JACKSONVILLE HISTORIC PRESERVATION COMMISSION



December 10, 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

Tuesday, December 10, 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, January 28, 2026.
COMMENTS FROM THE PUBLIC. Comments from the public shall be limited to no more than three minutes per person and no person shall be allowed to give or transfer his/her time to speak to another person.

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

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

A. Call to Order/Verification of Quorum

1. Submittal of Speaker's Cards

2. Breaks at 3 PM, 5 PM and every two hours thereafter until the close of the meeting

3. Approval of Minutes from November 12, 2025

B. Deferred Items

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

C. Consent Agenda A

1. COA-25-33117

Location: Riverside Avondale – 1390 Belvedere Ave
Applicant: Bob O'Brien, Thomas Awning & Shutter Co.
Owner: Rebecca Popovich
Request: Alterations – Awning
Staff Recommendation: Approve With Conditions

2. COA-25-33151

Location: Local Landmark – 314 Palmetto St
Applicant: Michael Blake, Michael Blake Architects LLC
Owner: Alan Bliss, Jacksonville History Center
Request: Alterations – Accessibility Ramp
Staff Recommendation: Approve With Conditions

3. COA-25-33025

Location: Springfield – 1636 Main St N
Applicant: Fred Ansley, Dominion Construction
Owner: Normandy Stratton LLC
Request: Alterations
Staff Recommendation: Approve with Conditions

4. COA-25-33078

Location: Riverside Avondale – 2865 Olga Pl
Applicant: Charles David, David Construction Co. of Jax, Inc.
Owner: Matthew David, Bay River LLC
Request: New Construction
Staff Recommendation: Approve with Conditions

5. COA-25-33079

Location: Riverside Avondale – 2861 Olga Pl
Applicant: Charles David, David Construction Co. of Jax, Inc.
Owner: Matthew David, Bay River LLC
Request: New Construction
Staff Recommendation: Approve with Conditions

C. Consent Agenda B

1. COA-25-33052

Location: Springfield – 1431 Boulevard
Applicant: Jacob Shacter, Terrawise Homes, Inc.
Owner: Jacob Shacter, Terrawise Homes, Inc
Request: New Construction
Staff Recommendation: Approve with Conditions

D. Previously Deferred Items to be Heard

1. COA-25-32249

Location: Springfield – 1552 Pearl St N
Applicant: Lauren Prater
Owner: Lauren Prater
Request: Alteration – Window Replacement
Staff Recommendation: Withdraw

2. COA-25-32139

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

E. Condemned Properties

F. Historic Designations

G. Certificates of Appropriateness

1. COA-25-33155

Location: Riverside Avondale – 1639 Challen Ave
Applicant: Thomas Cusick, Jr., Parrot Solar, Inc.
Owner: Alvin Kennedy, Jr.
Request: Alterations – Solar Panels
Staff Recommendation: Approve with Conditions

2. COA-25-33183

Location: Riverside Avondale– 2137 St Johns Ave
Applicant: Thomas Cusick, Jr., Parrot Solar, Inc.
Owner: Seth Pajcic
Request: Alterations – Solar Panels
Staff Recommendation: Approve with Conditions

I. Appeal of Administratively Approved COA's

J. Minor Modifications to Previously Approved COA's

K. Public Comments

L. New Business

1. Letter of Support – Oneida Bungalow Court

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

CITY OF JACKSONVILLE

HISTORIC PRESERVATION COMMISSION

MEETING

Proceedings held on Wednesday, November 12, 2025, commencing at 1:03 p.m., at the Edward Ball Building, Hearing Room 1002, 214 North Hogan Street, Jacksonville, Florida, before Diane M. Tropia, FPR, a Notary Public in and for the State of Florida at Large.

PRESENT:

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

ALSO PRESENT:

ARIMUS WELLS, Planner Supervisor, Planning Dept.
DREW JOHNSON, Planning Department.
CALEB ARSENAULT, Planning Department.
BRANDY CAMP, Planning Department.
CARLA SCHELL, Office of General Counsel.

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P R O C E E D I N G S
November 12, 2025 1:03 p.m.
- - -

THE CHAIRMAN: I hereby call this meeting of the Jacksonville Historic Preservation Commission to order and welcome all of you for attending today.

Let the record reflect it is now 1:03 p.m.

I will begin with introductions, starting with staff.

MR. WELLS: Arimus Wells, Planning Department.

MS. SCHELL: Carla Schell, Office of General Counsel.

COMMISSIONER EPSTEIN: Julia Epstein, commissioner.

THE CHAIRMAN: Ethan Gregory, Chair.

COMMISSIONER MORGAN: Becky Morgan, commissioner.

COMMISSIONER LOVE: Thomas Love, commissioner.

COMMISSIONER HOFF: William Hoff, commissioner.

MR. ARSENAULT: Caleb Arsenault, Planning Department.

MR. JOHNSON: Drew Johnson, Planning

Department.

MS. CAMP: Brandy Camp, Planning Department.

THE CHAIRMAN: All right. Thank you, everyone.

Just a few general announcements before we get started.

Please make sure, if you want to speak, that you fill out a speaker card and you bring it up and drop it off at the front desk here. Please mark whether you are for or against the COA that we are discussing.

We will take a ten-minute break every two hour as needed. Please keep your cell phones on silent. And no public displays of opposition or support for any of the items on the agenda.

Would any commissioner like to make a motion regarding last month's meeting minutes from October 22nd, 2025?

COMMISSIONER EPSTEIN: Motion to approve the minutes from the October 22nd, 2025, meeting.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Any discussion on that?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By your action, the motion passes for the approval of the minutes from October 22nd, 2025.

Now I'm going to read through the entire agenda, the -- all the items that are going to be on -- discussed today.

Starting with Section B, we have deferred items: LM-25-07, located at 913 5th Street West. Item Number 2 is COA-25-32249, located at 1552 Pearl Street North. Those have all been deferred.

We have two consent agendas today. Section C, under Consent Agenda A, we have COA-25-33050, located at 3659 Pine Street; and we have COA-25-33017 located at 2111 Ernest Street.

Under Consent Agenda B, we have COA-25-32989 located at 1340 Ionia Street; and COA-25-32990, located at 134 7th Street West.

Under Section D, we have Previously

5

Deferred Items to Be Heard, COA-25-32716, located at 1417 Laura Street North. And moving down to Item 3, we have COA-25-32942, located at 2652 Dellwood Avenue. Item Number 2 has been deferred per the request of the applicant. That is COA-25-32139, located at 1375 Wolfe Street. That one has been deferred per the applicant's request.

Under Section G, Certificates of Appropriateness, we have COA-25-32970, located at 1954 Greenwood Avenue.

Section H, we have COA-25-32686, located at 2916 Post Street.

And from there we have some New Business regarding the 2026 COA Matrix, and then updates on a settlement agreement, demolition delay report, pending legislation, and notification of improvement projects.

With that, we're going to go back to Section C, under Consent Agenda A.

Do we have any commissioners with any ex parte to declare from Consent Agenda A?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Hearing none, we will open the public hearing.

6

If there's anyone here to speak regarding Consent Agenda A, you're welcome to come speak at this time.

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: And just a quick update regarding the consent agenda. Both of these items are approved with conditions. If you are in support of the conditions that are -- with the approval there, there is no need to come up and speak unless you would like to. And when we vote on these items, once they are approved, you are welcome to stay, we'd love to have you stay, but if you need to go, we understand.

Anyone to speak on Consent Agenda A?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: With that, we'll close the public hearing and entertain a motion.

COMMISSIONER EPSTEIN: Motion to approve Consent Agenda A.

COMMISSIONER LOVE: Second.

THE CHAIRMAN: Any discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

7

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By your action, the motion passes for Consent Agenda A.

Thank you.

Now moving to Consent Agenda B. Do any commissioners have any ex parte to declare?

COMMISSIONER LOVE: To the Chair, members of the board, I'd like to state for the record that I have a business relationship with this applicant. And to avoid any appearance of impropriety or conflict of interest, I'm recusing myself from discussion and abstaining from voting on this matter.

THE CHAIRMAN: Thank you, Commissioner Love.

Hearing no other ex parte, we'll open up the public hearing for Consent Agenda B.

Is anyone here to speak regarding Consent Agenda B?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, we will close the public hearing and entertain a motion.

COMMISSIONER EPSTEIN: Motion to approve Consent Agenda B.

COMMISSIONER MORGAN: Second.

8

THE CHAIRMAN: Any further discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All those in favor of Consent Agenda B?

COMMISSION MEMBERS: Aye.

(Commissioner Love abstains from voting.)

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, motion passes for Consent Agenda B.

Next, we're going to move on to Section D, Previously Deferred Items to be Heard. The first item we're going to hear is COA-25-32716, located at 1417 Laura Street North.

Any commissioners have any ex parte to declare?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, we will open the public hearing and take a staff report.

MR. WELLS: Thank you.

So to the Commission, this is COA-25-32716 at 1417 Laura Street. This item was heard previously, last month. This is for new construction, so a series of additions as well as window replacement.

At the request of the Commission, you wanted the applicant to revise their elevations to include some additional windows as well as address some of staff's concerns regarding the foundation for the porch and the first floor doors not aligning within the porch steps --

(Reporter inquiry.)

MR. WELLS: Okay. Is this better?

THE REPORTER: Yes, thank you.

MR. WELLS: Okay. Sorry about that.

So since that time, the applicant has addressed Conditions 6 through 9 and [sic] noted in the staff report, so the -- the applicant has provided updated elevation plans. So these elevation plans are included within the book package itself. But since that time, the applicant has revised the south side elevations once more. Staff received these elevations yesterday morning, so those are the hard copies in front of you.

Based on those elevations itself, staff doesn't have any objections, along with the front elevations that were also revised.

And I should also state that the window product information is included within the

book. That's a new exhibit as well.

THE CHAIRMAN: Thank you.

Any questions for staff?

COMMISSIONER EPSTEIN: Through the Chair to staff, the -- I see that the window information, it -- it still doesn't have the dimensional information we were looking for.

Is there -- am I missing that? Is that a -- is that somewhere else? We had talked about the dimensions for the stile and the rail and the frame.

MR. WELLS: Through the Chair to Commissioner Epstein, so those dimensions were not included within the book itself, just the window product information. So that's on Pages 182 and 183.

THE CHAIRMAN: Any other questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, is the applicant here?

AUDIENCE MEMBER: Yeah.

THE CHAIRMAN: If you'd come up, yeah.

(Audience member approaches the podium.)

THE CHAIRMAN: Feel free to state your

name, address, and she'll swear you in.

(Brief pause in the proceedings.)

THE REPORTER: I need your name and address, please.

AUDIENCE MEMBER: Okay. Rich Trendel, 47 11th Street, Atlantic Beach, Florida 32223.

THE REPORTER: I am going to swear you in.

If you would raise your right hand for me, please.

MR. TRENDEL: (Complies.)

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

MR. TRENDEL: Yes.

THE REPORTER: Thank you.

MR. TRENDEL: On what I submitted -- we went down and I took some measurements. I talked through this with Arimus -- on to the manufacturer and have some measurements that are what is stated on those two pages. It says it's roughly -- I think it's 2 and 7/8ths of an inch is what you were asking for all the way around on that -- those window pages.

I've talked to this distributor.

Everything that I've given you is what I'm able to get unless I go hand measure a product that's like this, but not exactly the -- it's the same model, but it's not the -- the same exact window, so --

But everything else that we talked about, I -- I think that you'll see is completed on there.

I'm open for questions. I -- that's -- I don't know if I have anything else to say.

THE CHAIRMAN: Does anybody have any questions for the applicant here?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: We appreciate you working with staff, revising the location of the windows and the plans and the front steps, as well as working to get this window information here. We appreciate that.

MR. TRENDEL: Yeah.

THE CHAIRMAN: All right. Well, we'll call you back up if we need you.

Is there anyone else here to speak regarding this COA?

(Audience member approaches the podium.)

THE REPORTER: Your name and address,

please.
AUDIENCE MEMBER: Kim Pryor, 245 West 5th Street.
THE REPORTER: If you would raise your right hand for me, please.
MS. PRYOR: (Complies.)
THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?
MS. PRYOR: I do.
THE REPORTER: Thank you.
MS. PRYOR: I'm just curious if we can pull up the photos of the windows and take a quick look?
MR. WELLS: (Complies.)
MS. PRYOR: Thank you.
So as we look at this window example, this does not conform to historic dimensions, as we have talked about in previous meetings, not necessarily on this particular project, but on other projects.
It appears to me that that lower rail is the same size as the meeting rail which is the same size as the upper rail, which is not

historically accurate, so I would ask that this commission require that the window -- especially since this is a historic property -- require that the windows that are installed do comply with the historically appropriate dimension and reveals.
Again, the bottom rail of the lower sash is typically between 2-and-a-half and 3 inches wide, tall. The meeting rail is typically an inch and a half, and the upper rail of the upper sash is usually an inch shorter than the width of the bottom rail. That allows for the proper reveal and support, so I would request that we do require that the -- that that be maintained.
Thank you.
THE CHAIRMAN: Thank you.
Is there anyone else here to speak regarding this COA?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, we'll close the public hearing and entertain a motion.
COMMISSIONER EPSTEIN: Motion -- I'm just going to start with what we've got.
Motion to approve COA-25-32716 as is.

MS. SCHELL: (Speaking off microphone.)
COMMISSIONER EPSTEIN: Yes, as is.
MS. SCHELL: (Speaking off microphone.)
COMMISSIONER EPSTEIN: Yes. With staff conditions, yes.
COMMISSIONER MORGAN: Second.
THE CHAIRMAN: Any discussion?
COMMISSIONER HOFF: Through the Chair, I think that should also reflect that the south elevation would be the version that was provided --
(Reporter inquiry.)
COMMISSIONER HOFF: Through the Chair, I think that that should also include that the south elevation should reflect the version that was provided to staff on 11/11, I think. That's what the staff --
MR. WELLS: That's correct.
COMMISSIONER HOFF: -- (inaudible), and --
COMMISSIONER EPSTEIN: I'd like to -- no one has seconded, so I will make a new motion.
THE CHAIRMAN: Yeah, it was seconded.
COMMISSIONER EPSTEIN: Oh, it was?
THE CHAIRMAN: We have a second from Becky.

COMMISSIONER EPSTEIN: Okay. I would like to amend my motion to motion to approve with conditions, COA-25-32716, but changing Condition Number 1 to say today's -- the drawing is not dated, so -- but Condition Number 1 should say: Materials shall be subsequently consistent with the elevation drawings received at the Historic Preservation Commission on 11/12/2025.
COMMISSIONER MORGAN: Second.
THE CHAIRMAN: All right. We're going to vote on the amendment to the motion.
All those in favor?
COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, your motion to amend the motion has passed.
Any further discussion regarding --
MS. SCHELL: (Speaking off microphone.)
THE CHAIRMAN: Oh, sorry.
COMMISSIONER EPSTEIN: So moved as amended.
THE CHAIRMAN: Any further discussion?
MS. SCHELL: (Speaking off microphone.)

COMMISSIONER MORGAN: Second.
THE CHAIRMAN: Thank you.
Any further discussion regarding COA-25-32716?
COMMISSIONER EPSTEIN: Through the Chair, I just -- I want to speak about the windows, just because I feel like more recently we have been asking people to provide more information, dimensionally, and we've been putting some other applicants through a lot more stringent of an ask.
I'm just saying that the frame depth is a certain -- I don't know what that -- as an architect, I don't know what that means, the "frame depth." That could mean a few different things. So I just wanted to hear everybody else's thoughts on that, just based off some of our more previous experience with some of these vinyl windows.
THE CHAIRMAN: It says at a frame depth of 2.78 inches, which would be in the range of what the bottom rail would typically be on the windows, but this one goes all the way around, so it has a uniform look to it.
You know, with it being a new construction

property, it sometimes -- I'm not sure it's all -- how feasible it is always to get that bottom rail taller, like she -- it's being requested. So a little bit of leeway there, I suppose, on that one item.
COMMISSIONER HOFF: Through the Chair, so just to clarify, this is not a new construction.
THE CHAIRMAN: Sorry. Noncontributing I mean. Sorry. The addition is new construction.
COMMISSIONER HOFF: Through the Chair, so to the professionals that deal with these materials more frequently than I, is the information that we are asking for readily available?
(Noise disruption.)
COMMISSIONER HOFF: Is this information readily available or is this information something that an applicant would have to -- they could measure themselves and measure on the specific product that they are looking to use?
COMMISSIONER EPSTEIN: Through the Chair to Commissioner Hoff, I -- I am not a hundred

percent familiar with this window series, so I don't know the ins and outs of what is available, but more typically, you should be able to find that information somewhere.
There's a -- these are vinyl windows. There's a schematic for these that have -- that they've created them from, so -- I can't say for certain that this exact window has it. And I know that our applicant has said it does not exist.
I guess my biggest concern, as we saw from one of our previous vinyl window submissions was that, aside from the stile and rail around the window, there was a frame that was pretty substantial, and I'm worried that that's what this is alluding to by the "frame depth," not a -- I'm worried that there's a frame and then there are the sashes made up of the stile and rail, and I would just like to have a clarification on that. I'm trying to look on the Internet right now.
COMMISSIONER MORGAN: Through the Chair to Commissioner Hoff, generally, there is, like, a section through the window that outlines all those depths. I'm looking too. I don't see

that for this particular brand, which I'm unfamiliar with.
COMMISSIONER HOFF: So through the Chair, if we can't find that information at the moment, if we know the measurement criteria that we are looking for, could we, hypothetically, approve the COA with a condition that the windows to be installed will at least meet the measurements that we are looking for?
MS. SCHELL: Through the Chair, yes, if you make it specific enough, we can do that. You can add that condition.
COMMISSIONER HOFF: Which -- I don't know how other people feel about this, including the applicant, but I would hate to, you know, have this deferred again, holding up the progress for that one particular issue, which, I agree, is important, so ...
THE CHAIRMAN: So it's really ensuring that the bottom rail is more substantial than the rest of the frame of the windows, what we're discussing; is that everybody's sentiment?
COMMISSIONER EPSTEIN: Through the Chair,

honestly, I am more concerned that the vinyl window doesn't have the substantial frame outside of these sashes. That's more -- I know with the vinyl window, we're never going to get something that a hundred percent matches a historic profile for these, but that -- where some of these have a substantial frame that operates the system is more of my general concern.

COMMISSIONER LOVE: Through the Chair, to sort of piggyback off of what Commissioner Epstein just said, I would agree with that. It seems that we've seen a lot of schematics previously which sort of suggest maybe one thing, then when compared to an actual model of that window, this sort of thick frame around the window sort of becomes apparent. So, yeah, I think that's definitely a valid concern.

COMMISSIONER EPSTEIN: Yeah, through the Chair, I'm on the MI Windows website, and there is a cross-section of the window on there, but it does not have -- there is a frame that these sashes function within. It does not have a dimension of that. The 2-and-7/8ths is the depth of the window. It is not anything on the

profile of the window. That is called out in this drawing. But it does not have the other dimensional -- you could scale it, I suppose, if you put it in Bluebeam or something because there's other dimensions on it.

It does appear that it has some type of frame that this sits in, but it does not have the dimension of it. It does appear that it is not as -- it's not as substantial as the one that -- we had the actual window brought here, and it had, like, almost that 3-inch frame.

I can email -- maybe I can email this to Arimus and maybe he can pull it up on the screen.

Arimus, I sent that. Did that take you to just the general web page?

MR. WELLS: (Speaking off microphone.)

COMMISSIONER EPSTEIN: Okay.

(Brief pause in the proceedings.)

THE CHAIRMAN: Thank you, everyone, for your patience. We're getting there.

Is this the -- this is the side profile, so (inaudible) the depth of the window frames is what you're saying?

COMMISSIONER EPSTEIN: So this is like if

you cut it (microphone failure) and then this is (inaudible) window in section.

And then this is --

(Reporter inquiry.)

COMMISSIONER EPSTEIN: I'm sorry.

The upper right is if you cut through the window in plan. And the left is if you cut the window in section. And then the bottom I don't believe applies for this job. It would be if there's a muntin -- like a mullion between two windows, so --

Looking at this, you can see from the plan section there's this 1-and-15/16ths dimension. That looks like that sort of catalogues the whole way around as the frame, but it also includes some of that rail with it.

THE CHAIRMAN: So it's approximately 2 inches, profile, is what we're kind of looking at here?

COMMISSIONER EPSTEIN: Yeah.

THE CHAIRMAN: Okay.

So to echo Commissioner Hoff's comments of trying to find a way to move this along -- so we have a -- what is approximately 1-15/16ths or 2 inches profile. Is that substantial

enough for a profile to fit the area if we added in a condition that the bottom rail additionally be 2-and-a-half to 3 inches? Is that going to satisfy it here?

Because based on these plans here, it looks like it's close to 2 inches in size, and then the bottom rail would then be taller, if we made that condition.

COMMISSIONER MORGAN: To the Chair, I would be okay with 3 inches.

I do feel more comfortable having something specific on the record so afterward there are specific things to look at to compare.

THE CHAIRMAN: Commissioner Epstein, does this kind of satisfy what you're looking for with these schematics here, with the added condition?

COMMISSIONER EPSTEIN: Through the Chair, I'm trying to be helpful and move it along.

It's a little frustrating to me because we've asked for a lot more from people more recently. And I know we look at everything individually and try to be fair.

If we can put a condition in here about

the bottom rail having a dimension that it -- maybe it is 3 inches for -- for looking at the rest of this frame, then I think we can -- I would be okay with putting that information in here and saying that the applicant can work on this with staff, if they -- if this product or they -- another product can find that sort of proportional relationship.

And I also would like to say that we need to make sure that the frame not exceed this 2 inch number as part of their -- because I know we saw one specifically that was from Lowe's or something that was, like, over 3 inches, and I think that makes the window -- it's --

I know everybody thinks this is too much about the windows, but when you start to put this frame outside of the actual sash and rail and -- you lose, like, 6 inches of your window size when that happens, so it has a very drastic effect on the look of the house. That's why we are talking about this so much.

So I would be okay if we could specifically dictate dimensionally some of this information and then say that the applicant can

work that out with staff.

THE CHAIRMAN: So that would require another amendment to the motion, if anybody wanted to take a stab at it.

MS. SCHELL: Through the Chair, before you do that, I recommend that you bring the applicant up and find out whether he's amenable to such a condition.

THE CHAIRMAN: Sure.

Can you come up real quick?

(Mr. Trendel approaches the podium.)

THE CHAIRMAN: So what we're proposing is that -- use these windows or something similar to this and we work with staff on it. And I believe the motion that would come out of it -- this is a -- the 2-inch profile, and then the bottom rail profile being approximately 3 inches, and then working with staff to get that done.

Is that amenable to you?

MR. TRENDEL: It is, but with a comment.

I've -- I went through three or four of our distributors on that. And what two of the three said is that, then, pigeonholes us into using wood windows, that vinyl is going to be

really impossible for us to find.

I haven't done a second layer of research on that. I could be completely wrong. But if that's the goal, then that -- that's fine. I just, again, want to -- this is the first one of hopefully many. I just need to know what you guys want, so ...

THE CHAIRMAN: Thank you.

MR. TRENDEL: But that -- but that is the hardship.

THE CHAIRMAN: Okay.

COMMISSIONER MORGAN: Through the Chair, just a general comment, I think that's kind of where we arrived with another applicant when the salesperson came in. I'm not sure if what we're looking for really is -- if you can really replicate the look of a historic window with vinyl. There's, like, structural differences, and it -- it seemed like that was something that had come up with [sic] before. That applicant is still working on it. We haven't seen a follow-up. I want to know what you find out.

COMMISSIONER EPSTEIN: Through the Chair, so do I have to create this condition now?

MS. SCHELL: (Off-microphone response.)

COMMISSIONER EPSTEIN: The condition that we're saying.

MS. SCHELL: Through the Chair, if you'd like to amend it, yes. You can move another amendment.

COMMISSIONER EPSTEIN: Okay.

MS. SCHELL: That would be fantastic.

(Brief pause in the proceedings.)

COMMISSIONER EPSTEIN: Through the Chair, I don't see -- there are -- Conditions 16 through 21 for the wholesale window replacement, it doesn't specifically say anything about the actual product. They're saying -- like, the product used here within or anything like that. So do I need to add a condition that the final window product will be approved with staff?

MS. SCHELL: Through the Chair, my recommendation is that you add a condition that final window product selection needs to be reviewed and approved by staff with minimum dimensions of, and then state whatever dimensions you're looking for.

COMMISSIONER EPSTEIN: Through the Chair

to the Commission, all right. So I want to talk about these dimensions because I don't want -- I don't want to create a nonachievable situation possibly, but I want to give some sort of guidance that would help -- finding a product that would suit the historic character of the neighborhood.

So I am going to request -- because this product does look like it has this sort of outside frame that's the 2 inches -- like, right under 2 inches, I'm going to say a frame profile that is under 2 inches.

And I would like to -- I don't want to say a bottom rail of 3 inches because I think then -- what if you find -- what if they find one that's 2-and-7/8ths or something like -- you know.

So should we say a bottom rail that's greater than 2-and-a-half inches?

THE CHAIRMAN: That sounds good.

COMMISSIONER EPSTEIN: All right.

Okay. I'm going to amend my motion. Motion to approve COA-25-32716 --

MS. SCHELL: You just move an amendment --

COMMISSIONER EPSTEIN: Oh.

MS. SCHELL: -- to add a condition.

COMMISSIONER EPSTEIN: I want to make a motion to move an amendment to add a condition to our existing motion, and I will be adding condition number -- I guess it's --

MS. SCHELL: It doesn't matter.

COMMISSIONER EPSTEIN: It doesn't --

MS. SCHELL: You're just going to add a condition.

COMMISSIONER EPSTEIN: Okay. Condition Number 24, that the applicant review the window product information with staff for final approval, and that they propose a window system that has a frame profile under 2 inches and a bottom rail greater than 2-and-a-half inches.

COMMISSIONER MORGAN: Second.

MS. SCHELL: (Speaking off microphone.)

COMMISSIONER EPSTEIN: Frame profile under 2 inches and a bottom rail over 2-and-a-half inches.

THE CHAIRMAN: All those in favor of the amendment to the motion?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. The amendment to the motion passes.

Would you like to move the motion?

MS. SCHELL: The next motion -- the next one should be to move it as twice amended.

COMMISSIONER EPSTEIN: Move it as twice amended. I so move as twice amended.

COMMISSIONER HOFF: Second.

THE CHAIRMAN: Any other discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All those in favor of moving the motion as twice amended?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: So this is the vote?

MS. SCHELL: Yeah.

THE CHAIRMAN: All right. So we have a motion on the table for approve [sic] as twice amended, the motion for approval with conditions for COA-25-32716, located at 1417 Laura Street North.

All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By your action, your motion

passes.

Thank you.

Thank you for your patience, everybody.

All right. Next we'll move on to Item Number 3. That is COA-25-32942, located at 2652 Dellwood Avenue.

Do any commissioners have any ex parte to declare?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, I will open the public hearing and hear a staff report.

MR. ARSENAULT: Thank you.

Through the Chair to the Commission, to remind you, this application was heard at the last meeting. This is for the property at 2652 and 2654 Dellwood Avenue. It is currently operating as a duplex, and this is for the replacement of 21 windows -- the majority of which are historic and within repairable condition -- with a vinyl product.

At the -- the decision of the last meeting, the Commission had requested a WDO report as well as some further information on the window product. In front of you now is a wood destroying organism fumigation retreatment

only service agreement that was provided by the applicant. And if you look on the back, it looks like this one was inspected in 2019. We did not receive any updated product information for the windows. So given the information that we have, staff stands by our original report and our recommendation for denial.

Stand by for any questions.

THE CHAIRMAN: Any questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, is the applicant here?

(Audience member approaches the podium.)

THE CHAIRMAN: Feel free to come up, state your name and address, and she will swear you in.

AUDIENCE MEMBER: Adam Allen, 7018 AC Skinner Parkway, Jacksonville, Florida.

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

MR. ALLEN: (Complies.)

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

MR. ALLEN: I do.

THE REPORTER: Thank you.

MR. ALLEN: Howdy. Good to see you all again.

The WDO was submitted by the homeowner. I'm not sure about the -- the time and date, but there is still pretty significant termite damage on the windows.

I did bring an example of the product change that we're talking about, so -- I listened last time I was here, and vinyl seems to be a no-go. Also, I did a little bit of research looking on your web page as prompted, and vinyl clad, all of that -- and I understand why.

So my proposal would be to change the product to an Andersen wood-based composite window, which I actually brought an example so you guys could see what it looks like, if you'd like to see that. I don't know if that's allowable or not, so --

I did -- and I apologize, I didn't send these ahead of time, but I did just send Caleb and Arimus an email with all of the specs of the Andersen 100 wood series that you were just

asking for before, so I sent that to you guys so you could take a look at those.

And I believe the frame sizes meet some of the conditions you were just discussing as far as, you know, under 2 inches, above 2-and-a-half inches for a total. And so if you guys want to take a look at that, but I'm proposing a complete different product change to this address to keep in consistency with a historical wood aesthetic.

And so it's a wood-based composite, which -- which gives all of the energy efficiency and all of the modern convenience of, but it's designed to look like a wood painted texture, so it still keeps with that historical aesthetic that you guys were trying to achieve.

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

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: The only question I have would be -- is -- the only information we were provided regarding the condition of the windows was from a WDO report done six years ago. Is there no other information you were provided?

Because the staff is currently recommending that these windows could be repaired and in need of replacement.

MR. ALLEN: So, unfortunately, there's not.

And my role in this as a representative of the window company that -- or the replacement company that we're doing, for liability reasons I could not do that myself. I had to depend on what the homeowner provided, and this was what she had provided to that. So in this particular case, my hands are tied because I -- I can't provide a WDO --

THE CHAIRMAN: No, I appreciate that.

MR. ALLEN: So this was what -- when I reached out to her, this was what she provided to us. And so, unfortunately, that's -- that's all I have to go on at the moment.

THE CHAIRMAN: Thank you.

MR. ALLEN: And -- so ...

THE CHAIRMAN: Any other questions?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Thank you. We'll call you back up if we need you.

MR. ALLEN: Thank you.

THE CHAIRMAN: Is there anyone else here to speak regarding this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, we will close the public hearing and entertain a motion.

COMMISSIONER MORGAN: I'd like to make a motion to deny COA-25-32942.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: Any discussion?

COMMISSIONER LOVE: Through the Chair, I think from -- certainly from my perspective -- and I welcome any other opinions -- you know, the -- the proposed replacement windows not withstanding, I think the -- the big question is whether or not the original windows can be repaired, basically.

COMMISSIONER EPSTEIN: Yeah, through the Chair, I think the product that you've shown here is a very reasonable one, but I think the question goes back to whether these windows are replaceable or not replaceable.

Staff, who we use as our experts for this, have gone out, they have deemed them fixable, repairable. And then the only information we have to sort of juxtapose that and make our

decision is this Bug Out service saying, you know, windows and -- it just says "windows and landing area." It doesn't go into any more detail for -- I mean, that could be two windows. That could be all the windows, so --

Trying to look at this more as what staff has provided and then what you're providing through the homeowner, I can't see here where enough evidence is being provided from your side for us to be able to say that these windows are not repairable and you can put new windows in.

THE CHAIRMAN: Any other further discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: I tend to agree. I don't see enough evidence here as well.

And I agree with you, Commissioner Epstein, the -- the window they're proposing is probably acceptable, but in this case the windows are repairable, and I don't see enough evidence here to the contrary.

COMMISSIONER EPSTEIN: So through the Chair, just to the applicant, it seems like you have two options here. You can defer and try

and get more information that proves, you know, sort of your homeowner's side that they believe that their windows are not repairable, and you can present that to us, or it sounds like we're going to vote to deny this. And once it's denied, you can't ask for another COA for this exact thing for a year, so -- just so you know.

MR. ALLEN: May I --

THE CHAIRMAN: You can come up here if you would like, sir.

(Mr. Allen approaches the podium.)

MR. ALLEN: So just to be quite frank, I don't want to ask for another deferral as a -- you know, kind of -- I learned a lot in my two visits here, and you'll probably see me again, but -- one of those things where just -- I don't think it's going to be worth my time or yours to ask for a deferral on this, especially considering I've already contacted the homeowner and said, hey, this is what we need, and this is what were provided for [sic]. So I just don't think doing that again and waiting a whole 'nother month is going to be advantageous for anyone involved, so ...

COMMISSIONER EPSTEIN: Okay.

THE CHAIRMAN: Thank you.

MR. ALLEN: Thank you.

MS. SCHELL: Through the Chair, if I could clarify one thing real quick to the applicant.

So it's true if you ask for the exact same thing, you can't do that with -- you know, for a year after you're denied, but should you come back with new evidence and this new window product that was not part of your original request, staff and I kind of agree that that is a different request and you could do that within a year. So you could communicate that to the homeowners if you're denied, which is the motion on the table.

MR. ALLEN: Okay. Thank you very much. Appreciate it.

MS. SCHELL: You're welcome.

MR. ALLEN: Thank you.

THE CHAIRMAN: All right. Any further discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. Currently there's a motion on the table to deny COA-25-32942, located at 2652 Dellwood Avenue.

All those in favor?

COMMISSION MEMBERS: Aye.
THE CHAIRMAN: Any opposed?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: By your action, COA-25-32942 has been denied.
Thank you.
Now moving down to Section G, under Certificates of Appropriateness, we have COA-25-32970, located at 1954 Greenwood Avenue.
Are there any commissioners with any ex parte to declare?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Hearing none, we'll open the public hearing and hear a staff report.
MR. ARSENAULT: Thank you.
Through the Chair to the Commission, COA-25-32970 seeks to install a 6-foot vertical aluminum fence in front of the wall plane of the contributing structure located at the -- within the Riverside Avondale Historic District.
The subject property is a corner lot and currently has 4-foot-tall aluminum fencing directly adjacent to the proposed location. The area where the applicant proposes

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 5 to 6 feet tall horizontal wooden fence was installed without approval within the past year.
Because the height of the proposed fencing is 6 feet tall and is in front of the front wall plane of the structure, the proposal is inconsistent with the fencing and wall design guidelines and requires review by the Commission.
The proposed vertical aluminum fence is consistent in both material and design with the design guidelines, the fencing and wall guidelines, and the Ordinance Code criteria.
The height is inconsistent with the above as the appropriate height for a fence in the front yard is up to 4 feet tall. As such, staff has conditioned the application to be consistent with the fencing and wall guidelines, Condition Number 1, so that the fencing will be no taller than 4 feet in height. As conditioned, the application is consistent 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 design guidelines.
Because the existing fence was constructed without approval and is inconsistent with the above, staff recommends the approval of the new aluminum fencing with the proposed material and design under the condition that the height is limited to 4 feet tall; again, Condition Number 1. This will replace an unapproved noncompliant fence with a compatible one.
As such, we forward to you a recommendation for approval with conditions with the corrective actions or conditions that fencing installation is consistent with the fencing and wall guidelines and that the location of the fencing is consistent with the submitted site plan.
THE CHAIRMAN: Thank you. Any questions for staff?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: Okay. Hearing none, is the

applicant here?
AUDIENCE MEMBER: (Indicating.)
THE CHAIRMAN: Thank you.
If you'd come up and just state your name and address and she'll swear you in.
(Audience member approaches the podium.)
AUDIENCE MEMBER: Hi.
My name is Henry Schnitzer. I'm the owner/homeowner.
THE REPORTER: If you would raise your right hand for me, please.
MR. SCHNITZER: (Complies.)
THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?
MR. SCHNITZER: Yes, I do.
THE REPORTER: Thank you.
MR. SCHNITZER: Thank you.
Hi, everyone. Thank you for hearing -- my first time here. My contractors have been here multiple times. You guys have actually worked with us, so I appreciate that.
Honestly, I've taken over -- I haven't taken over the project, but that fence -- I

don't -- addressing the wood fence, I don't like it. It is coming down.

So the approval that I'm looking for, the 6 -- the difference in height, honestly, is to conceal the mechanical equipment there. There is an aluminum fence around the pool area now. It's a new fence in the back of the house, so the only reason, honestly, is to conceal the mechanical equipment, so that's -- that's really why I want to have that 6-foot enclosure instead of the 4-foot enclosure.

I understand if it can only be 4 feet. I can work with that. That's my only reason.

THE CHAIRMAN: So any other questions for the applicant here, or owner?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Are you saying the aluminum is to cover the utilities out there, the mechanical systems --

MR. SCHNITZER: Yeah, so the --

THE CHAIRMAN: -- and so --

MR. SCHNITZER: Yeah.

THE CHAIRMAN: Does the aluminum fence you're proposing to install have pretty wide slats? You can see through them pretty --

MR. SCHNITZER: Yeah.

THE CHAIRMAN: -- well, though?

MR. SCHNITZER: It will be wide.

The idea is to, you know, grow something around it or in that area, but just to conceal it. Yeah, I don't like the wood fence either. And, yes, that was done without approval.

THE CHAIRMAN: Okay. Thank you.

MR. SCHNITZER: Thank you.

THE CHAIRMAN: Is there anyone else here to speak regarding this COA?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, we will close the public hearing and entertain a motion.

COMMISSIONER EPSTEIN: Motion to approve with conditions COA-25-32970.

MS. SCHELL: Through the Chair, real quick before anyone seconds -- did anyone second that?

COMMISSIONER EPSTEIN: No.

MS. SCHELL: Okay. So if the owner is not willing to agree to the 4 foot condition, you need to make a decision on his request, which is a 6-foot-tall fence.

COMMISSIONER EPSTEIN: I was hoping we

could talk about it and I'd make a motion to start talking about it and then I could do my favorite thing, which is to amend every motion I ever make, so ...

MS. SCHELL: Okay.

THE CHAIRMAN: Well, before -- how about this: Before we make a motion, can we get the applicant back up here, please?

(Mr. Schnitzer approaches the podium.)

COMMISSIONER EPSTEIN: And also -- I'm sorry, before -- through the Chair to staff or the applicant, do we have -- I don't see on a site plan where it says where the 4-foot fence is versus where you want the 6-foot fence, the extent of where you want that fence.

MR. SCHNITZER: Yeah, so I don't think it's on the site plan either, but basically where the wood fence is now, it would be that exact outline with the 6-foot aluminum fence, the same material, the same look as what's there already in the 4-foot fence.

MR. WELLS: Through the Chair to Commissioner Epstein, in the same location as the wood fence right now, so on the site plan depicted right now on the screen.

COMMISSIONER EPSTEIN: So -- through the Chair, so just the red area?

MR. SCHNITZER: Yes. Yes.

THE CHAIRMAN: And so just to be clear, the staff's recommendation is for a 4-foot fence, and that's -- fits the guidelines currently there. And you seemed to indicate earlier that was amenable to you. You'd like a 6-foot, but you'd be okay with a 4-foot if it went that way?

MR. SCHNITZER: Yeah, I mean, I understand if -- yes, if 6 foot isn't acceptable, 4 foot, I can live with that. That's fine. I'm just trying to get 6 feet.

THE CHAIRMAN: Okay. I understand. Well, thank you. We'll call you back if we need you. Thank you.

Would anyone like to make a motion on this one?

COMMISSIONER HOFF: Through the Chair, I will make a motion to --

MS. SCHELL: Can you hold on one second, Commissioner Hoff?

COMMISSIONER HOFF: Sure.

MS. SCHELL: Can Mr. Wells address

something real quick?

MR. WELLS: Through the Chair to the Commission, my apologies here, but the -- I just want to note for the record, there is a typo here on the staff report. So it states there's approved conditions and then there's -- below that is corrective actions. That corrective actions should be the actual conditions. So there are actual conditions associated with the staff report.

COMMISSIONER EPSTEIN: It doesn't have --

MR. WELLS: So one thing I'll also note, so for Condition Number 1, it states, "Fencing installation and design shall be consistent with the fencing and wall guidelines." That's just an umbrella way of just stating that the -- because the wall guidelines specify how there shall only be 4 feet fencing within the front yard, so that was just our way of just getting at the 4 foot approval rather than stating actually, as a separate condition, it should be 4 feet only.

COMMISSIONER HOFF: Okay.

THE CHAIRMAN: So --

MS. SCHELL: Through the --

THE CHAIRMAN: Go on.

MS. SCHELL: Through the Chair, if you would like a condition that it be 4 feet, which like Mr. Wells said, that is consistent with the fencing guidelines, I would like you to say that on the record because, if not, the final order will say we're approving your 6-foot fence except for also it has to be -- comply with the fencing guidelines. Do you know what I mean? It's, like, internally consistent.

So if you'd like that condition on there, if you could state the -- you know, approve with the corrective actions in the staff report is the conditions, plus that additional condition, however you want to phrase that, if that's your -- if that's your intent.

COMMISSIONER HOFF: Through the Chair, I'll make a motion to approve COA-25-32970 with the corrective actions as the -- as the conditions, noting that the fencing shall not exceed 4 feet in height.

COMMISSIONER MORGAN: Second.

THE CHAIRMAN: Any discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Hearing none, all those in

favor of approval with conditions of COA-25-32970, all those in favor say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By that, your motion passes for COA-25-32970.

Thank you.

Moving on to Section H, we have COA-25-32686, located at 2916 Post Street.

Do any commissioners have any ex parte to declare?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Seeing none, we'll open the public hearing and hear a staff report.

MR. ARSENAULT: Thank you.

Through the Chair to the Commission, COA-25-32686 is for the replacement of 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 facade, its wood shingle siding, its exterior brick chimney, its 4-over-1 sash windows, and projecting entry roof supported by wood brackets.

The accessory structure on the proposed -- on the property is a two-story structure characterized by its low-pitched gable roof, the exposed rafter ends, 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 doors on the primary structure and two 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.

There are no permits or approved COAs on record for any window alterations or repairs for this property, and the Florida Master Site

File form from 1991 identified the windows on the structure as primarily 4-over-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 Florida Master Site 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.

The windows on the accessory structure are a mix of predominantly 2-over-2 wood and 2-over-2 metal sash windows.

Because all 37 windows of -- to be replaced on the primary structure are wood and appear to be within repair, and 9 of the 12 historic wood windows on the accessory structure appear to be in comparable condition, the scope of work is inconsistent with the Ordinance Code criteria.

Because the majority of the windows are historic wood and in repairable condition, staff recommends that these be repaired rather than replaced.

The provided pictures and submitted WDO report do not provide sufficient evidence to claim that the wholesale replacement is necessary for both structures. Furthermore, there have been no previously documented attempts to repair the windows and the proposed replacement comprises all historic fenestration.

Finally, the replacement material, vinyl, is inappropriate in cases where replacement is permissible. Most of the historic windows appear to have been subjected to deferred maintenance. The damage is primarily contained at the glazing and sashes rather than the window unit as a whole.

As seen within the pictures of the provided window survey and [sic] many of the windows, sashes, frames and glazing appear to have not been properly covered during the unapproved painting of the structure. This unapproved work has exacerbated the unmaintained exterior appearance of the windows.

The accessory structure has a small number of nonhistoric metal windows which may be

replaced administratively under a separate COA but are inconsistent as part of the holistic request of this application.

Staff should note inconsistencies in the provided window survey. Most 4-over-1 windows are identified as 4-over-4 on the survey. And in the case of the solid 3-light window identified as Number 15, the window is misidentified as a 3-over-3 light.

The exterior brick chimney on the front left of the primary structure has been removed without approval. The applicant stated during a discussion with staff that the chimney was nonfunctional 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.

The applicant also proposes to replace four doors on the primary structure and two 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 curve light pattern doors which are proposed for the accessory structure.

The applicant has installed a primary and secondary walkway to the primary structure without an approved COA. According to the measurements, the primary walkway is 4 feet wide, the width of the front steps. The provided measurement for the secondary walkway is 46 inches, which is wider than the typical 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.

The applicant has replaced both rear -- 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 COA was already under review by staff. The applicant at that time -- the application at that time was only for proposed window replacement and no other scopes of work were discussed with staff.

The condition of the structure prior to the nonapproved work can be seen by comparing the originally submitted documents to the pictures later submitted by the applicant and those taken by Municipal Code Compliance.

Finally, both structures were painted without an approved COA. As evident in the pictures that were submitted by the applicant, proper measures were not taken to ensure that painting did not negatively impact any significant architectural or historic features, most notably the windows.

The scope of work did not include the painting of previously unpainted masonry and otherwise qualifies for administrative approval.

As such, staff forwards a recommendation for denial with the following corrective actions:

One, the reconstruction of the chimney shall be based on pictorial and historical evidence and shall be rebuilt in its original location.

Two, prior to permitting, the applicant shall provide a structural plan and site plan for the reconstruction of the chimney subject to review and approval by the Historic Preservation section.

Three, prior to the final inspection of any building permit, the owner or the agent shall submit to the Historic Preservation section an affidavit and supplementary evidence that verifies compliance with the corrective actions.

And, four, the secondary walkway shall be no wider than 3 feet.

Thank you.

THE CHAIRMAN: Are there any questions for staff?

COMMISSIONER MORGAN: Through the Chair to staff, you're recommending to put the chimney back and that the walkway not be any wider than 3 feet. So I'm assuming there's room for both with the chimney back?

MR. ARSENAULT: Based on the provided survey, it appears that there's not enough room from the property line and the house to construct the walkway if the chimney is replaced, so -- sorry.

So a recommendation is to reconstruct the chimney. If that means that the walkway can no longer exist, then it should be removed. However, if it's unfeasible to rebuild the chimney or the Commission believes otherwise, then we would have the secondary sidewalk be removed -- or, sorry, decreased to 3 feet.

COMMISSIONER MORGAN: Thank you.

THE CHAIRMAN: Question for staff as well.

So your recommendation for denial here, if the motion came for a denial and -- that would include the corrective actions in that denial, those would be included with the denial or do

we need to make that separately?

MR. ARSENAULT: Through the Chair -- to the Chair, just for clarity, so are you referencing the -- some of the items that qualify for administrative approval?

THE CHAIRMAN: No, I'm referring to the corrective actions. So those corrective actions would come out of the denial; is that correct?

MR. ARSENAULT: That is correct.

THE CHAIRMAN: Okay. Thank you.

Any other questions for staff?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: Do we have the applicant here?

AUDIENCE MEMBER: (Indicating.)

THE CHAIRMAN: Just come up and state your name and address and we'll swear you in.

(Audience member approaches the podium.)

AUDIENCE MEMBER: Good afternoon.

My name is Petr Trejbal, 11411 Wingate Road, Jacksonville, Florida.

THE REPORTER: I am going to swear you in.

If you would raise your right hand for me, please.

MR. TREJBAL: (Complies.)
THE REPORTER: Do you affirm that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?
MR. TREJBAL: Yes.
THE REPORTER: Thank you.
(Discussion held off the record.)
MR. TREJBAL: Is this better now?
THE REPORTER: Yes. Thank you.
MR. TREJBAL: Hello.
So, yeah, this is my particularly second project in (inaudible) but first time the project like this. We bought this house from the original owner who decease, and his son wasn't able to do it, so property was, like, five, six (inaudible) and just lay out and nothing happened to the property, and so this how got into bad shape.
We start to do the purchasing because the permitting, and we get to delay with the COA approval. So practically only we did -- we did most just the cleanup. And in the meantime, we get to where we are.
The chimney removal, there was two points.

First, that was in really bad shape. You got the report and everything. I had to expect to do it. I don't understand this stuff, so I had to ask somebody.
And also there is only access to the second floor behind the chimney, so there is no way practically how you can get to the second floor from the main street.
THE CHAIRMAN: Thank you.
Does anybody have any questions for the applicant?
COMMISSIONER EPSTEIN: Through the Chair to the applicant, I didn't see it here and maybe I missed it. You said you had a report from somebody that the chimney was in bad shape?
MR. TREJBAL: Already in the -- in the -- yes, in those documents, they should be submitted.
MR. ARSENAULT: Through the Chair to the Commission, I'm not aware of having received any chimney condition report.
MR. TREJBAL: We had the general contractor. I can provide it or I can submit it. That's -- the documents, we had to ask for

it.
COMMISSIONER MORGAN: Through the Chair to the applicant, is that something that you have today, like, in an email that we could look at?
MR. TREJBAL: Unfortunately not, no, ma'am. I thought that we submitted all the documents, so I -- I would think it's practically in the system. Whatever you see, I see.
THE CHAIRMAN: Any other questions for the applicant?
COMMISSION MEMBERS: (No response.)
THE CHAIRMAN: All right. Thank you. We'll call you up if we need you.
Is there anyone else here to speak regarding this COA?
AUDIENCE MEMBERS: (No response.)
THE CHAIRMAN: All right. Seeing none, we will close the public hearing and entertain a motion.
COMMISSIONER EPSTEIN: Motion to deny COA-25-32686.
COMMISSIONER MORGAN: Second.
THE CHAIRMAN: Any discussion?
COMMISSIONER EPSTEIN: Through the Chair,

again, I think the window information that we are given -- I don't have enough window information here to go against what staff is saying, and I -- without having more concrete information about the chimney, I -- I can't defer [sic] from what staff has given me as well.
THE CHAIRMAN: Yeah, I don't see enough evidence here regarding the chimney, the necessary -- the survey would make it necessary with the chimney gone, I don't see any -- that being necessary for the walkway to be that wide. The window replacement, doors questionable as well, so I don't see enough here to go against the staff recommendation either.
Any other discussion?
MR. WELLS: If I may, through the Chair to the Commission, if we could just get some correspondence on -- regarding our corrective actions, specifically for the chimney. Is that something that the Commission would like to see rebuilt? I know it may vary case by case, but I just want to get some guidance on that.
THE CHAIRMAN: I can say that, you know,

looking at the photos of the home previously with the chimney, it was an important architectural feature from the -- from the street there, from the side and from the street.

I was okay with you guys' corrective actions that you had put into here.

I currently have a motion on the table to deny COA-25-32686 with the corrective actions noted in the report. All those in favor of denial, say aye.

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By your action, COA-25-32686 has been denied.

Moving on to Section K, we are into Public Comments. Is there anyone who would like to make public comments at this time?

AUDIENCE MEMBERS: (No response.)

THE CHAIRMAN: All right. Seeing none, we'll move on to Section L, New Business, the 2026 COA matrix.

MR. WELLS: Thank you, Commission.

So this is our proposed 2026 matrix. This

is the final version. Just something to note, staff did not receive any comments from any neighborhood organizations or anyone from the public nor the Commission itself. So, once again, we are requesting approval for this version of the COA matrix.

Just to note, there are -- staff did recommend -- or is recommending a couple of changes here, mainly with the signage. We did find that the signage regulations that we did have in effect were inconsistent with our Zoning Code as well as our design guidelines, so we are just streamlining that process a little bit here.

Another thing to note too, the window product information -- or window information itself. So, currently, it states contributing structures, when deemed irreparable, historic window replacement is permitted with a wood, wood blend, and now we're proposing to say aluminum clad or like-for-like material in matching design, placement, and arrangement.

And then the last change is in item number 24 for hardscaping. We're just adding some language about replacing like-for-like in

material, in dimensions for existing driveways or in a smaller footprint.

Other than that, we are recommending approval.

THE CHAIRMAN: Any questions for the staff on the 2026 COA matrix?

COMMISSIONER HOFF: Yeah. Through the Chair, I actually had a few different suggestions that I wanted to make, and you mentioned that we could bring them up at the next meeting, so I have them. Are we prepared to discuss those now or -- or is there a better format?

MS. SCHELL: This is your time.

THE CHAIRMAN: I think this is it, yeah.

COMMISSIONER HOFF: Okay.

THE CHAIRMAN: And then we can make a motion on it in the future if we need to, but --

COMMISSIONER HOFF: Sure.

THE CHAIRMAN: -- discussion is good for now, yeah.

COMMISSIONER HOFF: So I had a couple of thoughts regarding points 14 and 15 which is demolition of noncontributing structures.

Currently, no COA whatsoever is required for demolishing either a primary or an accessory, and we have seen numerous examples of structures that are technically noncontributing but that we do take great time and effort to review the correct renovation and materials for, and there are numerous examples of noncontributing structures that no one can exactly say why they are noncontributing and that they appear to fit all of the criteria. Some of those have since been made into landmarks to kind of fill that gap. So I would like to propose noncontributing structures do require a COA, noncontributing primary structures do require a COA to come forward to the Commission.

And regarding the accessory structures, again, there's no COA whatsoever that is required right now. I can think of one notable accessory structure that was found to probably be significant during the most recent Springfield Mid Century survey, so I think it would be appropriate to require a COA for the demolition of that, but because it is accessory, done at the staff level.

So those are my two thoughts regarding demolitions.

MS. SCHELL: Through the Chair, if I could address those?

THE CHAIRMAN: Yes.

MS. SCHELL: While I appreciate Commissioner Hoff's concern, and I do recall several of the examples that he's provided -- for a little context -- and Arimus has pulled up the section, it's 307.106(a), as in apple -- our Ordinance Code precludes requiring a COA for the demolition of a noncontributing structure or any accessory building deemed noncontributing.

So making that change within the matrix would not be an appropriate action at this time. It would require a change to our Ordinance Code, and I would have to take a look and see if it would also require a change to the historic district. I don't know about that. I would have to look into it, but at a minimum a change to this section of our Ordinance Code.

COMMISSIONER HOFF: So just to be clear, a noncontributing structure requires a COA to

renovate the exterior, but not to demolish it?

MS. SCHELL: Correct.

COMMISSIONER HOFF: Okay. So I do think that kind of needs to be addressed if -- you know, if -- by adjusting the ordinance or, you know, what have you. And if we can't do that -- well, is there anything else that would need to be -- is there anything else to be done at this meeting today to potentially get that ball rolling if -- if other commissioners agree?

THE CHAIRMAN: So you're asking what would it take to change the Ordinance Code, essentially?

COMMISSIONER HOFF: Is there anything at this meeting today that we would hypothetically do to get that ball rolling if people agree?

THE CHAIRMAN: I guess that's maybe a question for Carla. First off, what does it take to change the Ordinance Code?

MS. SCHELL: To the Chair, so that would require legislation to be filed. You would have to have a sponsor for that legislation. A council member could sponsor that.

THE CHAIRMAN: Sure. Okay.

And if that was something that the Commission wanted to do, you know, having a letter of support from the Commission would help, I guess, so --

MS. SCHELL: Through the Chair to staff, to Mr. Wells, I mean -- well, I take that back. Unless there's something you wanted to say.

But I guess my thoughts are that -- my recommendation would be -- you could vote on, like, as a commission, we feel strongly that you should look into amending the Ordinance Code to require a COA, which we can do.

I would have to do some legal kind of digging to see what all would need to be changed and how that would affect other things and so on and so forth. And then I could discuss with the Planning Department if they were wanting to try to push that forward.

OGC is not really in the posture to find sponsors for your legislation, so I would kind of need to talk with them about whether they want to push that forward and make that request.

But I think at a minimum, if you all -- if, you know, the majority of you want me to go

down that avenue, you could take a vote and I would begin the steps of looking into that and come back to you with information on whether the council member wants to sponsor it, the Planning Department has talked with him, whatever -- whatever kind of -- how that plays out, or, you know, even if I discover that there's so many things that need to be changed and then I bring back to you, oh, you would also have to do X, Y, and Z, which are -- and what that would entail.

You know, whatever I determine would need to be done, I could bring that back to you and you can all decide how you feel about that, what you want to do.

THE CHAIRMAN: I think what Commissioner Hoff is -- brings up a good point, that we are having to do COAs for renovations but you can just demolish it without a COA. I think that's an interesting fact to look at.

Since we are at the discussion of this 2026 COA matrix -- can we revisit that change after we're done with the COA matrix part of it?

COMMISSIONER HOFF: Yes.

THE CHAIRMAN: Okay.

COMMISSIONER HOFF: And then the one other item I had for the matrix regards our favorite topic, windows, point number 12.

I'm thinking of something very specific that I would like to avoid if possible. So maybe a year ago or so, a property at 1205 North Market Street was, I believe, administratively approved to infill window openings. And this is a notable red brick multifamily. And I don't believe -- please correct me if I'm wrong. I don't believe the full HPC voted on that. I believe that was an administrative decision due to the internal level of the floors or, you know, something like that.

So I don't know where that would fall under the matrix because I don't see anything that specifically calls out window infill, but I wanted to try and ensure that that type of issue would go before HPC and kind of get a more robust discussion.

MR. WELLS: Through the Chair to Commissioner Hoff or to the Commission itself, I believe the -- yeah, the COA, I don't have

the actual number, but I do recall having several conversations with SPAR regarding this COA.

So that was a COA that went to the Commission. There was a note about window alterations, doing some stucco infill with the opening there, or a portion of the opening. That was -- it had an administrative review, but as you all are aware, any time we forward anything with administrative review, you still have the ability, the discretion to review that work.

So that occurred back in 2023. It was a different Commission makeup, so -- yes, just going back to the matrix itself, I think we would just qualify -- or interpret that as window alterations in general.

So do what you will with that, but I just wanted to give some context to that particular COA.

COMMISSIONER HOFF: So I guess I would like to propose that it's called out a little bit more specifically, that window infill, if that's the correct terminology, street-visible windows would go before the Commission.

THE CHAIRMAN: I'm sorry if I'm not understanding "window infill." I'm not --

COMMISSIONER HOFF: So these -- it's a brick masonry, large multifamily. The owner wanted to fill in the windows -- window openings with stucco, I believe, all street facing, and it was because of an internal floor plan type of an issue which created quite the dramatic visual effect looking at it. So I would like to -- like to have that issue go before the full HPC, yeah.

MS. SCHELL: Was that a motion to amend the COA matrix to add window infill for street-visible windows in the column to -- "must go before JHPC"?

COMMISSIONER HOFF: (Inaudible.)

MS. SCHELL: Yes?

COMMISSIONER HOFF: Yes, that would be my motion.

MS. SCHELL: Okay.

COMMISSIONER EPSTEIN: Second.

THE CHAIRMAN: Well, we haven't -- we don't have a motion on the table for approval of the COA matrix as it is -- or -- much less amending it.

MS. SCHELL: That's true, yes.

THE CHAIRMAN: So is there any other -- any other discussion from any other commissioners regarding any changes to the 2026 COA matrix?

MS. SCHELL: Could I add one thing real quick before we move on?

I'm sorry, Mr. Chair.

But Mr. Wells reminded me of something, going back to the demolition COA discussion, of SB 180, and I could tell you right now, as soon as he said that, I know for sure my recommendation would be that that would be considered a more burdensome process that you would be putting on a new class of owners, right? Owners of noncontributing properties. And so my recommendation would be that we not attempt to amend the Ordinance Code at this time, unfortunately.

COMMISSIONER HOFF: So it's my understanding that SB 180 will likely be undergoing some revisions.

MS. SCHELL: One can hope.

COMMISSIONER HOFF: So do we -- should we not investigate this until that time?

MS. SCHELL: Well, through the Chair, I mean, I think it's a moot point to look at it any further because my recommendation will still be, do not attempt to amend the Ordinance Code at this time to add a new COA process to new people because SB 180 is particularly problematic because it gives anyone a cause of action to sue the City, and we're on the hook for attorneys' fees and costs if we don't essentially give them what they want within 14 days, like, undo whatever we've done.

So it's -- it could be very -- a liability for the City in a big way.

COMMISSIONER HOFF: Okay.

COMMISSIONER EPSTEIN: Through the Chair, I would -- so all of our local historic districts are under Councilman Peluso; is that correct?

MS. SCHELL: Yes, I guess. I believe so.

COMMISSIONER EPSTEIN: So I was wondering if this was going to be the case, and I didn't want to bring it up because I didn't want to be a Debbie Downer because I hate this Senate bill. Boo.

But I think it -- in any case, if -- I

don't -- I've had a personal meeting with, you know, Council Member Peluso a couple of years ago to talk about contributing versus noncontributing structures because in Riverside/Avondale -- I know Springfield -- I think Springfield's was just revised because UF got a grant to do that, but in Riverside/Avondale, the contributing versus noncontributing structures goes back to when the district was made in 1995, something like that.

So there are a lot of buildings that were deemed noncontributing back then because they weren't old enough or deemed to have a historically, you know, interesting architecture, et cetera, et cetera, that now is probably not the case anymore, so --

I know I've had a discussion with him about that and he seemed intrigued but didn't know what to do with that information. I think he -- because I think he was going to try and talk with RAP about what RAP thought to do, and I think there's the big question of it costs money to go and do that whole survey again, and we were -- Springfield was very lucky to get UF

students to do that.

So I feel like there would maybe be some interest from him to support that when it is possible. So it might just be having some conversations with him, you know, kind of like, hey, we're hopeful that this Senate bill might, you know, have some changes to it that we could change our ordinance here and protect some of our noncontributing structures that might be contributing, they were just listed as noncontributing 30 years ago, and that might -- that whole thing might have changed.

And that might be an easier conversation to have to change that direct part of the Ordinance Code than saying, let's go back and look at the whole district, what's contributing and noncontributing.

So I feel like, based off some conversations I've overheard with him and RAP and spoken with him, that might be an easier way to add a layer of protection instead of going back through the whole district and relabeling buildings that might be labeled noncontributing as contributing now.

So I guess the end of my tangent here is

that I would think that if some changes happened with the Senate bill, that he would be open to having a conversation about that.

COMMISSIONER MORGAN: Through the Chair to Carla, I -- this is kind of just my ignorance. I feel like we've touched on this. I still don't know if I know the answer.

One way that Commissioner Epstein is proposing is to actually add these buildings that are now historic back to the -- add them in now as contributing.

The neighborhoods are designated based on the specific characteristics of that period, right? So I'm just thinking, like, a Mid Century building in Springfield that we want to protect, would there be another overlay?

MS. SCHELL: Through the Chair, there's a couple of things. The answer is yes, or a landmark would be the appropriate path because while Commissioner Epstein is right, the 50-year mark is the mark we use, it's 50 years old at the time the district is created. It's not like an ongoing, now these buildings have had a new -- another birthday and they hit 50

and we, like, add them in. It's, like, that date and time in 1990. Whatever they -- '95 or '7 or whatever.

So potentially you could do the work of creating a whole new district that is a Mid Century district and captures and protects another period of time.

I would say both ideas -- Commissioner Morgan's idea of creating a district would be putting a new and more burdensome process on homeowners and would be precluded by SB 180. And, unfortunately, updating -- even looking at our contributing and noncontributing list for our current districts and saying, oh, this one should have been -- like, we've seen a couple where everyone is completely befuddled; like, why was this deemed noncontributing?

I would say even moving that to the contributing list would be creating and putting a more burdensome process, because now that property has to go through a COA anytime they want to make changes, whereas they did not before -- or a COA for -- yeah, any exterior changes, whereas, like, right now they don't. So, again, SB 180.

COMMISSIONER MORGAN: One more question about that.

Is there a reason, even in, like, our landmarking committee, with this Florida-based bill, is there a reason that we're still going for local and not national with our efforts there, since it would not be held to that bill? The paperwork is about the same.

MS. SCHELL: Through the Chair, I mean, it depends on what your goal is, right? Because the national recognition and being on the National Register does not afford the same protections that a local designation would, and we would not have jurisdiction over any of the exterior, and right now we don't have jurisdiction over a demolition review.

COMMISSIONER MORGAN: Thank you.

MS. SCHELL: You're welcome.

COMMISSIONER MORGAN: I'm trying to (inaudible) in any other way.

MS. SCHELL: I know.

COMMISSIONER EPSTEIN: Through the -- through the Chair, just to kind of give an example. The Junior League building, just outside of Five Points, is a noncontributing

structure. The Five Points Theatre building, which is a national landmark, outside of a local landmark -- is that true, or is it just a --

MR. WELLS: It's a local.

COMMISSIONER EPSTEIN: It's just local?

Okay. That, technically, is a noncontributing structure even though it's locally landmarked. If you look up that on the property -- I don't know if that's wrong.

I did a little bit of research when -- before I met with Council Member Peluso, and I gave him a list of buildings that were noncontributing that are, like -- you know, like, can you believe it? And it -- it really is just that 50-year line in the sand when the district was made, so ...

COMMISSIONER HOFF: So through the Chair, if we could take action on the window infill item.

THE CHAIRMAN: Yeah, so back to the --

COMMISSIONER HOFF: Please.

THE CHAIRMAN: -- task at hand. We've kind of gotten off topic here, but I think this was a good discussion. You're absolutely -- I

think this -- I think it was a good point, actually, you brought up, Commissioner Hoff, and also good points from Carla as well that maybe this is -- it's not the right time to get that through either, so -- you know, maybe we can put our heads together and think of a solution.

I guess we would need a motion for approval of the 2026 COA matrix with any changes you'd like to see on it.

COMMISSIONER HOFF: So Carla recited the motion, I think.

MS. SCHELL: Yeah, so if someone wants to move to approve with the amendment that -- window infill for street-visible windows goes to the Commission, that would be great.

COMMISSIONER EPSTEIN: So moved.

COMMISSIONER HOFF: Second.

THE CHAIRMAN: Any further discussion?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All those in favor?

COMMISSION MEMBERS: Aye.

THE CHAIRMAN: Any opposed?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: By that, your motion passes

to approve the 2026 COA matrix.

Moving to Information, under notification of the settlement agreement. I believe this is Carla here, or is this Arimus discussing this?

MR. WELLS: Thank you.

So through the Chair to the Commission, this is just a formal notification to the Commission of a stipulated settlement agreement. This was in regards to a COA that was brought before you earlier this year. This is for wholesale -- or not even wholesale, but the replacement of 16 original windows on a structure located at 3633 Richmond Street.

I can't go into detail about how they arrived at the settlement agreement. Just note, just for the record, that we did settle with the details noted in the agreement.

COMMISSIONER HOFF: Through the Chair to Mr. Wells, so the details of the settlement are not public?

MR. WELLS: Through the Chair to Commissioner Hoff, it's not that they're not public. I just -- if you were to ask, you know, why did you settle for this particular amount or, you know, why didn't you go higher

or so forth, I can't disclose those things.

COMMISSIONER HOFF: Could you disclose what the amount is?

MR. WELLS: Yes. So in the report, it states -- let's see, on Page 3, we settled for -- we assessed them for a civil penalty of $24,306.

COMMISSIONER EPSTEIN: Through the Chair to staff, are you able to talk about why a credit was given -- partial credit for the cost incurred by the owners related to the labor and materials for replacement of the windows even though they were -- replaced windows that were deemed nonreplaceable [sic]?

MR. WELLS: Yeah. So through the Chair to Commissioner Epstein, so as noted on -- in the stipulated settlement agreement on Item Number 10 and Number 13 as to how we arrived at that credit amount.

MS. SCHELL: Yeah, so the -- the entire settlement agreement is public record and it's in your book. Feel free to read through there. We just wanted to bring it to you so you could kind of see what happens when you deny these COAs. The Planning Department worked with

them. You all and the Planning Department agreed that the window product selected was appropriate, so we did not require or ask them to replace the windows, which is something they -- the Planning Department has the right to ask for, to put in a different product, but the product was deemed acceptable, so it's strictly the civil penalty amount that they settled for.

THE CHAIRMAN: All right. Thank you.

Moving on to the demolition delay report. We have no items on there.

And then to pending legislation.

MR. WELLS: Thank you.

So we have three new items that we're -- well, will be introduced tonight at City Council. So the first one is Ordinance 2025-0836. This is for a property tax exemption for the local landmark building at 525 West Beaver Street.

And then the next two ordinances are 2025-0837 and -0839. These are both appropriation bills. We receive $50,000 in State grant funding to fund an updated survey of the North Riverside area.

And then the other bill is also for $50,000. This is to fund a Mayport Village oral history and wayfinding tour.

THE CHAIRMAN: All right. Thank you.

And no improvement projects on here.

Before we adjourn, is there anything else any commissioners would like to bring up for the good of the Commission?

COMMISSIONER HOFF: Through the Chair, yeah, it's my understanding -- and hopefully I'm incorrect about this -- but that the applicant for a project that we recently denied is appealing. This will be for 1715 Ionia Street, the low finish elevation.

Is that coming up tonight or is that going to be introduced at another time or --

MS. SCHELL: Through the Chair to the Commission, that appeal, if it goes through, will be heard on December 2nd at the LUZ Committee.

COMMISSIONER HOFF: Okay.

THE CHAIRMAN: Anything else?

COMMISSION MEMBERS: (No response.)

THE CHAIRMAN: All right. This meeting of the Jacksonville Historic Preservation

Commission is adjourned.

(The proceedings were concluded at 2:53 p.m.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

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

DATED this 28th day of November 2025.

_____
Diane M. Tropia
Florida Professional Reporter

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$24,306 [1] - 86:7
$50,000 [2] - 87:23, 88:2

'

'95 [1] - 81:2
'nother [1] - 39:23

0

0839 [1] - 87:22

1

1 [5] - 16:4, 16:6, 42:22, 43:13, 49:13
1-15/16ths [1] - 23:24
1-and-15/16ths [1] - 23:13
10 [1] - 86:18
100 [1] - 34:25
1002 [1] - 1:8
11/11 [1] - 15:16
11/12/2025 [1] - 16:9
11411 [1] - 60:21
11th [1] - 11:6
12 [4] - 1:6, 2:1, 53:17, 73:4
1205 [1] - 73:7
13 [1] - 86:18
134 [1] - 4:24
1340 [1] - 4:23
1375 [1] - 5:6
14 [2] - 67:24, 77:11
1417 [4] - 5:2, 8:14, 8:22, 31:19
15 [2] - 55:8, 67:24
1552 [1] - 4:15
16 [2] - 28:11, 85:12
1715 [1] - 88:13
180 [5] - 76:11, 76:21, 77:6, 81:11, 81:25
182 [1] - 10:16
183 [1] - 10:16
1954 [2] - 5:11, 41:9
1990 [1] - 81:2
1991 [1] - 53:1
1995 [1] - 78:10
1:03 [3] - 1:7, 2:1, 2:7

2

2 [13] - 4:14, 5:4, 11:22, 23:18, 23:25, 24:6, 25:11, 29:10, 29:11, 29:12, 30:14, 30:19, 35:5
2-and-7/8ths [2] - 21:24, 29:16
2-and-a-half [6] - 14:8, 24:3, 29:19, 30:15, 30:19, 35:6
2-inch [1] - 26:16
2-over-2 [2] - 53:13, 53:14
2.78 [1] - 17:21
2019 [1] - 33:3
2023 [1] - 74:13
2025 [6] - 1:6, 2:1, 3:20, 3:22, 4:8, 90:15
2025-0836 [1] - 87:18
2025-0837 [1] - 87:22
2026 [8] - 5:15, 65:23, 65:25, 67:6, 72:22, 76:4, 84:9, 85:1
21 [2] - 28:12, 32:18
2111 [1] - 4:20
214 [1] - 1:8
22nd [3] - 3:20, 3:22, 4:8
24 [2] - 30:11, 66:24
245 [1] - 13:2
2652 [4] - 5:4, 32:6, 32:15, 40:24
2654 [1] - 32:16
28th [1] - 90:15
2916 [2] - 5:13, 51:10
2:53 [1] - 89:3
2nd [1] - 88:19

3

3 [14] - 5:3, 14:8, 24:3, 24:10, 25:2, 25:14, 26:18, 29:14, 32:5, 56:16, 58:24, 59:6, 59:19, 86:5
3-inch [1] - 22:11
3-light [1] - 55:7
3-over-3 [1] - 55:9
30 [1] - 79:11
307.106(a [1] - 69:10
32223 [1] - 11:6
3633 [1] - 85:13
3659 [1] - 4:19
37 [1] - 53:15

4

4 [12] - 42:19, 42:23, 43:12, 45:12, 46:22, 48:12, 49:18, 49:20, 49:22, 50:3, 50:21, 56:12
4-foot [5] - 45:11, 47:13, 47:21, 48:5, 48:9
4-foot-tall [1] - 41:23
4-over-1 [3] - 52:4, 53:2, 55:5
4-over-4 [1] - 55:6
46 [1] - 56:15
47 [1] - 11:5
49 [1] - 51:18

5

5 [1] - 42:4
50 [2] - 80:22, 80:25
50-year [2] - 80:22, 83:16
525 [1] - 87:20
5th [2] - 4:13, 13:2

6

6 [7] - 9:12, 25:19, 42:4, 42:8, 45:4, 48:12, 48:14
6-foot [6] - 41:17, 45:10, 47:14, 47:19, 48:9, 50:7
6-foot-tall [2] - 42:1, 46:24

7

7 [1] - 81:3
7/8ths [1] - 11:22
7018 [1] - 33:17
7th [1] - 4:24

9

9 [2] - 9:12, 53:17
913 [1] - 4:13

A

ability [1] - 74:11
able [6] - 12:1, 19:4, 38:10, 56:19, 61:16, 86:9
absolutely [1] - 83:25
abstaining [1] - 7:12
abstains [1] - 8:6
AC [1] - 33:18
acceptable [3] - 38:20, 48:12, 87:7
access [1] - 62:5
accessory [14] - 52:6, 52:17, 52:22, 53:8, 53:12, 53:18, 54:24, 55:25, 56:8, 68:3, 68:17, 68:20, 68:25, 69:13
according [2] - 52:11, 56:11
accurate [1] - 14:1
achieve [1] - 35:17
action [8] - 4:6, 7:2, 31:25, 41:4, 65:15, 69:16, 77:8, 83:19
actions [13] - 43:17, 49:7, 49:8, 50:13, 50:19, 58:7, 58:22, 59:24, 60:7, 60:8, 64:21, 65:7, 65:9
actual [7] - 21:15, 22:10, 25:18, 28:14, 49:8, 49:9, 74:1
Adam [1] - 33:17
add [13] - 20:13, 28:16, 28:20, 30:1, 30:3, 30:8, 75:13, 76:6, 77:5, 79:21, 80:9, 80:10, 81:1
added [2] - 24:2, 24:17
adding [2] - 30:4, 66:24
addition [1] - 18:10
additional [2] - 9:3, 50:14
additionally [1] - 24:3
additions [1] - 8:24
address [10] - 9:4, 11:1, 11:4, 12:25, 33:15, 35:9, 44:5, 48:25, 60:18, 69:4
addressed [2] - 9:12, 70:4
addressing [1] - 45:1
adjacent [1] - 41:24
adjourn [1] - 88:6
adjourned [1] - 89:1
adjusting [1] - 70:5
administrative [6] - 57:6, 58:3, 60:5, 73:14, 74:8, 74:10
administratively [2] - 55:1, 73:9
advantageous [1] - 39:23
aesthetic [2] - 35:10, 35:16
affect [1] - 71:15
affidavit [1] - 58:20
affirm [5] - 11:11, 13:7, 33:22, 44:13, 61:2
afford [1] - 82:12
after-the-fact [3] - 51:19, 52:19, 57:7
afternoon [1] - 60:20
agenda [3] - 3:17, 4:10, 6:6
Agenda [14] - 4:18, 4:22, 5:20, 5:22, 6:2, 6:14, 6:19, 7:3, 7:5, 7:17, 7:19, 7:24, 8:4, 8:10
agendas [1] - 4:17
agent [1] - 58:18
ago [4] - 35:24, 73:7, 78:3, 79:11
agree [8] - 20:18, 21:12, 38:16, 38:18, 40:10, 46:22, 70:11, 70:17
agreed [1] - 87:2
agreement [8] - 5:16, 33:1, 85:3, 85:9, 85:15, 85:17, 86:17, 86:21
ahead [1] - 34:23
aligning [1] - 9:6
Allen [2] - 33:17, 39:11
ALLEN [12] - 33:21, 34:1, 34:3, 36:4, 36:15, 36:20, 36:25, 39:8, 39:12, 40:2, 40:15, 40:18
allowable [1] - 34:21
allows [1] - 14:12
alluding [1] - 19:16
almost [1] - 22:11
ALSO [1] - 1:16
alterations [3] - 52:24, 74:6, 74:17
aluminum [9] - 41:18, 41:23, 42:13, 43:10, 45:6, 45:17, 45:23, 47:19, 66:21
amenable [3] - 26:7, 26:20, 48:8
amend [8] - 16:2, 16:18, 28:5, 29:22, 47:3, 75:12, 76:18, 77:4
amended [6] - 16:23, 31:5, 31:7, 31:12, 31:18
amending [2] - 71:11, 75:25
amendment [8] - 16:12, 26:3, 28:6, 29:24, 30:3, 30:22, 31:1, 84:14
amount [4] - 85:25, 86:3, 86:19, 87:8
Andersen [2] - 34:17, 34:25
announcements [1] - 3:6

answer [2] - 80:7, 80:19
anytime [1] - 81:21
apart [1] - 53:4
apologies [1] - 49:3
apologize [1] - 34:22
apparent [1] - 21:17
appeal [1] - 88:18
appealing [1] - 88:13
appear [7] - 22:6, 22:8, 53:17, 53:19, 54:12, 54:18, 68:10
appearance [2] - 7:10, 54:22
apple [1] - 69:10
applicant [43] - 5:5, 7:10, 9:2, 9:11, 9:14, 9:17, 10:21, 12:12, 18:20, 19:9, 20:16, 25:5, 25:25, 26:7, 27:14, 27:21, 30:11, 33:2, 33:12, 35:19, 38:24, 40:4, 41:25, 44:1, 45:15, 47:8, 47:12, 52:14, 52:18, 55:12, 55:23, 56:9, 56:23, 57:10, 57:17, 57:21, 58:12, 60:14, 62:11, 62:13, 63:3, 63:11, 88:12
applicant's [1] - 5:8
applicants [1] - 17:10
application [6] - 32:14, 42:20, 42:24, 55:3, 57:8, 57:10
applies [1] - 23:9
appraiser [1] - 52:12
appreciate [6] - 12:14, 12:18, 36:14, 40:16, 44:23, 69:6
approaches [8] - 10:24, 12:24, 26:11, 33:13, 39:11, 44:6, 47:9, 60:19
appropriate [6] - 14:5, 42:18, 68:23, 69:16, 80:20, 87:3
Appropriateness [2] - 5:10, 41:8
appropriation [1] - 87:23
approval [24] - 4:7, 6:9, 30:13, 31:18, 42:5, 43:4, 43:8, 43:9, 43:16, 45:3, 46:7, 49:20, 51:1, 52:19, 55:12, 57:6, 58:4, 58:15, 60:5, 61:22, 66:5, 67:4, 75:23, 84:9
approve [13] - 3:21, 6:18, 7:23, 14:25, 16:2, 20:7, 29:23, 31:17, 46:15, 50:12, 50:18, 84:14, 85:1
approved [10] - 6:7, 6:11, 28:18, 28:22, 42:3, 49:6, 52:23, 56:11, 57:20, 73:9
approving [1] - 50:7
architect [1] - 17:14
architectural [3] - 55:20, 57:24, 65:3
architecture [1] - 78:16
area [8] - 24:1, 38:3, 41:25, 43:3, 45:6, 46:5, 48:2, 87:25
Arimus [7] - 2:10, 11:19, 22:13, 22:15, 34:24, 69:9, 85:4
ARIMUS [1] - 1:17
arrangement [1] - 66:22
arrived [3] - 27:14, 85:15, 86:18
ARSENAULT [9] - 1:18, 2:23, 32:12, 41:15, 51:16, 59:8, 60:2, 60:10, 62:20
Arsenault [1] - 2:23
aside [1] - 19:13
assessed [1] - 86:6
associated [2] - 42:2, 49:10
assuming [1] - 59:6
Atlantic [1] - 11:6
attempt [2] - 76:18, 77:4
attempts [1] - 54:6
attending [1] - 2:6
attorneys' [1] - 77:9
AUDIENCE [16] - 6:4, 6:15, 7:20, 10:22, 11:5, 13:2, 14:20, 33:17, 37:3, 44:2, 44:7, 46:12, 60:16, 60:20, 63:17, 65:20
Audience [5] - 10:24, 12:24, 33:13, 44:6, 60:19
authorized [1] - 90:8
available [3] - 18:16, 18:19, 19:3
avenue [1] - 72:1
Avenue [6] - 5:4, 5:11, 32:6, 32:16, 40:24, 41:9
avoid [2] - 7:10, 73:6
Avondale [2] - 41:20, 51:22
aware [2] - 62:21, 74:9
aye [13] - 4:3, 6:24, 8:5, 16:14, 30:23, 31:13, 31:22, 41:1, 51:2, 51:3, 65:11, 65:12, 84:22

B

bad [3] - 61:19, 62:1, 62:15
Ball [1] - 1:7
ball [2] - 70:10, 70:17
based [11] - 9:21, 17:17, 24:5, 34:17, 35:11, 56:25, 58:9, 59:8, 79:18, 80:12, 82:4
Beach [1] - 11:6
Beaver [1] - 87:20
Becky [2] - 2:17, 15:25
BECKY [1] - 1:14
becomes [1] - 21:17
befuddled [1] - 81:16
begin [2] - 2:8, 72:2
behind [2] - 55:16, 62:6
believes [1] - 59:17
below [1] - 49:7
better [3] - 9:8, 61:9, 67:12
between [2] - 14:8, 23:10
big [3] - 37:14, 77:13, 78:23
biggest [1] - 19:11
bill [6] - 77:24, 79:6, 80:2, 82:5, 82:7, 88:1
bills [1] - 87:23
birthday [1] - 80:25
bit [5] - 18:4, 34:12, 66:14, 74:23, 83:11
blend [1] - 66:20
Bluebeam [1] - 22:4
board [1] - 7:8
boo [1] - 77:24
book [4] - 9:16, 10:1, 10:14, 86:22
bottom [14] - 14:7, 14:12, 17:22, 18:3, 20:21, 23:8, 24:2, 24:7, 25:1, 26:17, 29:14, 29:18, 30:15, 30:19
bought [1] - 61:14
brackets [1] - 52:5
brand [1] - 20:1
Brandy [1] - 3:2
BRANDY [1] - 1:19
break [1] - 3:13
brick [4] - 52:3, 55:10, 73:10, 75:4
Brief [2] - 11:2, 22:19
brief [1] - 28:9
bring [9] - 3:9, 26:6, 34:9, 67:10, 72:9, 72:13, 77:22, 86:23, 88:7
brings [1] - 72:17
brought [4] - 22:10, 34:18, 84:2, 85:10
Bug [1] - 38:1
building [6] - 58:18, 69:13, 80:15, 82:24, 83:1, 87:19
Building [1] - 1:7
buildings [5] - 78:12, 79:23, 80:9, 80:24, 83:13
bungalow [1] - 51:24
bungalow-style [1] - 51:24
burdensome [3] - 76:14, 81:10, 81:20
Business [2] - 5:14, 65:22
business [1] - 7:9

C

Caleb [2] - 2:23, 34:23
CALEB [1] - 1:18
Camp [1] - 3:2
CAMP [2] - 1:19, 3:2
captures [1] - 81:6
card [1] - 3:9
CARLA [1] - 1:19
Carla [6] - 2:12, 70:19, 80:5, 84:3, 84:11, 85:4
carried [1] - 56:1
case [8] - 36:12, 38:20, 55:7, 64:23, 77:21, 77:25, 78:17
cases [1] - 54:10
catalogues [1] - 23:14
cell [1] - 3:14
Century [3] - 68:22, 80:15, 81:6
certain [2] - 17:13, 19:8
certainly [1] - 37:11
CERTIFICATE [1] - 90:1
Certificates [2] - 5:9, 41:8
certify [1] - 90:8
cetera [2] - 78:16
Chair [69] - 1:13, 2:16, 7:7, 10:4, 10:12, 15:8, 15:13, 17:5, 18:6, 18:12, 18:24, 19:22, 20:3, 20:11, 20:25, 21:10, 21:20, 24:9, 24:19, 26:5, 27:12, 27:24, 28:4, 28:10, 28:19, 28:25, 32:13, 37:10, 37:18, 38:24, 40:3, 41:16, 46:17, 47:11, 47:22, 48:2, 48:20, 49:2, 50:2, 50:17, 51:17, 59:3, 60:2, 60:3, 62:12, 62:20, 63:2, 63:25, 64:18, 67:8, 69:3, 70:21, 71:5, 73:23, 76:8, 77:1, 77:15, 80:4, 80:18, 82:9, 82:23, 83:18, 85:6, 85:18, 85:21, 86:8, 86:15, 88:9, 88:17
CHAIRMAN [144] - 2:3, 2:16, 3:4, 3:25, 4:2, 4:4, 4:6, 5:24, 6:5, 6:16, 6:21, 6:23, 6:25, 7:2, 7:14, 7:21, 8:1, 8:3, 8:7, 8:9, 8:18, 10:2, 10:17, 10:20, 10:23, 10:25, 12:11, 12:14, 12:20, 14:17, 14:21, 15:7, 15:22, 15:24, 16:11, 16:15, 16:17, 16:21, 16:24, 17:2, 17:20, 18:9, 20:20, 22:20, 23:17, 23:21, 24:15, 26:2, 26:9, 26:12, 27:8, 27:11, 29:20, 30:21, 30:24, 31:1, 31:9, 31:11, 31:14, 31:16, 31:23, 31:25, 32:10, 33:9, 33:11, 33:14, 35:18, 35:21, 36:14, 36:19, 36:21, 36:23, 37:1, 37:4, 37:9, 38:13, 38:16, 39:9, 40:1, 40:19, 40:22, 41:2, 41:4, 41:13, 43:22, 43:25, 44:3, 45:14, 45:17, 45:21, 45:23, 46:2, 46:8, 46:10, 46:13, 47:6, 48:4, 48:15, 49:24, 50:1, 50:23, 50:25, 51:4, 51:6, 51:14, 59:1, 59:21, 60:6, 60:11, 60:14, 60:17, 62:9, 63:10,

