also have other rights that vary from state to state.

OWNER AGREES THAT ANY OBLIGATION OF PLY GEM WINDOWS WITH RESPECT TO ITS PRODUCTS IS CONTINGENT UPON NOTICE AS DEFINED HEREIN AND PLY GEM WINDOWS' OPPORTUNITY TO RESPOND.

Product Ratings: Ply Gem Windows' products are often designed and tested in accordance with required standard procedures established by industry association such as the American Architectural Manufacturer's Association (AAMA) and the National Fenestration Rating Council (NFRC). These measure performance of sample products in a laboratory-type setting. To pursue consistency, Ply Gem Windows manufactures its products for sale utilizing the same methods and materials as in fabrication of a product for testing. All product components and manufacturing processes, however, involve an inherent range of tolerance. These and other factors can result in some variance among individual product performance.

WARRANTY REGISTRATION CARD

To assure full warranty benefits, please complete and mail this card. The information will help us process warranty claims smoothly, and provide us with important marketing information on our valued customers.

HOMEOWNER INFORMATION

Name _____
Street _____
City_____State _____Zip_____
Phone _____

BUILDER INFORMATION

Name _____
Street _____
City_____State _____Zip_____
Phone _____
Date of Installation _____

Is this your first purchase of Ply Gem Windows products?

☐ Yes ☐ No

Type of project:

☐ New Construction ☐ Replacement ☐ Remodel/Room Addition

How old is your house: _____years

Square Footage of Your Home:

☐ Less than 1,800 ☐ 1,801–2,500
☐ 2,501–3,500 ☐ Over 3,500

Product Series Purchased: (Check all that apply)

☐ 1500 Series

Product Style(s) Purchased: (Check all that apply)

☐ Single Hung ☐ Casements ☐ Round/Elliptical Tops
☐ Double Hung ☐ Awnings ☐ Special Shapes
☐ Sliding Window ☐ Patio Door

Glass Type: (Check all that apply)

☐ Clear Glass ☐ HP Glass ☐ Obscure
☐ Low-E ☐ HP^{SC} Glass ☐ Tempered
☐ Low-E^{SC} ☐ GBG

Why Did You Select Ply Gem Windows Products? (Check all that apply)

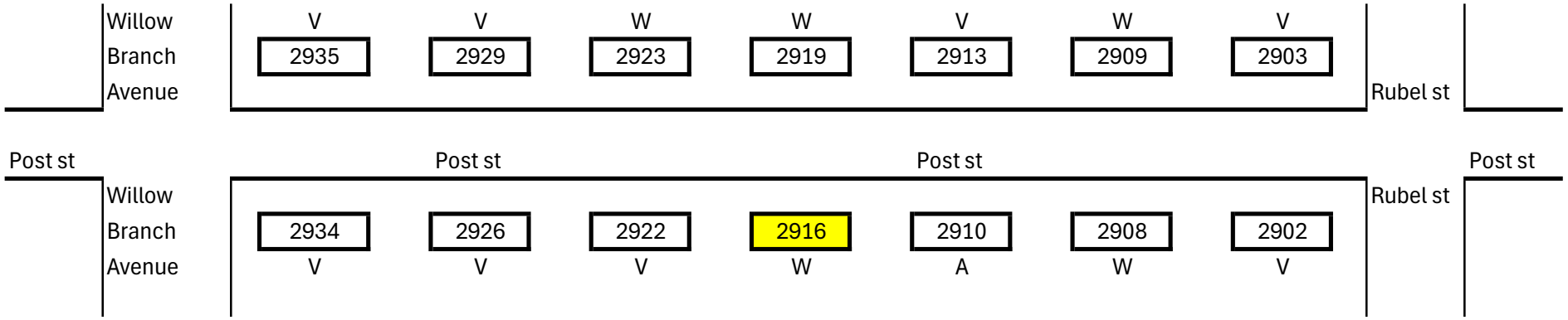
☐ Advertisements ☐ Price
☐ Product Variety ☐ Low Maintenance
☐ Warranty ☐ Overall Quality
☐ Builder's Decision ☐ Style/Aesthetics
☐ Energy Efficiency ☐ Recommended by Dealer


WARNING
2916



2916 Post St Jacksonville, FL 32205

Windows material at the other properties in the same block



Windows for the property at the same block

Wood	W	Windows	5X
Vinyl	V	Windows	8x
Alluminium	A	Windows	1x


RIDGID

2912 POST ST.
RE# 064631 0010

RECORD NUMBER: 412
Page 1 **HISTORICAL STRUCTURE FORM** **Site 8** _____
X **original** **FLORIDA MASTER SITE FILE**
update

SITE NAME: 2912 Post Street
HISTORIC CONTEXTS: Spanish-American War
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: Duval **OWNERSHIP TYPE:** Private, individual
PROJECT NAME: Resurvey of Riverside: S+P **DHR NO.**
LOCATION:
ADDRESS: 2912 Post Street
CITY: Jacksonville
VICINITY OF/ROUTE TO: See Attached Maps

SUB: 1st Add. to New Riverside Sub. **BLOCK** 28 **LOT** 4
PLAT OR OTHER MAP: Duval County Property Appraiser Map
TOWNSHIP: 2 S **RANGE:** 26 E **SECTION:** 21 **1/4:** **1/4-1/4:**
IRREGULAR SEC? **y** X **n** **LAND GRANT:** NONE
USGS 7.5 MAP: Jacksonville, 1964: PR 1982
UTM: ZONE: **EASTING:** **NORTHING:**
COORDINATES: LATITUDE: **D** **M** **S** **LONGITUDE:** **D** **M** **S**

HISTORY
ARCHITECT: Unknown
BUILDER: Unknown
CONSTRUCTION DATE: c. 1914**RESTORATION DATE(S):**
MODIFICATION DATE(S):
MOVE: DATE: **ORIG. LOCATION:**
ORIGINAL USE (S): Private residence
PRESENT USE (S): Private residence

DESCRIPTION
STYLE: Bungalow
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR: Unknown
NO. STORIES: 1.5 **OUTBLDGS:** 1 **PORCHES:** 0 **DORMERS:** 1
STRUCTURAL SYSTEM(S): Wood, balloon
EXTERIOR FABRIC(S): Wood shingle
FOUNDATION: TYPE: Continuous
MATERIALS: Brick
INFILL:
PORCHES:
ROOF: TYPE: Gable
SURFACING: Composition shingle
SECONDARY STRUCS: Shed dormer
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: E: end, exterior
WINDOWS: Double-hung sash, 4/1 lights

EXTERIOR ORNAMENT: Wood
CONDITION: Good
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?		**y**	X **n**	**likely, need info**	**insf info**
SIGNIF. AS PART OF DISTRICT?	X **y**		**n**	**likely, need info**	**insf info**
SIGNIFICANT AT LOCAL LEVEL?	X **y**		**n**	**likely, need info**	**insf info**

SUMMARY OF SIGNIFICANCE
See Continuation Sheet

* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *

RECORDER INFORMATION: NAME: Stephen Olausen
DATE: 09/01/91 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, Inc., St. Augustine, FL
NEGATIVE NUMBERS: Roll 12, #27

PHOTOGRAPH M A P

See Attachments

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This one and one-half story wood frame residential building is located at 2912 Post Street. Its Bungalow styling is expressed by a gable roof, a shed dormer, exposed rafter ends, a symmetrical facade, and a simple entrance with a gable overhang supported by wood brackets. Fenestration consists of double-hung sash windows with 4/1 lights. The exterior wall fabric is wood shingles. With few alterations, this building has retained most of its architectural integrity.