63:13, 63:18, 63:24, 64:8, 64:25, 65:13, 65:15, 65:21, 67:5, 67:15, 67:17, 67:21, 69:5, 70:12, 70:18, 70:25, 72:16, 73:1, 75:1, 75:22, 76:2, 83:21, 83:23, 84:19, 84:21, 84:23, 84:25, 87:10, 88:4, 88:22, 88:24
change [13] - 34:10, 34:16, 35:8, 66:23, 69:15, 69:17, 69:19, 69:22, 70:13, 70:20, 72:22, 79:8, 79:14
changed [3] - 71:15, 72:8, 79:12
changes [7] - 66:9, 76:4, 79:7, 80:1, 81:22, 81:24, 84:10
changing [1] - 16:3
character [1] - 29:6
characteristics [1] - 80:13
characterized [2] - 51:25, 52:8
chimney [27] - 51:21, 52:3, 52:19, 55:10, 55:13, 55:17, 55:18, 55:19, 56:6, 56:20, 56:21, 58:8, 58:14, 59:4, 59:7, 59:11, 59:14, 59:17, 61:25, 62:6, 62:15, 62:22, 64:5, 64:9, 64:11, 64:21, 65:2
City [3] - 77:8, 77:13, 87:16
CITY [1] - 1:1
civil [2] - 86:6, 87:8
clad [2] - 34:14, 66:21
claim [1] - 54:3
clarification [1] - 19:20
clarify [2] - 18:7, 40:4
clarity [1] - 60:3
class [1] - 76:15
cleanup [1] - 61:23
clear [2] - 48:4, 69:24
clearly [1] - 55:21
close [7] - 6:16, 7:21, 14:21, 24:6, 37:4, 46:13, 63:19
COA [42] - 3:12, 5:15, 12:23, 14:19, 20:7, 37:2, 39:6, 46:11, 55:1, 56:11, 57:9, 57:20, 61:21, 63:16, 65:23, 66:6, 67:6, 68:1, 68:14, 68:15, 68:18, 68:23, 69:11, 69:25, 71:12, 72:19, 72:22, 72:23, 73:25, 74:3, 74:4, 74:20, 75:13, 75:24, 76:5, 76:10, 77:5, 81:21, 81:23, 84:9, 85:1, 85:9
COA-24-30519 [1] - 42:3
COA-25-32139 [1] - 5:6
COA-25-32249 [1] - 4:14
COA-25-32686 [6] - 5:12, 51:10, 51:18, 63:22, 65:9, 65:16
COA-25-32716 [8] - 5:1, 8:13, 8:21, 14:25, 16:3, 17:4, 29:23, 31:19
COA-25-32942 [5] - 5:3, 32:5, 37:7, 40:24, 41:5
COA-25-32970 [7] - 5:10, 41:9, 41:17, 46:16, 50:18, 51:2, 51:7
COA-25-32989 [1] - 4:23
COA-25-32990 [1] - 4:24
COA-25-33017 [1] - 4:20
COA-25-33050 [1] - 4:19
COAs [3] - 52:23, 72:18, 86:25
Code [15] - 42:16, 42:25, 43:5, 53:21, 57:18, 66:12, 69:11, 69:18, 69:23, 70:13, 70:20, 71:12, 76:18, 77:5, 79:15
column [1] - 75:14
comfortable [1] - 24:11
coming [2] - 45:2, 88:15
commencing [1] - 1:7
comment [2] - 26:21, 27:13
Comments [1] - 65:18
comments [3] - 23:22, 65:19, 66:2
commission [2] - 14:2, 71:10
COMMISSION [45] - 1:2, 4:1, 4:3, 4:5, 5:23, 6:22, 6:24, 7:1, 8:2, 8:5, 8:8, 8:17, 10:19, 12:13, 16:14, 16:16, 30:23, 30:25, 31:10, 31:13, 31:22, 31:24, 32:9, 33:10, 35:20, 36:22, 38:15, 40:21, 41:1, 41:3, 41:12, 43:24, 45:16, 50:24, 51:3, 51:5, 51:13, 60:13, 63:12, 65:12, 65:14, 84:20, 84:22, 84:24, 88:23
Commission [33] - 1:14, 1:14, 1:15, 2:5, 8:21, 9:1, 16:9, 29:1, 32:13, 32:22, 41:16, 42:12, 49:3, 51:17, 59:17, 62:21, 64:19, 64:22, 65:24, 66:4, 68:16, 71:2, 71:3, 73:24, 74:5, 74:14, 74:25, 84:16, 85:6, 85:8, 88:8, 88:18, 89:1
Commissioner [20] - 7:14, 8:6, 10:13, 18:25, 19:23, 21:11, 23:22, 24:15, 38:18, 47:23, 48:23, 69:7, 72:16, 73:24, 80:8, 80:21, 81:8, 84:2, 85:22, 86:16
COMMISSIONER [116] - 2:14, 2:17, 2:19, 2:21, 3:21, 3:24, 6:18, 6:20, 7:7, 7:23, 7:25, 10:4, 14:23, 15:2, 15:4, 15:6, 15:8, 15:13, 15:19, 15:20, 15:23, 16:1, 16:10, 16:22, 17:1, 17:5, 18:6, 18:12, 18:18, 18:24, 19:22, 20:3, 20:14, 20:25, 21:10, 21:19, 22:18, 22:25, 23:5, 23:20, 24:9, 24:19, 27:12, 27:24, 28:2, 28:7, 28:10, 28:25, 29:21, 29:25, 30:2, 30:7, 30:10, 30:16, 30:18, 31:6, 31:8, 37:6, 37:8, 37:10, 37:17, 38:23, 39:25, 46:15, 46:20, 46:25, 47:10, 48:1, 48:20, 48:24, 49:11, 49:23, 50:17, 50:22, 59:3, 59:20, 62:12, 63:2, 63:21, 63:23, 63:25, 67:7, 67:16, 67:20, 67:23, 69:24, 70:3, 70:15, 72:25, 73:2, 74:21, 75:3, 75:16, 75:18, 75:21, 76:20, 76:24, 77:14, 77:15, 77:20, 80:4, 82:1, 82:17, 82:19, 82:22, 83:6, 83:18, 83:22, 84:11, 84:17, 84:18, 85:18, 86:2, 86:8, 88:9, 88:21
commissioner [5] - 2:15, 2:18, 2:20, 2:22, 3:18
commissioners [10] - 5:21, 7:6, 8:15, 32:7, 35:19, 41:10, 51:11, 70:10, 76:4, 88:7
Committee [1] - 88:20
committee [1] - 82:4
communicate [1] - 40:12
company [2] - 36:7, 36:8
comparable [1] - 53:19
compare [1] - 24:14
compared [1] - 21:15
comparing [1] - 57:15
compatible [3] - 43:14, 53:9, 57:4
complete [2] - 35:8, 90:10
completed [1] - 12:7
completely [2] - 27:3, 81:16
compliance [1] - 58:21
Compliance [1] - 57:18
Complies [6] - 11:10, 13:6, 13:16, 33:21, 44:12, 61:1
comply [2] - 14:5, 50:8
composite [2] - 34:17, 35:11
comprises [1] - 54:7
conceal [3] - 45:5, 45:8, 46:5
concern [4] - 19:11, 21:9, 21:18, 69:7
concerned [1] - 21:1
concerns [1] - 9:4
concluded [1] - 89:2
concrete [1] - 64:4
Condition [5] - 16:4, 16:5, 42:22, 43:12, 49:13
condition [28] - 20:8, 20:13, 24:2, 24:8, 24:18, 24:25, 26:8, 27:25, 28:2, 28:17, 28:20, 30:1, 30:3, 30:5, 30:9, 30:10, 32:20, 35:23, 43:11, 46:22, 49:21, 50:3, 50:11, 50:15, 53:19, 53:23, 57:14, 62:22
conditioned [2] - 42:20, 42:24
conditions [15] - 6:7, 6:8, 15:5, 16:3, 31:19, 35:4, 43:16, 43:17, 46:16, 49:6, 49:9, 50:14, 50:20, 51:1
Conditions [2] - 9:12, 28:11
conducted [1] - 57:8
conflict [1] - 7:11
conform [1] - 13:19
consent [2] - 4:17, 6:6
Consent [14] - 4:18, 4:22, 5:20, 5:22, 6:2, 6:14, 6:19, 7:3, 7:5, 7:17, 7:18, 7:24, 8:4, 8:10
considered [1] - 76:14
considering [1] - 39:19
consistency [1] - 35:9
consistent [11] - 16:7, 42:14, 42:21, 42:25, 43:18, 43:20, 49:14, 50:4, 50:10, 53:3, 57:3
construct [1] - 59:11
constructed [3] - 43:7, 52:10, 56:19
construction [4] - 8:24, 17:25, 18:8, 18:11
contacted [1] - 39:19
contained [1] - 54:13
context [2] - 69:9, 74:19
contractor [1] - 62:24
contractors [1] - 44:21
contrary [1] - 38:22
contributing [10] - 41:19, 66:17, 78:3, 78:8, 79:10, 79:16, 79:24, 80:11, 81:13, 81:19
convenience [1] - 35:13
conversation [2] - 79:13, 80:3

conversations [3] - 74:2, 79:5, 79:19
copies [1] - 9:20
corner [1] - 41:22
correct [8] - 15:18, 60:9, 60:10, 68:6, 70:2, 73:12, 74:24, 77:18
corrective [13] - 43:17, 49:7, 49:8, 50:13, 50:19, 58:6, 58:21, 59:24, 60:7, 64:20, 65:6, 65:9
correspondence [1] - 64:20
cost [1] - 86:10
costs [2] - 77:9, 78:23
council [2] - 70:24, 72:4
Council [3] - 78:2, 83:12, 87:17
Councilman [1] - 77:17
Counsel [2] - 1:19, 2:13
COUNTY [1] - 90:4
couple [5] - 66:8, 67:23, 78:2, 80:19, 81:15
cover [1] - 45:18
covered [1] - 54:19
create [2] - 27:25, 29:3
created [3] - 19:7, 75:8, 80:23
creating [3] - 81:5, 81:9, 81:19
creation [1] - 55:15
credit [3] - 86:10, 86:19
criteria [6] - 20:5, 42:16, 42:25, 43:5, 53:21, 68:10
cross [1] - 21:21
cross-section [1] - 21:21
curious [1] - 13:13
current [1] - 81:14
curve [1] - 56:7
cut [3] - 23:1, 23:6, 23:7

D

damage [2] - 34:8, 54:13
date [2] - 34:6, 81:2
DATED [1] - 90:15
dated [1] - 16:5
days [1] - 77:11
deal [1] - 18:13
Debbie [1] - 77:23
decease [1] - 61:15
December [1] - 88:19
decide [1] - 72:14
decision [4] - 32:21, 38:1, 46:23, 73:14
declare [6] - 5:22, 7:6, 8:16, 32:8, 41:11, 51:12
decreased [1] - 59:19
deemed [8] - 37:23, 66:18, 69:13, 78:13, 78:14, 81:17, 86:14, 87:7
defer [2] - 38:25, 64:6
deferral [2] - 39:13, 39:18
deferred [6] - 4:12, 4:16, 5:5, 5:7, 20:17, 54:12
Deferred [2] - 5:1, 8:12
definitely [1] - 21:18
delay [3] - 5:16, 61:21, 87:11
Dellwood [4] - 5:4, 32:6, 32:16, 40:24
demolish [2] - 70:1, 72:19
demolished [1] - 56:22
demolishing [1] - 68:2
demolition [7] - 5:16, 67:25, 68:24, 69:12, 76:10, 82:16, 87:11
demolitions [1] - 69:2
denial [8] - 33:7, 58:6, 59:22, 59:23, 59:24, 59:25, 60:8, 65:11
denied [6] - 39:6, 40:7, 40:13, 41:5, 65:16, 88:12
deny [6] - 37:7, 39:5, 40:23, 63:21, 65:9, 86:24
Department [12] - 1:18, 1:18, 1:19, 2:11, 2:24, 3:1, 3:3, 71:17, 72:5, 86:25, 87:1, 87:5
depicted [1] - 47:25
Dept [1] - 1:17
depth [6] - 17:12, 17:15, 17:20, 19:16, 21:25, 22:23
depths [1] - 19:25
design [12] - 42:10, 42:14, 42:15, 43:1, 43:4, 43:6, 43:11, 49:14, 53:9, 57:1, 66:12, 66:22
designated [1] - 80:12
designation [1] - 82:13
designed [1] - 35:14
designs [2] - 53:4, 56:3
desk [1] - 3:10
destroying [1] - 32:25
detail [2] - 38:4, 85:14
details [2] - 85:17, 85:19
determine [1] - 72:12
Diane [3] - 1:9, 90:7, 90:18
dictate [1] - 25:24
difference [1] - 45:4
differences [1] - 27:19
different [6] - 17:15, 35:8, 40:11, 67:8, 74:14, 87:6
digging [1] - 71:14
dimension [5] - 14:6, 21:24, 22:8, 23:13, 25:1
dimensional [2] - 10:7, 22:3
dimensionally [2] - 17:9, 25:24
dimensions [8] - 10:10, 10:13, 13:19, 22:5, 28:23, 28:24, 29:2, 67:1
direct [1] - 79:14
directly [2] - 41:24, 55:16
disclose [2] - 86:1, 86:2
discover [1] - 72:7
discretion [1] - 74:11
discuss [2] - 67:12, 71:17
discussed [2] - 4:11, 57:13
discussing [4] - 3:12, 20:23, 35:4, 85:4
Discussion [1] - 61:8
discussion [24] - 3:25, 6:21, 7:12, 8:1, 15:7, 16:19, 16:24, 17:3, 31:9, 37:9, 38:14, 40:20, 50:23, 55:13, 63:24, 64:17, 67:21, 72:21, 73:22, 76:3, 76:10, 78:18, 83:25, 84:19
displays [1] - 3:15
disruption [1] - 18:17
distributor [1] - 11:25
distributors [1] - 26:23
district [9] - 69:20, 78:10, 79:16, 79:22, 80:23, 81:5, 81:6, 81:9, 83:17
District [2] - 41:21, 51:22
districts [2] - 77:17, 81:14
documented [1] - 54:5
documents [4] - 57:16, 62:18, 62:25, 63:7
done [10] - 26:19, 27:2, 35:24, 43:3, 46:7, 68:25, 70:8, 72:13, 72:23, 77:11
door [2] - 51:19, 56:4
doors [6] - 9:6, 52:16, 55:24, 56:7, 64:13
dormer [1] - 52:1
down [5] - 5:3, 11:18, 41:7, 45:2, 72:1
Downer [1] - 77:23
dramatic [1] - 75:9
drastic [1] - 25:21
drawing [2] - 16:5, 22:2
drawings [1] - 16:8
drew [1] - 2:25
DREW [1] - 1:18
driveways [1] - 67:1
drop [1] - 3:10
due [2] - 56:5, 73:14
duplex [1] - 32:17
during [3] - 54:19, 55:12, 68:21
DUVAL [1] - 90:4

E

easier [2] - 79:13, 79:20
echo [1] - 23:22
Edward [1] - 1:7
effect [3] - 25:21, 66:11, 75:9
efficiency [1] - 35:13
effort [1] - 68:6
efforts [1] - 82:6
either [5] - 46:6, 47:17, 64:16, 68:2, 84:5
elevation [6] - 9:14, 9:15, 15:10, 15:15, 16:7, 88:14
elevations [5] - 9:2, 9:18, 9:19, 9:21, 9:23
email [4] - 22:12, 34:24, 63:4
enclose [1] - 42:1
enclosure [2] - 45:10, 45:11
end [1] - 79:25
ends [2] - 52:2, 52:9
energy [1] - 35:12
ensure [2] - 57:22, 73:20
ensuring [1] - 20:20
entail [1] - 72:11
entertain [6] - 6:17, 7:22, 14:22, 37:5, 46:14, 63:19
entire [2] - 4:9, 86:20
entrance [2] - 55:16, 56:5
entry [1] - 52:4
Epstein [9] - 2:14, 10:13, 21:12, 24:15, 38:19, 47:23, 80:8, 80:21, 86:16
EPSTEIN [54] - 1:14, 2:14, 3:21, 6:18, 7:23, 10:4, 14:23, 15:2, 15:4, 15:20, 15:23, 16:1, 16:22, 17:5, 18:24, 20:25, 21:19, 22:18, 22:25, 23:5, 23:20, 24:19, 27:24, 28:2, 28:7, 28:10, 28:25, 29:21, 29:25, 30:2, 30:7, 30:10, 30:18, 31:6, 37:8, 37:17, 38:23, 39:25, 46:15, 46:20, 46:25, 47:10, 48:1, 49:11, 62:12, 63:21, 63:25, 75:21, 77:15, 77:20, 82:22, 83:6, 84:17, 86:8
equipment [2] - 45:5, 45:9
Ernest [1] - 4:20
especially [2] - 14:3, 39:18
essentially [2] - 70:14, 77:10
et [2] - 78:16
ETHAN [1] - 1:13
Ethan [1] - 2:16
evidence [8] - 38:9, 38:17, 38:22, 40:8, 54:2, 58:10, 58:20, 64:9
evident [1] - 57:20
ex [7] - 5:22, 7:6, 7:16, 8:15, 32:7, 41:11, 51:11
exacerbated [1] -

54:21
exact [5] - 12:5, 19:8, 39:7, 40:5, 47:19
exactly [2] - 12:3, 68:9
example [4] - 13:18, 34:9, 34:18, 82:24
examples [3] - 68:3, 68:7, 69:8
exceed [2] - 25:10, 50:21
except [1] - 50:8
exception [1] - 53:10
exemption [1] - 87:19
exhibit [1] - 10:1
exist [2] - 19:10, 59:15
existed [1] - 57:4
existing [4] - 30:4, 43:7, 53:3, 67:1
expect [1] - 62:2
experience [1] - 17:18
experts [1] - 37:22
exposed [2] - 52:1, 52:9
extent [1] - 47:15
exterior [7] - 52:3, 52:9, 54:22, 55:10, 70:1, 81:23, 82:15

F

facade [1] - 52:2
facing [1] - 75:7
fact [4] - 51:19, 52:19, 57:7, 72:20
failure [1] - 23:1
fair [1] - 24:24
fall [1] - 73:17
familiar [1] - 19:1
fantastic [1] - 28:8
far [1] - 35:4
favor [12] - 4:2, 6:23, 8:3, 16:13, 30:21, 31:11, 31:21, 40:25, 51:1, 51:2, 65:10, 84:21
favorite [2] - 47:3, 73:3
feasible [1] - 18:2
feature [2] - 55:20, 65:3
features [1] - 57:24
fees [1] - 77:9
feet [16] - 42:4, 42:8, 42:19, 42:23, 43:12, 45:12, 48:14, 49:18, 49:22, 50:3, 50:21, 56:12, 56:16, 58:24, 59:6, 59:19
fence [23] - 41:18, 42:5, 42:13, 42:18, 43:2, 43:7, 43:14, 44:25, 45:1, 45:6, 45:7, 45:23, 46:6, 46:24, 47:13, 47:14, 47:15, 47:18, 47:19, 47:21, 47:24, 48:6, 50:8
Fencing [1] - 49:13
fencing [17] - 41:23, 42:1, 42:2, 42:7, 42:10, 42:15, 42:21, 42:23, 43:10, 43:18, 43:19, 43:20, 49:15, 49:18, 50:5, 50:9, 50:20
fenestration [1] - 54:8
few [4] - 3:6, 17:15, 53:4, 67:8
File [2] - 53:1, 53:7
filed [1] - 70:22
fill [3] - 3:9, 68:12, 75:5
final [6] - 28:17, 28:21, 30:12, 50:6, 58:17, 66:1
finally [3] - 52:18, 54:9, 57:19
fine [2] - 27:4, 48:13
finish [1] - 88:14
first [8] - 8:13, 9:5, 27:5, 44:21, 61:13, 62:1, 70:19, 87:17
fit [2] - 24:1, 68:10
fits [1] - 48:6
five [1] - 61:17
Five [2] - 82:25, 83:1
fixable [1] - 37:23
floor [4] - 9:5, 62:6, 62:8, 75:7
floors [1] - 73:15
Florida [10] - 1:9, 1:10, 11:6, 33:18, 52:25, 53:7, 60:22, 82:4, 90:7, 90:18
FLORIDA [1] - 90:3
Florida-based [1] - 82:4
follow [1] - 27:22
follow-up [1] - 27:22
following [1] - 58:6
foot [4] - 46:22, 48:12, 49:20
footprint [1] - 67:2
foregoing [1] - 90:9
form [1] - 53:1
formal [1] - 85:7
format [1] - 67:13
forth [2] - 71:16, 86:1
forward [5] - 43:15, 68:15, 71:18, 71:22, 74:9
forwards [1] - 58:5
foundation [1] - 9:5
four [4] - 26:22, 52:15, 55:24, 58:23
FPR [1] - 1:9
frame [23] - 10:11, 17:12, 17:15, 17:20, 19:14, 19:16, 19:17, 20:22, 21:2, 21:7, 21:16, 21:22, 22:7, 22:11, 23:15, 25:3, 25:10, 25:18, 29:10, 29:11, 30:14, 30:18, 35:3
frames [2] - 22:23, 54:18
frank [1] - 39:12
free [3] - 10:25, 33:14, 86:22
frequently [1] - 18:14
front [13] - 3:10, 9:20, 9:23, 12:16, 32:24, 41:18, 42:8, 42:19, 49:19, 51:25, 55:10, 56:13
frustrating [1] - 24:21
full [2] - 73:13, 75:11
fumigation [1] - 32:25
function [1] - 21:23
fund [2] - 87:24, 88:2
funding [1] - 87:24
furthermore [2] - 54:4, 56:18
future [1] - 67:18

G

gable [1] - 52:8
gambrel [1] - 51:25
gap [1] - 68:12
General [2] - 1:19, 2:13
general [6] - 3:6, 21:8, 22:16, 27:13, 62:23, 74:17
generally [2] - 19:23, 57:4
given [5] - 12:1, 33:5, 64:2, 64:6, 86:10
glazing [2] - 54:14, 54:18
goal [2] - 27:4, 82:10
grant [2] - 78:7, 87:24
great [2] - 68:5, 84:16
greater [2] - 29:19, 30:15
Greenwood [2] - 5:11, 41:9
GREGORY [1] - 1:13
Gregory [1] - 2:16
grow [1] - 46:4
guess [9] - 19:11, 30:5, 70:18, 71:4, 71:8, 74:21, 77:19, 79:25, 84:8
guidance [2] - 29:5, 64:24
guidelines [13] - 42:11, 42:15, 42:16, 42:22, 43:1, 43:6, 43:19, 48:6, 49:15, 49:17, 50:5, 50:9, 66:12
guys [6] - 27:7, 34:19, 35:1, 35:7, 35:16, 44:22
guys' [1] - 65:6

H

half [2] - 14:10, 51:24
hand [7] - 11:8, 12:2, 13:5, 33:20, 44:11, 60:24, 83:23
hands [1] - 36:12
hard [1] - 9:20
hardscaping [1] - 66:24
hardship [1] - 27:10
hate [2] - 20:16, 77:23
heads [1] - 84:6
hear [5] - 8:13, 17:16, 32:11, 41:14, 51:15
Heard [2] - 5:1, 8:12
heard [3] - 8:22, 32:14, 88:19
Hearing [1] - 1:8
hearing [27] - 5:24, 5:25, 6:17, 7:16, 7:17, 7:21, 7:22, 8:9, 8:18, 8:19, 10:20, 14:21, 14:22, 16:17, 32:10, 32:11, 33:11, 37:5, 41:13, 41:14, 43:25, 44:20, 46:13, 46:14, 50:25, 51:15, 63:19
height [8] - 42:7, 42:17, 42:18, 42:24, 43:5, 43:11, 45:4, 50:21
held [3] - 1:6, 61:8, 82:7
hello [1] - 61:11
help [2] - 29:5, 71:4
helpful [1] - 24:20
Henry [1] - 44:8
hereby [1] - 2:3
hi [2] - 44:7, 44:20
higher [1] - 85:25
Historic [7] - 2:4, 16:8, 41:20, 51:22, 58:15, 58:19, 88:25
historic [17] - 13:19, 14:3, 21:6, 27:17, 29:6, 32:19, 51:21, 53:18, 53:23, 54:7, 54:11, 55:20, 57:24, 66:18, 69:20, 77:16, 80:10
HISTORIC [1] - 1:2
historical [3] - 35:10, 35:16, 58:9
historically [3] - 14:1, 14:5, 78:15
history [1] - 88:3
hit [1] - 80:25
HOFF [39] - 1:13, 2:21, 15:8, 15:13, 15:19, 18:6, 18:12, 18:18, 20:3, 20:14, 31:8, 48:20, 48:24, 49:23, 50:17, 67:7, 67:16, 67:20, 67:23, 69:24, 70:3, 70:15, 72:25, 73:2, 74:21, 75:3, 75:16, 75:18, 76:20, 76:24, 77:14, 83:18, 83:22, 84:11, 84:18, 85:18, 86:2, 88:9, 88:21
Hoff [8] - 2:21, 18:25, 19:23, 48:23, 72:17, 73:24, 84:2, 85:22
Hoff's [2] - 23:22, 69:7
Hogan [1] - 1:8
hold [1] - 48:22
holding [1] - 20:17
holistic [1] - 55:2
home [1] - 65:1
homeowner [4] - 34:5, 36:10, 38:8, 39:20
homeowner's [1] - 39:2
homeowners [2] - 40:13, 81:11
honestly [4] - 21:1, 44:24, 45:4, 45:8
hook [1] - 77:8
hope [1] - 76:23
hopeful [1] - 79:6
hopefully [2] - 27:6, 88:10
hoping [1] - 46:25
horizontal [2] - 42:4, 43:2
hour [1] - 3:14
house [4] - 25:21, 45:7, 59:10, 61:14

howdy [1] - 34:3
HPC [3] - 73:13, 73:21, 75:11
hundred [2] - 18:25, 21:5
hypothetically [2] - 20:7, 70:16

I

idea [2] - 46:4, 81:9
ideas [1] - 81:8
identified [3] - 53:1, 55:6, 55:8
ignorance [1] - 80:5
impact [1] - 57:23
important [2] - 20:19, 65:2
impossible [1] - 27:1
impropriety [1] - 7:11
improvement [2] - 5:18, 88:5
inappropriate [1] - 54:10
inaudible [7] - 15:19, 22:23, 23:2, 61:13, 61:17, 75:16, 82:20
inch [4] - 11:23, 14:10, 14:11, 25:11
inches [23] - 14:8, 17:21, 23:18, 23:25, 24:3, 24:6, 24:10, 25:2, 25:14, 25:19, 26:18, 29:10, 29:11, 29:12, 29:14, 29:19, 30:14, 30:15, 30:19, 30:20, 35:5, 35:6, 56:15
include [4] - 9:3, 15:14, 58:1, 59:24
included [4] - 9:15, 9:25, 10:14, 59:25
includes [2] - 23:16, 56:4
including [1] - 20:15
inconsistencies [1] - 55:4
inconsistent [8] - 42:10, 42:17, 43:4, 43:8, 53:20, 55:2, 56:3, 66:11
incorrect [1] - 88:11
incurred [1] - 86:11
indicate [1] - 48:7
Indicating [2] - 44:2, 60:16
individually [1] - 24:24
infill [8] - 73:9, 73:19, 74:6, 74:23, 75:2, 75:13, 83:19, 84:15
information [29] - 9:25, 10:6, 10:7, 10:15, 12:17, 17:8, 18:15, 18:18, 18:19, 19:4, 20:4, 25:4, 25:25, 30:12, 32:23, 33:4, 33:5, 35:22, 35:25, 37:24, 39:1, 57:1, 64:1, 64:3, 64:5, 66:16, 72:3, 78:20
Information [1] - 85:2
inquiry [3] - 9:7, 15:12, 23:4
inspected [1] - 33:3
inspection [1] - 58:17
install [2] - 41:17, 45:24
installation [4] - 43:18, 49:14, 51:20, 52:21
installed [6] - 14:4, 20:8, 42:5, 43:3, 55:19, 56:9
instead [2] - 45:11, 79:21
intent [1] - 50:16
interest [2] - 7:11, 79:3
interesting [2] - 72:20, 78:15
internal [2] - 73:14, 75:7
internally [1] - 50:10
Internet [1] - 19:21
interpret [1] - 74:16
intrigued [1] - 78:19
introduced [2] - 87:16, 88:16
introductions [1] - 2:8
investigate [1] - 76:25
involved [1] - 39:24
Ionia [2] - 4:23, 88:13
irreparable [1] - 66:18
issue [4] - 20:18, 73:21, 75:8, 75:10
item [6] - 8:13, 8:22, 18:5, 66:23, 73:3, 83:20
Item [5] - 4:14, 5:3, 5:4, 32:4, 86:17
Items [2] - 5:1, 8:12
items [8] - 3:16, 4:10, 4:13, 6:7, 6:11, 60:4, 87:12, 87:15
itself [7] - 9:16, 9:21, 10:14, 66:4, 66:17, 73:24, 74:15

J

JACKSONVILLE [1] - 1:1
Jacksonville [5] - 1:8, 2:4, 33:18, 60:22, 88:25
JHPC [1] - 75:15
job [1] - 23:9
Johnson [1] - 2:25
JOHNSON [2] - 1:18, 2:25
Julia [1] - 2:14
JULIA [1] - 1:14
Junior [1] - 82:24
jurisdiction [2] - 82:14, 82:16
juxtapose [1] - 37:25

K

keep [2] - 3:14, 35:9
keeps [1] - 35:15
Kim [1] - 13:2
kind [16] - 23:18, 24:16, 27:13, 39:14, 40:10, 68:12, 70:4, 71:13, 71:20, 72:6, 73:21, 79:5, 80:5, 82:23, 83:24, 86:24

L

labeled [1] - 79:23
labor [1] - 86:11
landing [1] - 38:3
landmark [4] - 80:20, 83:2, 83:3, 87:19
landmarked [1] - 83:9
landmarking [1] - 82:4
landmarks [1] - 68:12
language [1] - 66:25
large [1] - 75:4
Large [1] - 1:10
last [6] - 3:19, 8:23, 32:15, 32:21, 34:11, 66:23
Laura [4] - 5:2, 8:14, 8:22, 31:20
lay [1] - 61:17
layer [2] - 27:2, 79:21
League [1] - 82:24
learned [1] - 39:14
least [1] - 20:9
leeway [1] - 18:4
left [2] - 23:7, 55:11
legal [1] - 71:13
legislation [5] - 5:17, 70:22, 70:23, 71:20, 87:13
less [1] - 75:24
letter [1] - 71:3
level [2] - 68:25, 73:15
liability [2] - 36:8, 77:12
light [3] - 55:9, 56:6, 56:7
like-for-like [2] - 66:21, 66:25
likely [1] - 76:21
limited [1] - 43:12
line [2] - 59:10, 83:16
list [3] - 81:13, 81:19, 83:13
listed [1] - 79:10
listened [1] - 34:11
live [1] - 48:13
LM-25-07 [1] - 4:13
local [7] - 77:16, 82:6, 82:13, 83:3, 83:5, 83:6, 87:19
locally [1] - 83:9
located [20] - 4:13, 4:14, 4:19, 4:20, 4:23, 4:24, 5:2, 5:3, 5:6, 5:10, 5:12, 8:14, 31:19, 32:5, 40:24, 41:9, 41:19, 51:10, 55:16, 85:13
location [7] - 12:15, 41:24, 43:20, 47:23, 55:14, 57:1, 58:11
locations [2] - 53:5, 56:4
look [23] - 13:15, 13:18, 17:24, 19:20, 24:13, 24:23, 25:21, 27:17, 29:9, 33:2, 35:2, 35:7, 35:14, 38:6, 47:20, 63:4, 69:18, 69:21, 71:11, 72:20, 77:2, 79:16, 83:9
looking [17] - 10:7, 18:22, 19:25, 20:6, 20:10, 23:12, 23:19, 24:16, 25:2, 27:16, 28:24, 34:13, 45:3, 65:1, 72:2, 75:9, 81:12
looks [4] - 23:14, 24:6, 33:3, 34:19
lose [1] - 25:19
Love [3] - 2:19, 7:15, 8:6
love [1] - 6:12
LOVE [6] - 1:15, 2:19, 6:20, 7:7, 21:10, 37:10
low [2] - 52:8, 88:14
low-pitched [1] - 52:8
Lowe's [1] - 25:13
lower [2] - 13:23, 14:7
lucky [1] - 78:25
LUZ [1] - 88:19

M

ma'am [1] - 63:6
main [1] - 62:8
maintained [1] - 14:15
maintenance [1] - 54:13
majority [3] - 32:18, 53:22, 71:25
makeup [1] - 74:14
manufacturer [1] - 11:20
mark [3] - 3:11, 80:22
Market [1] - 73:8
masonry [2] - 58:2, 75:4
Master [2] - 52:25, 53:7
matches [1] - 21:5
matching [1] - 66:22
material [6] - 42:14, 43:10, 47:20, 54:9, 66:21, 67:1
materials [6] - 16:6, 18:14, 53:4, 57:2, 68:7, 86:12
Matrix [1] - 5:15
matrix [15] - 65:23, 65:25, 66:6, 67:6, 69:15, 72:22, 72:23, 73:3, 73:18, 74:15, 75:13, 75:24, 76:5, 84:9, 85:1
matter [2] - 7:13, 30:6
Mayport [1] - 88:2
mean [8] - 17:15, 18:10, 38:4, 48:11, 50:10, 71:6, 77:2, 82:9
means [2] - 17:14, 59:14
meantime [1] - 61:23
measure [3] - 12:2, 18:21
measurement [2] - 20:5, 56:14
measurements [4] - 11:18, 11:20, 20:9, 56:12
measures [1] - 57:22
mechanical [3] - 45:5, 45:9, 45:19
meet [2] - 20:9, 35:3
MEETING [1] - 1:3

meeting [12] - 2:3, 3:19, 3:23, 13:24, 14:9, 32:15, 32:22, 67:11, 70:9, 70:16, 78:1, 88:24
meetings [1] - 13:20
Member [5] - 1:14, 1:14, 1:15, 78:2, 83:12
MEMBER [8] - 10:22, 11:5, 13:2, 33:17, 44:2, 44:7, 60:16, 60:20
member [7] - 10:24, 12:24, 33:13, 44:6, 60:19, 70:24, 72:4
members [1] - 7:7
MEMBERS [52] - 4:1, 4:3, 4:5, 5:23, 6:4, 6:15, 6:22, 6:24, 7:1, 7:20, 8:2, 8:5, 8:8, 8:17, 10:19, 12:13, 14:20, 16:14, 16:16, 30:23, 30:25, 31:10, 31:13, 31:22, 31:24, 32:9, 33:10, 35:20, 36:22, 37:3, 38:15, 40:21, 41:1, 41:3, 41:12, 43:24, 45:16, 46:12, 50:24, 51:3, 51:5, 51:13, 60:13, 63:12, 63:17, 65:12, 65:14, 65:20, 84:20, 84:22, 84:24, 88:23
mentioned [1] - 67:10
met [1] - 83:12
metal [2] - 53:14, 54:25
MI [1] - 21:20
microphone [8] - 15:1, 15:3, 16:20, 16:25, 22:17, 23:1, 28:1, 30:17
Mid [3] - 68:22, 80:15, 81:6
might [8] - 79:4, 79:6, 79:9, 79:11, 79:12, 79:13, 79:20, 79:23
minimum [3] - 28:22, 69:22, 71:24
minute [1] - 3:13
minutes [3] - 3:19, 3:22, 4:7
misidentified [1] - 55:9
missed [1] - 62:14
missing [1] - 10:8
mix [1] - 53:13
model [2] - 12:4, 21:15
modern [1] - 35:13
moment [2] - 20:5, 36:18
money [1] - 78:24
month [2] - 8:23, 39:23
month's [1] - 3:19
moot [1] - 77:2
Morgan [1] - 2:17
MORGAN [21] - 1:14, 2:17, 3:24, 7:25, 15:6, 16:10, 17:1, 19:22, 24:9, 27:12, 30:16, 37:6, 50:22, 59:3, 59:20, 63:2, 63:23, 80:4, 82:1, 82:17, 82:19
Morgan's [1] - 81:9
morning [1] - 9:19
most [5] - 54:11, 55:5, 57:25, 61:23, 68:21
mostly [1] - 53:9
motion [56] - 3:19, 3:21, 4:6, 6:17, 6:18, 7:2, 7:22, 7:23, 8:9, 14:22, 14:23, 14:25, 15:21, 16:2, 16:12, 16:17, 16:18, 26:3, 26:15, 29:22, 29:23, 30:3, 30:4, 30:22, 31:2, 31:3, 31:4, 31:12, 31:17, 31:18, 31:25, 37:5, 37:7, 40:14, 40:23, 46:14, 46:15, 47:1, 47:3, 47:7, 48:18, 48:21, 50:18, 51:6, 59:23, 63:20, 63:21, 65:8, 67:18, 75:12, 75:19, 75:23, 84:8, 84:12, 84:25
move [14] - 8:11, 23:23, 24:20, 28:5, 29:24, 30:3, 31:3, 31:5, 31:6, 31:7, 32:4, 65:22, 76:7, 84:14
moved [2] - 16:22, 84:17
moving [9] - 5:2, 7:5, 31:12, 41:7, 51:9, 65:17, 81:18, 85:2, 87:11
MR [65] - 2:10, 2:23, 2:25, 8:20, 9:8, 9:10, 10:12, 11:10, 11:15, 11:17, 12:19, 13:16, 15:18, 22:17, 26:21, 27:9, 32:12, 33:21, 34:1, 34:3, 36:4, 36:15, 36:20, 36:25, 39:8, 39:12, 40:2, 40:15, 40:18, 41:15, 44:12, 44:17, 44:19, 45:20, 45:22, 46:1, 46:3, 46:9, 47:16, 47:22, 48:3, 48:11, 49:2, 49:12, 51:16, 59:8, 60:2, 60:10, 61:1, 61:6, 61:9, 61:11, 62:17, 62:20, 62:23, 63:5, 64:18, 65:24, 73:23, 83:5, 85:5, 85:21, 86:4, 86:15, 87:14
MS [53] - 2:12, 3:2, 13:6, 13:11, 13:13, 13:17, 15:1, 15:3, 16:20, 16:25, 20:11, 26:5, 28:1, 28:4, 28:8, 28:19, 29:24, 30:1, 30:6, 30:8, 30:17, 31:4, 31:15, 40:3, 40:17, 46:17, 46:21, 47:5, 48:22, 48:25, 49:25, 50:2, 67:14, 69:3, 69:6, 70:2, 70:21, 71:5, 75:12, 75:17, 75:20, 76:1, 76:6, 76:23, 77:1, 77:19, 80:18, 82:9, 82:18, 82:21, 84:13, 86:20, 88:17
mullion [1] - 23:10
multifamily [2] - 73:11, 75:4
multiple [1] - 44:22
Municipal [1] - 57:18
muntin [1] - 23:10
must [1] - 75:15

N

name [8] - 11:1, 11:3, 12:25, 33:15, 44:4, 44:8, 60:18, 60:21
national [3] - 82:6, 82:11, 83:2
National [1] - 82:12
necessarily [1] - 13:21
necessary [4] - 54:4, 64:10, 64:12
need [21] - 6:9, 6:13, 11:3, 12:21, 25:9, 27:6, 28:16, 36:3, 36:24, 39:20, 46:23, 48:16, 60:1, 63:14, 67:18, 70:8, 71:14, 71:21, 72:8, 72:12, 84:8
needed [1] - 3:14
needs [2] - 28:21, 70:4
negatively [1] - 57:23
neighborhood [2] - 29:7, 66:3
neighborhoods [1] - 80:12
never [1] - 21:4
new [18] - 8:23, 10:1, 15:21, 17:25, 18:7, 18:10, 38:11, 40:8, 43:9, 45:7, 76:15, 77:5, 77:6, 80:25, 81:5, 81:10, 87:15
New [2] - 5:14, 65:22
next [6] - 8:11, 31:4, 32:4, 67:11, 87:21
no-go [1] - 34:12
Noise [1] - 18:17
non [1] - 53:5
non-street-visible [1] - 53:5
nonachievable [1] - 29:3
nonapproved [1] - 57:15
noncompliant [1] - 43:14
noncontributing [23] - 18:9, 67:25, 68:5, 68:8, 68:9, 68:13, 68:14, 69:12, 69:14, 69:25, 76:16, 78:4, 78:9, 78:13, 79:9, 79:11, 79:17, 79:24, 81:13, 81:17, 82:25, 83:8, 83:14
none [17] - 5:24, 7:21, 8:9, 8:18, 10:20, 14:21, 16:17, 32:10, 33:11, 37:4, 41:13, 43:25, 46:13, 50:25, 51:14, 63:18, 65:21
nonfunctional [1] - 55:14
nonhistoric [1] - 54:25
nonreplaceable [1] - 86:14
North [7] - 1:8, 4:15, 5:2, 8:14, 31:20, 73:8, 87:25
notable [2] - 68:19, 73:10
notably [1] - 57:25
Notary [1] - 1:9
note [9] - 49:4, 49:12, 55:4, 57:7, 66:1, 66:7, 66:15, 74:5, 85:16
noted [4] - 9:13, 65:10, 85:17, 86:16
notes [1] - 90:11
nothing [6] - 11:13, 13:9, 33:24, 44:15, 61:4, 61:18
notification [3] - 5:17, 85:2, 85:7
noting [1] - 50:20
November [3] - 1:6, 2:1, 90:15
Number [12] - 4:14, 5:4, 16:4, 16:6, 30:11, 32:5, 42:22, 43:12, 49:13, 55:8, 86:17, 86:18
number [6] - 25:11, 30:5, 54:24, 66:23, 73:4, 74:1
numerous [2] - 68:3, 68:7

O

objections [1] - 9:22
occurred [1] - 74:13
October [3] - 3:20, 3:22, 4:8
OF [4] - 1:1, 90:1, 90:3, 90:4
Off-microphone [1] - 28:1
Office [2] - 1:19, 2:12
OGC [1] - 71:19
old [2] - 78:14, 80:23
once [4] - 6:11, 9:18, 39:5, 66:4
one [32] - 5:7, 15:21, 17:23, 18:5, 19:12, 20:18, 21:14, 22:9, 25:12, 27:5, 29:16, 31:5, 33:3, 37:19, 39:16, 40:4, 43:14, 48:19, 48:22, 49:12, 51:24, 56:21, 58:8, 68:8, 68:19, 73:2, 76:6, 76:23, 80:8, 81:14, 82:1, 87:17
one-and-a-half-story [1] - 51:24
ongoing [1] - 80:24
open [8] - 5:25, 7:16, 8:18, 12:9, 32:10, 41:13, 51:14, 80:3
opening [2] - 74:7
openings [2] - 73:10, 75:6
operates [1] - 21:8
operating [1] - 32:17
opinions [1] - 37:12

opposed [10] - 4:4, 6:25, 8:7, 16:15, 30:24, 31:23, 41:2, 51:4, 65:13, 84:23
opposition [1] - 3:16
options [1] - 38:25
oral [1] - 88:3
order [2] - 2:5, 50:7
ordinance [2] - 70:5, 79:8
Ordinance [14] - 42:16, 42:25, 43:5, 53:21, 69:11, 69:18, 69:23, 70:13, 70:20, 71:11, 76:18, 77:4, 79:15, 87:17
ordinances [1] - 87:21
organism [1] - 32:25
organizations [1] - 66:3
original [6] - 33:6, 37:15, 40:9, 58:10, 61:15, 85:12
originally [1] - 57:16
otherwise [2] - 58:3, 59:17
outline [1] - 47:19
outlines [1] - 19:24
outs [1] - 19:2
outside [5] - 21:3, 25:18, 29:10, 82:25, 83:2
overheard [1] - 79:19
overlay [1] - 80:17
owner [5] - 45:15, 46:21, 58:18, 61:15, 75:4
owner/homeowner [1] - 44:9
owners [3] - 76:15, 76:16, 86:11

P

p.m [4] - 1:7, 2:1, 2:7, 89:3
package [1] - 9:16
page [2] - 22:16, 34:13
Page [1] - 86:5
Pages [1] - 10:15
pages [2] - 11:21, 11:24
painted [2] - 35:15, 57:19
painting [4] - 52:20, 54:20, 57:23, 58:2
paperwork [1] - 82:8
Parkway [1] - 33:18
part [5] - 25:11, 40:9, 55:2, 72:23, 79:14
parte [7] - 5:22, 7:6, 7:16, 8:15, 32:7, 41:11, 51:11
partial [1] - 86:10
particular [6] - 13:21, 20:1, 20:18, 36:12, 74:19, 85:24
particularly [2] - 61:12, 77:6
passed [1] - 16:18
passes [7] - 4:7, 7:3, 8:9, 31:2, 32:1, 51:6, 84:25
past [1] - 42:6
path [1] - 80:20
patience [2] - 22:21, 32:3
pattern [1] - 56:7
pause [3] - 11:2, 22:19, 28:9
Pearl [1] - 4:15
Peluso [3] - 77:17, 78:2, 83:12
penalty [2] - 86:6, 87:8
pending [2] - 5:17, 87:13
people [5] - 17:8, 20:15, 24:22, 70:17, 77:6
per [2] - 5:5, 5:7
percent [2] - 19:1, 21:5
period [3] - 52:10, 80:13, 81:7
permissible [1] - 54:11
permit [1] - 58:18
permits [1] - 52:23
permitted [1] - 66:19
permitting [2] - 58:12, 61:21
personal [1] - 78:1
perspective [1] - 37:11
Petr [1] - 60:21
phones [1] - 3:14
photos [2] - 13:14, 65:1
phrase [1] - 50:15
pictorial [1] - 58:9
pictures [4] - 54:1, 54:16, 57:17, 57:21
pigeonholes [1] - 26:24
piggyback [1] - 21:11
Pine [1] - 4:19
pitched [1] - 52:8
placement [1] - 66:22
plan [9] - 23:7, 23:12, 43:21, 47:13, 47:17, 47:24, 58:13, 75:8
plane [2] - 41:18, 42:9
Planner [1] - 1:17
Planning [13] - 1:17, 1:18, 1:18, 1:19, 2:10, 2:23, 2:25, 3:2, 71:17, 72:5, 86:25, 87:1, 87:5
plans [4] - 9:14, 9:15, 12:16, 24:5
plays [1] - 72:6
plus [1] - 50:14
podium [8] - 10:24, 12:24, 26:11, 33:13, 39:11, 44:6, 47:9, 60:19
point [4] - 72:17, 73:4, 77:2, 84:1
Points [2] - 82:25, 83:1
points [3] - 61:25, 67:24, 84:3
pool [3] - 42:2, 45:6
porch [2] - 9:5, 9:6
portion [1] - 74:7
possible [2] - 73:6, 79:4
possibly [1] - 29:4
Post [2] - 5:13, 51:10
posture [1] - 71:19
potentially [2] - 70:9, 81:4
practically [3] - 61:22, 62:7, 63:8
precluded [1] - 81:11
precludes [1] - 69:11
predominantly [1] - 53:13
prepared [1] - 67:11
PRESENT [2] - 1:12, 1:16
present [1] - 39:4
Preservation [5] - 2:4, 16:8, 58:16, 58:19, 88:25
PRESERVATION [1] - 1:2
pretty [4] - 19:14, 34:7, 45:24, 45:25
prevented [1] - 55:14
previous [3] - 13:20, 17:18, 19:12
Previously [2] - 4:25, 8:12
previously [6] - 8:23, 21:14, 54:5, 57:3, 58:2, 65:1
primarily [3] - 53:2, 53:5, 54:13
primary [16] - 51:23, 52:12, 52:16, 52:20, 52:22, 53:10, 53:16, 55:11, 55:21, 55:24, 56:9, 56:10, 56:12, 56:24, 68:2, 68:14
problematic [1] - 77:7
Proceedings [1] - 1:6
proceedings [5] - 11:2, 22:19, 28:9, 89:2, 90:9
process [5] - 66:13, 76:14, 77:5, 81:10, 81:20
product [25] - 9:25, 10:15, 12:2, 18:22, 25:6, 25:7, 28:14, 28:15, 28:17, 28:21, 29:6, 29:9, 30:12, 32:20, 32:24, 33:4, 34:9, 34:17, 35:8, 37:18, 40:9, 66:16, 87:2, 87:6, 87:7
Professional [2] - 90:7, 90:18
professionals [1] - 18:13
profile [11] - 21:6, 22:1, 22:22, 23:18, 23:25, 24:1, 26:16, 26:17, 29:12, 30:14, 30:18
progress [1] - 20:17
project [5] - 13:21, 44:25, 61:13, 61:14, 88:12
projecting [2] - 52:1, 52:4
projects [3] - 5:18, 13:22, 88:5
prominent [1] - 55:19
prompted [1] - 34:13
proper [2] - 14:13, 57:22
properly [1] - 54:19
properties [1] - 76:16
property [16] - 14:3, 18:1, 32:15, 41:22, 51:21, 51:23, 52:7, 52:11, 52:25, 59:10, 61:16, 61:18, 73:7, 81:21, 83:10, 87:18
proportional [1] - 25:8
proposal [2] - 34:16, 42:9
propose [3] - 30:13, 68:13, 74:22
proposed [11] - 37:13, 41:24, 42:7, 42:13, 43:10, 52:6, 54:6, 56:2, 56:7, 57:11, 65:25
proposes [3] - 41:25, 52:14, 55:23
proposing [6] - 26:12, 35:8, 38:19, 45:24, 66:20, 80:9
protect [2] - 79:8, 80:16
protection [1] - 79:21
protections [1] - 82:13
protects [1] - 81:6
proves [1] - 39:1
provide [5] - 17:8, 36:13, 54:2, 58:13, 62:24
provided [19] - 9:14, 15:11, 15:16, 33:1, 35:23, 35:25, 36:10, 36:11, 36:16, 38:7, 38:9, 39:21, 54:1, 54:17, 55:5, 56:14, 56:25, 59:8, 69:8
providing [1] - 38:7
Pryor [1] - 13:2
PRYOR [4] - 13:6, 13:11, 13:13, 13:17
public [18] - 3:15, 5:25, 6:17, 7:17, 7:22, 8:19, 14:22, 32:11, 37:5, 41:14, 46:14, 51:15, 63:19, 65:19, 66:4, 85:20, 85:23, 86:21
Public [2] - 1:9, 65:17
pull [2] - 13:14, 22:13
pulled [1] - 69:9
purchasing [1] - 61:20
push [2] - 71:18, 71:22
put [8] - 22:4, 24:25, 25:17, 38:11, 59:4, 65:7, 84:6, 87:6
putting [5] - 17:9, 25:4, 76:15, 81:10, 81:19

Q

qualifies [1] - 58:3
qualify [3] - 57:5, 60:5, 74:16
questionable [1] - 64:14
questions [15] - 10:3, 10:17, 12:9, 12:12, 33:8, 33:9, 35:18, 36:21, 43:22, 45:14, 59:1, 60:12, 62:10, 63:10, 67:5

quick [7] - 6:5, 13:15, 26:10, 40:4, 46:17, 49:1, 76:7
quite [2] - 39:12, 75:8

R

rafter [2] - 52:1, 52:9
rail [23] - 10:10, 13:23, 13:24, 13:25, 14:7, 14:9, 14:10, 14:12, 17:22, 18:3, 19:13, 19:19, 20:21, 23:16, 24:2, 24:7, 25:1, 25:18, 26:17, 29:14, 29:18, 30:15, 30:19
raise [5] - 11:8, 13:4, 33:19, 44:10, 60:24
range [1] - 17:21
RAP [3] - 78:22, 79:19
rather [3] - 49:20, 53:24, 54:14
reached [1] - 36:16
read [2] - 4:9, 86:22
readily [2] - 18:15, 18:19
real [5] - 26:10, 40:4, 46:17, 49:1, 76:6
really [8] - 20:20, 27:1, 27:16, 27:17, 45:10, 62:1, 71:19, 83:15
rear [3] - 52:21, 56:23, 56:24
reason [4] - 45:8, 45:13, 82:3, 82:5
reasonable [1] - 37:19
reasonably [1] - 57:2
reasons [2] - 36:8, 56:21
rebuild [1] - 59:16
rebuilt [2] - 58:10, 64:23
receive [3] - 33:4, 66:2, 87:23
received [3] - 9:18, 16:8, 62:21
recent [1] - 68:21
recently [3] - 17:7, 24:23, 88:12
recited [1] - 84:11
recognition [1] - 82:11
recommend [2] - 26:6, 66:8
recommendation [12] - 28:20, 33:7, 43:16, 48:5, 58:5, 59:13, 59:22, 64:15, 71:9, 76:13, 76:17, 77:3
recommending [4] - 36:1, 59:4, 66:8, 67:3
recommends [3] - 43:9, 53:24, 56:16
reconstruct [1] - 59:13
reconstruction [2] - 58:8, 58:14
record [10] - 2:7, 7:8, 24:12, 49:4, 50:6, 52:24, 61:8, 85:16, 86:21, 90:10
recusing [1] - 7:12
red [2] - 48:2, 73:10
reference [1] - 53:8
referencing [1] - 60:4
referring [1] - 60:6
reflect [3] - 2:7, 15:9, 15:15
regarding [21] - 3:19, 5:15, 6:1, 6:6, 7:18, 9:4, 12:23, 14:19, 16:19, 17:3, 35:23, 37:2, 46:11, 63:16, 64:9, 64:20, 67:24, 68:17, 69:1, 74:2, 76:4
regards [2] - 73:3, 85:9
Register [1] - 82:12
regulations [1] - 66:10
relabeling [1] - 79:23
related [1] - 86:11
relationship [2] - 7:9, 25:8
remind [1] - 32:14
reminded [1] - 76:9
removal [4] - 51:21, 52:19, 56:5, 61:25
removed [5] - 55:11, 55:18, 56:20, 59:15, 59:19
renovate [1] - 70:1
renovation [1] - 68:6
renovations [1] - 72:18
repair [2] - 53:17, 54:6
repairable [6] - 32:19, 37:24, 38:11, 38:21, 39:3, 53:23
repaired [3] - 36:2, 37:16, 53:24
repairs [1] - 52:24
replace [4] - 43:13, 52:14, 55:23, 87:4
replaceable [2] - 37:21
replaced [6] - 53:16, 53:25, 55:1, 56:23, 59:12, 86:13
replacement [19] - 8:25, 28:13, 32:18, 36:3, 36:7, 37:13, 51:18, 51:19, 51:20, 52:21, 54:3, 54:7, 54:9, 54:10, 57:12, 64:13, 66:19, 85:12, 86:12
replacements [1] - 56:1
replacing [1] - 66:25
replicate [1] - 27:17
report [20] - 5:17, 8:19, 9:13, 32:11, 32:23, 33:6, 35:24, 41:14, 49:5, 49:10, 50:13, 51:15, 54:2, 62:2, 62:14, 62:22, 65:10, 86:4, 87:11, 90:9
Reporter [5] - 9:7, 15:12, 23:4, 90:8, 90:18
REPORTER [20] - 9:9, 11:3, 11:7, 11:11, 11:16, 12:25, 13:4, 13:7, 13:12, 33:19, 33:22, 34:2, 44:10, 44:13, 44:18, 60:23, 61:2, 61:7, 61:10, 90:1
representative [1] - 36:6
request [10] - 5:5, 5:8, 9:1, 14:13, 29:8, 40:10, 40:11, 46:23, 55:3, 71:23
requested [2] - 18:4, 32:22
requesting [1] - 66:5
require [12] - 14:2, 14:4, 14:14, 26:2, 68:14, 68:15, 68:23, 69:17, 69:19, 70:22, 71:12, 87:3
required [2] - 68:1, 68:19
requires [2] - 42:11, 69:25
requiring [1] - 69:11
research [3] - 27:2, 34:13, 83:11
residence [1] - 51:24
response [42] - 4:1, 4:5, 5:23, 6:4, 6:15, 6:22, 7:1, 7:20, 8:2, 8:8, 8:17, 10:19, 12:13, 14:20, 16:16, 28:1, 30:25, 31:10, 31:24, 32:9, 33:10, 35:20, 36:22, 37:3, 38:15, 40:21, 41:3, 41:12, 43:24, 45:16, 46:12, 50:24, 51:5, 51:13, 60:13, 63:12, 63:17, 65:14, 65:20, 84:20, 84:24, 88:23
rest [2] - 20:22, 25:3
retreatment [1] - 32:25
reveal [1] - 14:13
reveals [1] - 14:6
review [9] - 30:11, 42:11, 57:9, 58:15, 68:6, 74:8, 74:10, 74:11, 82:16
reviewed [1] - 28:22
revise [1] - 9:2
revised [3] - 9:17, 9:23, 78:6
revising [1] - 12:15
revisions [1] - 76:22
revisit [1] - 72:22
rich [1] - 11:5
Richmond [1] - 85:13
Riverside [3] - 41:20, 51:22, 87:25
Riverside/Avondale [2] - 78:5, 78:8
Road [1] - 60:22
robust [1] - 73:22
role [1] - 36:6
rolling [2] - 70:10, 70:17
roof [3] - 51:25, 52:5, 52:8
Room [1] - 1:8
room [2] - 59:6, 59:9
roughly [1] - 11:22

S

salesperson [1] - 27:15
sand [1] - 83:16
sash [6] - 14:7, 14:11, 25:18, 52:4, 53:2, 53:14
sashes [5] - 19:18, 21:3, 21:23, 54:14, 54:18
satisfy [2] - 24:4, 24:16
saw [2] - 19:11, 25:12
SB [5] - 76:11, 76:21, 77:6, 81:11, 81:25
scale [1] - 22:3
SCHELL [49] - 1:19, 2:12, 15:1, 15:3, 16:20, 16:25, 20:11, 26:5, 28:1, 28:4, 28:8, 28:19, 29:24, 30:1, 30:6, 30:8, 30:17, 31:4, 31:15, 40:3, 40:17, 46:17, 46:21, 47:5, 48:22, 48:25, 49:25, 50:2, 67:14, 69:3, 69:6, 70:2, 70:21, 71:5, 75:12, 75:17, 75:20, 76:1, 76:6, 76:23, 77:1, 77:19, 80:18, 82:9, 82:18, 82:21, 84:13, 86:20, 88:17
Schell [1] - 2:12
schematic [1] - 19:6
schematics [2] - 21:13, 24:17
Schnitzer [2] - 44:8, 47:9
SCHNITZER [11] - 44:12, 44:17, 44:19, 45:20, 45:22, 46:1, 46:3, 46:9, 47:16, 48:3, 48:11
scope [2] - 53:20, 58:1
scopes [1] - 57:12
screen [2] - 22:14, 47:25
second [20] - 3:24, 6:20, 7:25, 15:6, 15:24, 16:10, 17:1, 27:2, 30:16, 31:8, 37:8, 46:18, 48:22, 50:22, 61:12, 62:6, 62:7, 63:23, 75:21, 84:18
secondary [9] - 52:20, 55:15, 56:10, 56:14, 56:16, 56:18, 56:25, 58:23, 59:18
seconded [2] - 15:21, 15:22
seconds [1] - 46:18
Secretary [1] - 1:13
Section [9] - 4:12, 4:25, 5:9, 5:20, 8:11, 41:7, 51:9, 65:17, 65:22
section [11] - 4:18, 5:12, 19:24, 21:21, 23:2, 23:8, 23:13, 58:16, 58:20, 69:10, 69:22
see [27] - 10:5, 12:7, 19:25, 23:12, 28:11, 34:3, 34:19, 34:20, 38:8, 38:17, 38:21, 39:15, 45:25, 47:12, 62:13, 63:8, 63:9,

64:8, 64:11, 64:14, 64:22, 69:19, 71:14, 73:18, 84:10, 86:5, 86:24
seeing [4] - 37:4, 51:14, 63:18, 65:21
seeking [1] - 52:18
seeks [1] - 41:17
selected [1] - 87:2
selection [1] - 28:21
Senate [3] - 77:23, 79:6, 80:2
send [2] - 34:22, 34:23
sent [2] - 22:15, 35:1
sentiment [1] - 20:24
separate [2] - 49:21, 55:1
separately [1] - 60:1
series [3] - 8:24, 19:1, 34:25
service [2] - 33:1, 38:1
settle [2] - 85:16, 85:24
settled [2] - 86:5, 87:9
settlement [7] - 5:16, 85:3, 85:8, 85:15, 85:19, 86:17, 86:21
several [3] - 56:2, 69:8, 74:2
shall [9] - 16:6, 49:14, 49:18, 50:20, 58:9, 58:10, 58:13, 58:19, 58:23
shape [3] - 61:19, 62:1, 62:16
shed [1] - 52:1
shingle [2] - 52:2, 52:9
shorter [1] - 14:11
shown [1] - 37:18
sic [6] - 9:12, 27:20, 31:17, 54:17, 64:6, 86:14
sic] [1] - 39:21
side [6] - 9:17, 22:22, 38:10, 39:2, 56:5, 65:4
sidewalk [1] - 59:18
siding [1] - 52:3
signage [2] - 66:9, 66:10
significance [1] - 52:11
significant [3] - 34:7, 57:24, 68:21
silent [1] - 3:15
similar [1] - 26:13
site [5] - 43:21, 47:13, 47:17, 47:24, 58:13
Site [2] - 52:25, 53:7
sits [1] - 22:7
situation [1] - 29:4
six [2] - 35:24, 61:17
size [4] - 13:24, 13:25, 24:6, 25:20
sizes [1] - 35:3
Skinner [1] - 33:18
slats [1] - 45:25
small [1] - 54:24
smaller [1] - 67:2
solid [3] - 55:7, 56:4, 56:6
solution [1] - 84:7
someone [1] - 84:13
sometimes [1] - 18:1
somewhere [2] - 10:9, 19:4
son [1] - 61:15
soon [1] - 76:11
sorry [10] - 9:10, 16:21, 18:9, 18:10, 23:5, 47:11, 59:12, 59:19, 75:1, 76:8
sort [10] - 21:11, 21:14, 21:16, 21:17, 23:14, 25:7, 29:5, 29:9, 37:25, 39:2
sounds [2] - 29:20, 39:4
south [3] - 9:17, 15:9, 15:15
SPAR [1] - 74:2
speaker [1] - 3:9
Speaking [6] - 15:1, 15:3, 16:20, 16:25, 22:17, 30:17
specific [6] - 18:22, 20:12, 24:12, 24:13, 73:5, 80:13
specifically [6] - 25:12, 25:24, 28:13, 64:21, 73:19, 74:23
specify [1] - 49:17
specs [1] - 34:24
spoken [1] - 79:20
sponsor [3] - 70:23, 70:24, 72:4
sponsors [1] - 71:20
Springfield [4] - 68:22, 78:5, 78:25, 80:15
Springfield's [1] - 78:6
stab [1] - 26:4
staff [56] - 2:9, 8:19, 9:13, 9:18, 9:21, 10:3, 10:5, 10:18, 12:15, 15:4, 15:16, 15:17, 25:6, 26:1, 26:14, 26:18, 28:18, 28:22, 30:12, 32:11, 33:6, 33:9, 36:1, 37:22, 38:6, 40:10, 41:14, 42:20, 43:9, 43:23, 47:11, 49:5, 49:10, 50:13, 51:15, 53:24, 55:4, 55:13, 56:16, 57:7, 57:9, 57:13, 58:5, 59:2, 59:4, 59:21, 60:12, 64:3, 64:6, 64:15, 66:2, 66:7, 67:5, 68:25, 71:5, 86:9
staff's [2] - 9:4, 48:5
stairway [2] - 51:20, 52:21
stairways [4] - 56:24, 57:2, 57:3, 57:5
stand [1] - 33:8
stands [1] - 33:6
start [4] - 14:24, 25:17, 47:2, 61:20
started [1] - 3:7
starting [2] - 2:8, 4:12
state [8] - 7:8, 9:24, 10:25, 28:23, 33:14, 44:4, 50:12, 60:17
State [2] - 1:10, 87:24
STATE [1] - 90:3
states [4] - 49:5, 49:13, 66:17, 86:5
stating [2] - 49:16, 49:21
stay [2] - 6:12, 6:13
stenographic [1] - 90:11
stenographically [1] - 90:9
steps [4] - 9:6, 12:16, 56:13, 72:2
stile [3] - 10:10, 19:13, 19:18
still [8] - 10:6, 27:21, 34:7, 35:15, 74:10, 77:4, 80:6, 82:5
stipulated [2] - 85:8, 86:17
story [2] - 51:24, 52:7
streamlining [1] - 66:13
street [10] - 53:5, 55:22, 56:3, 62:8, 65:4, 65:5, 74:24, 75:6, 75:14, 84:15
Street [20] - 1:8, 4:13, 4:15, 4:19, 4:21, 4:23, 4:24, 5:2, 5:7, 5:13, 8:14, 8:22, 11:6, 13:3, 31:20, 51:10, 73:8, 85:13, 87:20, 88:14
street-visible [4] - 56:3, 74:24, 75:14, 84:15
strictly [1] - 87:8
stringent [1] - 17:10
strongly [1] - 71:10
structural [2] - 27:18, 58:13
structure [30] - 41:19, 42:9, 51:23, 52:6, 52:7, 52:13, 52:16, 52:17, 52:22, 53:2, 53:8, 53:10, 53:12, 53:16, 53:19, 54:20, 54:24, 55:11, 55:21, 55:24, 55:25, 56:8, 56:10, 57:14, 68:20, 69:13, 69:25, 83:1, 83:8, 85:13
structures [15] - 52:15, 54:4, 56:25, 57:5, 57:19, 66:18, 67:25, 68:4, 68:8, 68:13, 68:15, 68:17, 78:4, 78:9, 79:9
stucco [2] - 74:6, 75:6
students [1] - 79:1
stuff [1] - 62:3
style [1] - 51:24
subject [3] - 41:22, 43:3, 58:14
subjected [1] - 54:12
submissions [1] - 19:12
submit [2] - 58:19, 62:24
submitted [9] - 11:17, 34:5, 43:21, 54:1, 57:16, 57:17, 57:21, 62:19, 63:6
subsequently [1] - 16:7
substantial [6] - 19:15, 20:21, 21:2, 21:7, 22:9, 23:25
sue [1] - 77:8
sufficient [1] - 54:2
suggest [1] - 21:14
suggestions [1] - 67:9
suit [1] - 29:6
Supervisor [1] - 1:17
supplementary [1] - 58:20
support [5] - 3:16, 6:8, 14:13, 71:3, 79:3
supported [1] - 52:5
suppose [2] - 18:5, 22:3
survey [8] - 54:17, 55:5, 55:6, 59:9, 64:10, 68:22, 78:24, 87:24
surveyed [1] - 53:6
swear [6] - 11:1, 11:7, 33:15, 44:5, 60:18, 60:23
symmetrical [1] - 52:2
system [3] - 21:8, 30:13, 63:8
systems [1] - 45:19

T

table [5] - 31:17, 40:14, 40:23, 65:8, 75:23
tall [5] - 14:9, 42:4, 42:8, 42:19, 43:12
taller [3] - 18:3, 24:7, 42:23
tangent [1] - 79:25
task [1] - 83:23
tax [1] - 87:18
technically [2] - 68:4, 83:7
ten [1] - 3:13
ten-minute [1] - 3:13
tend [1] - 38:16
terminology [1] - 74:24
termite [1] - 34:7
testimony [5] - 11:12, 13:8, 33:23, 44:14, 61:3
texture [1] - 35:15
THE [163] - 2:3, 2:16, 3:4, 3:25, 4:2, 4:4, 4:6, 5:24, 6:5, 6:16, 6:21, 6:23, 6:25, 7:2, 7:14, 7:21, 8:1, 8:3, 8:7, 8:9, 8:18, 9:9, 10:2, 10:17, 10:20, 10:23, 10:25, 11:3, 11:7, 11:11, 11:16, 12:11, 12:14, 12:20, 12:25, 13:4, 13:7, 13:12, 14:17, 14:21, 15:7, 15:22, 15:24, 16:11, 16:15, 16:17, 16:21, 16:24, 17:2, 17:20, 18:9, 20:20, 22:20, 23:17, 23:21, 24:15, 26:2, 26:9, 26:12, 27:8, 27:11, 29:20, 30:21, 30:24, 31:1, 31:9, 31:11, 31:14, 31:16, 31:23, 31:25, 32:10, 33:9, 33:11, 33:14, 33:19,

33:22, 34:2, 35:18, 35:21, 36:14, 36:19, 36:21, 36:23, 37:1, 37:4, 37:9, 38:13, 38:16, 39:9, 40:1, 40:19, 40:22, 41:2, 41:4, 41:13, 43:22, 43:25, 44:3, 44:10, 44:13, 44:18, 45:14, 45:17, 45:21, 45:23, 46:2, 46:8, 46:10, 46:13, 47:6, 48:4, 48:15, 49:24, 50:1, 50:23, 50:25, 51:4, 51:6, 51:14, 59:1, 59:21, 60:6, 60:11, 60:14, 60:17, 60:23, 61:2, 61:7, 61:10, 62:9, 63:10, 63:13, 63:18, 63:24, 64:8, 64:25, 65:13, 65:15, 65:21, 67:5, 67:15, 67:17, 67:21, 69:5, 70:12, 70:18, 70:25, 72:16, 73:1, 75:1, 75:22, 76:2, 83:21, 83:23, 84:19, 84:21, 84:23, 84:25, 87:10, 88:4, 88:22, 88:24
Theatre [1] - 83:1
themselves [1] - 18:21
they've [1] - 19:7
thick [1] - 21:16
thinking [2] - 73:5, 80:14
thinks [1] - 25:16
THOMAS [1] - 1:15
Thomas [1] - 2:19
thoughts [4] - 17:17, 67:24, 69:1, 71:8
three [4] - 26:22, 26:24, 58:17, 87:15
tied [1] - 36:12
today [6] - 2:6, 4:11, 4:17, 63:4, 70:9, 70:16
today's [1] - 16:4
together [1] - 84:6
tonight [2] - 87:16, 88:15
took [1] - 11:18
topic [2] - 73:4, 83:24
total [1] - 35:6
touched [1] - 80:6
tour [1] - 88:3
transcript [1] - 90:10
Trejbal [1] - 60:21
TREJBAL [7] - 61:1, 61:6, 61:9, 61:11, 62:17, 62:23, 63:5
Trendel [2] - 11:5, 26:11
TRENDEL [6] - 11:10, 11:15, 11:17, 12:19, 26:21, 27:9
Tropia [3] - 1:9, 90:7, 90:18
true [4] - 40:5, 76:1, 83:3, 90:10
truth [15] - 11:13, 11:14, 13:9, 13:10, 33:24, 33:25, 44:15, 44:16, 61:4, 61:5
try [5] - 24:24, 38:25, 71:18, 73:20, 78:21
trying [7] - 19:20, 23:23, 24:20, 35:16, 38:6, 48:14, 82:19
twice [5] - 31:5, 31:6, 31:7, 31:12, 31:17
two [15] - 3:13, 4:17, 11:21, 23:10, 26:23, 38:4, 38:25, 39:14, 52:7, 52:16, 55:24, 58:12, 61:25, 69:1, 87:21
two-story [1] - 52:7
type [3] - 22:6, 73:20, 75:8
typical [1] - 56:15
typically [4] - 14:8, 14:9, 17:22, 19:3
typo [1] - 49:5

U

UF [2] - 78:6, 78:25
umbrella [1] - 49:16
unapproved [3] - 43:13, 54:20, 54:21
unclear [1] - 55:25
under [18] - 4:18, 4:22, 4:25, 5:9, 5:20, 29:11, 29:12, 30:14, 30:18, 35:5, 41:7, 42:3, 43:11, 55:1, 57:9, 73:18, 77:17, 85:2
undergoing [1] - 76:22
undo [1] - 77:11
unfamiliar [1] - 20:2
unfeasible [1] - 59:16
unfortunately [5] - 36:4, 36:17, 63:5, 76:19, 81:12
uniform [1] - 17:24
unit [1] - 54:15
unless [3] - 6:10, 12:2, 71:7
unmaintained [1] - 54:22
unpainted [1] - 58:2
up [29] - 3:10, 6:9, 7:16, 10:23, 12:21, 13:14, 19:18, 20:17, 22:13, 26:7, 26:10, 27:20, 27:22, 33:14, 36:24, 39:9, 42:19, 44:4, 47:8, 60:17, 63:14, 67:10, 69:10, 72:17, 77:22, 83:9, 84:2, 88:7, 88:15
update [1] - 6:5
updated [3] - 9:14, 33:4, 87:24
updates [1] - 5:15
updating [1] - 81:12
upper [4] - 13:25, 14:10, 14:11, 23:6
utilities [2] - 42:1, 45:18

V

valid [1] - 21:18
vary [1] - 64:23
verifies [1] - 58:21
version [4] - 15:10, 15:15, 66:1, 66:6
versus [3] - 47:14, 78:3, 78:8
vertical [2] - 41:17, 42:13
Village [1] - 88:2
vinyl [11] - 17:19, 19:5, 19:12, 21:1, 21:4, 26:25, 27:18, 32:20, 34:11, 34:14, 54:9
visible [7] - 53:5, 55:21, 56:3, 56:5, 74:24, 75:14, 84:15
visits [1] - 39:15
visual [1] - 75:9
vote [6] - 6:11, 16:12, 31:14, 39:5, 71:9, 72:1
voted [1] - 73:13
voting [2] - 7:13, 8:6

W

waiting [1] - 39:22
walkway [13] - 51:20, 52:20, 55:15, 55:18, 56:10, 56:12, 56:14, 56:18, 58:23, 59:5, 59:11, 59:14, 64:12
walkways [1] - 56:17
wall [8] - 41:18, 42:9, 42:10, 42:15, 42:21, 43:19, 49:15, 49:17
wants [2] - 72:4, 84:13
wayfinding [1] - 88:3
WDO [5] - 32:22, 34:5, 35:24, 36:13, 54:1
web [2] - 22:16, 34:13
website [1] - 21:20
Wednesday [1] - 1:6
welcome [6] - 2:5, 6:2, 6:12, 37:12, 40:17, 82:18
wells [1] - 50:4
WELLS [21] - 1:17, 2:10, 8:20, 9:8, 9:10, 10:12, 13:16, 15:18, 22:17, 47:22, 49:2, 49:12, 64:18, 65:24, 73:23, 83:5, 85:5, 85:21, 86:4, 86:15, 87:14
Wells [5] - 2:10, 48:25, 71:6, 76:9, 85:19
West [4] - 4:14, 4:24, 13:2, 87:20
whatsoever [2] - 68:1, 68:18
whereas [2] - 81:22, 81:24
whole [13] - 11:13, 13:9, 23:15, 33:24, 39:23, 44:15, 54:15, 61:4, 78:24, 79:12, 79:16, 79:22, 81:5
wholesale [4] - 28:12, 54:3, 85:11
wide [5] - 14:9, 45:24, 46:3, 56:13, 64:13
wider [3] - 56:15, 58:24, 59:5
width [2] - 14:12, 56:13
William [1] - 2:21
WILLIAM [1] - 1:13
willing [1] - 46:22
window [63] - 8:25, 9:24, 10:5, 10:15, 11:24, 12:5, 12:17, 13:18, 14:2, 19:1, 19:8, 19:12, 19:14, 19:24, 21:2, 21:4, 21:16, 21:17, 21:21, 21:25, 22:1, 22:10, 22:23, 23:2, 23:7, 23:8, 25:14, 25:19, 27:17, 28:12, 28:17, 28:21, 30:11, 30:13, 32:24, 34:18, 36:7, 38:19, 40:8, 52:24, 54:15, 54:17, 55:5, 55:7, 55:8, 57:11, 64:1, 64:2, 64:13, 66:15, 66:16, 66:19, 73:9, 73:19, 74:5, 74:17, 74:23, 75:2, 75:5, 75:13, 83:19, 84:15, 87:2
Windows [1] - 21:20
windows [57] - 9:3, 12:16, 13:14, 14:4, 17:6, 17:19, 17:23, 19:5, 20:8, 20:22, 23:11, 25:17, 26:13, 26:25, 32:18, 33:5, 34:8, 35:23, 36:2, 37:13, 37:15, 37:20, 38:2, 38:5, 38:11, 38:12, 38:21, 39:3, 51:19, 52:4, 52:15, 53:1, 53:3, 53:11, 53:12, 53:14, 53:15, 53:18, 53:22, 54:6, 54:11, 54:18, 54:23, 54:25, 55:5, 57:25, 73:4, 74:25, 75:5, 75:14, 84:15, 85:12, 86:12, 86:13, 87:4
Wingate [1] - 60:21
withstanding [1] - 37:14
Wolfe [1] - 5:6
wondering [1] - 77:20
wood [20] - 26:25, 32:25, 34:17, 34:25, 35:10, 35:11, 35:14, 45:1, 46:6, 47:18, 47:24, 52:2, 52:5, 52:9, 53:13, 53:16, 53:18, 53:23, 66:19, 66:20
wood-based [2] - 34:17, 35:11
wooden [2] - 42:5, 43:2
worried [2] - 19:15, 19:17
worth [1] - 39:17

Y

yard [2] - 42:19, 49:19
year [7] - 39:7, 40:7, 40:12, 42:6, 52:12, 73:7, 85:10
years [4] - 35:24, 78:2, 79:11, 80:22
yesterday [1] - 9:19

Z

Zoning [1] - 66:12

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-25-33117

1390 Belvedere Ave

December 10, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33117

Address: 1390 Belvedere Ave, RE# 079651-0000

Location: South side of Belvedere Ave, between Fitch Street and Knight Street

Owner: Rebecca Popovich
1390 Belvedere Ave
Jacksonville, FL 32205

Applicant: Bob O'Brien
Thompson Awning Company
2036 Evergreen Ave
Jacksonville, FL 32206

Year Built: c. 1924 (Property Appraiser)

Designation: Contributing (Riverside-Avondale)

Request: Alteration – Awnings and Canopies

Summary Scope of Work:

1. Installation of a street-visible, 11-foot projecting, fabric awning

Recommendation: **Approve with Conditions**

Conditions:

1. Materials and design shall be substantially consistent with the site plan and renderings submitted on October 29, 2025.
2. The awning shall be either cloth or canvas (not metal or vinyl).
3. The awning shall not obscure significant architectural features.
4. The awning shall be attached in a manner that would minimize damage to the wall surface.
5. The shape of the awning(s) shall follow the lines of the window opening.
6. For brick surfaces, the awning shall be installed into the mortar joints rather than the brick.



PROJECT DESCRIPTION

COA-25-33117 seeks to install a fabric awning at a contributing structure within the Riverside-Avondale Historic District. The subject property is a two-story bungalow style with Mediterranean influence with a hipped-roof along with an asymmetrical form, six-over-six grouped windows, and a stucco chimney. The proposed awning would be placed on the east corner balcony located on the corner of Belvedere Avenue and facing Belvedere Park to the southeast. The proposed design of the awning would project eleven (11) feet from the left side of the structure and use black fabric to cover the existing balcony as shown in the submitted rendering. This design and placement would not block significant architectural features 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) and 307.106(l). The following is Staff's analysis:

- According to the Jacksonville Sanborn Map from 1924-1951, the property has been recorded to have a tile roof along with a similar footprint to the present day.
- The proposed work will not obscure or block significant architectural details or features on the structure. The awning will be placed on the eastern corner of the structure facing the adjacent park, allowing it to be consistent with Section 307.106(k)(1)
- The proposed work will be done in a way where if in the future, it may be removed, will not take away from the architectural significance of the structure and would not require the removal of architectural features that have existed, making it consistent with Section 307.106(k)(2 and 3).
- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- As designed, the installation of the proposed awning does not require the removal or destruction of existing architectural features that contribute to the Riverside-Avondale Historic District. The placement will be below characteristics such as the exposed rafters

and not affect the historic wood six-over-six windows. This makes it consistent with Section 307.106(l)(1, 2, and 5).

- As designed, the fabric awning will cover the existing platform balcony that is seen within the Sanborn maps, which will not involve the modification of existing walls and boundaries of the structure. The proposed work remains consistent with Section 307.106(l)(3).
- The Historic District Design Guidelines for the Riverside-Avondale Historic District references "Windows/Shutters/Awnings" and lists Standards Three and Nine of the Secretary of the Interior's Standards for Rehabilitation.
    - Standard Three refers to how changes over time should not represent a false sense of historical elements from previous periods. The proposed awning location and design would match the bungalow style as noted within the Design Guidelines. As such, the proposed scope of work is consistent with Standard Three.
    - Standard Nine refers to the alterations that are made upon a structure shall not destroy historic materials that characterize a property. The proposed awning would not require any significant removal or destruction of architectural features of the structure. As such, the proposed scope of work is consistent with Standard Nine.
- Additionally, Standard Ten of the Secretary of the Interior's Standards for Rehabilitation refers to how any proposed addition or new construction shall not take away from the essential form and integrity of the historic property if it was removed in the future.
    - The proposed work as designed would not take away or negatively affect the structure if it was removed later. As designed, this would make the scope of work 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: 1-4
- Section 307.106(l) Guidelines on Alterations: 1-3 and 5
- Historic District Design Guidelines, Section on "Windows/Shutters/Awnings" Standard Three and Nine if the Secretary of the Interior's Standard for Rehabilitation
- Standard Ten of the Secretary of the Interior's Standard for Rehabilitation

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.

- 307.106(k)(3) – The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected.

- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

Alterations

- 307.106(l)(1) – Every reasonable effort shall be made to use a property for its 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)(3) – Each building, structure, and site shall be recognized as a product of its own time. An alteration which has no historical basis and which seeks to create an earlier appearance shall be discouraged.

- 307.106(l)(5) – Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Historic District Design Guidelines "Windows/Awnings/Shutters"

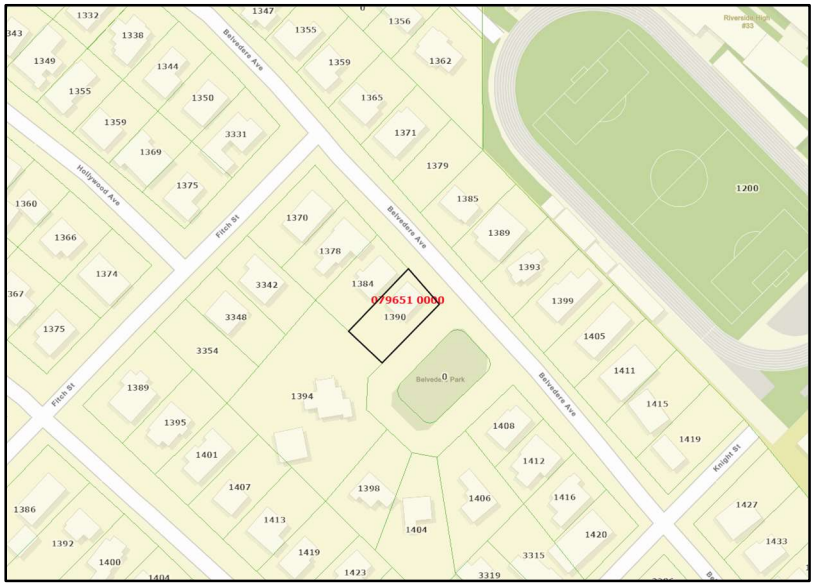
- Secretary of the Interior's Standards for Rehabilitation (3): Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other building, shall not be undertaken.

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

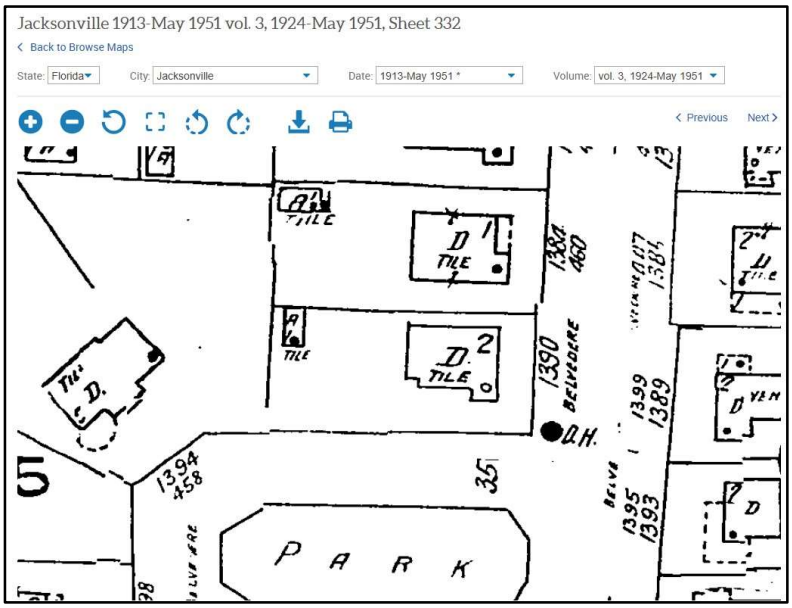
Secretary of the Interior's Standards for Rehabilitation: Standard 10

- 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

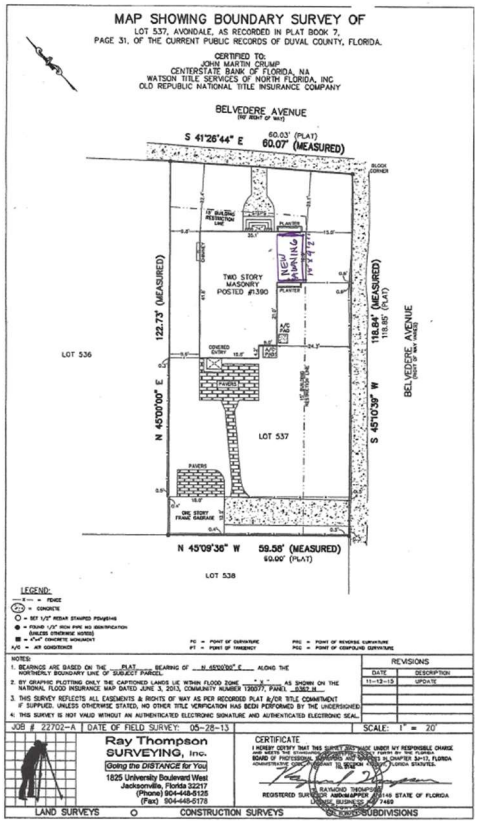


(Sanborn Map, Jacksonville 1924-May 1951, Volume 3, Sheet 332)

PHOTO OF PROPERTY WITH POSTED SIGN



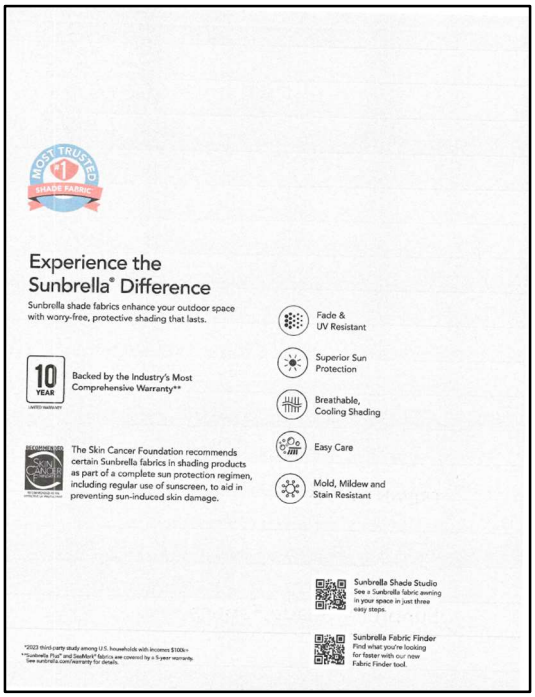
SITE PLAN SUBMITTED OCTOBER 29, 2025



AWNING RENDERING SUBMITTED OCTOBER 29, 2025



PRODUCT INFORMATION SUBMITTED OCTOBER 29, 2025


MOST TRUSTED #1 SHADE FABRIC

Experience the Sunbrella® Difference

Sunbrella shade fabrics enhance your outdoor space with worry-free, protective shading that lasts.

10 YEAR LIMITED WARRANTY

Backed by the Industry's Most Comprehensive Warranty**

RECOMMENDED SKIN CANCER FOUNDATION

The Skin Cancer Foundation recommends certain Sunbrella fabrics in shading products as part of a complete sun protection regimen, including regular use of sunscreen, to aid in preventing sun-induced skin damage.

- Fade & UV Resistant
- Superior Sun Protection
- Breathable, Cooling Shading
- Easy Care
- Mold, Mildew and Stain Resistant

Sunbrella Shade Studio
See a Sunbrella fabric awning in your space in just three easy steps.

Sunbrella Fabric Finder
Find what you're looking for faster with our new Fabric Finder tool.

*2023 third-party study among U.S. households with incomes $100k+
**Sunbrella Plus® and SeaMark® fabrics are covered by a 5-year warranty. See sunbrella.com/warranty for details.

Proposal
September 25, 2025

THOMPSON AWNING & SHUTTER CO.
2036 Evergreen Avenue
Jacksonville, FL 32206
FL License # CGC1524194

www.thompsonawning.com
Telephone: (904) 355-1616
Facsimile: (904) 212-1875
email: sales@thompsonawning.com

NEW DESIGN

New Awning Proposal Submitted To:
Rebecca Popovich
1390 Belvedere Avenue
Jacksonville, Florida 32205

Telephone: 773.220.6356
email: rebecca.popovich@gmail.com

Project: 2nd Floor Terrace

One (1) New Canvas Awning Complete with:

1. Awning Style: Patio.
2. Awning Size: (1) @ Width: 18'- 0", Total Drop: 1'- 6", Projection: 11'- 0", Truss: 8".
3. Fabric Mfg.: Sunbrella Color: Black (#6008).
4. Scallop: #1 Wave W/ Binding Color: Black, Valance Height: Match Dome Awning.
5. Fabric reinforcements in all corners to increase fabric life and reduce wear.
   Fabric attached to frame: Laced, utilizing Brass Grommets-Heat Sealed Seams.
6. Double Lacers required: Yes, Quantity: (2)
7. Frame Construction:
   - Welded aluminum frame using 1 x 1 T5 members with radius corners to protect fabric from wear (mill finish). Welded truss valance for added strength.
   - Roof and arm bracing coming back to building to add strength.
   - Roof rafters approximately every 2 feet.
   - Stainless steel and aluminum hardware.
   - Supported by (3) Posts anchored into existing deck wall.
8. Powder Coat Frame & Posts, Yes, Tiger Drylac Series 38 Color:Black.
9. Thompson Awning will pull Certificate of Appropriateness, included.
10. Final measurements required: Yes.
11. Installation to begin approximately 6 - 8 weeks from confirmed order.

Quote Price: $7,750.00 (50% Deposit Required)

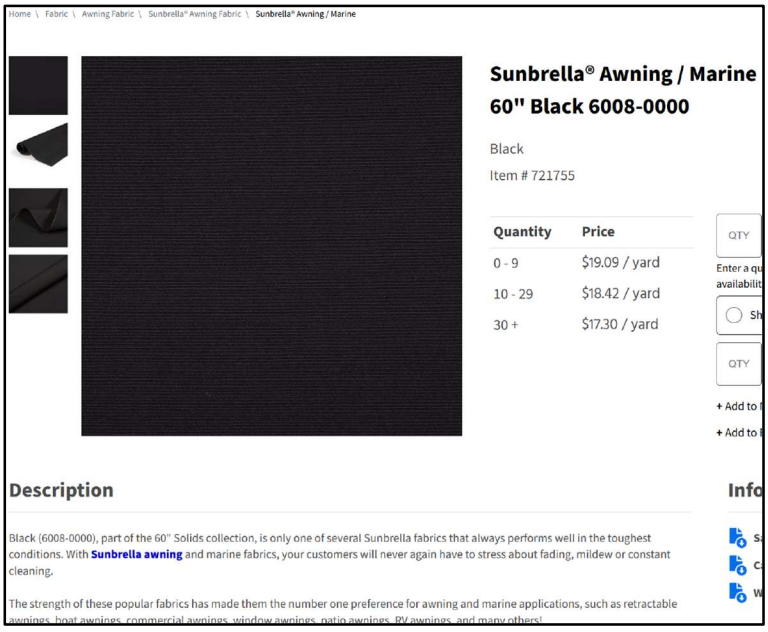
Notes: 1. A Processing Fee of 3% will be added to all credit/debit card transactions.
2. Any applicable Sales Taxes are included.
3. Quote Price subject to change after 30 days.
4. Manufacturing of Awning will begin once Certificate of Appropriateness is approved.

Warranty: Manufacturer's Warranty on Fabric, Sunbrella -10 years, Workmanship–2 years.

Authorized by: Daniel Blankenship: _____

This Is Custom Work. A 50% deposit is required with order; balance due on day of installation. Order is confirmed upon receipt of deposit and one copy of signed proposal. In the event any amounts due under this proposal are not paid when due, the undersigned agrees to pay all costs of collection and attorney's fees, whether or not suit is instituted.
All material is guaranteed to be as specified. Please double check all information because this product will be custom made and cannot be returned or deposit refunded. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. It is understood and agreed that title of said property shall remain in possession of Thompson Awning until the whole amount of purchase price is paid. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.
ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____ Date of Acceptance: 10/13/2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	33117	**Application Status**	FOUND SUFFICIENT
Date Started	10/29/2025	**Date Submitted**	10/29/2025

Planning and Development Department Info

COA #	COA-25-33117
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	11/6/2025
Forwarded to JHPC	☑
JHPC Meeting Date	12/10/2025
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 OBRIEN
First Name BOB
Middle Name

Company Name THOMPSON AWNING COMPANY

Mailing Address 2036 EVERGREEN AVE

City JACKSONVILLE
State FL
Zip Code 32206

Phone 904 355 1616
Fax 904
Email BOB@THOMPSONAWNING.COM

General Information On Owner(s)

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

Last Name POPOVICH
First Name REBECCA
Middle Name

Company/Trust Name

Mailing Address 1390 BELVEDERE AVE

City JACKSONVILLE
State FL
Zip Code 32205

Phone 7732206356
Fax
Email REBECCA.POPOVICH@GMAIL.COM

Description Of Property

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

Map	RE#
	079651 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1390	BELVEDERE AVE	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [x] **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
ADD STATIONARY AWNING OVER OPEN BALCONY

Addition Information

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

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

Additional Documents Provided

	Description
[x]	SIGNED CONTRACT
[x]	SITE MAP
[x]	PICTURE OF PROPOSED AWNING
[x]	FABRIC INFORMATION
[x]	ADDITIONAL FABRIC INFORMATION

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: 11/10/25

COA#: 25-33117

Address: 1390 BELVEDERE Ave
JACKSONVILLE 32205

Owner: REBECCA POPOVICH

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 25-33117 **were posted on the property/site located at:**

RE: 079651 00000
Real Estate Number(s)

1390 BELVEDERE Ave
Street Address

JACKSONVILLE, FL 32205
City, State Zip Code

Printed Name Robert F O'Brien

Signature Robert F O'Brien

Dated this 10th day of NOV., 2025.