Architectural Context: The Bungalow was the most popular residential building design in Florida during the first three decades of the twentieth century. Its name was derived from the Bengalese bangla, a low house with porches, used as a wayside shelter by travellers in India during the eighteenth and nineteenth centuries. Although the name and some of the general characteristics of the Bungalow have their origins in India, the Japanese had the most profound influence on the style. Japanese construction techniques exhibited at the California Mid-Winter Exposition of 1894 emphasized the interplay of angles and planes and extensive display of structural members that became integral components of American Bungalow design.

The earliest American buildings which were consciously bungalows appeared in California and New England in the 1890s. They generally were large residences designed by architects. However, by the turn of the century publications like *Bungalow Magazine* and *The Craftsman* flooded the building market with plans for inexpensive bungalows. Featured in these magazines were articles about the economical use of space, interior decoration, and landscaping. It was this scaled down version of the Bungalow which became so pervasive in Florida during the early twentieth century.

The Bungalow is typically a one or one and one-half story building with a low-pitched gable (occasionally hipped) roof with wide unenclosed eave overhangs. The roof rafters are usually exposed and false brackets or beams are commonly added under the gables. The porch is often the most dominant architectural feature of the Bungalow. They are generally either full or partial width, with the roof supported by tapered square columns that frequently extend to ground level or sit on massive brick piers.

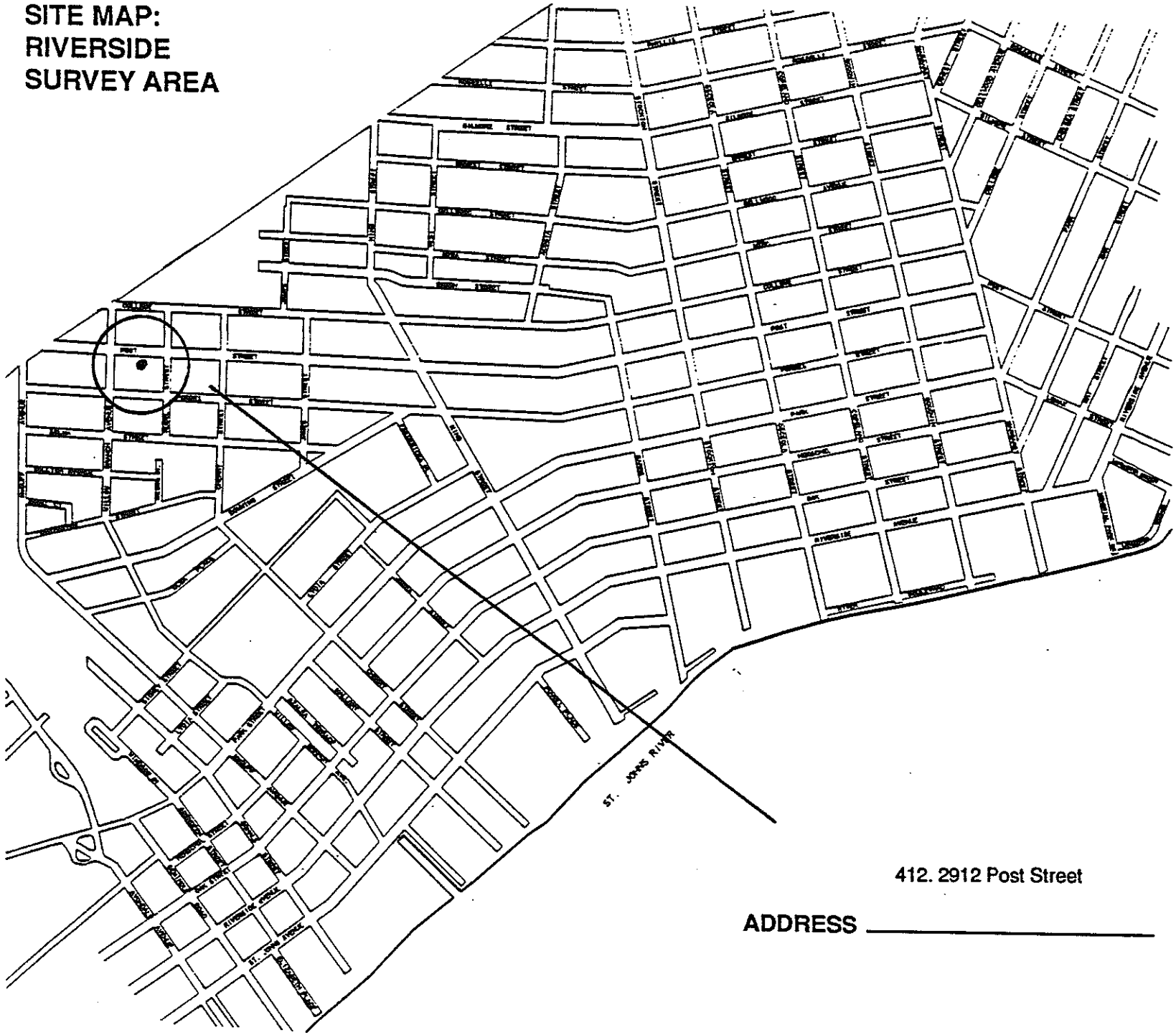
Historical Narrative: Located in the 1st Addition to New Riverside subdivision, which was platted by the New Riverside Company in 1914, this building embodies many of the architectural characteristics of residences constructed in Riverside during the Suburban Expansion Era between 1902 and 1918. Evidence compiled from the recording date of the subdivision indicate that the building was constructed about 1914.

Historical Context: Located southwest of downtown Jacksonville, Riverside is one of the city's oldest and most historically significant residential neighborhoods. The area that became Riverside was originally part of two Spanish land grants issued in 1801 and 1815 to Philip Dell and Robert Hutcheson, respectively. Together, the two tracts totalled 950 acres, an area nearly twice the size of present-day Riverside. The land changed hands frequently until 1847, when it was deeded to James Winter who operated a large plantation there. In 1869, Edward M. Cheney, editor of *The Florida Union* newspaper, purchased 500 acres of an area known as Dell's Bluff for John Murray Forbes, a Boston millionaire. Forbes had the land surveyed and platted, and named the area Riverside for its location along the shore of the St. Johns River.