7-31 43-2S-26E
AVONDALE
LOT 537

WEISSERT CHRISTOPHER
1390 BELVEDERE AVE
JACKSONVILLE, FL 32205

2025

R-079651-0000

PRINTED 10/10/2025
BY: pao

Map Id: 6428 502101.24 1.50 1.00 1.00 AVONDALE N & CENTRAL

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	17 C.B. STUCCO	100	39.00
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	3.00	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.	0.9700
TOTAL ADJUSTED POINTS	112
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0108	01	3	03	100.00	0.00	1.00	100

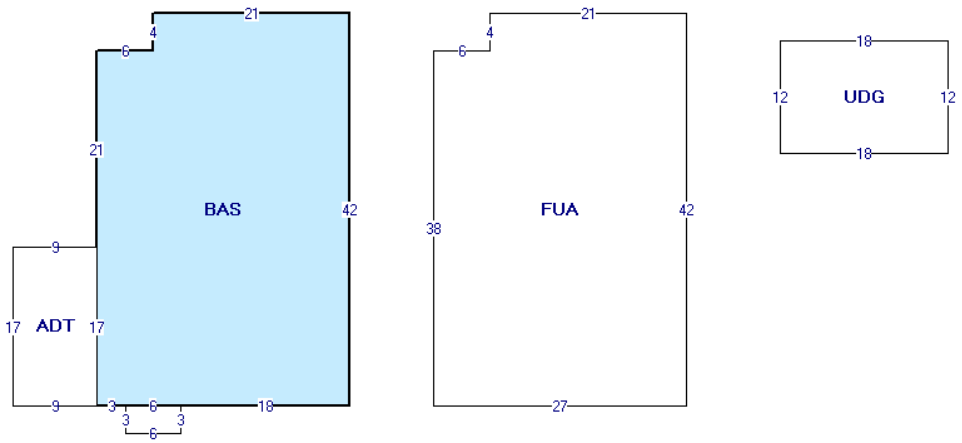
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
552,891	1924	2015	R2	8.75	91.25%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
ADT	153		X	90	138	28,877
BAS	1,110		X	100	1,110	232,272
FUA	1,110		X	95	1,054	220,554
PTO	18			5	1	209
UDG	216			50	108	22,599
	2,607		2,373		2,411	$504,513

ACREAGE 0.00 PRICE/SF 209.25

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 1390 BELVEDERE AVE JACKSONVILLE 32205- 0108 SFR CLASS 2

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	504,513
EXTRA FEATURE VALUE	1,108
TOTAL MARKET LAND VALUE	158,400
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	664,021
ASSESSED VALUE	664,021
CAP BASE YEAR	2025
TAXABLE VALUE	613,299
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
B15677138	ALTS	C	CONV 4TH BTH TO	17,000	01/23/2015

BUILDING DIMENSIONS

BAS:9,42:=N38 E6 N4 E21 S42 W27 $ PTO2016:12,42:=S3 E6 N3 W6 $ FUA:45,42:=N38 E6 N4 E21 S42 W27 $

ADT:9,25:=W9 S17 E9 N17 $ UDG:100,15:=W18 N12 E18 S12 $.

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	20925	01660	01/08/2024	WD	Q	I	01	810000	0	N	0	JOHN M CRUMP LIVING	WEISSERT CHRISTOPHER	20240212
2	17486	00753	03/04/2016	SW	U	I	11	100	0	N	0	CRUMP JOHN MARTIN	JOHN M CRUMP LIVING	20160309 WITH POSR
3	17417	01338	12/29/2015	WD	Q	I	02	440000	0	N	0	GINDELE CHRISTINA	CRUMP JOHN MARTIN	20160111
4	16391	01676	05/20/2013	WD	Q	I	02	410000	0	N	0	BRADY TRICIA	GINDELE CHRISTINA	20130603

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	100.00	0.00	0	0	1.00	6	100	3,166.25	5,540.94	100	1970	1970	2008	20	1,108

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	01/31/2014	SGB
LAND LINES	04/19/2004	SFB
VALUE REVIEW	06/26/2025	KK1
TRIENNIAL	06/05/2012	EDR
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	60.00	120.00	100.00	60.00	F	1	0.96	1.00	2,750.00	2,640.00	158,400

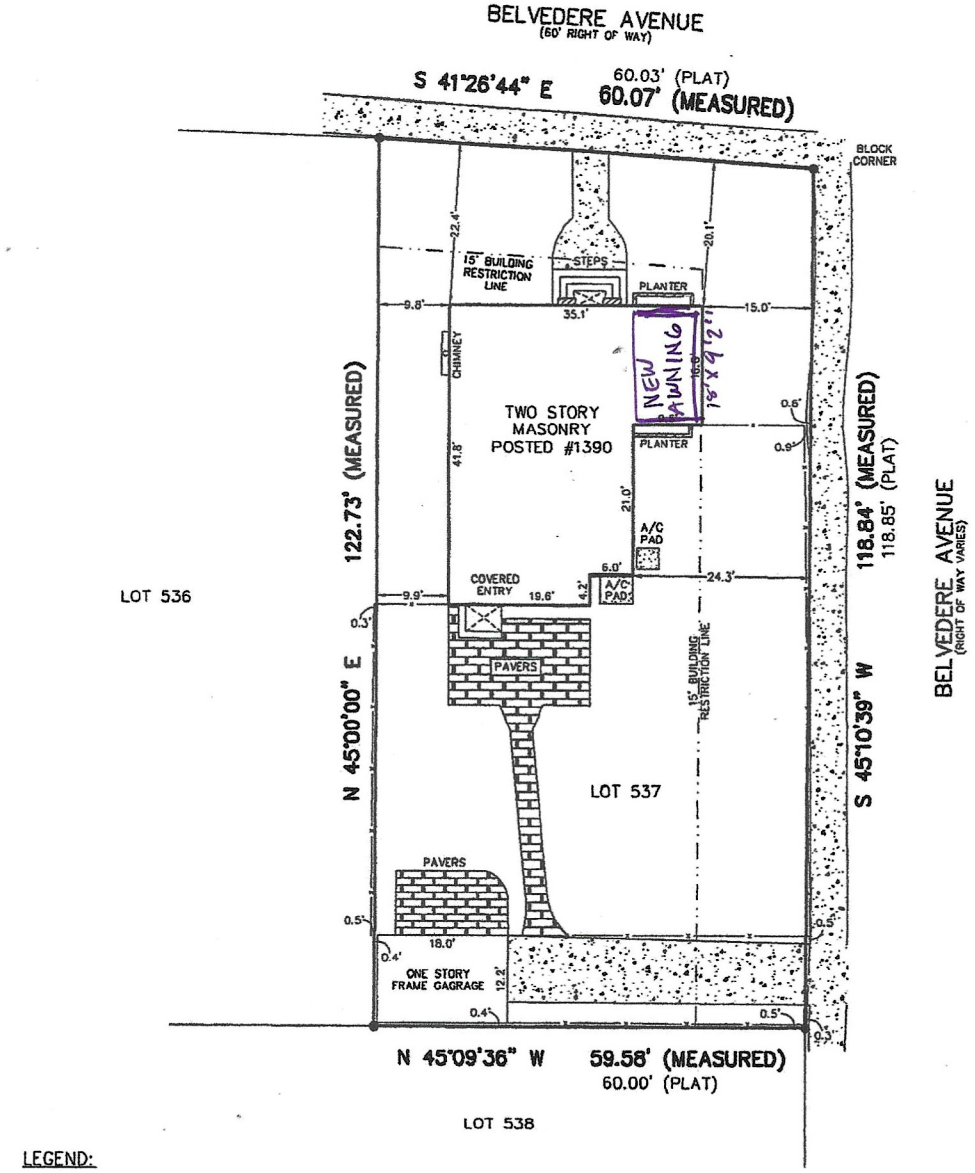
LN	DATE	BLD	USER ID	CD	PARCEL NOTES


PROPOSED AWNING
RENDERING

MAP SHOWING BOUNDARY SURVEY OF

LOT 537, AVONDALE, AS RECORDED IN PLAT BOOK 7,
PAGE 31, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
JOHN MARTIN CRUMP
CENTERSTATE BANK OF FLORIDA, NA
WATSON TITLE SERVICES OF NORTH FLORIDA, INC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



LEGEND:

—X— = FENCE
= CONCRETE
○ = SET 1/2" REBAR STAMPED PSM#6146
● = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
■ = 4"x4" CONCRETE MONUMENT
A/C = AIR CONDITIONER
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVATURE
PCC = POINT OF COMPOUND CURVATURE

NOTES:

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 45°00'00" E ALONG THE NORTHERLY BOUNDARY LINE OF SUBJECT PARCEL.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X", AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2013, COMMUNITY NUMBER 120077, PANEL 0362 H
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS	
DATE	DESCRIPTION
11-12-15	UPDATE

JOB # 22702-A | DATE OF FIELD SURVEY: 05-28-13 | SCALE: 1" = 20'

Ray Thompson SURVEYING, Inc.
Going the DISTANCE for You
1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

RAYMOND THOMPSON
REGISTERED SURVEYOR AND MAPPER #6146 STATE OF FLORIDA
LICENSE BUSINESS #7469

LAND SURVEYS ○ CONSTRUCTION SURVEYS ○ SUBDIVISIONS

MOST TRUSTED #1 SHADE FABRIC*

Experience the Sunbrella® Difference

Sunbrella shade fabrics enhance your outdoor space with worry-free, protective shading that lasts.

10 YEAR LIMITED WARRANTY

Backed by the Industry's Most Comprehensive Warranty**

RECOMMENDED SKIN CANCER FOUNDATION RECOMMENDED AS AN EFFECTIVE UV PROTECTANT

The Skin Cancer Foundation recommends certain Sunbrella fabrics in shading products as part of a complete sun protection regimen, including regular use of sunscreen, to aid in preventing sun-induced skin damage.

- Fade & UV Resistant
- Superior Sun Protection
- Breathable, Cooling Shading
- Easy Care
- Mold, Mildew and Stain Resistant

Sunbrella Shade Studio
See a Sunbrella fabric awning in your space in just three easy steps.

Sunbrella Fabric Finder
Find what you're looking for faster with our new Fabric Finder tool.

*2023 third-party study among U.S. households with incomes $100k+

**Sunbrella Plus® and SeaMark® fabrics are covered by a 5-year warranty. See sunbrella.com/warranty for details.

Proposal

September 25, 2025

THOMPSON AWNING & SHUTTER CO.
2036 Evergreen Avenue
Jacksonville, FL 32206
FL License # CGC1524194

www.thompsonawning.com
Telephone: (904) 355-1616
Facsimile: (904) 212-1875
email: sales@thompsonawning.com

NEW ORDER

New Awning Proposal Submitted To:
Rebecca Popovich
1390 Belvedere Avenue
Jacksonville, Florida 32205

Telephone: 773.220.6356
email: rebecca.popovich@gmail.com

Project: 2nd Floor Terrace

One (1) New Canvas Awning Complete with:

1. Awning Style: Patio.
2. Awning Size: (1) @ Width: 18'- 0", Total Drop: 1'- 6", Projection: 11'- 0", Truss: 8".
3. Fabric Mfg.: Sunbrella Color: Black (#6008).
4. Scallop: #1 Wave W/ Binding Color: Black, Valance Height: Match Dome Awning.
5. Fabric reinforcements in all corners to increase fabric life and reduce wear.
   Fabric attached to frame: Laced, utilizing Brass Grommets-Heat Sealed Seams.
6. Double Lacers required: Yes, Quantity: (2)
7. Frame Construction:
   - Welded aluminum frame using 1 x 1 T5 members with radius corners to protect fabric from wear (mill finish). Welded truss valance for added strength.
   - Roof and arm bracing coming back to building to add strength.
   - Roof rafters approximately every 2 feet.
   - Stainless steel and aluminum hardware.
   - Supported by (3) Posts anchored into existing deck wall.
8. Powder Coat Frame & Posts, Yes, Tiger Drylac Series 38 Color:Black.
9. Thompson Awning will pull Certificate of Appropriateness, included.
10. Final measurements required: Yes.
11. Installation to begin approximately 6 - 8 weeks from confirmed order.

Quote Price: $7,750.00 (50% Deposit Required)

Notes: 1. A Processing Fee of 3% will be added to all credit/debit card transactions.
2. Any applicable Sales Taxes are included.
3. Quote Price subject to change after 30 days.
4. Manufacturing of Awning will begin once Certificate of Appropriateness is approved.

Warranty: Manufacturer's Warranty on Fabric, Sunbrella -10 years, Workmanship–2 years.

Authorized by: Daniel Blankenship: _____

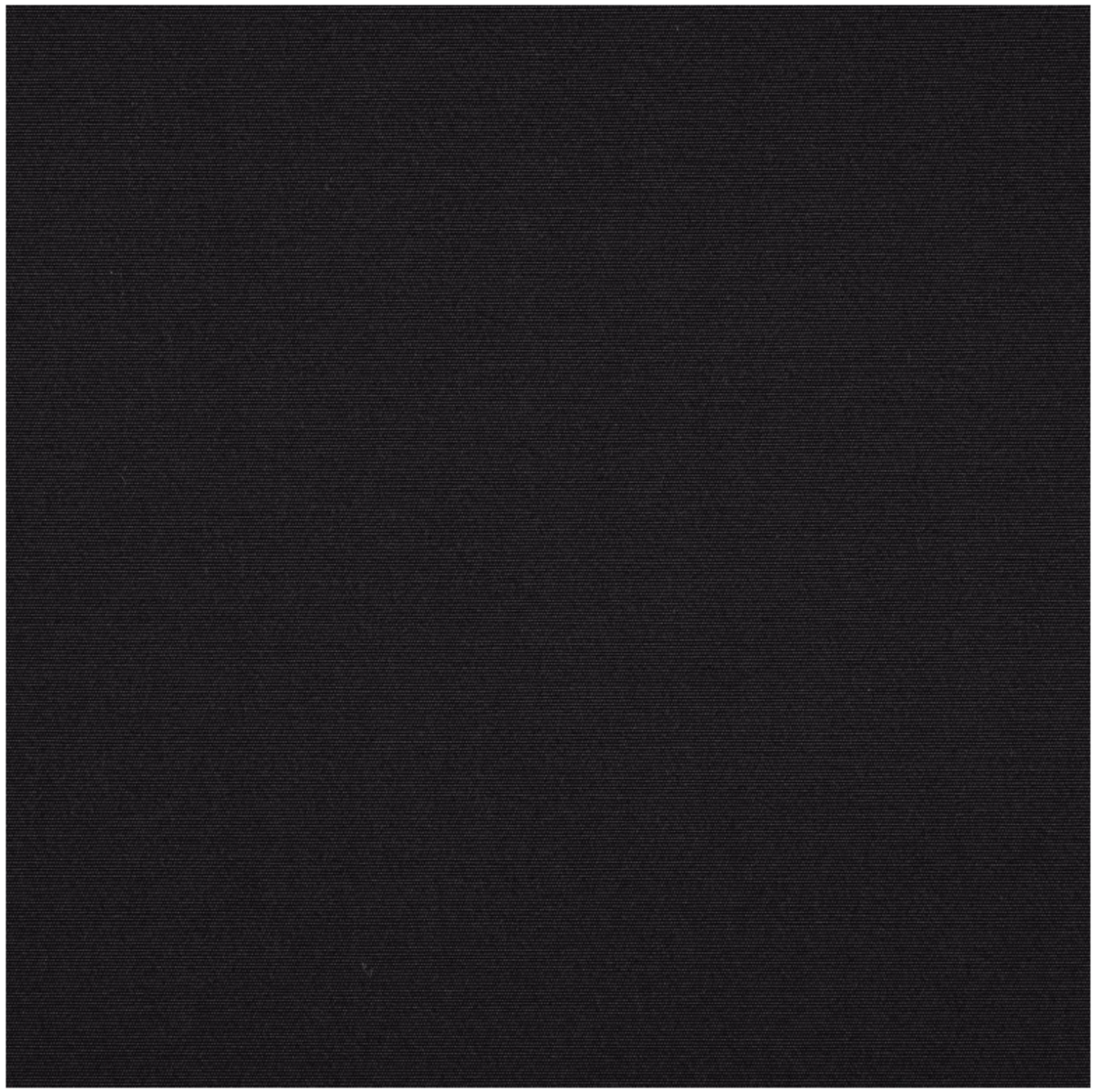
This Is Custom Work. A 50% deposit is required with order; balance due on day of installation. Order is confirmed upon receipt of deposit and one copy of signed proposal. In the event any amounts due under this proposal are not paid when due, the undersigned agrees to pay all costs of collection and attorney's fees, whether or not suit is instituted.

All material is guaranteed to be as specified. Please double check all information because this product will be custom made and cannot be returned or deposit refunded. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. It is understood and agreed that title of said property shall remain in possession of Thompson Awning until the whole amount of purchase price is paid. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

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

Signature: Rebecca Popovich Date of Acceptance: 10/13/2025





Sunbrella® Awning / Marine 60" Black 6008-0000

Black

Item # 721755

Quantity	Price
0 - 9	$19.09 / yard
10 - 29	$18.42 / yard
30 +	$17.30 / yard

QTY

Enter a qua
availability.

Ship

QTY

+ Add to N

+ Add to Ex

Description

Black (6008-0000), part of the 60" Solids collection, is only one of several Sunbrella fabrics that always performs well in the toughest conditions. With **Sunbrella awning** and marine fabrics, your customers will never again have to stress about fading, mildew or constant cleaning.

The strength of these popular fabrics has made them the number one preference for awning and marine applications, such as retractable awnings, boat awnings, commercial awnings, window awnings, patio awnings, RV awnings, and many others!

Info

Sa

Ca

Wa

COA-25-33151

314 Palmetto St

December 10, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33151

Address: 314 Palmetto Street, RE# 131040-0000

Location: Southwest corner of Duval Street East and Palmetto Street

Owner: Alan Bliss, Ph.D.
The Jacksonville History Center
318 Palmetto Street
Jacksonville, Florida 32202

Applicant: Michael C. Blake, AIA
Michael Blake Architects LLC
904 Margaret Street
Jacksonville, Florida 32204

Year Built: *c.* 1878 (Property Appraiser)

Designation: Local Landmark, Ordinance 1998-0920 (LM-98-04)

Request: Alterations – Accessibility Ramp

Summary Scope of Work:

1. New accessibility ramp along the front (west) elevation
2. New porch railings along the front (west) elevation
3. Remove existing ramp and guardrails along front (west) elevation (Administrative)

Recommendation: **Approve with Conditions**

Conditions:

New accessibility ramp along front (west) elevation

1. The design and location of the ramp shall be substantially consistent with the submitted site plan and elevation drawings dated **October 21, 2025**.

Miscellaneous Site Improvements (Administrative)

2. All other improvements not previously addressed under these conditions shall be designed and developed in accordance with plans dated **October 21, 2025**, or as otherwise approved by the Historic Preservation Section.



PROJECT DESCRIPTION

COA-25-33151 seeks to install a new accessibility ramp and a new railing system along the front (west) elevation of a locally designated landmark (LM-98-04, Ordinance 1998-0920). 314/318 Palmetto Street was found to have met four of the seven designation criteria. The subject property currently contains the former Florida Casket Company building (c. 1920) and the former St. Luke's Hospital (c. 1878). Situated on a through lot with prominent street visibility, the proposed ramp will be three and a half feet tall, five feet wide, and be affixed to the structure's front elevation. As designed, the ramp will contain wood decking, wood caps, stainless steel cables and decorative wood rails.

Pursuant to the authorities outlined in the 2026 COA Matrix, any ramp installation on a nonresidential structure must be reviewed and approved by the Jacksonville Historic Preservation Commission.

STAFF SUMMARY AND ANALYSIS

Staff considered the Secretary of the Interior's Standards for Rehabilitation and the Ordinance Code criteria found in Sections 307.106(k), 307.106(l), 307.106(m), 307.106(n), and 307.106(o). The following is Staff's analysis:

- Consistent with Section 307.106(k)(3) and Sections 307.106(l)(1 and 3), the applicant's scope of work requires minimal change to the defining characteristics of the non-contributing structure. The accessibility ramp is an effort to have the structure become code-compliant for the proposed use. As designed, the ramp along the north elevation facing allows for the historic structure to be viewed as distinct and identifiable as original to the site.
- As designed, the ramp will be constructed of horizontally oriented wood and stainless-steel cables. Staff finds installation of the ramp will cause minimal, if any, damage to the historic structure or the historic setting and character of the property. As such, this scope of work is consistent with Section 307.106(l)(1 and 2).
- The Secretary of Interior's Standards recognize that the needs of the users of historic structures may change over time. Sometimes changes are required for practical reasons or to satisfy code requirements. Staff finds the removal of the existing ramp with a new code-compliant ramp will allow the structure to be accessed in a variety of ways, allow for improved ingress and egress, and further the nonresidential use of the structure. The proposed alterations will be similar to other accessibility ramps on adaptively reused historic structures. As such, the proposed work is consistent with the Design Guidelines and Section 307.106(k)(1).
- As demonstrated by the site plan and elevations dated October 21, 2025, the design of the accessibility ramp, as viewed from the front elevation, is a compatible alteration of the historic structure by differentiating itself in terms of material, color, and design, thereby retaining the architectural integrity of the landmark building. The applicant also provided pictorial evidence to confirm the original use of the horizontal railings. As such, the scope of work is found to be consistent Standards 2 and 9 and Section 307.106(k)(2).

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. Section 307.106(k) General Standards: 1-3
2. Section 307.106(l) Guidelines on "Alterations": 1-3
3. Secretary of the Interior's Standards for Rehabilitation: 2 and 9

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;

- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

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 historical basis and which seeks to create an earlier appearance shall be discouraged.

Secretary of the Interior's Standards for Rehabilitation

- 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.

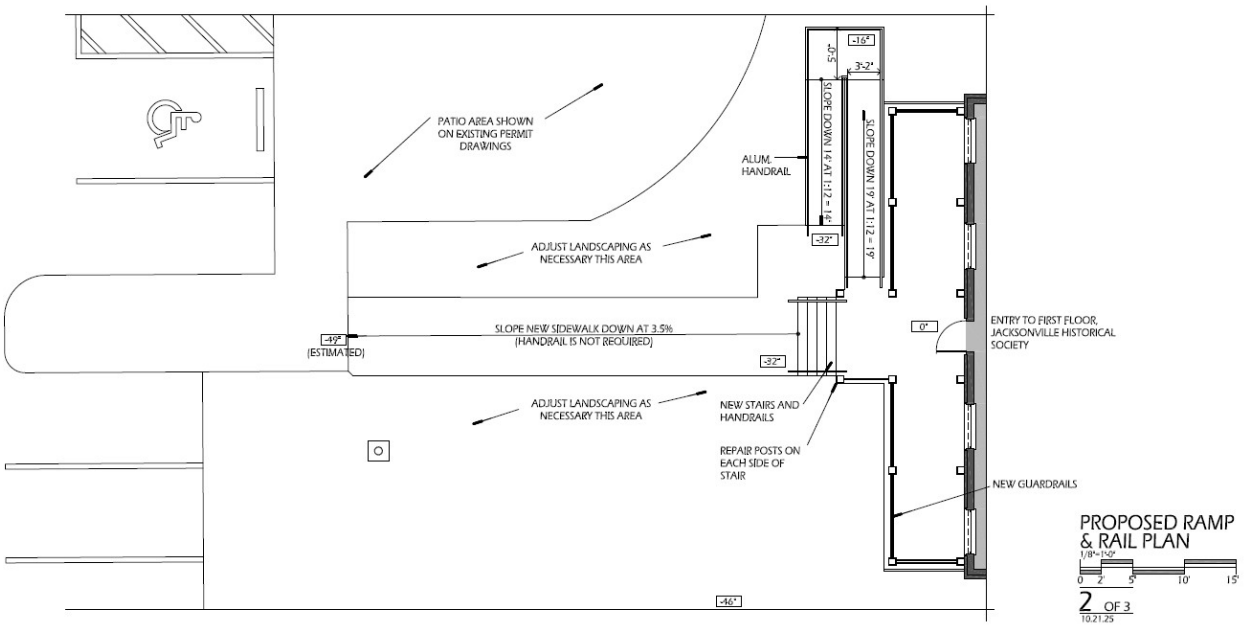
LOCATION MAP



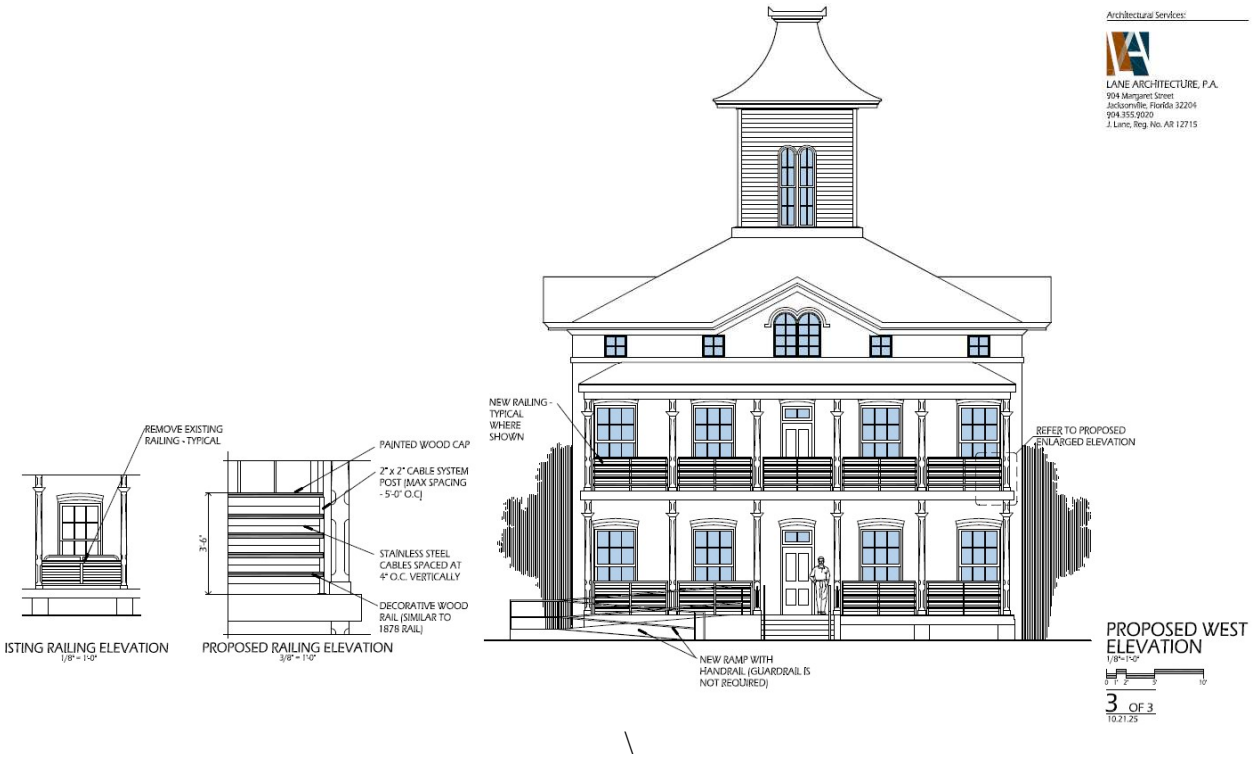
PICTURE OF PROPERTY WITH POSTED SIGN



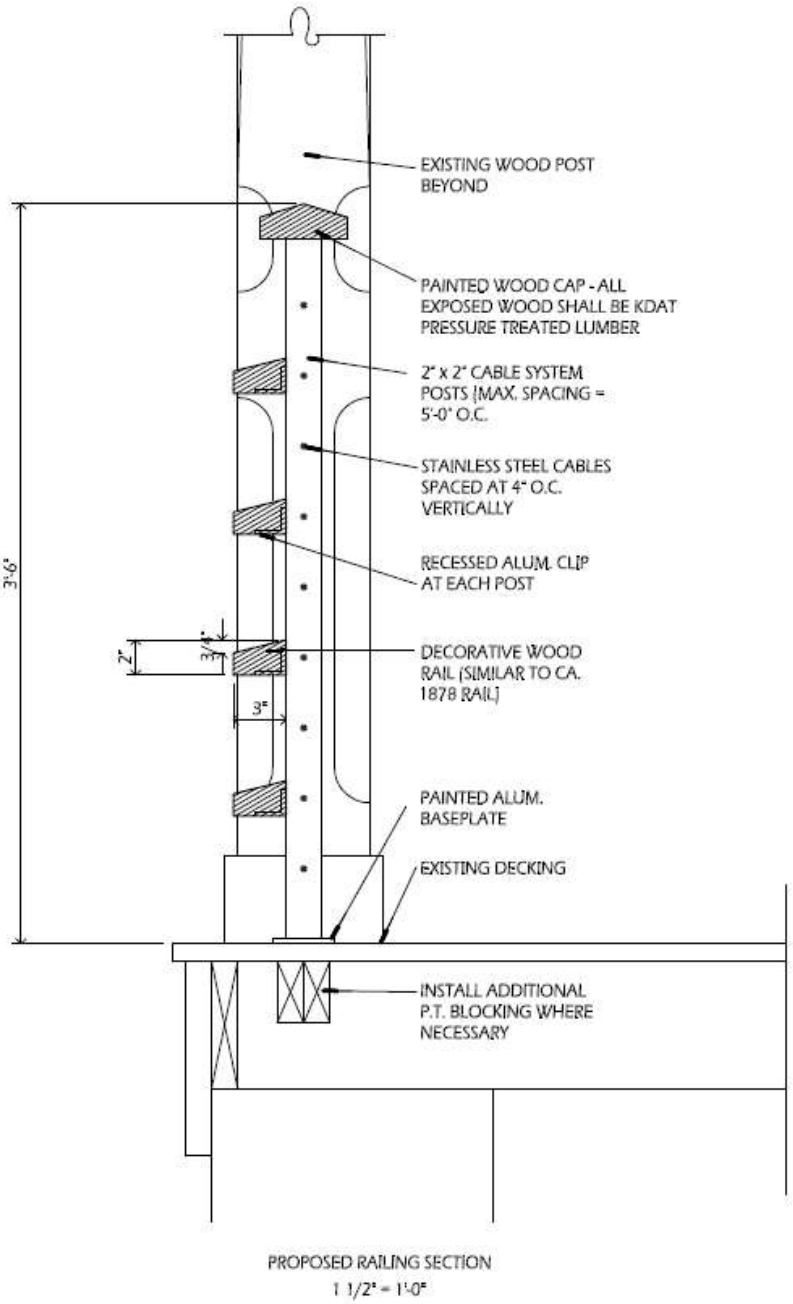
PROPOSED SITE PLAN DATED OCTOBER 21, 2025



PROPOSED ELEVATIONS DATED OCTOBER 21, 2025



PROPOSED RAMP DETAIL DATED OCTOBER 21, 2025



PROPOSED RAILING SECTION
1 1/2" = 1'-0"

History Center

Project Location:
318 Palmetto Street
Jacksonville, Florida

Architectural Services:

LANE ARCHITECTURE, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715

PROVIDED FOR DISCUSSION PURPOSES ONLY - MY THOUGHTS ON THE DETAILING OF THE GUARDRAIL. JL

PROPOSED RA
SECTION
1/8"=1'-0"

1 OF 1
10.21.25

Application For Certificate Of Appropriateness

Application Info

Tracking #	33151	**Application Status**	ASSIGNED PLANNER
Date Started	11/06/2025	**Date Submitted**	11/06/2025

Planning and Development Department Info

COA # COA-25-33151

Admin Review ☐

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☐

JHPC Meeting Date 12/10/2025

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 BLAKE **First Name** MICHAEL **Middle Name** CONNAN

Company Name LANE ARCHITECTURE

Mailing Address 904 MARGARET STREET

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

Phone 904 355 9020 **Fax** 904 355 9008 **Email** MICHAEL@LANEARCH.COM

General Information On Owner(s)

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

Last Name BLISS **First Name** ALAN **Middle Name**

Company/Trust Name THE JACKSONVILLE HISTORY CENTER

Mailing Address 318 PALMETTO STREET

City JACKSONVILLE **State** FL **Zip Code** 32202

Phone 9046650064 **Fax** **Email** ALAN.BLISS@JAXHISTORY.ORG

Description Of Property

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

Map	RE#
	131040 0000

Location Of Property

General Location
Local Landmark

House #	Street Name, Type and Direction	Zip Code
314	PALMETTO ST	32202

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [x] **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
RAMP AND RAILING REPLACEMENT

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

Additional Documents Provided

	Description
[x]	PROPOSED NEW RAMP AND RAILINGS
[x]	ORIGINAL ST LUKES HOSPITAL RENDERING

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: 11-25-2025

COA#: 25-33151

Address: 314 Palmetto St. Jacksonville, FL 32202

Owner: Jacksonville Historical Soc.

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 25-33151 **were posted on the property/site located at:**

RE 131040-0000
Real Estate Number(s)

314 Palmetto St.
Street Address

Jacksonville, FL 32202
City, State Zip Code

Printed Name Alan J. Bliss

Signature

Dated this 25 day of November, 2025

JACKSONVILLE HISTORICAL SOCIETY INC
314 PALMETTO ST
JACKSONVILLE, FL 32202

Primary Site Address
318 PALMETTO ST
Jacksonville FL 32202-

Official Record Book/Page
16092-00565

Tile #
6413

318 PALMETTO ST

Property Detail

RE #	131040-0000
Tax District	USD1C
Property Use	1700 Office 1-2 Story
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02338 EAST JAX
Total Area	53213
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	Income	Income
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$1,169,146.00	$1,169,146.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$1,248,000.00	$1,248,000.00
Assessed Value	$1,069,079.00	$1,218,155.00
Cap Diff/Portability Amt	$178,921.00 / $0.00	$29,845.00 / $0.00
Exemptions	$1,069,079.00	See below
Taxable Value	$0.00	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	$1,218,155.00
Museums (502)	- $1,218,155.00
Taxable Value	**$0.00**

SJRWMD/FIND Taxable Value

Assessed Value	$1,218,155.00
Museums (502)	- $1,218,155.00
Taxable Value	**$0.00**

`School Taxable Value

Assessed Value	$1,248,000.00
Museums (502)	- $1,248,000.00
Taxable Value	**$0.00**

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
16092-00565	10/3/2012	$450,000.00	WD - Warranty Deed	Unqualified	Improved
16092-00562	10/1/2012	$100.00	QC - Quit Claim	Unqualified	Improved
08960-01836	5/4/1998	$100.00	RW - Right of Way	Unqualified	Vacant
06472-01059	12/31/1985	$233,530.00	WD - Warranty Deed	Unqualified	Improved
04067-00893	12/30/1975	$100,000.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	ELHC6	Elevator Hydraulic	1	0	0	1.00	$8,310.00
1	ELHC6	Elevator Hydraulic	2	0	0	1.00	$8,310.00
2	ESHC6	Elevator Stops Hydra	2	0	0	4.00	$6,780.00
2	ESHC6	Elevator Stops Hydra	1	0	0	3.00	$5,085.00
3	FCBC1	Fence Chain Barbed	1	0	0	51.00	$290.00
3	SWSC6	Sprinkler Wet System	2	0	0	7,547.00	$1,051.00
4	LPMC1	Light Pole Metal	1	0	0	1.00	$541.00
5	LITC1	Lighting Fixtures	1	0	0	2.00	$547.00
6	PVAC1	Paving Asphalt	1	0	0	13,224.00	$12,219.00
7	PVCC1	Paving Concrete	1	0	0	652.00	$1,197.00
8	SWSC6	Sprinkler Wet System	1	0	0	15,000.00	$3,654.00
9	CVPC2	Covered Patio	1	18	6	108.00	$1,959.00
10	PVCC1	Paving Concrete	1	0	0	2,176.00	$18,977.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCBD	0.00	0.00	Common	53,143.00	Square Footage	$1,169,146.00

Legal

LN	Legal Description
1	Q-664 50-2S-26E 1.22
2	EAST JAX
3	LOTS 1 TO 6(EX R/W,R/R,R/W RECD
4	O/R 8960-1836) BLK 51

Buildings

Building 1

Building 1 Site Address
318 PALMETTO ST Unit

Element	Code	Detail

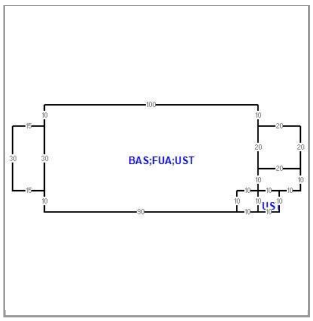
Jacksonville FL 32202-

Building Type	1801 - OFFICE 3-8 STY
Year Built	1882
Building Value	$198,330.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	450	0	180
Unfinished Storage	450	0	180
Unfinished Storage	450	0	180
Base Area	4900	4900	4900
Finished upper story 1	4900	4900	4900
Unfinished Storage	4900	0	1960
Addition	400	400	400
Addition	400	400	400
Addition	400	400	400
Unfinished Storage	200	0	80
Unfinished Storage	200	0	80
Unfinished Storage	200	0	80
Unfinished Storage	100	0	40
Base Area	100	100	100
Finished upper story 1	100	100	100
Unfinished Storage	100	0	40
Unfinished Storage	100	0	40
Total	18350	11200	14060

Exterior Wall	19	19 Common Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	4	4 Built Up/T&G
Interior Wall	1	1 Masonry Min
Interior Wall	4	4 Plywood panel
Int Flooring	7	7 Cork/Vnyl Tile
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	3	3 S Ceil Min Wall
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	3.000	
Baths	21.000	
Rooms / Units	19.000	
Avg Story Height	12.000	



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	$1,069,079.00	$1,069,079.00	$0.00	$0.00	$0.00	$0.00
Urban Service Dist1	$1,069,079.00	$1,069,079.00	$0.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$1,248,000.00	$1,248,000.00	$0.00	$0.00	$0.00	$0.00
By Local Board	$1,248,000.00	$1,248,000.00	$0.00	$0.00	$0.00	$0.00
School Board Voted	$1,248,000.00	$1,248,000.00	$0.00	$0.00	$0.00	$0.00
FL Inland Navigation Dist.	$1,069,079.00	$1,069,079.00	$0.00	$0.00	$0.00	$0.00
Water Mgmt Dist. SJRWMD	$1,069,079.00	$1,069,079.00	$0.00	$0.00	$0.00	$0.00
Urb Ser Dist1 Voted	$1,069,079.00	$1,069,079.00	$0.00	$0.00	$0.00	$0.00
Urban Service Dist 1C	$1,069,079.00	$1,069,079.00	$0.00	$0.00	$0.00	$0.00
			Totals	$0.00	$0.00	$0.00

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$1,248,000.00	$971,890.00	$971,890.00	$0.00
Current Year	$1,248,000.00	$1,069,079.00	$1,069,079.00	$0.00

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

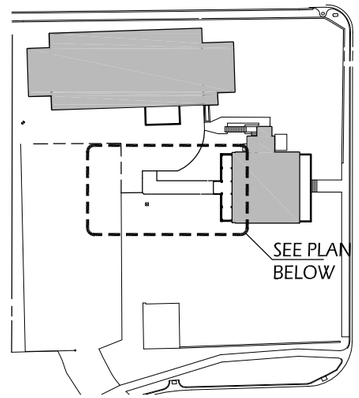
Ramp & Railing Renovations:

Jacksonville History Center

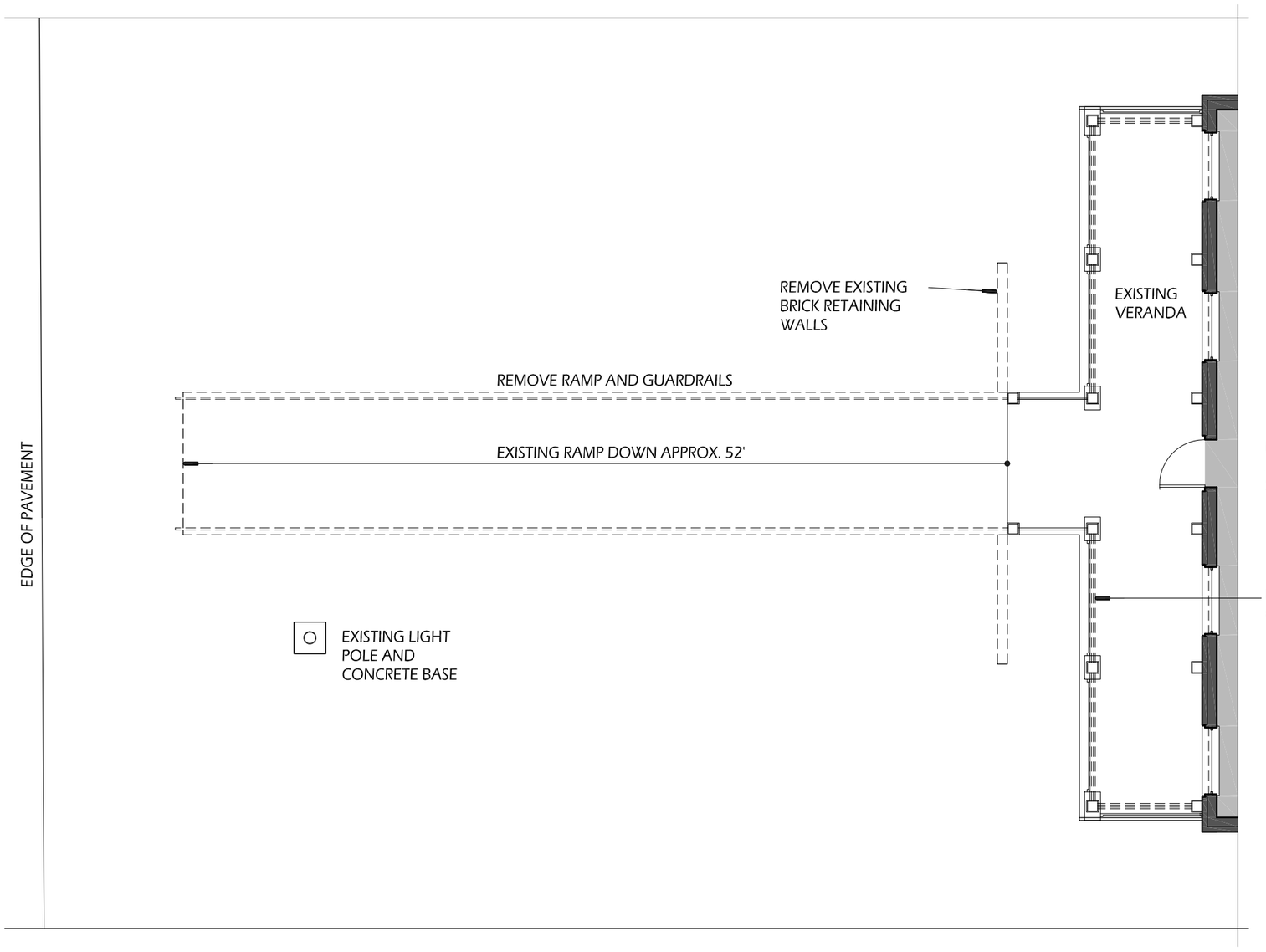
Project Location:
318 Palmetto Street
Jacksonville, Florida

Architectural Services:

LANE ARCHITECTURE, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715



SITE REFERENCE PLAN



RAMP DEMO. PLAN

1/8"=1'-0"

0 2' 5' 10' 15'

1 OF 3
10.21.25

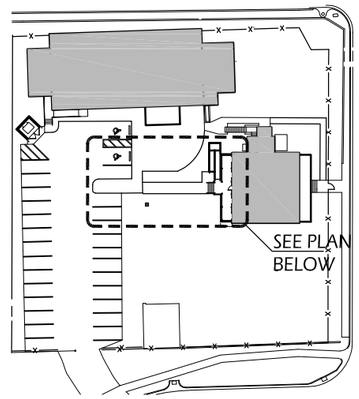
Ramp & Railing Renovations:

Jacksonville History Center

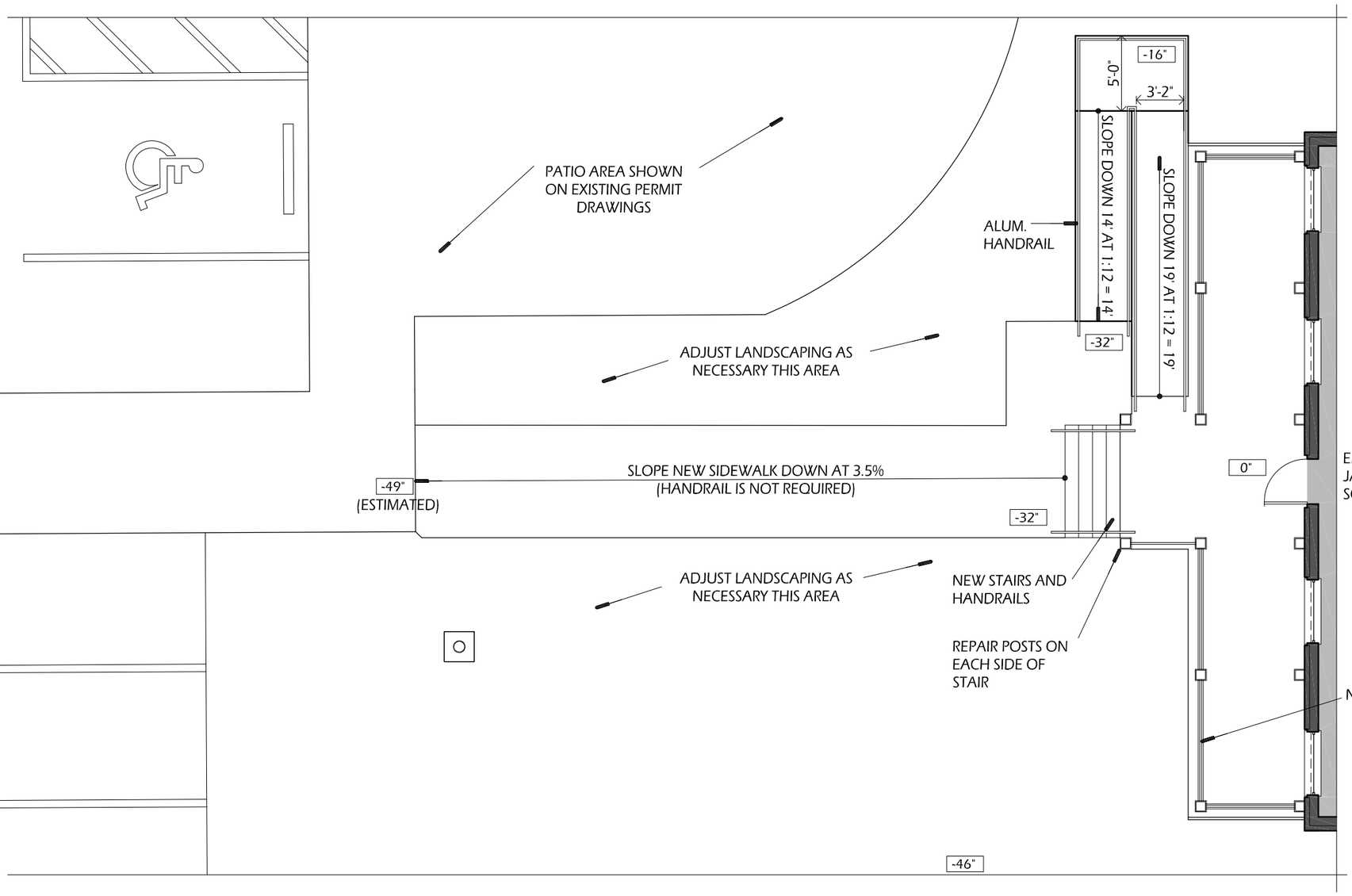
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Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715



SITE REFERENCE PLAN



PROPOSED RAMP & RAIL PLAN

1/8"=1'-0"

0 2' 5' 10' 15'

Ramp & Railing Renovations:

Jacksonville History Center

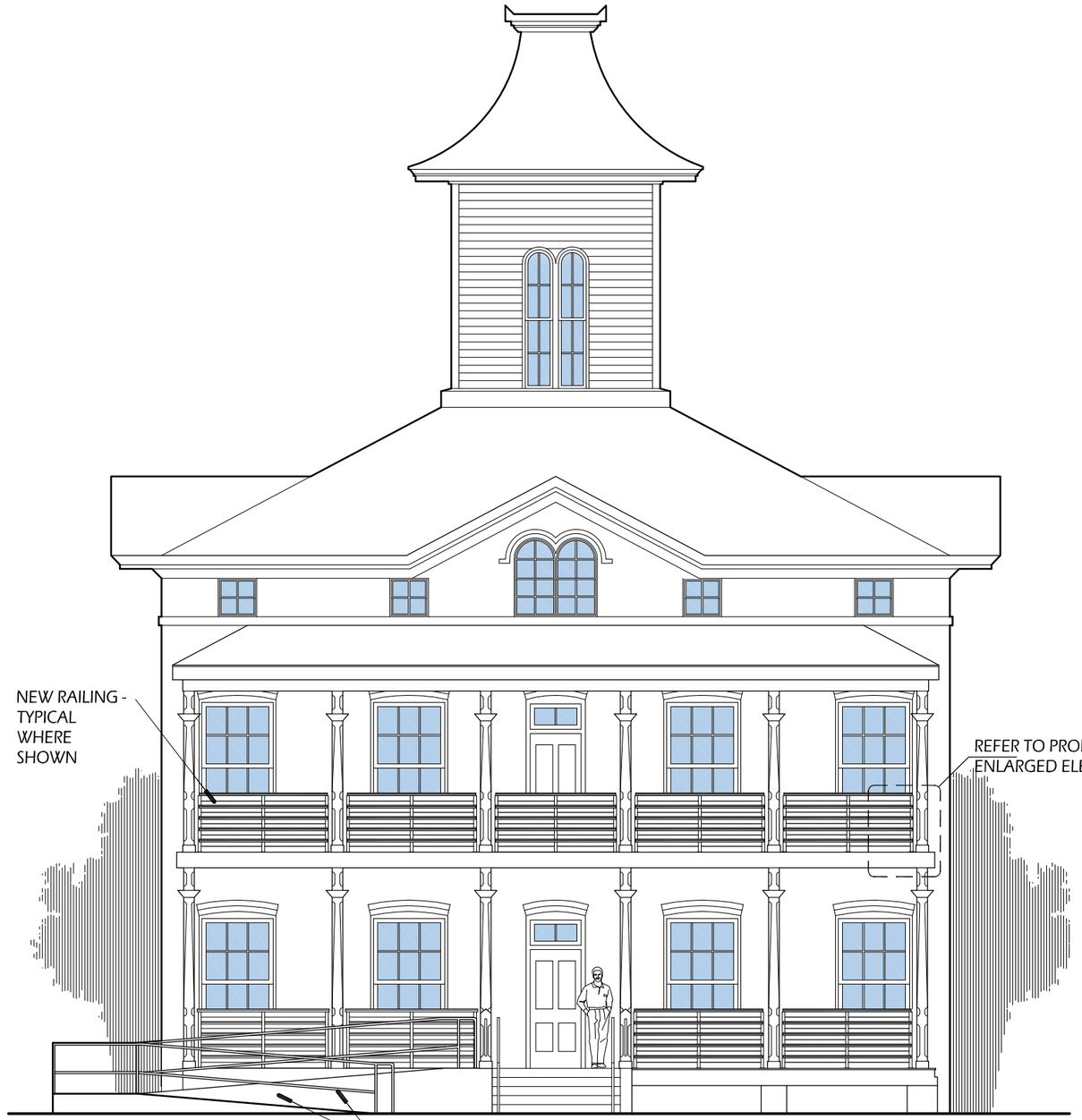
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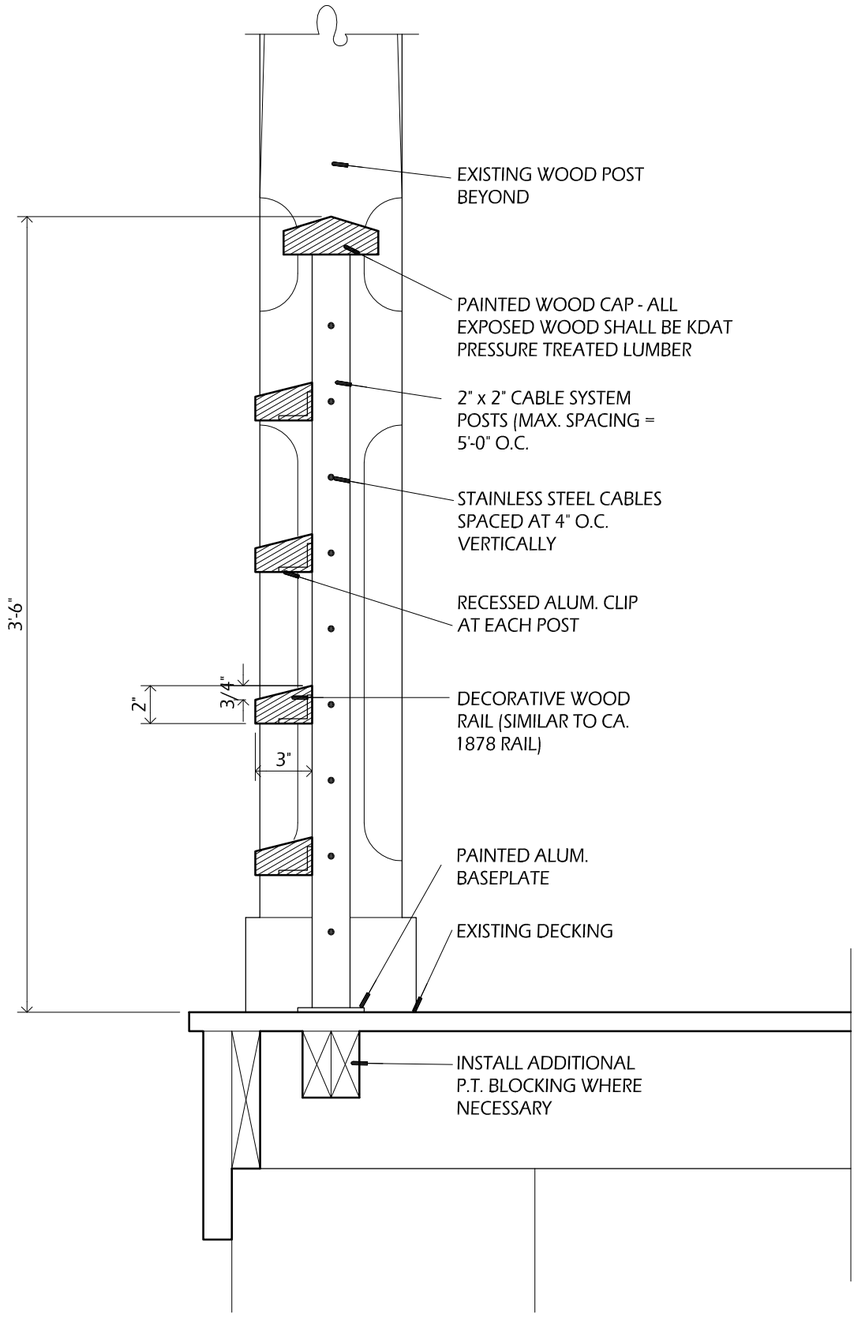
EXISTING RAILING ELEVATION
1/8" = 1'-0"

PROPOSED RAILING ELEVATION
3/8" = 1'-0"



PROPOSED WEST ELEVATION
1/8"=1'-0"

0 1' 2' 5' 10'



PROPOSED RAILING SECTION
1 1/2" = 1'-0"

Ramp & Railing Renovations:

Jacksonville History Center

Project Location:
318 Palmetto Street
Jacksonville, Florida

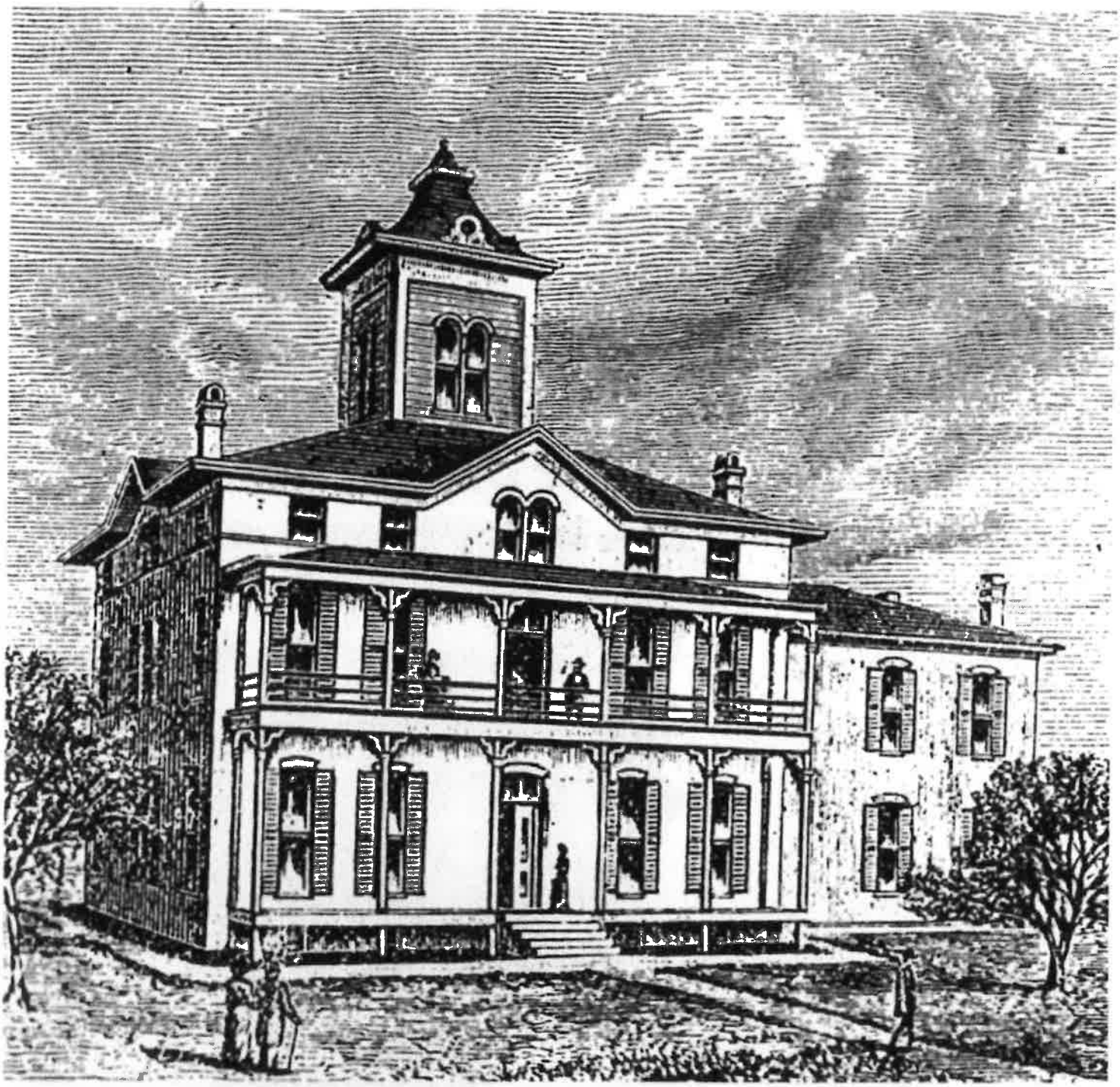
Architectural Services:

LANE ARCHITECTURE, P.A.
904 Margaret Street
Jacksonville, Florida 32204
904.355.9020
J. Lane, Reg. No. AR 12715

PROVIDED FOR DISCUSSION PURPOSES ONLY - MY THOUGHTS ON THE DETAILING OF THE GUARDRAIL. JL

PROPOSED RAIL SECTION

1/8"=1'-0"



St. Luke's Hospital as it appeared when it was dedicated and opened in 1878.

COA-25-33025

1636 Main St N

December 10, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33025

Address: 1636 Main Street North, RE# 071416-0005

Location: East of Main Street North, between 6th Street West and 7th Street West

Owner: Pamela Howard
Normandy Stratton LLC
8650-12 Old Kings Road South
Jacksonville, FL 32217

Applicant: Fred Ansley
Dominion Construction
1321 Main Street North
Jacksonville, Florida 32206

Year Built: c. 1967 (*Property Appraiser*)

Designation: Springfield – Non-Contributing

Request: Alterations
Site Work

Summary Scope of Work:
1. Construct a pavilion along the left side of the structure
2. Install yard features
3. Construct a parking lot
4. Install an awning along the front of the structure (Admin)
5. Install fencing along the front, sides, and rear of the property (Admin)

Recommendation: **Approve with Conditions**

Conditions:

Awning
1. The awning shall be either cloth or canvas (not metal or vinyl).
2. The awning shall not obscure significant architectural features.
3. The awning shall be attached in a manner that would minimize damage to the wall surface.
4. The design of the awning shall be substantially consistent to the elevation plans submitted **October 29**, **2025**, or as otherwise approved by the Historic Preservation Section.

5. For brick surfaces, the awning shall be installed into the mortar joints rather than the brick.

Painting

6. Painting prep work is limited to the gentlest means (no sandblasting, radial sanding, or high power pressure washing over 60psi) on all historic siding.
7. All painting shall be limited to wood/wood-like materials or previously painted masonry (no painting unpainted masonry).
8. Painting and paint removal shall be consistent with National Park Service (NPS) Preservation Briefs #1 and #10.
9. All repairs shall be done to match the materials, dimensions, and design of the replaced historic fabric.

Fencing

10. The location of fencing and gate(s) shall be substantially consistent with the site plan submitted **October 28, 2025**, or as otherwise approved by the Historic Preservation Section.
11. Fencing installation shall be consistent with the latest version of the Fencing and Wall Guidelines.

Hardscaping

12. The parking lot shall be substantially consistent to the plans submitted on **October 28, 2025**, or as otherwise approved by the Historic Preservation Section.

Yard Features and Landscaping

13. Any yard features and landscaping shall be substantially consistent to the site plan submitted **October 28, 2025** or as otherwise approved by the Historic Preservation Section.
14. The canvas sail shade shall be subordinate it height to the existing structures on the property.

Pavillion

15. Design, and height of the pavilion shall be substantially consistent with the elevation drawings submitted **November 5, 2025**, or as otherwise approved by the Historic Preservation Section.
16. Materials, location and orientation of the pavilion shall be as substantially shown on the site plan submitted **October 28, 2025**.

Signage

17. Signage shall be reviewed under a separate COA.



PROJECT DESCRIPTION

COA-25-33025 is for alterations to a non-contributing property which includes two connected buildings within the Springfield Historic District. The property is located on an interior lot which currently has two attached non-contributing structures and an undeveloped area with a curb cut currently serving as a parking lot. The two structures on the property are commercial masonry vernacular buildings that exhibit few significant architectural details. They may be characterized by their large storefront window and door openings. The scope of work includes the construction of a pavilion attached to the side of the left building on the property and the installation of a parking lot, front awnings, fencing, and yard features.

STAFF SUMMARY AND ANALYSIS

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

- The applicant met with Staff on October 28th to discuss the proposed alterations. Staff provided guidance on the proposed design.
- As proposed, the design, placement, and height of the fencing will be consistent with the

Design Guidelines, Sections 307.106(k)(1-3), and 307.106(l)(1, 2, and 5), and the Fencing and Wall Guidelines.

- As proposed, the new canvas awnings will cover each of the two storefront bays on the front façade as depicted on the awning plans submitted on October 29th. These awnings will project five (5) feet from the front wall plane and are consistent with the Design Guidelines and Sections 307.106(k)(1-3), and 307.106(l)(1, 2, and 5).
- As proposed, the construction of a pavilion along the rear side of the left structure will allow for new and compatible use of the structure. The pavilion will be made of wooden supports with a shed roof covered in black composition shingles and the ground will be artificial turf to match the rest of the yard. The pavilion will be attached to the structure and will be street-visible. The location of the pavilion will be located behind the front half of the structure and will not detract from or destroy any significant architectural features. Furthermore, the design of the pavilion will be visually distinct from the main structures without introducing any conjectural designs or materials that would detract from the design of the structures on the property or throughout the district. This is consistent with the Design Guidelines and Sections 307.106(k)(1-3), and 307.106(l)(1, 2, and 5).
- The applicant proposes several yard features including a canvas sail shade, a hose area for a splash pad, and the resurfacing of a significant portion of the lot with artificial grass. The existing condition of the area for these changes is an undeveloped gravel and dirt parking area. These changes will allow for new and compatible use of the property and will be street-visible. Staff has no objection to the location or size of the proposed canvas sail shade, though it has been conditioned (Condition #16) to be subordinate in height to the existing structures on the property to ensure compatibility. This is consistent with the Design Guidelines and Sections 307.106(k)(1-3), and 307.106(l)(1, 2, and 5).
- The applicant has proposed the painting of signage, however they have not provided the square footage of the elevations that they are proposed for, and the Current Planning Division does not have sufficient information to review for compliance with the Zoning Code. While Staff does not have an objection to painting signage or painting the previously painted exterior, more details are necessary to ensure compliance with zoning regulations. As such, the application has been conditioned (Condition #17) so that signage shall be reviewed under a separate COA.
- The proposed parking lot and associated screened buffer make use of an undeveloped gravel and dirt section of the property and will utilize an existing curb cut to access the parking. The parking lot is proposed to be concrete with ingress from Main Street and egress through the rear alley. The hardscaping for the lot will be minimal and will not detract from the existing structures. A four (4) foot tall fence buffer will be placed along the front landscaping as indicated on the site plan to further limit the visibility of the parking. This screened area and the one to the rear of the lot which are highlighted in red on the site plan will utilize rubber mulch. The design of the parking lot is also minimal, making use of an existing curb cut and alley. This is consistent with the Design Guidelines and Sections 307.106(k)(1-3), and 307.106(l)(1, 2, and 5).
- Consistent with Section 307.106(k)(4), the proposed scope of work is small in scale and can be completed by the applicant within a reasonable period of time.

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

- Section 307.106(k) General Standards: 1 - 4
- Section 307.106(l) Guidelines on "Alterations": 1, 2, and 5
- Historic District Design Guidelines, Sections on "Exterior Fabric - Masonry" and "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;

- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.

- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

- 307.106(l)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Historic District Design Guidelines, Section on "Setting"

- *Fencing and Walls*, Recommendation #1: "Construct new front-yard fences of vertical pickets in simple design, especially on frame vernacular buildings. Limit cast iron fencing to high-styled buildings such as Queen Anne, Colonial Revival, and Neo-Classical."
- *Fencing and Walls*, 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 place on the street-side elevation."

- *Parking and Driveways*, Recommendation #2: "Limit parking to the rear or side of buildings."

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

- *Painting of Masonry*, Recommendation #3: "Apply compatible paint coating following proper surface preparation."

LOCATION MAP

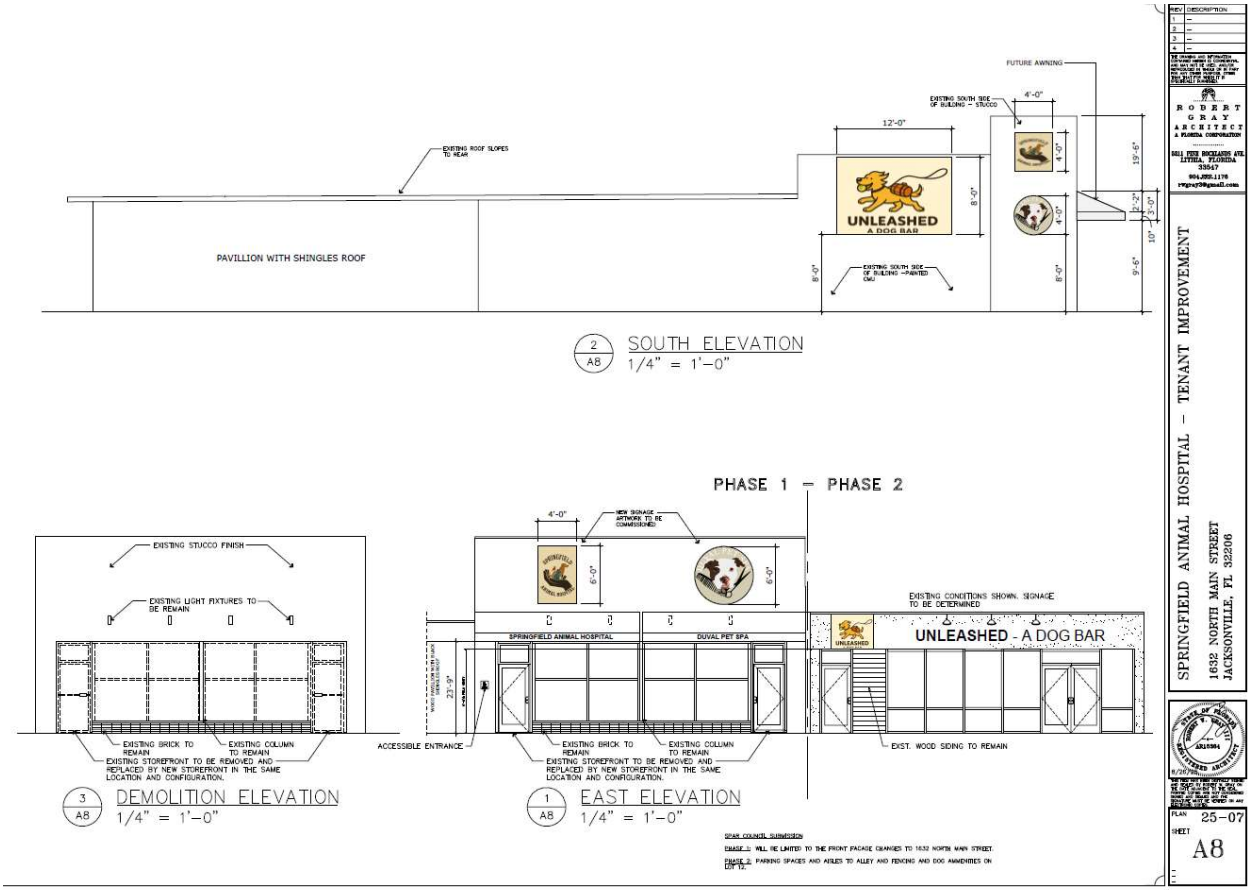


PICTUREs OF SUBJECT PROPERTY WITH POSTED SIGNS

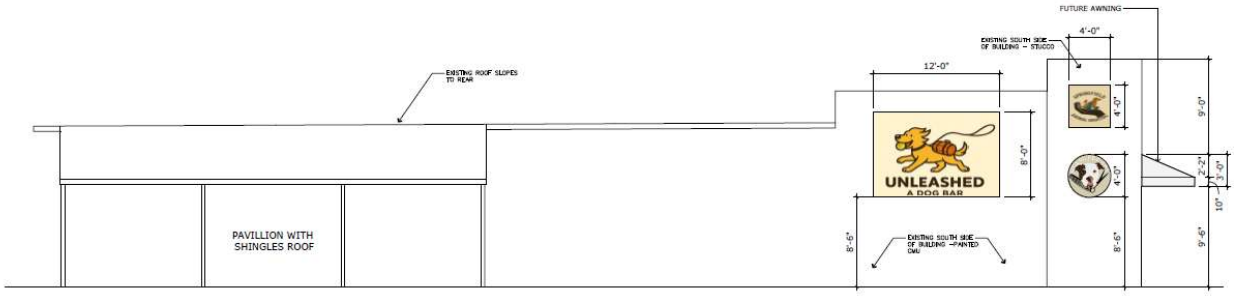




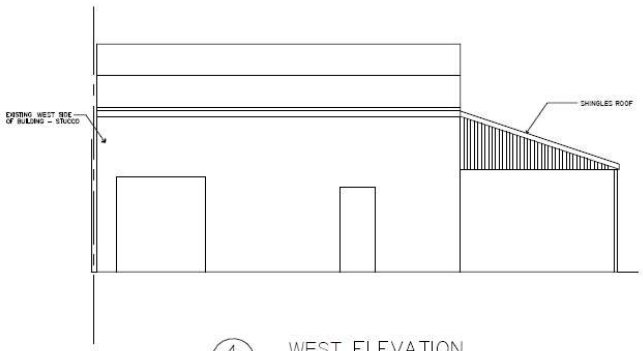
ELEVATION DRAWINGS SUBMITTED OCTOBER 29, 2025



ELEVATION DRAWINGS SUBMITTED NOVEMBER 5, 2025

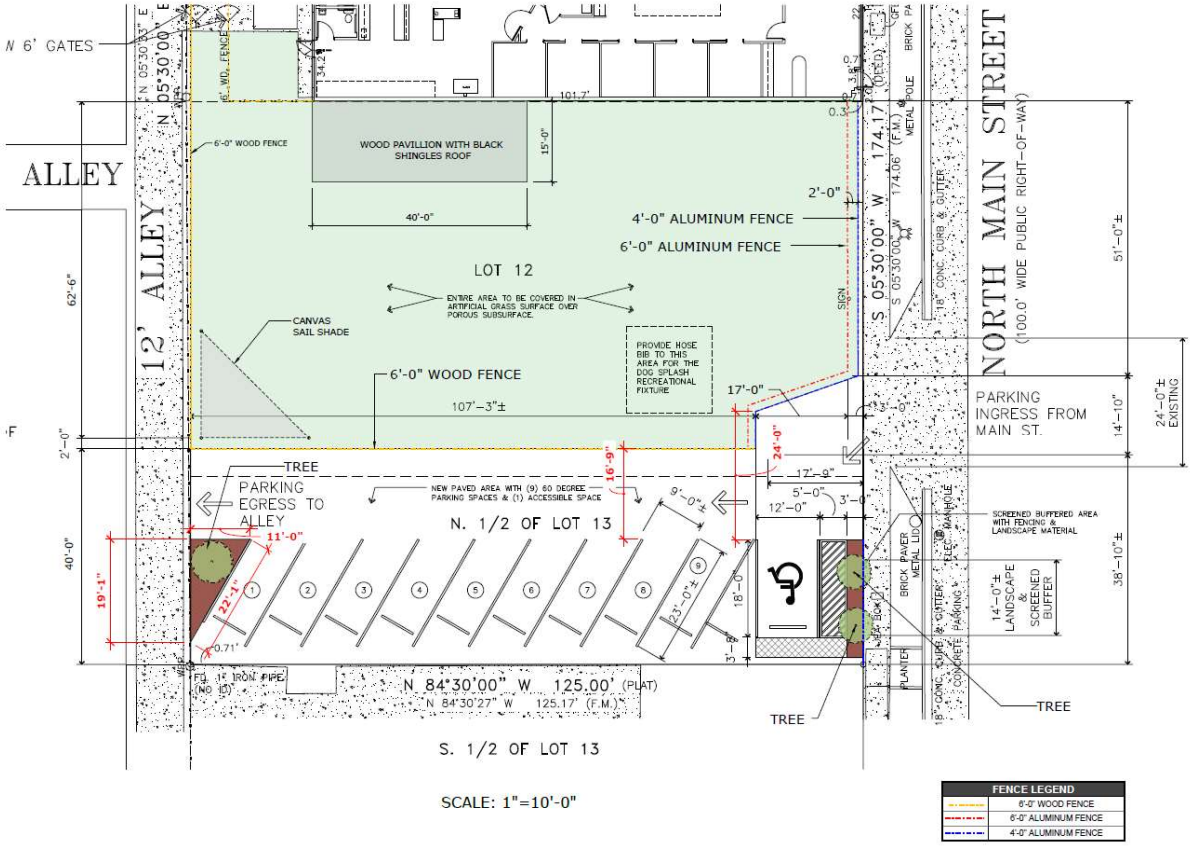


2 / A8 SOUTH ELEVATION
1/4" = 1'-0"



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

SITE PLAN SUBMITTED OCTOBER 28, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	33025	**Application Status**	FOUND SUFFICIENT
Date Started	10/01/2025	**Date Submitted**	10/01/2025

Planning and Development Department Info

COA #	COA-25-33025
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	11/12/2025
Forwarded to JHPC	☑
JHPC Meeting Date	12/10/2025
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 ANSLEY | **First Name** FRED | **Middle Name**

Company Name DOMINION CONSTRUCTION

Mailing Address 1321 N MAIN ST

City JACKSONVILLE | **State** FL | **Zip Code** 32206

Phone 904 323 9172 | **Fax** 904 | **Email** FRED@DOMINIONCONSTRUCT.NET

General Information On Owner(s)

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

Last Name HOWARD | **First Name** PAM | **Middle Name**

Company/Trust Name NORMANDY STRATTON LLC

Mailing Address 8650 OLD KINGS ROAD ST. 13

City JACKSONVILLE | **State** FL | **Zip Code** 32217

Phone 9043239172 | **Fax** 904 | **Email** FRED@DOMINIONCONSTRUCT.NET

Description Of Property

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

Map	RE#
	071416 0005

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1636	MAIN ST N	32206

Type Of Improvement

- [x] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [x] **Accessory Structures**
- [x] **Alteration**
- [ ] **Relocation**
- [ ] **Window Replacement**
- [x] **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
DOG PARK AWNING COVER ATTACHED(ENGINEERED DRAWN), TWO 72 TVS UNDER THE AWNING TURF FIELD, TWO SPLASH PADS, (FRONT 4FT BLACK ROD IRON FENCE) DIRECTLY BEHIND 6FT FENCE WITH BLACK SCREEN, WOOD VERTICAL DOG EAR FENCING ON THE SIDE AND REAR. MURAL ON THE LEFT SIDE OF THE BUILDING (SPRINGFIELD ANIMAL HOSPITAL),UNLEASHED DOG BAR, DUVAL PET SPA ASPHALT PARKING LOT OR GRAVAL ROCK

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 ARSENAULT, CALEB

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**

Alteration - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Elevations -** Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Area Pictures -** Pictures of area affected by alteration.
- [x] **Structure Photos -** Overall photos of structure.

☑ **Product -** Brochure/specifications and sample.

Fencing - Required Attachments For Complete Application

☑ **Site Plan -** Site plan/survey with fence placement.

☑ **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".

☑ **Photos Of Property**

Additional Documents Provided

	Description
☑	PHOTOS OF PROPOSED MATERIAL
☑	PHOTOS OF PROPOSED MATERIAL
☑	SITE PHOTO
☑	SITE PHOTO

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: 11/26/25

COA#: 25-33025

Address: 1636 N Main St
Jacksonville, FL 32206

Owner: Normandy Stratton 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 2533025 **were posted on the property/site located at:**

071416-0005
Real Estate Number(s)

1636 N Main St
Street Address

Jacksonville, FL 32206
City, State Zip Code

Printed Name Alfred Ansley

Signature

Dated this 26 day of November, 2025.

2-4 37-2S-26E .50
SPRINGFIELD
LOTS 11,12, N 1/2 LOT 13 BLK 34

NORMANDY STRATTON LLC
8650 12 OLD KINGS RD S
JACKSONVILLE, FL 32217

2025

R-071416-0005

PRINTED 10/08/2025
BY: pao

Map Id: 6412 101200.01 1.00 1.00 1.00 CENSUS TRACT 012.00

BUILDING CHARACTERISTICS

1192 Store,Retail/Multi Bldg

** VALUE SUBJECT TO CHANGE **

CATEGORY	TYPE	%	PTS
Exterior Wall	15 CONCRETE BLK	100	32.00
Roof Struct	9 RIGID FR/BAR J	100	9.00
Roofing Cover	4 BUILT UP/T&G	100	3.00
Interior Wall	1 MASONRY MIN	100	14.00
Int Flooring	10 TERRAZZO MONO	100	23.00
Heating Fuel	2 OIL	100	1.07
Heating Type	3 FRCD NOT DUCTD	100	2.00
Air Cond	1 NONE	100	0.00
Ceiling Wall	3 S CEIL MIN	100	1.00
Comm Htg & AC	0 NONE	100	1.00
Comm Frame	3 C-MASONRY	100	5.00

CATEGORY	UNITS	ADJ
Stories	1.00	0
Restrooms	2.00	0
Baths	4.00	0
Rooms / Units	1.00	0
Avg Story Height	12.00	0

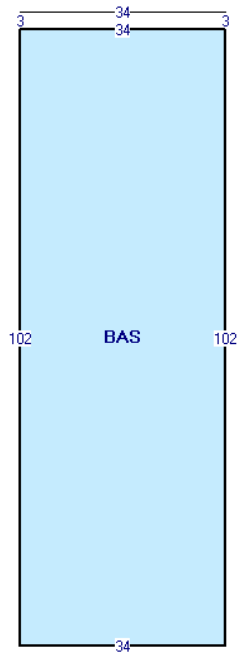
BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
TOTAL ADJUSTED POINTS	95
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
1101	04	3	03	0.00	100.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
313,691	1967	2005	C4	23.00	77.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	3,468		X	100	3,468	239,745
CAN	102			25	26	1,797
	3,570			3,468	3,494	$241,542

ACREAGE 0.50 PRICE/SF 69.13



BUILDING: 1 AKA:

SITE ADDRESS: 1632 N MAIN ST JACKSONVILLE 32206- 1101 STORE RETAIL

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	Income
BUILDING VALUE	478,904
EXTRA FEATURE VALUE	5,716
TOTAL MARKET LAND VALUE	262,500
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	907,700
ASSESSED VALUE	907,700
CAP BASE YEAR	0
TAXABLE VALUE	907,700
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
B25316364	ALTS	P	B/O	300,000	09/04/2025
29042	ALTS			31,000	06/07/2000

BUILDING DIMENSIONS

CAN2013:34,0:=W34 S3 E34 N3 $ BAS:34,3:=W34 S102 E34 N102 $.

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	20108	00706	01/13/2022	SW	Q	I	01	920000	0	N	0	CLL REAL ESTATE	NORMANDY STRATTON LLC	20220211
2	19645	01979	03/22/2021	WD	U	I	11	100	0	N	0	CLL REAL ESTATE	CLL REAL ESTATE	20210513 CORRS OR
3	19094	00663	01/31/2020	WD	U	V	11	100	0	N	0	CLL REAL ESTATE	CLL REAL ESTATE	20200413 PURPOSE OF
4	19049	02368	12/23/2019	WD	Q	V	01	110000	0	N	0	VALENTINE INGRID	CLL REAL ESTATE	20200413

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	PVCC1	Paving Concrete	2	0.00	100.00	0	0	1,095.00	3	100	7.65	9.18	100	1959	1959		20	2,010
2	PVCC1	Paving Concrete	1	0.00	100.00	0	0	425.00	3	100	7.65	9.18	100	2019	2019	2021	68	2,653
3	SHWC2	Shed Wood	1	0.00	100.00	10	8	80.00	3	100	26.85	26.85	100	2019	2019	2021	49	1,053

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	03/04/2021	TWH
LAND LINES	06/11/2025	MD1
VALUE REVIEW	07/16/2021	RFF
TRIENNIAL	08/11/2025	TWH
INCOME	06/01/2025	JEG

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	1000	COMMERCIAL	0.00	100.00		CCG-S	0.00	0.00	100.00	21,875.00	S	0	1.00	1.00	12.00	12.00	262,500

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

2-4 37-2S-26E .50
SPRINGFIELD
LOTS 11,12, N 1/2 LOT 13 BLK 34

NORMANDY STRATTON LLC
8650 12 OLD KINGS RD S
JACKSONVILLE, FL 32217

2025

R-071416-0005

[redacted]

PRINTED 10/08/2025
BY: pao

Map Id: 6412 101200.01 1.00 1.00 1.00 CENSUS TRACT 012.00

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	15 CONCRETE BLK	100	32.00
Roof Struct	9 RIGID FR/BAR J	100	9.00
Roofing Cover	4 BUILT UP/T&G	100	3.00
Interior Wall	1 MASONRY MIN	100	14.00
Int Flooring	12 HARDWOOD	50	10.00
Int Flooring	3 CONCRETE FIN	50	5.00
Heating Fuel	4 ELECTRIC	100	1.00
Heating Type	4 FORCED-DUCTED	100	4.00
Air Cond	4 PACKAGED UNIT	100	5.00
Ceiling Wall	3 S CEIL MIN	100	1.00
Comm Htg & AC	1 NOT ZONED	100	1.00
Comm Frame	3 C-MASONRY	100	5.00

CATEGORY	UNITS	ADJ
Stories	1.00	0
Restrooms	2.00	0
Baths	5.00	0
Rooms / Units	2.00	0
Avg Story Height	10.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.0000
Mkt/Design Factor	1.0000
TOTAL ADJUSTED POINTS	91
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
3301	04	3	03	0.00	100.00	1.00	100

REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
339,089	1959	2005	C4	30.00	70.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	2,955		X	100	2,955	235,292
CAN	105			25	26	2,070
	3,060			2,955	2,981	$237,362

ACREAGE 0.50 PRICE/SF 79.62

1192 Store,Retail/Multi Bldg ** VALUE SUBJECT TO CHANGE **

[redacted]

BUILDING: 2 AKA: MAIN & SIX BREWING COMPANY
SITE ADDRESS: 1636 N MAIN ST JACKSONVILLE 32206- 3301 NIGHT CLUB / BAR

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	Income
BUILDING VALUE	478,904
EXTRA FEATURE VALUE	5,716
TOTAL MARKET LAND VALUE	262,500
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	907,700
ASSESSED VALUE	907,700
CAP BASE YEAR	0
TAXABLE VALUE	907,700
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
B25316364	ALTS	P	B/O	300,000	09/04/2025
29042	ALTS			31,000	06/07/2000

BUILDING DIMENSIONS

BAS:24,0:=W24 S96 D2R35 N58 W11 N40 $ CAN:0,96:=D 2R35 S2 W35 N4 $.

BUILDING NOTES

MAIN & SIX

LN	VOLUME / YEAR	PAGE / CLERK	DATE OF SALE	IN	QU	VI	RE	SALES PRICE	NOTE AMOUNT	MAC	MAC AMOUNT	GRANTOR	GRANTEE	SALES NOTE
1	20108	00706	01/13/2022	SW	Q	I	01	920000	0	N	0	CLL REAL ESTATE	NORMANDY STRATTON LLC	20220211
2	19645	01979	03/22/2021	WD	U	I	11	100	0	N	0	CLL REAL ESTATE	CLL REAL ESTATE	20210513 CORRS OR
3	19094	00663	01/31/2020	WD	U	V	11	100	0	N	0	CLL REAL ESTATE	CLL REAL ESTATE	20200413 PURPOSE OF
4	19049	02368	12/23/2019	WD	Q	V	01	110000	0	N	0	VALENTINE INGRID	CLL REAL ESTATE	20200413

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	06/22/2017	TWH
LAND LINES	06/11/2025	MD1
VALUE REVIEW	07/16/2021	RFF
TRIENNIAL	08/11/2025	TWH
INCOME	06/01/2025	JEG

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

City of Jacksonville
Planning & Development Department
214 N. Hogan Street, Suite 300
Jacksonville, Florida 32202

AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT
Corporation/Partnership/Trust/Other Entity

Normandy Stratton LLC
Owner Name

1632 N Main St
Address(es) for Subject Property

071416-0005
Real Estate Parcel Number(s) for Subject Property

Pamela Howard
Appointed or Authorized Agent(s)

Type of Request(s)/Application(s)

STATE OF Florida
COUNTY OF Duval

BEFORE ME, the undersigned authority, this day personally appeared Leonard Setzer, hereinafter also referred to as "Affiant", who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the manager of Normandy Stratton LLC, a Florida LLC (the "Entity") that is the owner and record title holder of the property described above and more specifically in the attached legal description (the "Subject Property"), which property is the subject of the above-noted request(s)/application(s) being made to the City of Jacksonville.*

2. Affiant affirms that he/she is authorized to execute this Affidavit on behalf of the aforesaid Entity.

3. That I, the undersigned, as an authorized representative of the Entity, have appointed, and do hereby appoint, the above-noted person(s)/entity as agent(s) to act on behalf of said Entity in connection with the above-referenced request(s)/application(s). Said agent(s) is/are authorized and empowered to act as agent to file application(s) for land use amendment(s), rezoning(s), and/or other development permits for the Subject Property and, in connection with such authorization, to file such applications, papers, documents, requests and other matters necessary to effectuate and pursue such requested change(s) and/or development permit(s) and including appearances before all City boards, commissions or committees on behalf of the application(s). In authorizing the agent(s) named herein to represent the Entity, I attest that the application(s) is/are made in good faith.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

4. Affiant further acknowledges that any change in ownership of the Subject Property and/or the designated agent(s) that occur prior to the date of final public hearing or City Council action on the application(s) associated herewith shall require that a new Affidavit of Property Ownership and Designation of Agent be submitted to the City of Jacksonville Planning and Development Department to reflect any such changes.

5. I acknowledge and affirm that I am familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath. Under penalty of perjury, I hereby declare that I have examined this Affidavit and to the best of my knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Signature of Affiant

Leonard Setzer

Printed/Typed Name of Affiant

*** Affiant shall provide documentation illustrating that Affiant is an authorized representative of the entity-owner of the Subject Property. This may be shown through a corporate resolution, power of attorney, printout from Sunbiz.org, trust agreement, etc.**

NOTARIAL CERTIFICATE

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 6, day of November, 2025, by Leonard Setzer, as Manager for Namandy Stratton LLC, who is ☑ personally known to me or ☐ has produced identification and who took an oath.

Type of identification produced _____.