The Riverside tract remained largely undeveloped until 1887, when the eastern portion of the area to present-day King Street was incorporated into the city of Jacksonville. Shortly after annexation, a street car line was extended to connect the suburb with downtown. The extension of city services and the streetcar line sparked Riverside's first significant period of development. By 1895, Riverside was home to 2,500 of Jacksonville's upper middle class.

The architecture of Riverside reflects diverse stylistic trends popular during the late nineteenth and early twentieth centuries, when the community experienced most of its development. Following the Great Fire of 1901, many former residents of downtown neighborhoods built homes in Riverside. Riverside Avenue, the primary road to the area from downtown, became the showplace for homes of many prominent residents and was thus nicknamed "The Row." In the wake of the Great Fire, Jacksonville attracted a number of architects, many of who, in addition to rebuilding the downtown commercial core, competed for residential commissions in Riverside. The variety of styles employed by Riverside's architects give the area the distinction of having one of the most diverse collections of historic residential architecture in Florida.

SITE MAP:
RIVERSIDE
SURVEY AREA



412. 2912 Post Street

ADDRESS _____





2912 Post Street
Year 1992

Arsenault, Caleb - PDCM

From: Owens, Chad - ERCC
Sent: Tuesday, July 29, 2025 3:55 PM
To: Register, Thomas - ERCC; Arsenault, Caleb - PDCM; MCCD Supervisors
Cc: Wells, Arimus - PDCM
Subject: RE: 2916 Post Street Chimney Removal
Attachments: TimePhoto_20250729_144857.jpg; TimePhoto_20250729_144905.jpg; TimePhoto_20250729_144922.jpg; TimePhoto_20250729_144927.jpg; TimePhoto_20250729_144931.jpg; TimePhoto_20250729_144949.jpg; TimePhoto_20250729_144959.jpg; TimePhoto_20250729_145003.jpg; TimePhoto_20250729_145019.jpg; TimePhoto_20250729_145023.jpg; TimePhoto_20250729_145039.jpg; TimePhoto_20250729_145044.jpg; TimePhoto_20250729_145047.jpg; TimePhoto_20250729_145049.jpg; TimePhoto_20250729_145053.jpg; TimePhoto_20250729_145148.jpg; TimePhoto_20250729_145151.jpg; TimePhoto_20250729_145154.jpg

Property Addresses:

2916 Post St

Link to Photos: See attachments

Cases:

2025-9720985 Cited property 2916 Post St for COA violations

Contact with Complaint:

Contact with Occupant / Violator:

Yes

Petr Trejbal (904) 233-0056

Case Comments:

2025-9720985: Historic Complaint. Initial inspection complete. Issued warning citation MC 62687 to Jax Cash Home Solution LLC at 2916 Post St, Jax, Fl 32205 for violation 307.106(b) Alterations made to property outside of the scope of the approve COA. Repairs made to property with no active permits. Compliance date is 8/27/25. Stop work order notice was posted at property. Also see case with City and Building development (2025-9721210). Spoke with Petr Trejbal (904) 233-0056 and explained the violations and what was needed to comply. COwens

Chad Owens
Senior Code Compliance Officer
Municipal Code Compliance Division
City of Jacksonville | Neighborhoods Department
214 N. Hogan Street, 7th floor
Jacksonville, FL 32202
Direct (904) 673-4848
https://www.jacksonville.gov/



Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure

---

From: Register, Thomas - ERCC <TRegister@coj.net>
Sent: Tuesday, July 29, 2025 11:10 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; MCCD Supervisors <MCCDSupervisors@coj365.onmicrosoft.com>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: 2916 Post Street Chimney Removal

Good morning,

Absolutely. Chad, can you please assign this for us?

2916 Post St.

Regards,
Thomas Register, *Chief*
Municipal Code Compliance
City of Jacksonville | Neighborhoods Department
214 N. Hogan Street, 7th floor
Jacksonville, FL 32202
Direct (904) 255-7290
Jacksonville.gov/mccd

A NEW DAY.

Please note that under Florida's comprehensive public records law, communications to and from the City of Jacksonville officials are subject to public disclosure.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: July 29, 2025 11:04 AM
To: Register, Thomas - ERCC <TRegister@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: 2916 Post Street Chimney Removal

Good morning,

It was brought to our attention this morning by a representative of a local neighborhood organization (RAP) that a chimney on the roof of 2916 Post appears to have been removed. Based on our records, there should be a chimney (facing the front) on the left end of the roof and (again facing front) the rear right side, this one may not be visible from the street. I have attached pictures of the two chimneys for reference. The owner has been approved for reroof in-kind with the existing materials, however, the chimneys were not approved for alteration or removal. At your earliest convenience, could you please have a member of your Staff verify whether unapproved work has been conducted?

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**


Jul 29, 2025 2:48:57 PM

Jul 29, 2025 2:49:05 PM


Jul 29, 2025 2:49:22 PM


Jul 29, 2025 2:49:27 PM


Jul 29, 2025 2:49:31 PM


2910
Jul 29, 2025 2:49:49 PM


Jul 29, 2025 2:49:59 PM


Jul 29, 2025 2:50:03 PM


Jul 29, 2025 2:50:19 PM


Jul 29, 2025 2:50:23 PM


2628
2628
REALCO
Jul 29, 2025 2:50:39 PM


Jul 29, 2025 2:50:44 PM

Arsenault, Caleb - PDCM

From: jo zu <jzusvc@yahoo.com>
Sent: Friday, September 5, 2025 5:29 PM
To: Arsenault, Caleb - PDCM
Subject: RE: COJ Historic Preservation for 2916 Post Street

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 we are finishing all documents and we will be reaching back next week with everything what do u require

Thank u so much and have a great afternoon
Petr Trejbal

Yahoo Mail: Search, Organize, Conquer

On Fri, Sep 5, 2025 at 5:03 PM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

I am following up as it has been about a month since my last email. Please be aware that there is still outstanding information that is required in order to process this application per my previous email. Additionally, please keep in mind that this property is in active violation of the Ordinance Code and there is an accruing daily rolling fine for each scope of work that was done without approval. Please provide the requested information as soon as possible so that we can prepare this application for Commission review, otherwise we may have to pursue 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: Arsenault, Caleb - PDCM
Sent: Thursday, August 7, 2025 9:02 AM
To: BRETTLAW6@GMAIL.COM; JZUSVC@YAHOO.COM
Subject: RE: COJ Historic Preservation for 2916 Post Street

Good morning,

I am following up after I spoke with Nikki Harper yesterday afternoon who stated that she spoke with you. Based on the proposed scope of work and the work that has already been conducted, this application will need to be reviewed by the **Jacksonville Historic Preservation Commission (JHPC)**. The next available meeting is on **September 24th** with a sufficiency deadline of **August 21st**. The fee for after-the-fact work is $630 and we would need the previously requested information by the August 21st deadline to make the September hearing. Please be aware that based on the proposed work, our recommendation to the commission will be for denial. Below I have summarized what we still require:

- The accessory structure will need its own window survey and numbered pictures as the provided survey only includes the windows and information of the primary structure.
- The window survey requires numbered interior pictures of each window to be replaced in addition to exterior pictures. This allows us to review the condition of each window. Please provide interior, numbered pictures of each window (please identify which ones are on the primary and accessory structures).
- Please provide a site plan that indicates the dimensions, material, and square footage of the hardscaping (after-the-fact secondary walkway).
- The submitted warranty information for the windows will not suffice as product information. If you have a pamphlet, picture, design, etc. of the windows, please forward these for review.
- Please provide any information and/or reasoning for the removal of the chimney.