Notary Public Signature

[NOTARY SEAL]

STACEY BROWN
MY COMMISSION # HH521591
EXPIRES: June 22, 2028

Stacey Brown

Printed/Typed Name – Notary Public

My commission expires: 6/22/28

NOTE: APPLICATIONS SUBMITTED WITH AN INCORRECTLY COMPLETED, INCOMPLETE, OR ALTERED AFFIDAVIT OF PROPERTY OWNERSHIP AND DESIGNATION OF AGENT FORM(S) WILL NOT BE PROCESSED.

PREVIOUS VERSIONS OF THIS FORM ARE OBSOLETE

N 6' GATES

ALLEY

12' ALLEY

N 05°30'33" E

N 05°30'00" E

WPP

6' WD. FENCE

34.2'

101.7'

6'-0" WOOD FENCE

WOOD PAVILLION WITH BLACK SHINGLES ROOF

15'-0"

40'-0"

62'-6"

2'-0"

40'-0"

LOT 12

ENTIRE AREA TO BE COVERED IN ARTIFICIAL GRASS SURFACE OVER POROUS SUBSURFACE.

CANVAS SAIL SHADE

PROVIDE HOSE BIB TO THIS AREA FOR THE DOG SPLASH RECREATIONAL FIXTURE

6'-0" WOOD FENCE

107'-3"±

2'-0"

4'-0" ALUMINUM FENCE

6'-0" ALUMINUM FENCE

0.7'

3.8'

2.0'

0.7'

0.3'

22

GFF

BRICK PA

(DEED)

POLE

METAL

S 05°30'00" W 174.17' (DEED)

S 05°30'00" W 174.06' (F.M.)

18" CONC. CURB & GUTTER

SIGN

NORTH MAIN STREET

(100.0' WIDE PUBLIC RIGHT-OF-WAY)

51'-0"±

2'-0"

17'-0"

3'-0"

PARKING INGRESS FROM MAIN ST.

14'-10"

24'-0"± EXISTING

16'-9"

24'-0"

17'-9"

5'-0"

3'-0"

12'-0"

TREE

PARKING EGRESS TO ALLEY

NEW PAVED AREA WITH (9) 60 DEGREE PARKING SPACES & (1) ACCESSIBLE SPACE

N. 1/2 OF LOT 13

9'-0"±

11'-0"

19'-1"

22'-1"

1 2 3 4 5 6 7 8 9

23'-0"±

18'-0"

3'-8"

0.71'

SCREENED BUFFERED AREA WITH FENCING & LANDSCAPE MATERIAL

BRICK PAVER METAL LID

ELEC. MANHOLE

JEA BOX

PLANTER

18" CONC. CURB & GUTTER

CONCRETE PARKING

14'-0"± LANDSCAPE & SCREENED BUFFER

38'-10"±

TREE

TREE

WPP

FD. 1" IRON PIPE (NO ID)

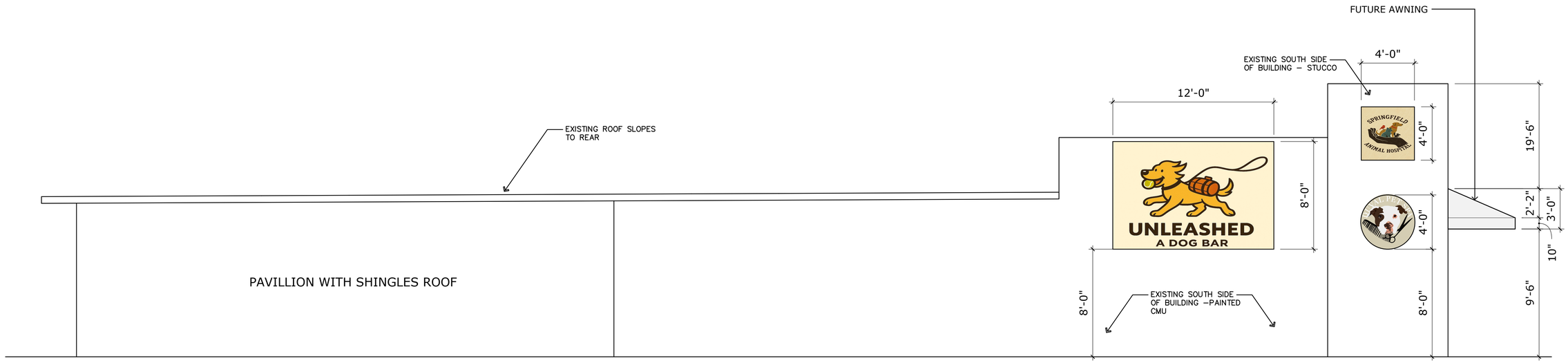
N 84°30'00" W 125.00' (PLAT)

N 84°30'27" W 125.17' (F.M.)

S. 1/2 OF LOT 13

SCALE: 1"=10'-0"

FENCE LEGEND	
	6'-0" WOOD FENCE
	6'-0" ALUMINUM FENCE
	4'-0" ALUMINUM FENCE

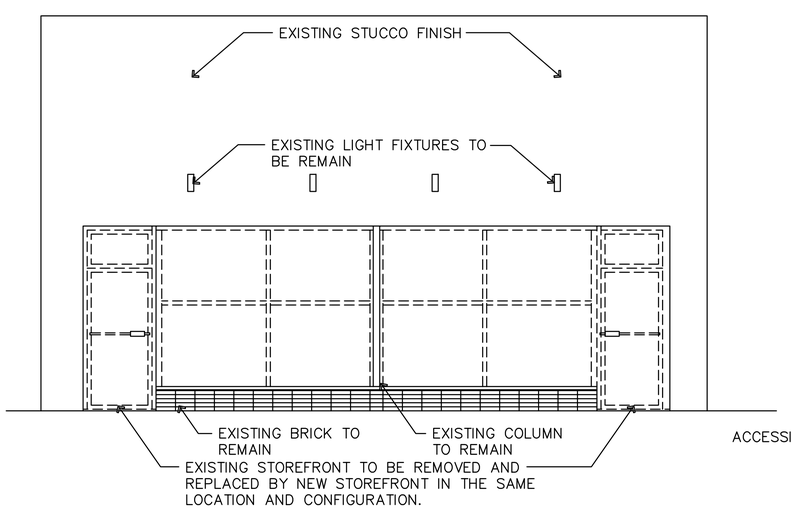


2 / A8

SOUTH ELEVATION

1/4" = 1'–0"

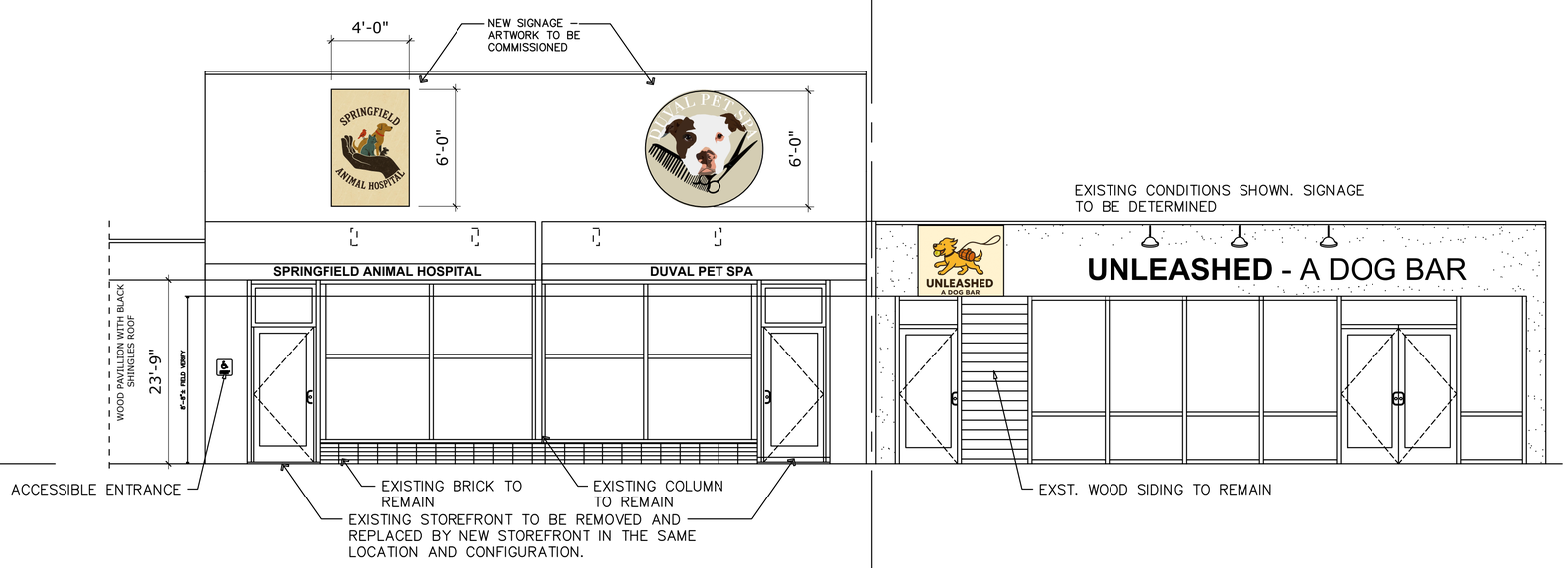
PHASE 1 – PHASE 2



3 / A8

DEMOLITION ELEVATION

1/4" = 1'–0"



1 / A8

EAST ELEVATION

1/4" = 1'–0"

SPAR COUNCIL SUBMISSION

PHASE 1: WILL BE LIMITED TO THE FRONT FACADE CHANGES TO 1632 NORTH MAIN STREET.

PHASE 2: PARKING SPACES AND AISLES TO ALLEY AND FENCING AND DOG AMMENITIES ON LOT 12.

REV	DESCRIPTION
1	–
2	–
3	–
4	–

THE DRAWING AND INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND MAY NOT BE USED, AND/OR REPRODUCED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE, OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY FURNISHED.

ROBERT GRAY
ARCHITECT
A FLORIDA CORPORATION
5211 PINE ROCKLANDS AVE.
LITHIA, FLORIDA
33547
904.222.1176
rwgray3@gmail.com

SPRINGFIELD ANIMAL HOSPITAL – TENANT IMPROVEMENT

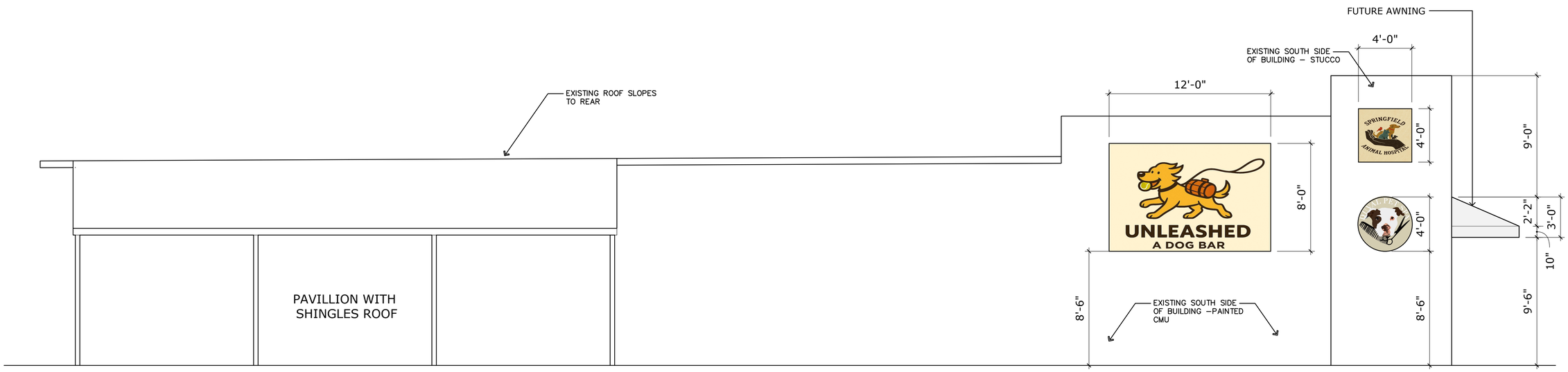
1632 NORTH MAIN STREET
JACKSONVILLE, FL 32206

STATE OF FLORIDA
ROBERT W. GRAY III
AR15364
REGISTERED ARCHITECT
8/26/25

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ROBERT W. GRAY ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PLAN 25–07

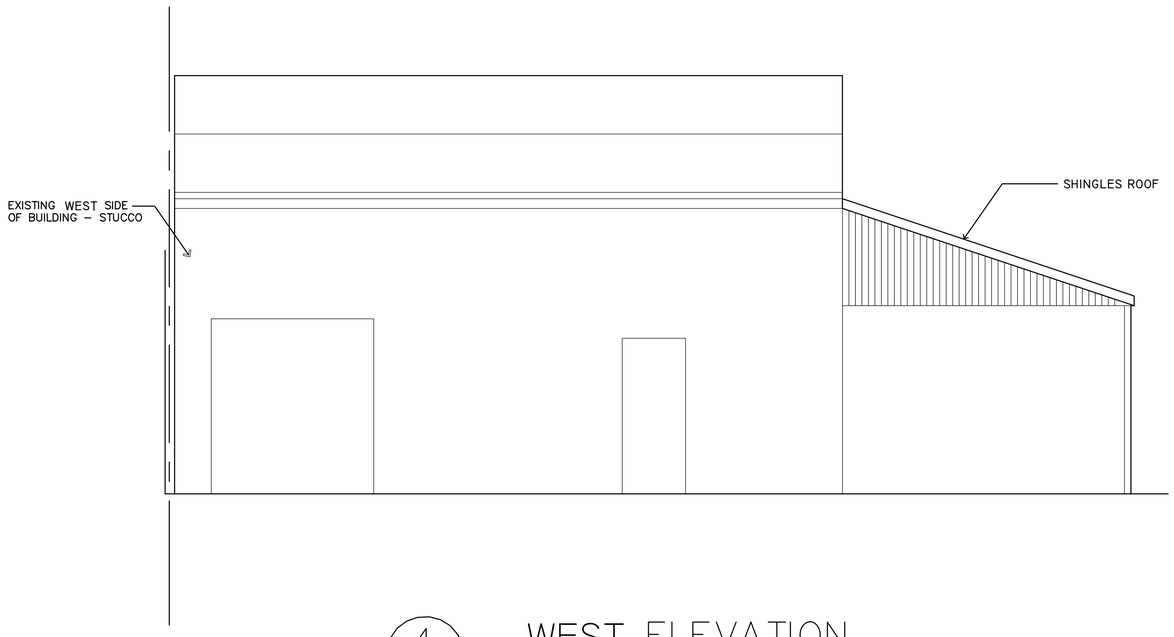
SHEET A8



2
A8

SOUTH ELEVATION

1/4" = 1'–0"



4

WEST ELEVATION

1/4" = 1'–0"

REV	DESCRIPTION
1	–
2	–
3	–
4	–

SPRINGFIELD ANIMAL HOSPITAL – TENANT IMPROVEMENT

1632 NORTH MAIN STREET
JACKSONVILLE, FL 32206

PLAN

SHEET

A8

110

Bullard Fence, LLC
1241 Haines Street
Jacksonville, FL 32206
(904) 781-2397

Date: 10/23/2025

Company: Gary Neuman
Address: 1636 N Main ST

Jacksonville, FL 32206

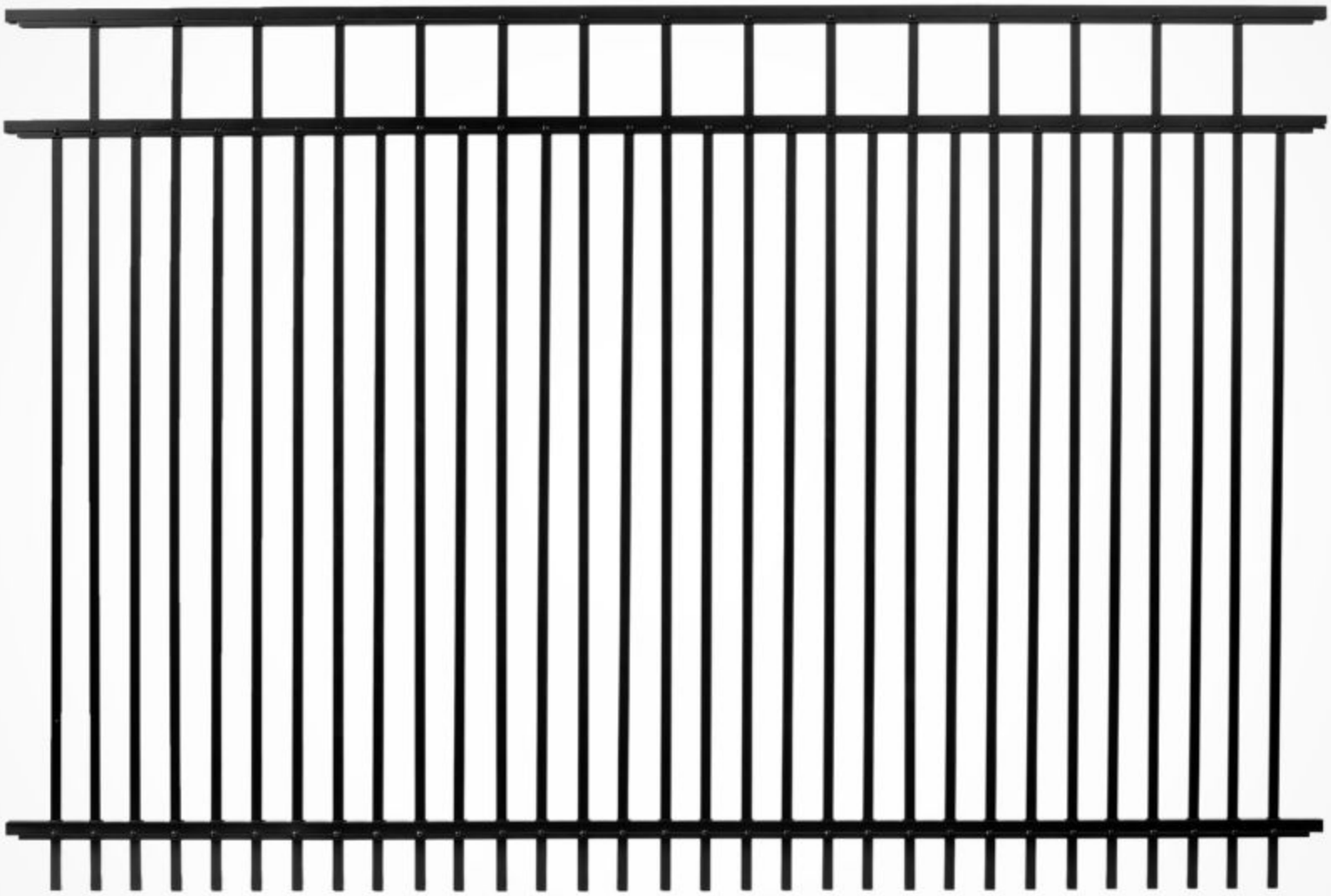
Contact: Nick Nikolov
Neumangary18@gmail.com
nicknikolov@bellsouth.net

Lisa Bullard
Lisa@BullardFence.com
904-781-2397

Project: Main Steet

Estimate: #1 Rev.4

	COMPONENT / SYSTEM	TOTAL BID
1	**Wood Fence - Rear and Rightside of Property**	[redacted]
	340 LF, Pressure Treated Fence. Style -Stockade (1) 4' Walk Gate, (1) 12' Double Drive Gate. All Gates, Materials, Labor, and Hardware Included, per Plans and Specifications.	
	6' Fence Height	
	4"x4" Wood Pressure Treated Post	
	8' W panel Sections	
	6" Pressure Treated Deck Boards	
2	**Commerical Grade Double Picket Aluminum Fence - Outside Dog Park**	[redacted]
	74' LF Commercail Grade Double Picket Aluminum Fence. Color:Black . All Gates, Materials, Labor, and Hardware Included..	
	6' Height Double Picket	
	2 1/2" square posts	
3	**Comm. GradeDouble Picket Aluminum Fence - Inside Entrance and Exit**	[redacted]
	54 LF Commercial Grade Double Picket Black Aluminum Fence. All Gates, Material, Labor and Hardware Included Magna Latch on Gates.	
	4' Gate Height & Fence Height	
	(4) 4'H x 3' W Single Walk Gate	
	2 1/2" square posts	
4	**Commercial Grade Double Picket Aluminum Fence- Front on Main**	[redacted]
	74 LF Commerical GradeDouble Picket black Aluminum Black Fence . All Gates, Material, Labor and Hardware Included Magna Latch on Gate.	
	4' height	
	2 1/2" Square Posts	
5	**Wood Stockade Privacy Fence - Vet Pet Yard**	[redacted]
	70 LF Pressure Treated Fence. Style -Stockade Fence . All Gates, Material, Labor and Hardware	
	6' height	
	(1) 6' H x 4' W Single Walk Gate	
	4" x 4" Pressure Treated Wood Fence	



PROPOSAL

October 7, 2025

THOMPSON AWNING & SHUTTER CO.
2036 Evergreen Avenue
Jacksonville, FL 32206
FL License # CGC1524194

www.thompsonawning.com
Telephone: (904) 355-1616
Facsimile: (904) 212-1875
email: sales@thompsonawning.com

New Awning Proposal Submitted To:
Dominion Construction
Attn: Fred Ansley
1321 N. Main St
Jacksonville, Florida 32206

Telephone: 904.323.9172
email: fred@dominionconstruct.net

Project: Springfield Animal Hospital

1632 N. Main St Jacksonville, FL 32206

One (1) New Canvas or Vinyl Awning Complete with:

1. Awning Style: Standard.
2. Awning Size: 1@ Width: 34'- 0", Total Drop: 3' - 0", Projection: 5'- 0", Truss: 10".
3. Fabric Mfg.: Sunbrella or Sattler 745, Color: _____TBD (#____)
4. Scallop Style: NONE.
5. Fabric reinforcements in all corners to increase fabric life and reduce wear.
   Fabric attached to frame: Laced, utilizing Brass Grommets-Heat Sealed Seams.
6. Double Lacers required: Yes, Quantity: (__TBD).
7. Frame Construction:
   - Welded aluminum frame using 1 x 1 and 1 x 2 – 6063 T5 members with radius corners to protect fabric from wear (mill finish). Welded truss valance for added strength.
   - Roof and arm bracing coming back to building to add strength.
   - Roof rafters approximately every 2 feet.
   - Stainless steel and aluminum hardware.
8. Signage: Not included. Graphic File needed to quote.
9. Powder coat frame, Tiger Drylac Series 38 color: _____ **add $850.00____initial to accept.**
9. Final measurements required: Yes.
10. Installation to begin approximately 6 - 8 weeks from approved permit.

Quote Price: $[redacted]

Thompson Awning will provide (1) engineered drawing and pull permit $[redacted]

Total Price: $[redacted] **(50% Deposit Required)**

Notes: 1. A convenience fee of 3% will be added to all credit card transactions.
2. Any applicable Sales Taxes are included & Price subject to change after 30 days.
3. To add Powder Coating option may extend delivery date by 2-3 weeks.
4. Manufacturing of Awning and Installation lead time does not begin until Permit is approved.

Warranty: Manufacturer's Warranty on Fabric, Sunbrella- 10 years, Sattler-10 years, Workmanship – 2 years.

Authorized by: Dan Blankenship: _____

This Is Custom Work. A 50% deposit is required with order; balance due on day of installation. Order is confirmed upon receipt of deposit and one copy of signed proposal. In the event any amounts due under this proposal are not paid when due, the undersigned agrees to pay all costs of collection and attorney's fees, whether or not suit is instituted.

All material is guaranteed to be as specified. Please double check all information because this product will be custom made and cannot be returned or deposit refunded. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above estimate. It is understood and agreed that title of said property shall remain in possession of Thompson Awning until the whole amount of purchase price is paid. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

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

Signature: _____ Date of Acceptance: _____










WELLS FARGO











Arsenault, Caleb - PDCM

From: Alfred Ansley <fred@dominionconstruct.net>
Sent: Wednesday, November 26, 2025 3:29 PM
To: Arsenault, Caleb - PDCM
Cc: NIKOLAY NIKOLOV
Subject: Re: FW: Signage and Improvements at 1636 Main Street North
Attachments: 2025-11-26_152734.pdf

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 affidavit for the posted signage.

Thanks,

Fred Ansley



Fred Ansley
Project Manager, Dominion Construction, LLC
9043239172 | www.dominionconstruct.net
fred@dominionconstruct.net
1321 N Main St #3 Jacksonville,FL 32206

On Wed, Nov 26, 2025 at 2:44 PM Alfred Ansley <fred@dominionconstruct.net> wrote:

> See attachments below



Fred Ansley
Project Manager, Dominion Construction, LLC
9043239172 | www.dominionconstruct.net
fred@dominionconstruct.net
1321 N Main St #3 Jacksonville,FL 32206

On Wed, Nov 26, 2025 at 2:39 PM Alfred Ansley <fred@dominionconstruct.net> wrote:

> Yes, We can send a picture of the posted signs right give me a few moments

Fred Ansley
Project Manager, Dominion Construction, LLC

9043239172 | www.dominionconstruct.net

fred@dominionconstruct.net

1321 N Main St #3 Jacksonville,FL 32206

On Wed, Nov 26, 2025 at 1:59 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good afternoon,
>
> Including Nikolay as I have not received a response to my previous two emails.
>
> 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, November 26, 2025 1:48 PM
> **To:** 'fred@dominionconstruct.net' <fred@dominionconstruct.net>
> **Subject:** RE: Signage and Improvements at 1636 Main Street North
>
> Good afternoon,

I am writing to remind you that the deadline to post the provided signage and return a picture of the posted sign and the completed affidavit form is today. If we do not receive this information by the end of the day, this application will be deferred to the January meeting. Please be aware that City offices close at 2PM today.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

From: Arsenault, Caleb - PDCM
Sent: Friday, November 14, 2025 11:07 AM
To: fred@dominionconstruct.net
Subject: FW: Signage and Improvements at 1636 Main Street North

Good morning,

I forwarded the proposed signage plans to the Current Planning Division to ensure that it is consistent with Zoning Code. Below is their response. I recommend coordinating with them since you are also going through the rezoning process to ensure that they have what they need for the signage and they can provide any comments. Until we can get their review of the signage, we cannot include it as part of this COA. Please keep us updated as you communicate with the Current Planning Division. In the meantime, I am preparing the Staff Report for the December meeting.

Best regards,

Caleb Arsenault, MHP

City Planner I

Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **(904) 255-7854**

From: Corrigan, Connor - PDCU <CCorrigan@coj.net>
Sent: Thursday, November 6, 2025 3:48 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Cox, Kaysie - PDCU <KaysieC@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: Signage and Improvements at 1636 Main Street North

Good Afternoon,

Without the dimensions of the signs and the walls I cannot determine if the signs are ok. There seems to be a large total on the eastern portion of the property, but I cannot determine if it is under 10% or not. The project is also going through a rezoning process for a PUD now so we may be able to address the signage if they provide us the info and it does not meet the CCG-S requirements.

Thank You,

Connor Corrigan

City Planner Supervisor- Current Planning Division

City of Jacksonville – Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904) 255-7844

A New Day.

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, October 29, 2025 1:34 PM
To: Cox, Kaysie - PDCU <KaysieC@coj.net>; Corrigan, Connor - PDCU <CCorrigan@coj.net>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Signage and Improvements at 1636 Main Street North

Good afternoon,

We have received an application for alterations at 1636 Main Street North within the Springfield Historic District. I believe they are in the middle of PUD review, however, could you please review the attached plans at your earliest convenience, particularly in regard to their proposed signage?

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: NIKOLAY NIKOLOV <nicknikolov@bellsouth.net>
Sent: Tuesday, October 28, 2025 10:31 PM
To: Arsenault, Caleb - PDCM
Subject: Re: COJ Historic Preservation for 1636 Main Street North
Attachments: DOG PARK_LARGE 2.pdf; DOG PARK_FENCE 2.pdf; DOG PARK_ELEVATIONS_LOGOS_2.pdf; DOG PARK_ELEVATIONS_LOGOS 1.pdf

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, thank you for meeting with us today
Here is the additional information that you need.
Attached are the corrected site plans and the logos
Let me know if you need anything else
Thank you
Nick
Registered agent:
SETZER, LEONARD R
8650-12 OLD KINGS ROAD SOUTH
JACKSONVILLE, FL 32217

On Tuesday, October 28, 2025 at 03:58:58 PM EDT, Arsenault, Caleb - PDCM <carsenault@coj.net> wrote:

Good afternoon,

I am following up after our meeting this afternoon. Per our conversation, please provide the following information and/or materials:

- Add the pavilion to the proposed elevations
- Provide product information for the pavilion roof shingles and sail shade
- Correct the plans to indicate that the pavilion will have turf, not a concrete pad. Also show that the rear of the property by the back door will be turf and fenced as discussed
- Please provide the name and contact information of a registered agent of the owner “Normandy Stratton LLC.” This must be a registered agent as indicated on SunBiz.

As discussed, signage will be handled under a separate COA once those plans have been finalized. We recommend coordinating with the **Current Planning Division** to ensure that the proposed signage is consistent with Zoning Code. I will prepare the sufficiency report to place this application on the **Jacksonville Historic Preservation Commission’s** (JHPC) December 10th agenda. Should there be any updates or changes as a result of the PUD, please notify me 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: Arsenault, Caleb - PDCM
Sent: Friday, October 24, 2025 1:07 PM
To: neumangary18@gmail.com
Cc: Alfred Ansley <fred@dominionconstruct.net>; NIKOLAY NIKOLOV <nicknikolov@bellsouth.net>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1636 Main Street North

Good afternoon,

I have noted the meeting on our calendars, see you then!

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: neumangary18@gmail.com <neumangary18@gmail.com>
Sent: Friday, October 24, 2025 11:58 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Alfred Ansley <fred@dominionconstruct.net>; NIKOLAY NIKOLOV <nicknikolov@bellsouth.net>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COJ Historic Preservation for 1636 Main Street North

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Thanks for getting back to us Caleb. Nik and I are available at that time. We believe we can address the concerns in your email with more clarity in person.

Thank You

Gary

Sent from my iPhone

> On Oct 24, 2025, at 11:33 AM, Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:
>
> Good morning,
>
> Apologies for missing your call yesterday afternoon. It sounds like you would like to have an in-person meeting at our office to discuss the application and plans. We have a conference room at our office on the third floor of the Ed Ball Building (214 Hogan St. N) that we would be happy to meet with you in. We've got a lot on our calendars in the coming weeks, but are you available Tuesday, October 28th at 3:30 PM?
>
> 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: Monday, October 13, 2025 10:12 AM
To: 'Alfred Ansley' <fred@dominionconstruct.net>; NIKOLAY NIKOLOV <nicknikolov@bellsouth.net>; Gary Neuman <neumangary18@gmail.com>
Subject: RE: COJ Historic Preservation for 1636 Main Street North

Good afternoon,

Thank you for the information. Do you have a point of contact for the owning corporation? This should be a registered agent of the LLC according to SunBiz. I see that Leonard Setzer appears as a registered agent, is this who you are in contact with?

Regarding the requested information, please see the following as much of the previously requested information was not provided, or more scopes of work were added based on you previous emails:

1. We require elevations that show the exact location, width, and extension of the proposed front awning as well as product information.
2. The fencing product information references a seven (7) foot tall wooden fence which is not shown on the site plan and is not consistent with the Fencing and Wall Guidelines.
3. Please be aware that there have been multiple documents submitted with varying scopes of work, dimensions, materials, and non-scaled proposed new work. This will be insufficient for a permit and insufficient for our review as well. All hardscaping and work must be shown on a site plan and elevations, to-scale, with measurements and material identified. We still have not received proposed elevations for the alterations to the structure including the front and side awnings.
4. Please provide pictures of the entire site including the rear where alterations will be taking place
5. Please provide the dimensions on the plan of the proposed rear concrete walk to the alley. It looks like you added a rectangle to the site plan for hardscaping that was not previously identified, but the plans also indicated a concrete walk being poured behind the structure.
6. Please provide the square footage calculations of hardscaping and lot coverage.
7. Please clarify the proposed material information of the new awning on the front and side of the structure. This includes material, dimensions, and extension from the wall plane.

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: Alfred Ansley <fred@dominionconstruct.net>
Sent: Sunday, October 12, 2025 9:59 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; NIKOLAY NIKOLOV <nicknikolov@bellsouth.net>; Gary Neuman <neumangary18@gmail.com>
Subject: Re: COJ Historic Preservation for 1636 Main Street North

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Hi Caleb,

We are adding a black awning to the storefront of the building, which will display "Springfield Animal Hospital" and "Duval Pet Spa." Please see the attached document for more details.

Thanks,

Alfred

On Fri, Oct 10, 2025 at 12:31 PM Alfred Ansley <fred@dominionconstruct.net> wrote:

> Hi Caleb,

Thank you for your email.

In response to your request, the correct property owner information is Normandy Stratton LLC, located at 8650 Old Kings Rd # 12, Jacksonville, FL 32217.

Please find all other requested information regarding the Certificate of Appropriateness (COA) application in the attachments below.

Thanks,

Alfred

On Wed, Oct 8, 2025 at 1:58 PM Arsenault, Caleb - PDCM <CArsenault@coj.net> wrote:

> Good afternoon,
>
> I have been assigned to review your application for a **Certificate of Appropriateness (COA)**. To continue processing your application, please address the following:
>
> 1. The provided owner information does not match what is shown on the Property Appraiser's page. Please provide the correct owner name, company, mailing address, and contact information or proof that the provided information is correct so that we can update the application.
> 2. The proposed work will require review by the Jacksonville Historic Preservation Commission (JHPC). Please address the following concerns or requested documents in order to meet sufficiency:
>
>   1. Please provide pictures of the entire site including the rear where alterations will be taking place
>   2. Please clearly mark the location of fencing on the site plan, including height and/or material changes as the provided plan is not clear. Additionally, there is a reference to a four foot fence which is not clearly marked on the plans. Finally, we cannot recommend a black screen on the fencing. If you would like to have an opaque or solid appearance, then we would recommend a board-on-board wooden fence over aluminum or picket fencing with gaps.
>   3. Please provide the dimensions on the plan of the proposed rear concrete walk to the alley.
>   4. Please provide the square footage of the hardscaping.
>   5. Please clarify the "screening" proposed next to the handicap parking space including material, design, height, etc.
>   6. Please clarify the proposed roofing material of the new awning.

7. Please provide elevations for the proposed alteration to the structure
8. We require actual product information for materials to be used such as fencing and roofing materials that provides us with height, design, materials, etc., not simply pictures.
9. Please provide the design, location on the wall plane, and square footage of the proposed mural as this must also be reviewed by the 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**

<image001.png>

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Fred Ansley
Project Manager, Dominion Construction, LLC

9043239172 | www.dominionconstruct.net

fred@dominionconstruct.net

1321 N Main St #3 Jacksonville,FL 32206

--



Fred Ansley
Project Manager, Dominion Construction, LLC

9043239172 | www.dominionconstruct.net

fred@dominionconstruct.net

1321 N Main St #3 Jacksonville,FL 32206

Arsenault, Caleb - PDCM

From: Wells, Arimus - PDCM
Sent: Thursday, December 4, 2025 11:11 AM
To: Arsenault, Caleb - PDCM; Johnson, Drew - PDCM
Subject: FW: DRAFT - JHPC Agenda for 12/10/25

Please add to the file and notify the applicant.

Best Regards,

Arimus
--

Arimus T. Wells, MPA
Planning Services Manager – Historic Planning and Preservation
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824
www.jacksonville.gov/HP

From: Daniel Ashworth <daniel.ashworth@sparcouncil.org>
Sent: Thursday, December 4, 2025 11:09 AM
To: Wells, Arimus - PDCM <ArimusW@coj.net>
Cc: michael.haskins@sparcouncil.org
Subject: Re: DRAFT - JHPC Agenda for 12/10/25

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.

Hey Arimus,

We had the following feedback on the Springfield applications:

COA-25-33025 - 1636 Main St N
The application is thin on design plans, construction details, and materials specifics for us to form an opinion. Our recommendation is for the applicant's architect to submit 30% level design plans for both the building and site improvements to give us and the Commission a better idea of what is being proposed and where on site and their compatibility and appropriateness to their surroundings.

COA-25-33052 - 1431 Boulevard

The house looks great. Our only comments are to provide dimensions of the foundation FFE elevation from the proposed final finished lot grade. From the grading info on the site plan it looks like the top of foundation will almost be 2' high, but that isn't clear on the house elevation drawings which show 5 steps up to the finished floor. This has become a more common issue of late in Springfield where builders are constructing homes on lower foundations. Some of the last homes that Terrawise has built are on lower foundations than were illustrated in their house plans, namely 319 3rd St E, 236 5th St. E, and the lot next to it at 0 (232?) 5th St. E. We sense there is a perception that some newer builders appear to be getting away with this, so our established builders who are more familiar with the JHPC guidelines are pushing the boundaries of what they can get away with on this.

Thanks,

Daniel

Daniel A. Ashworth, Jr., PLA, ASLA, AICP
Board Member
Springfield Preservation and Revitalization
901.412.9570
daniel.ashworth@sparcouncil.org

On Wed, Nov 26, 2025 at 1:32 PM Wells, Arimus - PDCM <ArimusW@coj.net> wrote:

> Good Afternoon,
>
> Below is the draft agenda for the upcoming JHPC meeting on December 10th. COA items and any supplemental attachments can be downloaded here: https://jaxzoningapplication.coj.net/. Legislative bills can be found here: https://jaxcityc.legistar.com/Legislation.aspx
>
> Please forward any comments/recommendations to this office no later than **Wednesday, December 3rd**. Any comments received after the deadline will need to be printed (10 copies) and provided to the Commissioners at the meeting.

			New Items
Application #	**Property Address**	**Applicant Information**	**Request**
COA-25-33151	318 Palmetto St	Michael Blake, Lane Architecture	Alterations - Accessibility
COA-25-33025	1636 Main St N	Fred Ansley	Alterations
COA-25-33155	1639 Challen Ave	Thomas Cusick, Jr., Parrot Solar, Inc.	Alterations - Solar Panels
COA-25-33183	2137 St Johns Ave	Thomas Cusick, Jr., Parrot Solar, Inc.	Alterations - Solar Panels
COA-25-33078	2865 Olga Pl	Charles David, David Construction Co. of Jax, Inc.	New Construction
COA-25-33079	2861 Olga Pl	Charles David, David Construction Co. of Jax, Inc.	New Construction
COA-25-33052	1431 Boulevard	TerraWise Homes, Inc.	New Construction

COA-25-33117	1390 Belvedere Ave	Bob O'Brien, Thomas Awning & Shutter Co.	Alterations - Awning
			Deferred Items
COA-25-32249	1552 Pearl St N	Lauren Prater	Alteration - Window Repla
LM-25-07	913 5th St W	St Stephen A.M.E. Church	Potential Landmark
COA-25-32139	1375 Wolfe St	Brian Lohman, Suncrest Builders LLC	Alterations
			Misc Items
			Demolition Delay Report
			Pending Legislation
			Notification of Improveme Projects

Best Regards,

Arimus

--

Arimus T. Wells, MPA

Planning Services Manager – Historic Planning and Preservation

City of Jacksonville | Planning Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: 904-255-7824

www.jacksonville.gov/HP

COA-25-33078

2865 Olga Pl

December 10, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33078

Address: 2865 Olga Place, RE# 064536-0030

Location: North Side of Olga Place, between Cherry Street and Willow Branch Avenue

Owner: Matthew David
Bay River LLC
1150 Willow Branch Ave
Jacksonville, FL 32205

Applicant: Charles David
David Construction
4533 Sunbeam Road
Jacksonville, FL 32257

Year Built: N/A

Designation: Riverside-Avondale

Request: New Construction – Primary Structure

Summary Scope of Work:

1. New Construction of a two-story, single-family residence

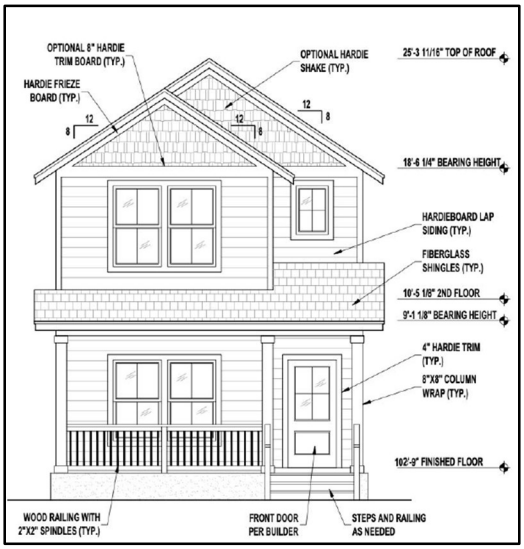
Recommendation: **Approve with Conditions**

Conditions:

1. Materials and design shall be substantially consistent with the elevation drawings submitted on December 3, 2025, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be substantially consistent with the site plan submitted on November 25, 2025.
3. Prior to permitting, the applicant shall demonstrate that the FFE will be within 25% of the average of the adjacent contributing structures located at 2864 Olga Place and 2870 Olga Place.
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The porch railing system shall be made of wood or wood composite, and the spindles

shall be set in between an upper and lower railing with no exposed ends.

7. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
8. The secondary walkway shall be no wider than three (3) feet.
9. The front door shall have clear glass without any decorative etching or frosted glass.
10. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
11. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
12. 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-25-33078 is for the new construction of a two-story single-family residence at 2865 Olga Place within the Riverside-Avondale Historic District. The subject site is currently a vacant interior lot that is adjacent to a one-story single-family home to the left and vacant lots on the right. Olga Place is characterized by a mixture of two and three-story multi-family residential structures along with one-story, single-family structures of a variety of architectural styles. As designed, the proposed 1,227 square-foot, two-story home will be a frame vernacular styled residence featuring a shingled front gabled roof with a full-width shed roof porch with square wooden columns, horizontal lap siding, grouped one-over-one and two-over-two sash windows, and on a raised stucco foundation. The proposed plans have also been reviewed by Current Planning and Zoning and have been noted to conform with the Zoning Overlay requirements.

STAFF SUMMARY AND ANALYSIS

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

- As designed, the proposed new construction will be on a vacant interior lot with other two-story single-family structures along the street, making it consistent with Section 306.106(k)(1)
- The proposed design of the new construction is based off a frame vernacular style structure found throughout the Riverside-Avondale Historic District. The design will feature a full-width one-story porch that can be seen along Olga Place, consistent with Section 307.106(k)(2).
- The proposed form and design of the new construction will take the heights and setbacks of the adjacent structures to ensure that they are within a reasonable height and distance away to match the rhythms seen throughout the Historic District. The buildings adjacent to the subject property (2864 Olga Place and 2870 Olga Place) are contributing structures

to the Riverside-Avondale Historic District with the proposed design being consistent with Section 307.106(k)(3).

- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-five (25) feet and four (4) 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 November 25, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility. The development is consistent with Section 307.106(m)(1, 3 and 6).
- As designed, the placement of the windows and doors along the structure are consistent with other, contributing structures that are found throughout the district and the Historic Preservation Section's recommendations referencing the Historic District Design Guidelines. This remains consistent with Section 307.106(m)(2)
- The proposed placement and orientation of the new construction would be compatible with the placement and vertical expression of other structures that are found along the street, such as the two contributing structures that surround the subject property along Olga Place (2864 Olga Place and 2870 Olga Place). The proposed placement is compatible and consistent with Section 307.106(m)(7).
- The proposed design of the new construction includes a front gabled roof form with a one-story porch on the street-facing side of the structure. This is compatible with the frame vernacular style structures that are found throughout the district and showcase the minimum architectural detailing found within similarly styled structures. This allows the design to remain consistent with Section 307.106(m)(4 and 8).
- The Historic District Design Guidelines for the Riverside-Avondale Historic District references "New Construction" and lists Standards Two and Nine of the Secretary of the Interior's Standards for Rehabilitation.
    - Standard Two refers to the retainment of historic character of properties when new construction occurs. For the proposed new construction on a vacant lot, there will be no effect on historic structures that are within the subject property, making it consistent with Standard Two.
    - Standard Nine refers to how new construction or alterations shall be compatible with the existing characteristics. The proposed new construction will not be added onto an existing structure, but it will be utilizing the characteristics that are found throughout the streetscape and district. The proposed design would be compatible with the style that is primarily found within the district, remaining consistent with Standard Nine.

For these reasons, it is the position of the Planning 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: 1-4 and 6-8
- Historic District Design Guidelines, Section on "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.

- 307.106(k)(3) – The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected.

- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

New Construction

- 307.106(m)(1) – *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(2) – *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) – *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within an historic district to the open space between it and the adjoining structures shall be compatible.

- 307.106(m)(4) – *Roof Shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) – *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(7) – *Directional Expression.* Facades in the historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding

structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, "New Construction" and "Windows/Awnings/Shutters"

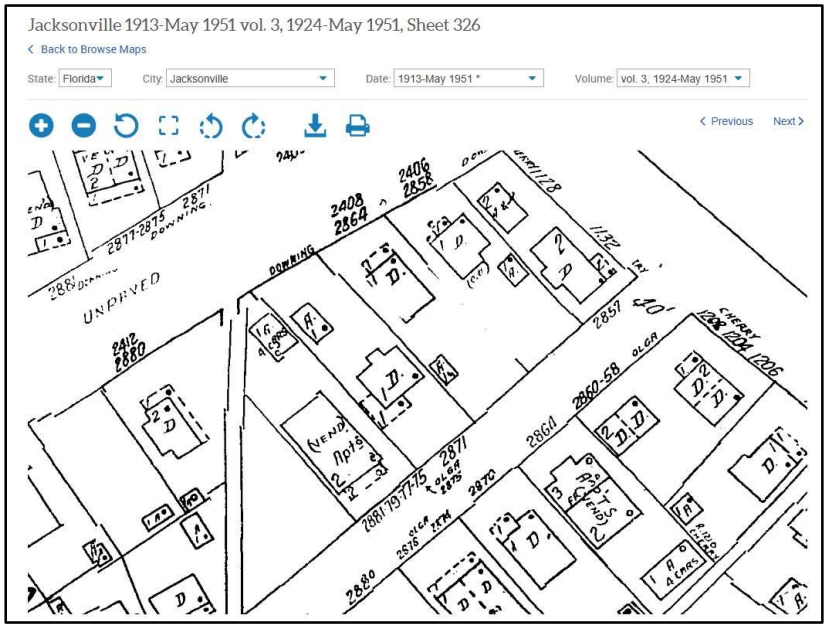
- Secretary of the Interior's Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

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

LOCATION MAP



JACKSONVILLE SANBORN MAP SCREENSHOT

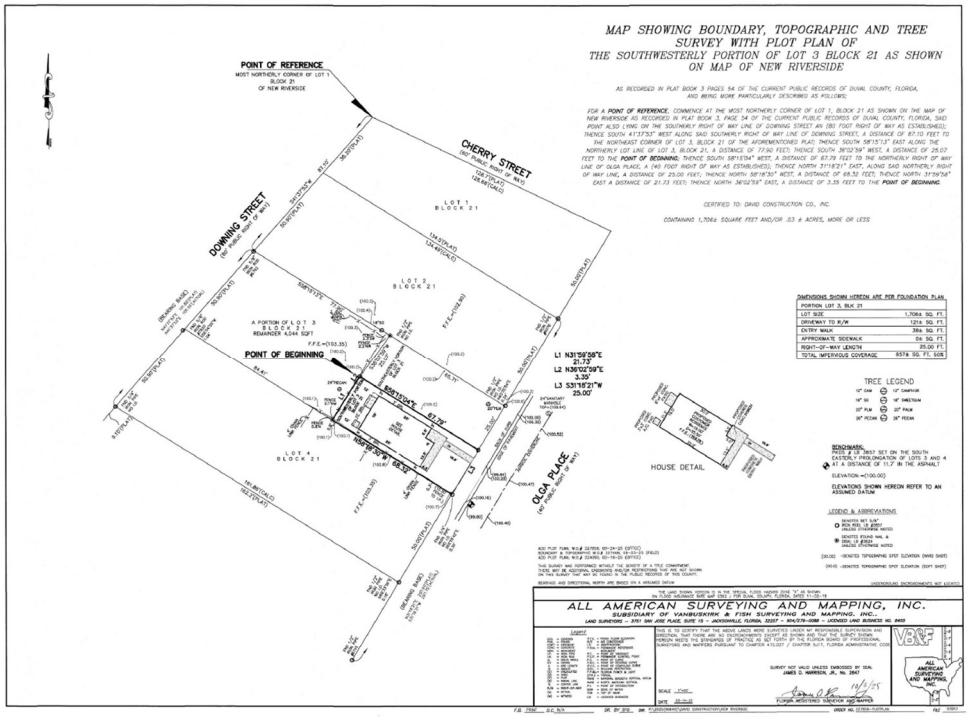


(Sanborn Map, Jacksonville 1913-May 1951, Volume 3, Sheet 326)

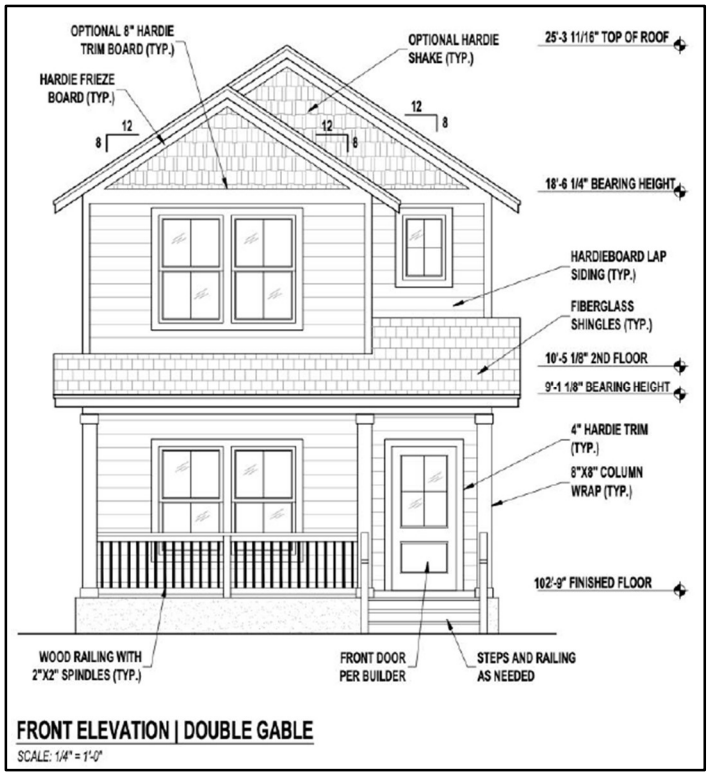
PICTURE OF PROPERTY WITH POSTED SIGN

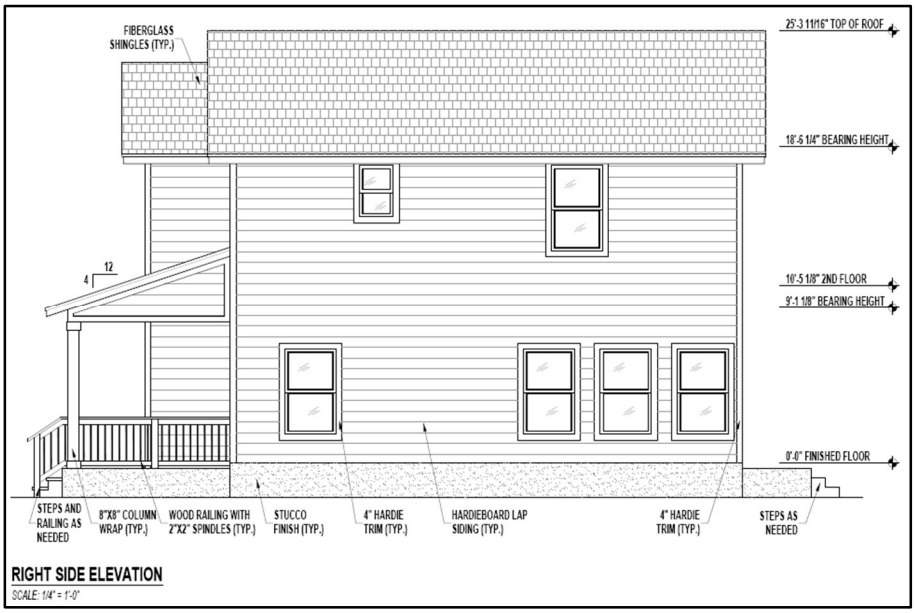


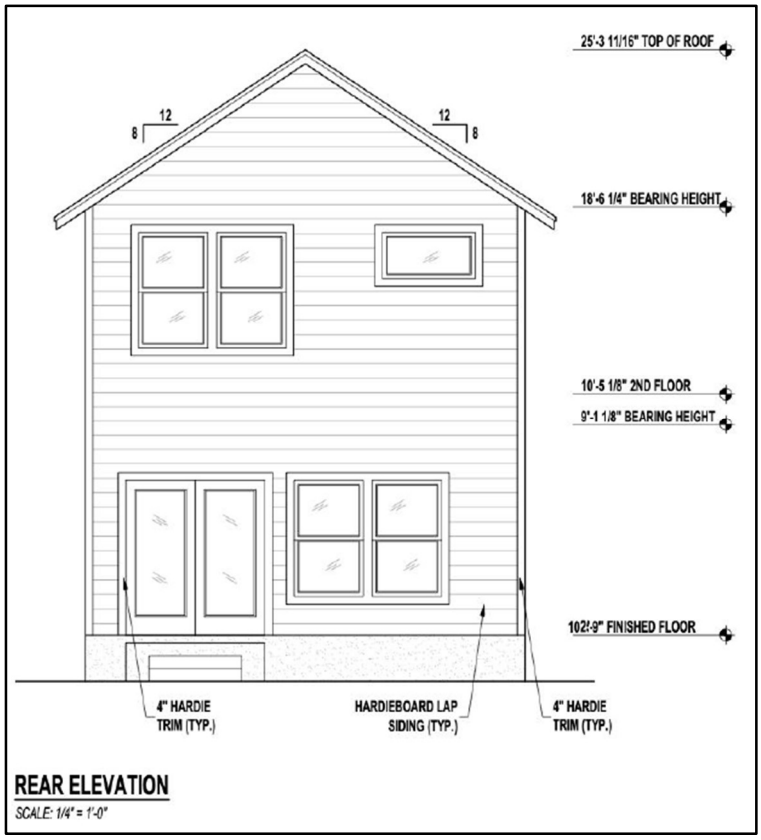
PROPOSED SITE PLAN SUBMITTED NOVEMBER 25, 2025

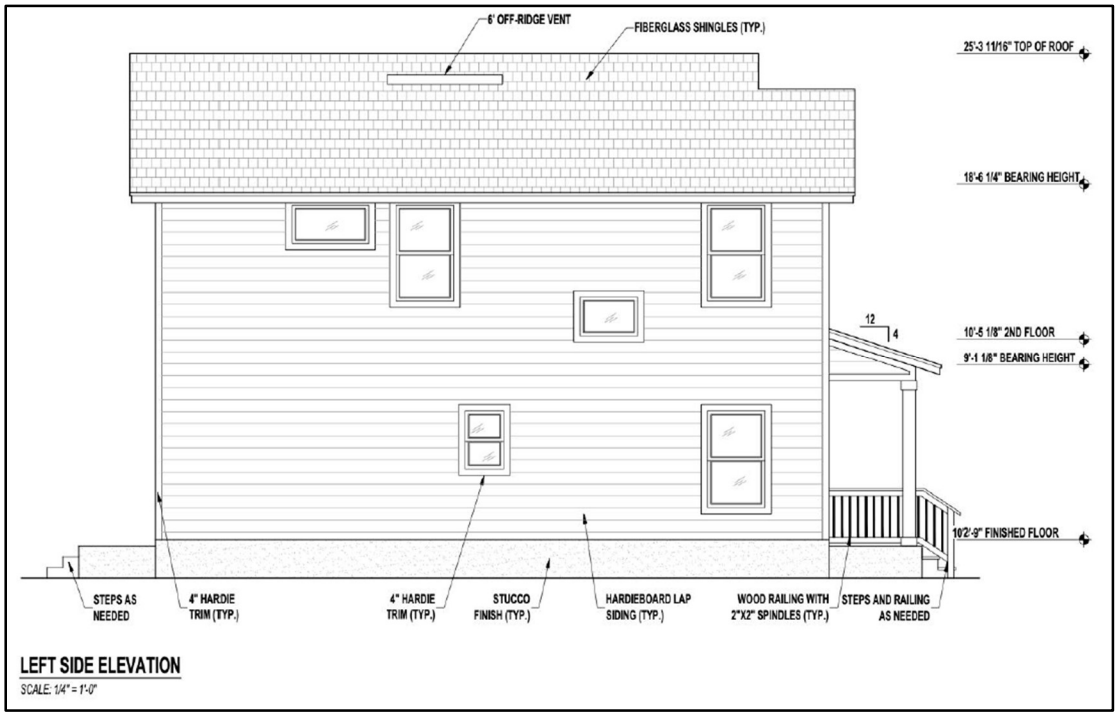


ELEVATION DRAWINGS SUBMITTED DECEMBER 3, 2025

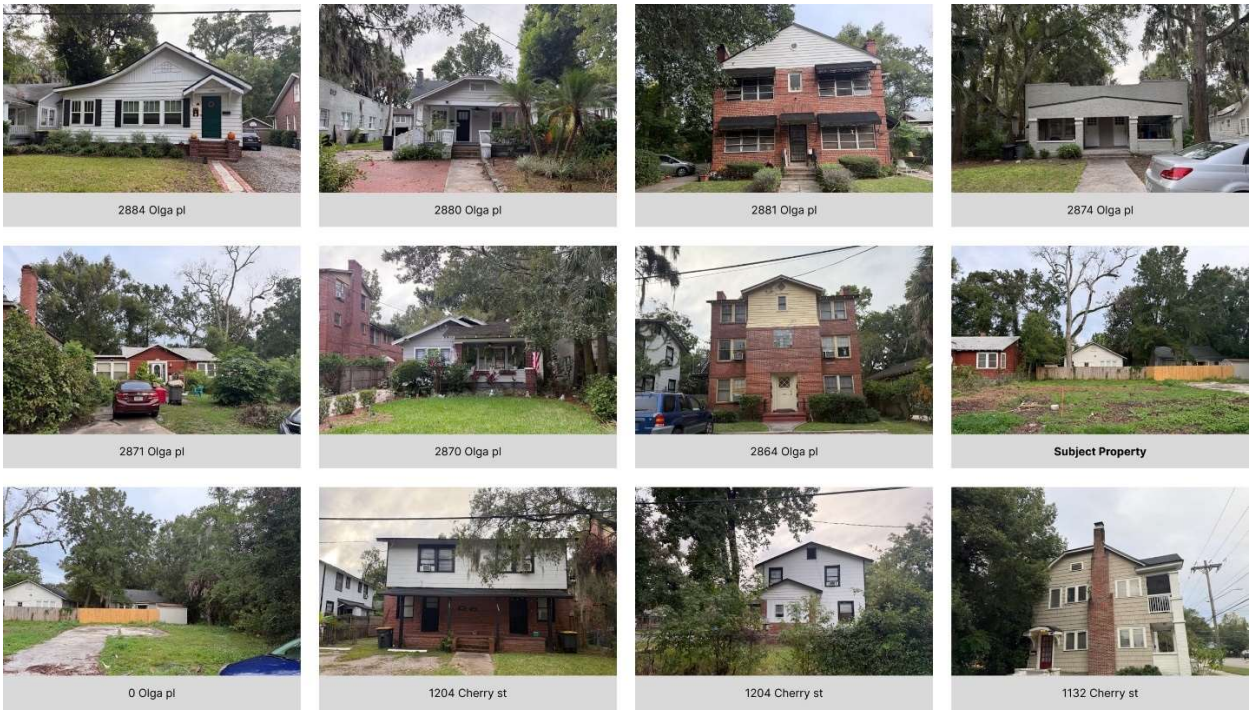





25'-3 11/16" TOP OF ROOF
12
8
12
8
18'-6 1/4" BEARING HEIGHT
10'-5 1/8" 2ND FLOOR
9'-1 1/8" BEARING HEIGHT
10'-9" FINISHED FLOOR
4" HARDIE TRIM (TYP.)
HARDIEBOARD LAP SIDING (TYP.)
4" HARDIE TRIM (TYP.)
REAR ELEVATION
SCALE: 1/4" = 1'-0"


6" OFF-RIDGE VENT
FIBERGLASS SHINGLES (TYP.)
25'-3 11/16" TOP OF ROOF
18'-6 1/4" BEARING HEIGHT
12
4
10'-5 1/8" 2ND FLOOR
9'-1 1/8" BEARING HEIGHT
10'-9" FINISHED FLOOR
STEPS AS NEEDED
4" HARDIE TRIM (TYP.)
4" HARDIE TRIM (TYP.)
STUCCO FINISH (TYP.)
HARDIEBOARD LAP SIDING (TYP.)
WOOD RAILING WITH 2"X2" SPINDLES (TYP.)
STEPS AND RAILING AS NEEDED
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADJACENT PROPERTY PHOTOS SUBMITTED OCTOBER 20, 2025



Contributing:

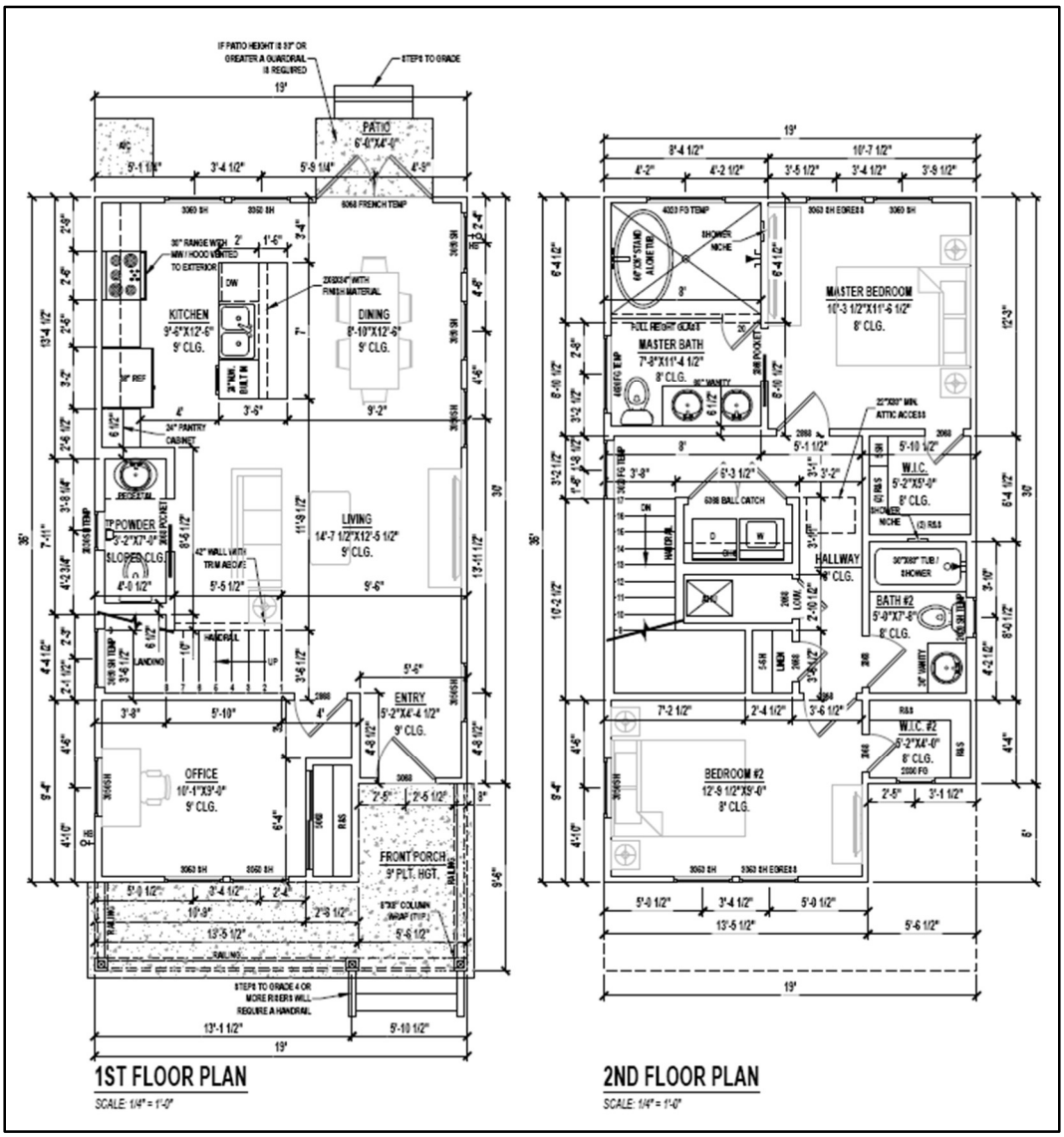
- 2884 Olga Place (1927 – single-family)
- 2880 Olga Place (1926 – single-family)
- 2871 Olga Place (1941 – single-family)
- 2870 Olga Place (1930 – single-family)
- 2864 Olga Place (1934 – multi-family)

Non-Contributing:

- 2881 Olga Place (1935 – multifamily)
- 2874 Olga Place (1928 – single-family)
- 1204 Cherry Street (1946 – single-family)

All dates of construction are from Property Appraiser.

FLOOR PLAN SUBMITTED NOVEMBER 25, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	33078	**Application Status**	FOUND SUFFICIENT
Date Started	10/20/2025	**Date Submitted**	10/20/2025

Planning and Development Department Info

COA #	COA-25-33078
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	11/6/2025
Forwarded to JHPC	☑
JHPC Meeting Date	12/10/2025
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 DAVID | **First Name** CHARLES | **Middle Name**

Company Name DAVID CONSTRUCTION

Mailing Address 4533 SUNBEAM RD

City JACKSONVILLE | **State** FL | **Zip Code** 32257

Phone 904 349 0256 | **Fax** | **Email** CHARLESJDAVID@YAHOO.COM

General Information On Owner(s)

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

Last Name DAVID | **First Name** MATTHEW | **Middle Name**

Company/Trust Name BAY RIVER LLC

Mailing Address 1150 WILLOW BRANCH AVE

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

Phone 9044654992 | **Fax** | **Email** MCDAVID1991@GMAIL.COM

Description Of Property

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

Map	RE#

	064536 0030

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2865	OLGA PL	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
CONSTRUCTION OF NEW COTTAGE

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

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: 11-13-25

COA#: 25-33078

Address:
1150 Willow Branch Ave
Jacksonville, FL 32205

Owner: Matthew David

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 25-33078 **were posted on the property/site located at:**

064536 0030
Real Estate Number(s)

2865 Olga Pl
Street Address

Jacksonville, FL 32205
City, State Zip Code

Printed Name Matthew David

Signature Matthew David

Dated this 13 day of November, 2025.

BAY RIVER LLC
1544 LE BARON AVE
JACKSONVILLE, FL 32207

Primary Site Address
0 OLGA PL
Jacksonville FL 32205-

Official Record Book/Page
21630-00315

Tile #
6421

0 OLGA PL

Property Detail

RE #	064536-0030
Tax District	USD1
Property Use	9999 To Be Appraised
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01042 NEW RIVERSIDE
Total Area	1926
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	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$0.00	$0.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$0.00	$0.00
Assessed Value	$0.00	$0.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$0.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21630-00315	9/23/2025	$10,000.00	WD - Warranty Deed	Unqualified	Vacant
19674-01263	4/2/2021	$74,500.00	WD - Warranty Deed	Qualified	Vacant
19438-00771	10/12/2020	$100.00	QC - Quit Claim	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land
No data found for this section

Legal

LN	Legal Description
1	3-54 21-2S-26E .04
2	NEW RIVERSIDE
3	PT LOT 3 RECD O/R 21630-315(EX
4	O/R 21630-318) BLK 21

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

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.

No information available

• 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

From: Stacey Maniscalco <stacey.maniscalco.sm@gmail.com>
Sent: Tuesday, November 25, 2025 7:32 PM
To: Peluso, Jimmy - City Council Office <JPeluso@coj.net>
Subject: Please help residents of Olga Place stop this building!

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.

Subject: Concerns Regarding Proposed Construction on 2861 Olga Place and 2865 Olga Place

Dear Jimmy Peluso,

I am writing to express my strong concern regarding the proposal to construct two, two-story houses on the small parcel located at 2861/2865. Based on the size of the lot and the applicable setback requirements, it does not appear feasible—or appropriate—to build two separate structures on this property. This land used to be part of the backyards for two houses on Downing Street.

The proposed buildings closely resemble inexpensive duplex-style units that are inconsistent with the character of the surrounding neighborhood. Their scale and design would create a crowded and disproportionate appearance on a lot that was never intended to support such density. I can see one, one story house, but not two separate houses shoved together, with minimal space in-between.

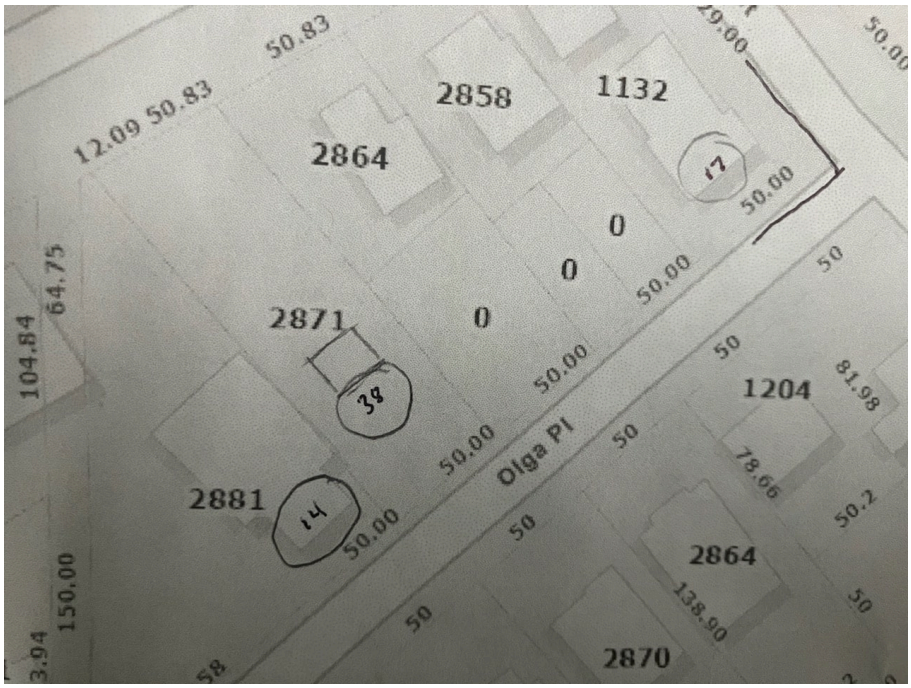
Additionally, the proposal fails to provide any off-street parking. This is a critical issue, as the street is narrow and only permits parking on one side. Adding multiple new residences without dedicated parking would create significant strain on the already limited street parking and contribute to congestion and safety concerns for residents, pedestrians, and emergency vehicles.

For these reasons, I respectfully ask for your help in getting the current plans reconsidered or denied in its current form. Ensuring that new development is a more suitable one story, with off street parking.

Thank you for your time and attention to this matter.

Sincerely,
Stacey Maniscalco

2870 Olga Place



Houses would be built where the zeros are. A picture of the lot, and proposed plans for what both houses would look like.



COA-25-33079

2861 Olga Pl

December 10, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33079

Address: 2861 Olga Place, RE# 064536-0040

Location: North Side of Olga Place, between Cherry Street and Willow Branch Avenue

Owner: Matthew David
Bay River LLC
1150 Willow Branch Ave
Jacksonville, FL 32205

Applicant: Charles David
David Construction
4533 Sunbeam Road
Jacksonville, FL 32257

Year Built: N/A

Designation: Riverside-Avondale

Request: New Construction – Primary Structure

Summary Scope of Work:

1. New Construction of a two-story, single-family residence

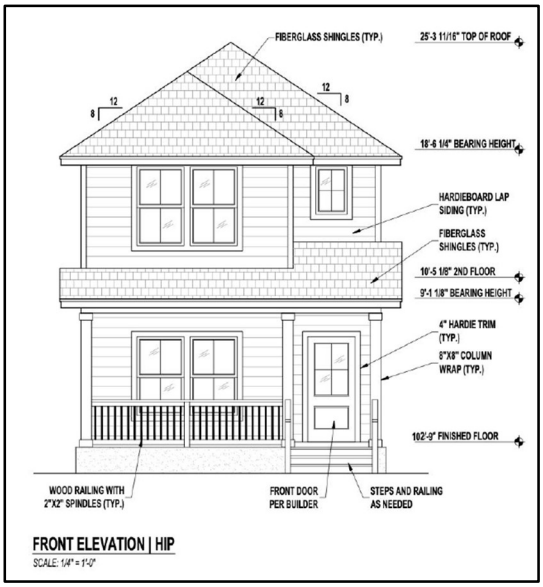
Recommendation: **Approve with Conditions**

Conditions:

1. Materials and design shall be substantially consistent with the elevation drawings submitted on December 3, 2025, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be substantially consistent with the site plan submitted on November 25, 2025.
3. Prior to permitting, the applicant shall demonstrate that the FFE will be within 25% of the average of the adjacent contributing structures located at 2864 Olga Place and 2870 Olga Place.
4. Columns shall have caps and bases.
5. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
6. The porch railing system shall be made of wood or wood composite, and the spindles

shall be set in between an upper and lower railing with no exposed ends.

7. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
8. The secondary walkway shall be no wider than three (3) feet.
9. The front door shall have clear glass without any decorative etching or frosted glass.
10. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
11. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
12. 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-25-33079 is for the new construction of a two-story single-family residence at 2865 Olga Place within the Riverside-Avondale Historic District. The subject site is currently a vacant interior lot that is adjacent to a one-story single-family home to the left and vacant lots on the right. Olga Place is characterized by a mixture of two and three-story multi-family residential structures along with one-story, single-family structures of a variety of architectural styles. As designed, the proposed 1,227 square-foot, two-story home will be a frame vernacular styled residence featuring a hipped roof with a full-width shed roof porch with square wooden columns, horizontal lap siding, grouped one-over-one and two-over-two sash windows, and on a raised stucco foundation. The proposed plans have also been reviewed by Current Planning and Zoning and have been noted to conform with the Zoning Overlay requirements.

STAFF SUMMARY AND ANALYSIS

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

- As designed, the proposed new construction will be on a vacant interior lot with other two-story single-family structures along the street, making it consistent with Section 306.106(k)(1)
- The proposed design of the new construction is based off a frame vernacular style structure found throughout the Riverside-Avondale Historic District. The design will feature a full-width one-story porch that can be seen along Olga Place, consistent with Section 307.106(k)(2).
- The proposed form and design of the new construction will take the heights and setbacks of the adjacent structures to ensure that they are within a reasonable height and distance away to match the rhythms seen throughout the Historic District. The buildings adjacent to the subject property (2864 Olga Place and 2870 Olga Place) are contributing structures

to the Riverside-Avondale Historic District with the proposed design being consistent with Section 307.106(k)(3).

- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-five (25) feet and four (4) 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 November 25, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility. The development is consistent with Section 307.106(m)(1, 3 and 6).
- As designed, the placement of the windows and doors along the structure are consistent with other, contributing structures that are found throughout the district and the Historic Preservation Section's recommendations referencing the Historic District Design Guidelines. This remains consistent with Section 307.106(m)(2)
- The proposed placement and orientation of the new construction would be compatible with the placement and vertical expression of other structures that are found along the street, such as the two contributing structures that surround the subject property along Olga Place (2864 Olga Place and 2870 Olga Place). The proposed placement is compatible and consistent with Section 307.106(m)(7).
- The proposed design of the new construction includes a front gabled roof form with a one-story porch on the street-facing side of the structure. This is compatible with the frame vernacular style structures that are found throughout the district and showcase the minimum architectural detailing found within similarly styled structures. This allows the design to remain consistent with Section 307.106(m)(4 and 8).
- The Historic District Design Guidelines for the Riverside-Avondale Historic District references "New Construction" and lists Standards Two and Nine of the Secretary of the Interior's Standards for Rehabilitation.
    - Standard Two refers to the retainment of historic character of properties when new construction occurs. For the proposed new construction on a vacant lot, there will be no effect on historic structures that are within the subject property, making it consistent with Standard Two.
    - Standard Nine refers to how new construction or alterations shall be compatible with the existing characteristics. The proposed new construction will not be added onto an existing structure, but it will be utilizing the characteristics that are found throughout the streetscape and district. The proposed design would be compatible with the style that is primarily found within the district, remaining consistent with Standard Nine.

For these reasons, it is the position of the Planning 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: 1-4 and 6-8
- Historic District Design Guidelines, Section on "New Construction"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.

- 307.106(k)(3) – The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected.

- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

New Construction

- 307.106(m)(1) – *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(2) – *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) – *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within an historic district to the open space between it and the adjoining structures shall be compatible.

- 307.106(m)(4) – *Roof Shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) – *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(7) – *Directional Expression.* Facades in the historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding

structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

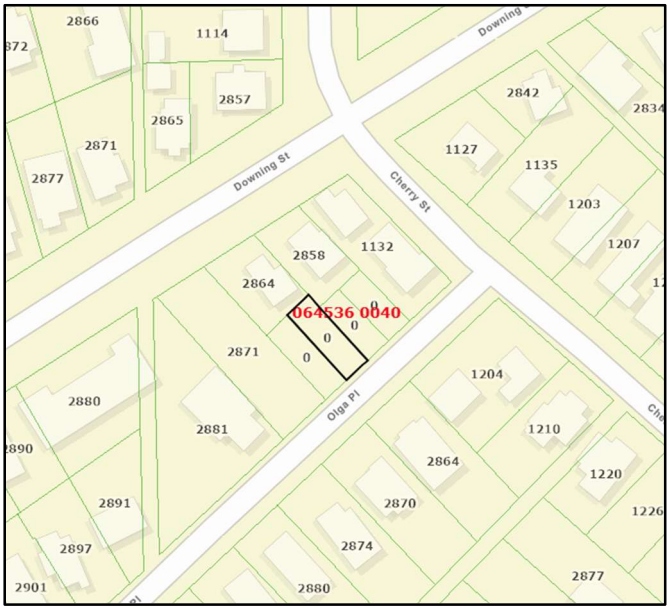
- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

Historic District Design Guidelines, "New Construction" and "Windows/Awnings/Shutters"

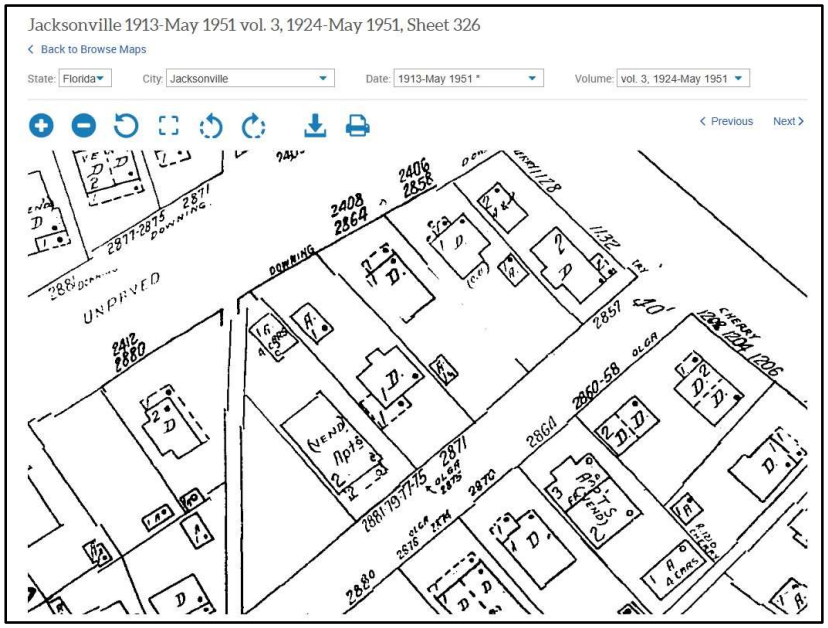
- Secretary of the Interior's Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

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

LOCATION MAP



JACKSONVILLE SANBORN MAP SCREENSHOT

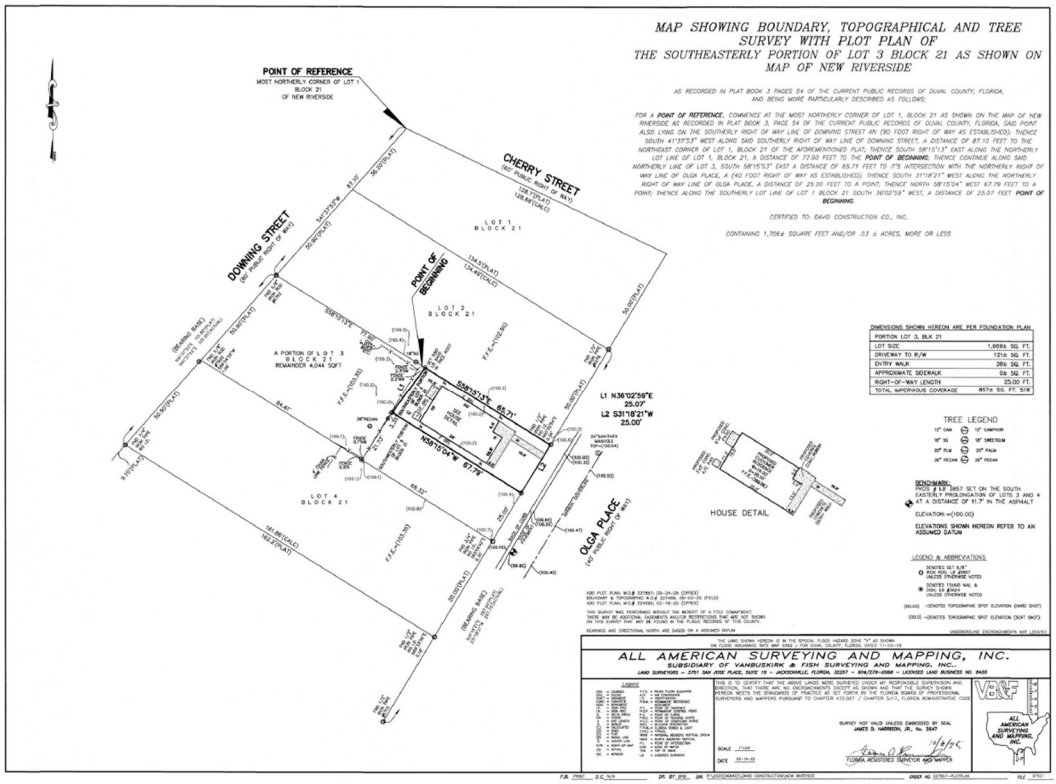


(Sanborn Map, Jacksonville 1913-May 1951, Volume 3, Sheet 326)

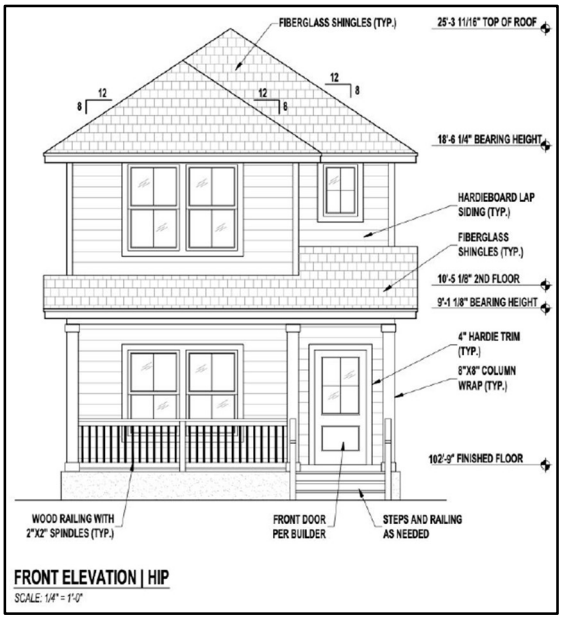
PICTURE OF PROPERTY WITH POSTED SIGN

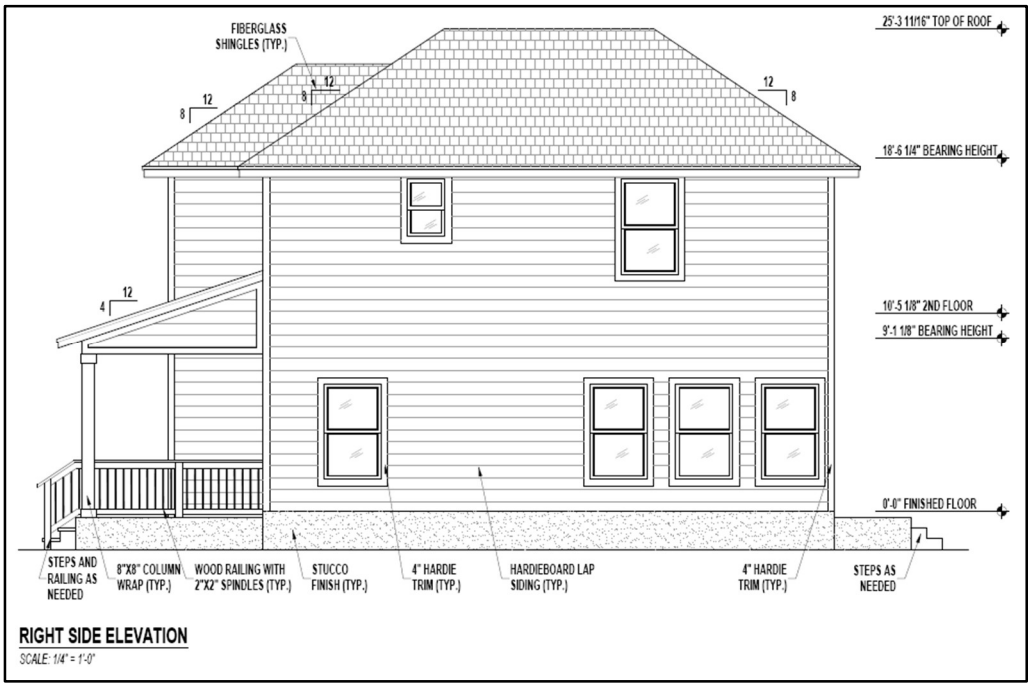


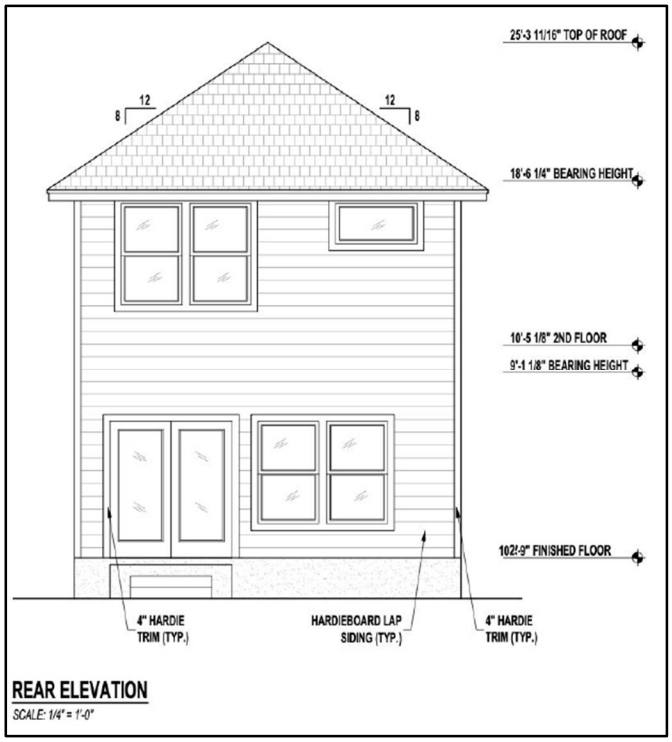
PROPOSED SITE PLAN SUBMITTED NOVEMBER 25, 2025

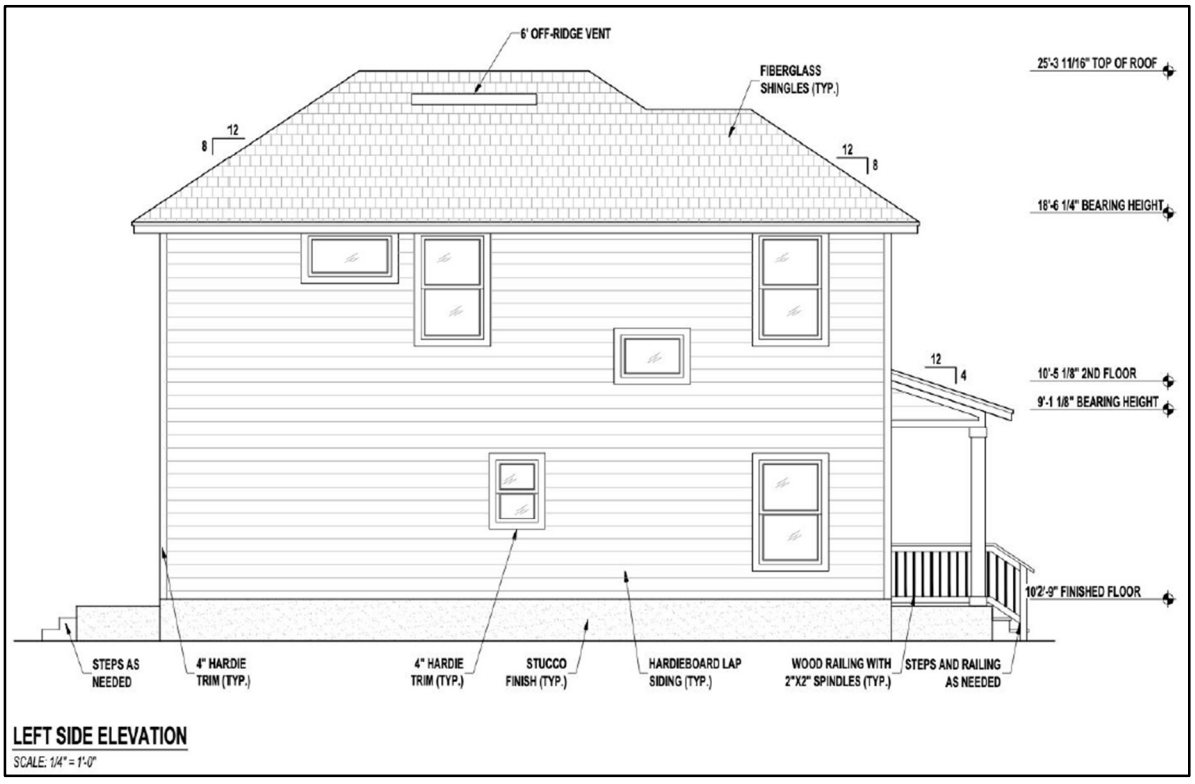


ELEVATION DRAWINGS SUBMITTED DECEMBER 3, 2025

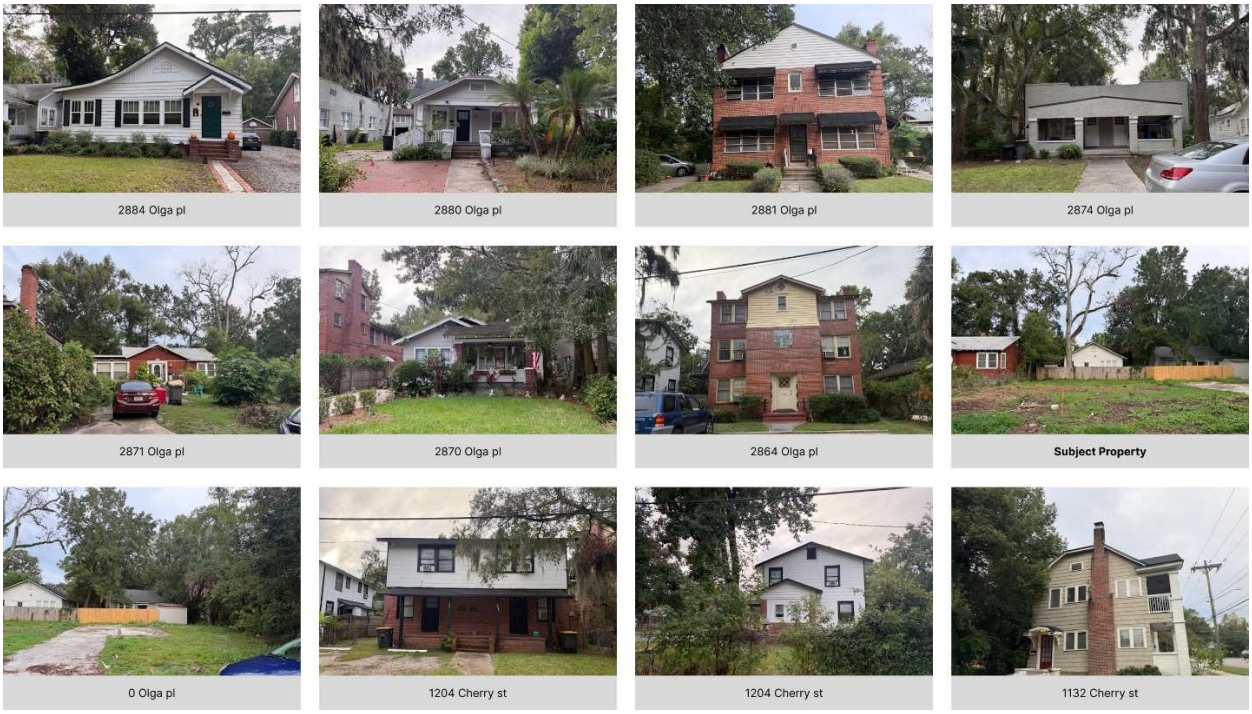





25'-3 11/16" TOP OF ROOF
8 12
12 8
18'-6 1/4" BEARING HEIGHT
10'-5 1/8" 2ND FLOOR
9'-1 1/8" BEARING HEIGHT
102'-9" FINISHED FLOOR
4" HARDIE TRIM (TYP.)
HARDIEBOARD LAP SIDING (TYP.)
4" HARDIE TRIM (TYP.)
REAR ELEVATION
SCALE: 1/4" = 1'-0"


6" OFF-RIDGE VENT
FIBERGLASS SHINGLES (TYP.)
25'-3 11/16" TOP OF ROOF
8 12
12 8
18'-6 1/4" BEARING HEIGHT
12 4
10'-5 1/8" 2ND FLOOR
9'-1 1/8" BEARING HEIGHT
10'2'-9" FINISHED FLOOR
STEPS AS NEEDED
4" HARDIE TRIM (TYP.)
4" HARDIE TRIM (TYP.)
STUCCO FINISH (TYP.)
HARDIEBOARD LAP SIDING (TYP.)
WOOD RAILING WITH 2"X2" SPINDLES (TYP.)
STEPS AND RAILING AS NEEDED
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ADJACENT PROPERTY PHOTOS SUBMITTED OCTOBER 20, 2025



Contributing:

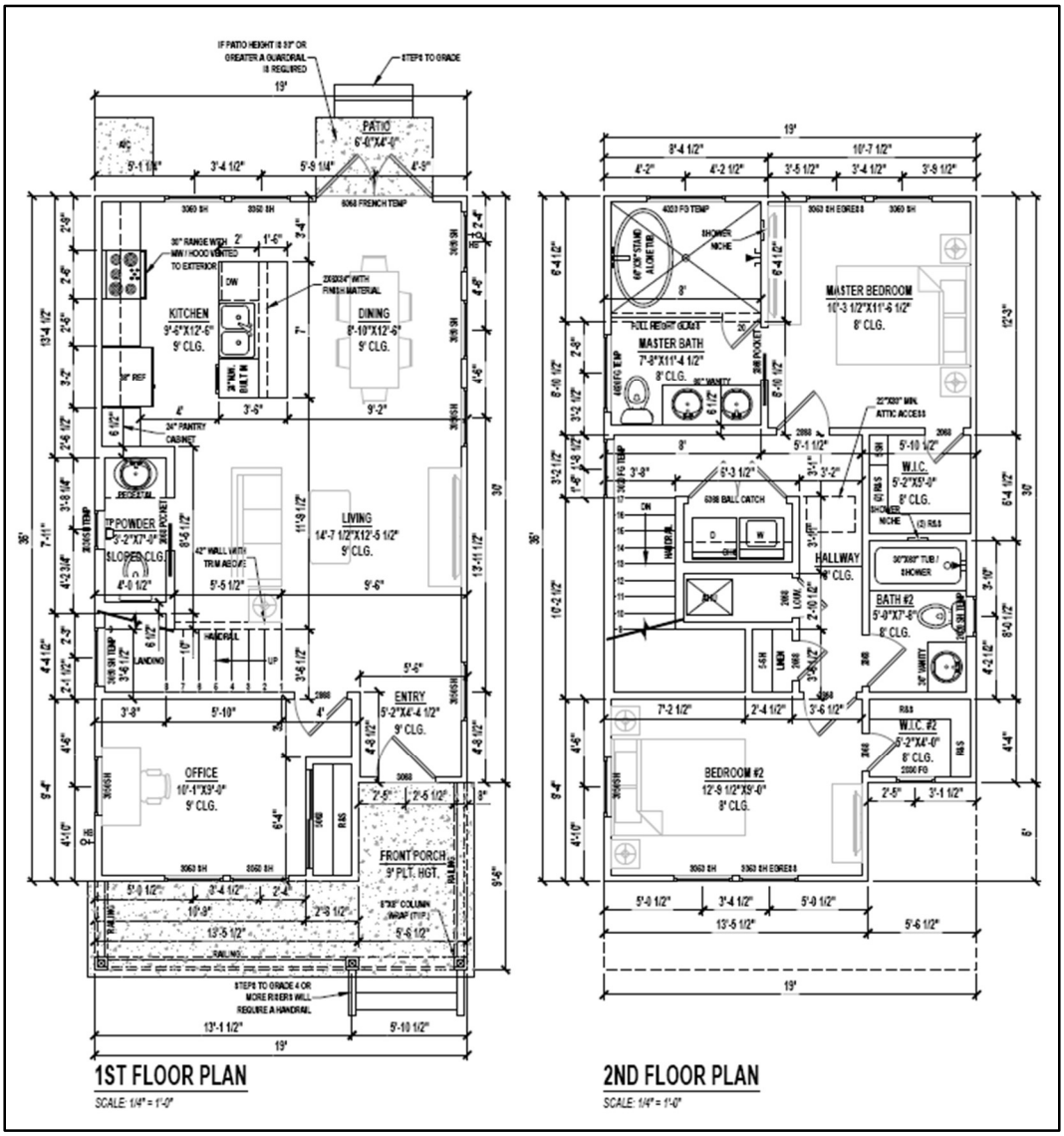
- 2884 Olga Place (1927 – single-family)
- 2880 Olga Place (1926 – single-family)
- 2871 Olga Place (1941 – single-family)
- 2870 Olga Place (1930 – single-family)
- 2864 Olga Place (1934 – multi-family)

Non-Contributing:

- 2881 Olga Place (1935 – multifamily)
- 2874 Olga Place (1928 – single-family)
- 1204 Cherry Street (1946 – single-family)

All dates of construction are from Property Appraiser.