Once we have received this information, we can prepare a sufficiency report to place this application on the agenda for a hearing. Please be aware that since the proposed work is in violation of the ordinance code, the work must be addressed and resolved 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: Arsenault, Caleb - PDCM
Sent: Thursday, July 24, 2025 1:37 PM
To: BRETTLAW6@GMAIL.COM; JZUSVC@YAHOO.COM
Subject: COJ Historic Preservation for 2916 Post Street

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:

- The application states that it is for window replacement to the primary and accessory structure, however, I do not see any information for the accessory structure. This will need its own window survey and numbered pictures.
- The window survey requires numbered interior pictures of each window to be replaced in addition to exterior pictures. This allows us to review the condition of each window. Please provide interior, numbered pictures.
- The site plan indicates that there will be new paver hardscaping, however there is no reference to this in the application. We would require the square footage of the hardscaping, the proposed product design and material, and pictures of the proposed area to review this.
- The submitted warranty information for the windows will not suffice as product information. If you have a pamphlet, picture, design, etc. of the windows, please forward these for review.
- I have attached the **HPS Window Supplement** for your review.

- According to the **2025 COA Matrix**, Staff can only review window replacement to a contributing structure when the existing historic windows are deemed irreparable and the only product that we can approve of in those cases is wood, wood-blend, or wood-clad with light patterns that match the existing. Based on the information that has been submitted, the windows appear to be within reasonable repair and historic. Additionally, there is no record of previous replacement or attempts to repair. Finally, the proposed product is inconsistent with the design guidelines and will not match the material or light patterns of the existing windows. To pursue the application as is will require review by the **Jacksonville Historic Preservation Commission (JHPC)**.

Please reach out with 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**

Arsenault, Caleb - PDCM

From: jo zu <jzusvc@yahoo.com>
Sent: Tuesday, October 14, 2025 3:44 PM
To: Arsenault, Caleb - PDCM
Subject: RE: 2916 Post street _ COA Windows

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.

Will so and thank u for update

Yahoo Mail: Search, Organize, Conquer

On Tue, Oct 14, 2025 at 3:35 PM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good afternoon,

Understood, one of the previously submitted document was labelled doors, but did not contain any product information or designs for doors. If wholesale door replacement for both structures is being proposed, then please send interior and exterior pictures of each door to be replaced and label them based on which structure and which elevation they are on.

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: jo zu <jzusvc@yahoo.com>
Sent: Tuesday, October 14, 2025 3:31 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: RE: 2916 Post street _ COA Windows

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.

I send it in the email doors are masonite doors same design and what was there but when I get back to office I will find it where and resend it

Accessory building 2 doors replace downstairs entrance to the garage and upstairs apt entrance full doors

Front entrance door replacement and side door replacement right side same type and same style same dimensions

Yahoo Mail: Search, Organize, Conquer

On Tue, Oct 14, 2025 at 3:07 PM, Arsenault, Caleb - PDCM

<CArsenault@coj.net> wrote:

Good afternoon,

As I am preparing our Staff Report, I see that I never received the door product information (material, design, dimension) for the proposed replacement. I also do not have any information regarding which door is proposed to be replaced or if it has already been replaced. Please clarify as soon as you can.

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: jo zu <jzusvc@yahoo.com>
Sent: Friday, October 10, 2025 11:46 AM

To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; BRETTLAW6@GMAIL.COM
Subject: RE: 2916 Post street _ COA Windows

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 u I will pay it today

Yahoo Mail: Search, Organize, Conquer

On Fri, Oct 10, 2025 at 11:19 AM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

Good morning,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32686)** 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 **October 29th**. Please post the sign(s), take a picture, and complete the affidavit that is attached to the provided

sign(s). Please email a copy of the posted sign picture **AND** the completed affidavit to this email by the deadline.

So long as we receive the receipt of payment by **October 17th** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **NOVEMBER 12th**.

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: jo zu <jzusvc@yahoo.com>
Sent: Wednesday, October 8, 2025 1:26 PM

To: BRETTLAW6@GMAIL.COM; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: Re: 2916 Post street _ COA Windows

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 u

On Tuesday, October 7, 2025 at 11:43:38 AM EDT, Arsenault, Caleb - PDCM <carsenault@coj.net> wrote:

Good morning,

I received your email with the requested documents this morning and have added them to this application's file. Please address the following:

- Thank you for the interior and exterior window pictures. The window survey that was originally submitted does not match the provided pictures. The original survey was not completed fully and includes forty (40) windows while the primary structure according to your pictures has thirty-seven (37) and the accessory structure has twelve (12). Please complete a window survey for **EACH** building (I have attached a blank copy of the survey form) fully. The numbers of the windows on the survey should match the numbers on the provided pictures (1-37 on the primary structure and a separate form for the accessory structure for the 1-12 on that building). Please ensure that all sections of the form are completed for each window and that the front page is signed and completely filled out.
- The proposed scope of work appears to keep expanding as we review the application. I will briefly summarize what the proposed scopes of work appear to be below. Please let me know if these are correct:

1. Wholesale window replacement on the primary structure
2. Wholesale window replacement on the accessory structure
3. Chimney removal (after-the-fact)
4. Hardscaping (after-the-fact) – The proposed plans are vague. Are you proposing to also install a new sidewalk? Additionally, was the driveway expanded as well?
5. Door replacement – Please clarify which door on which structure is being replaced, provide pictures of the door to be replaced, and include a sample image of the door's design
6. Replacement of the rear stairway of the primary structure (after-the-fact)
7. Replacement of the stairway of the accessory structure (also after-the-fact?)

Please respond to the questions above and provide the request window surveys ASAP so we can prepare this application for the November meeting, otherwise we will have to aim for the December meeting. Please be aware that based on the presented information, there are scopes of work that we cannot recommend the approval of including the removal of the chimney, the secondary walkway, and wholesale window replacement.

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: Tuesday, September 30, 2025 2:11 PM
To: 'jo zu' <jzusvc@yahoo.com>; BRETTLAW6@GMAIL.COM
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: 2916 Post street _ COA Windows

Good afternoon,

We review each architectural component equally and regardless of street visibility. Furthermore, there is insufficient information as previously requested on August 7th to review the conditions of the windows and provide our assessment of

their repairability. Please keep in mind that Staff can only review the replacement of historic windows when they are beyond repair and when their replacement product matches the existing openings, designs, and is of a wood, wood-blend, or wood-clad product. Furthermore, there is no partially release on a hold. The property is in active violation of the Ordinance Code and is accruing daily rolling fines for the violations (hardscaping and chimney removal). I understand that you are proposing new alterations, but the priority is addressing the existing violations. Please address the following previously requested materials as soon as possible, otherwise we will have to initiate enforcement proceedings:

- The window survey requires numbered interior pictures of each window to be replaced in addition to exterior pictures. This allows us to review the condition of each window. Please provide interior, numbered pictures of each window (please identify which ones are on the primary and accessory structures).
- Please provide a site plan that indicates the dimensions, material, and square footage of the hardscaping (after-the-fact secondary walkway).
- The submitted warranty information for the windows will not suffice as product information. If you have a pamphlet, picture, design, etc. of the windows, please forward these for review.
- Please provide any information and/or reasoning for the removal of the chimney.

Once we have received this information, we can prepare a sufficiency report to place this application on the agenda for review by the Jacksonville Historic Preservation Commission.

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: jo zu <jzusvc@yahoo.com>
Sent: Tuesday, September 30, 2025 8:03 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Subject: 2916 Post street _ COA Windows

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

We are looking to gain some momentum with our COA .

Is it possible to maintain the **front 9 windows** and **right side 10** ? This gives you the full historic compliance as far what's seen from normal street clear view. Would this help our case - could you explore this ? This would give us some space to get started and maybe have Lisa partially release the permit.

There are no historic pieces to salvage so they are not being restored they would have to be replicated all new wood - thats material which is not historic but the style is . We understand the compliance just looking for a middle ground to get some movement with our COA.

We will style match **29 vinyls** the exact style of the other windows like for like using Plygem's historic window series.

The overall structure of the houses are great but the windows have suffered rot and termites over time that the home has sat in disrepair.

Thank u Petr Trejbal

Any guidance is welcomed "

Arsenault, Caleb - PDCM

From: Wells, Arimus - PDCM
Sent: Tuesday, July 29, 2025 9:53 AM
To: Arsenault, Caleb - PDCM
Subject: FW: Reporting 2916 Post Street, COA-25-32587

Arimus T. Wells, MPA
City Planner Supervisor
Historic Preservation Section
Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824

From: Shannon Blankinship <shannon@riversideavondale.org>
Sent: Tuesday, July 29, 2025 6:54 AM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Reporting 2916 Post Street, COA-25-32587

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.

Arimus,

An anonymous call came into the RAP voicemail saying that the chimney has been removed at 2916 Post St. I see they have 2 COAs to replace all historic windows and change the roof. I dont see mention of chimney removal and hope you will look into it. The photos from the Window COA show a chimney. I drove by it myself and saw no chimney (there was a large tree - maybe I missed it?). Also, the windows on this house are beautiful.

Thanks for your time.

--
Shannon Blankinship
Executive Director
Riverside Avondale Preservation
2623 Herschel Street
Jacksonville, FL 32204
(904) 389-2449

Our mission is to preserve, enhance, and celebrate Riverside Avondale's historic fabric, arts and culture, local businesses and public spaces.

I. Appeals of Administratively Approved COAs

Jacksonville
Historic Preservation
Commission

J. Minor Modifications

Jacksonville
Historic Preservation
Commission

K. Public Comments

Jacksonville
Historic Preservation
Commission

L. New Business

Jacksonville
Historic Preservation
Commission

2026 COA Matrix

20256 COA MATRIX CRITERIA

All approvals are subject to conditions to ensure consistency with the Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation

Scope of Work		Administrative Review (Must meet all of the applicable criteria)	Jacksonville Historic Preservation Commission (Must meet any of the applicable criteria)
Alterations			
1.	**Accessibility Ramps**	• **Location:** does not permanently damage historic fabric • **Material:** wood, composite, or metal on single-family residential structures • **Size:** FFE up to 3 feet tall	• Any ramp on multi-family residential or non-residential structures • **Material:** concrete, CMU, or masonry • **Design:** questionable or incompatible • **Size:** FFE taller than 3 feet

2.	**Awnings and Canopies**	• **Material:** new cloth/canvas, or matches an existing historic material.
		• **Design:** consistent with the shape of the window/door
		• **Location:** does not block or damage significant historic fabric
		• **Size:**
		  ○ Readily street-visible and extends less than 6 feet from the wall
		  ○ Not readily street-visible and can extend more than 6 feet from the wall
			• **Material:** new metal awning or canopy
			• **Design:** incompatible size for the window/door opening
			• **Location:** blocks or damages significant historic fabric
			• **Size:**
			  ○ Readily street visible and extends more than 6 feet from the wall

3.	**Decks and Balconies**	• **Location:** rear, side, or secondary elevation; not readily visible • **Material:** wood or composite • **Size:** FFE up to 4 feet above grade for decks	• **Location:** front or street-facing elevations • **Size:** FFE higher than 4 feet above grade for decks

4.	**Doors**	**Pedestrian Doors**
		• Contributing structure door replacement:
		  ○ Irreparable street-visible doors that match the historic design and material
		  ○ Replacement of an incompatible non-historic/missing door with a compatible design
		  ○ Not readily street-visible door that is a compatible design
		• Non-contributing structure door replacement with a matching or compatible design
		
		Garage Doors
		• **Design:** compatible with the architectural style
		• **Size:** matches existing door or restores an enclosed door opening
			Pedestrian Doors
			• Contributing structure door replacement:
			  ○ Street visible door replacement when the historic door is deemed reparable
			• Incompatible design on a readily street-visible door
			• Interior muntins
			
			Garage Doors
			• **Design:** incompatible with architectural style
			• **Size:** increasing the number of garage bays
			
			Security Bars
			• **Design:** non-traditional or incompatible design

2025~~5~~6 COA MATRIX CRITERIA

All approvals are subject to conditions to ensure consistency with the Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation

Scope of Work		Administrative Review (Must meet all of the applicable criteria)	Jacksonville Historic Preservation Commission (Must meet any of the applicable criteria)
	Doors (Cont.)	**Security Bars** • **Design:** wrought iron or compatible with the architectural style • **Location:** Not readily street-visible	• **Location:** street visible
5.	**Foundations**	• Foundation screening with brick lattice or framed wood / vinyl installed between piers • Repairing or restoring missing foundation infill and screening	• Any solid foundation infill or incompatible design • Elevating the building on a new foundation
6.	**Painting**	**General** • Previously painted materials • Consistent with NPS Preservation Brief #1 **Murals** • **Location**: secondary elevations • **Design**: does not obscure or block architecturally significant features • **Material**: wood, cementitious, or previously painted masonry	**General** • Unpainted masonry • Chemical treatments of masonry • Inconsistent with NPS Preservation Brief #1 **Murals** • **Location**: primary elevations • **Design**: obscures or blocks architecturally significant features • **Material**: unpainted masonry
7.	**Porches**	**General** • Matches existing, documented historic design, or architectural style **Ceiling and Floor Replacement** • **Materials**: matches existing or historically documented (wood can be replaced with composite) • **Design**: matches existing or historically documented design **Railing System** • **Materials**: Compatible material (wood, cementitious, or metal) • **Design**: simple, vertical design or matches architectural style	**General** • Changes in column design when it does not match the existing, documented historic design, or architectural style • When replacement or design is questionable **Railing System** • **Materials**: Incompatible material • **Design**: undocumented highly decorative or horizontal design