FLOOR PLAN SUBMITTED NOVEMBER 25, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	33079	**Application Status**	FOUND SUFFICIENT
Date Started	10/20/2025	**Date Submitted**	10/20/2025

Planning and Development Department Info

COA #	COA-25-33079
Admin Review	☑
Admin Recommendation	FORWARD
Admin Date Of Action	11/6/2025
Forwarded to JHPC	☑
JHPC Meeting Date	12/10/2025
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 DAVID | **First Name** CHARLES | **Middle Name**

Company Name DAVID CONSTRUCTION

Mailing Address 4533 SUNBEAM RD

City JACKSONVILLE | **State** FL | **Zip Code** 32257

Phone 904 349 0256 | **Fax** | **Email** CHARLESJDAVID@YAHOO.COM

General Information On Owner(s)

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

Last Name DAVID | **First Name** MATTHEW | **Middle Name**

Company/Trust Name

Mailing Address 1150 WILLOW BRANCH AVE

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

Phone 9044654992 | **Fax** | **Email** MCDAVID1991@GMAIL.COM

Description Of Property

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

Map	RE#

	064536 0020

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2861	OLGA PL	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
NEW COTTAGE CONSTRUCTION

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

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: 11-13-25

COA#: 25-33079

Address:
1150 Willow Branch Ave
Jacksonville FL 32205

Owner: Matthew David

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 25-33079 **were posted on the property/site located at:**

064536 0040
Real Estate Number(s)

2861 Olga Pl
Street Address

Jacksonville, FL 32205
City, State Zip Code

Printed Name Matthew David

Signature Matthew David

Dated this 13 day of November, 2025.

BAY RIVER LLC
1150 WILLO BRANCH
JACKSONVILLE, FL 32205

Primary Site Address
0 OLGA PL
Jacksonville FL 32205-

Official Record Book/Page
21630-00318

Tile #
6421

0 OLGA PL

Property Detail

RE #	064536-0040
Tax District	USD1
Property Use	9999 To Be Appraised
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01042 NEW RIVERSIDE
Total Area	1921
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	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$0.00	$0.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$0.00	$0.00
Assessed Value	$0.00	$0.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$0.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21630-00318	9/23/2025	$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land
No data found for this section

Legal

LN	Legal Description
1	3-54 21-2S-26E .04
2	NEW RIVERSIDE
3	PT LOT 3 RECD O/R 21630-318 BLK 21

Buildings

No data found for this section

2025 Notice of Proposed Property Taxes Notice (TRIM Notice)

Property Record Card (PRC)

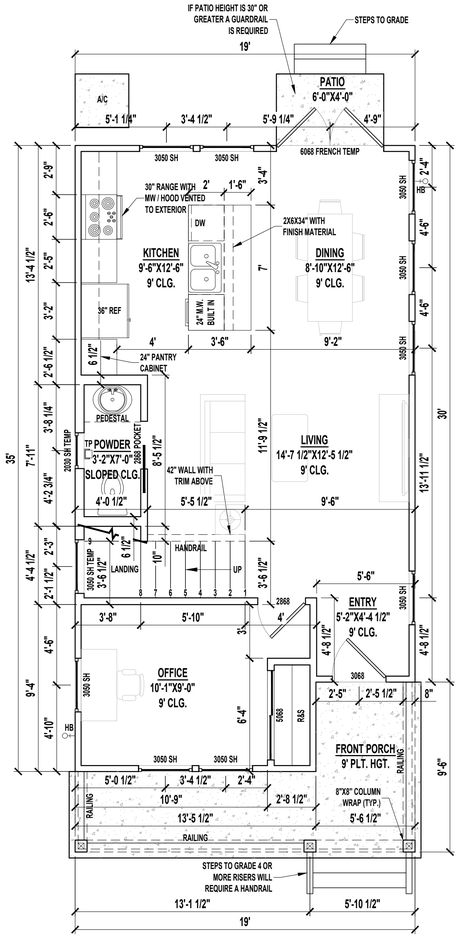
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

No information available

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

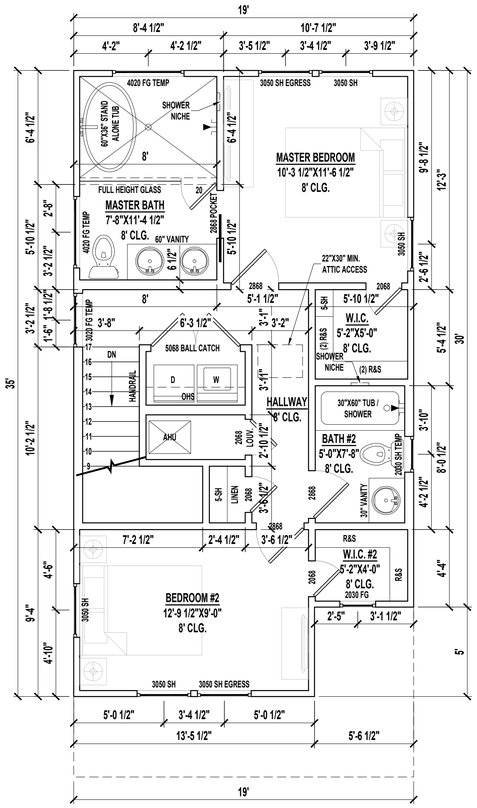
More Information

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



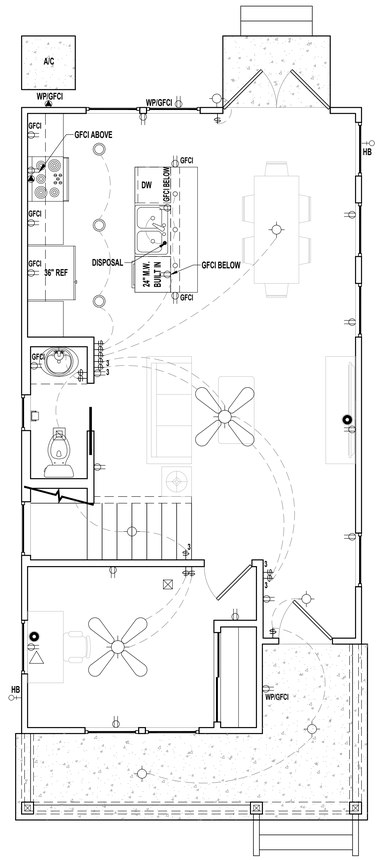
1ST FLOOR PLAN

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



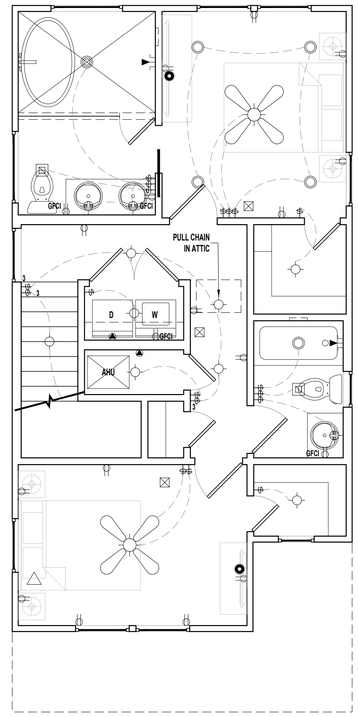
2ND FLOOR PLAN

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



1ST FLOOR ELECTRIC PLAN

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



2ND FLOOR ELECTRIC PLAN

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

LEGEND

	(2) 110V OUTLETS
	(1) 220V DISCONNECT
GFCI	(2) 110V WATERPROOF GFCI OUTLETS (INTERIOR)
WP/GFCI	(2) 110V WATERPROOF GFCI OUTLETS (EXTERIOR)
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
	LIGHT FIXTURE / EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	PENDANT LIGHTING
	PRE-WIRE AND BRACE FOR CEILING FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	OPTIONAL FLOOD LIGHT
	1'X4' FLOURESCENT LIGHT
	CABLE OUTLET
	PHONE OUTLET

NOTES:

1. ELECTRICAL LAYOUT MUST MEET STATE AND LOCAL CODES. ELECTRICIAN TO VERIFY.
2. ALL FIXTURES TO BE CFL OR LED. PER ENERGY CONSERVATION (2023) R404.1 ALL PERMANENTLY INSTALLED LUMINAIRES, EXCLUDING THOSE IN KITCHEN APPLIANCES, SHALL HAVE AN EFFICACY OF AT LEAST 45 LUMENS-PER-WATT OR SHALL UTILIZE LAMPS WITH AN EFFICACY OF NOT LESS THAN 65 LUMENS-PER-WATT.
3. ALL OUTLETS THAT ARE NOT GFI TO BE AFCI PROTECTED.
4. ALL SERVICES SUPPLYING DWELLING UNITS ARE REQUIRED TO BE PROVIDED WITH SURGE PROTECTION DEVICE (TYPE 1 OR TYPE 2) PER NEC 2020 SECTION R230.67. 2.

BUILDING AREAS

1ST FLOOR HEATED AREA	637 SF
2ND FLOOR HEATED AREA	590 SF
TOTAL	1,227 SF
FRONT PORCH	113 SF
TOTAL UNDER ROOF	1,340 SF
PATIO	24 SF

CONDITIONED SPACE = 10,453 CF

NOTES:

1. IF SHOWER HAS GLASS ENCLOSURE, SAFETY GLAZING REQUIRED PER FBC R-308.4.5.
2. PROVIDE TEMPERED GLASS AS REQUIRED PER FBC R308.
3. TERMITE PROTECTION TO BE PROVIDED PER FBC R318.
4. CONTRACTOR MUST VERIFY ALL DIMENSIONS.
5. 1ST FLOOR WINDOW HEAD HEIGHTS ARE 80" AFF AND 2ND FLOOR ARE 84" AFF UNLESS OTHERWISE NOTED.

NOTE:
A FOUNDATION SURVEY SHALL BE PERFORMED AND A COPY OF THE SURVEY SHALL BE ON THE SITE FOR THE BUILDING INSPECTORS USE PRIOR TO FRAMING INSPECTION.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A1.1	FLOOR AND ELECTRIC PLANS
A1.2	FOUNDATION AND ROOF PLANS
A2.1	ELEVATIONS
A3.1	DETAIL SHEET

CODE INFORMATION

BUILDING CODE: 2023 FLORIDA BUILDING CODE RESIDENTIAL 8TH ADDITION
2023 FLORIDA BUILDING CODE PLUMBING
2023 FLORIDA BUILDING CODE MECHANICAL
2020 NEC

CONSTRUCTION TYPE: 5B
OCCUPANCY CLASS: R-3

PROPOSED 2 STORY RESIDENCE
2865 OLGA PLACE | JACKSONVILLE, FL 32205

FLOOR AND ELECTRIC PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billeshields@gmail.com

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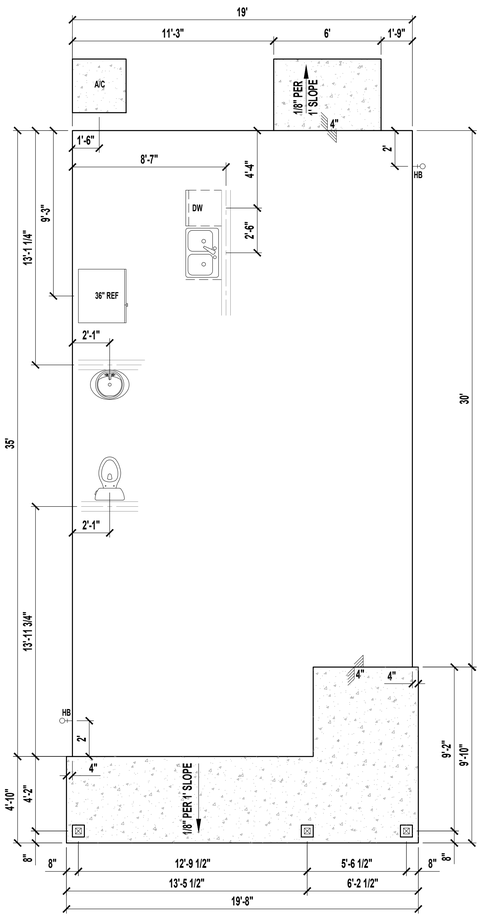
Prepared For:
David Construction Co., Inc.
4533 Sunbeam Road | Suite 805
Jacksonville, FL 32257
(904) 448-9668

No.	Revisions	Date	By
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Date 12-02-25
Scale AS SHOWN
Job 1227
Sheet A1.1

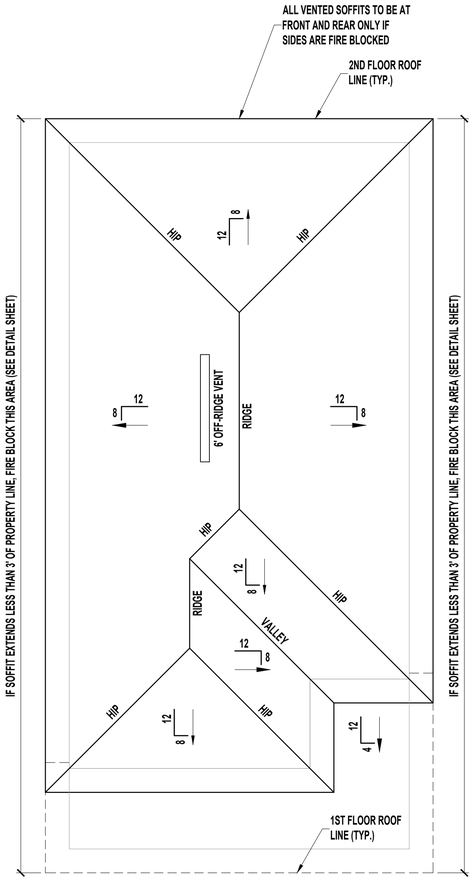
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FOUNDATION LAYOUT

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

SEE ENGINEERING FOR NOTES AND DETAILS.
CONTRACTOR MUST VERIFY ALL DIMENSIONS



ROOF PLAN | HIP

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

VENT CALCULATIONS

VENTED SOFFIT

VENTILATED ATTIC AREA: 637 SQ. FT.
637 / 300 = 2.12 SQ. FT.
2.12 SQ. FT. X 144 = 305 SQ. IN. TOTAL NET FREE VENT AREA
305 X 50% = 152.5 SQ. IN. NET FREE
SOFFIT REQUIREMENT = 6.55 SQ. IN. NET FREE PER LF
152.5 / 6.55 = 23 LF VENTED SOFFIT REQUIRED

OFF-RIDGE VENTS

VENTILATED ATTIC AREA: 637 SQ. FT.
637 / 300 = 2.12 SQ. FT.
2.12 SQ. FT. X 144 = 305 SQ. IN. TOTAL NET FREE VENT AREA
305 X 50% = 152.5 SQ. IN. NET FREE
(1) 6' OFF-RIDGE VENT REQUIRED (216 SQ. IN. EACH)

PROPOSED 2 STORY RESIDENCE
2865 OLGA PLACE | JACKSONVILLE, FL 32205

FOUNDATION AND ROOF PLANS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billieshields6@gmail.com
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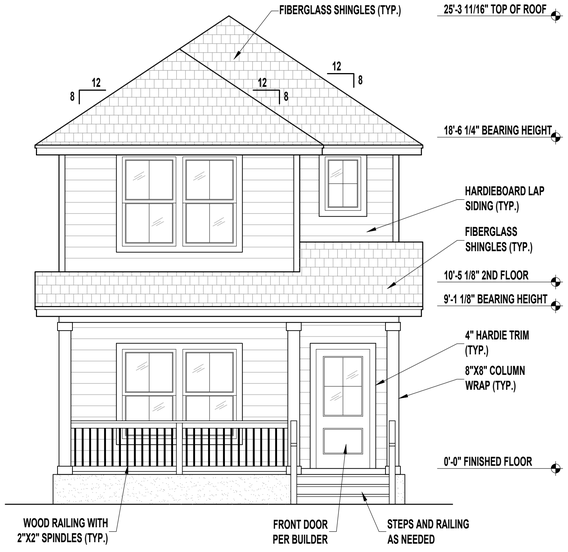
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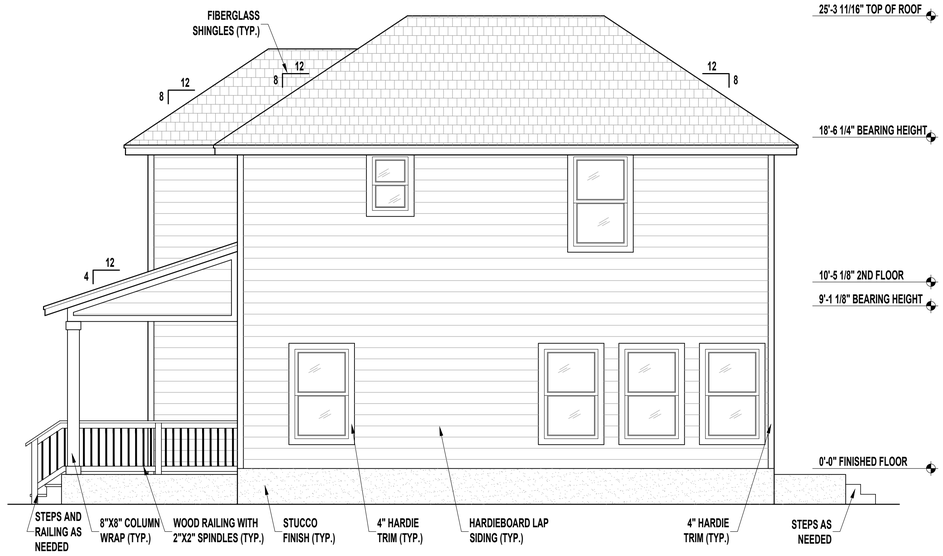
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Job 1227
Sheet A1.2

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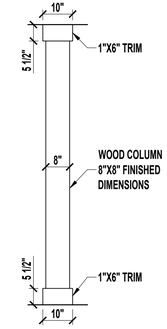
FRONT ELEVATION | HIP

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



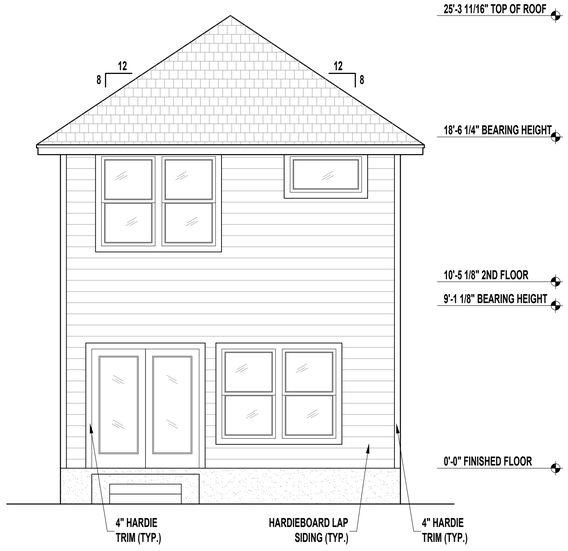
RIGHT SIDE ELEVATION

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



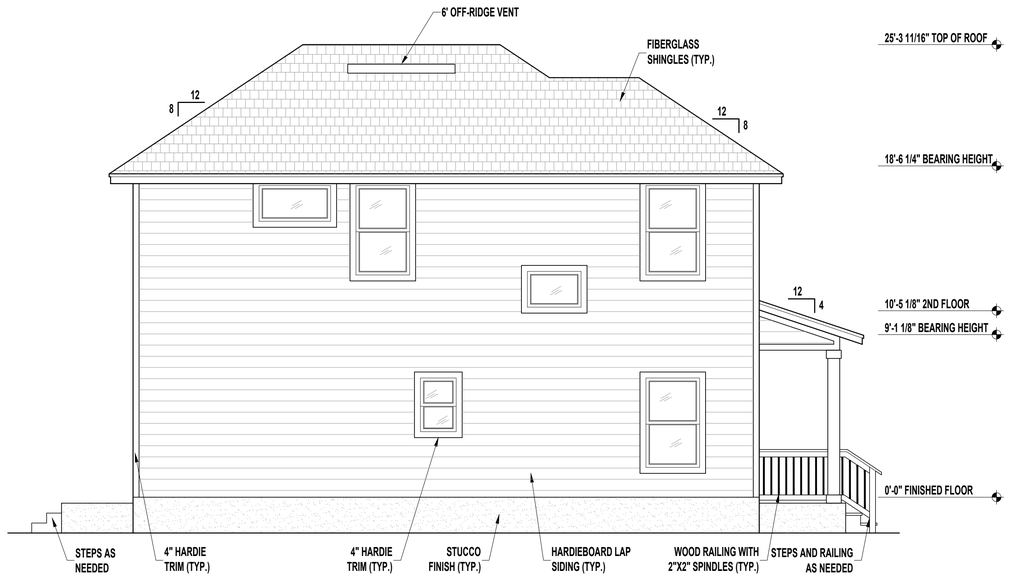
8"X8" WOOD COLUMN DETAIL

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



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

PROPOSED 2 STORY RESIDENCE
2865 OLGA PLACE | JACKSONVILLE, FL 32205

ELEVATIONS

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billtshields6@gmail.com
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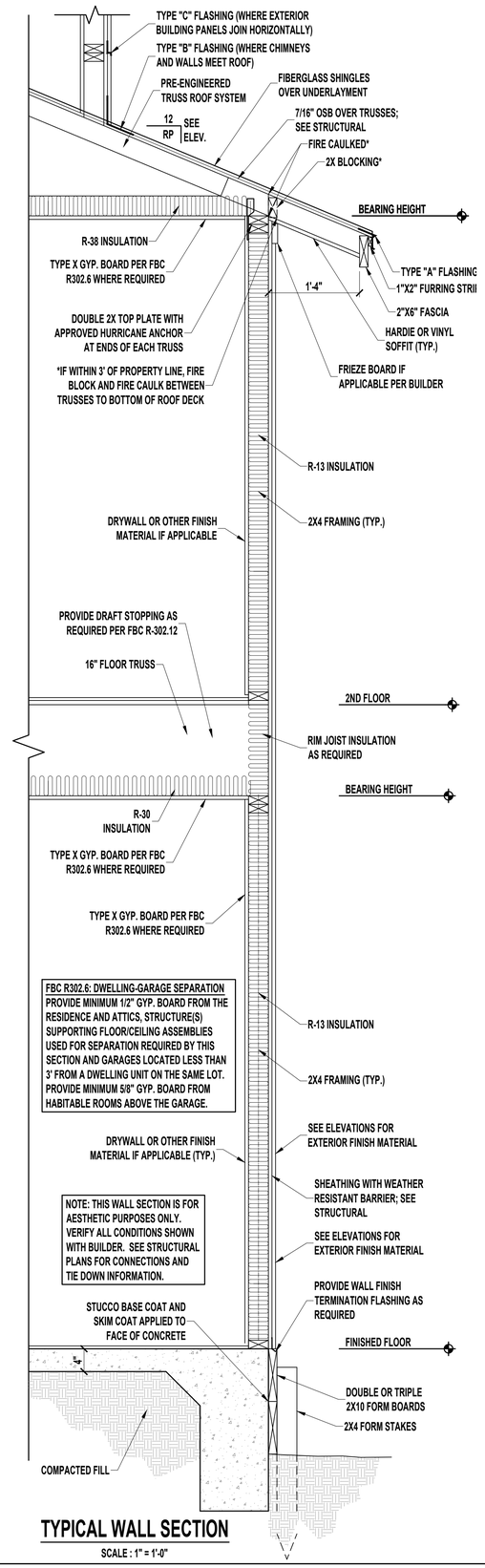
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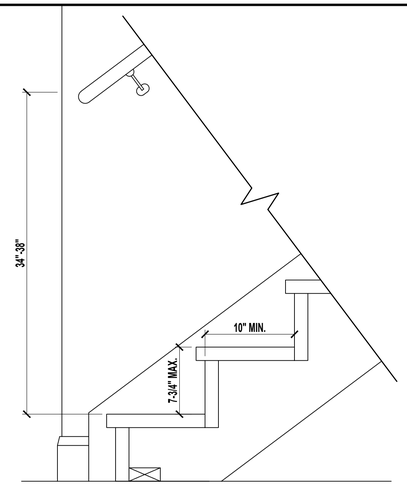
Date 12-02-25
Scale AS SHOWN
Job 1227
Sheet A2.1

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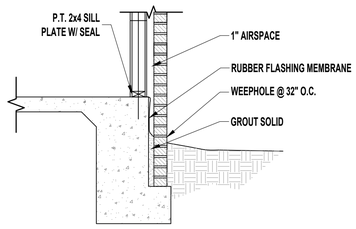
TYPICAL WALL SECTION

SCALE : 1" = 1'-0"



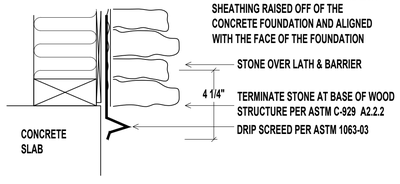
STAIR DETAIL

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



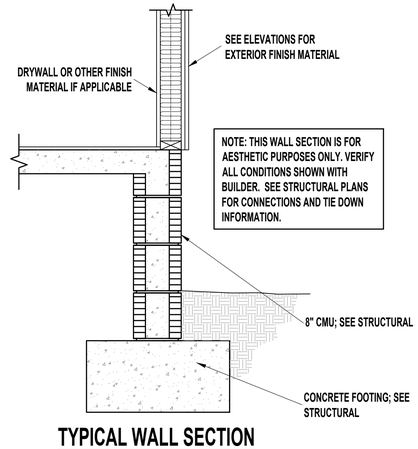
BRICK @ FOUNDATION DETAIL

SCALE: N.T.S.



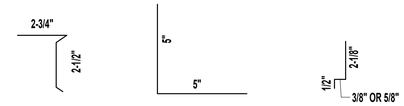
STONE APPLICATION DETAIL

SCALE: N.T.S.



TYPICAL WALL SECTION (STEM WALL OPTION)

SCALE : 1" = 1'-0"



A 26 GAUGE GALVANIZED 2-1/2" METAL DRIP EDGE

B 26 GAUGE GALVANIZED 5"X5" ANGLE FLASHING

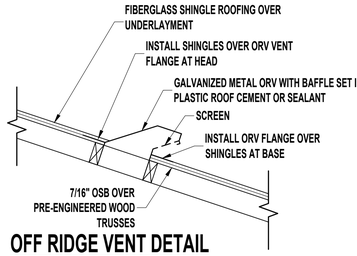
C 32 GAUGE GALVANIZED "Z" FLASHING

SHINGLES:
UL CLASS A FIRE RATING: ASTM D 3018, TYPE I
UL WIND RESISTANCE:
UASTM D 3161, TYPE I (MODIFIED TO 110 MPH)

VALLEY FLASHING:
26 GA. GALVANIZED, 18" WIDE
FASTENING:
(4) 11 OR 12 GAUGE NAILS 1-1/4" LONG WITH 3/8" Ø HEAD

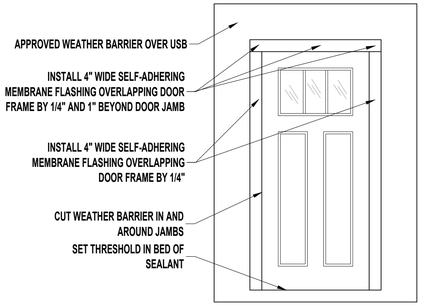
FLASHING DETAILS AND SHINGLE INFORMATION

SCALE : 3" = 1'-0"



OFF RIDGE VENT DETAIL

NOT TO SCALE



DOOR FLASHING INSTALLATION AND DETAIL

SCALE: N.T.S.

GENERAL NOTES:

1. PARKING BUMPER (IF REQUIRED) MUST BE INSTALLED BEFORE C.O.
2. 5/8" TYPE "X' GYP. BOARD REQUIRED ON CEILING OF GARAGE WHERE HABITAL SPACE IS ABOVE PER FBC R302.6.
3. HVAC PENETRATING RATED ASSEMBLIES TO COMPLY WITH FBC R302.5.
4. UNDER STAIR PROTECTION TO COMPLY WITH FBC R302.7 (IF ACCESSIBLE).

GUARDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R312.1 FOR GUARDRAIL REQUIREMENTS AND OPENINGS.
*HEIGHT SHALL BE 36" MIN. WHEN PORCH, BALCONY OR RAISED FLOOR EXCEEDS 30" ABOVE FLOOR OR GRADE AND SHALL BE 34" ON OPEN SIDES OF STAIRS THAT EXCEED 30" OR MORE ABOVE FLOOR OR GRADE.
*OPENINGS SHALL HAVE INTERMEDIATE RAILS OR CLOSURES WHICH DO NOT ALLOW PASSAGE OF SPHERE 4" OR GREATER IN DIAMETER. REQUIRED GUARD RAILS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW SPHERE GREATER THAN 4-3/8" IN DIAMETER TO PASS THROUGH.

HANDRAIL NOTE:

DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.8 FOR HANDRAIL HEIGHT CONTINUITY AND SIZE.
*HEIGHT: MUST BE BETWEEN 34-38" MEASURED VERTICALLY FROM SLOPED PLANE.
*CONTINUITY: HANDRAIL MUST BE CONTINUOUS THROUGH FULL LENGTH OF FLIGHT FROM POINT DIRECTLY ABOVE HIGHEST RISER TO POINT DIRECTLY ABOVE LOWEST RISER. HANDRAIL ENDS SHOULD TERMINATE IN NEWEL POSTS OR SAFETY TERMINAL OR RETURN TO WALL. HANDRAILS SHALL BE ALLOWED TO BE INTERRUPTED BY NEWEL POSTS.
*SIZE: SHALL HAVE OUTSIDE DIAMETER BETWEEN 1-1/4"-2" IF CIRCULAR. SHALL HAVE BETWEEN 4-6" PERIMETER IF NOT CIRCULAR.

STAIR NOTE:

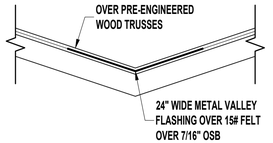
DEPENDING ON FIELD CONDITIONS, DIMENSIONS MAY VARY BUT MUST COMPLY WITH FLORIDA BUILDING CODES R311.7.5 FOR TREAD DEPTH, RISER HEIGHTS AND STAIR WIDTHS.
*RISERS: 7-3/4" MAXIMUM WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN HIGHEST AND LOWEST RISER.
TREADS: 10" MINIMUM DEPTH WITH NO MORE THAN 3/8" DIFFERENCE BETWEEN LONGEST AND SHORTEST TREAD. THE SUM OF 2 TREADS AND 1 RISER TO BE NOT LESS THAN 24" AND NOT MORE THAN 25".
*WIDTH: 36" MINIMUM CLEAR WIDTH ABOVE HANDRAIL AND 31-1/2" BELOW HANDRAIL.

R703.4 FLASHING:

APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SHINGLE-FASHION IN SUCH A MANOR TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED ANTI-CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
1. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
2. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
3. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
4. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD FRAMED CONSTRUCTION.
5. AT ALL WALL AND ROOD INTERSECTIONS.
6. AT BUILT IN GUTTERS.

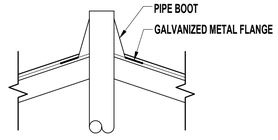
VALLEY SHINGLE INSTALLATION:
INSTALL SHINGLES USING WEAVE METHOD

1. EXTEND (1) FULL END SHINGLE MINIMUM 12" PAST CENTER LINE OF VALLEY. SEE MANUFACTURERS WRITTEN INSTRUCTIONS FOR ADDITIONAL INSTALL INFORMATION.
2. DO NOT NAIL MINIMUM 6" FROM VALLEY CENTER LINE.



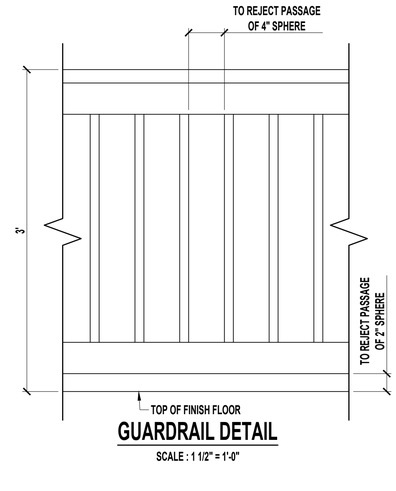
VALLEY FLASHING DETAIL

NOT TO SCALE



PLUMBING STACK FLASHING DETAIL

NOT TO SCALE



GUARDRAIL DETAIL

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

STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING. CUT AT INVERTED "Y".
2. INSTALL 6" WIDE SELF ADHESIVE SILL FLASHING THAT EXTENDS 4" BEYOND OPENING.
3. APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
4. APPLY A 4" SELF ADHESIVE JAMB FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
5. APPLY A 4" SELF ADHESIVE HEAD FLASHING OVERLAPPING THE WINDOW FLANGE EXTENDED 4" PAST THE ROUGH OPENING.
6. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

5 JAMB FLASHING
EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8-1/2" ABOVE ROUGH OPENING AT HEAD. TUCK TOP OF JAMB FLASHING UNDER THE FLAP OF WRB AT THE HEAD. SEE DIAGRAM.

1 WEATHER RESISTANT BARRIER (WRB)
AT A 45 DEGREE ANGLE, CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY RAISE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

4 JAMB FLASHING
APPLY CONT. SELF ADHESIVE FLASHING THAT EXTENDS AT LEAST 4" BEYOND ROUGH OPENING.

6 SECURE WRB AT HEAD

FLASHING AT HEAD EXTENDS 1" BEYOND JAMB FLASHING.

5 HEAD FLASHING
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.

SILL FLASHING

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURER SPECIFICATIONS.

SECTION A-A
THROUGH WINDOW JAMB

SEALANT BEAD BEHIND MOUNTING FLANGE.

FLASHING

SEALANT

INTERIOR VIEW
TOP LEFT CORNER OF WINDOW

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

WINDOW INSTALLATION

SCALE: N.T.S.

PROPOSED 2 STORY RESIDENCE
2865 OLGA PLACE | JACKSONVILLE, FL 32205

DETAIL SHEET

Shields CAD Services
243 Tarrasa Drive | Jacksonville, FL 32225
Phone : (904) 241-1540
Website: www.shieldscadservices.com | Email: billtshields6@gmail.com

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Prepared For:
David Construction Co., Inc.
4533 Sunbeam Road | Suite 805
Jacksonville, FL 32257
(904) 448-9668

No.	Revisions	Date	By
1			
2			
3			
4			
5			
6			

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Date 12-02-25
Scale AS SHOWN
Job 1227
Sheet A3.1

G:\My Drive\1 Drawings\Charles Davis\Olga Place 2 Story 1953\2025 12-02 Olga Place 2 Story.dwg 12/2/2025 10:27:26 AM

From: Stacey Maniscalco <stacey.maniscalco.sm@gmail.com>
Sent: Tuesday, November 25, 2025 7:32 PM
To: Peluso, Jimmy - City Council Office <JPeluso@coj.net>
Subject: Please help residents of Olga Place stop this building!

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.

Subject: Concerns Regarding Proposed Construction on 2861 Olga Place and 2865 Olga Place

Dear Jimmy Peluso,

I am writing to express my strong concern regarding the proposal to construct two, two-story houses on the small parcel located at 2861/2865. Based on the size of the lot and the applicable setback requirements, it does not appear feasible—or appropriate—to build two separate structures on this property. This land used to be part of the backyards for two houses on Downing Street.

The proposed buildings closely resemble inexpensive duplex-style units that are inconsistent with the character of the surrounding neighborhood. Their scale and design would create a crowded and disproportionate appearance on a lot that was never intended to support such density. I can see one, one story house, but not two separate houses shoved together, with minimal space in-between.

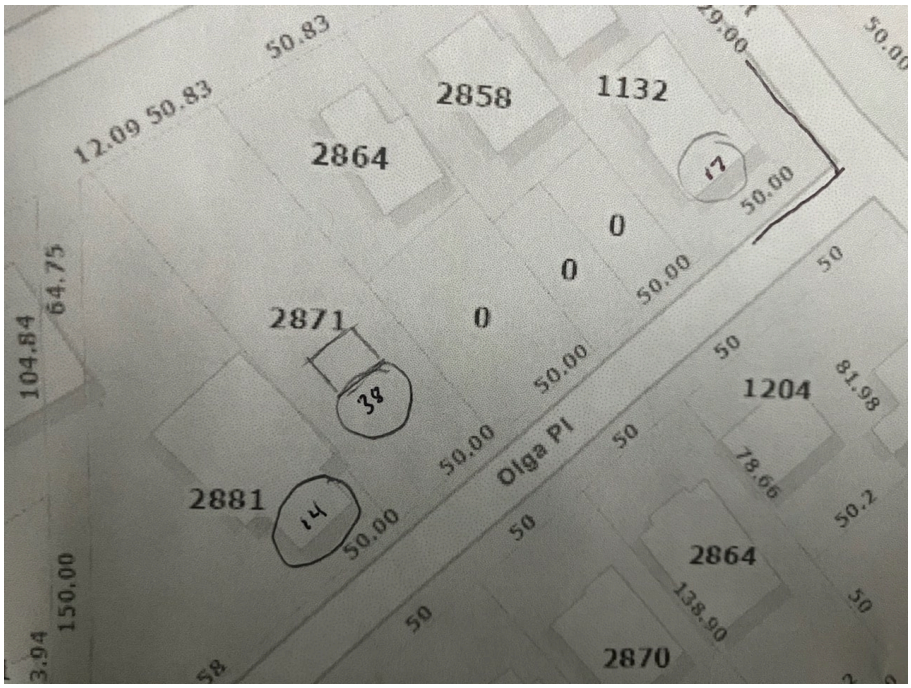
Additionally, the proposal fails to provide any off-street parking. This is a critical issue, as the street is narrow and only permits parking on one side. Adding multiple new residences without dedicated parking would create significant strain on the already limited street parking and contribute to congestion and safety concerns for residents, pedestrians, and emergency vehicles.

For these reasons, I respectfully ask for your help in getting the current plans reconsidered or denied in its current form. Ensuring that new development is a more suitable one story, with off street parking.

Thank you for your time and attention to this matter.

Sincerely,
Stacey Maniscalco

2870 Olga Place



Houses would be built where the zeros are. A picture of the lot, and proposed plans for what both houses would look like.



COA-25-33052

1431 Boulevard

December 10, 2025

Report of the Jacksonville Planning and Development Department
Certificate of Appropriateness Application COA-25-33052

Address: 1431 Boulevard, RE# 071112-0000

Location: East Side of Boulevard, between 4th Street West and 5th Street West

Owner: David Shacter
Terrawise Homes, Inc.
36 6th Street West
Jacksonville, FL 32206

Applicant: Same as Owner

Year Built: N/A

Designation: Springfield

Request: New Construction – Primary Structure

Summary Scope of Work:

1. New Construction of a two-story, single-family residence

Recommendation: **Approve with Conditions**

Conditions:

1. Materials and design shall be substantially consistent with the elevation drawings submitted on October 9, 2025, or as otherwise approved by the Historic Preservation Section.
2. Location and orientation shall be substantially consistent with the site plan submitted on October 9, 2025.
3. Prior to permitting, the applicant shall demonstrate that the front setback will be within 25% of the average required front yard of adjacent contributing structures (Reference 1425 Boulevard and 1437 Boulevard).
4. Prior to permitting, the applicant shall demonstrate that the FFE will be within 25% of the average of the adjacent contributing structures located at 1425 Boulevard and 1437 Boulevard.
5. Columns shall have caps and bases.
6. The fascia boards and soffits shall be composed of wood or a cementitious material (no vinyl or PVC).
7. The porch railing system shall be made of wood or wood composite, and the spindles

shall be set in between an upper and lower railing with no exposed ends.

8. The front entry walkway shall be limited to the width of the front porch steps and shall be composed of brick-like pavers, poured concrete, or hexagonal brick pavers.
9. The secondary walkway shall be no wider than three (3) feet.
10. The front door shall have clear glass without any decorative etching or frosted glass.
11. If a well is required for water service, it shall be placed in the rear yard or a non-street visible location.
12. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.
13. 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-25-33052 is for the new construction of a two-story single-family residence at 1431 Boulevard within the Springfield Historic District. The subject site is currently a vacant interior lot that is approximately one-hundred-and-twenty-five (125) feet long and thirty-seven (37) feet wide. As designed, the proposed 1,920 square-foot two-story home will be a frame vernacular styled residence. The proposed architectural features include a shingled hipped roof, full-width two-story porch, horizontal lap siding, with one-over-one single-hung sash windows, and concrete block foundation. The proposed new construction would be accompanied by similar styled, two-story structures along the street.

STAFF SUMMARY AND ANALYSIS

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

- As designed, the proposed new construction will be on a vacant interior lot with other two-story single-family structures along the street, making it consistent with Section 306.106(k)(1)
- The proposed design of the new construction is based off a frame vernacular style structure that is common along the streetscape and the Spring field Historic District. The design will feature a two-story porch that is seen on either side of the subject property. This is consistent with Section 307.106(k)(2).
- The proposed form and design of the new construction will take the heights and setbacks of the adjacent structures to ensure that they are within a reasonable height and distance away to match the rhythms seen throughout the Historic District. The buildings on either side of the subject property are considered contributing structures to the Springfield

Historic District and the proposed design will not disrupt the pattern and style seen along Boulevard, making it consistent with Section 307.106(k)(3).

- The proposed work can be completed within a reasonable period of time, consistent with Section 307.106(k)(4).
- The overall height of the proposed structure from the finished floor is approximately twenty-six (26) feet and seven (7) 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 October 9, 2025, are consistent with other nearby structures and have been conditioned to ensure compatibility. The development is consistent with Section 307.106(m)(1, 3 and 6).
- As designed, the placement of the windows and doors along the structure are consistent with other, contributing structures that are found throughout the district and follow the Historic Preservation Section's recommendations referencing the Historic District Design Guidelines. This remains consistent with Section 307.106(m)(2)
- The proposed placement and orientation of the new construction would be compatible with the placement of other structures that are found along the street and will be compatible with the vertical expression of surrounding structures, such as the two contributing structures that surround the subject property. The proposed placement is compatible and consistent with Section 307.106(m)(7).
- The proposed design of the new construction includes a hipped roof form with a two-story porch on the street-facing side of the structure. This is compatible with the frame vernacular style structures that are found throughout the district and showcase the minimum architectural detailing found within similarly styled structures. This allows the design to remain consistent with Section 307.106(m)(4 and 8).
- The Historic District Design Guidelines for the Springfield Historic District references "New Construction" and lists Standards Two and Nine of the Secretary of the Interior's Standards for Rehabilitation.
    - Standard Two refers to the retainment of historic character of properties when new construction occurs. For the proposed new construction on a vacant lot, there will be no effect on historic structures that are within the subject property, making it consistent with Standard Two.
    - Standard Nine refers to how new construction or alterations shall be compatible with the existing characteristics. The proposed new construction will not be added onto an existing structure, but it will be utilizing the characteristics that are found throughout the streetscape and district. The proposed design would be compatible with the style that is primarily found within the district, remaining consistent with Standard Nine.

For these reasons, it is the position of the Planning 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: 1-4 and 6-8
- Historic District Design Guidelines, Section on “New Construction”

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(2) – The relationship between such work and other structures on the landmark site or other property in the historic district.

- 307.106(k)(3) – The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected.

- 307.106(k)(4) – Whether the plans may be carried out by the applicant within a reasonable amount of time.

New Construction

- 307.106(m)(1) – *Height.* The height of any proposed alteration or construction shall be compatible with the style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(2) – *Proportions of windows and doors.* The proportions and relationships between doors and windows shall be compatible with the architectural style and character of the landmark and with surrounding structures in an historic district.

- 307.106(m)(3) – *Relationship of building masses, setbacks, and spaces.* The relationship of a structure within an historic district to the open space between it and the adjoining structures shall be compatible.

- 307.106(m)(4) – *Roof Shape.* The design of the roof shall be compatible with the architectural style and character of the landmark and surrounding structures in an historic district.

- 307.106(m)(6) – *Scale.* The scale of the structure after alteration, construction, or partial demolition shall be compatible with its architectural style and character and with surrounding structures in an historic district.

- 307.106(m)(7) – *Directional Expression.* Facades in the historic districts shall blend with other structures with regard to directional expression. Structures in an historic district shall be compatible with the dominant horizontal or vertical expression of surrounding

structures. The directional expression of a landmark after alteration, construction, or partial demolition shall be compatible with its original architectural style and character.

- 307.106(m)(8) - *Architectural details.* Architectural details including materials and textures shall be treated so as to make a landmark compatible with its original architectural style and character and to preserve and enhance the architectural style or character of a landmark or historic district. The Commission will give recommendations as to appropriate colors for any landmark or historic district.

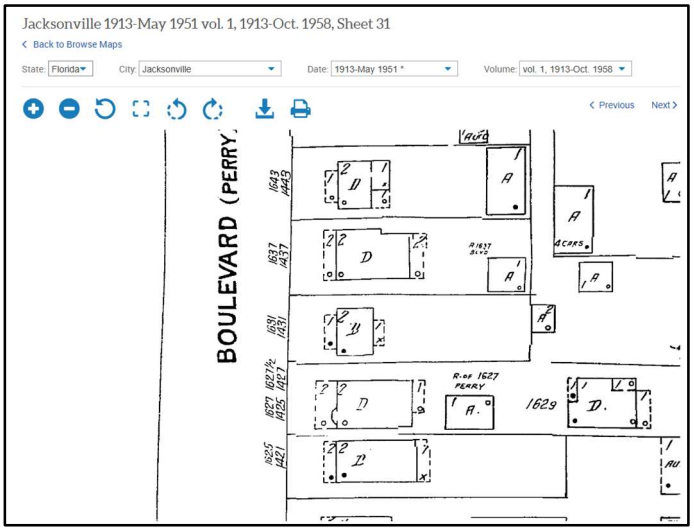
Historic District Design Guidelines, "New Construction" and "Windows/Awnings/Shutters"

- Secretary of the Interior's Standards for Rehabilitation (2): The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.
- Secretary of the Interior's Standards for Rehabilitation (9): New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

LOCATION MAP



JACKSONVILLE SANBORN MAP SCREENSHOT

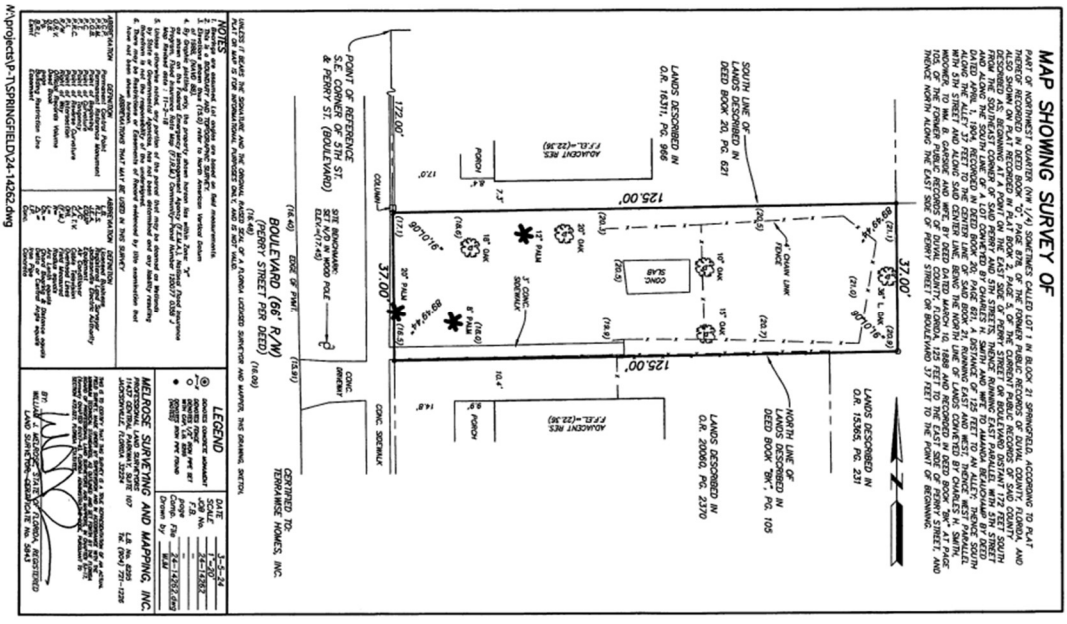


(Sanborn Map, Jacksonville 1913-May 1958, Volume 1, Sheet 31)

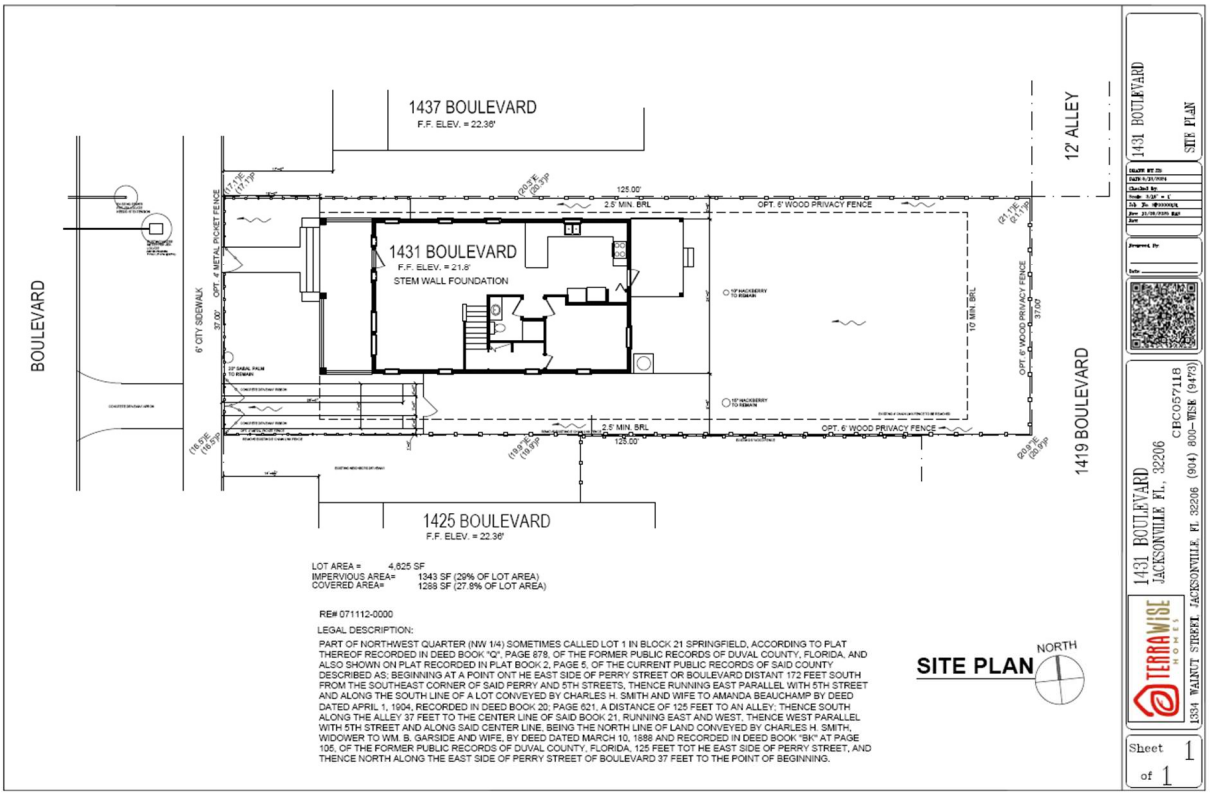
PICTURE OF PROPERTY WITH POSTED SIGN



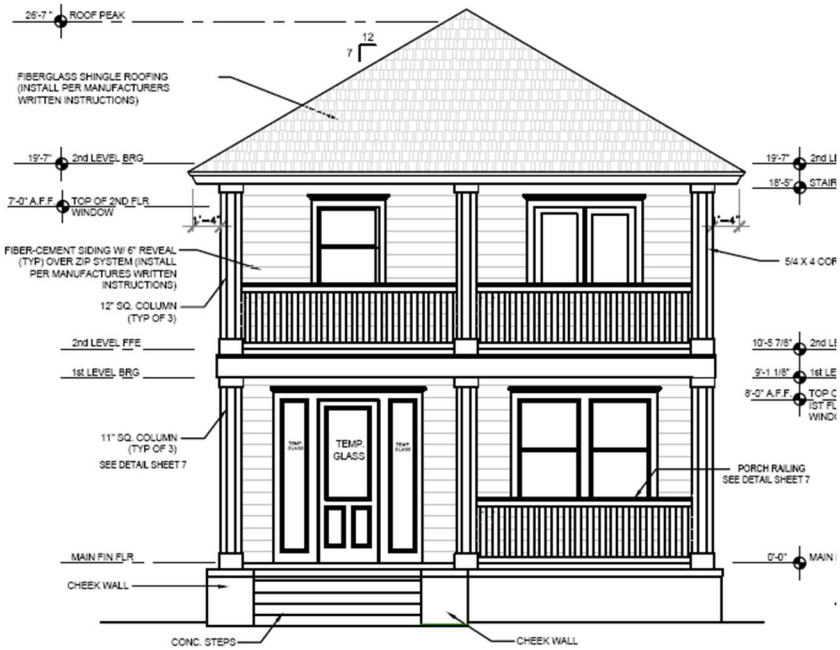
EXISTING SITE SURVEY SUBMITTED OCTOBER 9, 2025



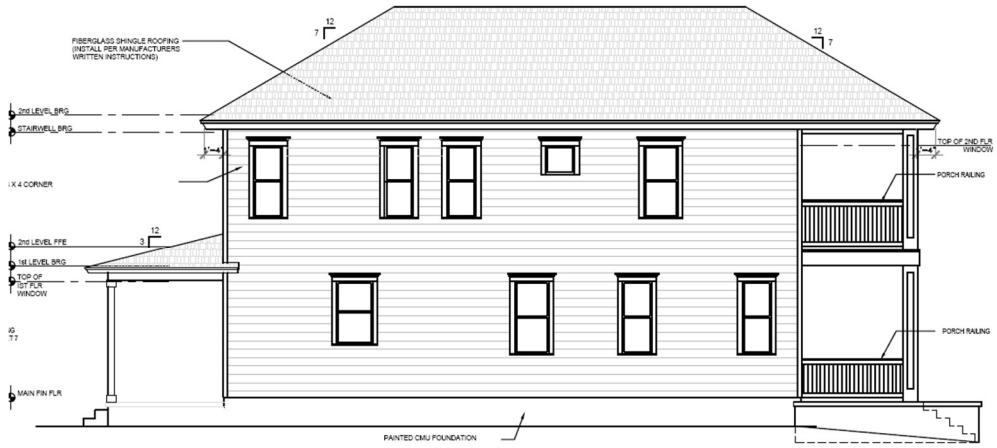
PROPOSED SITE PLAN SUBMITTED SEPTEMBER 30, 2025



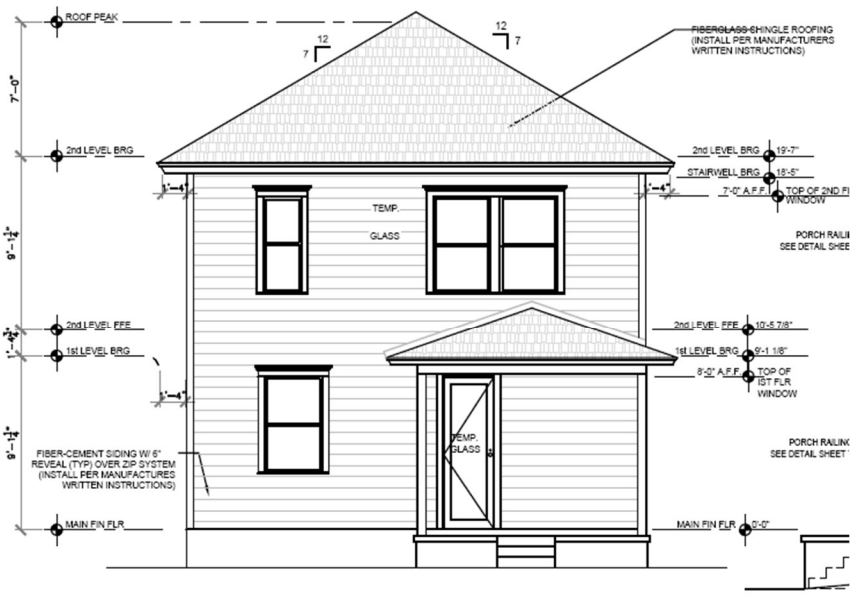
ELEVATION DRAWINGS SUBMITTED OCTOBER 9, 2025



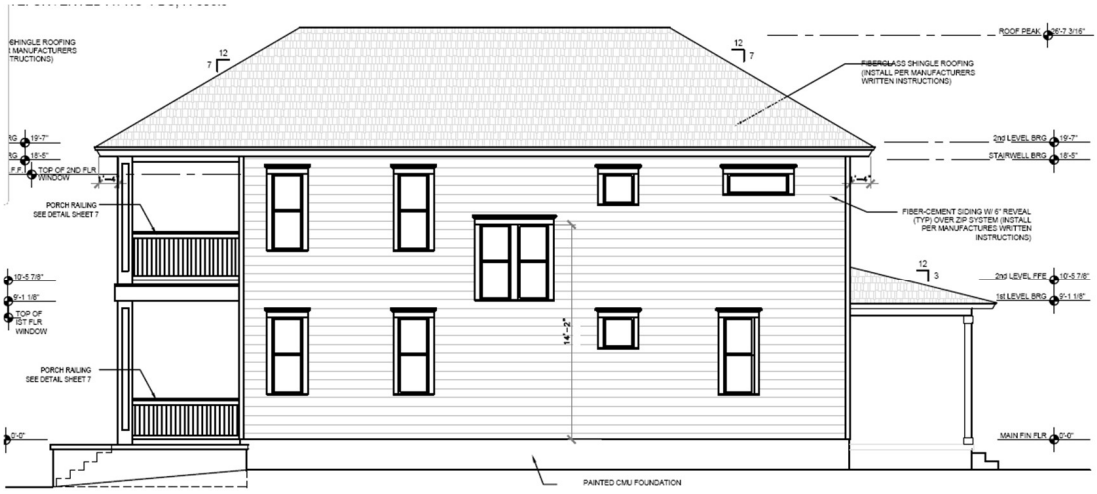
FRONT ELEVATION
SCALE: ¼" = 1'-0"



RIGHT ELEVATION
SCALE: ¼" = 1'-0"



REAR ELEVATION
SCALE: ¼" = 1'-0"



LEFT ELEVATION
SCALE: ¼" = 1'-0"

ADJACENT PROPERTY PHOTOS SUBMITTED OCTOBER 9, 2025

PHOTOS FOR COA APPLICATION
1431 BOULEVARD



1453 Boulevard of the left, 1449 Blvd on the right



1449 Blvd on the left, 1443 Blvd on the right



1437 Blvd on the left, 1431 Blvd vacant lot on the right (Subject property)



1437 Blvd on the left, 1431 Blvd vacant lot on the right (Subject property), 1425 Blvd on the right.



1425 Blvd showing driveway along left side of house



1425 Blvd on left, 1415 Blvd on the right and vacant lot in between



1415 Blvd on left, 1405 Blvd on right behind the trees

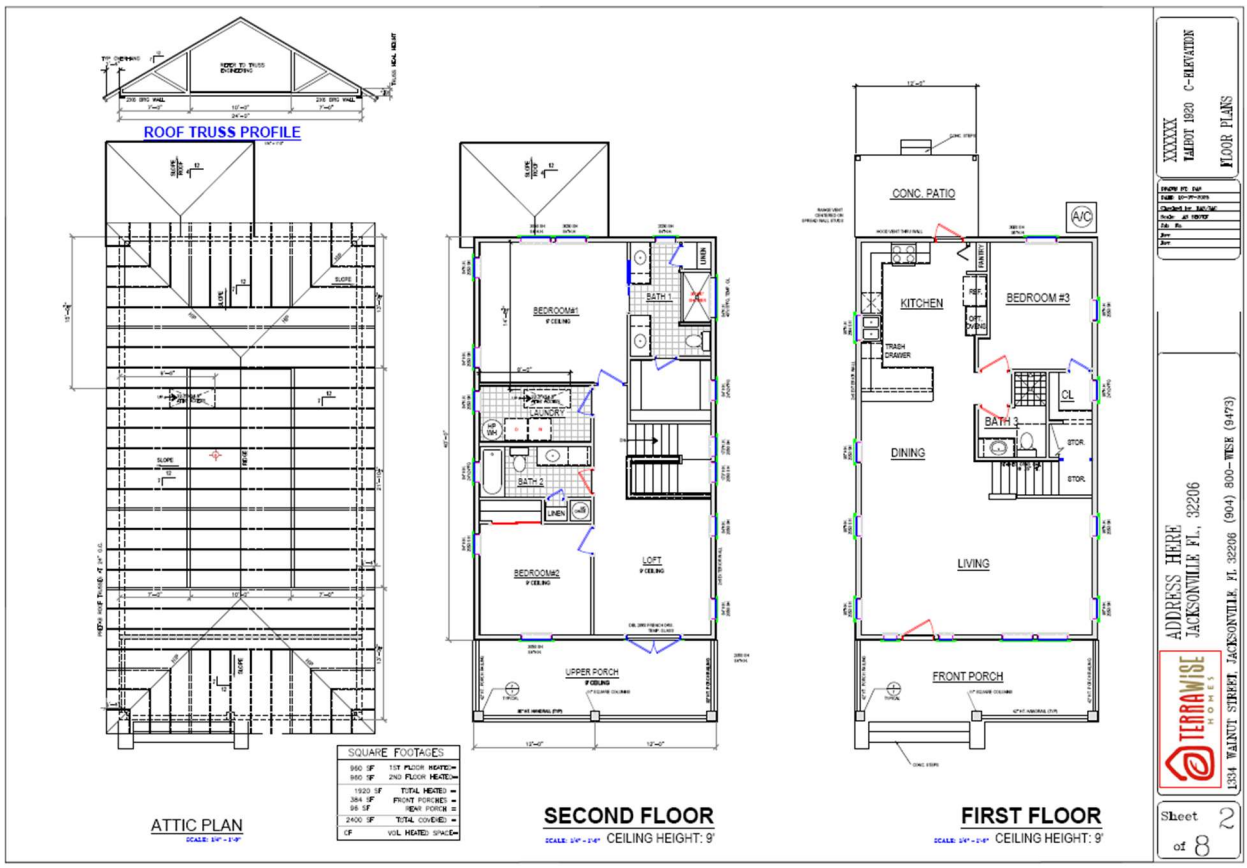


1405 Blvd



View across the street from 1431 Blvd.

FLOOR PLAN SUBMITTED OCTOBER 9, 2025



Application For Certificate Of Appropriateness

Application Info

Tracking #	33052	**Application Status**	FOUND SUFFICIENT
Date Started	10/09/2025	**Date Submitted**	10/09/2025

Planning and Development Department Info

COA # COA-25-33052

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action 11/6/2025

Forwarded to JHPC ☑

JHPC Meeting Date 12/10/2025

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** DAVID | **Middle Name** ALAN

Company Name TERRAWISE HOMES, INC.

Mailing Address 36 6TH STREET W

City JACKSONVILLE | **State** FL | **Zip Code** 32206

Phone 904 465 2514 | **Fax** 904 | **Email** DSHACTER@TERRAWISEHOMES.COM

General Information On Owner(s)

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

Last Name SHACTER | **First Name** DAVID | **Middle Name** ALAN

Company/Trust Name TERRAWISE HOMES, INC.

Mailing Address 36 6TH STREET W

City JACKSONVILLE | **State** FL | **Zip Code** 32206

Phone 9044652514 | **Fax** 904 | **Email** DSHACTER@TERRAWISEHOMES.COM

Description Of Property

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

Map	RE#
	071112 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1431	BOULEVARD	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [x] **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
CONSTRUCTION OF NEW 2 STORY 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 ARSENAULT, CALEB

New Construction - Required Attachments For Complete Application

- [x] **Elevations And Site Plan** - Proposed front, side, and rear elevations and site plan.
(To scale bar scaled dimensional drawings needed. Directional arrows needed.)
- [x] **Materials** - Materials identified and product info.
- [x] **Photos Of Homes** - Photos of homes within the block, labeled with address to build context.
- [x] **Description Of Any Demo**
- [x] **Adjacent Structures Setbacks**

Additional Documents Provided

	Description
☑	FLOOR PLANS FOR 1431 BOULEVARD

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: NOVEMBER 18, 2025

COA#: 25-33052 RE# 071112-0000

Address:
1431 BOULEVARD
JACKSONVILLE, FL. 32206

Owner:
TERRANISE HOMES, INC.

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 25-33052 **were posted on the property/site located at:**

RE# 071112-0000
Real Estate Number(s)

1431 BOULEVARD
Street Address

JACKSONVILLE, FL 32206
City, State Zip Code

Printed Name DAVID SHAFER

Signature

Dated this 18TH day of NOVEMBER, 2025.

Jim Overton
Duval County
Date/Time: 11/18/2025 11:35AM
Drawer: P06
Clerk: JMB
Transaction: 80523?6

Item | Paid
CR Processing: | $495.00
CR796259
David Shacter, Terrawise Homes, Inc.
36 6th St W, Jacksonville, FL 32206
Total: | $495.00
Receipt: 272-26-00974143

Total Tendered
Check: | $495.00
Chk#10085 | $495.00
Balance: | $0.00
Paid By: TERRAWISE HOMES INC

unty, City Of Jacksonville
Overton , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

eral Collection Receipt

Date: 11/6/2025
Email: DJohnson3@coj.net

icter, Terrawise Homes, Inc.
St W, Jacksonville, FL 32206
toric Preservation filing fee for COA Application #33052 (RE#: 071112 0000) for
tion of a single-family residence.

ivity	Interfund	Future	Debit Amount	Credit Amount
)00	00000	0000000	495.00	0.00
)00	00000	0000000	0.00	495.00

Total Due: $495.00

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

Account No: CR796259
Certificate of Appropriateness

Date: 11/6/2025

Name: David Shacter, Terrawise Homes, Inc.
Address: 36 6th St W, Jacksonville, FL 32206
Description: Historic Preservation filing fee for COA Application #33052 (RE#: 071112 0000) for the new construction of a single-family residence.

Total Due: $495.00

2-5 37-2S-26E
SPRINGFIELD
S 37FT OF W 125FT LOT 1 BLK 21

TERRAWISE HOMES INC
1334 WALNUT ST
JACKSONVILLE, FL 32206

2025

R-071112-0000

PRINTED 10/08/2025
BY: pao

Map Id: 6412 101100.21 1.30 1.00 1.00 SW 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 0.00 PRICE/SF 0.00

0000 Vacant Res < 20 Acres

** VALUE SUBJECT TO CHANGE **

BUILDING: 0 AKA:

SITE ADDRESS: 1431 BOULEVARD, 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	69,806
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	69,806
ASSESSED VALUE	69,806
CAP BASE YEAR	0
TAXABLE VALUE	69,806
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
26378	WRKG	C	WHOLE HOSE DEMO	2,487	05/03/2006

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	21054	01442	05/10/2024	WD	U	V	37	65000	0	N	0	AYARS JOYCE E	TERRAWISE HOMES INC	20240521
2	08437	00920	09/12/1996	QC	U	I	16	100	0	N	0	AYARS GEORGE HERBERT		
3	08140	01768	07/28/1995	QC	U	I	16	100	0	N	0	AYARS JOYCE E		
4	06537	01837	06/29/1988	QC	U	I	11	100	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

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/12/1993	KJP
VALUE REVIEW	04/14/2025	EMP
TRIENNIAL	05/26/2010	SGB
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	0.00	100.00		RMD-S	37.00	125.00	100.00	37.00	F	1	0.97	1.00	1,945.00	1,886.65	69,806

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

D. Previously Deferred Items to be Heard

Jacksonville
Historic Preservation
Commission

COA-25-32249

1552 Pearl St N

August 27, 2025

Revised Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-32249

Address: 1552 North Pearl Street, RE# 071164-0000

Location: West side of North Pearl Street, between West 5th Street and West 6th Street

Owner: Lauren Prater
10752 Deerwood Park Boulevard, Suite 100
Jacksonville, Florida 32256

Applicant: Same as Owner

Year Built: *c.* 1910 *(Florida Master Site File)*

Designation: Springfield; Contributing

Request: Alteration - Window Replacement

Summary Scope of Work:

1. Replacement of twenty-three (23) wood 1-over-1 windows with a vinyl replacement product

Recommendation: **Approve with Conditions**

Conditions:

Window Replacement of 23 Windows

1. As depicted on the pictures submitted by the applicant, the only windows approved for replacement are windows numbered 1-23.
2. The lozenge windows on the first-floor front elevation shall not be replaced.
3. All new windows shall fit the original openings both horizontally and vertically and be recessed **2 - 4 inches** within the opening (not flush with the wall or have permanent nailing fins).
4. Any sash-style window groupings shall have traditional 4-6 inch flat mullions between window units.
5. All new windows shall be vinyl, wood, wood clad, and/or wood blend.
6. All windows shall be installed in accordance with the latest version of the HPS Window Supplement.

General Conditions

7. All preparation for painting shall utilize gentle means such as hand scraping/sanding, heat guns, and strippers. No abrasive cleaning methods such as rotary sanding, sandblasting, extreme high-pressure washing, or torches shall be used.
8. 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.
9. 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-25-32249 seeks to replace twenty-three (23) windows on a contributing structure within the Springfield Historic District. Built in 1910, the single-family structure is a two-story Frame Vernacular home characterized by its split-level asbestos shingle siding on the second-floor and rectangular Permastone on the first-floor, full-width front porch, 1-over-1 and lozenge-over-1 windows. As proposed, the applicant is seeking to replace twenty-three (23) wood 1-over-1 windows with a vinyl 1-over-1 window product. Their reasoning for installing a vinyl product is because it is cheaper compared to wood, wood-blend, or wood clad products.

The applicant proposes replacing twenty-three (23) windows on the structure with one-over-one vinyl windows. However, since this is a contributing structure, the replacement of wood windows with vinyl windows requires the review of the Jacksonville Historic Preservation Commission.

STAFF SUMMARY AND ANALYSIS

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

- Staff conducted its first site visit on April 22, 2025, and noted that the structure has a total of twenty-six (26) wood windows instead of the twenty-three (23) windows depicted on the applicant's submitted window survey. One (1) window is a wood lozenge-over-1 window, and the applicant wishes to retain this historic window. Another (1) window located on the rear second-floor elevation is a picture window made of a wood frame with plexiglass and its opening height is shorter than the height of two (2) surrounding windows. The applicant proposed to enclose this window, and they were previously approved under **COA-25-32234** to enclose this window along with other exterior alterations.
- The windows on the structure are majority wood 1-over-1 windows with some in great condition, some in fair condition, some in need of repair, and two (2) with termite damage or termite droppings. After a site visit conducted on August 7, 2025, it is the determination of Staff that while eleven (11) of the windows on the structure are not beyond reasonable repair, all of the windows except for three (3) are non-original to the structure.
- During the site visit conducted August 7, 2025, it was determined by Staff that while the existing windows on the structure are wood, the majority of the windows were replaced far after the structure was constructed in 1910. Based on the features of these windows, it appears majority of the windows were installed in the 1960s-1970s. Various windows on the structure have sashes that are ill-fitting, incompatible sizes, and beveled features—all of which differ from the windows deemed original to the structure.
- Out of the windows proposed for replacement, only three (3) are deemed to be original to the structure (window labeled 1, 17, and 18). The lozenge windows on the first-floor front elevation are also deemed original to the structure and are not proposed for replacement. The windows deemed original to the structure had a different design on the sashes and their sashes had a different thickness than the non-original windows.
- Twelve (12) windows are heavily decayed, have pieces with wood rot, have termite damage, or have water damage. These historic windows are inoperable and in disrepair. As such, the existing windows in their current state do not positively contribute to the character of the structure. Therefore, the conditioned work is consistent with Section 307.106(l)(2).
- After reviewing the Building Inspection Division's permitting systems and Staff records, there are no records indicating that the windows on the structure have been replaced. The 1985 *Florida Master Site File* for this property recorded the windows as double-hung sash, 1-over-1, wood, transom/sidelights, double-hung sash 1-over-1 wood Victorian lead glass upper pane. This leads Staff to believe that these windows are original or have gained historic significance, consistent with Section 307.106(l)(4)
- Consistent with Section 307.106(l)(6), replacement windows, as conditioned, will be of technologically advanced material and shall visually match the material being replaced.

- The Springfield Design Guidelines, Section on Windows, state that replacement windows "should match the original sash, pane size, configuration, glazing, muntin detail, and profile." The conditioned replacement windows match the original design according to documentation noted in the Florida Master Site File, which stated the windows on the structure were a majority of one-over-one windows.
- As conditioned, the replacement windows will match the existing windows in design (one-over-one) and visual qualities. The conditioned replacement windows will also mimic the features of the existing windows and will be constructed of either vinyl, wood, or a wood-blended material, consistent with the Design Guidelines for the Springfield Historic District.
- New windows will provide longevity to the remaining historic fabric of the structure. While the historic wood windows are being replaced, the relationship between this property and others in the area would be improved, as the conditioned scope of work would be replacing the existing deteriorated windows with new wood, wood-blend, or wood-clad windows that follow the same design and size of the existing historic windows, as conditioned. For these reasons, the alteration is consistent with Sections 307.106(k)(1 - 3).
- As stated by the contractor at the site visit conducted August 7, 2025, the new vinyl windows will be recessed 2 to 3 inches within the wall plane. As such, installation of the proposed replacement product is consistent with the Historic Preservation Window Supplement.

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. Section 307.106(k) General Standards: 1-3
2. Section 307.106(l) Guidelines on "Alterations": 2, 4 and 6
3. Historic District Design Guidelines, Section on "Windows, Awnings, and Shutters"
4. Historic Preservation Section Window Supplement

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

- 307.106(k)(1) - The effect of the proposed work on the landmark, landmark site or property within an historic district upon which such work is to be done;
- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district;
- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected;

Alterations

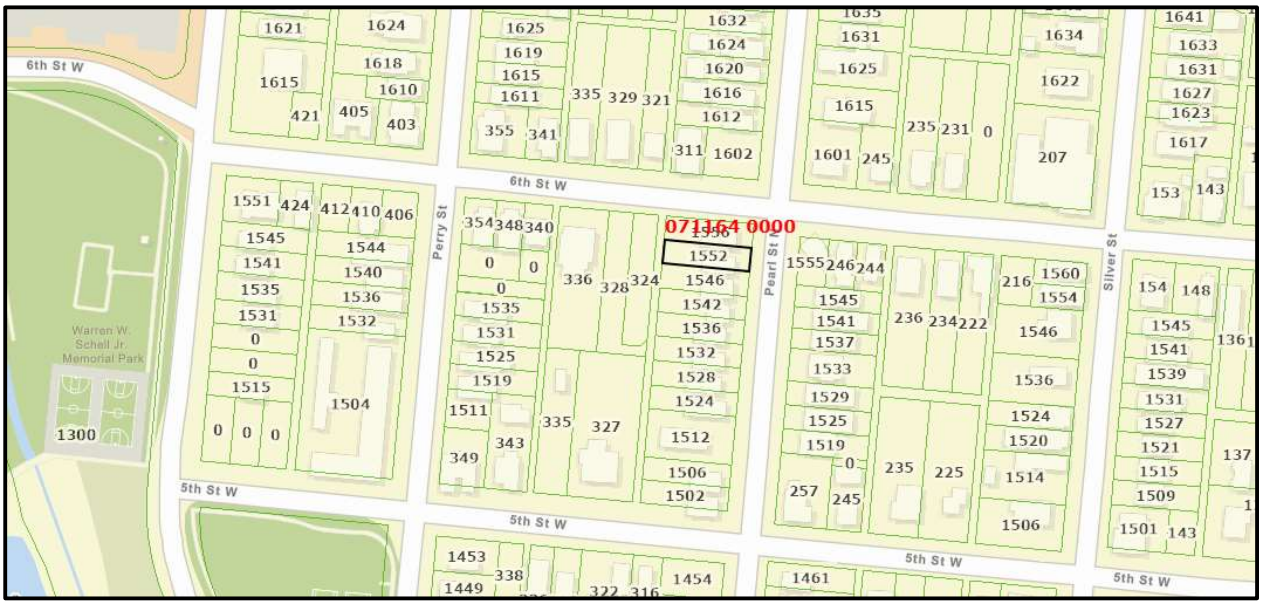
- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- 307.106(l)(4) - Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- 307.106(l)(6) - Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. However, technologically advanced materials shall be considered and used as replacement alternatives. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

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

- Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires the 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, Recommend #2: "Improve the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows which are compatible with the character of the building, and which do not damage window frames."

- Windows, Recommend #3: "Replace missing or irreparable windows on significant elevations with new windows that match the original in material, size, general muntin, and mullion proportion and configuration, and reflective qualities of the glass."
- Windows, Avoid #6: "Replacing windows that contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall."

LOCATION MAP



PICTURE OF SUBJECT PROPERTY WITH POSTED SIGN



1985 FLORIDA MASTER SITE FILE PICTURE



HISTORIC SPRINGFIELD SOCIETY'S PICTURE TAKEN IN 2001



NEW

EXHIBITS

09/24/25

WILTON SIMPSON
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

Rule 5E-14.142, F.A.C., Florida Administrative Code

SECTION 1 – GENERAL INFORMATION

Inspection Company:

Amarro Pest Termite WDO LLC
Inspection Company Name

Business License Number: JB321003

3384 Canyon Falls Dr
Company Address:

Phone Number: 9045018410

Green Cove Springs, Florida, 32043
Company City, State and Zip Code

Date of Inspection: 11/07/2024

Inspector's Name and Identification Card Number: Jonathan Marroletti (Print Name) JE310757 (ID Card No.)

Address of Property Inspected: 1552 N Pearl St, Jacksonville, FL 32206

Structure(s) on Property Inspected: Single Family Residence

Inspection and Report requested by: Lauren Prater c/o Southern Brothers Inspections
Name and Contact Information

Report Sent to Requestor and to: Southern Brothers Inspections
Name and Contact Information if different from above

SECTION 2 – INSPECTION FINDINGS – CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.