20256 COA MATRIX CRITERIA

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Scope of Work		Administrative Review (Must meet all of the applicable criteria)	Jacksonville Historic Preservation Commission (Must meet any of the applicable criteria)
8.	**Repointing Masonry**	• **Material**: matches existing mortar and color • Consistent with NPS Preservation Brief #2	• **Material**: does not match existing mortar and color • **Design**: mortar washes (Ggerman shmear or slurry wash) • Inconsistent with NPS Preservation Brief #2
9.	**Roofs**	**General** • Matching existing or documented historic roof in design; and color (if found to be character-defining) • Existing metal roofs may be metal shingle, shingle imitation panel, 5V crimp, or standing seam ○ Springfield: installing new metal roofs on Frame Vernaculars or replacing metal roofs with gray composition shingles • Roof material changes when required by Florida Building Code • Chimney removal that is not readily street-visible or not architecturally significant • Chimney alterations that do not negatively affect the architectural character of the chimney or structure **Solar Panel Installation** • **Location:** on asphalt/composition shingles or flat roofing • **Design:** panels and equipment shall be minimally visible • **Size:** panel height shall be 6 inches or less **Skylights** • **Location:** not readily street-visible • **Design:** do not negatively impact the structure • **Size:** less than 6 inches above the roof plane	**General** • Design that does not match the existing or documented historic roof • If proposed roofing is questionable for the architectural style of the structure and not required by the Florida Building Code • Chimney removal that is readily street-visible or architecturally significant • Chimney alterations that negatively affect the architectural character of the chimney or structure **Solar Panel Installation** • **Location:** on clay tile, slate, metal, asbestos or wood roofing • **Design:** questionable design or placement **Skylights** • **Location:** readily street-visible • **Design:** negatively impacts the structure • **Size:** more than 6 inches above the roof plane.
10.	**Siding**	**General** • Cementitious siding or water–resistant PVC trim for boards near or touching ground. • Replicating the design of the corner trim • Removal of non-historic siding	• Scattered siding replacement with a non-matching material or design • Wholesale replacement of reparable historic siding • Wholesale replacement of siding with an incompatible design or material

2025~~5~~6 COA MATRIX CRITERIA

All approvals are subject to conditions to ensure consistency with the Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation

Scope of Work		Administrative Review (Must meet all of the applicable criteria)	Jacksonville Historic Preservation Commission (Must meet any of the applicable criteria)
	Siding (Cont.)	**Partial Siding Replacement** • When deemed beyond reasonable repair, scattered siding replacement when it matches the existing design and material • Siding replacement of an entire elevation when deemed beyond reasonable repair and it matches the remaining siding design in a cementitious or wood material **Wholesale Siding Replacement** • When deemed beyond reasonable repair, historic siding replacement with a cementitious or wood material that matches the historic design (profile, reveal, and exposure) ○ When the historic design is unknown, the new siding shall be compatible with the architectural style	• Any siding installation that covers historic siding
11.	**Signage**	~~• Temporary signage up to 30 days~~ ~~• Push-through opaque letters for halo lighting effect with an opaque cabinet~~ ~~• Non-illuminated, externally illuminated, or painted signs~~ • Any signage that does not block, damage or detract from significant historic fabric/architectural details • Consistent with Zoning Code	~~• Internally illuminated signs: A sign illuminated through transparent or translucent material from a source within the sign ** Sign Waiver required prior to JHPC review***~~ ~~• Roof or mobile signs~~ • Any signage that would block, damage, or detract from significant historic fabric/architectural details • ~~Signage~~ iInconsistent with Zoning Code
12.	**Windows**	**General** • Window repairs that match material and design • Window replacement on non-historic additions/enclosed porches • Window replacement of missing, metal, or non-original windows with a compatible design, placement, and arrangement • Manufacturer-installed or exterior-raised muntins **Window Alterations** • Restoring missing historic features • Window alterations that are reasonably compatible with the structure	**General** • Interior muntins or post-manufactured muntins • Sun Screens • Solar Window Screens **Window Alterations** • Readily street-visible window alterations that are incompatible with the structure

2025~~5~~6 COA MATRIX CRITERIA

All approvals are subject to conditions to ensure consistency with the Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation

Scope of Work	Administrative Review (Must meet all of the applicable criteria)	Jacksonville Historic Preservation Commission (Must meet any of the applicable criteria)

Windows (Cont.)	**Window Replacement**
	• **Contributing Structures**
	  ○ When deemed irreparable, historic window replacement with a wood, wood blend, ~~wood~~ **aluminum** clad, or like-for-like material and matching design, placement, and arrangement
	  ○ Relocation of historic windows to street-visible locations when the windows being replaced are deemed irreparable
	• **Non-Contributing Structures**
	  ○ Window replacement with a compatible design, placement, and arrangement
	
	Security Bars
	• **Design**: wrought-iron or compatible with the architectural style
	• **Location**: Not readily street-visible
	
	Windows Screens
	• **Material:** wood, metal, or like-for-like
	• **Size:** matches size of window opening
	
	Window Shutters
	• **Design**: louvered, raised panel, or solid board
	• **Material**: wood or composite
	
	Exterior Storm Windows
	• **Size**: matches size of window opening
	• **Design**: matches design of window
		Window Replacement
		• **Contributing Structures**
		  ○ Replacement of reparable historic windows
		  ○ Replacement of historic windows with an incompatible window material, design, placement, or arrangement
		  ○ Replacement of historic windows with a vinyl material
		• **Non-Contributing Structures**
		  ○ Window replacement with an incompatible window design, placement, or arrangement
		
		Security Bars
		• **Design:** nontraditional or incompatible design
		• **Location:** readily street-visible
		
		Windows Screens
		• **Material:** non-traditional or alternative
		• **Size**: does not match size of window opening
		
		Window Shutters
		• **Design**: incompatible or alternative
		• **Material**: non-traditional or alternative
		
		Exterior Storm Windows
		• **Size**: does not match size of window opening
		• **Design**: non-traditional or alternative

2025~~5~~6 COA MATRIX CRITERIA

All approvals are subject to conditions to ensure consistency with the Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation

Scope of Work		Administrative Review (Must meet all of the applicable criteria)	Jacksonville Historic Preservation Commission (Must meet any of the applicable criteria)
Demolition			
13.	**Partial Demolitions**	• Any addition that has not gained historic significance **Contributing structures** • **Location**: not readily street-visible • **Size**: less than 25% of the building footprint • **Design**: demolition with a compatible alteration **Non-contributing structures** • **Design**: demolition with a compatible alteration	**Contributing structures** • **Location**: readily street-visible • **Size**: greater than 25% of the building footprint • **Design**: demolition with a compatible alteration **Non-contributing structures** • **Design**: demolition with an incompatible alteration
14.	**Primary Structures**	**Non-contributing structures** • No COA required for complete demolition	• Contributing structures • Unlisted structures built within the period of significance
15.	**Accessory Structures**	**Non-contributing structures** • No COA required for complete demolition	• Contributing structures
16.	**MCCD Emergency Demolitions**	• Emergency declared by Municipal Code Compliance Division (MCCD) – Notice to JHPC required by next meeting	
New Construction			
17.	**Additions**	• **Location**: not readily street-visible • **Design**: compatible with primary structure • **Size**: one-story and under 25% of building footprint	• **Location**: readily street-visible • **Design**: incompatible with primary structure • **Size**: two-story or over 25% of building foot print
18.	**Primary Structures**		• All primary construction
19.	**Accessory Structures**	• **Location**: traditional location • **Design**: compatible with primary structure • **Size**: one-story and less than 576 square feet	• **Location**: non-traditional location • **Design**: incompatible with primary structure • **Size**: two-story or greater than 576 square feet
20.	**Sheds**	• **Location**: traditional location or not readily street-visible • **Design**:	• **Location**: non-traditional location or readily street-visible • **Design**: incompatible with primary structure

2025~~5~~6 COA MATRIX CRITERIA

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Scope of Work	Administrative Review (Must meet all of the applicable criteria)	Jacksonville Historic Preservation Commission (Must meet any of the applicable criteria)
Sheds (Cont.)	○ Sheds under 144 square feet can be any pre-fab design ○ Sheds between 144-576 square feet with a compatible design to primary structure or horizontal siding with a gabled roof • **Size**: one-story and under 576 square feet	• **Size**: two-story or greater than 576 square feet
Relocation		
21. Primary Structures	• Non-contributing structures relocated outside the district	• Relocating contributing structures • Non-contributing structures relocated within the district
22. Accessory Structures	• Non-contributing structures	• Contributing structures
Site Work		
23. Fences	• Consistent with the Fencing and Wall Guidelines • 8-foot fencing between incompatible uses	• Inconsistent with the Fencing and Wall Guidelines • Street visible alternative fencing materials • Highly decorative fencing/gate designs
24. Hardscaping	**General** • Hardscaping cannot exceed more than 25% of square-footage of the front yard (including the driveway) **Primary Walkways** • **Material**: concrete, rectangular brick, hexagonal pavers, or gravel • **Size**: no wider than the front steps • **Design**: street-visible pavers shall be red, brown, or gray **Secondary Walkways** • **Material**: concrete, rectangular brick, hexagonal pavers, or gravel • **Size**: no wider than 3 feet • **Design**: readily street-visible pavers shall be red, brown, or gray	**General** • Hardscaping that exceeds more than 25% of square-footage of the front yard (including the driveway) **Primary Walkways** • **Material**: non-traditional • **Size**: wider than the front steps • **Design**: readily street-visible white blends or alternative colors **Secondary Walkways** • **Material**: non-traditional • **Size**: wider than 3 feet • **Design**: readily street-visible alternative colors

20256 COA MATRIX CRITERIA

All approvals are subject to conditions to ensure consistency with the Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation

Scope of Work		Administrative Review (Must meet all of the applicable criteria)	Jacksonville Historic Preservation Commission (Must meet any of the applicable criteria)

	Hardscaping (Cont.)	**Existing Driveways**
		• Replacing like-for-like in material and dimensions, **or in a smaller footprint**
		• Replacing poured concrete with concrete ribbons, brick pavers, or gravel in same dimensions
		  ○ Driveway apron can be poured concrete
		
		New Driveways
		• **Material**: concrete ribbons, rectangular brick pavers, or gravel
		  ○ Driveway apron can be poured concrete
		• **Size:**
		  ○ No wider than 10 feet with a flare of 12 feet at the street
		  ○ Where the garage is within 10 feet of the property line, the driveway is limited to the width of the garage or 24 feet wide, whichever is less
		• **Design**: readily street-visible pavers shall be red, brown, or gray
		
		Existing Parking Lots
		• **Material**: gravel, poured concrete, brick pavers, or asphalt
		• **Location**: not readily street-visible
		
		Patios
		• **Location**: not readily street-visible
			Existing Driveways
			• Driveway expansion
			• Non-traditional material
			
			New Driveways
			• **Material**: Non-traditional materials
			• **Size**: Expanding footprint beyond 10 feet wide or a flare larger than 12 feet
			• **Design**: New solid concrete driveways in the front or secondary front yards
			
			Street-Visible Parking Pads
			
			New Parking lots
			• **Material**: non-traditional or alternative
			• **Location**: readily street-visible
			
			Patios
			• **Location**: readily street-visible

25.	**Landscaping and Yard Features**	• No COA required for planting, lawn care or landscaping • **Location**: Not readily visible and does not block or damage significant historic fabric • **Size**: less than 6 feet or subordinate in scale to primary structure or yard	• **Location**: street visible or blocks/damages significant historic fabric • **Size**: greater than 6 feet tall or is out of scale with primary structure or yard
26.	**Equipment Installation and Utilities**	• **Location**: not readily street-visible and does not block or damage significant historic fabric • Small cell canisters	• **Location**: readily street-visible or blocks/damages significant historic fabric • New cell towers

20256 COA MATRIX CRITERIA

All approvals are subject to conditions to ensure consistency with the Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation

Scope of Work	Administrative Review (Must meet all of the applicable criteria)	Jacksonville Historic Preservation Commission (Must meet any of the applicable criteria)

27. Pools	• **Location**: not readily street-visible
	• **Design**: in-ground, above ground, and pool enclosures
	• **Size**:
	  ○ No limitation for in-ground or above-ground pools
	  ○ Pool enclosures that are 1-story and shorter than primary structure
		• **Location**: readily street-visible pools and pool enclosures
		• **Design**: questionable roof material or form (pool enclosures only)
		• **Size**: pool enclosures that are 2-story or taller than primary structure

28. Recreational Structures	• **Location**: located within the side, rear, or secondary front yard and does not block or damage significant historic fabric • **Size**: structures less than 100 square feet	• **Location**: located within the front yard, or blocks/damages significant historic fabric • **Size**: structures greater than 100 square feet
29. Temporary Structures	• **Time**: Subject to Staff discretion • **Location**: located within the side, rear, or secondary front yard and does not block or damage significant historic fabric • **Size**: less than 15 feet tall and 800 square feet in area	• **Time**: Subject to Staff Discretion • **Location**: located within the front yard or blocks/damages significant historic fabric • **Size**: greater than 15 feet tall or 800 square feet in area
30. Decorative Walls	• Consistent with the Fencing and Wall Guidelines	• Inconsistent with Fencing and Wall Guidelines

M. Information

Jacksonville
Historic Preservation
Commission

Notification of Settlement Agreement

STIPULATED SETTLEMENT AGREEMENT

THIS STIPULATED SETTLEMENT AGREEMENT is entered into by and between Eric Gabriel and Katherine Gabriel ("the Owners") and the City of Jacksonville Planning Department ("the City") and is effective as of the last date signed below.