This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.
This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions.***A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.***

NOTE: This is NOT a structural damage report. It should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:
(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

A. ☐ **NO visible signs of WDO(s) (live, evidence or damage) observed.**

B. ☑ **VISIBLE** evidence of WDO(s) was observed as follows:

☐ **1. LIVE WDO(s):**
(Common Name of Organism and Location – use additional page, if needed)

☑ **2. EVIDENCE** of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):
Wood decay fungi observed at multiple windows throughout the home at the exterior, at front porch base of bottoms guardrail at transition, at front porch decking, at adjacent trim at front post entrance, at soffits and fascia throughout the perimeter or the home in multiple areas, at front porch ceiling, at floor sheathing and floor joists under kitchen in crawlspace. Drywood termite damage observed at multiple interior windows throughout home, at multiple ceiling joists in attic space.
(Common Name, Description and Location – Describe evidence – use additional page, if needed)

☑ **3. DAMAGE** caused by WDO(s) was observed and noted as follows
Damage from Wood decay fungi observed at multiple windows throughout the home at the exterior, at front porch base of bottoms guardrail at transition, at front porch decking, at adjacent trim at front post entrance, at soffits and fascia throughout the perimeter or the home in multiple areas, at front porch ceiling, at floor sheathing and floor joists under kitchen in crawlspace. Drywood termite damage observed at multiple interior windows throughout home, at multiple ceiling joists in attic space.
(Common Name, Description and Location of all visible damage – Describe damage – use additional page, if needed)

CONTINUED ON PAGE TWO

SECTION 3 – OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

☑ Attic **SPECIFIC AREAS:** Behind insulation, ducting, edges and corners of attic

REASON: These items can create a physical barrier and hide evidence of WDO, architectural design prevents full access to edges and corners of attic

☑ Interior **SPECIFIC AREAS:** Behind furnishings, appliances, behind floor and drywall, paint, etc

REASON: These items can create a physical barrier and hide evidence of WDO

☑ Exterior **SPECIFIC AREAS:** Behind siding, landscaping, paint, decks, etc

REASON: These items can create a physical barrier and hide evidence of WDO

☑ Crawlspace **SPECIFIC AREAS:** Limited access to unsafe locations - Behind plumbing, insulation, ducting, framing edges,

REASON: These items can create a physical barrier and hide evidence of WDO

☐ Other: **SPECIFIC AREAS:**

REASON:

SECTION 4 – NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☐ Yes ☑ No If Yes, the structure exhibits evidence of previous treatment. List what was observed:

(State what visible evidence was observed to suggest possible previous treatment – use additional page, if needed)

NOTE: The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: Electrical panel

(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☑ No

If Yes: Common name of organism treated:

(Common name of organism)

Name of Pesticide Used: Terms and Condition of Treatment:

Method of treatment: ☐ Whole structure ☐ Spot Treatment:

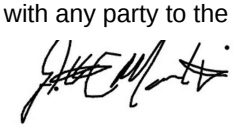
Specify Treatment Notice Location:

SECTION 5 – COMMENTS AND FINANCIAL DISCLOSURE

Comments: Please read comments in their entirety! We encourage you to call our office with any questions or concerns before an inspection period or contract limitation lapses. (904) 501-8410 It is advised and imperative that repairs to noted damages be addressed by licensed contractors of appropriate trades. Photographs and images of the subject property are included for general notes of damage locations. The included photographs are intended for location reference only and do not specifically represent all locations of damages noted in your report. This is a limited visual inspection – please be aware that wood destroying organisms can be covered or obstructed from view via construction materials/methods, paint, wallpaper, finishes, personal items, furnishings, and other obstructions. Wood destroying organisms may not be detected for a period before VISIBLE damage is achieved. There is a possibility that hidden WDO activity is present and may exist with in limited conditions noted in this report and elsewhere. It is for this reason we highly advise assuming current treatment bonds, if available, or establishing an Annual Termite Treatment Agreement if one does not exist on the subject property. We are only reporting on wood destroying organisms as labeled and prescribed by state laws/statutes. We are not structural engineers and cannot therefore confirm if damages are structural in nature. Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

(Use additional pages if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: 

Date: 11/07/2024

Address of Property Inspected: 1552 N Pearl St, Jacksonville, FL 32206

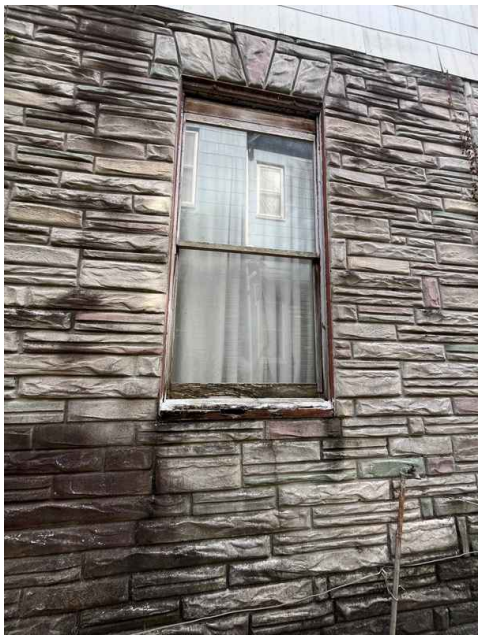
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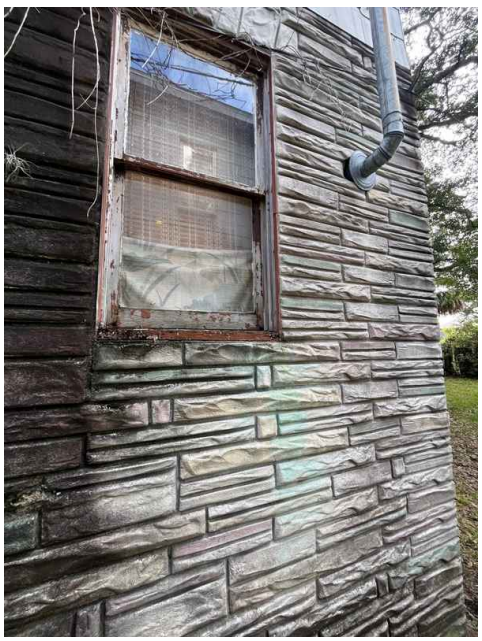
Bureau of Inspection and Incident Response, (850) 617-7996

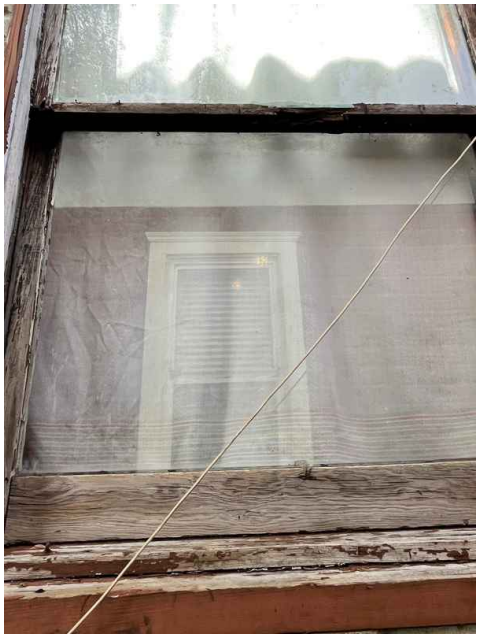
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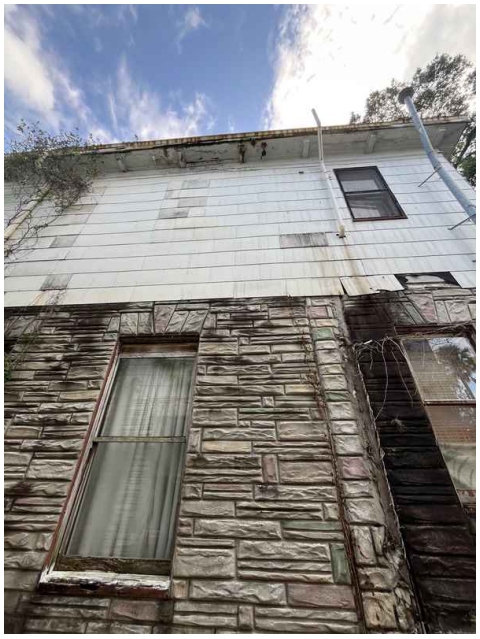








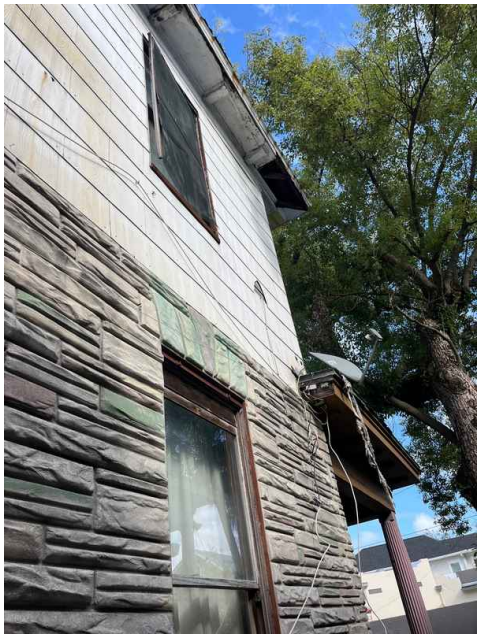
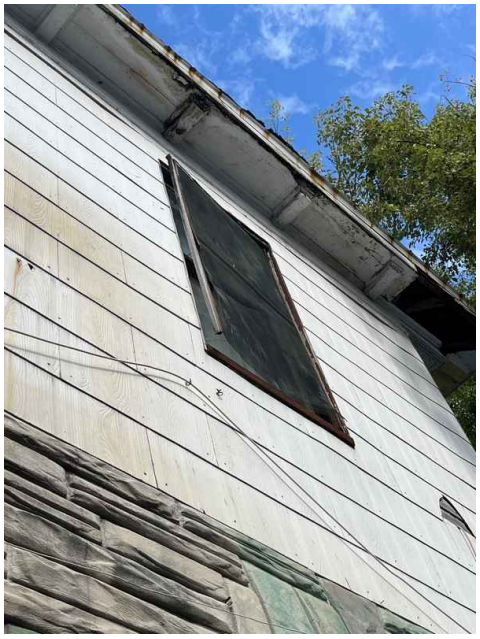
































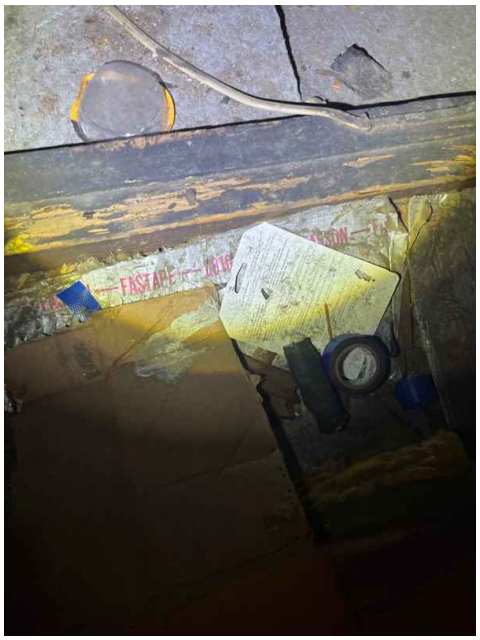




















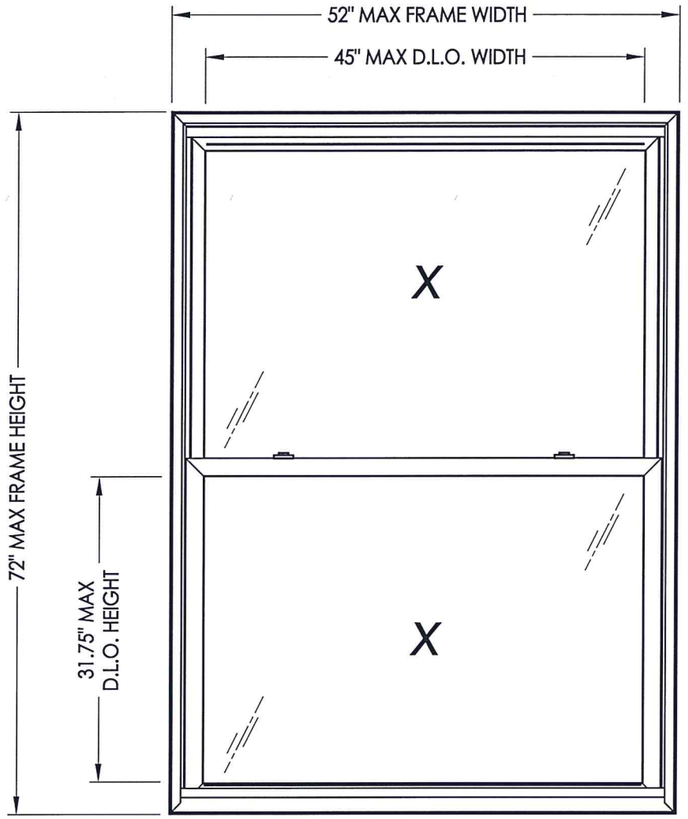



WINCORE™
WINDOWS & DOORS

250 Staunton Turnpike, Parkersburg, WV 26104

7700 / 9900 Series Vinyl Double Hung Window

"NON-IMPACT"



GENERAL NOTES

1. This product has been evaluated and is in compliance with the 7th Edition (2020) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).

2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.

3. When used in areas requiring wind borne debris protection this product is required to be protected with an impact resistant covering that complies with FBC Sections 1609.1.2 & R301.2.1.2.

4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.

5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.

TABLE OF CONTENTS

SHEET#	DESCRIPTION
1	Typical elevations, design pressures and general notes
2	Horizontal cross sections
3	Vertical cross sections
4	Buck and frame anchoring
5	Bill of materials, components & glazing details

MAX. FRAME DIMENSION	MAX. D.L.O. DIMENSION	GLASS TYPE	DESIGN PRESSURE (PSF)	
			POSITIVE	NEGATIVE
32.0" X 58.0"	25.0" X 24.75"	G1, G2	+55.0	-55.0
52.0" X 40.0"	45.0" X 15.75"	G1, G2	+45.0	-45.0
48.0" X 42.0"	41.0" X 16.75"	G1, G2	+45.0	-45.0
44.0" X 46.0"	37.0" X 18.75"	G1, G2	+45.0	-45.0
40.0" X 52.0"	33.0" X 21.75"	G1, G2	+45.0	-45.0
36.0" X 56.0"	29.0" X 23.75"	G1, G2	+45.0	-45.0
32.0" X 64.0"	25.0" X 27.75"	G1, G2	+45.0	-45.0
52.0" X 44.0"	45.0" X 17.75"	G1, G2	+40.0	-40.0
48.0" X 48.0"	41.0" X 19.75"	G1, G2	+40.0	-40.0
44.0" X 52.0"	37.0" X 21.75"	G1, G2	+40.0	-40.0
40.0" X 58.0"	33.0" X 24.75"	G1, G2	+40.0	-40.0

MAX. FRAME DIMENSION	MAX. D.L.O. DIMENSION	GLASS TYPE	DESIGN PRESSURE (PSF)	
			POSITIVE	NEGATIVE
36.0" X 64.0"	29.0" X 27.75"	G1, G2	+40.0	-40.0
32.0" X 70.0"	25.0" X 30.75"	G1, G2	+40.0	-40.0
52.0" X 50.0"	45.0" X 20.75"	G1, G2	+35.0	-35.0
48.0" X 54.0"	41.0" X 22.75"	G1, G2	+35.0	-35.0
44.0" X 60.0"	37.0" X 25.75"	G1, G2	+35.0	-35.0
40.0" X 66.0"	33.0" X 28.75"	G1, G2	+35.0	-35.0
36.0" X 72.0"	29.0" X 31.75"	G1, G2	+35.0	-35.0
52.0" X 60.0"	45.0" X 25.75"	G1, G2	+30.0	-30.0
48.0" X 64.0"	41.0" X 27.75"	G1, G2	+30.0	-30.0
44.0" X 70.0"	37.0" X 30.75"	G1, G2	+30.0	-30.0
40.0" X 72.0"	33.0" X 31.75"	G1, G2	+30.0	-30.0
52.0" X 72.0"	45.0" X 31.75"	G1, G2	+25.0	-25.0

L.F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
July 2, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: 7700 / 9900 SERIES Vinyl Double Hung Window

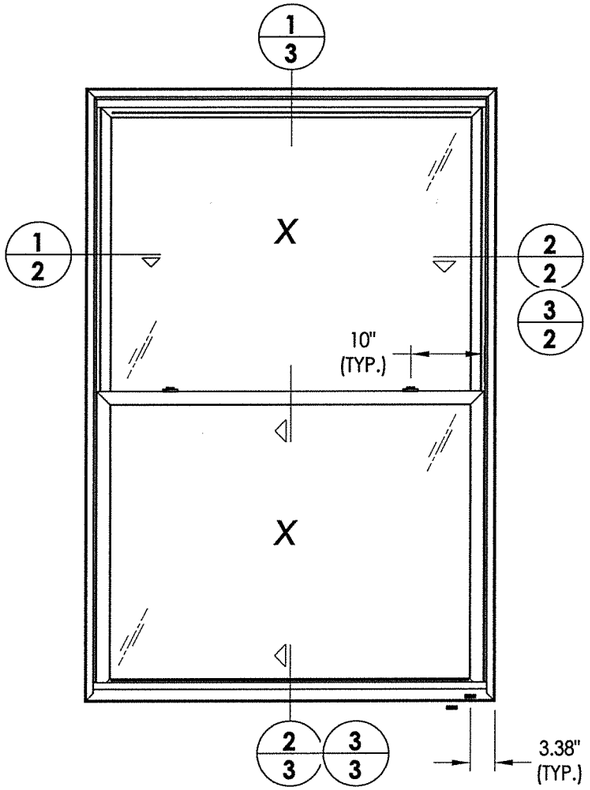
PART OR ASSEMBLY: TYPICAL ELEVATION, DESIGN PRESSURES & GENERAL NOTES

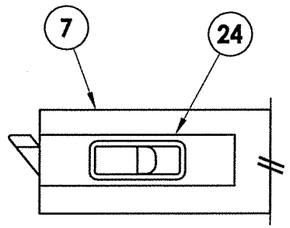
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5	7/02/20	UPDATE TO 7TH ED. (2020) FBC	LFS
4	6/01/17	UPDATE TO 6TH ED. (2017) FBC	LFS
3	5/10/16	REVISE INSTALLATION SCREWS	LFS
2	1/27/15	UPDATE TO 5TH ED. (2014) FBC	LFS
1	8/25/14	REVISE SERIES NO.	JK
			BY

DATE: 6/23/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.8
SHEET 1 OF 5

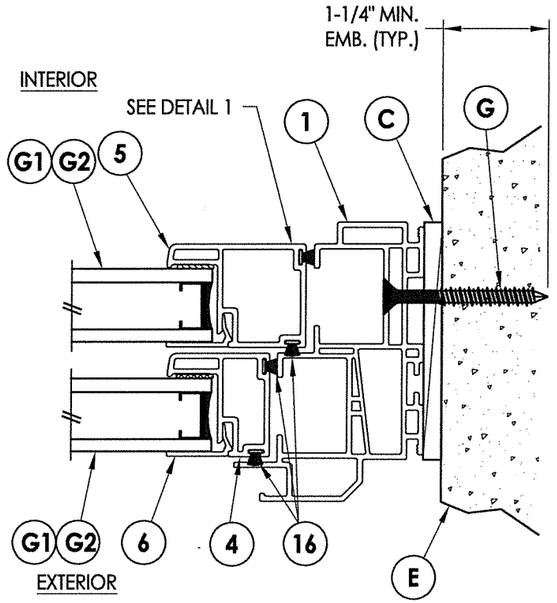
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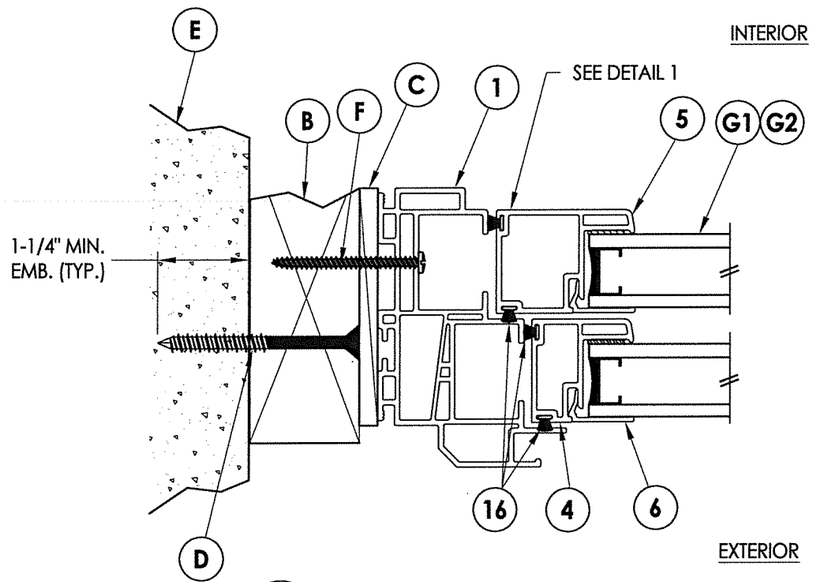




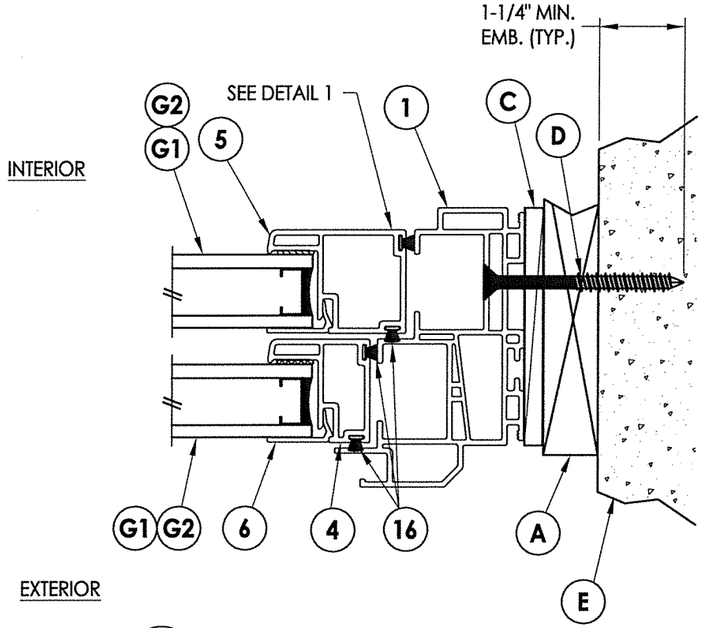
DETAIL 1



2/2 HORIZONTAL CROSS SECTION
Shown direct to masonry



1/2 HORIZONTAL CROSS SECTION
Shown w/ 2X buck



3/2 HORIZONTAL CROSS SECTION
Shown w/ 1X buck

T. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER

July 2, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: 7700 / 9900 SERIES Vinyl Double Hung Window

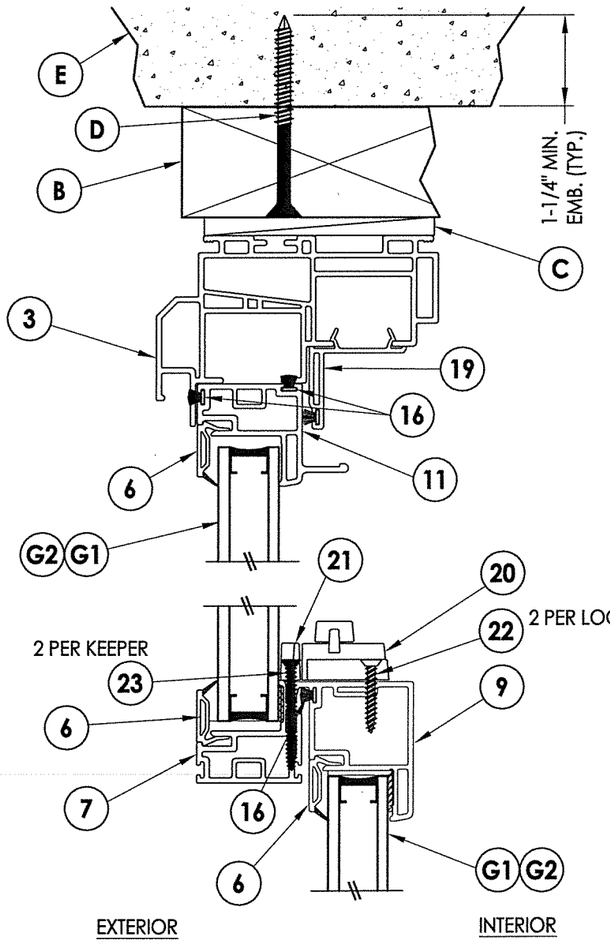
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NO.	DATE	REVISIONS	BY
5	7/02/20	UPDATE TO 7TH ED. (2020) FBC	LFS
4	6/01/17	UPDATE TO 6TH ED. (2017) FBC	LFS
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2	1/27/15	UPDATE TO 5TH ED. (2014) FBC	LFS
1	8/25/14	REVISE SERIES NO.	JK

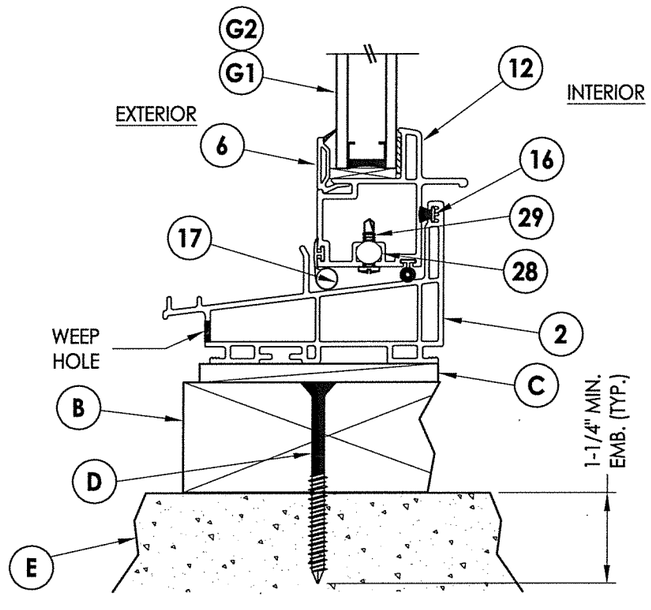
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SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.8
SHEET 2 OF 5

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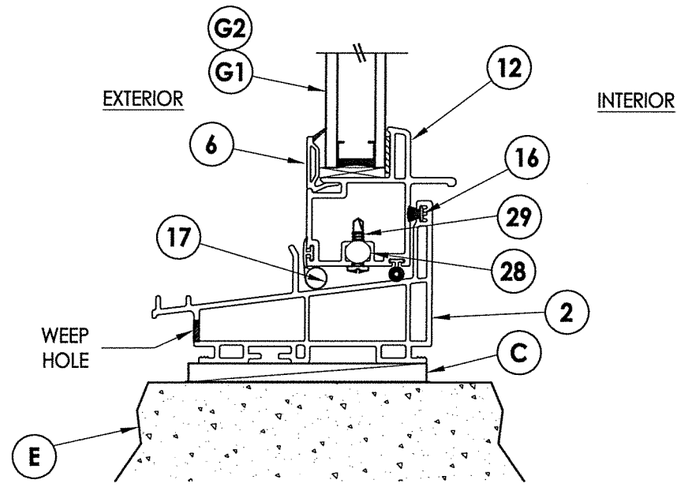
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1/3 VERTICAL CROSS SECTION
Shown w/ 2X buck



2/3 VERTICAL CROSS SECTION
Shown w/ 2X buck



3/3 VERTICAL CROSS SECTION
Shown direct to masonry

L. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
July 2, 2020
Documents Prepared By:
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RW BUILDING CONSULTANTS, INC.
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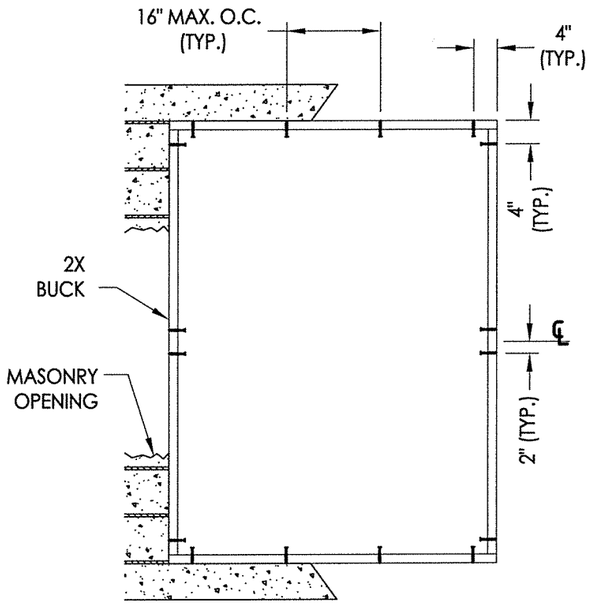
PART OR ASSEMBLY: VERTICAL CROSS SECTIONS

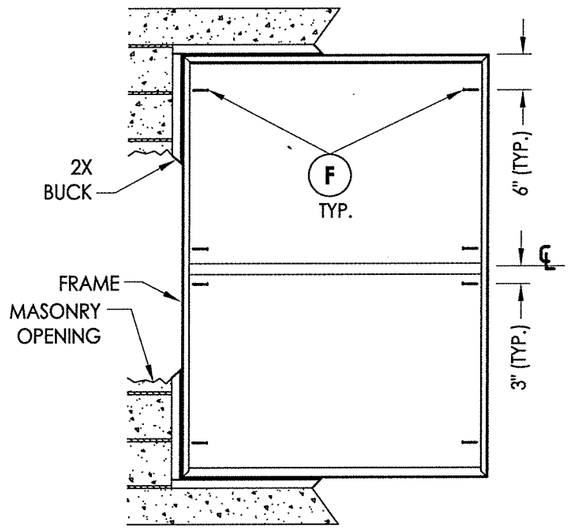
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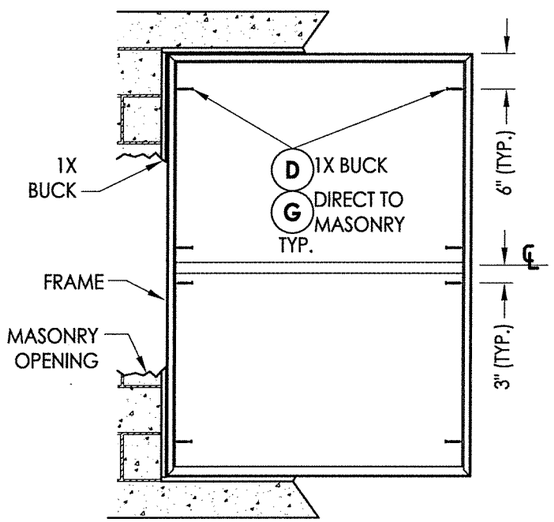
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DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.8
SHEET 3 OF 5

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BUCK ANCHORING

FRAME ANCHORING
2X Buck

FRAME ANCHORING
1X Buck
Direct to masonry

CONCRETE ANCHOR NOTES:

1. *Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.*
2. *Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimensions are not exceeded.*
3. *Concrete anchor table:*

ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW TAPCON®	1/4"	1-1/4"	2"	4"
ELCO ULTRACON®	1/4"	1-1/4"	1"	4"

WOOD SCREW INSTALLATION NOTES:

1. *Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.*

L. F. SCHMIDT LICENSE No. 43409 STATE OF FLORIDA PROFESSIONAL ENGINEER
July 2, 2020
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409
RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: 7700 / 9900 SERIES Vinyl Double Hung Window

PART OR ASSEMBLY: BUCK AND FRAME ANCHORING

NO.	DATE	REVISIONS	BY
5	7/02/20	UPDATE TO 7TH ED. (2020) FBC	LFS
4	6/01/17	UPDATE TO 6TH ED. (2017) FBC	LFS
3	5/10/16	REVISE INSTALLATION SCREWS	LFS
2	1/27/15	UPDATE TO 5TH ED. (2014) FBC	LFS
1	8/25/14	REVISE SERIES NO.	JK

DATE: 6/23/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.8
SHEET 4 OF 5

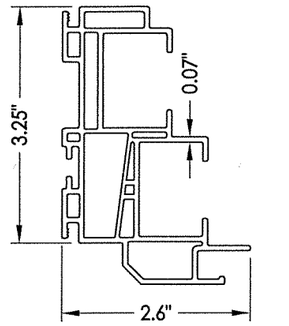
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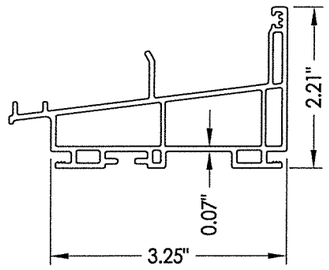
BILL OF MATERIALS

ITEM #	DESCRIPTION	MATERIAL
A	1X BUCK SG >= 0.42	WOOD
B	2X BUCK SG >= 0.42	WOOD
C	1/4" MAX. SHIM SPACE	-
D	1/4" X 2-3/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE
F	#8 X 2" PAN HEAD/TRUSS HEAD WOOD SCREW (1-3/8" MIN. EMBEDMENT)	STEEL
G	1/4" X 2-1/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL
1	FRAME JAMB* (DH 7701)	PVC
2	SILL* (DH 7703)	PVC
3	FRAME HEAD* (DH 7701)	PVC
4	UPPER SASH STILE* (SE 3035)	PVC
5	LOWER SASH STILE* (SE 3045)	PVC
6	GLAZING BEAD*	PVC
7	KEEPER RAIL UPPER SASH* (SE 3034)	PVC
9	LOCK RAIL LOWER SASH* (SE 3046)	PVC
11	TOP RAIL UPPER SASH* (SE 3037)	PVC
12	BOTTOM RAIL LOWER SASH* (SE 3047)	PVC
16	WEATHERSTRIP ULTRA FAB .270 PILE - 270 -1875B	-
17	WEATHERSTRIP SILLBULB (AMESBURY 32690)	-
19	HEAD ADAPTER* (DH 3005)	PVC
20	LOCK 8513 / 8845 LAWRENCE	PVC
21	KEEPER 2700 - 214 LAWRENCE	PVC
22	#8 X 1" PFH (VINYL LOCK SCREWS)	STEEL
23	#6 X 1-1/2" PFH (VINYL LOCK SCREWS)	STEEL
24	TOP SASH TILT LATCH - ASHLAND	PVC
28	PIVOT BAR - CALDWELL	-
29	#8 X 1/2" SELF TAPPING PPH SMS	STEEL

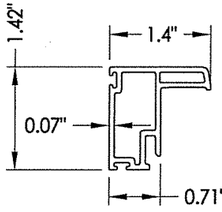
* THE APPROVED WHITE RIGID PVC EXTERIOR EXTRUSIONS FOR WINDOWS ARE TO BE PRODUCED BY EXTRUDERS LICENSEES IN "AAMA CERTIFICATION PROGRAMS FOR RIGID PVC EXTRUSIONS".



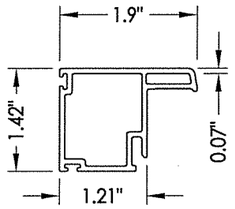
3 1 **FRAME HEAD & JAMB**



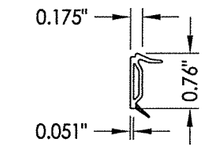
2 **SILL**



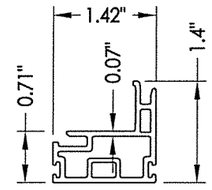
4 **SASH STILE** Top



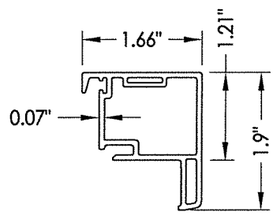
5 **SASH STILE** Bottom



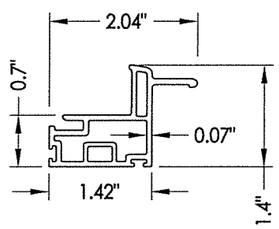
6 **GLAZING BEAD**



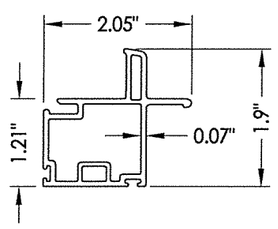
7 **KEEPER RAIL** Upper Sash



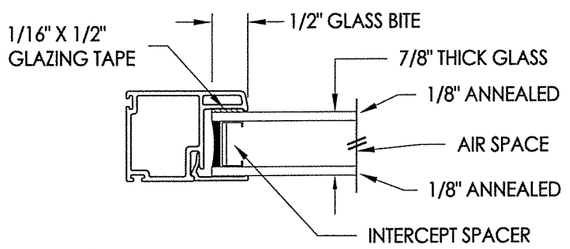
9 **LOCK RAIL** Lower Sash



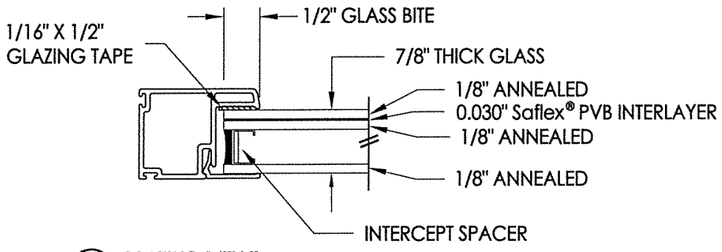
11 **TOP RAIL** Upper Sash



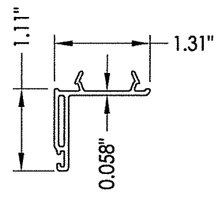
12 **BOTTOM RAIL** Lower Sash



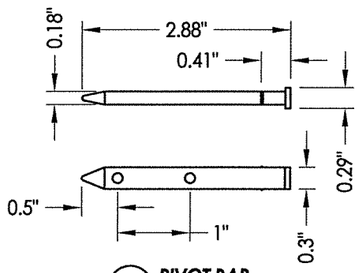
G1 **GLAZING DETAIL**
(See General Note 3, Sheet 1)



G2 **GLAZING DETAIL**
(See General Note 3, Sheet 1)



19 **HEAD ADAPTER**



28 **PIVOT BAR**

STATE OF FLORIDA
PROFESSIONAL ENGINEER
L. F. SCHMIDT
LICENSE
No. 43409

July 2, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: 7700 / 9900 SERIES Vinyl Double Hung Window

PART OR ASSEMBLY: BILL OF MATERIALS COMPONENTS & GLAZING DETAIL

NO.	DATE	REVISIONS	BY
5	7/02/20	UPDATE TO 7TH ED. (2020) FBC	LFS
4	6/01/17	UPDATE TO 6TH ED. (2017) FBC	LFS
3	5/10/16	REVISE INSTALLATION SCREWS	LFS
2	1/27/15	UPDATE TO 5TH ED. (2014) FBC	LFS
1	8/25/14	REVISE SERIES NO.	JK

DATE: 6/23/14
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-15819.8
SHEET 5 OF 5

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R:\Clients\Wincore PERMANENT\A - Florida Product Approvals\FL-15819 Double Hung\C - Drawings\2020 FBC\FL-15819.8.dwg, 5.5

Wells, Arimus - PDCM

From: Lauren Prater <lilaloconsulting@gmail.com>
Sent: Tuesday, September 16, 2025 2:31 PM
To: Julia Epstein
Cc: Wells, Arimus - PDCM
Subject: Re: COA-25-32249 at 1552 Pearl St N

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 will forward your email to him and request clarification or an alternative. I believe he selected this product because it was previously accepted by the commissioners on a different project. I am very appreciative of your assistance and want to comply to get approval!

On Tue, Sep 16, 2025 at 2:00 PM Julia Epstein <jepstein@dasherhurst.com> wrote:

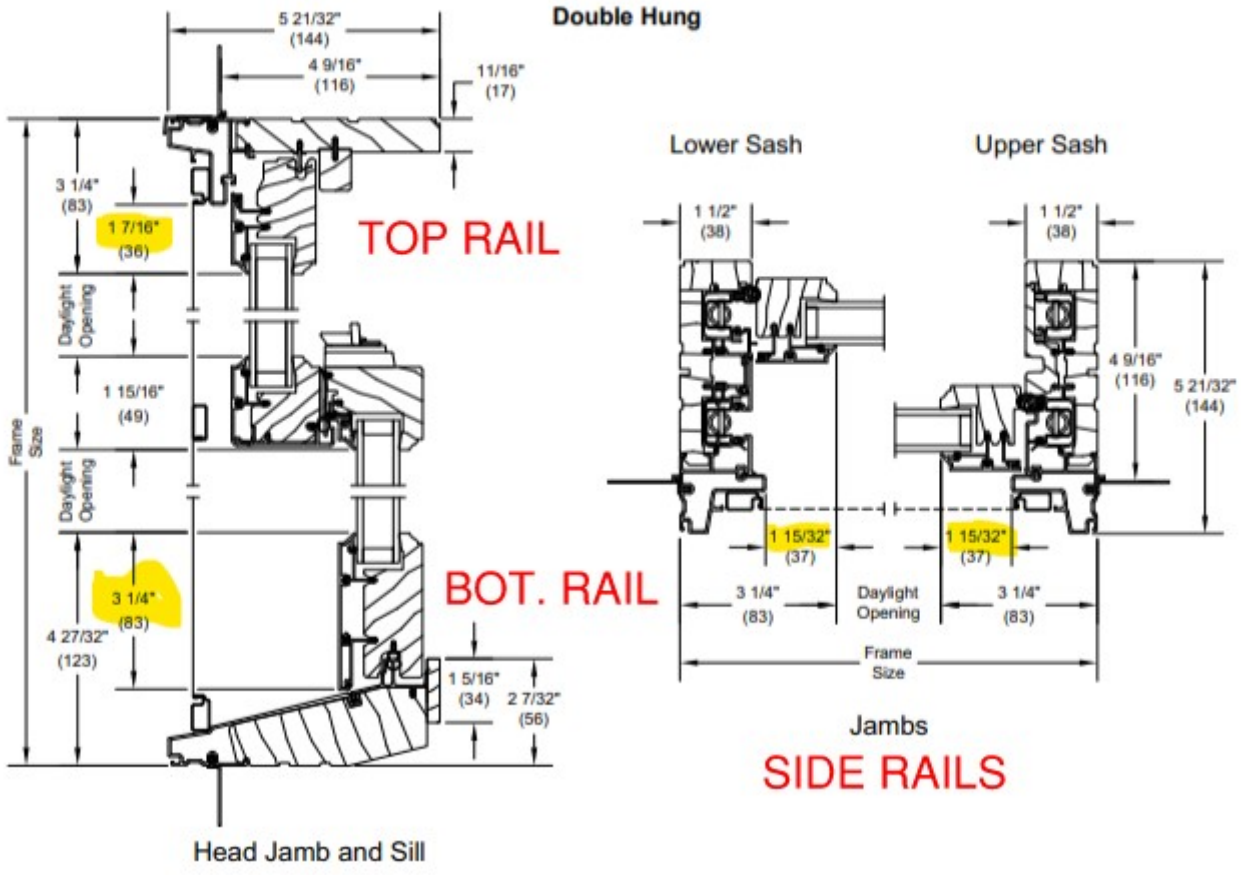
> Hi Lauren,
>
> I found this on another window manufactures website, you can see here that the bottom rail of this window which has a more historically accurate profile is about twice the size of the side and top rails. While the Historic commission and staff cannot dictact the size of these rails, we like to see a pronounced larger bottom rail on a double hung window.

MARVIN

Ultimate Double Hung

Section Details: Operating

Scale: 3" = 1' 0"



Thank you,

Julia Epstein, AIA, LEED AP BD+C

Architect I 904.425.5280

From: Lauren Prater <lilaloconsulting@gmail.com>

Sent: Tuesday, September 16, 2025 11:06 AM
To: Julia Epstein <jepstein@dasherhurst.com>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COA-25-32249 at 1552 Pearl St N

Hi Julia and Arimus, can I help schedule a call with my window guy to ensure I give you what you need? If you have any questions regarding the specs, he will be able to help! I am not sure how to reconcile the information I have provided with the window supplement, or if this is outside of the supplement and I want to make sure we can answer the commissioner's questions.

On Mon, Sep 15, 2025 at 10:42 AM Julia Epstein <jepstein@dasherhurst.com> wrote:

> Hi Lauren,
>
> I'll see If I Have time to look at this today. The drawings you sent are a little confusing showing the parts and dimensions so I want to be sure I am understanding them correctly.
>
> Thank you,
>
> **Julia Epstein**, AIA, LEED AP BD+C
>
> Architect I 904.425.5280
>
> ---
>
> **From:** Wells, Arimus - PDCM <ArimusW@coj.net>
> **Sent:** Friday, September 12, 2025 3:22 PM
> **To:** Lauren Prater <lilaloconsulting@gmail.com>; Julia Epstein <jepstein@dasherhurst.com>
> **Subject:** RE: COA-25-32249 at 1552 Pearl St N
>
> Hi Lauren,
>
> Thank you for providing these. As for the WDO report, that will suffice.
>
> 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: Lauren Prater <lilaloconsulting@gmail.com>
Sent: Wednesday, September 10, 2025 2:07 PM
To: Julia Epstein <jepstein@dasherhurst.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COA-25-32249 at 1552 Pearl St N

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 all, I wanted to follow up to confirm I have provided sufficient information.

On Fri, Sep 5, 2025 at 4:07 PM Lauren Prater <lilaloconsulting@gmail.com> wrote:

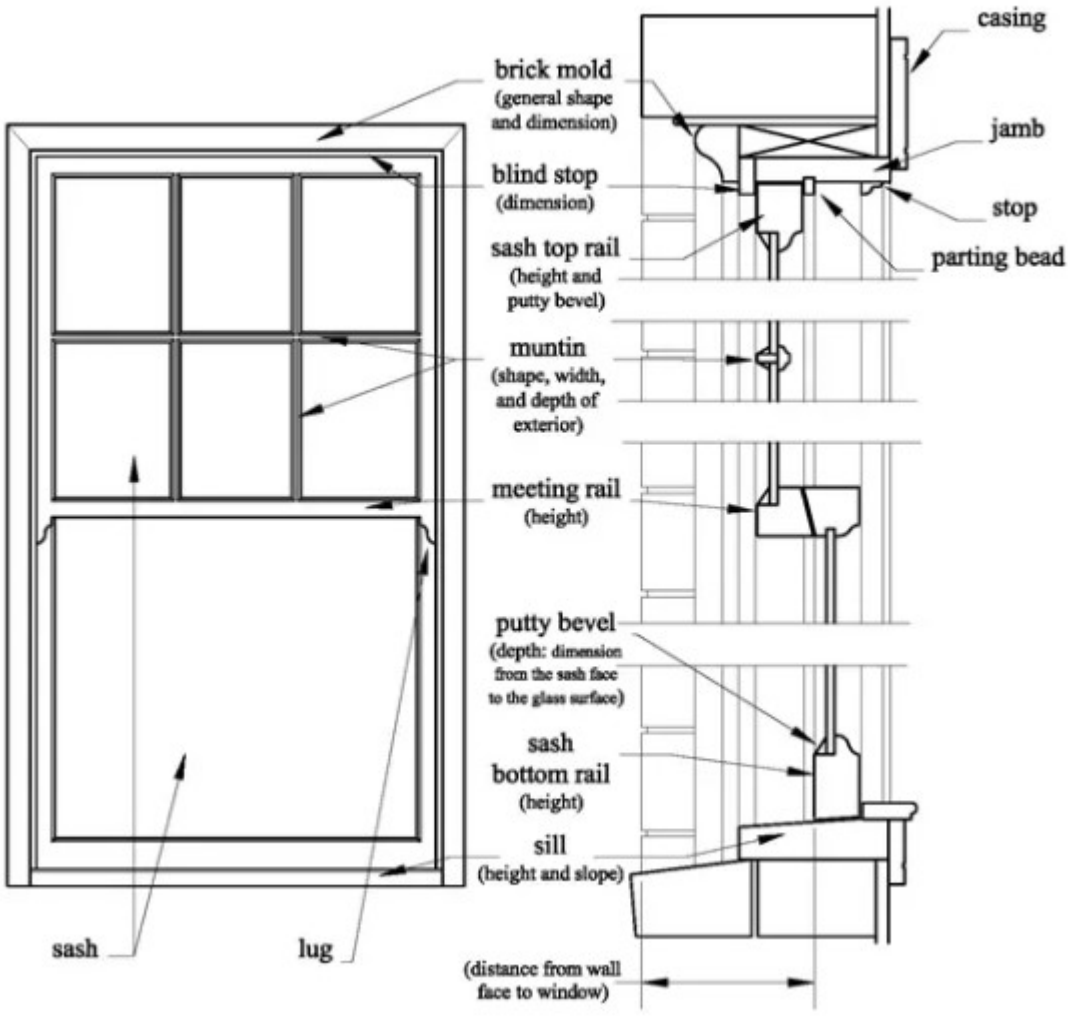
> Hi Julia and Arimus, thank you again for your instruction. Please see attached for the window specifications as well as the wdo. Please let me know if what I have provided meets the board's needs.
>
> Thank you and I look forward to hearing from you.

On Thu, Sep 4, 2025 at 4:02 PM Julia Epstein <jepstein@dasherhurst.com> wrote:

Hi Lauren,

Thank you for giving me a few days to put together something for you. I have attached a vinyl window design manual / Spec for Pella Windows to this email. This is a more cohesive package that shows the dimensions of the window that everyone would be looking for. Take a look through this and pay close attention to items that show dimensions like I have snipped below. I have also highlighted below reasons why historic agencies do not usually approve Vinyl windows.

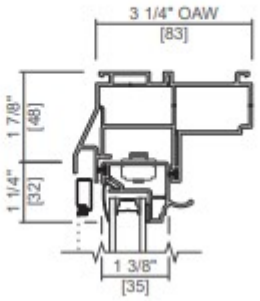
- Vinyl windows typically don't match historic window dimensions / Proportions (This is why the dimensions for your window system is important, as historic double hung window typically have a larger bottom rail than the rest of the stile and rail)



- Vinyl windows, if not a reputable brand, material can be flimsy and shiny
- Connection points at wood can be caulked and painted, vinyl can not do that, so if not a reputable brand, gaps can be seen where pieces come together, so this can be a visible difference from the sidewalk / street

(You can see below this window system does not have a much larger bottom rail as would be historically acceptable, so please ensure that window you are proposing for this installation has that as shown in the detail above)

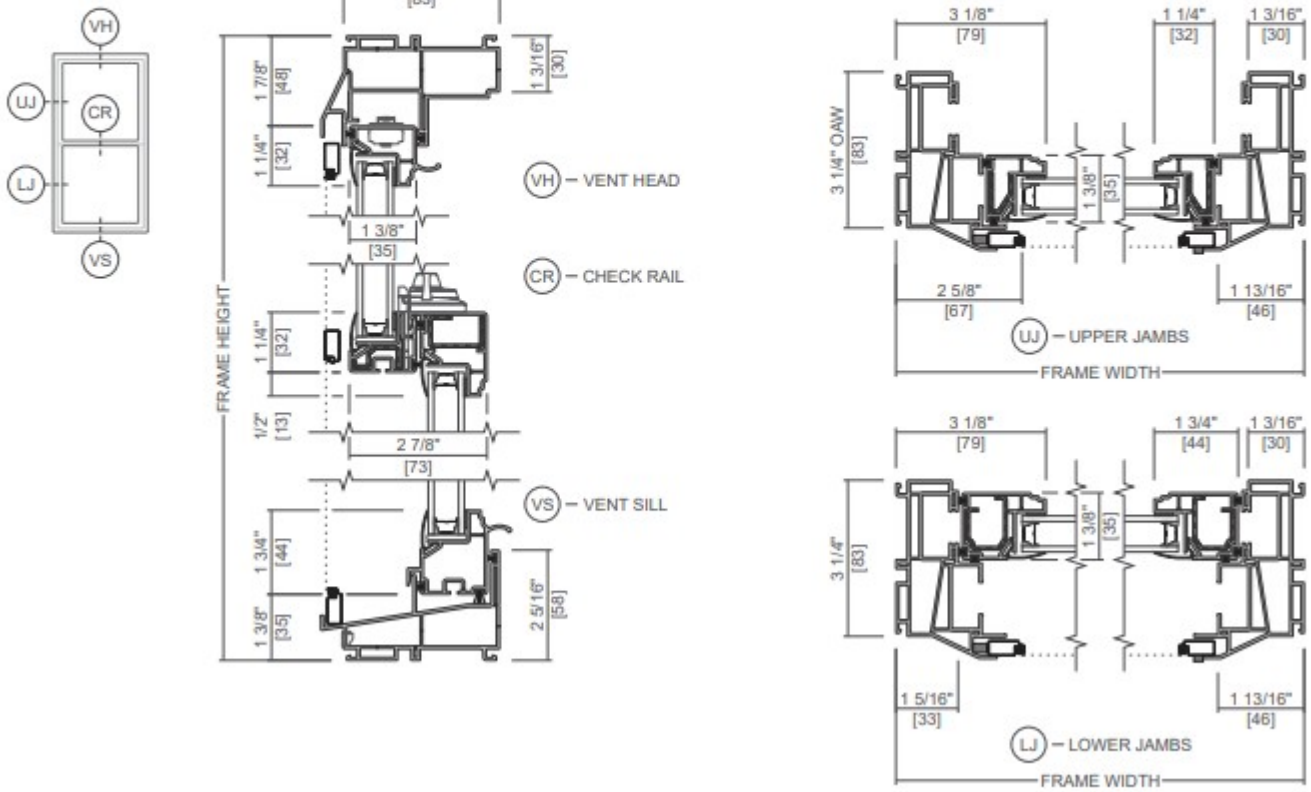
REPLACEMENT FRAME
Standard Block Frame



Encompass by Pella® Double-Hung Window

Unit Sections - 3-1/4" Replacement Frame

FULL SCREEN



Let me know what you can get from your window company and we can go from there.

Thank you,

Julia Epstein, AIA, LEED AP BD+C

Architect | 904.425.5280

From: Wells, Arimus - PDCM <ArimusW@coj.net>
Sent: Thursday, August 28, 2025 1:27 PM
To: lilaloconsulting@gmail.com

Cc: Julia Epstein <jepstein@dasherhurst.com>
Subject: COA-25-32249 at 1552 Pearl St N

Hi Lauren,

As a follow-up to the Historic Preservation Commission meeting yesterday, I am connecting you with Commissioner Epstein. She will walk you through the terms of the window specifications sheet.

Also, Commissioner Hoff expressed interest is having you obtain a Wood Destroying Organism (WDO) report or written opinion from a window restoration professional regarding the condition of the window. I know Staff previously recommended this to you a few months ago, but I figured I would bring this to your attention again.

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

NEW

EXHIBITS

08/27/25

Window of Northeast Florida
9450 Philips Highway, Suite 7
Jacksonville, FL 32256
Phone: 904-443-7001

www.WindowWorldNEFL.com

Customer: Lauren Prater Phone (h) 516-343-3663

Install Address: 1552 N. Pearl st. Jacksonville Fl. Phone (w) _____

Bill Address: 32206 E-mail _____

- Work addendum -

- Remove + Replace 23 windows with Vinyl double hung windows.
- NO Muntins (Grids)

Installation Process to include removing interior quarter round. Sashes to be removed. New vinyl box frame window to be inserted, quarter round then reinstalled.

- (Any rotten wood on existing frame to be repaired @ 100.00 per board)
- everything to be caulked + sealed.
- New windows will be back set 2 3/4 inches from face of exterior.
- Existing original sashes to be saved for historic value.

You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight of the following third business day.
THIS IS A CUSTOM ORDER NOT FOR RESALE!

This Window World® Franchise is independently owned and operated by Wall to Wall Windows and Doors LLC d/b/a Window World of Northeast Florida, under license from Window World, Inc.

Salesman 8-08-25 Date

Owner Date

Owner Date

NEFL Extra Work 09-22 White Copy - Original Yellow Copy - File Pink Copy - Customer

Hayes Printing 336-667-1116

,

ORDER: 1665943
ORDER DATE: 8/8/2025
ORDER CONTACT:

QUOTE

INVOICE INFORMATION
House

,

SHIPPING INFORMATION
House

,

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
1665943	8/8/2025		Lauren Prater	

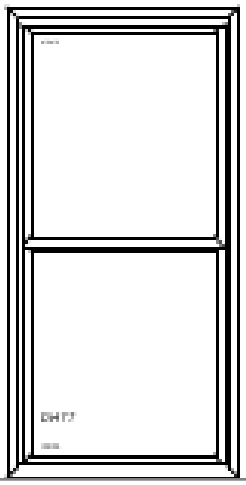
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	7700 DOUBLE HUNG WHITE REPLACEMENT FOAM WRAP ACCESSORY TRACK FILLER INSIDE TIP TO TIP CLEAR/CLEAR HALF SCREEN FIBERGLASS BALANCE TRACK COVER FLORIDA BUILDING CODE APPROVED PRODUCTS=[LC35-(36X72, RF=NO, GS=DS) FL15819.8] ESTAR CLIMATE ZONES=[N/A] SOLAR HEAT GAIN=[0.56] U-FACTOR=[0.46] VISIBLE TRANSMISSION=[0.59] CLEAR OPENING HEIGHT=[26.764] CLEAR OPENING SQUARE FEET=[5.353] CLEAR OPENING WIDTH=[28.803]	1	34 W X 69 H RO: 34.25 W X 69.25 H TTT: 34 W X 69 H			

TOTALS: 1 **SUBTOTAL:**

TOTAL:

COMMENT:

Drawings - Order: 1665943

ITEM 1		
		
7700 DOUBLE HUNG **34 W X 69 H** **QTY: 1**		















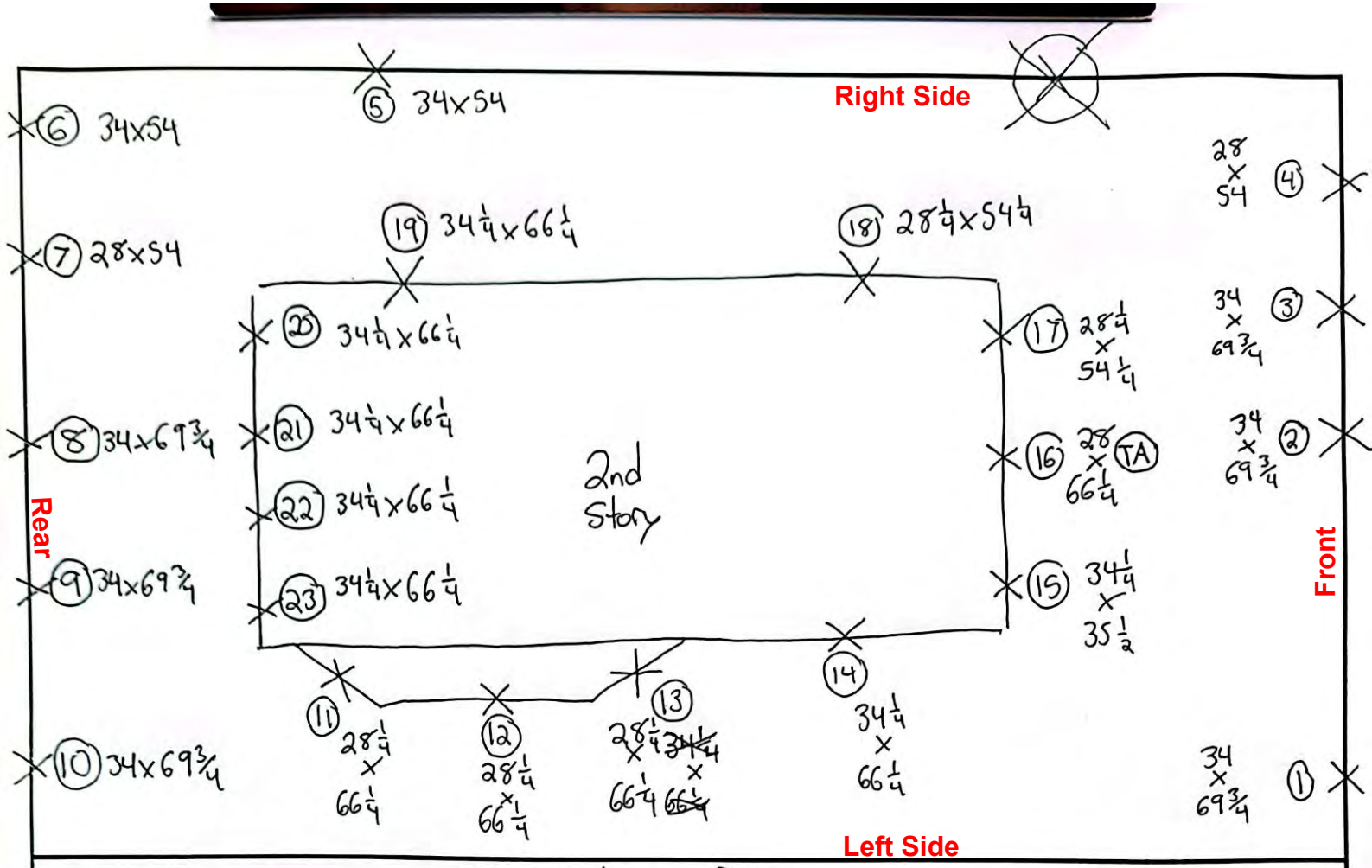

DIRECTV











CONTRACT #_____ CUSTOMER: Lauren Prater _____ # OF STORIES____

Ext. Construction Type:_____

#	SERIES	MODEL	INT	EXT	WIDTH		HEIGHT	LEG	Mull	TEMP	OBS	GRIDS STYLE	GRIDS PATT.	ORIEL	SC	FIN
1																
2																
3																
4																
5																
6																
7																
8																
9																
10																
11																
12																
13																
14																
15																

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)

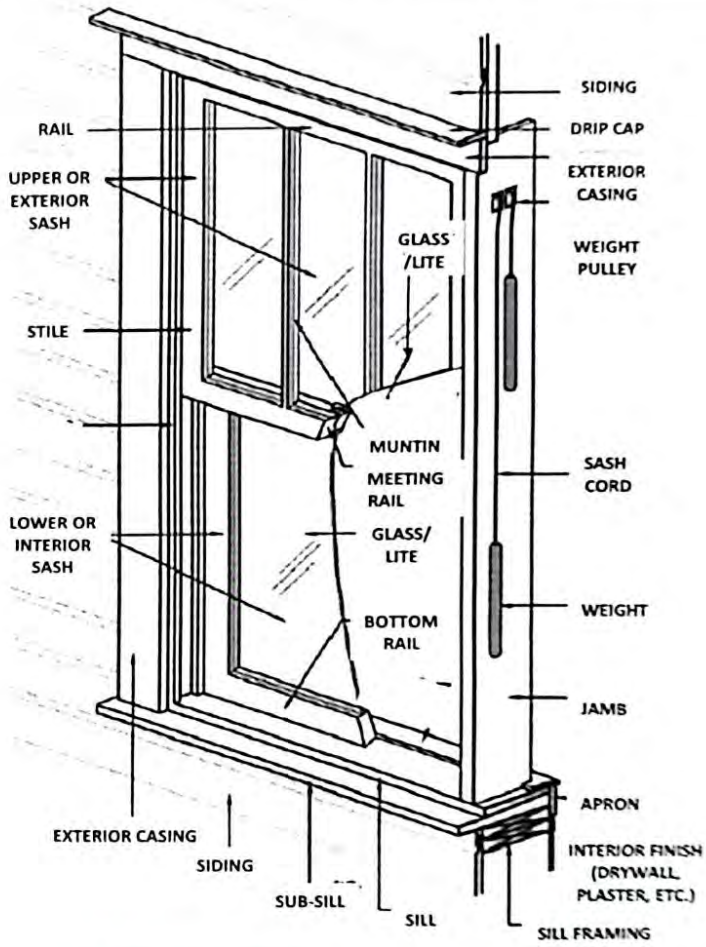
** Please note that if one of the required documents is not submitted with the application, it will cause a delay in the review/process time.*

Project Information

24	Total number of window openings
23	Number of windows that will be replaced
24	Number of historic/original windows
	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: _____

Signature: _____

Applicant or Agent *(if different than owner)*

Print name: _____

Signature: _____

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing (Example)					Proposed (Example)			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
1.	Wood	34x70	NONE	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
2.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
3.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
4	Wood	28x54	None	Bad	Rot	Replace	Vinyl	28x54	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
5	Wood	34x54	None	Bad	Rot	Replace	Vinyl	34x54	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
6	Wood	34x54	None	Bad	Rot	Replace	Vinyl	34x54	None
Additional Info:									

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
7.	Wood	28x54	None	Bad	Rot	Replace	Vinyl	28x54	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
8.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
9.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
10.	Wood	34x70	None	Bad	Rot	Replace	Vinyl	34x70	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
11.	Wood	28x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
12.	Wood	28x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
13.	Wood	28x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
14.	Wood	34x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
15	Wood	34x35	None	Bad	Rot	Replace	Vinyl	34x35	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
16	Wood	28x66	None	Bad	Rot	Replace	Vinyl	28x66	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
17	Wood	28x54	None	Bad	Rot	Replace	Vinyl	28x54	None
Additional Info:									

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
18	Wood	28x54	None	Bad	Rot	Replace	Vinyl	28x54	None
Additional Info:									

COJ Window Survey Form – Page # ____ out of _____

Window #	Existing					Proposed			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
19.	Wood	34x66	None	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
20.	Wood	34x66	NONE	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
21.	Wood	34x66	None	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
22.	Wood	34x66	None	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
23	Wood	34x66	None	Bad	Rot	Replace	Vinyl	34x66	None
Additional Info:									
Window #	**Existing**					**Proposed**			
Front porch	Material:	Dimensions:	Pattern:	Condition:	Damage:	Scope of Work	Material:	Dimensions:	Pattern:
24	Wood	34x70	Design	Good	NONE	NONE	—	—	—
Additional Info:									

ORIGINAL EXHIBITS

Application For Certificate Of Appropriateness

Application Info

Tracking #	32249	**Application Status**	FOUND SUFFICIENT
Date Started	04/11/2025	**Date Submitted**	04/11/2025

Planning and Development Department Info

COA # COA-25-32249

Admin Review ☑

Admin Recommendation FORWARD

Admin Date Of Action N/A

Forwarded to JHPC ☑

JHPC Meeting Date 7/23/2025

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 PRATER **First Name** LAUREN **Middle Name**

Company Name

Mailing Address 10752 DEERWOOD PARK BLVD STE 100

City JACKSONVILLE **State** FL **Zip Code** 32256

Phone 516 343 3663 **Fax** 516 343 3663 **Email** LILALOCONSULTING@GMAIL.COM

General Information On Owner(s)

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

Last Name PRATER **First Name** LAUREN **Middle Name**

Company/Trust Name

Mailing Address 10752 DEERWOOD PARK BLVD STE 100

City JACKSONVILLE **State** FL **Zip Code** 32256

Phone 5163433663 **Fax** 5163433663 **Email** LILALOCONSULTING@GMAIL.COM

Description Of Property

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

Map	RE#
	071164 0000

Location Of Property

General Location
Springfield Historic District

House #	Street Name, Type and Direction	Zip Code
1552	PEARL ST N	32206

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [ ] **Alteration**
- [ ] **Relocation**
- [x] **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
THE EXISTING WINDOWS ARE IN A STATE OF DISREPAIR AND UNFORTUNATELY BEYOND THE POINT OF PRACTICAL RESTORATION. THEY ARE DETERIORATING SIGNIFICANTLY, WITH ISSUES SUCH AS ROT, DRAFTS, AND NON-FUNCTIONING SASHES THAT COMPROMISE BOTH SAFETY AND THE STRUCTURAL INTEGRITY OF THE HOME. GLASS IS MISSING AND OR BROKEN IN MANY WINDOWS. TO ADDRESS THIS, I AM SEEKING PERMISSION TO REPLACE 23 DAMAGED WINDOWS. THE REPLACEMENTS WILL BE CHOSEN WITH GREAT CARE. IMPORTANTLY, I WILL NOT BE REPAIRING THE DOWNSTAIRS FRONT-FACING WINDOWS, AS THEY ARE BOTH CHARMING AND ESSENTIAL TO THE HISTORIC INTEGRITY OF THE HOME. I WANT TO ENSURE THAT THE VISUAL CHARACTER OF THE HOME REMAINS INTACT. THANK YOU FOR CONSIDERING THIS REQUEST. I AM COMMITTED TO MAINTAINING THE HISTORIC VALUE OF THE PROPERTY WHILE ENSURING ITS CONTINUED LIVABILITY.

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 FIGUEROA, BRITTANY

Window Replacement - Required Attachments For Complete Application

- [x] **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.
- [x] **Window Design** - Proposed window design, light pattern and materials.
- [x] **Window Product** - Brochure/sample of window product.

Additional Documents Provided

	Description
[x]	PICS SET 1
[x]	PICS SET 2
[x]	PICS SET 3
[x]	PICS SET 4
[x]	PICS SET 5

☑	PICS SET 6
☑	PICS SET 7
☑	PICS SET 8
☑	PICS SET 9

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: 6/25/2025

COA#: COA-25-32249 or CR778225

Address: 1552 N. Pearl St Jax FL 32225

Owner: Lauren r Arthur Prats III

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 CR-778225 **were posted on the property/site located at:**

071164-0000
Real Estate Number(s)

1552 N. Pearl St
Street Address

Jax FL 32225
City, State Zip Code

Printed Name Lauren Prats

Signature

Dated this 25th day of June, 2025.

PRATER LAUREN
12527 ARROWLEAF LN
JACKSONVILLE, FL 32225-6854
PRATER ARTHUR III

Primary Site Address
1552 N PEARL ST
Jacksonville FL 32206-

Official Record Book/Page
21286-01680

Tile #
6412

1552 N PEARL ST

Property Detail

RE #	071164-0000
Tax District	USD1
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01188 SRINGFELD S/D BLK 3,5,9 ,
Total Area	4354
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	2024 Certified	2025 In Progress
Value Method	CAMA	CAMA
Total Building Value	$110,917.00	$110,468.00
Extra Feature Value	$880.00	$884.00
Land Value (Market)	$43,560.00	$43,560.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$155,357.00	$154,912.00
Assessed Value	$129,301.00	$154,912.00
Cap Diff/Portability Amt	$26,056.00 / $0.00	$0.00 / $0.00
Exemptions	$32,736.00	See below
Taxable Value	$96,565.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
21286-01680	11/20/2024	$156,000.00	WD - Warranty Deed	Qualified	Improved
20498-02278	11/14/2022	$100.00	MS - Miscellaneous	Unqualified	Improved
07232-01365	6/11/1991	$11,500.00	WD - Warranty Deed	Unqualified	Improved
07232-01364	5/31/1991	$12,545.00	WD - Warranty Deed	Unqualified	Improved
04817-00500	2/14/1979	$20,000.00	WD - Warranty Deed	Unqualified	Improved
03372-01010	6/22/1972	$3,000.00	WD - Warranty Deed	Unqualified	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

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1200	COMM/RES/OFF	CRO-S	0.00	0.00	Common	4,356.00	Square Footage	$43,560.00

Legal

LN	Legal Description
1	2-5 37-2S-26E
2	SPRINGFIELD
3	S1/2 LOT 9 BLK 24

Buildings

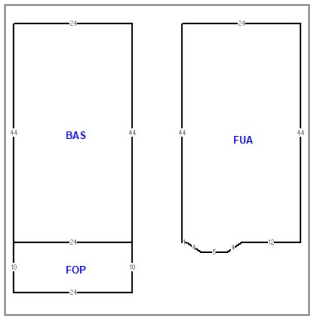
Building 1
Building 1 Site Address
1552 N PEARL ST Unit
Jacksonville FL 32206-

Building Type	0102 - SFR 2 STORY
Year Built	1916
Building Value	$110,468.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	1072	1072	1018
Base Area	1056	1056	1056
Finished Open Porch	240	0	72
Total	2368	2128	2146

Element	Code	Detail
Exterior Wall	7	7 Cem Fib Shing
Exterior Wall	16	16 Frame Stucco
Roof Struct	3	3 Gable or Hip
Roofing Cover	12	12 Modular Metal
Interior Wall	3	3 Plastered
Int Flooring	12	12 Hardwood
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central

Element	Code	Detail
Stories	2.000	
Bedrooms	3.000	
Baths	2.000	



Rooms / Units	1.000	

2024 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	$129,301.00	$32,736.00	$96,565.00	$1,014.05	$1,092.82	$1,058.35
Urban Service Dist1	$129,301.00	$32,736.00	$96,565.00	$0.00	$0.00	$0.00
Public Schools: By State Law	$130,414.00	$30,000.00	$100,414.00	$289.03	$310.48	$316.20
By Local Board	$130,414.00	$30,000.00	$100,414.00	$204.13	$225.73	$222.26
FL Inland Navigation Dist.	$129,301.00	$32,736.00	$96,565.00	$2.58	$2.78	$2.57
Water Mgmt Dist. SJRWMD	$129,301.00	$32,736.00	$96,565.00	$16.07	$17.31	$16.28
School Board Voted	$130,414.00	$30,000.00	$100,414.00	$90.81	$100.41	$100.41
Urb Ser Dist1 Voted	$129,301.00	$32,736.00	$96,565.00	$0.00	$0.00	$0.00
			Totals	$1,616.67	$1,749.53	$1,716.07

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$139,210.00	$120,805.00	$31,200.00	$89,605.00
Current Year	$155,357.00	$129,301.00	$32,736.00	$96,565.00

2024 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.

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




window#1


window#1


window#2


window#2
SCOTT
ALARM


window#3


window#3


window#4


window#4


window#5


window#5


window#6
DISH


window#6


window#7


window#7


window#8


window#8


window#9


window#9


window#10


window#10
SCOTT
ALARM


window#11


window#12


window#13


window#14


window
#11,12,13,14
window#24


window#15


window#15


window#16


window#16


window#17


window#17


window#18


window#18


window#19


window#19


window#20


window#20


window#21


window#21


window#22


window#22


window#23


window#23





,

ORDER: 1581131
ORDER DATE: 3/27/2025
ORDER CONTACT:

QUOTE

INVOICE INFORMATION
House

,

SHIPPING INFORMATION
House

,

SHIP VIA:

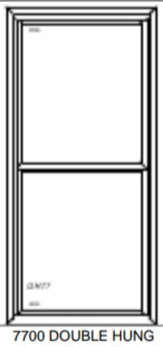
ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF	TERMS
1581131	3/27/2025		Lauren Prater	

ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	7700 DOUBLE HUNG WHITE REPLACEMENT FOAM WRAP ACCESSORY TRACK FILLER INSIDE TIP TO TIP LOWE/ARGON/CLEAR HALF SCREEN FIBERGLASS BALANCE TRACK COVER FLORIDA BUILDING CODE APPROVED PRODUCTS=[LC35-(36X72, RF=NO, GS=DS) FL15819.8] ESTAR CLIMATE ZONES=[S,] SOLAR HEAT GAIN=[0.2] U-FACTOR=[0.29] VISIBLE TRANSMISSION=[0.46] CLEAR OPENING HEIGHT=[26.764] CLEAR OPENING SQUARE FEET=[5.353] CLEAR OPENING WIDTH=[28.803]	21	34 W X 72 H			

TOTALS: 21 **SUBTOTAL:**
TOTAL:

COMMENT:

Drawings - Order: 1581131

ITEM 1		
		
7700 DOUBLE HUNG **34 W X 72 H** **QTY: 21**		

FLORIDA MASTER SITE FILE
Site inventory Form

SITE NO.

SITE NAME: 1552 Pearl St. SURVEY DATE: 09/30/85
ADDRESS OF SITE: 1552 Pearl St.
INSTRUCTION FOR LOCATING: N/A

LOCATION: Springfield 24 9
Subdivision Name Block No. Lot No.
COUNTY: Duval
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME:
ADDRESS:
ADDRESS:
TYPE OF OWNERSHIP: RECORDING DATE: / /
RECORDER: NAME & TITLE: Historic Property Associates/Consultant
ADDRESS: P.O. Box 1002
St. Augustine, FL 32085

CONDITION OF SITE: Check One		INTEGRITY OF SITE: Check one or more	
			ORIGINAL USE pvt.residence
EXCELLENT	x	ALTERED	PRESENT USE pvt.residence
x GOOD		UNALTERED	DATES c.+1910
FAIR	x	ORIGINAL SITE	CULTURE/PHASE American
DETERIORATED		RESTORED: / /	PERIOD: 20th Century
		MOVED: / /	

NR CLASSIFICATION CATEGORY: building DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING	TRANSPORTATION
DEVELOPMENT	FILL
DETERIORATION	DREDGE
BORROWING	
OTHER (See Remarks Below)	

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER 1415

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: frame vernacular

PLAN TYPE: rectangular

EXTERIOR FABRIC(S): stone: perma #
asbestos: siding
STRUCTURAL SYSTEM(S): wood frame: balloon

PORCHES: E/1-story, 3-bay, access N; fluted Ionic cols.,
(center caps. missing), extended corn. bays
ORIENTATION: east

FOUNDATION: piers: brick; stone, perma

ROOF TYPE: gable

SECONDARY ROOF STRUCTURE(S): dormer: gable #

CHIMNEY LOCATION: N&S: offset, interior: lateral slope

WINDOW TYPE: DHS, 1/1, wood # transom/sidelights #
DHS, 1/1, wood, Victorian lead glass, upper pane
CHIMNEY: brick: corbelled

ROOF SURFACING: metal: shingles

ORNAMENT EXTERIOR: wood

NO. OF CHIMNEYS 2 NO. OF STORIES 2

NO. OF DORMERS: 1 OUTBUILDINGS:

SURROUNDINGS:
SITE SIZE (approx. acreage) LT1

TOWNSHIP	RANGE	SECTION
2S	26	37

UTM ZONE	UTM EASTING	UTM NORTHI

PHOTOGRAPHIC RECORDS NUMBERS:

CONTINUATION SHEET:

1552 Pearl St. is a two-story frame vernacular residential building. It embodies the historic and architectural qualities of the Springfield neighborhood through its period of construction, its design, its historical associations and its integrity.

Constructed c. 1910, it was originally the residence of Mrs. Lula H. Lanier.

CITY DIRECTORY RESEARCH FORM

ADDRESS: 1552 Pearl

OLD ADDRESS: 1752

YEAR	OWNER*/OCCUPANT	OCCUPATION	OTHER
1910-11	Mrs. Lida H. Lanier	(wid. James C)	
1912-13	Jefferson D. Rooney	(Mary L.) asst. industrial	agt. SAL Ry
1915	Gideon B. Travis	(Drusie) inspr. U.S. Immigration Service	
1918-20	Marion B. Craig	(Elizabeth) slsmn	
1925	Bernard Blattner	(Jennie) B. Blattner & Co	thor mfr.
1930	Charles G. Fulcher	(Minniebel) formn Gulf	Refining Co.

SUBDIVISION	BLOCK	LOT

* SPECIFY IF OWNER WITH ASTERISK

CONTRIBUTING STRUCTURES - SPRINGFIELD HISTORIC DISTRICT
NATIONAL REGISTER OF HISTORIC PLACES
HD - 91 - 1

STREET NUMBER	STREET NAME	TP	DIR	HISTORIC SITE NAME
1431	PEARL	ST	N	1431-7 PEARL ST.
1440	PEARL	ST	N	1440 - 42 PEARL ST.
1445	PEARL	ST	N	1445 - 49 PEARL ST.
1448	PEARL	ST	N	1448 PEARL ST.
1500	PEARL	ST	N	1500-1504 PEARL ST.
1506	PEARL	ST	N	1506-8 PEARL ST.
1519	PEARL	ST	N	1519 PEARL ST.
1523	PEARL	ST	N	1523-5 PEARL ST.
1524	PEARL	ST	N	OLIVER HARDY HOUSE
1528	PEARL	ST	N	1528 PEARL ST.
1529	PEARL	ST	N	1529-31 PEARL ST.
1532	PEARL	ST	N	1532-4 PEARL ST.
1533	PEARL	ST	N	CUBAN CONSULATE
1536	PEARL	ST	N	1536 PEARL ST.
1541	PEARL	ST	N	1541-3 PEARL ST.
1542	PEARL	ST	N	1542 PEARL ST.
1544	PEARL	ST	N	1544-6 PEARL ST.
1545	PEARL	ST	N	1545-7 PEARL ST.
1552	PEARL	ST	N	1552 PEARL ST.
1555	PEARL	ST	N	1555 PEARL ST.
1556	PEARL	ST	N	1556 PEARL ST.
1612	PEARL	ST	N	1612 PEARL ST.
1615	PEARL	ST	N	1615 PEARL ST.
1616	PEARL	ST	N	1616-8 PEARL ST.
1620	PEARL	ST	N	1620 PEARL ST.
1624	PEARL	ST	N	1624-6 PEARL ST.
1625	PEARL	ST	N	1625 PEARL ST.
1631	PEARL	ST	N	1631 PEARL ST.
1632	PEARL	ST	N	1632 PEARL ST.

SOURCE: JACKSONVILLE PLANNING DEPARTMENT
SEPTEMBER 25, 1991

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."

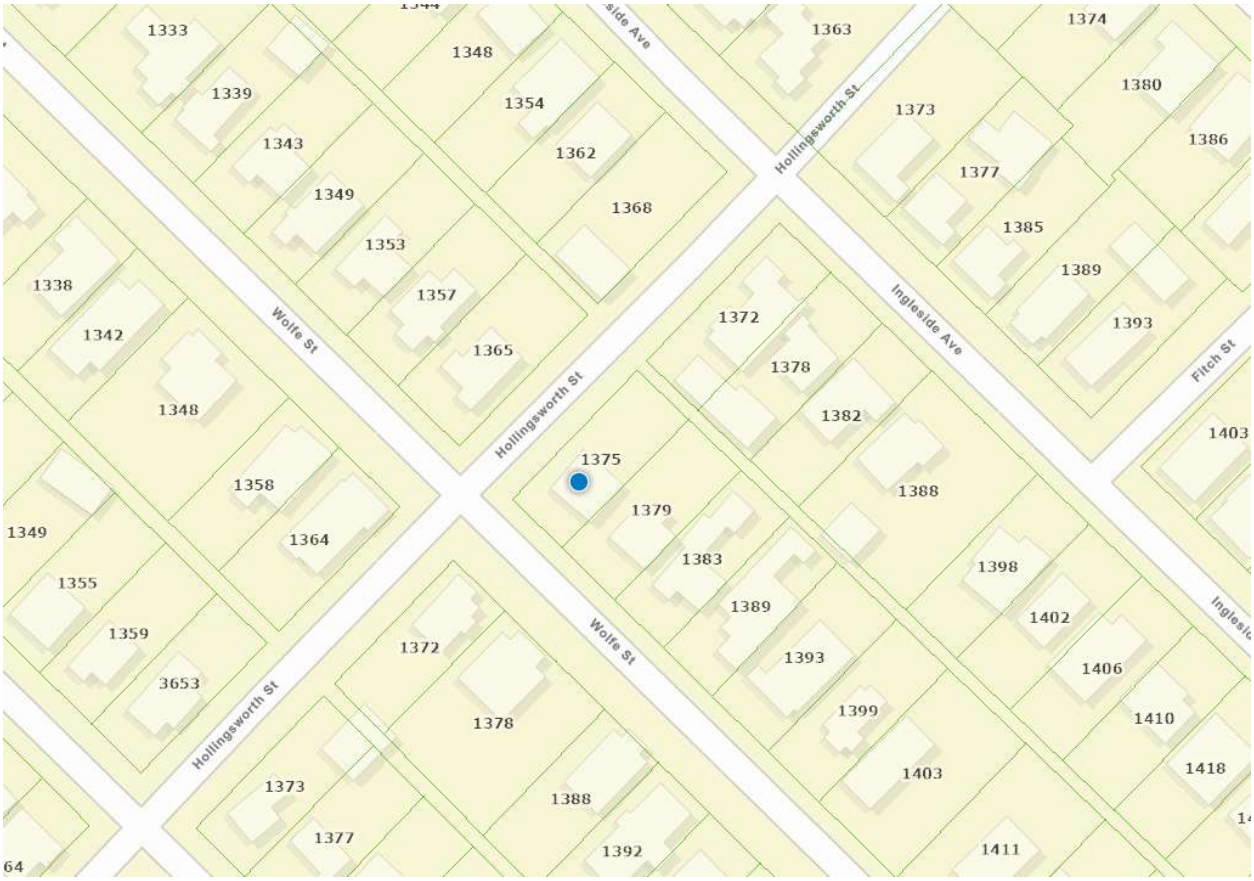
Historic District Design Guidelines, Section on "Exterior Fabric - Wood"

- 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

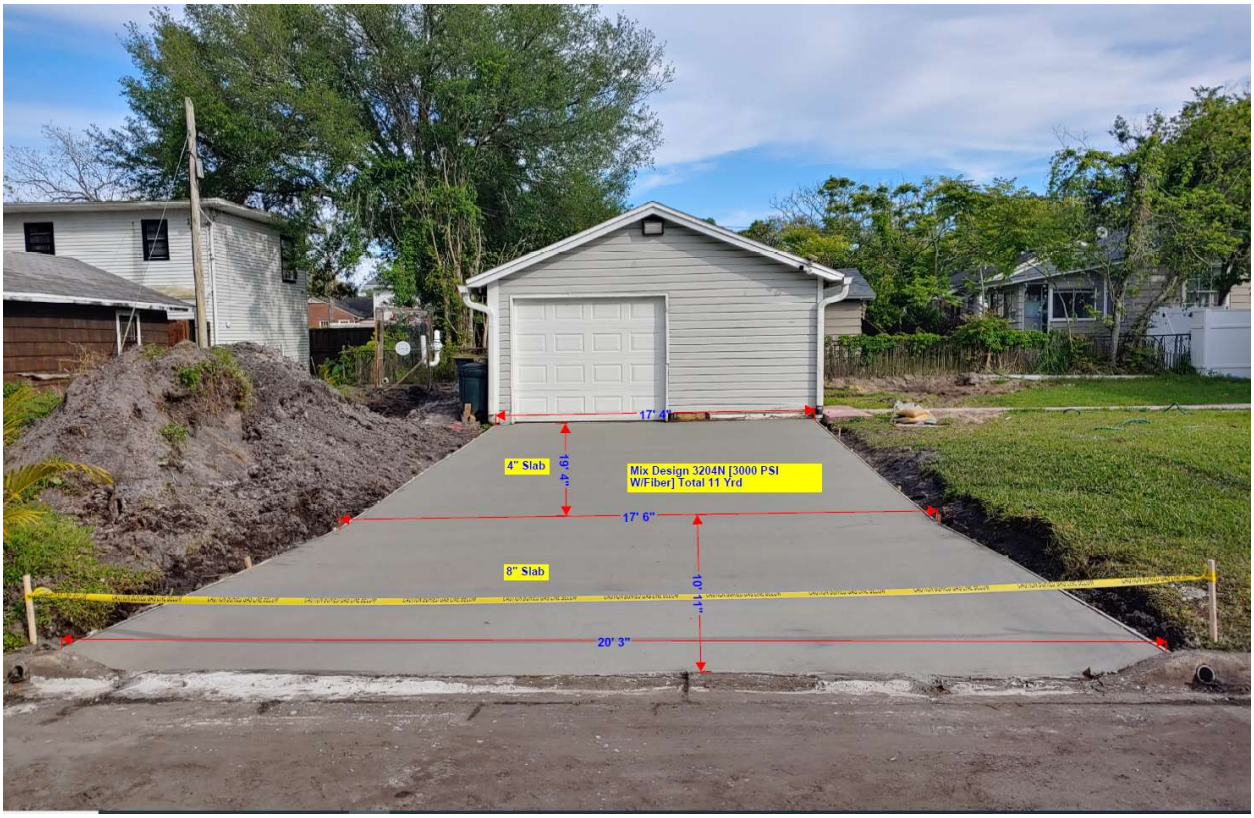


PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS

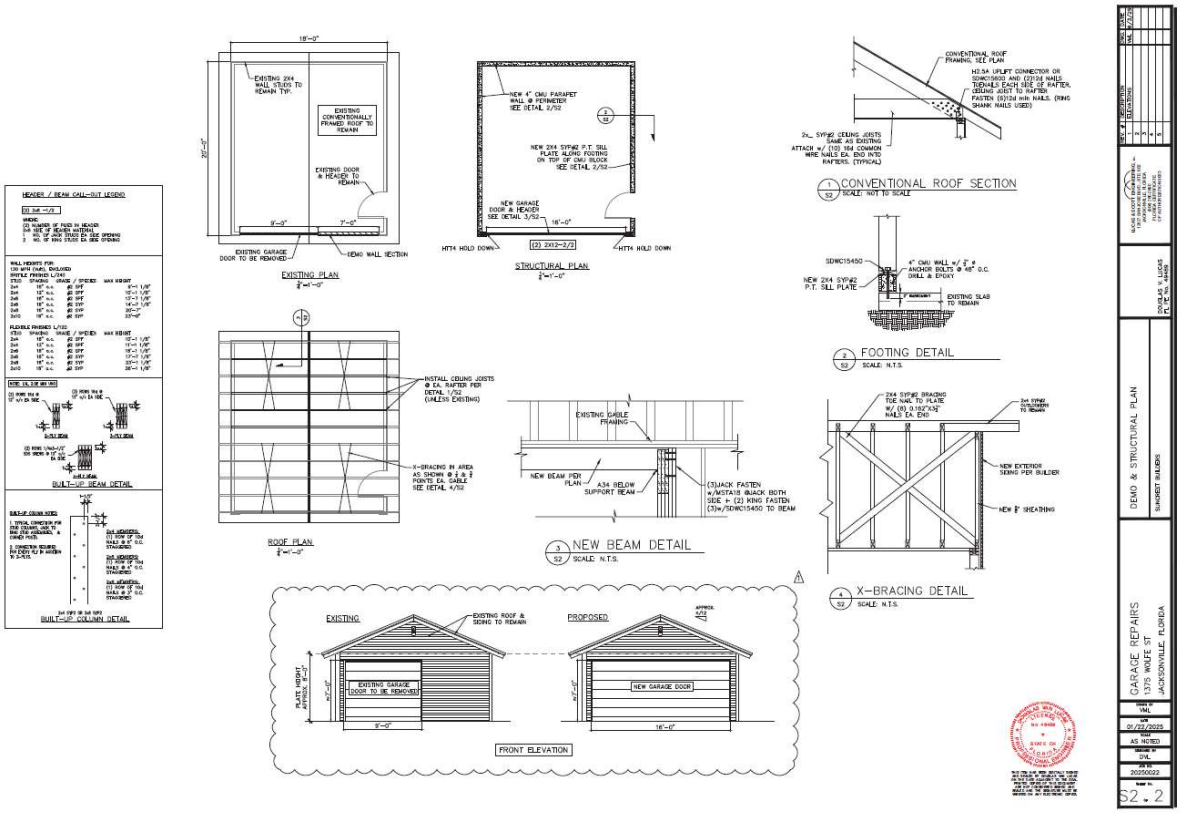



NOTICE
THE CITY OF JACKSONVILLE
HISTORIC PRESERVATION COMMISSION
WILL HOLD A PUBLIC HEARING
FOR APPLICATION # 32139
REQUEST FOR: Alterations
FOR MORE INFORMATION
PLEASE CALL (904) 255-7800

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.

ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Planning 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: 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

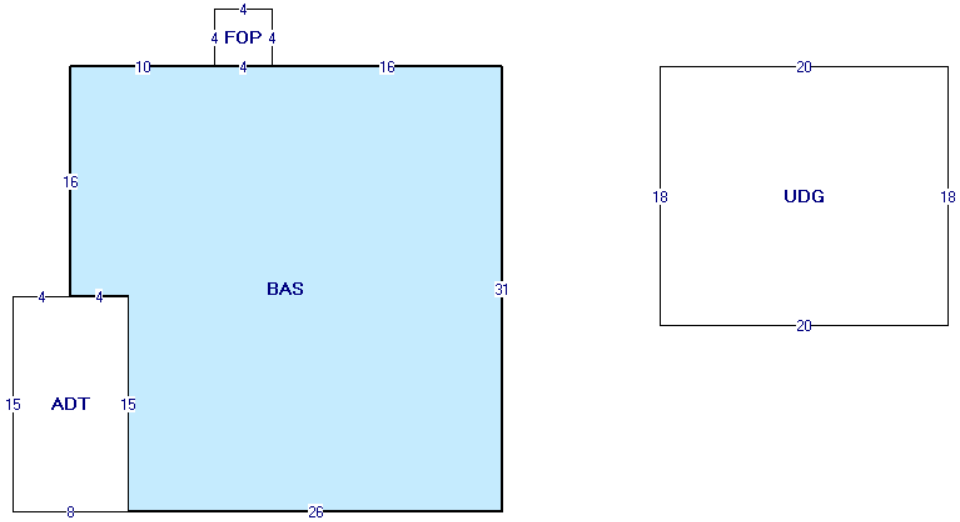
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
190,825	1946	2000	R2	20.50	79.50%

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

SHEET INDEX:

STRUCTURAL:

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

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

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

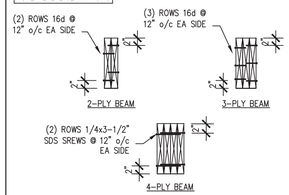
WALL HEIGHTS FOR:
130 MPH (Vult), ENCLOSED
BRITTLE FINISHES L/240

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"

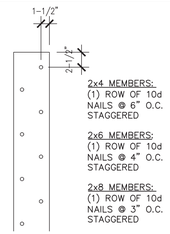
FLEXIBLE FINISHES L/120

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.

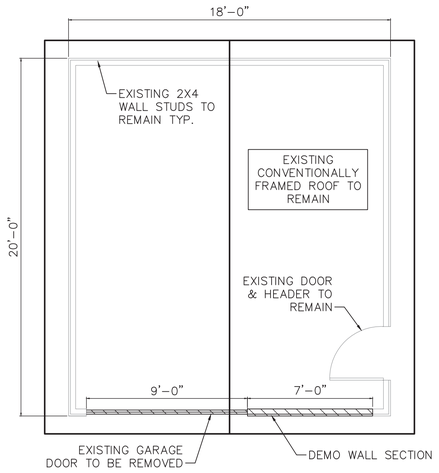
2x4 MEMBERS:
(1) ROW OF 10d NAILS @ 6" O.C. STAGGERED

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

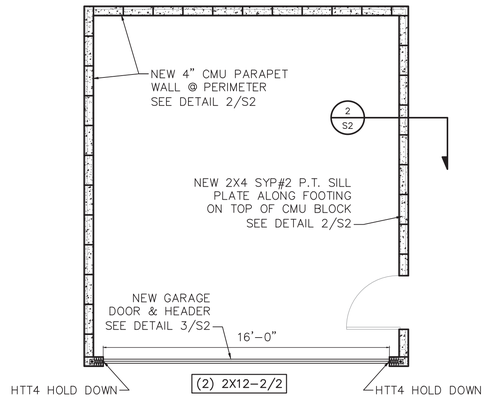
2x8 MEMBERS:
(1) ROW OF 10d NAILS @ 3" O.C. STAGGERED

2x4 SYP2 OR 2x6 SYP2

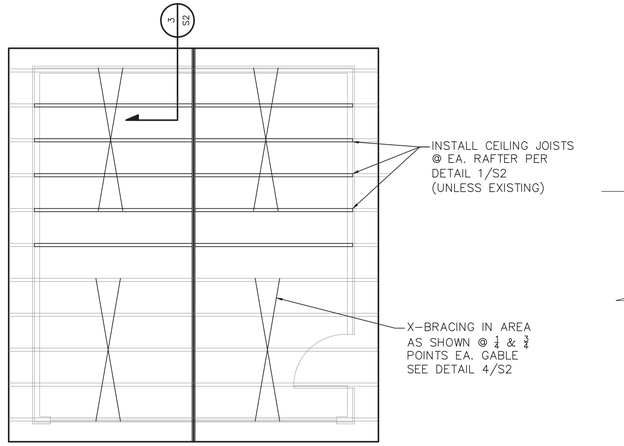
BUILT-UP COLUMN DETAIL



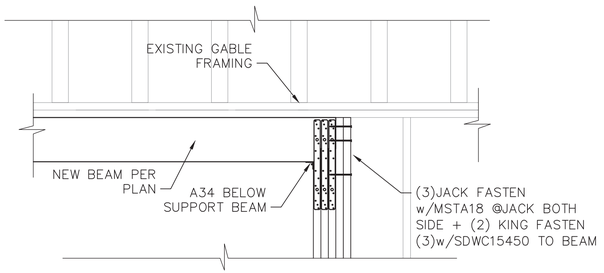
EXISTING PLAN
1/4"=1'-0"



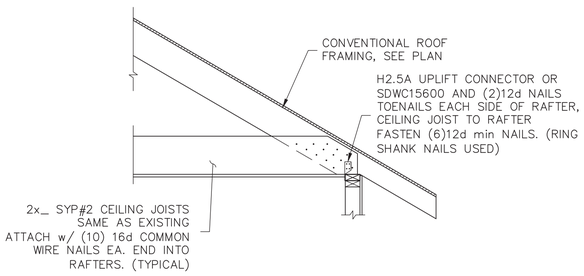
STRUCTURAL PLAN
1/4"=1'-0"



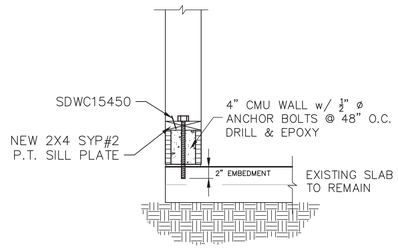
ROOF PLAN
1/4"=1'-0"



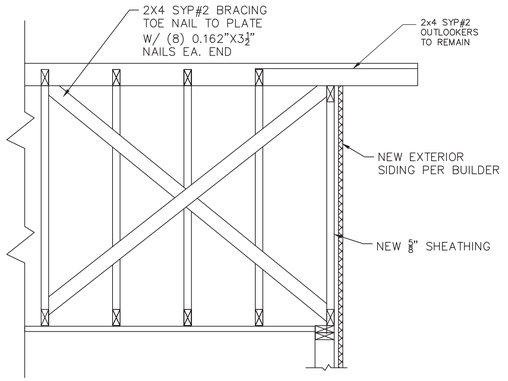
3 S2 NEW BEAM DETAIL
SCALE: N.T.S.



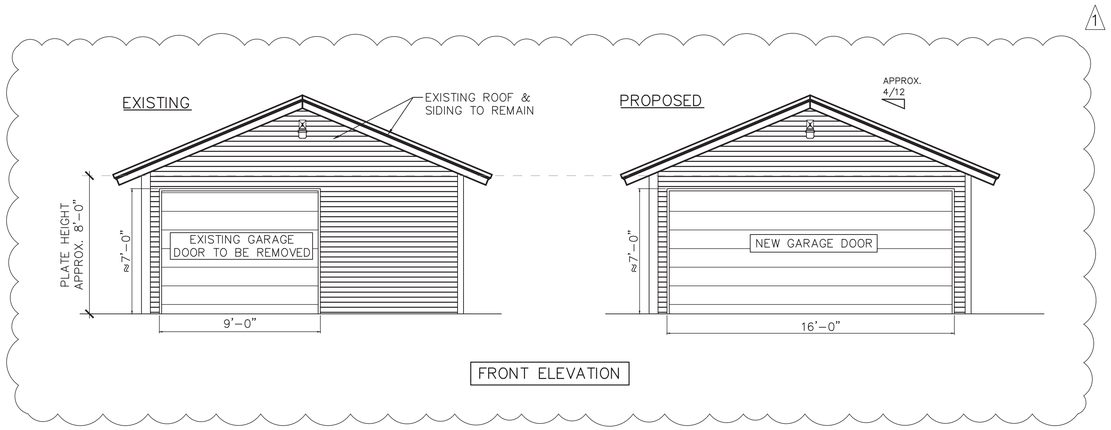
1 S2 CONVENTIONAL ROOF SECTION
SCALE: NOT TO SCALE



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



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



FRONT ELEVATION

DOUGLAS VAN LUCAS LICENSE No 49489 STATE OF FLORIDA PROFESSIONAL ENGINEER

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

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

17' 4"

19' 4"

4" Slab

Mix Design 3204N [3000 PSI W/Fiber] Total 11 Yrd

17' 6"

10' 11"

8" Slab

20' 3"

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



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

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- NO EXISTING ELECTRIC OR WATER TO DETACHED GARAGE - NONE INCLUDED IN THIS PERMIT



COJ PERMIT NUMBER - # B-25-252444.000
2/3/2025
DARRELL LANGSTAFF
1375 WOLFE ST
JACKSONVILLE, FL 32205
RE: 092172 - 0000

OWNER'S PROJECT GOAL: TO – *RESTORE*- THE STRUCTURAL INTEGRITY THAT WILL PRESERVE THE EXISTING DETACHED GARAGE WHILE INCREASING FUNCTIONALITY AND LONGEVITY OF THE STRUCTURE

SCOPE OF WORK TO INCLUDE:
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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

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COJ PERMIT NUMBER - # B-25-252444.000
2/3/2025
DARRELL LANGSTAFF
1375 WOLFE ST
JACKSONVILLE, FL 32205
RE: 092172 - 0000

OWNER'S PROJECT GOAL: TO – *RESTORE*- THE STRUCTURAL INTEGRITY THAT WILL PRESERVE THE EXISTING DETACHED GARAGE WHILE INCREASING FUNCTIONALITY AND LONGEVITY OF THE STRUCTURE

SCOPE OF WORK TO INCLUDE:
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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



358




360















From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Friday, August 22, 2025 3:40 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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

Hi Caleb,

Is there a means to pay this electronically (Online) as I travel for work?

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Friday, August 22, 2025 12:51 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good afternoon,

Please be advised that **Application for Certificate of Appropriateness (COA-25-32139)** is now ready for payment. In order to submit the necessary materials for filing, please complete the following items:

- Attached is the invoice. The check(s) should be made out to the Tax Collector and can be paid at the Tax Collector's Office (**214 N. Hogan Street, 2nd Floor**).
- Please return a copy of the paid invoice to me via email or to the Historic Preservation Section (**214 N. Hogan Street, 3rd Floor**).
- The required public notice signs (**2, along all streets the property fronts)** and affidavit are also ready for pick-up. The signs are located outside the elevators on the 3rd floor in the Ed Ball building (214 N. Hogan St). The signs will need to be posted by **September 10th**.

So long as we receive the receipt of payment by **August 29th,** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **September 24th.**

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department

214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Thursday, August 21, 2025 11:07 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; jacob smith <jacobsmith@rpc-llc.net>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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Caleb,

I think it was done first of the year 2024.

Thanks!

Darrell

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, August 21, 2025 10:13 AM
To: jacob smith <jacobsmith@rpc-llc.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

Good morning,

Yes, my apologies. The expansion of the driveway is part of the scope of work as well. Based on aerial imagery, it appears that it was expanded late 2024, early 2025. Do you know specifically when or what month the driveway was expanded?

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **904–255–7854**

From: jacob smith <jacobsmith@rpc-llc.net>
Sent: Thursday, August 21, 2025 9:46 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Darrell Langstaff <darrell@thelangstaffs.com>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25 - front door cut sheet

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.

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

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,

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

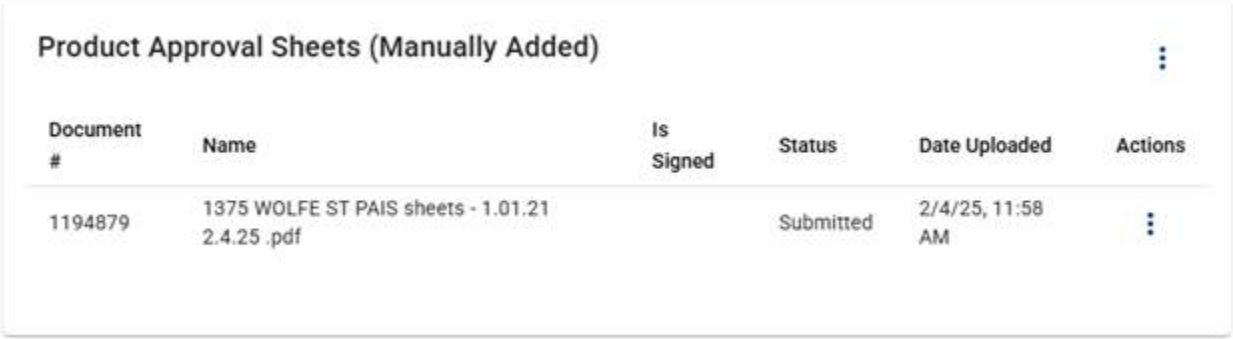
214 North Hogan Street, Suite 300

Jacksonville, FL 32202

Office: **904–255–7854**

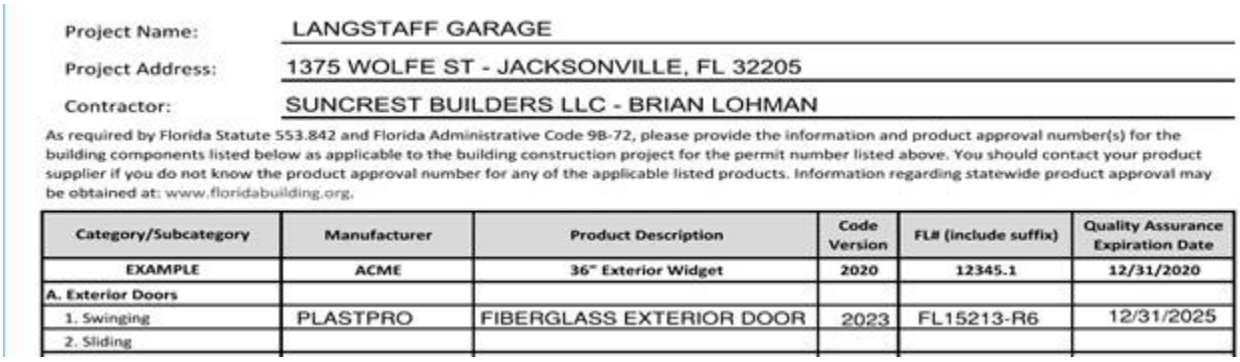
From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:34 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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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

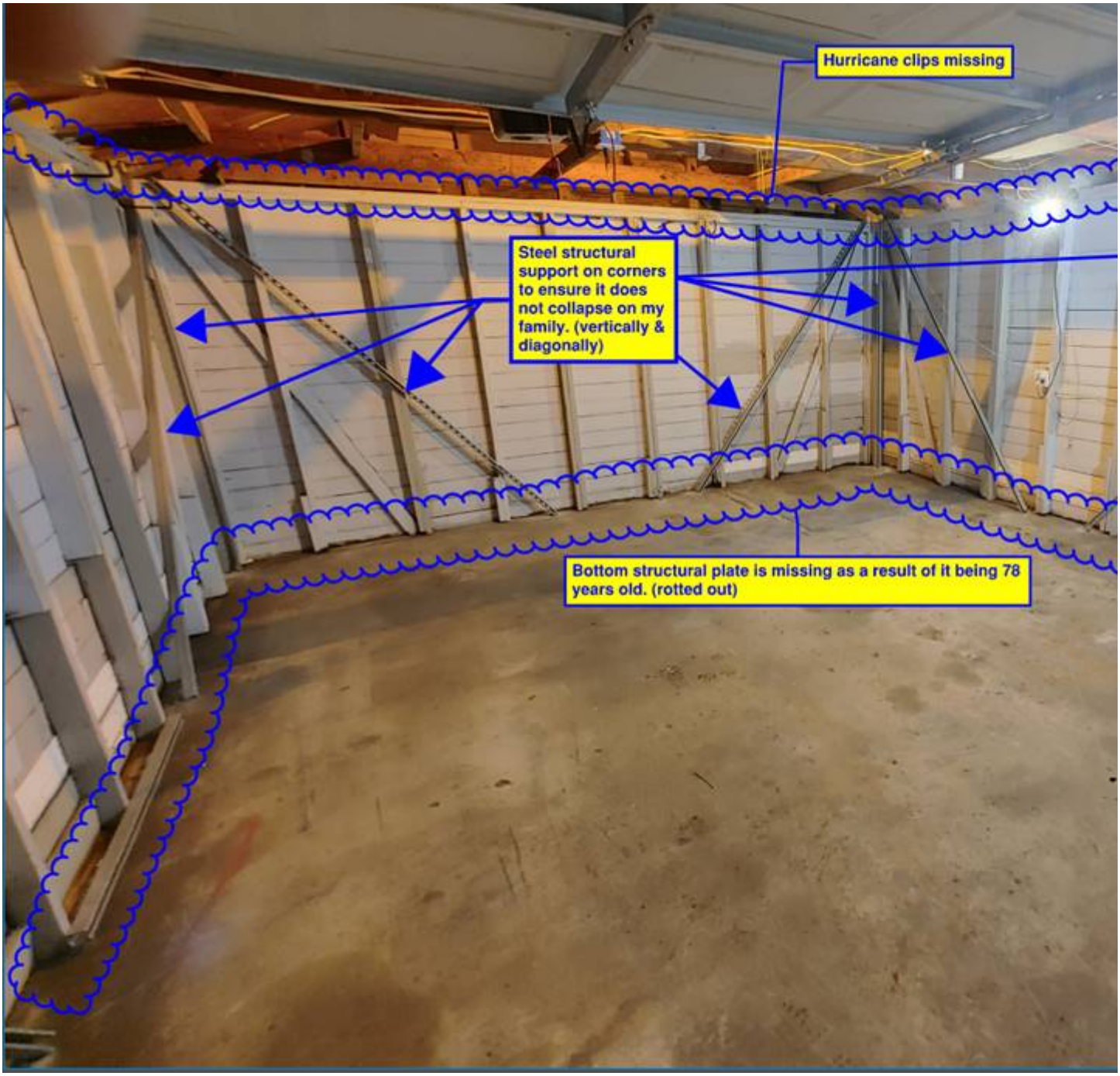
From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, August 18, 2025 3:21 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: jacob smith <jacobsmith@rpc-llc.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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

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From: Darrell Langstaff
Sent: Wednesday, July 16, 2025 2:26 PM
To: Figueroa, Brittany - PDCM
Cc: Historic Preservation ; 'caroline.cornely@gmail.com'
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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Hi Brittany,

Thank you for the follow up; I plan to have everything below compiled by August 15th; are there time slots available for the commission the week of the 18th?

In terms of this line item:

- **Replacing Wood Siding on Garage:**

This will be vinyl siding same gray color & dimensions of what is already on the house.

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office
darrell@thelangstaffs.com

https://www.linkedin.com/in/darrell-langstaff-7558a2113

https://www.facebook.com/darrell.langstaff

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

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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

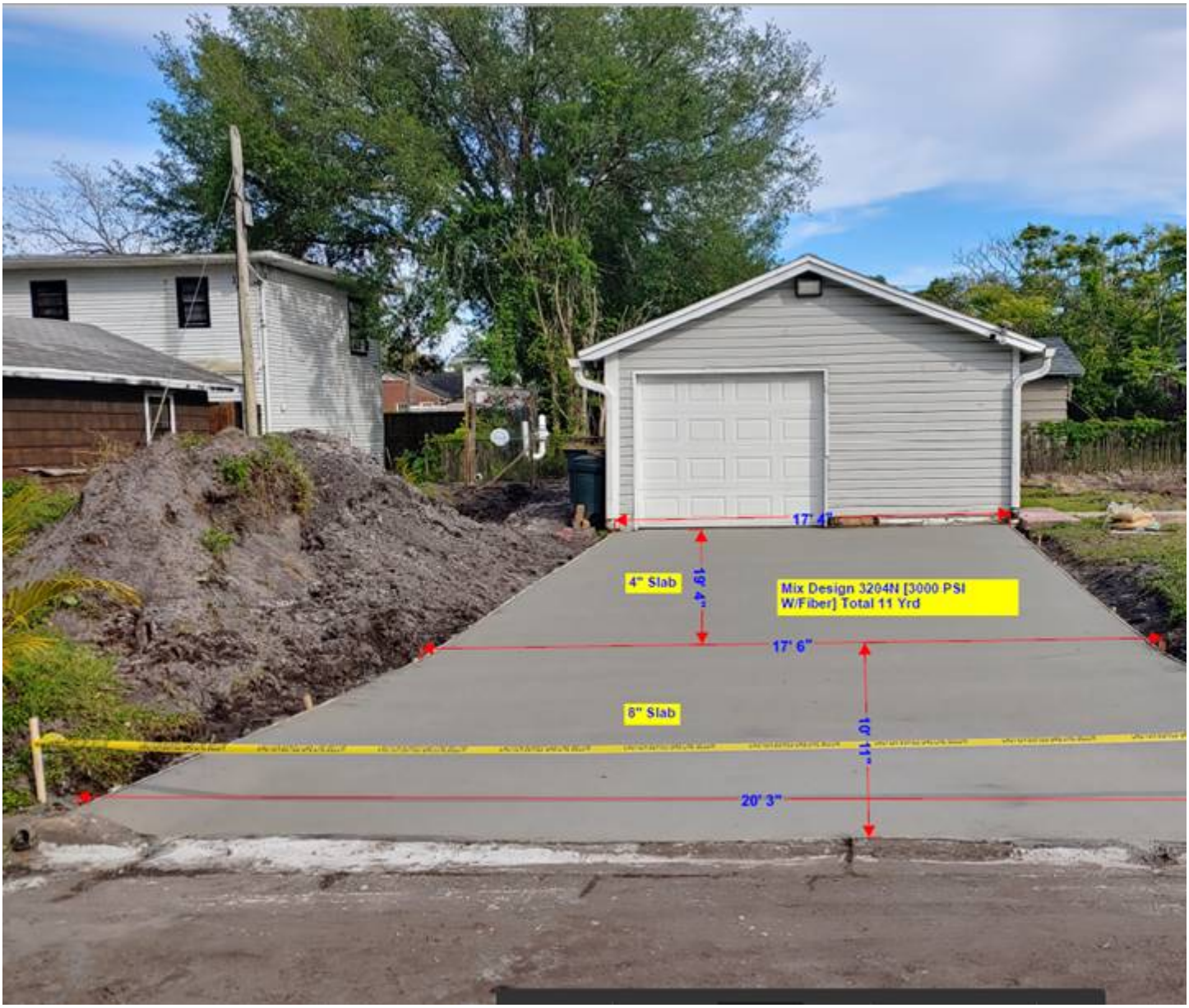
Visit Our Website

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

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Hi Brittany,

Do you think the **attached** or below is sufficient for a dimensional drawing of the driveway?



Thank you for your time & have a great day!

Sincerely,

Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205

904.917.2721 Home Office
darrell@thelangstaffs.com

https://www.linkedin.com/in/darrell-langstaff-7558a2113

https://www.facebook.com/darrell.langstaff

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

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From: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Sent: Tuesday, May 20, 2025 12:56 PM
To: Darrell Langstaff <darrell@thelangstaffs.com>
Subject: RE: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

Good afternoon Darrell,

Thank you for reaching out and letting me know that you are working on the required documents. Regarding the account activity you mentioned, I am unsure what you are referencing. This application was submitted on 3/17/2025 and my initial email after reviewing the application was on 3/24/2025. Then there were several email correspondences between that time and 4/22/2025 (see email thread below). At the site visit on 4/24/2025 you informed me that you preferred to no longer copy Suncrest Builders on our email correspondence regarding this COA application.

The items I still need are the ones listed in my 5/2/2025 email below. Please let me know if you have any other questions and I'm happy to assist.

Thank you!

Brittany Figueroa, MSP, MPA

City Planner III

Historic Preservation Section

Planning Department

214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7822

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From: Darrell Langstaff <darrell@thelangstaffs.com>
Sent: Monday, May 19, 2025 11:24 AM
To: Figueroa, Brittany - PDCM <BFigueroa@coj.net>
Subject: Re: COA Tracking #32139 1375 Wolfe St PERMIT #B-25- SURVEY SUBMISSION

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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

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

Good Morning Brittany,

What does it mean by this statement below? “would need to go before the Commission”

Is this the once a month review meeting where I speak to them for two minutes?

Thank you for your time & have a great day!

Sincerely,



Darrell Langstaff

1375 Wolfe Street

Jacksonville, FL 32205
904.917.2721 Home Office

darrell@thelangstaffs.com

https://www.linkedin.com/in/darrell-langstaff-7558a2113

https://www.facebook.com/darrell.langstaff

Email is the preferred method for dialogue as I have critical employer commitments throughout the work day.

Please consider the environment before printing this email

Vential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message and attachments.

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,

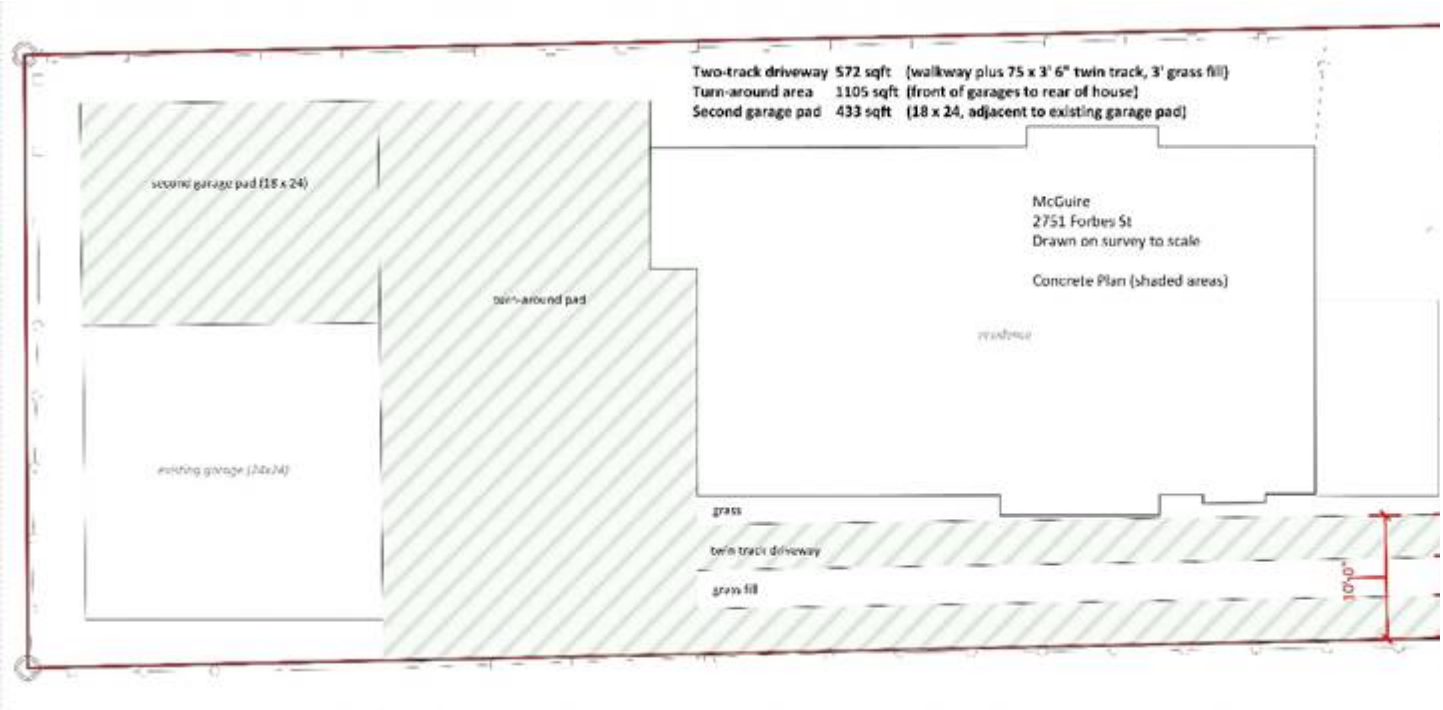
Thank you for your patience. Below are Staff comments:

- **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.

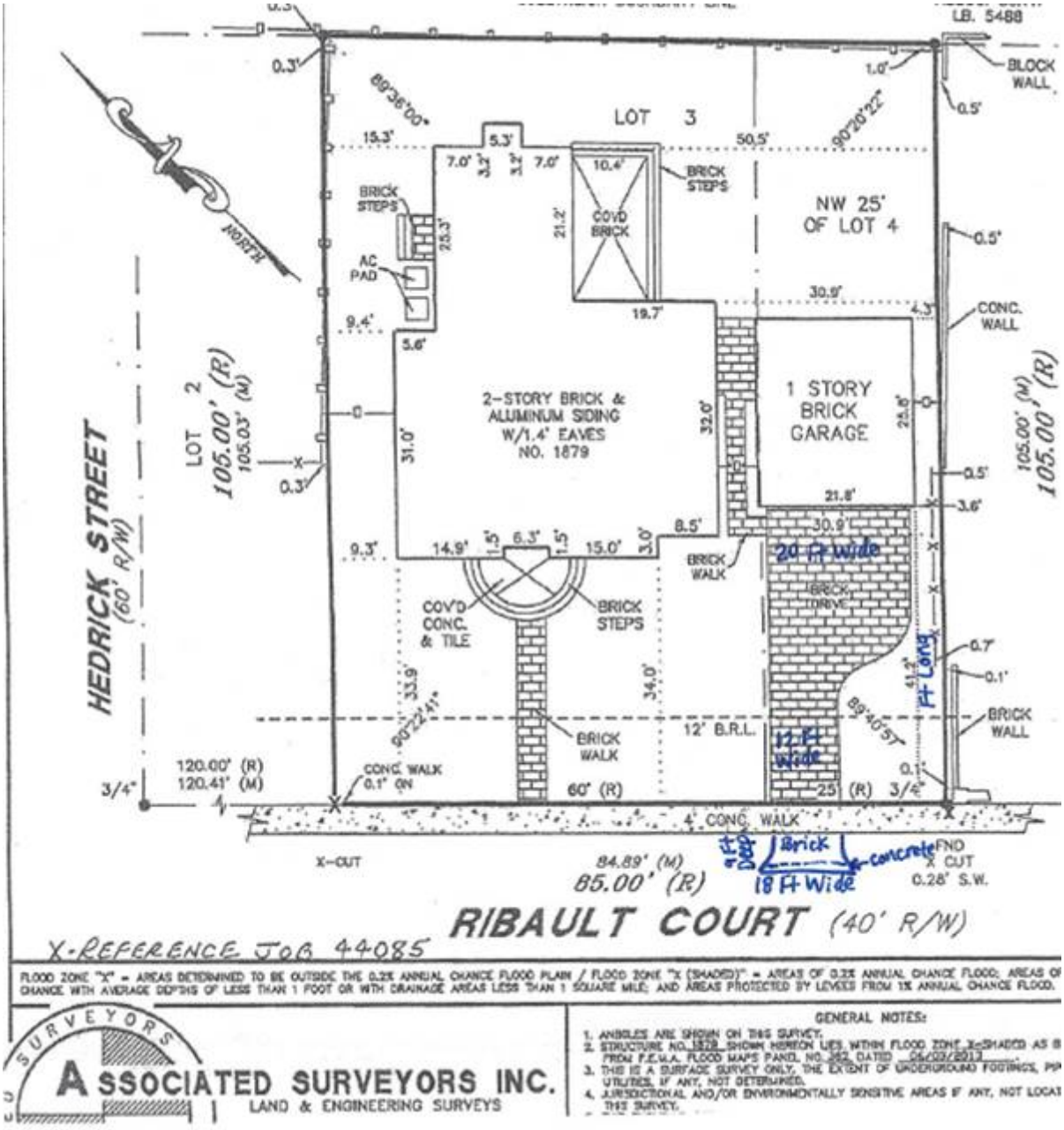
I know on the site visit I said I would provide you with some additional information and you mentioned to only email you moving forward. Attached is the 2025 COA Matrix which shows different scopes of work on what can be approved at staff level and what needs to go before the Commission. I have also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

Jacksonville
Historic Preservation
Commission

F. Historic Designations

Jacksonville
Historic Preservation
Commission

G. Certificates of Appropriateness

Jacksonville
Historic Preservation
Commission

COA-25-33155

1639 Challen Ave

December 10, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33155

Address: 1639 Challen Avenue, RE# 078622-0000

Location: North of Challen Avenue, between Valencia Road and Herschel Street

Owner: Alvin Kennedy, Jr.
1639 Challen Avenue
Jacksonville, Florida 32205

Applicant: Thomas Cusick, Jr.
Parrot Solar, Inc.
327 2nd Avenue North
Jacksonville Beach, Florida 32250

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

Designation: Riverside Avondale; Contributing

Request: Alterations – Solar Panels

Summary Scope of Work:
1. Install solar panels and associated panels

Recommendation: **Approve with Conditions**

Conditions:
1. Panels shall be installed on existing asphalt shingles, composition shingles, or flat roofs.
2. Panels and equipment including the wiring and raceways shall be minimally visible.
3. The overall height of panels shall be 6 inches or less.
4. Panels shall be frameless, or the frame color shall match the panel color.
5. Panels shall have no grids or minimally visible grids.
6. Wiring, connection boxes, and raceways shall be the same color as the roof or building, depending on installation location.
7. Solar panel and utility panel installation shall be limited to behind the primary roof ridge.



PROJECT DESCRIPTION

COA-25-33155 is for the installation of solar panels on the roof of a contributing property within the Riverside-Avondale Historic District. The structure is a Colonial Revival residential building with Prairie Style influences and is characterized by its hipped roof with front eyebrow dormer, its recessed semi-elliptical arched porch entry, predominantly 9/1 sash and casement windows, its two (2) chimneys, and stucco exterior. The scope of work includes the installation of solar panels in front and to the side of the primary roof line with proposed utility panels on the rear of the structure.

According to the 2025 COA Matrix, the installation of solar panels in a readily-visible location requires commission review. The proposed solar panel installation includes readily street-visible solar panels.

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 applicant proposes to install solar panels in mostly street-visible locations. While Staff is not opposed to the installation of solar panels on the structure, the Design Guidelines and Ordinance Code Criteria encourage such alterations to be limited to less prominent facades such as the sides or rear. As such, Staff has conditioned the solar panels to be located behind the primary roof ridge in order to limit visibility of the panels from the street (Condition #7). The roof appears to have a low pitch which should make the relocation of the solar panels behind the primary roof ridge a viable option.
- As conditioned, the work will have a minimal impact to the existing structure and nearby buildings within the district. Additionally, the solar panels are not permanent or damaging fixtures to the roof and the work may be easily reversed in the future. This is consistent with Sections 307.106(k)(1-3) and 307.106(l)(1, 2, and 5).
- As proposed, the work can be conducted within a reasonable time frame. This is consistent with Section 307.106(k)(4).
- The Design Guidelines reference "Roofs and Roof Surfaces," stating that altering the essential character of roofs through the installation of solar collectors should be avoided along public rights-of-way. The proposed solar panels include some street-visible locations, however, the design of the panels, as conditioned, will be consistent with design standards as the panels would be minimally visible if installed behind the primary roof ridge.

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

1. Section 307.106(k) General Standards: 1, 2, 3, and 4
2. Section 307.106(l) Guidelines on "Alterations": 1, 2, and 5
3. Historic District Design Guidelines, Section on "Roofs and Roof Surfaces"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district.

- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected.

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.

- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

- 307.106(l)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

Historic District Design Guidelines, "Roofs and Roof Surfaces"

- Avoid #1: Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public rights-of-way.

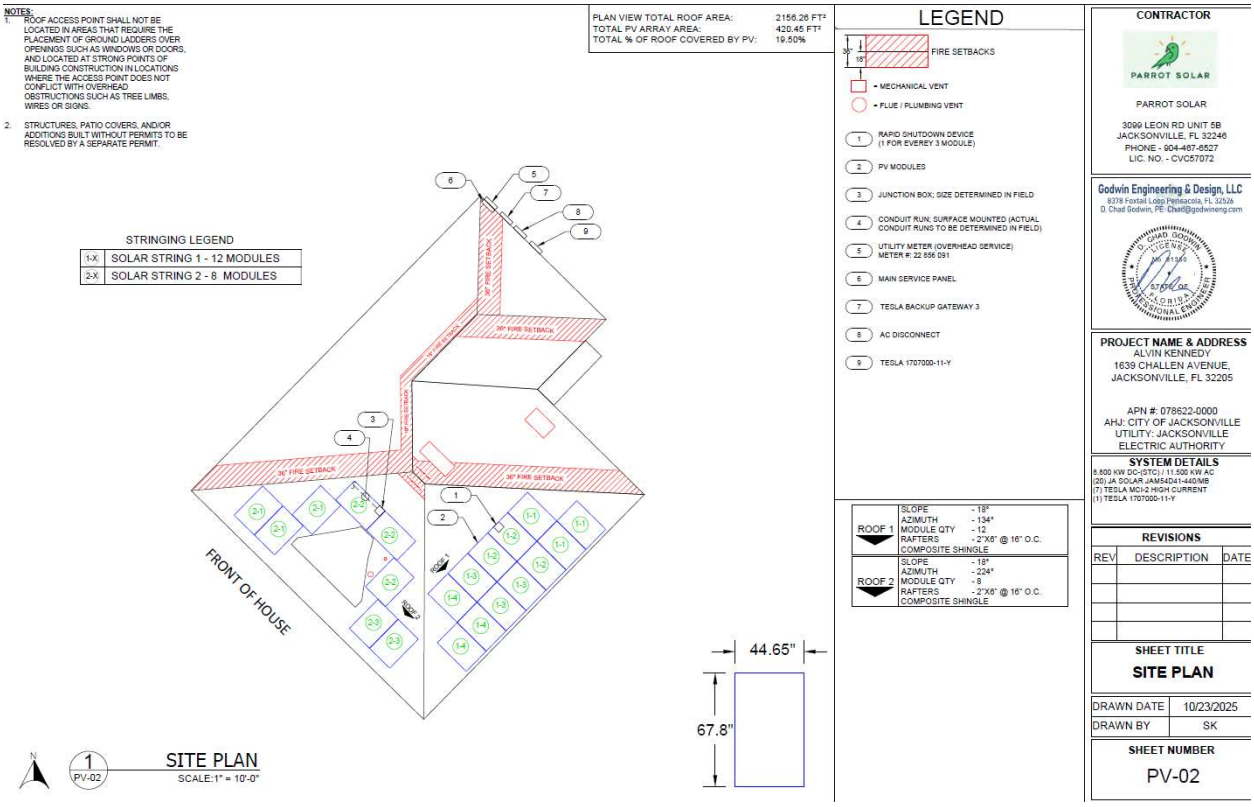
LOCATION MAP

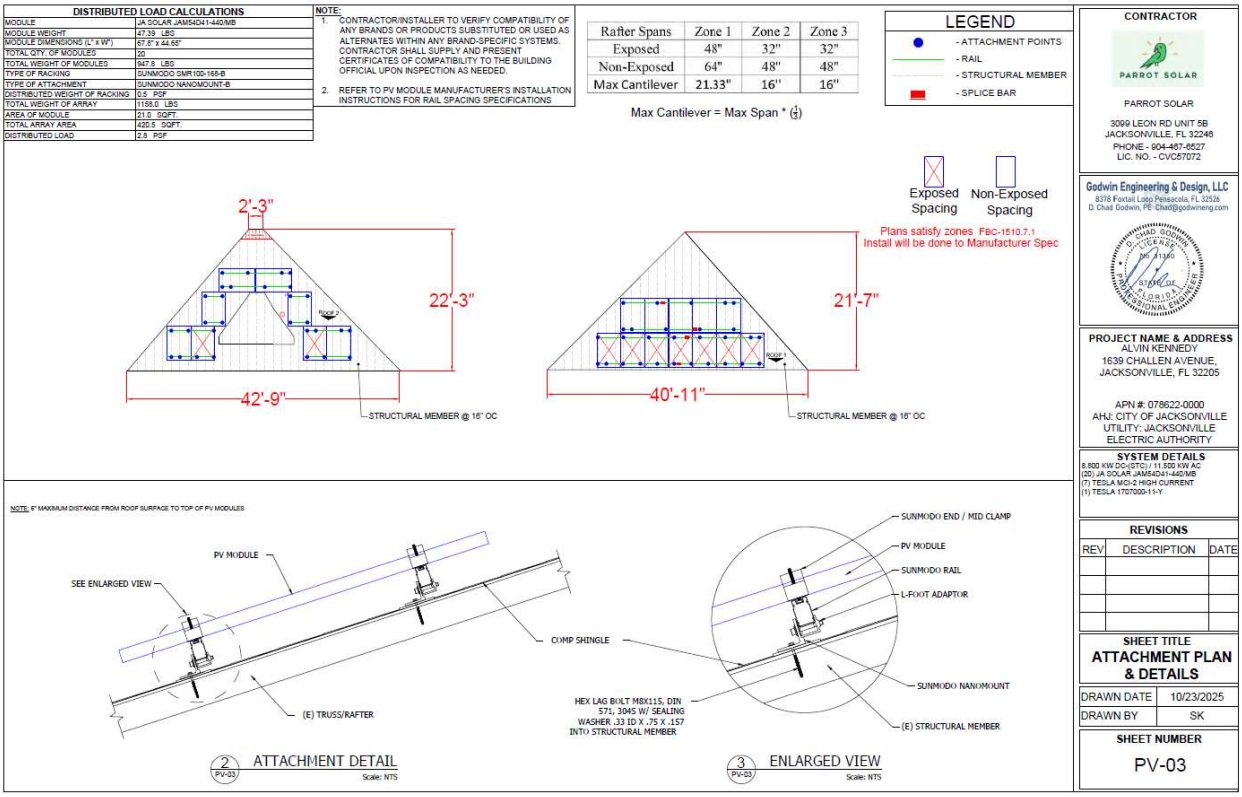


PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS



PRODUCT INSTALLATION PLANS DATED OCTOBER 23, 2025





Application For Certificate Of Appropriateness

Application Info

Tracking #	33155	**Application Status**	FOUND SUFFICIENT
Date Started	11/06/2025	**Date Submitted**	11/06/2025

Planning and Development Department Info

COA #	COA-25-33155
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	11/17/2025
Forwarded to JHPC	☑
JHPC Meeting Date	12/10/2025
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 CUSICK
First Name THOMAS
Middle Name

Company Name PARROT SOLAR

Mailing Address 3075 LEON ROAD

City JACKSONVILLE
State FL
Zip Code 32221

Phone 904 467 6527
Fax
Email SFISHER@PARROTSOLAR.COM

General Information On Owner(s)

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

Last Name KENNEDY
First Name ALVIN
Middle Name

Company/Trust Name

Mailing Address 1639 CHALLEN AVENUE

City JACKSONVILLE
State FL
Zip Code 32205

Phone 3362545497
Fax
Email AKENNEDYJR@THETFCLINIC.COM

Description Of Property

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

Map	RE#
	078622 0000

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
1639	CHALLEN AVE	32205

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [x] **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
ROOFTOP PV WITH BATTERY BACK UP (8.6KW) TIER 1 SOLAR MODULES, (1) TESLA POWERWALL 3, (1) TESLA POWERWALL 3 EXPANSION UNIT, (1) TESLA HOME BACKUP INTERCONNECTION DEVICE, SYSTEM MONITORING, OUTSIDE ACCESSIBLE AC DISCONNECT # OF PANELS X WATTAGE: 20 X 430W

Addition Information

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

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

Alteration - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Elevations -** Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Area Pictures -** Pictures of area affected by alteration.
- [x] **Structure Photos -** Overall photos of structure.
- [x] **Product -** Brochure/specifications and sample.

Additional Documents Provided

	Description
[x]	FULL ELECTRICAL 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: 11/26/25

COA#: COA-25-33155

Address: 1639 Challen Avenue
Jacksonville FL 32205

Owner: Alvin Kennedy

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 33155 **were posted on the property/site located at:**

078622-0000
Real Estate Number(s)

1639 Challen Avenue
Street Address

Jacksonville FL 32205
City, State Zip Code

Printed Name: Thomas Cusick

Signature: Thomas Cusick

Dated this 26 day of November, 2025.

5-35 28-2S-26E
HEDRICK INVESTMENT COS R/P BLK 13
EDGEWOOD
LOT 22

KENNEDY ALVIN JR
1639 CHALLEN AVE
JACKSONVILLE, FL 32205-8511

2025

R-078622-0000

PRINTED 10/10/2025
BY: pao

Map Id: 6428 502101.24 1.50 1.00 1.00 AVONDALE N & CENTRAL

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	16 FRAME STUCCO	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	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	3.00	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000
Size Adj.	0.9400
TOTAL ADJUSTED POINTS	129
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0108	01	4	04	100.00	0.00	1.00	100

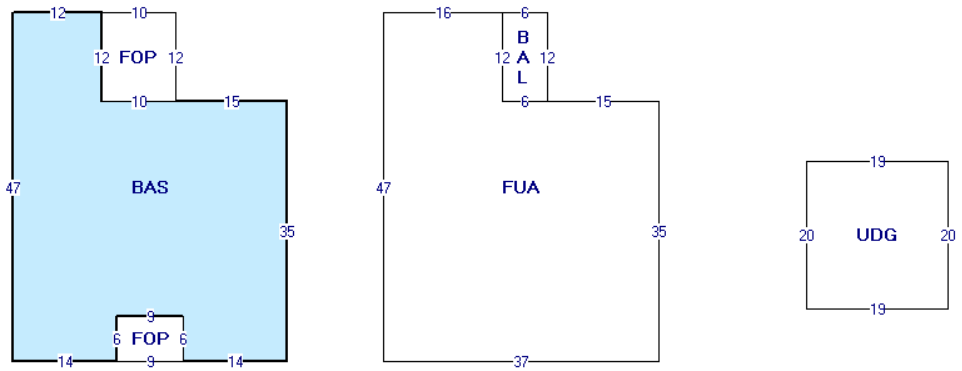
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
805,861	1923	1995	R2	25.00	75.00%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAL	72			15	11	2,179
BAS	1,385		X	100	1,385	274,365
FOP	174			30	52	10,302
FUA	1,487		X	95	1,413	279,912
UDG	380			50	190	37,639
	3,498			2,872	3,051	$604,396

ACREAGE 0.00 PRICE/SF 198.10

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:
SITE ADDRESS: 1639 CHALLEN AVE JACKSONVILLE 32205- 0108 SFR CLASS 2

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	604,396
EXTRA FEATURE VALUE	15,547
TOTAL MARKET LAND VALUE	119,928
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	739,871
ASSESSED VALUE	546,188
CAP BASE YEAR	2015
TAXABLE VALUE	495,466
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

BUILDING DIMENSIONS

BAS:0,47:=N47 E12 S12 E25 S35 W14 N6 W9 S6 W14 $
FOP:23,47:=W9 N6 E9 S6 $ FOP:12,0:=E10 S12 W10 N1
2 $ FUA:50,0:=E16 S12 E21 S35 W37 N47 $ BAL:66,0
:=E6 S12 W6 N12 $ UDG:107,40:=N20 E19 S20 W19 $
.

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	21389	01549	02/28/2025	WD	Q	I	01	865000	0	N	0	YOHE KATHLEEN A	KENNEDY ALVIN JR	20250326
2	16964	02360	10/24/2014	WD	Q	I	02	557500	0	N	0	BARSON SCOTT H	YOHE KATHLEEN A	20141105
3	15371	02482	08/09/2010	WD	Q	I	01	429000	0	N	0	HOOD BARRY & AILEEN	BARSON SCOTT H ET AL	20100921
4	13537	01956	09/06/2006	WD	Q	I	02	575000	0	N	0	SCHUETH WILLIAM F JR &	HOOD BARRY & AILEEN	20070124 VER DR219

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	POLR3	Pool	1	100.00	0.00	0	0	1.00	4	100	29,750.00	35,700.00	100	1990	1990		40	14,280
2	FPPR7	Fireplace Prefab	1	100.00	0.00	0	0	1.00	7	100	3,166.25	6,332.50	100	1923	1923	2008	20	1,267

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING	04/20/1999	JAC
LAND LINES	06/22/2001	HCG
VALUE REVIEW	06/26/2025	KK1
TRIENNIAL	05/22/2012	EAG
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	49.00	100.00	100.00	49.00	F	1	0.89	1.00	2,750.00	2,447.50	119,928

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

NEW PHOTOVOLTAIC PITCHED ROOF MOUNTED SYSTEM - 8.800 KW DC/11.500 KW AC
& ENERGY STORAGE SYSTEM - 13.5 KWH
1639 CHALLEN AVENUE, JACKSONVILLE, FL 32205

NEW PV SYSTEM SPECIFICATIONS

SYSTEM SIZE:	DC SIZE: 8.800 KW DC-(STC) AC SIZE: 11.500 KW AC
MODULE:	(20) JA SOLAR JAM54D41-440/MB
RSD'S:	(7) TESLA MCI-2 HIGH CURRENT
INVERTER:	(1) TESLA 1707000-11-Y

APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:
2023 FLORIDA BUILDING CODE, 8TH ED
2023 FLORIDA RESIDENTIAL CODE, 8TH ED
2023 FLORIDA FIRE PREVENTION CODE, 8TH ED
2020 NATIONAL ELECTRICAL CODE
AS ADOPTED BY CITY OF JACKSONVILLE

DESIGN CRITERIA

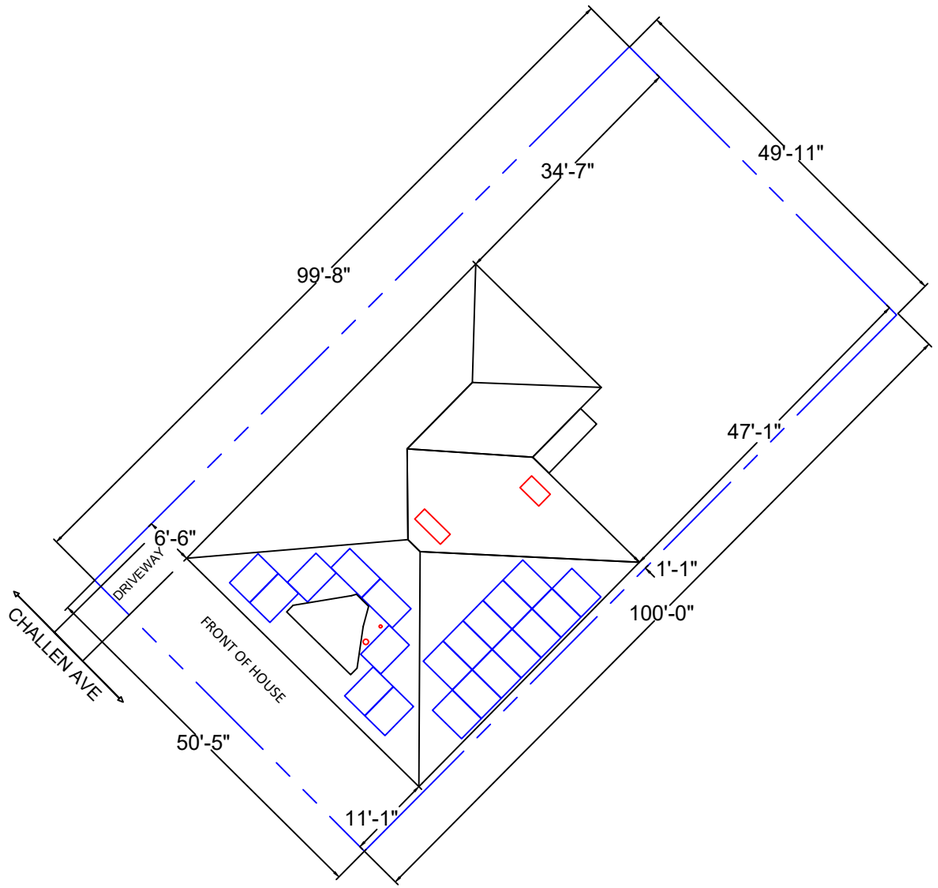
ROOF SURFACE TYPE: COMPOSITE SHINGLE
ROOF FRAMING: 2"X6" RAFTERS @ 16" OC
BUILDING STORY: TWO STORY
GROUND SNOW LOAD: 0 PSF
WIND SPEED: 130 MPH
WIND EXPOSURE: C
RISK CATEGORY: II

PROJECT NOTES

1.1.1 THIS PHOTOVOLTAIC (PV) & ENERGY STORAGE SYSTEM SHALL COMPLY WITH THE RELEVANT YEAR OF THE NATIONAL ELECTRICAL CODE (NEC), ALL MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.
1.1.2 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND THE PV & ENERGY STORAGE SYSTEM MUST BE INSPECTED PRIOR TO OPERATION
1.1.3 ALL PV & ENERGY STORAGE SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, BATTERIES, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC AND OTHER GOVERNING CODES
1.1.4 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

SCOPE OF WORK

1.2.1 CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC & ENERGY STORAGE SYSTEM. THE CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTION OF EXISTING ONSITE CONDITIONS TO DESIGN, SPECIFY, AND INSTALL THE PITCHED ROOF-MOUNTED PV SYSTEM AND ENERGY STORAGE SYSTEM DETAILED IN THIS DOCUMENT



N

1 PV-01 PROPERTY PLAN
SCALE:1" = 20'-0"

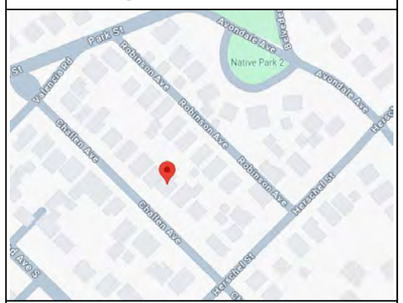
SHEET INDEX

PV-01	COVER PAGE
PV-02	SITE PLAN
PV-03	ATTACHMENT PLAN & DETAILS
PV-04	ELECTRICAL DIAGRAM
PV-05	NOTES
PV-06	WARNING LABELS
PV-07	INSTALLATION RESOURCE
EQUIPMENT DATASHEETS ATTACHED	

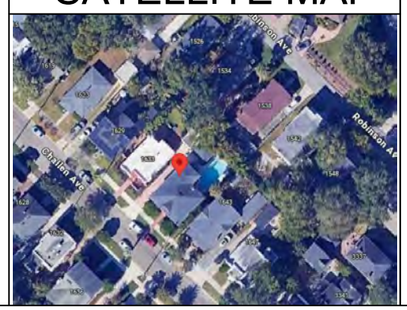
LEGEND

- PROPERTY LINE
- FENCE LINE

VICINITY MAP



SATELLITE MAP



CONTRACTOR

PARROT SOLAR

3099 LEON RD UNIT 5B
JACKSONVILLE, FL 32246
PHONE - 904-467-6527
LIC. NO. - CVC57072

Godwin Engineering & Design, LLC
8378 Foxtail Loop Pensacola, FL 32526
D. Chad Godwin, PE Chad@godwineng.com

PROJECT NAME & ADDRESS
ALVIN KENNEDY
1639 CHALLEN AVENUE,
JACKSONVILLE, FL 32205

APN #: 078622-0000
AHJ: CITY OF JACKSONVILLE
UTILITY: JACKSONVILLE ELECTRIC AUTHORITY

SYSTEM DETAILS
8.800 KW DC-(STC) / 11.500 KW AC
(20) JA SOLAR JAM54D41-440/MB
(7) TESLA MCI-2 HIGH CURRENT
(1) TESLA 1707000-11-Y

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE
COVER PAGE

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER
PV-01

NOTES:

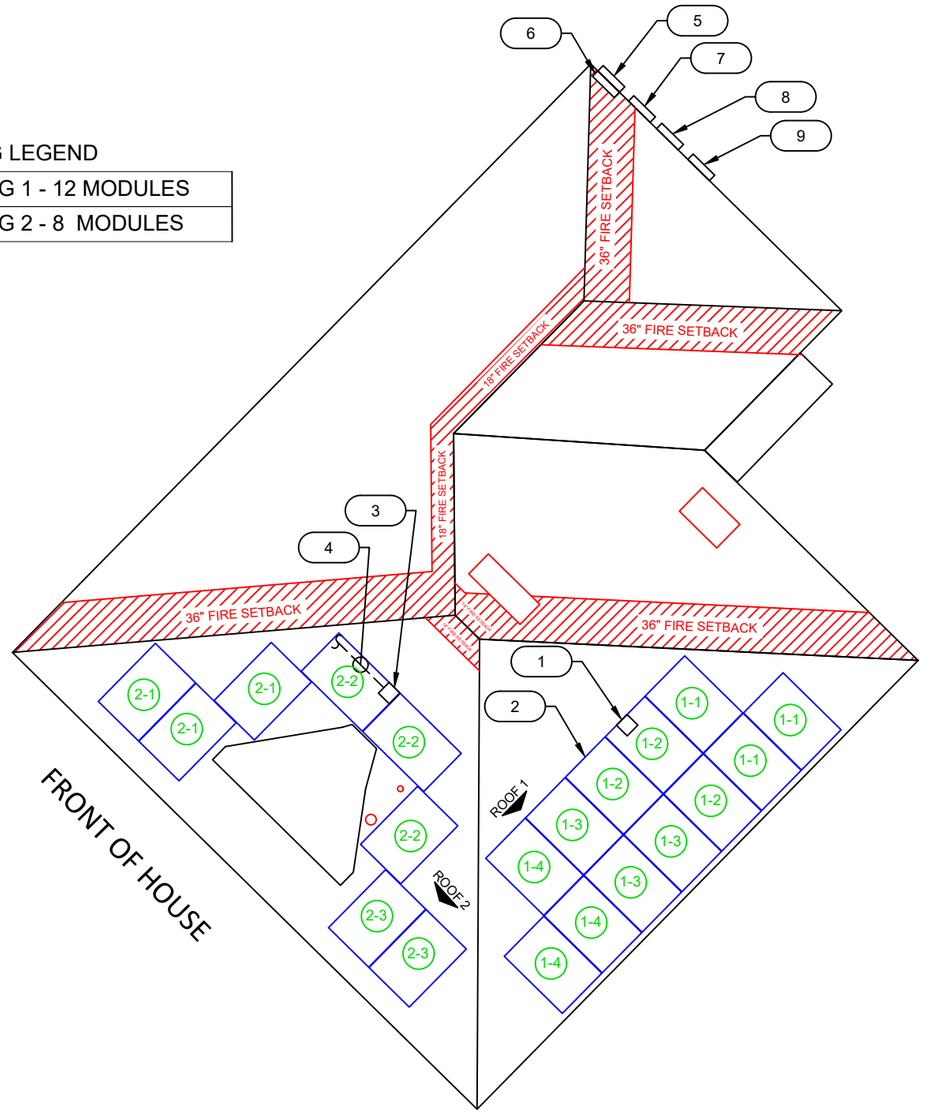
1. ROOF ACCESS POINT SHALL NOT BE LOCATED IN AREAS THAT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

2. STRUCTURES, PATIO COVERS, AND/OR ADDITIONS BUILT WITHOUT PERMITS TO BE RESOLVED BY A SEPARATE PERMIT.

PLAN VIEW TOTAL ROOF AREA:	2156.26 FT²
TOTAL PV ARRAY AREA:	420.45 FT²
TOTAL % OF ROOF COVERED BY PV:	19.50%

STRINGING LEGEND

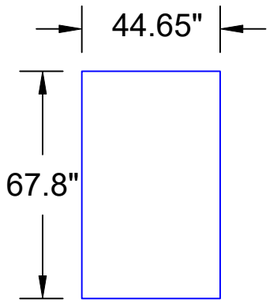
1-X	SOLAR STRING 1 - 12 MODULES
2-X	SOLAR STRING 2 - 8 MODULES



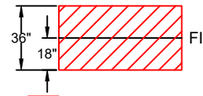
N

1 PV-02 SITE PLAN

SCALE:1" = 10'-0"



LEGEND



FIRE SETBACKS

= MECHANICAL VENT

= FLUE / PLUMBING VENT

1. RAPID SHUTDOWN DEVICE (1 FOR EVEREY 3 MODULE)
2. PV MODULES
3. JUNCTION BOX; SIZE DETERMINED IN FIELD
4. CONDUIT RUN; SURFACE MOUNTED (ACTUAL CONDUIT RUNS TO BE DETERMINED IN FIELD)
5. UTILITY METER (OVERHEAD SERVICE) METER #: 22 856 091
6. MAIN SERVICE PANEL
7. TESLA BACKUP GATEWAY 3
8. AC DISCONNECT
9. TESLA 1707000-11-Y

ROOF 1	SLOPE	- 18°
	AZIMUTH	- 134°
	MODULE QTY	- 12
	RAFTERS	- 2"X6" @ 16" O.C.
	COMPOSITE SHINGLE	
ROOF 2	SLOPE	- 18°
	AZIMUTH	- 224°
	MODULE QTY	- 8
	RAFTERS	- 2"X6" @ 16" O.C.
	COMPOSITE SHINGLE	

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8.800 KW DC-(STC) / 11.500 KW AC
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(7) TESLA MCI-2 HIGH CURRENT
(1) TESLA 1707000-11-Y

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

SITE PLAN

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER

PV-02

DISTRIBUTED LOAD CALCULATIONS	
MODULE	JA SOLAR JAM54D41-440/MB
MODULE WEIGHT	47.39 LBS
MODULE DIMENSIONS (L" x W")	67.8" x 44.65"
TOTAL QTY. OF MODULES	20
TOTAL WEIGHT OF MODULES	947.8 LBS
TYPE OF RACKING	SUNMODO SMR100-168-B
TYPE OF ATTACHMENT	SUNMODO NANOMOUNT-B
DISTRIBUTED WEIGHT OF RACKING	0.5 PSF
TOTAL WEIGHT OF ARRAY	1158.0 LBS
AREA OF MODULE	21.0 SQFT.
TOTAL ARRAY AREA	420.5 SQFT.
DISTRIBUTED LOAD	2.8 PSF

NOTE:

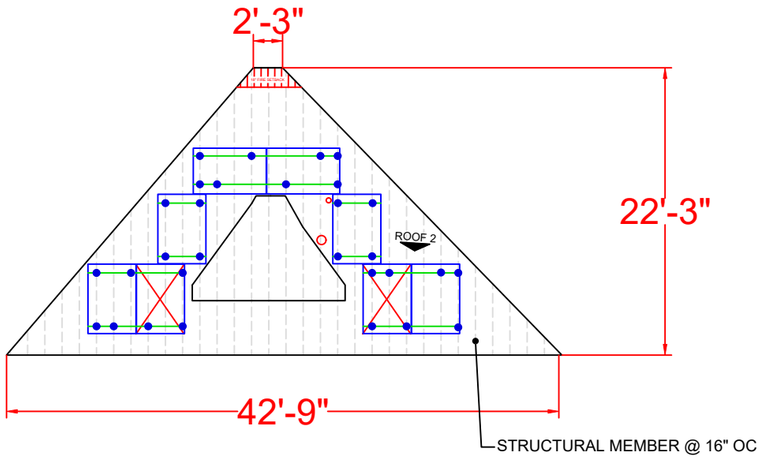
1. CONTRACTOR/INSTALLER TO VERIFY COMPATIBILITY OF ANY BRANDS OR PRODUCTS SUBSTITUTED OR USED AS ALTERNATES WITHIN ANY BRAND-SPECIFIC SYSTEMS. CONTRACTOR SHALL SUPPLY AND PRESENT CERTIFICATES OF COMPATIBILITY TO THE BUILDING OFFICIAL UPON INSPECTION AS NEEDED.
2. REFER TO PV MODULE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR RAIL SPACING SPECIFICATIONS

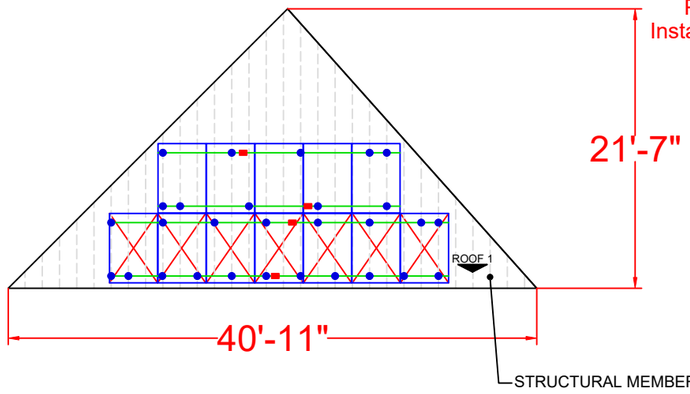
Rafter Spans	Zone 1	Zone 2	Zone 3
Exposed	48"	32"	32"
Non-Exposed	64"	48"	48"
Max Cantilever	21.33"	16''	16''

Max Cantilever = Max Span * $(\frac{1}{3})$

LEGEND

- ATTACHMENT POINTS
- RAIL
- STRUCTURAL MEMBER
- SPLICE BAR



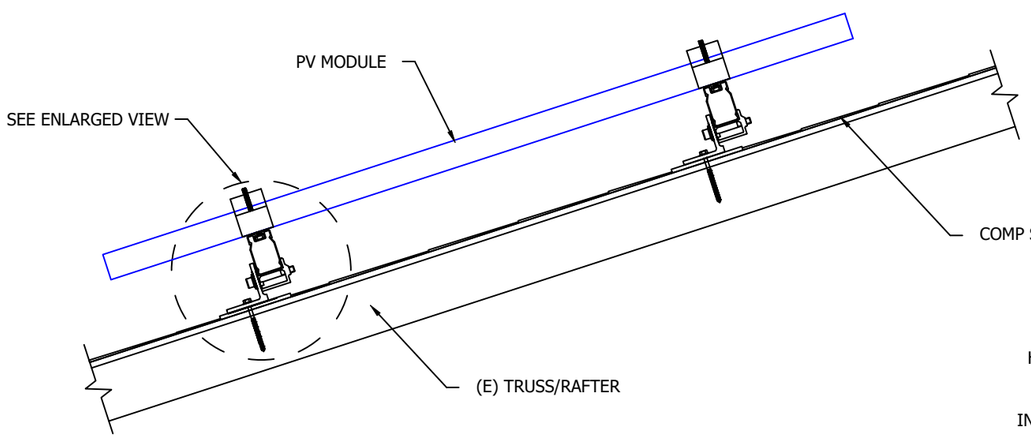


Exposed Spacing

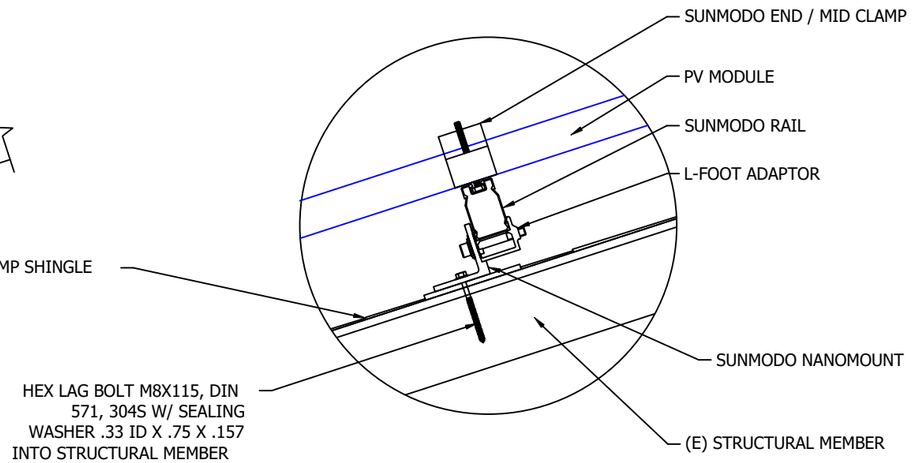
Non-Exposed Spacing

Plans satisfy zones FBC-1510.7.1
Install will be done to Manufacturer Spec

NOTE: 6" MAXIMUM DISTANCE FROM ROOF SURFACE TO TOP OF PV MODULES



2 PV-03 ATTACHMENT DETAIL
Scale: NTS



3 PV-03 ENLARGED VIEW
Scale: NTS

CONTRACTOR

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(7) TESLA MCI-2 HIGH CURRENT
(1) TESLA 1707000-11-Y

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE
ATTACHMENT PLAN & DETAILS

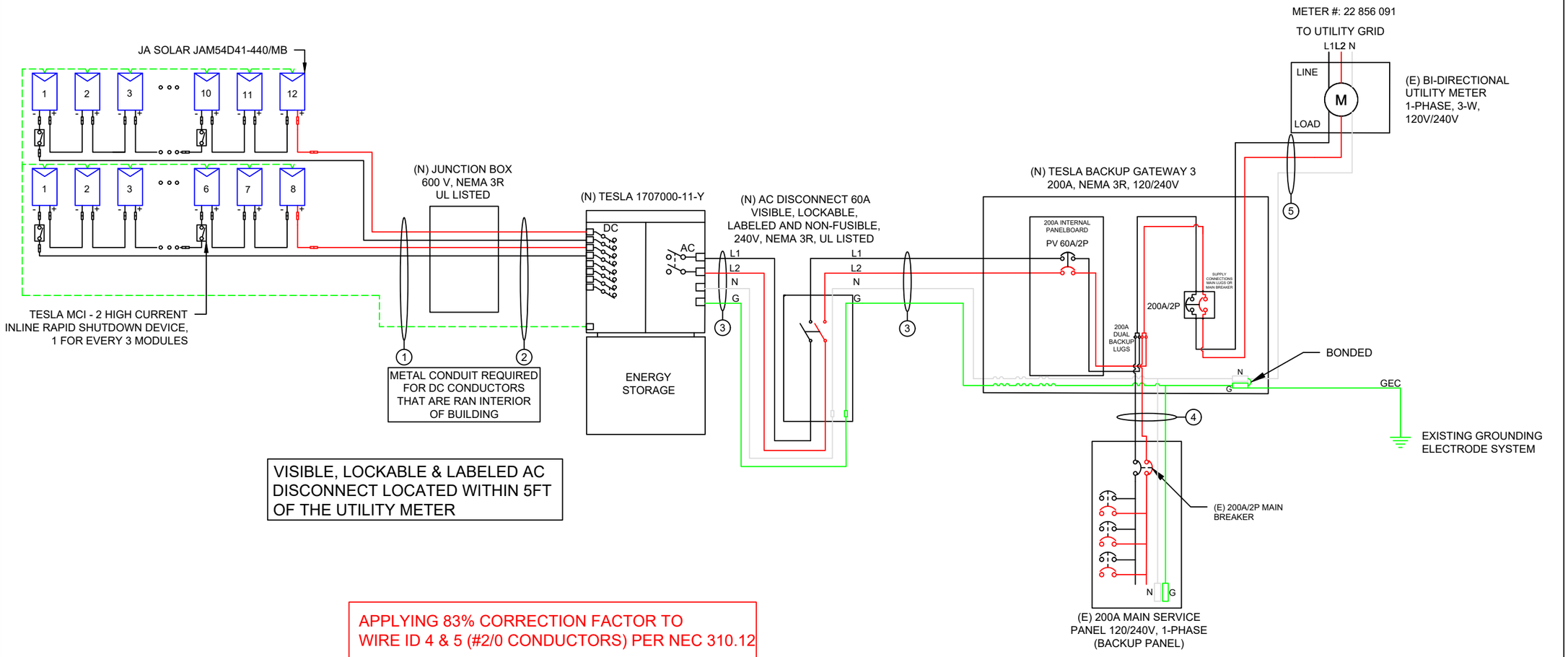
DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER
PV-03

INVERTER SPECIFICATIONS	
MANUFACTURER / MODEL #	TESLA 1707000-11-Y
POWER RATING	11500W
MAX CONT. OUTPUT CURRENT	48A
MAX CURRENT PER MPPT (IMP)	15A[2]
MAX DC VOLTAGE	600V
MAX SHORT CIRCUIT CURRENT PER MPPT (ISC)	19A[2]

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL #	JA SOLAR JAM54D41-440/MB
VMP	33.37 V
IMP	13.18 A
VOC	39.38 V
ISC	13.85 A
TEMP. COEFF. VOC	-0.25 %/°C

AMBIENT TEMPERATURE SPECIFICATIONS	
RECORD LOW TEMP	-4
AMBIENT TEMP (HIGH TEMP 2% AVG.)	35
MINIMUM CONDUIT HEIGHT ABOVE ROOF SURFACE	7/8"



VISIBLE, LOCKABLE & LABELED AC DISCONNECT LOCATED WITHIN 5FT OF THE UTILITY METER

APPLYING 83% CORRECTION FACTOR TO WIRE ID 4 & 5 (#2/0 CONDUCTORS) PER NEC 310.12

DESCRIPTION	FORMULA	RESULT
PV OVERCURRENT PROTECTION NEC 690.9(B)	TOTAL INVERTER OUTPUT CURRENT x 1.25 = 48.0A x 1.25	60.00A (SELECTED OCPD = 60A)

DC WIRE CALCULATION

WIRE ID	EXPECTED WIRE TEMP (°C)	TEMP DERATE (90 °C)	QTY OF CURRENT CARRYING CONDUCTORS	CONDUIT FILL DERATE	MINIMUM CONDUIT SIZE (TBD ON SITE)	WIRE GAUGE & TYPE	CONDUCTOR AMPACITY @ 90°C (A)	CONDUCTOR AMPACITY @ 75°C (A)	REQUIRED CIRCUIT CONDUCTOR AMPACITY (A)	ADJUSTED CONDUCTOR AMPACITY @ 90 °C (A)	NEUTRAL CONDUCTOR SIZE & TYPE	GROUND WIRE SIZE & TYPE
1	35	0.96	4	IN AIR	N/A	#10 AWG PV WIRE	40	35	21.640625	38.4	NONE	#6 AWG BARE Cu
2	35	0.96	2	1	3/4" METAL	#10 THWN-2	40	35	21.640625	38.4	NONE	#8 THWN-2

AC WIRE CALCULATION

3	35	0.96	2	1	3/4"	#6 THWN-2	75	65	60	72	#6 THWN-2	#8 THWN-2
4	35	0.96	2	1	2"	#2/0 THWN-2	195	175	200	187.2	#2/0 THWN-2	#6 THWN-2
5	35	0.96	2	1	1-1/2"	#2/0 THWN-2	195	175	200	187.2	#2/0 THWN-2	NONE

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REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE
ELECTRICAL DIAGRAM

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER
PV-04

GENERAL NOTES

SITE NOTES
2.1.1 A LADDER WILL BE IN PLACE FOR INSPECTION IN ACCORDANCE WITH OSHA REGULATIONS.
2.1.2 THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH STORAGE BATTERIES.
2.1.3 THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.
2.1.4 PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED IN ACCORDANCE WITH SECTION NEC 110.
2.1.5 ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.

EQUIPMENT LOCATIONS
2.2.1 ALL EQUIPMENT SHALL MEET MINIMUM WORKING CLEARANCES IN ACCORDANCE WITH NEC 110.
2.2.2 WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY 2020 NATIONAL ELECTRICAL CODE.
2.2.3 JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES IN ACCORDANCE WITH NEC 690.
2.2.4 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL IN ACCORDANCE WITH NEC APPLICABLE CODES.
2.2.5 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

STRUCTURAL NOTES
2.3.1 RACKING SYSTEM & PV ARRAY WILL BE INSTALLED IN ACCORDANCE WITH THE CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUB-ARRAY, IN ACCORDANCE WITH RAIL MANUFACTURER'S INSTALLATION PRACTICES.
2.3.2 JUNCTION BOX WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.
2.3.3 ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.
2.3.4 ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER OR PROFESSIONAL ENGINEERING GUIDANCE.
2.3.5 WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.

WIRING & CONDUIT NOTES
2.4.1 ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.
2.4.2 CONDUCTORS SIZED IN ACCORDANCE WITH THE NEC
2.4.3 AC CONDUCTORS TO BE COLORED OR MARKED PER NEC
2.4.4 LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING PER NEC

GROUNDING NOTES
2.5.1 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.
2.5.2 PV EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH NEC 690 AND NEC TABLE 250.122.
2.5.3 METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURES CONSIDERED GROUNDED IN ACCORDANCE WITH NEC 250.
2.5.4 EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH NEC 690 AND INVERTER MANUFACTURER'S INSTALLATION PRACTICES
2.5.5 EACH MODULE WILL BE GROUNDED AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ.
2.5.6 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.
2.5.7 GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER PER NEC 250.
2.5.8 THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690 AND NEC 250. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED IN ACCORDANCE WITH NEC 250, NEC 690 AND THE AHJ.
2.5.9 GROUND-FAULT DETECTION SHALL COMPLY WITH NEC 690 TO REDUCE FIRE HAZARDS

DISCONNECTION AND OVERCURRENT PROTECTION NOTES
2.6.1 DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).
2.6.2 DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH
2.6.3 PV SYSTEM CIRCUITS INSTALLED ON OR IN HABITABLE BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690.
2.6.4 ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690 AND 240.
2.6.5 INVERTER ON-GRID BRANCHES SHALL BE CONNECTED TO A SINGLE BREAKER OR GROUPED FUSE DISCONNECT(S) IN ACCORDANCE WITH NEC 110.
2.6.6 IF REQUIRED BY THE AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION IN ACCORDANCE WITH NEC 690 AND UL1699B.

INTERCONNECTION NOTES
2.7.1 LOAD SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH NEC 705.
2.7.2 THE SUM OF THE UTILITY OCPD AND INVERTER CONTINUOUS OUTPUT MAY NOT EXCEED 120 PERCENT OF BUSBAR RATING PER NEC 705.
2.7.3 THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR, PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD PER NEC 705.
2.7.4 AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT PROTECTION DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE MAIN OVERCURRENT PROTECTION DEVICE MAY BE EXCLUDED IN ACCORDANCE WITH NEC 705.
2.7.5 FEEDER TAP INTERCONNECTION (LOAD SIDE) IN ACCORDANCE WITH NEC 705.
2.7.6 SUPPLY SIDE TAP INTERCONNECTION IN ACCORDANCE WITH TO NEC 705 WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.
2.7.7 BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING PER NEC 705.

CONTRACTOR

PARROT SOLAR

PARROT SOLAR

3099 LEON RD UNIT 5B
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PHONE - 904-467-6527
LIC. NO. - CVC57072

Godwin Engineering & Design, LLC
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D. Chad Godwin, PE Chad@godwineng.com

D. CHAD GODWIN LICENSE NO 81360 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NAME & ADDRESS
ALVIN KENNEDY
1639 CHALLEN AVENUE,
JACKSONVILLE, FL 32205

APN #: 078622-0000
AHJ: CITY OF JACKSONVILLE
UTILITY: JACKSONVILLE ELECTRIC AUTHORITY

SYSTEM DETAILS
8.800 KW DC-(STC) / 11.500 KW AC
(20) JA SOLAR JAM54D41-440/MB
(7) TESLA MCI-2 HIGH CURRENT
(1) TESLA 1707000-11-Y

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE
NOTES

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER
PV-05

WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION: COMBINER PANEL, AC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC 706.15(C)(4), NEC 690.13(B)

WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

LABEL LOCATION: COMBINER PANEL(S), MAIN SERVICE DISCONNECT
PER CODE: NEC 110.27(C), OSHA 1910.145(f)(7)

PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION: DC CONDUIT/RACEWAYS
PER CODE: NEC 690.31(D)(2)

SOLAR PV DC CIRCUIT

LABEL LOCATION: DC CONDUIT/RACEWAYS
PER CODE: NEC 690.31(D)(2)

PHOTOVOLTAIC SYSTEM AC DISCONNECT
RATED AC OUTPUT CURRENT: **48.00** A
NOMINAL OPERATING AC VOLTAGE: 240 V

LABEL LOCATION: AC DISCONNECT/POINT OF INTERCONNECTION
PER CODE: NEC 690.54

WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION: MAIN SERVICE DISCONNECT, PRODUCTION/NET METER
PER CODE: NEC 690.59, 705.12(C)

PV SYSTEM

DISCONNECT

LABEL LOCATION: AC DISCONNECT
PER CODE: NEC 690.13(B)

WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES:
TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN POWER SUPPLY SHALL NOT EXCEED AMPACITY OF BUSBAR

LABEL LOCATION: AC DISCONNECT
PER CODE: NEC 705.12(B)(3)(3)

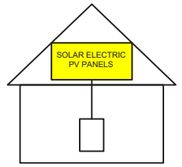
WARNING

POWER SOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE.

LABEL LOCATION: POINT OF INTERCONNECTION
PER CODE: NEC 705.12(B)(3)(2)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.56(C)

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

LABEL LOCATION: MAIN SERVICE DISCONNECT, UTILITY METER
PER CODE: NEC 690.13(B)

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL LOCATION: RSD INITIATION DEVICE, AC DISCONNECT
PER CODE: NEC 690.56(C)(2)

CAUTION

PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 705.12(D), NEC 690.59

DO NOT DISCONNECT UNDER LOAD

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.15(B) & NEC 690.33(D)(2)

MAXIMUM DC VOLTAGE

OF PV SYSTEM

LABEL LOCATION: DC DISCONNECT/INVERTER/PV DIST. EQUIPMENT
PER CODE: NEC 690.53

WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

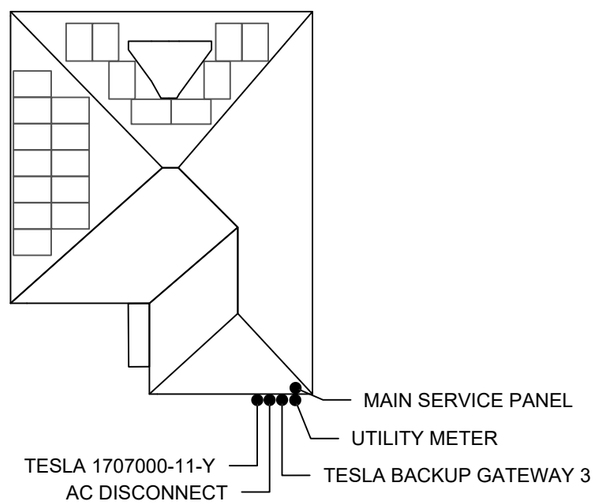
DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

LABEL LOCATION: DC DISCONNECT
PER CODE: NEC 690.13(B)

CAUTION

MULTIPLE SOURCES OF POWER.
POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN:

ADDRESS: 1639 CHALLEN AVENUE, JACKSONVILLE, FL 32205



CONTRACTOR

PARROT SOLAR

3099 LEON RD UNIT 5B
JACKSONVILLE, FL 32246
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D. Chad Godwin, PE Chad@godwineng.com

D. CHAD GODWIN LICENSE NO 81360 STATE OF FLORIDA PROFESSIONAL ENGINEER

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APN #: 078622-0000
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(20) JA SOLAR JAM54D41-440/MB
(7) TESLA MCI-2 HIGH CURRENT
(1) TESLA 1707000-11-Y

REVISIONS

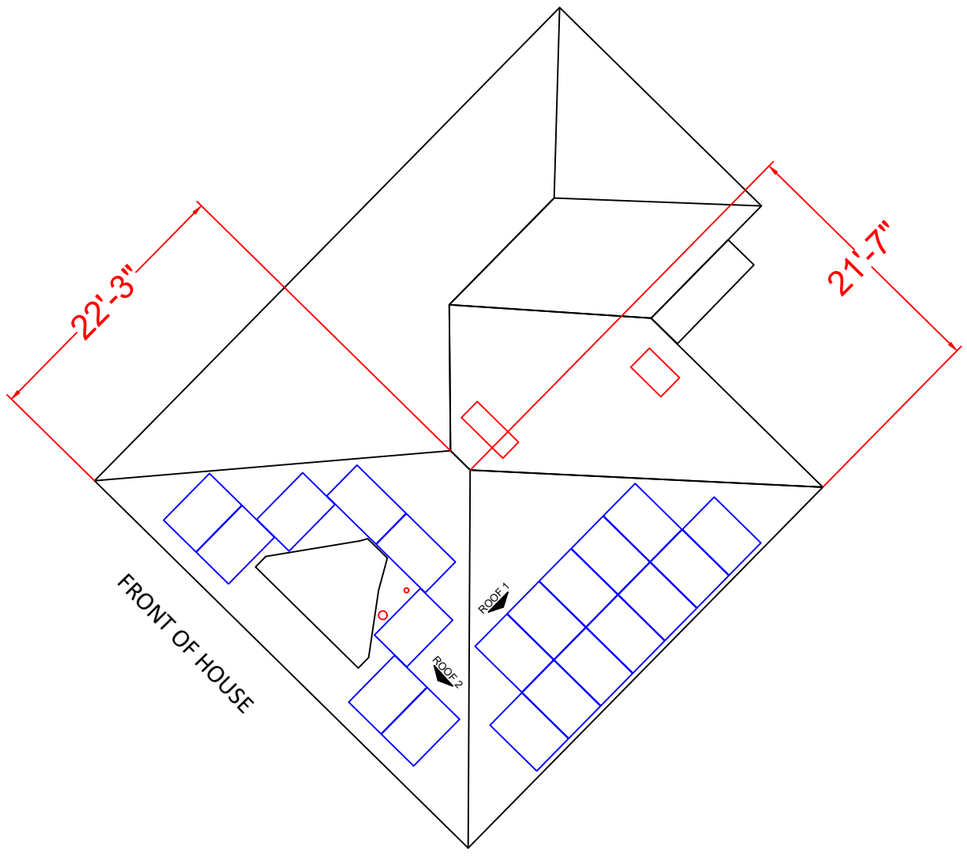
REV	DESCRIPTION	DATE

SHEET TITLE
WARNING LABELS

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER
PV-06

REFERENCE ONLY



**DIMENSIONS ARE 2D (FLAT)

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REV	DESCRIPTION	DATE

SHEET TITLE
INSTALLATION RESOURCE

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER
PV-07

Harvest the Sunshine

JA SOLAR

445W

JAM54D41 MB Black Module n-type Double Glass Bifacial Modules

Premium Cells

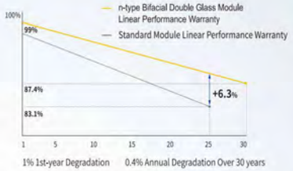
n-Bycium+ 16BB
MBB Half-Cell Technology

26% Up To
Cell Conversion Efficiency



Premium Modules

- Higher power generation better LCOE
- LID n-type with very Lower LID
- Better Temperature Coefficient
- Better low irradiance response



1% 1st-year Degradation 0.4% Annual Degradation Over 30 years

12 12-year product warranty
30 30-year linear power output warranty

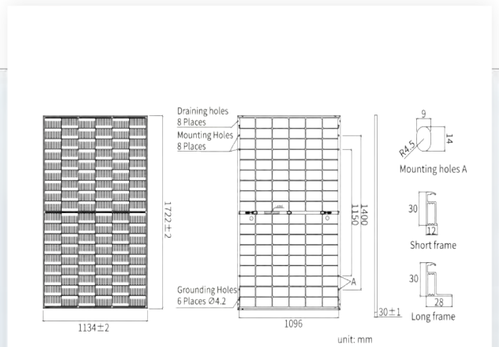
Comprehensive Certificates

- IEC 61215, IEC 61730, UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC 62941: 2019 Terrestrial photovoltaic (PV) modules - Quality system for PV module manufacturing

DEEP BLUE 4.0 Pro

JAM54D41 MB n-type Double Glass Bifacial Modules

DEEP BLUE 4.0 Pro



MECHANICAL PARAMETERS

Cell	Mono
Weight	21.5kg
Dimensions	1722±2mm×1134±2mm×30±1mm
Cable Cross Section Size	4mm²(IEC), 12 AWG(UL)
No. of cells	108(6×18)
Junction Box	IP68, 3diodes
Connector	QC 4.10-351/ MC4-EVO2A
Cable Length (Including Connector)	Portrait: 300mm(+) /400mm(-) Landscape: 1100mm(+)/1100mm(-)
Front Glass/Back Glass	1.6mm/1.6mm
Packaging Configuration	36pcs/Pallet, 936pcs/40HQ Container

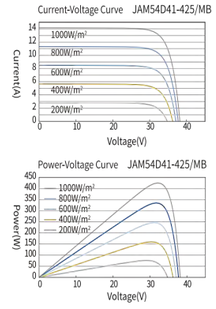
Remark: customized frame color and cable length available upon request

ELECTRICAL PARAMETERS AT STC

TYPE	JAM54D41 -420/MB	JAM54D41 -425/MB	JAM54D41 -430/MB	JAM54D41 -435/MB	JAM54D41 -440/MB	JAM54D41 -445/MB
Rated Maximum Power(Pmax) [W]	420	425	430	435	440	445
Open Circuit Voltage (Voc) [V]	38.28	38.56	38.84	39.11	39.38	39.65
Maximum Power Voltage(Vmp) [V]	32.38	32.64	32.88	33.13	33.37	33.64
Short Circuit Current(Isc) [A]	13.65	13.70	13.75	13.80	13.85	13.90
Maximum Power Current(Imp) [A]	12.97	13.02	13.08	13.13	13.18	13.23
Module Efficiency [%]	21.5	21.8	22.0	22.3	22.5	22.8
Power Tolerance	0~+3%					
Temperature Coefficient of Isc(α_Isc)	+0.045%/°C					
Temperature Coefficient of Voc (β_Voc)	-0.250%/°C					
Temperature Coefficient of Pmax(γ_Pmp)	-0.290%/°C					
STC	Irradiance 1000W/m², cell temperature 25°C, AM1.5G					

Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer.
They only serve for comparison among different module types.