1. Eric Gabriel and Katherine Gabriel personally own certain real property located at 3664 Richmond Street, Jacksonville, Duval County, Florida, 32205 (R.E. No. 091675-0000) (the "Property"). The Property is located within the Riverside Avondale Historic District.

2. On or about October 20, 2022, the Owners, or an agent on behalf of the Owners, submitted a Certificate of Appropriateness ("COA") application (COA-22-28339) for partial window replacement of 12 windows on the primary building on the Property: a single-family contributing structure within a locally designated historic district.

3. On or about April 19, 2023, the Owners, or an agent of the Owners, expanded their request from partial window replacement to wholesale window replacement (all windows on the structure).

4. On June 28, 2023, the Jacksonville Historic Preservation Commission (the "Commission") conducted a public hearing on the Owners' COA application (COA-22-28339) requesting wholesale window replacement. A motion to approve COA-22-28339 was made and seconded. The resulting vote was 3 Commissioners in favor and 3 Commissioners against approval. The tie vote resulted in an automatic deferral to the next Commission meeting, as required by the Commission Bylaws. The Owners were encouraged to submit evidence to support their claim that the windows were irreparable.

5. During the period from on or about July 17, 2023, through December 2024, the applicant repeatedly requested deferral of COA-22-28339.

6. On or about March 26, 2025, the Commission discharged COA-22-28339 and staff administratively withdrew it, due to an extended period of inaction and lack of contact from the Owners.

7. On or about April 29, 2025, a contractor working on behalf of the Owners contacted the City requesting a COA for construction of a new swimming pool on the Property. During review of the new request, the City observed that the Owner had replaced windows on the Property without a COA.

8. On May 1, 2025, the City issued a Notice of Violation to the Owners advising that alterations of the exterior of a contributing structure within a historic district without first obtaining a Certificate of Appropriateness (COA) is a violation of Chapter 307 of the Jacksonville Ordinance Code. Specifically, the Owners replaced 16 original windows on the structure. The City issued a Stop Work Order (Case No. BCE202502440).

9. The Owners, or an agent on behalf of Owners, filed a new COA application (COA-25-32327) to request after-the-fact approval for 16 windows that they replaced.

10. On June 25, 2025, the Commission conducted a public hearing on the Owners' COA application (COA-25-32327) for the window replacement. The Owners' agent appeared and testified that the windows were replaced in January or February 2025. The Commission found that there was competent substantial evidence that the windows were repairable, and therefore, the owners were ineligible for window replacement. The Commission voted unanimously (5-0) to deny the COA application.

11. On July 3, 2025, the Commission issued a Final Order denying the Owners' after-the-fact COA application. The Owners did not appeal the Final Order.

12. The City of Jacksonville Planning Department has jurisdiction over this matter and is entitled to civil penalties and injunctive relief to punish violations of Chapter 307. *See* Jacksonville, Fla., Ordinance §307.111.

13. The City imposes a civil penalty in the amount of **Thirty-Eight Thousand Five Hundred Dollars ($38,500.00)** with a credit given in the amount of **Fourteen Thousand One Hundred and Ninety-Four Dollars ($14,194.00),** which represents a partial credit for the costs' incurred by the Owners related to labor and materials of the replacement windows; thus, requiring the Owners to remit the remaining balance of **Twenty-Four Thousand Three Hundred and Six Dollars ($24,306.00)**.

14. Within **ten (10) days** from the effective date of this Stipulated Settlement Agreement, as agreed upon by the City and the Owners, the Owners shall pay the remaining civil penalty in the amount of **Twenty-Four Thousand Three Hundred and Six Dollars ($24,306.00)** by cashier's check made payable to the City of Jacksonville. Such payment shall make reference to Activity Number 00001404 for payment of the penalties. Payment should be sent to the attention of Joanna Synder, Planning Services Manager with the Planning Department, 214 North Hogan Street, Suite 300, Jacksonville, Florida, 32202.

15. In consideration of the Owners' payment of the civil penalty in the amount of **Twenty-Four Thousand Three Hundred and Six Dollars ($24,306.00)**, the City agrees to waive its right to pursue enforcement against the Owners arising from the violation noted above.

16. Entry of this Stipulated Settlement Agreement does not relieve the Owners from

future compliance with any and all applicable federal, state and local laws, rules, and regulations, including liability for any penalty associated with a violation of such laws, rules, and regulations.

17. Any further acts that change the exterior features or fabric of the Property shall require a Certificate of Appropriateness.

The failure to comply with the terms and deadlines contained in this Stipulated Settlement Agreement will subject the Owners to an enforcement action, which may include injunctive relief, civil penalties of up to $500 per violation per day that the property remains out of compliance with this Agreement and attorneys' fees and costs.

Signatures on the following page

PROPERTY OWNERS

Signature: _____

Name: ERIC M. GABRIEL

Date: 10-27-25

Signature: _____

Name: Katherine M. Gabriel

Date: 10/27/25

CITY OF JACKSONVILLE
PLANNING DEPARTMENT

Signature _____

Name: Helena A Parola

Date: 10/27/25

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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

M E M O R A N D U M

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: November 12, 2025

Final action on the following historic preservation items have taken place since the last Commission meeting. Please see the attached bill summaries for more details:

- **N/A**

The following historic preservation items are pending legislative action from City Council. Please see the attached bill summaries for more details:

- **Ordinance 2025-0836** – This bill approves an ad valorem property tax exemption of 100% of the increase in assessed value for the local landmark building located at 525 Beaver Street West (NCSPHS: 12/1/25 PH; Finance: 12/2/25)

- **Ordinance 2025-0837** – This bill appropriates $50,000 in state grant funding from the Florida Department of State, Division of Historical Resources to fund an update survey of the North Riverside area. (NCSPHS: 12/1/25 PH; Finance: 12/2/25)

- **Ordinance 2025-0839** – This bill appropriates $50,000 in state grant funding from the Florida Department of State, Division of Historical Resources to fund the Mayport Village Oral History and Wayfinding Tour project. (NCSPHS: 12/1/25 PH; Finance: 12/2/25)

Notification of Improvement Projects

N. Old Business

Jacksonville
Historic Preservation
Commission

O. Design Issues

Jacksonville
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P. Addendum

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Q. Adjournment

Jacksonville
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