CHARACTERISTICS



ELECTRICAL CHARACTERISTICS WITH 10% SOLAR IRRADIATION RATIO

TYPE	JAM54D41 -420/MB	JAM54D41 -425/MB	JAM54D41 -430/MB	JAM54D41 -435/MB	JAM54D41 -440/MB	JAM54D41 -445/MB
Rated Max Power(Pmax) [W]	454	459	464	470	475	481
Open Circuit Voltage(Voc) [V]	38.28	38.56	38.84	39.11	39.38	39.65
Max Power Voltage(Vmp) [V]	32.38	32.64	32.88	33.13	33.37	33.64
Short Circuit Current(Isc) [A]	14.74	14.80	14.85	14.90	14.96	15.01
Max Power Current(Imp) [A]	14.01	14.06	14.12	14.18	14.24	14.29
Irradiation Ratio (rear/front)	10%					

OPERATING CONDITIONS

Maximum System Voltage	1500V DC
Operating Temperature	-40°C~+85°C
Maximum Series Fuse Rating	30A
Maximum Static Load, Front	5400Pa(112 lb/ft²)
Maximum Static Load, Back	2400Pa(50 lb/ft²)
NOCT	45±2°C
Bifaciality	80%±10%
Safety Class	Class II
Fire Performance	UL Type 38/Class C

JA SOLAR

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E-mail: sales@jasolar.com marketing@jasolar.com www.jasolar.com

Specifications subject to technical changes and tests.
JA Solar reserves the right of final interpretation.

Version No. : Global-EN-20241105A

CONTRACTOR

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SYSTEM DETAILS

8.800 KW DC-(STC) / 11.500 KW AC
(20) JA SOLAR JAM54D41-440/MB
(7) TESLA MCI-2 HIGH CURRENT
(1) TESLA 1707000-11-Y

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

INSTALLATION RESOURCE

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER

R-01

Powerwall 3

Power Everything

—

Powerwall 3 is a fully integrated solar and battery system, designed to accelerate the transition to sustainable energy. Customers can receive whole home backup, cost savings, and energy independence by producing and consuming their own energy while participating in grid services. Once installed, customers can manage their system using the Tesla App to customize system behavior to meet their energy goals.

Powerwall 3 achieves this by supporting up to 20 kW DC of solar and providing up to 11.5 kW AC of continuous power per unit. It has the ability to start heavy loads rated up to 185 LRA, meaning a single unit can support the power needs of most homes. Powerwall 3 Expansions make it easier and more affordable to scale up customers' systems to meet their current or future needs. Powerwall 3 is designed for fast and efficient installations, modular system expansion, and simple connection to any electrical service.



Powerwall 3 Technical Specifications

System Technical Specifications					
Model Number	1707000-xx-y				
Nominal Grid Voltage (Input & Output)	120/240 VAC				
Grid Type	Split phase				
Frequency	60 Hz				
Nominal Battery Energy	13.5 kWh AC[1]				
Nominal Output Power (AC)	5.8 kW	7.6 kW	10 kW	11.5 kW	
Maximum Apparent Power	5,800 VA	7,600 VA	10,000 VA	11,500 VA	
Maximum Continuous Current	24 A	31.7 A	41.7 A	48 A	
Overcurrent Protection Device[2]	30 A	40 A	60 A	60 A	
Configurable Maximum Continuous Discharge Power Off-Grid (PV Only, -20°C to 25°C)	15.4 kW[3]				
Maximum Continuous Charge Current / Power (Powerwall 3 only)	20.8 A AC / 5 kW				
Maximum Continuous Charge Current / Power (Powerwall 3 with up to (3) Expansion units)	33.3 A AC / 8 kW				
Output Power Factor Rating	0 - 1 (Grid Code configurable)				
Maximum Output Fault Current (1 s)	160 A				
Maximum Short-Circuit Current Rating	10 kA				
Load Start Capability	185 LRA				
Solar to Battery to Home/Grid Efficiency	89%[1,4]				
Solar to Home/Grid Efficiency	97.5%[5]				
Power Scalability	Up to 4 Powerwall 3 units supported				
Energy Scalability	Up to 3 Expansion units (for a maximum total of 7 units)				
Supported Islanding Devices	Gateway 3, Backup Switch, Backup Gateway 2				
Connectivity	Wi-Fi (2.4 and 5 GHz), Ethernet, Cellular (LTE/4G[6])				
Hardware Interface	Dry contact relay, Rapid Shutdown (RSD) certified switch and 2-pin connector, RS-485 for meters				
AC Metering	Revenue Grade (+/- 0.5%, ANSI C12.20)				
Protections	Integrated arc fault circuit interrupter (AFCI), Isolation Monitor Interrupter (IMI), PV Rapid Shutdown (RSD) using Tesla Mid-Circuit Interrupters				
Customer Interface	Tesla Mobile App				
Warranty	10 years				

[1] Values provided for 25°C (77°F), at beginning of life. 3.3 kW charge/discharge power.

[2] See Powerwall 3 Installation Manual for fuse requirements if using fuse for overcurrent protection.

[3] 15.4kW off-grid maximum continuous discharge power is only available if on-grid rating is 11.5 kW. If enabled, Powerwall 3 must be installed with an 80 A breaker and appropriately sized conductors.

[4] Typical solar shifting use case.

[5] Tested using CEC weighted efficiency methodology.

[6] The customer is expected to provide internet connectivity for Powerwall 3; cellular should not be used as the primary mode of connectivity. Cellular connectivity subject to network operator service coverage and signal strength.

CONTRACTOR

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REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

INSTALLATION RESOURCE

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER

R-02

Powerwall 3 Technical Specifications

Solar Technical Specifications

Maximum Solar STC Input	20 kW
Withstand Voltage	600 V DC
PV DC Input Voltage Range	60 – 550 V DC
PV DC MPPT Voltage Range	60 – 480 V DC
MPPTs	6
Maximum Current per MPPT (I_{mp})	15 A [7,8]
Maximum Short Circuit Current per MPPT (I_{sc})	19 A [8]

[7] Only applicable to Powerwall 3 units with 15 A I_{MP} on the product label. Otherwise, Powerwall 3 has an I_{MP} of 13 A.

[8] When PV strings are combined on the roof and the DC input current exceeds the MPPT rating, a jumper can be used to combine two MPPTs into a single input to intake DC current up to 30 A I_{MP} / 38 A I_{SC} (or 26 A I_{MP} / 30 A I_{SC} if Powerwall 3 is labeled with 13 A I_{MP} / 15 A I_{SC}).

Environmental Specifications

Operating Temperature	–20°C to 50°C (–4°F to 122°F) [9]
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	–20°C to 30°C (–4°F to 86°F), up to 95% RH, non-condensing, State of Energy (SOE): 25% initial
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	NEMA 3R
Ingress Rating	IP67 (Battery & Power Electronics) IP55 (Wiring Compartment)
Pollution Rating	PD3
Operating Noise @ 1 m	< 50 db(A) typical < 62 db(A) maximum

[9] Performance may be de-rated at operating temperatures above 40°C (104°F).

Compliance Information

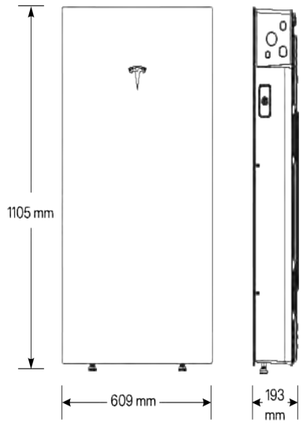
Certifications	UL 1741, UL 9540, UL 9540A, UL 3741, UL 1741 PCS, UL 1741 SA, UL 1741 SB, UL 1741 Multimode, UL 1973, UL 1699B, UL 1998, CSA C22.2 No. 0.8, CSA C22.2 No. 107.1, CSA C22.2 No. 330, CSA 22.3 No. 9, IEEE 1547, IEEE 1547A, IEEE 1547.1, CA Rule No.21
Grid Connection	United States and Canada
Emissions	FCC Part 15 Class B, ICES 003
Environmental	RoHS Directive 2011/65/EU
Seismic	AC156, IEEE 693-2005 (high)
Fire Testing	Meets the unit level performance criteria of UL 9540A

Powerwall 3 Technical Specifications

Mechanical Specifications

Dimensions	1105 x 609 x 193 mm (43.5 x 24 x 7.6 in) [10]
Total Weight of Installed Unit	132 kg (291.2 lb)
Weight of Powerwall 3	124 kg (272.5 lb)
Weight of Glass Front Cover	6.5 kg (14.5 lb)
Weight of Wall Bracket	1.9 kg (4.2 lb)
Mounting Options	Floor or wall mount

[10] These dimensions include the glass front cover being installed on Powerwall 3.



CONTRACTOR

PARROT SOLAR

3099 LEON RD UNIT 5B
JACKSONVILLE, FL 32246
PHONE - 904-467-6527
LIC. NO. - CVC57072

PROJECT NAME & ADDRESS

ALVIN KENNEDY
1639 CHALLEN AVENUE,
JACKSONVILLE, FL 32205

APN #: 078622-0000
AHJ: CITY OF JACKSONVILLE
UTILITY: JACKSONVILLE ELECTRIC AUTHORITY

SYSTEM DETAILS

8.800 KW DC-(STC) / 11.500 KW AC
(20) JA SOLAR JAM54D41-440/MB
(7) TESLA MCI-2 HIGH CURRENT
(1) TESLA 1707000-11-Y

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

INSTALLATION RESOURCE

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER

R-03

Solar Shutdown Device Technical Specifications

The Solar Shutdown Device is a Mid-Circuit Interrupter (MCI) and is integral to the rapid shutdown (RSD) function required for rooftop PV systems in accordance with Article 690 of the NEC. When paired with Powerwall 3, solar array shutdown is initiated by an External System Shutdown Switch or the On/Off Enable switch located on Powerwall 3. Systems not subject to rapid shutdown requirements must still install one or more MCIs for functional purposes; see the Powerwall 3 installation manual for details.

Electrical Specifications

Model	MCI-1	MCI-2	MCI-2 High Current
Nominal Input DC Current Rating (I_{MP})	13 A	13 A	15 A
Maximum Input Short Circuit Current (I_{SC})	19 A	17 A	19 A
Maximum System Voltage	600 V DC	1000 V DC [15]	1000 V DC [15]
Maximum Disconnect Voltage [16]	600 V DC	165 V DC	165 V DC

[15] Maximum System Voltage is limited by Powerwall to 600 V DC.

[16] Maximum Disconnect Voltage is the maximum voltage allowed across each MCI in the open position (Rapid Shutdown Initiated). An individual MCI-2 has a voltage rating of 165V but in combination (connected in the same string) their voltage ratings are additive.

RSD Module Performance

Maximum Number of Devices per String	5
Control	Power Line Excitation
Passive State	Normally Open
Maximum Power Consumption	7 W
Warranty	25 years

Environmental Specifications

Operating Temperature	-40°C to 50°C (-40°F to 122°F)	-45°C to 70°C (-49°F to 158°F)
Storage Temperature	-30°C to 70°C (-22°F to 158°F)	-30°C to 70°C (-22°F to 158°F)
Enclosure Rating	NEMA 4X / IP65	

Mechanical Specifications

Electrical Connections	MC4 Connector	
Housing	Plastic	
Dimensions	125 x 150 x 22 mm (5 x 6 x 1 in)	173 x 45 x 22 mm (6.8 x 1.8 x 1 in)
Weight	350 g (0.77 lb)	120 g (0.26 lb)
Mounting Options	ZEP Home Run Clip M4 Screw (#10) M8 Bolt (5/16") Nail / Wood screw	Wire Clip

Compliance Information

Certifications	UL 1741 PVRSE, UL 3741, PVRSA (Photovoltaic Rapid Shutdown Array)
RSD Initiation Method	External System Shutdown Switch or Powerwall 3 Enable Switch

UL 3741 PV Hazard Control (and PVRSA) Compatibility

See UL 3741 Application Addendum

Gateway 3

Tesla Gateway 3 controls connection to the grid in a Powerwall system, automatically detecting outages and providing seamless transition to backup power. It provides energy monitoring that is used by Powerwall for solar self-consumption, time-based control, and backup operation.

Performance Specifications

Model Number	1841000-x1-y	AC Meter	+/- 0.5%
Nominal Grid Voltage	120/240 V AC	Communication	CAN
Grid Configuration	Split phase	User Interface	Tesla App
Grid Frequency	60 Hz	Backup Transition	Automatic disconnect for seamless backup
Continuous Current Rating	200 A	Overcurrent Protection Device	100–200 A Service entrance rated Eaton CSR, BWH, or BW, or Square D QOM breakers
Maximum Supply Short Circuit Current	22 kA with Square D or Eaton main breaker 25 kA with Eaton main breaker [17]	Internal Panelboard	200 A 8-space/16 circuit breakers Eaton BR, Siemens QP, or Square D HOM breakers rated to 10–125A
IEC Protective Class	Class I	Warranty	10 years
Overvoltage Category	Category IV		

[17] Only Eaton CSR or BWH main breakers are 25 kA rated.

Environmental Specifications

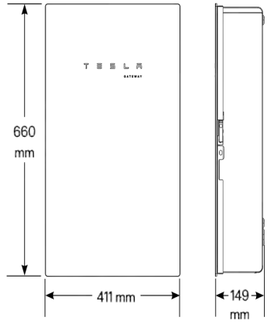
Operating Temperature	-20°C to 50°C (-4°F to 122°F)
Operating Humidity (RH)	Up to 100%, condensing
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Type	NEMA 3R

Compliance Information

Certifications	UL 67, UL 869A, UL 916, UL 1741 PCS, CSA 22.2 107.1, CSA 22.2 29
Emissions	FCC Part 15, Class B, ICES 003

Mechanical Specifications

Dimensions	660 x 411 x 149 mm (26 x 16 x 6 in)
Weight	16.3 kg (36 lb)
Mounting options	Wall mount



CONTRACTOR

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REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

INSTALLATION RESOURCE

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER

R-04

SUNMODO
LEADING by DESIGN

SMR100 Rail



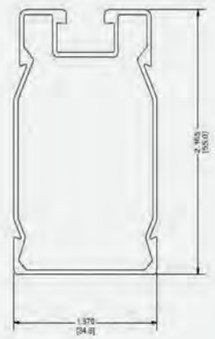
SMR300 Rail



Part Number	Description
A20422-168-BK	SMR100 Rail, 168", Black Anodized
A20422-168-ML	SMR100 Rail, 168", Mill Finish
A20444-174-ML	SMR300 Rail, 174", Mill Finish
A20444-212-ML	SMR300 Rail, 212", Mill Finish

Cut Sheet

SMR100 Rail



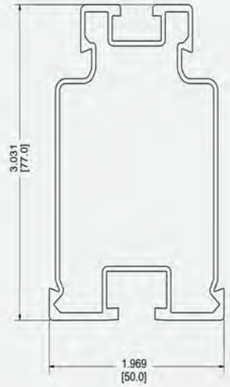
Mechanical Properties

Material: 6005-T5 Aluminum
Weight: 0.4126 lbs/ft (0.614 kg/m)
Ultimate Tensile Strength: 37.7 ksi (260 MPa)
Yield Strength: 34.8 ksi (240 MPa)

Section Properties

Sx: 0.196 in^3 (3.21 cm^3)
Sy: 0.146 in^3 (2.39 cm^3)
Area (X-section): 0.352 in^2 (2.27 cm^2)

SMR300 Rail



Mechanical Properties

Material: 6005-T5 Aluminum
Weight: 0.783 lbs/ft (1.167 kg/m)
Ultimate Tensile Strength: 37.7 ksi (260 MPa)
Yield Strength: 34.8 ksi (240 MPa)

Section Properties

Sx: 0.527 in^3 (8.64 cm^3)
Sy: 0.303 in^3 (4.97 cm^3)
Area (X-section): 0.669 in^2 (4.32 cm^2)

Dimensions shown are inches (and millimeters)

Details are subject to change without notice

SUNMODO
LEADING by DESIGN

Mid Clamp



End Clamp



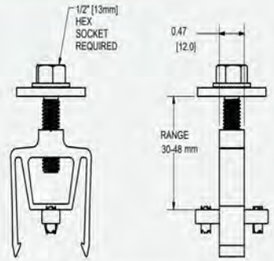
Bottom End Clamp



Part Number	Description
K10417-004	Mid Clamp, SMR Pop-On, Silver
K10417-BK4	Mid Clamp, SMR Pop-On, Black
K10418-004	End Clamp, SMR Pop-On, Silver
K10418-BK4	End Clamp, SMR Pop-On, Black
K10505-001	Bottom End Clamp, SMR100, Silver
K10505-BK1	Bottom End Clamp, SMR100, Black

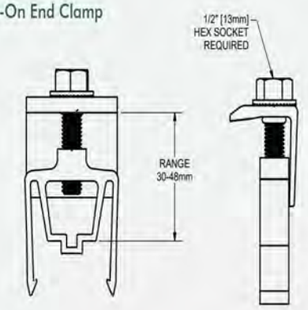
Cut Sheet

Pop-On Bonding Mid Clamp



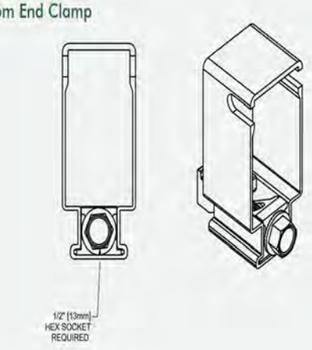
Material: Aluminum and Stainless Steel hardware

Pop-On End Clamp



Materials: Aluminum and Stainless Steel hardware

Bottom End Clamp



Materials: Aluminum and Stainless Steel hardware

D10225-V005

Dimensions shown are inches (and millimeters)

Details are subject to change without notice

CONTRACTOR

PARROT SOLAR

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REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

INSTALLATION RESOURCE

DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER

R-05

SUNMODO
LEADING by DESIGN

NanoMount®



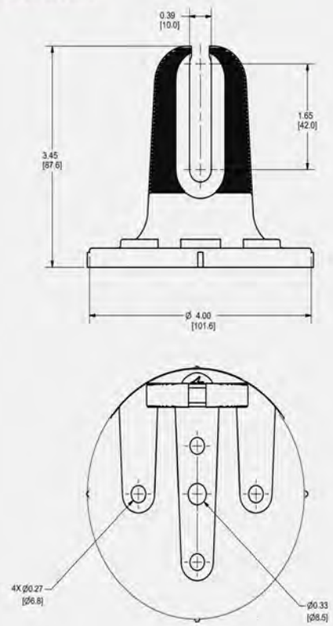


Part Number	Description
NANOMOUNT-B	NanoMount® • NanoMount • Sealing Gasket

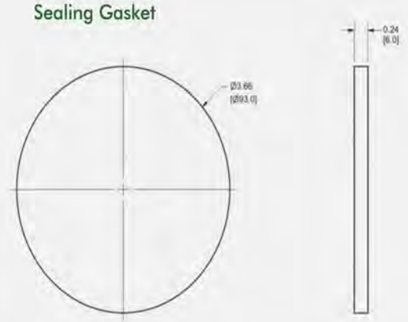
See Published data for allowable loads. Care should be taken to avoid concentrated loads during installation.

Cut Sheet

NanoMount®



Sealing Gasket



Material: Aluminum and Neoprene Gasket with Mastic Tape

Dimensions shown are inches (and millimeters) Details are subject to change without notice

SUNMODO
LEADING by DESIGN

Lag Bolt Assembly



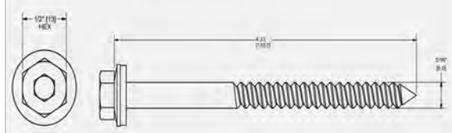
Decking Screw Assembly



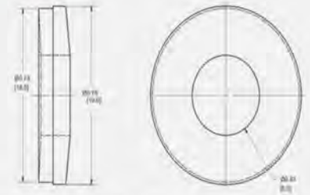
Item No.	Part Number	Description
1	LAG-B	Lag Bolt Assembly • M8X110 Hex Head Lag Bolt • Sealing Washer
2	SCREW-B	Decking Screw Assembly • #14 X 3" Self-Tapping Screw • Sealing Washer

Cut Sheet

1. M8X110 Hex Head Lag Bolt

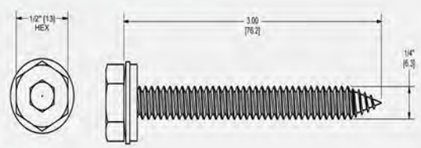


Sealing Washer

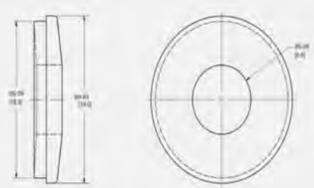


Material: Stainless Steel and EPDM

2. #14 X 3" Self-Tapping Screw



Sealing Washer



Material: Stainless Steel and EPDM

Dimensions shown are inches (and millimeters) Details are subject to change without notice

CONTRACTOR

PARROT SOLAR

PARROT SOLAR

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JACKSONVILLE, FL 32246
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REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

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DRAWN DATE	10/23/2025
DRAWN BY	SK

SHEET NUMBER

R-06

GODWIN ENGINEERING AND DESIGN, LLC

8378 Foxtail Loop, Pensacola, FL 32526 | (850)712-4219 | chad@godwineng.com

October 24, 2025

To: City of Jacksonville Building Department
214 North Hogan Street, Ste. 300
Jacksonville, FL 32202

Subject: Kennedy - Residential PV Roof Mount Installation
1639 Challen Ave
Jacksonville, FL 32205

To whom it may concern,

This letter is regarding the proposed installation of a rooftop-mounted Solar PV system on the existing residential structure at the subject address. I have reviewed the attachment plan and have determined that the rooftop-mounted PV system is in compliance with the applicable sections of the following Codes as amended and adopted by the jurisdiction when installed in accordance with the manufacturer's installation instructions:

2023 Florida Building Code 8th Edition, FBC
ASCE 7 Min. Design Loads for Buildings & Other Structures
Design Criteria: Design Wind Speed(Vult) - 130 mph 3sec gust, Exposure Category – C, Risk Category II

The rooftop-mounted photovoltaic panel system has been designed in accordance with FRC R324.4. When roof penetrations are necessary, they shall be flashed and sealed in accordance with the manufacture's installation instructions, R905.17.3. The PV system consist of the modules, railing, and connection hardware. Refer to the specific roof type calculation pages for PV dead loads. The portions of the existing structure covered with solar panels will be adequate for supporting the roof loads per R324.4.1.1.

The securement method of the the PV system is to be mounted parallel to the structure with the site specific railing and attachments according to the designed plans. The site specific wind load calculations for the module and their supports are attached with this document. Fasteners shall be installed to the designated roof member with the proper torque from the manufactures installation instructions.

The design wind pressures for rooftop solar panels located on enclosed or partially enclosed buildings of all heights, with panels parallel to the roof surface with a tolerance of 2° and with a max height above the roof surface, h_2, not exceeding 10 in. A min gap of 0.25 in shall be provided between all panels with the spacing of gaps between panels not exceeding 6.7 ft. in addition the array shall be located at least $2h_2$ from the roof edge, a gable ridge, or a hip ridge.

It is the contractors responsibility to review all drawings for accuracy and notify the EOR of any discrepancies prior to beginning construction. To the best of my knowledge, the plans and specifications comply with the minimum requirements of the latest Florida Building code.

Please see attached documents and contact me should you have any questions.

Sincerely,
D. Chad Godwin, PE 81360
Exp. 02/28/2027



GODWIN ENGINEERING AND DESIGN, LLC

8378 Foxtail Loop, Pensacola, FL 32526 | (850)712-4219 | chad@godwineng.com

Roof Structure Details	
Roof Angle	8° to 20°
Roof Type	Hip
Roof Covering	Asphalt Shingle
Mean Roof Height	25 ft
Rafter Spacing	16 in O.C.
Rafter/Truss Size	2 X 6

Kennedy - Residential Calculations Sheet - R1-R2

The securement method of the PV system is to be mounted parallel to the Asphalt Shingle roof with the Sunmodo SMR100 railing and Sunmodo Nano - Rafter flashings/attachments. The mounts should be staggered, where possible, to allow distribution of the design loads evenly to the structure. The mounts shall be installed with (1) 5/16" x 4.54" Lag Screw, SG 0.42, to Rafter

Wind Load Paramaters

Wind Speed (asd)		101	mph	FRC R301.2.1.3	Basic Wind Speed (Ult)	130	mph
Effective Wind Area		21.02	ft^2	26.2	Exposure Cat.	C	B,C, or D
Wind Directionality	K_d	0.85		Table 26.6-1	Elevation	<1000	ft
Topographic factor	K_{zt}	1.00		26.8 or 26.8.2	bldg. least hori. dim (typ.)	360	in
Ground Elevation Factor	K_e	1.00		Table 26.9-1	Roof Height, *h*	25.00	ft
Velocity Exposure Coefficient	K_z	0.94		Table 26.10-1			
Array Edge Factor	γ_E	1.50	*Exposed*	29.4.4			
Array Edge Factor	γ_E	1.00	*Non. Exp*	29.4.4			
Solar Panel Equalization Factor	γ_a	0.67		Fig. 29.4-8(gap = 0.25")			
Velocity Pressure	q_h	24.40	psf	q_h=0.00256 $K_zK_{zt}K_eV^2$			
Added Safety Factor		1					
Allowable Pullout per mount		545.0	lbs				
0.4h or 0.6h		10.00	ft	Flat - 0.6h, Gab/Hip - 0.4h			
10% of least horizontal dim		3.00	ft	10% of least hor. Dim. Or 0.4h, whichever is smaller, but not less than either 4% of Least hor. Or 3ft. (flat roof - 0.6h)			
Roof Zone Set Back	a	3.00	ft				
	h_2	5	in	Not > 10in(panel height above roof)			
	$2h_2$	10	in	*min distance array shall be from the roof edge, Gable Ridge, or hip ridge			
		0.25	in	min gap between all panels but not > 6.7ft			
	d1	1.00	ft	Horizontal distance orthogonal to panel edge			
	d2	0.25	ft	Horizontal distance from edge of one panel to the nearest edge in the next row			
	0.5*h*	12.50	ft				

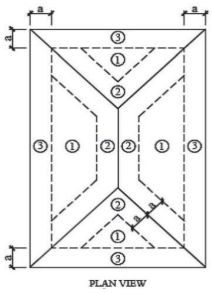
Exposed Module Definition

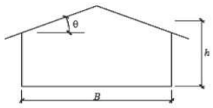
Exposed factor = 1.5 for uplift loads on panels that are exposed and within a distance of $2h_2$ from an edge of the array. Modules are condidered Exposed if d_1 to the roof edge > 0.5*h* and one of the following applies:

1. d_1 to adjacent array > $2h_2$.
2. d_2 to the next adjacent panel > $2h_2$.

PV Attachment - Results

Exposed	R1-R2 Roof Zones - Hip 8° to 20°		
Non-Exp.	1	2	3
GC_p - Uplift	-1.56	-2.13	-2.3
GC_p - Down	0.57	0.57	0.57
$p=q_hK_d(GC_p)(\gamma_E)(\gamma_a)$ (psf) ASCE 29.4-7	-29.7	-41.6	-45.4
	-18.9	-26.8	-29.3
	16.0	16.0	16.0
	16.0	16.0	16.0
PL(lb) (Portrait Rails) = $p * A_{eff}$	-448	-470	-513
	-319.9	-453.8	-442.0
PL(lb)(landsc. Rails) = $p * A_{eff}$	-331.7	-464.0	-450.5
	-210.7	-298.9	-327.4
Mx. Span (in) (Portrait)	~~64~~	~~48~~	~~48~~
	72	72	64
Mx. Span(in) (Landsc.)	~~72~~	~~72~~	~~64~~
	~~72~~	~~72~~	~~72~~
Cantilever (Portrait) Span * 33%	21	16	16
	24	24	21
Cantilever (Landsc.) Span * 33%	24	24	21
	24	24	24





a = 3ft ; 10% of least hor. Dim. Or 0.4h, whichever is smaller, but not less than either 4% of Least hor. Or 3ft. (flat roof - 0.6h)

B - Horizontal dimension of bldg. normal to wind direction, (ft)

h = Mean roof height, in (ft), except that eave height shall be used for θ ≤ 10°.

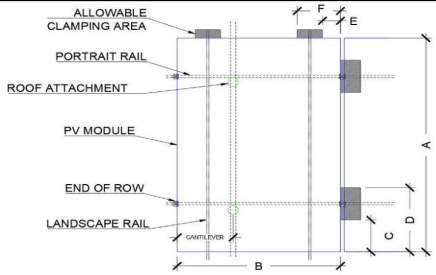
θ = Angle of Plane of roof from horizontal, degrees.

***** Spans with ~~Mark through~~ denote allowable Module pressure rating is exceeded.**

PV Dead Load

QTY of Modules (20 in Portrait,)		20	
Module Area		21.02	ft^2
Rail, Clamps, Mounts		1	lb/ft
Total Rail Length		151	ft
Module	W_{mod}	47	lbs
Array	W_{mods}	948	lbs
Micro/optimizer	W_{mic}	80	lbs
PV Rail	$W_{PV\ rail}$	151	lbs
Total Weight	W_{total}	1179	lbs
Total Area	A_T	420.38	ft^2
Dead Load	D_{PV}	2.81	psf
Weight/attachment		19.7	lbs

JAM54D41/MB 440 Module Specifications



A (ft)	B (ft)	C (in)	D (in)	E (in)	F (in)
5.65	3.72	14.98	18.92	0.00	0.00

Fastener Allowable Pullout

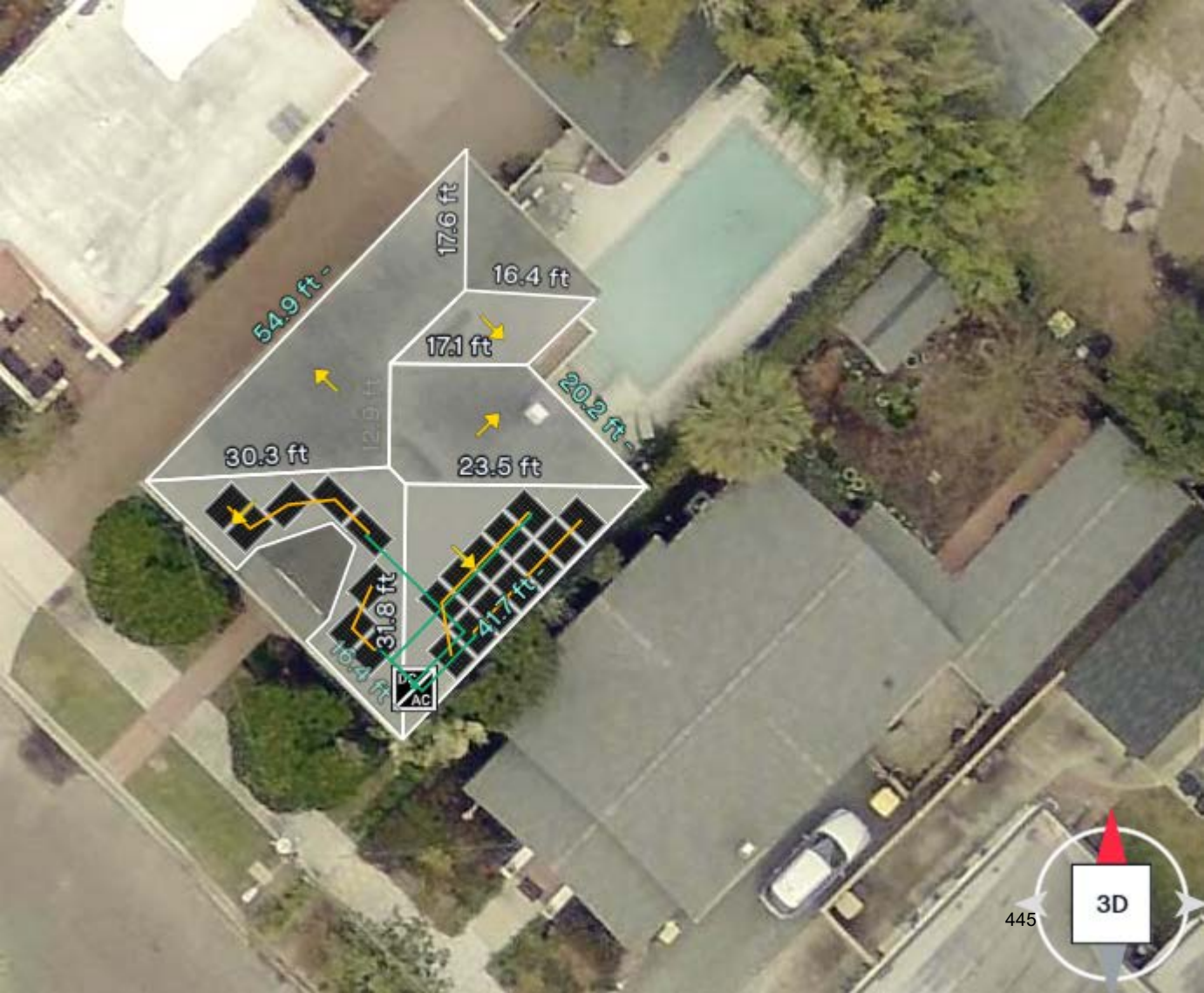
(1) 5/16" x 4.54" Lag Screw, SG 0.42

Diameter	5/16	
S.G.	0.42	
Thread Embedment per	2.5	in
# of Fastener	1	
Pullout Value (Source - NOA)	545.0	lb_f

Module load ratings (psf)

	Ultimate	Allowable(Ult /1.5)	
Load Rating - Snow	113.4	75.6	Portrait
Load Rating - Wind	-50.4	-33.6	
Load Rating - Snow	0.0	0.0	Landscape
Load Rating - Wind	0.0	0.0	




17.6 ft
16.4 ft
54.9 ft
17.1 ft
20.2 ft
12.9 ft
30.3 ft
23.5 ft
31.8 ft
41.7 ft
16.4 ft
AC
3D

FLORIDA MASTER SITE FILE
SITE INVENTORY FORM

Site No. 8Du

Site Name BURROWS, EUGENE HOUSE Survey Date 0685
Address of Site 1639 CHALLEN AVE. Jacksonville, Fl
Instructions for locating

Location HEDRICK INV.CO. R/D 13 22
Subdivision name block no. lot no.

County Duval
District name if applicable
Owner of Site Name BASTIAN, ELIZABETH H.
Address 1639 CHALLEN AVE.

Type of ownership PRIVATE Recording date
Recorder: Name & Title Werndli, Phillip A.
Address Florida Preservation Services
PO Box 13892 Tallahassee, Fl 32317

Condition of Site: Check One
| |Excellent
|X|Good
| |Fair
| |Deteriorated

Integrity of Site: Check One or More
|X|Altered
| |Unaltered
|X|Original Use
| |Restored/Date
| |Moved/Date

Original Use PRIVATE RESIDENCE
Present Use PRIVATE RESIDENCE
Dates +1921
Cutural/Phase American
Period

NR Classification Category Building Date Listed on NR
Threats to Site:
Check one or more
| |Zoning
|X|Development
| |Deterioration
| |Borrowing
| |Other(See Remarks Below)
| |Transportation
| |Fill
| |Dredge

Areas of Significance: ARCHITECTURE

Significance:

This house is one of the most common forms to be found in Avondale. It is basically Colonial Revival but still retains the Prairie Influence of the wide eaves and grouped windows. Most of these home five bay fenestration, and colonial frontispiece. The porches have migrated to the side away from the street. The plans are usually formal central hall or hall and parlor. THIS TWO STORY MASONRY BUILDING WAS BUILT IN 1921 BY J.L.PRITCHARD FOR EDITH BURROWS. THE HOUSE IS IN THE STYLE & CHARACTER OF THE NEIGHBORHOOD

Architect
Builder PRITCHARD, J.L.
Style and/or Period Colonial Revival
Plan Type RECTANGULAR
Exterior Fabric STUCCO
Structural System(s) WOOD FRAME
Porches N/ RECESSED,WIDE SEMI-ELLIPTICAL ARCH ENTRANCE

Orientation N
Foundation CONTINUOUS;STUCCO
Roof Type HIP
Secondary Roof Structure(s) EYEBROW OVER DORMER
Roof Surfacing COMPOSITION;SHINGLE,DIAMOND
Window Type DBS, 9/1, WOOD, SINGLE CASEMENT, 18, 5, LITES WOOD, PAIRED/JALOUSIE, 2 L
Ornament Exterior
Chimney STUCCO
Chimney Location S/OFFSET SLOPE RW/END EXTERIOR
No. of Chimneys 2
No. of Stories 2
No. of Dormers 1
Outbuildings 1
Surroundings Urban, Residential
Map Reference (inc. scale & date) USGS Jacksonville, Fla 7.5 min 1964 (PR 1982)

Latitude and Longitude:
° ' " ° ' "
Site Size (Approx. Acreage of Property) LT 1

Township	Range	Section
2 S	26 E	43

Location Sketch or Map N)

UTM Coordinates:

Zone	Easting	Northing

Photographic Records Number
Please attach Photographic Print



12-72

331
TALBOT
AV.
VALENCIA RD.
S. EDGEWOOD CIRCLE
EDGEWOOD
AV.
HERSCHEL
CHALLEN
AV.
330
KNIGHT
AVONDALE
AV.
AVONDALE AV.
BELVEDERE
AV.
332

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802= =
1009= =

Site No. 830= = Survey Date 8307 820= =

Site Name 1639 Challen Avenue 905= =

Address of Site: 1639 Challen Av. Jacksonville, Fl. 32205 813= =

Instruction for locating North side of Challen Av. between Herschel St. & Valencia 868= =

Location: Hedrick Inv. Co's. (subdivision name) Blk 13 (block no.) Edgewood 22 (lot no.)

County: Duval 808= =

Owner of Site: Name: Bastian, Elizabeth H. 902= =

Address: 1639 Challen Avenue
Jacksonville, Fl. 32205

Type of Ownership Private 848= = Recording Date 832= =

Recorder:

Name & Title:

Address: 818= =

Condition of Site: (Check One)

- ☐ Excellent 863= =
- ☒ Good 863= =
- ☐ Fair 863= =
- ☐ Deteriorated 863= =

Integrity of Site: (Check One or More)

- ☒ Altered 858= =
- ☐ Unaltered 858= =
- ☒ Original Site 858= =
- ☐ Restored ( ) (Date: X) 858= =
- ☐ Moved ( ) (Date: X) 858= =

Original Use Private Res. 838= =

Present Use Private Res. 850= =

Dates: Beginning +1921 844= =

Culture/Phase American 840= =

Period 20th Century 845= =

NR Classification Category: Building 916= =

Threats to Site: (Check One or More)

- ☐ Zoning (X) X) 878= =
- ☐ Development (X) X) 878= =
- ☐ Deterioration (X) X) 878= =
- ☐ Borrowing (X) X) 878= =
- ☐ Other (See Remarks Below): 878= =
- ☐ Transportation (X) X) 878= =
- ☐ Fill (X) X) 878= =
- ☐ Dredge (X) X) 878= =

Areas of Significance: Architecture 910= =

Significance:

This two story masonry building was built in 1921 by J.L. Pritchard for Edith Burrows. The house is in the style and character of the neighborhood.

911= =

B.P.# 791 10/28/21

ARCHITECT 872 = =

BUILDER Pritchard, J.L. (Jacksonville) 874 = =

STYLE AND/OR PERIOD Masonry vernacular 964 = =

PLAN TYPE Rectangular 966 = =

EXTERIOR FABRIC(S) Stucco 854 = =

STRUCTURAL SYSTEM(S) 856 = =

PORCHES W/recessed stoop, access from W 942 = =

FOUNDATION: Continuous: stucco 942 = =

ROOF TYPE: Hip 942 = =

SECONDARY ROOF STRUCTURE(S): Dormer: eyebrow 942 = =

CHIMNEY LOCATION: Offset: N/slope # E/wall: exterior 942 = =

WINDOW TYPE: DHS, 9/1, wood, single#casement, 10 lites, wood, 942 = =

CHIMNEY: Stucco 882 = =

ROOF SURFACING: Composition shingle: diamond 882 = =

ORNAMENT EXTERIOR: Concrete 882 = =

NO. OF CHIMNEYS 2 952 = = NO. OF STORIES 2 950 = =

NO. OF DORMERS 1 954 = =

Map Reference (incl. scale & date) 809 = =

Latitude and Longitude: ° ' " ° ' " 800 = =

Site Size (Approx. Acreage of Property): Lt 1 833 = =

LOCATION SKETCH OR MAP N

Township	Range	Section
2S	26E	43

812 = =

UTM Coordinates:

890 = =

Zone Easting Northing

Photographic Records Numbers 860 = =

Contact Print

Site No. _____
Site Name 1639 Challen Av.
Jacksonville, Fl. 32205

CONTINUATION SHEET

Window Type: paired # awning, 2 lites, metal, grouped # casement, 5 lites, wood, paired

Legal Description Lot 22 Bl. 13 Edgewood

Street Address East side of Challen bet. Herschell & Forbes (?)

Building Permit # 791 Date Issued 10-28-21 Value $ 7000

Architect _____ Builder J. C Pritchard

Owner Eugene Burrows

Notes: 2 story frame

Arsenault, Caleb - PDCM

From: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Thursday, November 13, 2025 2:16 PM
To: Arsenault, Caleb - PDCM
Cc: Samantha Fisher; Tommy Cusick; Alvin Kennedy; Wells, Arimus - PDCM
Subject: RE: COJ Historic Preservation for 1639 Challen 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.

Hello Caleb,

Thank you for your message.

The proposed solar system will indeed meet the standard conditions you mentioned.

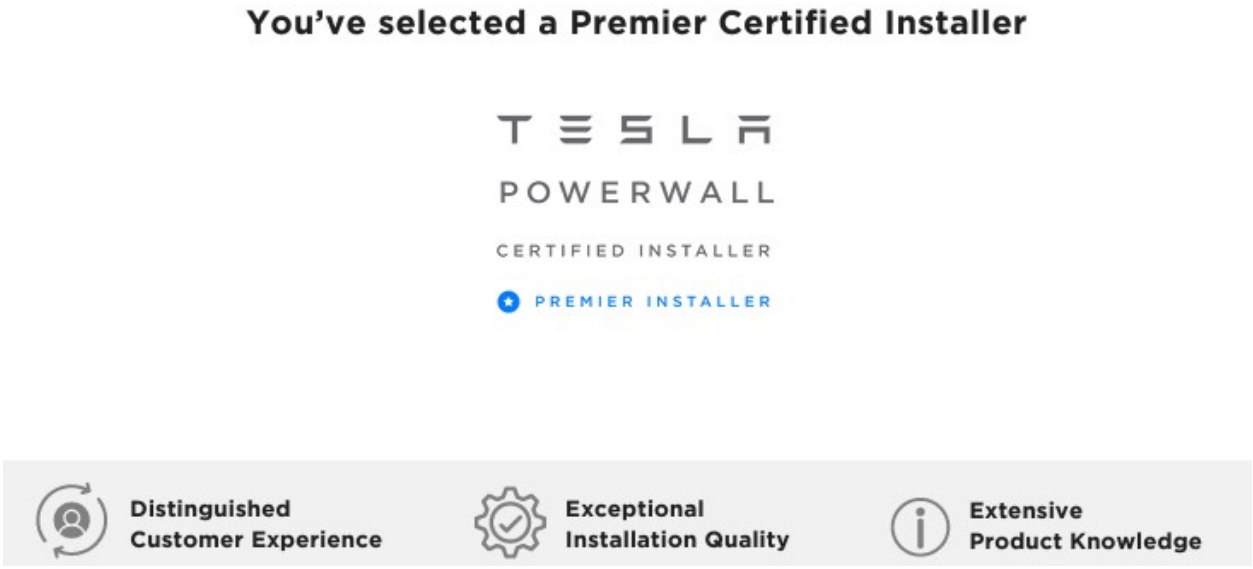
Please move forward with the application. Thank you.

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072







From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, November 13, 2025 1:48 PM
To: Mike Ludwick <mludwick@parrotsolar.com>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1639 Challen Avenue

Good morning,

Thank you for your response, I will add this information to the file. Regarding alterations such as this, each property is reviewed within its own context, not on modern precedent. The property that you reference was approved by the Commission for solar panels several years ago. Based on the COA Matrix that has been approved by the Commission, this application will need to be reviewed by the Commission due to the high-visibility location of the proposed solar panels. The next available meeting is on **January 28th**, so unfortunately we are unable to get this reviewed by the end of this year.

If you would like us to prepare the application for the January meeting, please let us know. Please also ensure that the proposed solar panels meet our standard conditions as seen below:

1. Panels shall be installed on existing asphalt shingles, composition shingles, or flat roofs.
2. Panels and equipment including the wiring and raceways shall be minimally visible.
3. The overall height of the panels shall be 6 inches or less.
4. Solar panels shall match the color of roof to ensure the least visual impact.
5. Solar panels shall be frameless, or the frame color shall match the panel color.
6. Panels shall have no grids or minimally visible grids.
7. Wiring, connection boxes, and raceways shall be the same color as the roof or building, depending on installation location.

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: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Wednesday, November 12, 2025 5:28 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>
Subject: RE: COJ Historic Preservation for 1639 Challen 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.

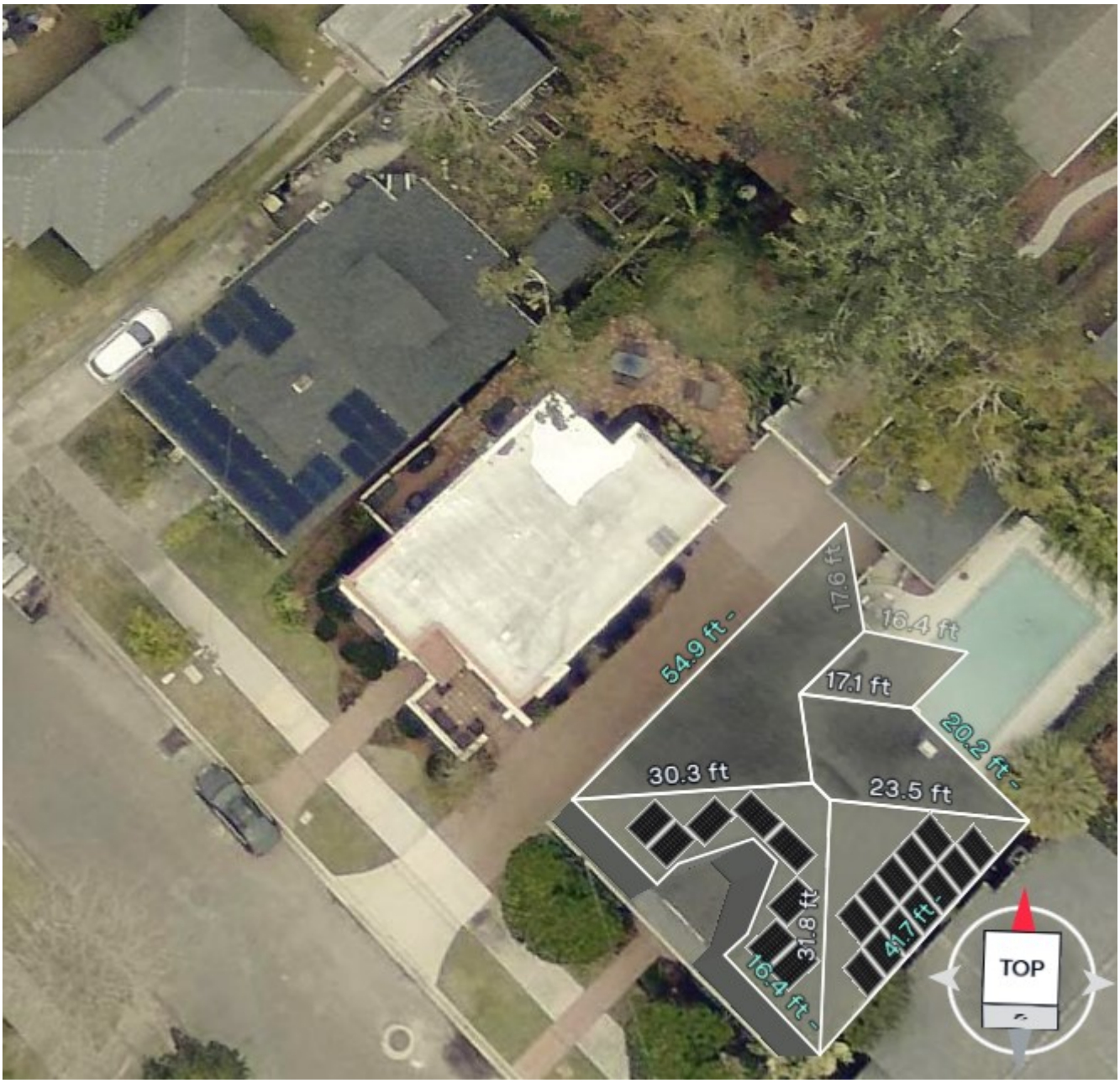
Hello Caleb,

Thank you very much for getting back to us so quickly! This project MUST be installed before the end of the year.

The panels are usually installed about 4 inches off the roof plane, and definitely no more than 6 inches.

The equipment would be installed near the meter in the back of the home, so not visible.

Regarding the panels, a house down the street already has panels on the front. (See below, home on the far left) because that is the best location for system production for that home. For Mr. Kennedy's home (on the far right) putting the panels on the back (facing NE) or the side (facing NW) will greatly diminish system production so it is not ideal.



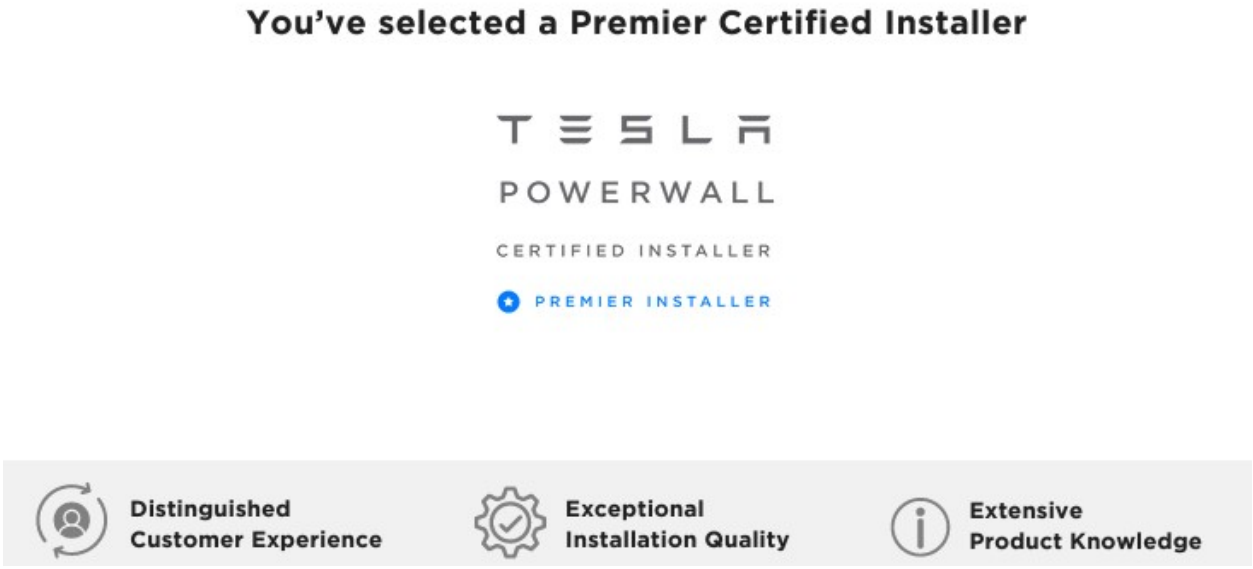
If we go to the Historical Commission could we get approval soon?

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072

PARROT SOLAR
904-GO-SOLAR

BBB ACCREDITED BUSINESS



From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, November 12, 2025 4:38:47 PM
To: Samantha Fisher <sfisher@parrotsolar.com>; AKENNEDYJR@THETFCLINIC.COM <AKENNEDYJR@THETFCLINIC.COM>
Subject: COJ Historic Preservation for 1639 Challen Avenue

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:

- Can you please clarify how far the panels will extend from the roof plane? Our recommendation, and maximum allowable for administrative review, is no more than six (6) inches from the roof.
- Our recommendation is to place new utilities and solar panels in non-street visible locations, typically the rear. As proposed, the street-visible panels will trigger review by the Jacksonville Historic Preservation Commission. Are you amenable to relocating the panels to the rear or would you like to pursue Commission review? Please keep in mind that our recommendation will encourage minimally visible utility installation.

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**

COA-25-33183

2137 St Johns Ave

December 10, 2025

Report of the Jacksonville Planning Department
Certificate of Appropriateness Application COA-25-33183

Address: 2137 St. Johns Avenue, RE# 090507-0010

Location: North of St. Johns Avenue, between Copeland Street and Goodwin Street

Owner: Seth Pajcic
2137 St. Johns Avenue
Jacksonville, Florida 32204

Applicant: Thomas Cusick, Jr.
Parrot Solar, Inc.
327 2nd Avenue North
Jacksonville Beach, Florida 32250

Year Built: 2022 *(Property Appraiser)*

Designation: St. Johns Quarter; Non-Contributing

Request: Alterations – Solar Panels

Summary Scope of Work:
1. Install solar panels on the roof and associated utility panels

Recommendation: **Approve with Conditions**

Conditions:
1. Panels shall be installed on existing asphalt shingles, composition shingles, or flat roofs.
2. Panels and equipment including the wiring and raceways shall be minimally visible.
3. The overall height of panels shall be 6 inches or less.
4. Panels shall be frameless, or the frame color shall match the panel color.
5. Panels shall have no grids or minimally visible grids.
6. Wiring, connection boxes, and raceways shall be the same color as the roof or building, depending on installation location.
7. Solar panel and utility panel installation shall be limited to the side and rear roof planes.



PROJECT DESCRIPTION

COA-25-33183 is for the installation of solar panels on the roof of a non-contributing property within the St. Johns Quarter Historic District. The structure is a Masonry Vernacular Style structure with select architectural details of a higher style such as the steep pitched roof with a gable end on the front left. The proposed scope of work includes the installation of solar panels on the front, sides, and rear of the structure as well as associated utility panels on the front right side of the structure.

According to the 2025 COA Matrix, the installation of solar panels in a readily-visible location requires commission review. The proposed solar panel installation includes some street visible panels.

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 applicant proposes to install solar panels along the front, sides, and rear. While Staff is not opposed to the installation of solar panels on the structure, the Design Guidelines and Ordinance Code Criteria encourage such alterations to be limited to less prominent facades such as the sides or rear. Furthermore, the proposed utility panels are proposed for the front right side of the building. As such, Staff has conditioned the solar panels and utility boxes to be located in non-street visible locations along the sides and rear to limit visibility from the street (Condition #7).
- As conditioned, the work will have a minimal impact to the existing structure and nearby buildings within the district. Additionally, the solar panels are not permanent or damaging fixtures to the roof and the work may be easily reversed in the future. This is consistent with Sections 307.106(k)(1-3) and 307.106(l)(1, 2, and 5).
- As proposed, the work can be conducted within a reasonable time frame. This is consistent with Section 307.106(k)(4).
- The Design Guidelines reference "Roofs and Roof Surfaces," stating that altering the essential character of roofs through the installation of solar collectors should be avoided along public rights-of-way. The proposed solar panels include some street-visible locations, however, as conditioned, the street visible panels on the plans would be relocated to less visible locations along the sides and/or rear of the structure.

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

1. Section 307.106(k) General Standards: 1, 2, 3, and 4
2. Section 307.106(l) Guidelines on "Alterations": 1, 2, and 5
3. Historic District Design Guidelines, Section on "Roofs and Roof Surfaces"

CODE CRITERIA AND DESIGN GUIDELINES

General Criteria

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

- 307.106(k)(2) - The relationship between such work and other structures on the landmark site or other property in the historic district.

- 307.106(k)(3) - The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the landmark or the property will be affected.

- 307.106(k)(4) - Whether the plans may be carried out by the applicant within a reasonable period of time.

Alterations

- 307.106(l)(1) - Every reasonable effort shall be made to use a property for its originally intended purpose, or to provide a compatible use for a property that requires minimal alteration of the building structure, or site.

- 307.106(l)(2) - The distinguishing original qualities or character of a building, structure, or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.

- 307.106(l)(5) - Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be treated with sensitivity.

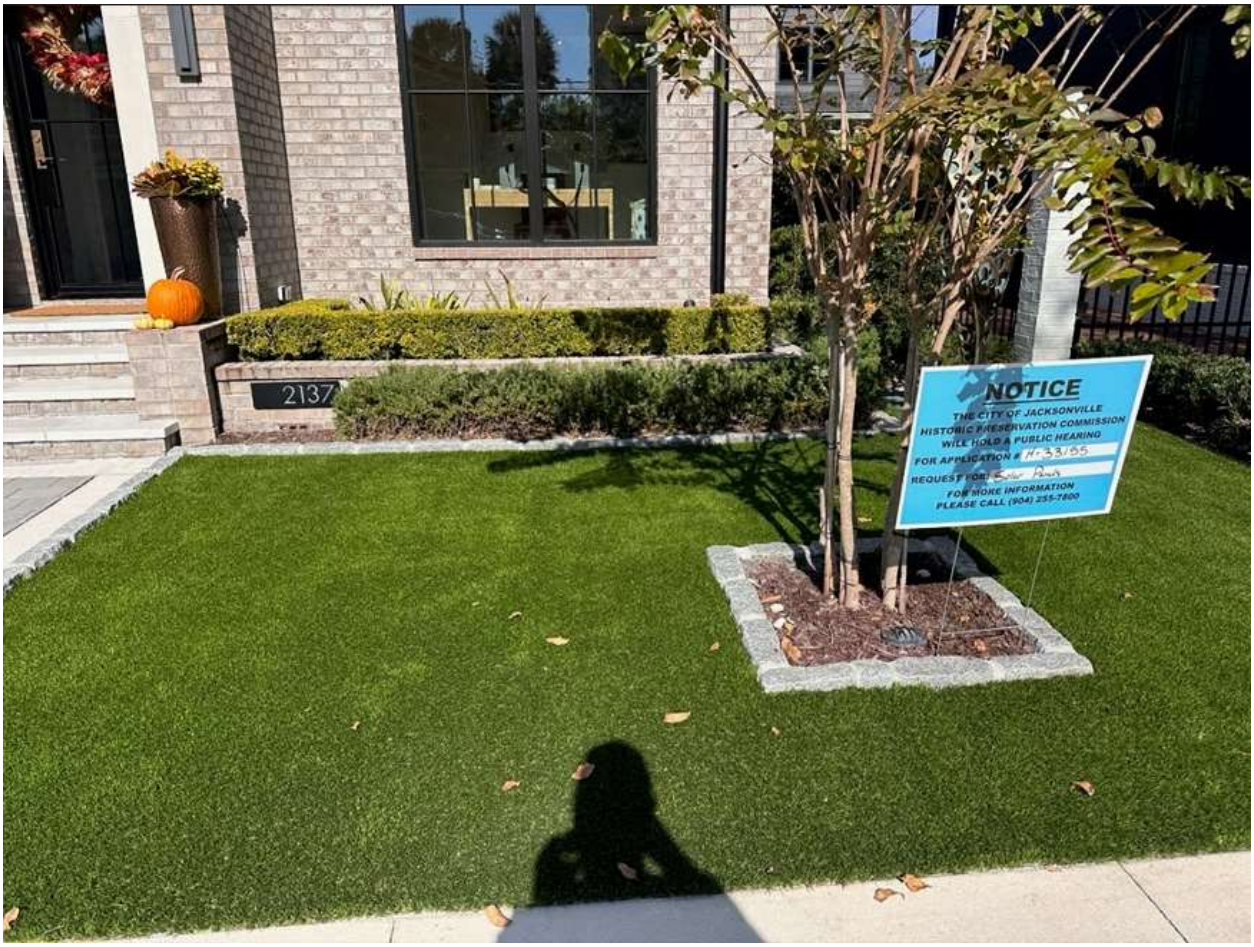
Historic District Design Guidelines, "Roofs and Roof Surfaces"

- Avoid #1: Changing the essential character of a roof by adding inappropriate features such as dormers, vents, skylights, air-conditioners, and solar collectors which are visible from public rights-of-way.

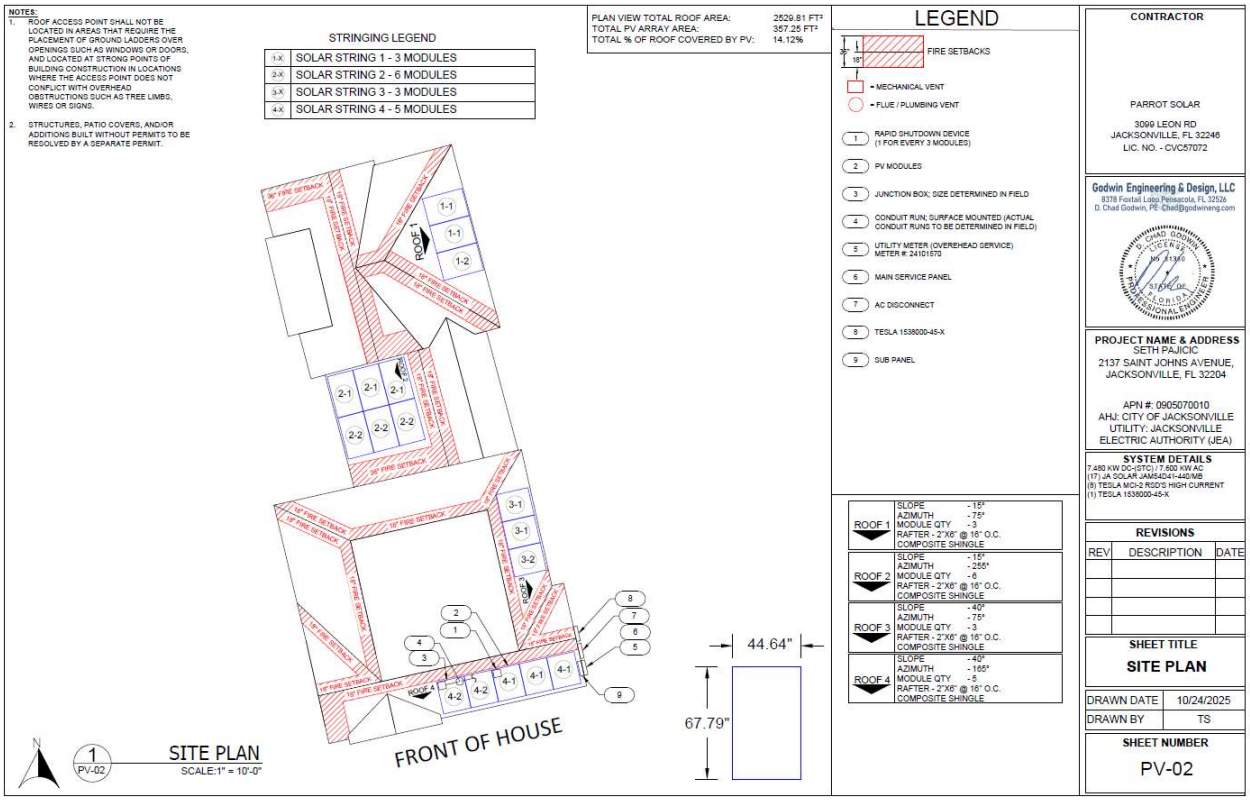
LOCATION MAP

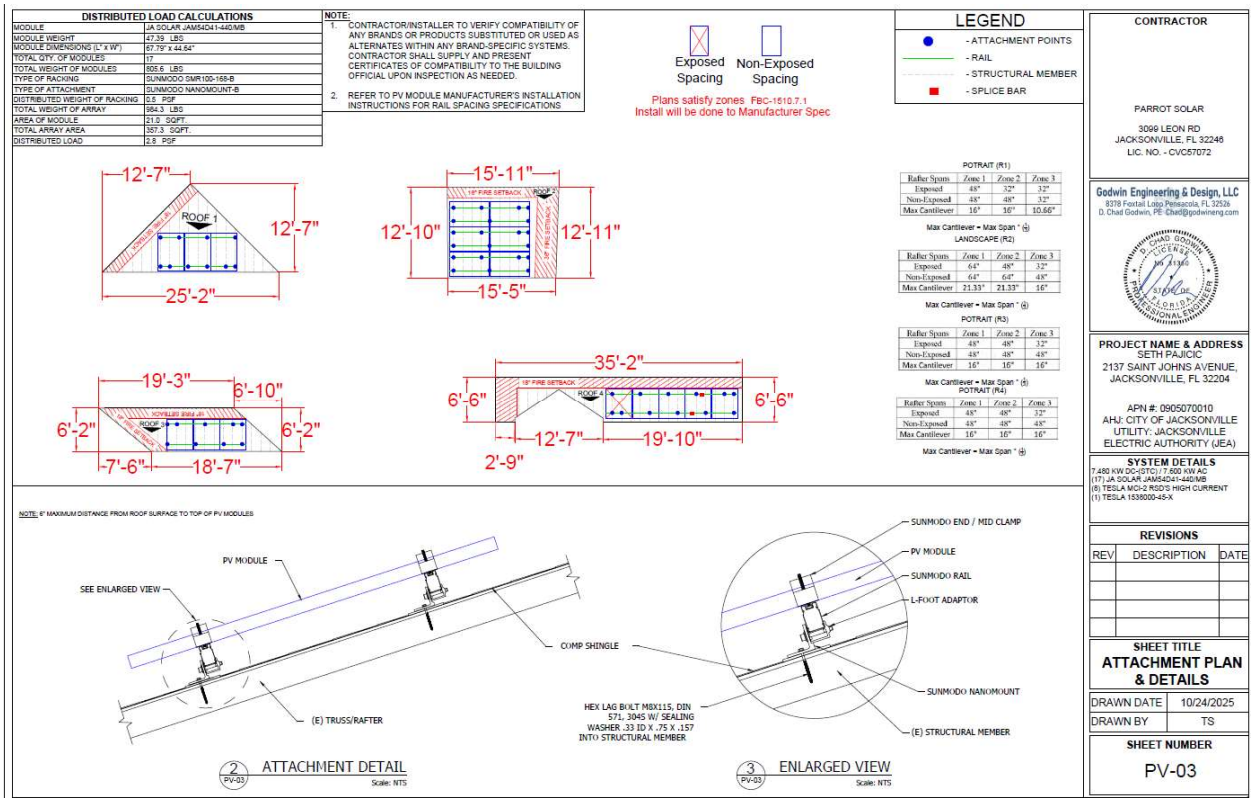


PICTURE OF SUBJECT PROPERTY WITH POSTED SIGNS



PRODUCT INSTALLATION PLANS DATED OCTOBER 24, 2025





Application For Certificate Of Appropriateness

Application Info

Tracking #	33183	**Application Status**	FOUND SUFFICIENT
Date Started	11/12/2025	**Date Submitted**	11/12/2025

Planning and Development Department Info

COA #	COA-25-33183
Admin Review	☐
Admin Recommendation	FORWARD
Admin Date Of Action	11/17/2025
Forwarded to JHPC	☑
JHPC Meeting Date	12/10/2025
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 CUSICK
First Name THOMAS
Middle Name

Company Name PARROT SOLAR INC

Mailing Address 3075 LEON RD

City JACKSONVILLE
State FL
Zip Code 32246

Phone 904 467 6527
Fax
Email SFISHER@PARROTSOLAR.COM

General Information On Owner(s)

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

Last Name PAJCIC
First Name SETH
Middle Name

Company/Trust Name

Mailing Address 2137 ST JOHN AVE

City JACKSONVILLE
State
Zip Code 32204

Phone 9044676527
Fax
Email SETH@PAJCIC.COM

Description Of Property

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

Map	RE#
	090507 0010

Location Of Property

General Location
Riverside/Avondale Historic District

House #	Street Name, Type and Direction	Zip Code
2137	ST JOHNS AVE	32204

Type Of Improvement

- [ ] **Addition**
- [ ] **Driveway**
- [ ] **New Construction**
- [ ] **Accessory Structures**
- [x] **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
ROOFTOP PV WITH BATTERY BACK UP

Addition Information

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

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

Alteration - Required Attachments For Complete Application

- [x] **Site Plan -** Site plan if elevation includes new. *(To scale bar scaled dimensional drawings needed. Directional arrows needed.)*
- [x] **Elevations -** Existing and proposed elevations or photos. *(To scale bar scaled dimensional drawings needed.)*
- [x] **Area Pictures -** Pictures of area affected by alteration.
- [x] **Structure Photos -** Overall photos of structure.
- [x] **Product -** Brochure/specifications and sample.

Additional Documents Provided

	Description
☑	ELECTRICAL 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: 11/26/25

COA#: 25-33183

Address: 2137 St Johns Ave
jacksonville FL 32204

Owner: Seth Pajcic

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 33183 **were posted on the property/site located at:**

090507-0010
Real Estate Number(s)

2137 St Johns Ave
Street Address

Jacksonville FL 32204
City, State Zip Code

Printed Name Thomas Cusick

Signature Thomas Cusick

Dated this 26 day of November, 2025.

2-38 56-2S-26E .115
SIMMONS S/D N1/2 BLK 41 RIVERSIDE
S1/2 OF E1/2 LOT 4

PAJCIC SETH
2137 ST JOHNS AVE
JACKSONVILLE, FL 32204-4418

2025

R-090507-0010

PRINTED 10/09/2025
BY: pao

Map Id: 6422 517101.04 1.65 1.00 1.00 COMM RIVERSIDE R/P WATER LOTS

BUILDING CHARACTERISTICS

CATEGORY	TYPE	%	PTS
Exterior Wall	11 BOARD & BATT	50	20.00
Exterior Wall	20 FACE BRICK	50	23.00
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	11 CER CLAY TILE	100	15.00
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
Baths	4.00	0
Bedrooms	4.00	0
Stories	2.00	0
Rooms / Units	1.00	0

BASE RATE ADJ	ADJ
Quality Adjustment	1.2000
Mkt/Design Factor	1.0000
Size Adj.	0.9500
TOTAL ADJUSTED POINTS	136
DEPRECIATION ADJ	ADJ

TYPE	STYLE	CLS	QUA	HX %	NHX %	LOC	% COMP
0102	01	4	04	100.00	0.00	1.00	100

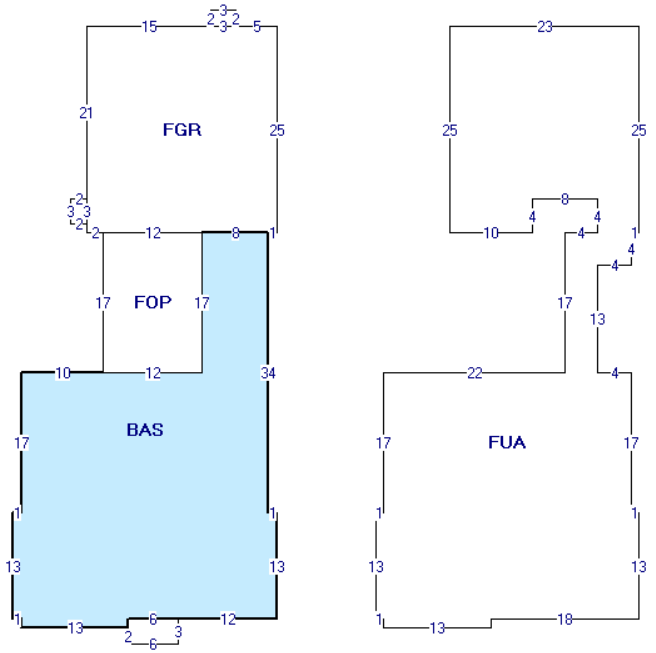
REPL. COST NEW	AYB	EYB	DT	NORM	% GOOD
606,312	2022	2022	R2	2.25	97.75%

SAR	AREA	B	H	P.of B.	EFF. AREA	DPR VALUE
BAS	1,075		X	100	1,075	218,117
FGR	575			50	288	58,435
FOP	234			30	70	14,203
FUA	1,566		X	95	1,488	301,915
	3,450			2,641	2,921	$592,670

ACREAGE 0.12 PRICE/SF 202.90

0100 Single Family

** VALUE SUBJECT TO CHANGE **



BUILDING: 1 AKA:

SITE ADDRESS: 2137 ST JOHNS AVE JACKSONVILLE 32204- 0102 SFR 2 STORY

Duval County Property Appraisers Office Tax Dist USD1

VALUE SUMMARY

PRIMARY VALUATION METHOD	CAMA
BUILDING VALUE	592,670
EXTRA FEATURE VALUE	13,334
TOTAL MARKET LAND VALUE	125,000
MARKET VALUE OF AG LAND	0
TOTAL LAND VALUE AG + COMMON	0
MARKET VALUE	731,004
ASSESSED VALUE	716,347
CAP BASE YEAR	2023
TAXABLE VALUE	665,625
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
B23603105	SPAS	C	SPA	10,000	04/25/2023
B21429438	BLDG	C	NEW SFR	200,000	10/06/2021

BUILDING DIMENSIONS

FGR2023:9,2:=S25 E23 N25 W23 $ FOP2023:24,0:=S2 E 3 N2 W3 $ FUA2023:67,27:=S17 W22 S17 W1 S13 E1 S1 E13 N1 E18 N13 W1 N17 W4 N13 E4 N4 E1 N25 W23 S25 E10 N4 E8 S4 W4 $ BAS2023:23,27:=S17 W22 S17 W1 S13 E1 S1 E13 N1 E18 N13 W1 N34 W8 $ FOP2023:7,26 :=N3 E2 S3 W2 $ FOP2023:11,27:=S17 E12 N17 W12 $

FOP2023:14,74:=S3 E6 N3 W6 $.

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	21504	02245	05/30/2025	WD	Q	I	01	1525000	0	N	0	APTHEKER ALAN	PAJCIC SETH	20250701
2	19771	02416	05/19/2021	WD	Q	V	01	128000	0	N	0	KOSLOW LANE M	APTHEKER ALAN ET AL	20210713
3	19735	01519	05/13/2021	QC	U	V	11	100	0	N	0	NEWCO2142 LLC	KOSLOW LANE M	20210616
4	17184	01352	03/10/2015	QC	U	V	11	100	0	N	0	KOSMADE PROPERTIES LLC	NEWCO2142 LLC	20150706

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	FPGR7	Fireplace Gas	1	100.00	0.00	0	0	1.00	4	100	3,952.50	4,743.00	100	2022	2022	2023	96	4,553
2	SPAR3	Spa	1	100.00	0.00	0	0	5.00	3	100	1,810.50	1,810.50	100	2024	2024	2025	97	8,781

APPRAISAL DATES	DATE	APPRAISED BY
BUILDING		
LAND LINES	07/05/2023	MRJ
VALUE REVIEW	06/15/2023	PAH
TRIENNIAL		
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	1220	RES/OFFICE	100.00	0.00		RO	0.00	0.00	100.00	5,000.00	S	0	1.00	1.00	25.00	25.00	125,000

LN	DATE	BLD	USER ID	CD	PARCEL NOTES

NEW PHOTOVOLTAIC PITCHED ROOF MOUNTED SYSTEM - 7.480 KW DC/7.600 KW AC

2137 SAINT JOHNS AVENUE, JACKSONVILLE, FL 32204

NEW PV SYSTEM SPECIFICATIONS

SYSTEM SIZE:	DC SIZE: 7.480 KW DC-(STC)
	AC SIZE: 7.600 KW AC
MODULE:	(17) JA SOLAR JAM54D41-440/MB
RSD'S:	(8) TESLA MCI-2
INVERTER:	(1) TESLA 1538000-45-X

APPLICABLE CODES

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:
2023 FLORIDA BUILDING CODE, 8TH ED.
2023 FLORIDA FIRE PREVENTION CODE, 8TH ED.
2023 FLORIDA RESIDENTIAL CODE, 8TH ED.
2020 NATIONAL ELECTRICAL CODE
AS ADOPTED BY CITY OF JACKSONVILLE

DESIGN CRITERIA

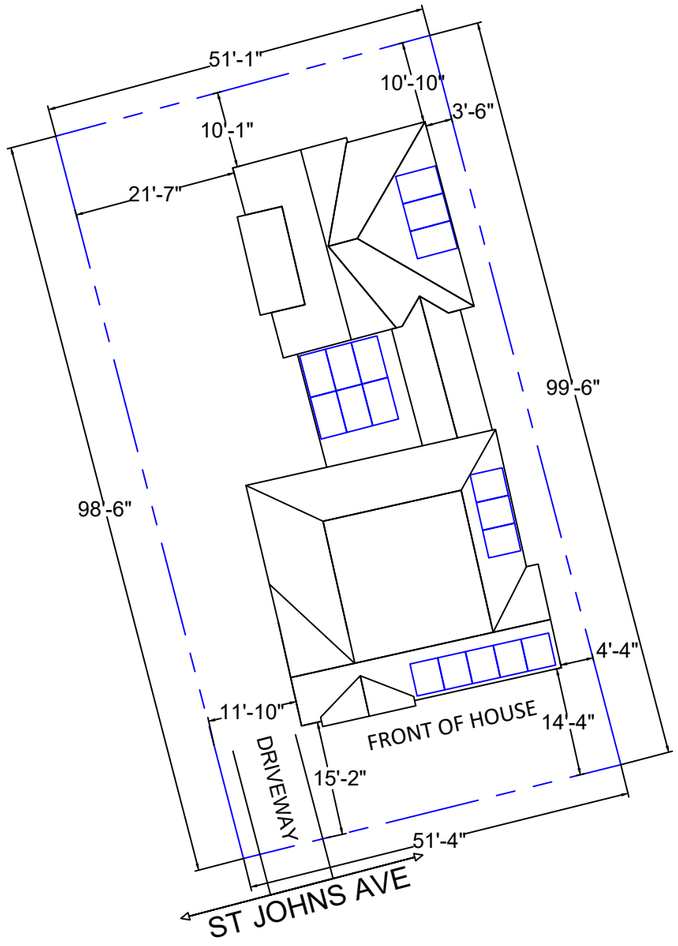
ROOF SURFACE TYPE: COMPOSITE SHINGLE
ROOF FRAMING: 2"X6" RAFTER @ 16" OC
BUILDING STORY: TWO STORY
GROUND SNOW LOAD: 0 PSF
WIND SPEED: 130 MPH
WIND EXPOSURE: D
RISK CATEGORY: II

PROJECT NOTES

1.1.1 THIS PHOTOVOLTAIC (PV) SYSTEM SHALL COMPLY WITH THE RELEVANT YEAR OF THE NATIONAL ELECTRICAL CODE (NEC), ALL MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS, AND THE RELEVANT CODES AS SPECIFIED BY THE AUTHORITY HAVING JURISDICTION'S (AHJ) APPLICABLE CODES.
1.1.2 THE UTILITY INTERCONNECTION APPLICATION MUST BE APPROVED AND THE PV SYSTEM MUST BE INSPECTED PRIOR TO OPERATION
1.1.3 ALL PV SYSTEM COMPONENTS; MODULES, UTILITY-INTERACTIVE INVERTERS, AND SOURCE CIRCUIT COMBINER BOXES ARE IDENTIFIED AND LISTED FOR USE IN PHOTOVOLTAIC SYSTEMS AS REQUIRED BY NEC AND OTHER GOVERNING CODES
1.1.4 ALL SIGNAGE TO BE PLACED IN ACCORDANCE WITH LOCAL BUILDING CODE. IF EXPOSED TO SUNLIGHT, IT SHALL BE UV RESISTANT. ALL PLAQUES AND SIGNAGE WILL BE INSTALLED AS REQUIRED BY THE NEC AND AHJ.

SCOPE OF WORK

1.2.1 CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM. THE CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTION OF EXISTING ONSITE CONDITIONS TO DESIGN, SPECIFY, AND INSTALL THE PITCHED ROOF-MOUNTED PHOTOVOLTAIC SYSTEM DETAILED IN THIS DOCUMENT



N

1 PV-01 PROPERTY PLAN

SCALE:1" = 20'-0"

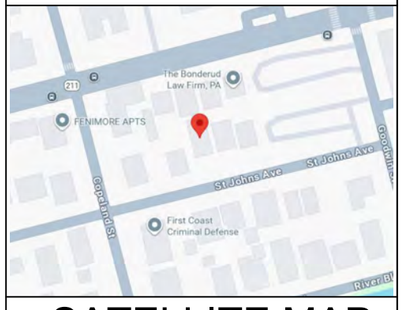
SHEET INDEX

PV-01	COVER PAGE
PV-02	SITE PLAN
PV-03	ATTACHMENT PLAN & DETAILS
PV-04	ELECTRICAL DIAGRAM
PV-05	NOTES
PV-06	WARNING LABELS
PV-07	INSTALLATION RESOURCE
EQUIPMENT DATASHEETS ATTACHED	

LEGEND

- PROPERTY LINE
- FENCE LINE

VICINITY MAP



SATELLITE MAP



CONTRACTOR

PARROT SOLAR

3099 LEON RD
JACKSONVILLE, FL 32246
LIC. NO. - CVC57072

Godwin Engineering & Design, LLC
8378 Foxtail Loop Pensacola, FL 32526
D. Chad Godwin, PE Chad@godwineng.com

PROJECT NAME & ADDRESS

SETH PAJICIC
2137 SAINT JOHNS AVENUE,
JACKSONVILLE, FL 32204

APN #: 0905070010
AHJ: CITY OF JACKSONVILLE
UTILITY: JACKSONVILLE ELECTRIC AUTHORITY (JEA)

SYSTEM DETAILS

7.480 KW DC-(STC) / 7.600 KW AC
(17) JA SOLAR JAM54D41-440/MB
(8) TESLA MCI-2 RSD'S HIGH CURRENT
(1) TESLA 1538000-45-X

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

COVER PAGE

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER

PV-01

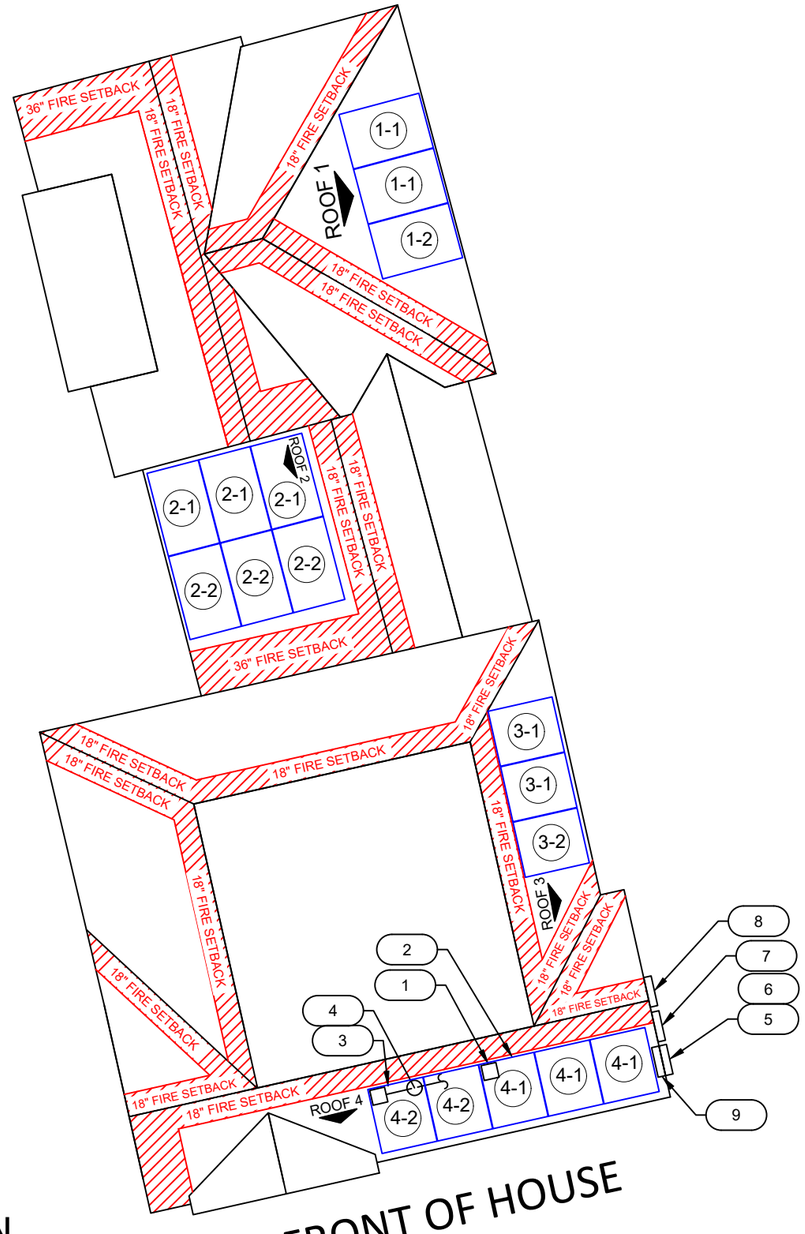
NOTES:

1. ROOF ACCESS POINT SHALL NOT BE LOCATED IN AREAS THAT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.

2. STRUCTURES, PATIO COVERS, AND/OR ADDITIONS BUILT WITHOUT PERMITS TO BE RESOLVED BY A SEPARATE PERMIT.

STRINGING LEGEND

1-X	SOLAR STRING 1 - 3 MODULES
2-X	SOLAR STRING 2 - 6 MODULES
3-X	SOLAR STRING 3 - 3 MODULES
4-X	SOLAR STRING 4 - 5 MODULES

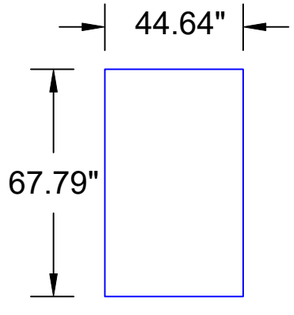


N

1 / PV-02 SITE PLAN

SCALE:1" = 10'-0"

PLAN VIEW TOTAL ROOF AREA:	2529.81 FT²
TOTAL PV ARRAY AREA:	357.25 FT²
TOTAL % OF ROOF COVERED BY PV:	14.12%



LEGEND

36" 18" FIRE SETBACKS

= MECHANICAL VENT

= FLUE / PLUMBING VENT

1. RAPID SHUTDOWN DEVICE (1 FOR EVERY 3 MODULES)
2. PV MODULES
3. JUNCTION BOX; SIZE DETERMINED IN FIELD
4. CONDUIT RUN; SURFACE MOUNTED (ACTUAL CONDUIT RUNS TO BE DETERMINED IN FIELD)
5. UTILITY METER (OVEREHEAD SERVICE) METER #: 24101570
6. MAIN SERVICE PANEL
7. AC DISCONNECT
8. TESLA 1538000-45-X
9. SUB PANEL

ROOF 1	SLOPE - 15° AZIMUTH - 75° MODULE QTY - 3 RAFTER - 2"X6" @ 16" O.C. COMPOSITE SHINGLE
ROOF 2	SLOPE - 15° AZIMUTH - 255° MODULE QTY - 6 RAFTER - 2"X6" @ 16" O.C. COMPOSITE SHINGLE
ROOF 3	SLOPE - 40° AZIMUTH - 75° MODULE QTY - 3 RAFTER - 2"X6" @ 16" O.C. COMPOSITE SHINGLE
ROOF 4	SLOPE - 40° AZIMUTH - 165° MODULE QTY - 5 RAFTER - 2"X6" @ 16" O.C. COMPOSITE SHINGLE

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APN #: 0905070010
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SYSTEM DETAILS

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(17) JA SOLAR JAM54D41-440/MB
(8) TESLA MCI-2 RSD'S HIGH CURRENT
(1) TESLA 1538000-45-X

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

SITE PLAN

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER

PV-02

DISTRIBUTED LOAD CALCULATIONS	
MODULE	JA SOLAR JAM54D41-440/MB
MODULE WEIGHT	47.39 LBS
MODULE DIMENSIONS (L" x W")	67.79" x 44.64"
TOTAL QTY. OF MODULES	17
TOTAL WEIGHT OF MODULES	805.6 LBS
TYPE OF RACKING	SUNMODO SMR100-168-B
TYPE OF ATTACHMENT	SUNMODO NANOMOUNT-B
DISTRIBUTED WEIGHT OF RACKING	0.5 PSF
TOTAL WEIGHT OF ARRAY	984.3 LBS
AREA OF MODULE	21.0 SQFT.
TOTAL ARRAY AREA	357.3 SQFT.
DISTRIBUTED LOAD	2.8 PSF

NOTE:

1. CONTRACTOR/INSTALLER TO VERIFY COMPATIBILITY OF ANY BRANDS OR PRODUCTS SUBSTITUTED OR USED AS ALTERNATES WITHIN ANY BRAND-SPECIFIC SYSTEMS. CONTRACTOR SHALL SUPPLY AND PRESENT CERTIFICATES OF COMPATIBILITY TO THE BUILDING OFFICIAL UPON INSPECTION AS NEEDED.
2. REFER TO PV MODULE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR RAIL SPACING SPECIFICATIONS

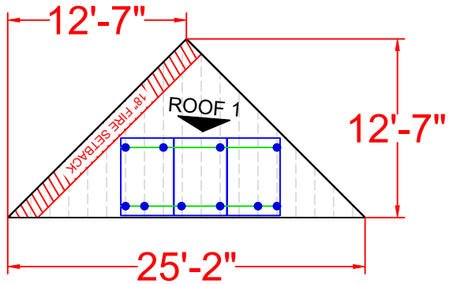
Exposed Spacing

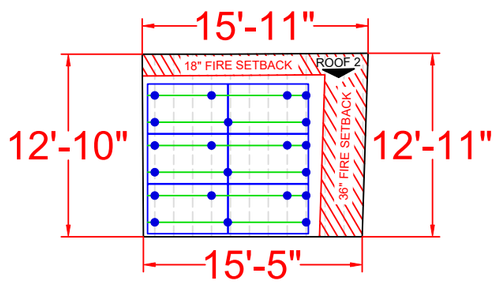
Non-Exposed Spacing

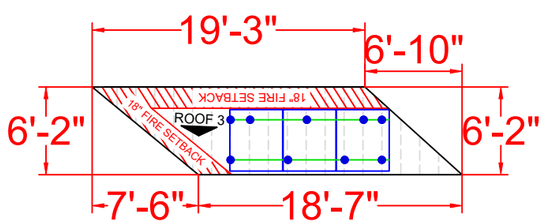
Plans satisfy zones FBC-1510.7.1
Install will be done to Manufacturer Spec

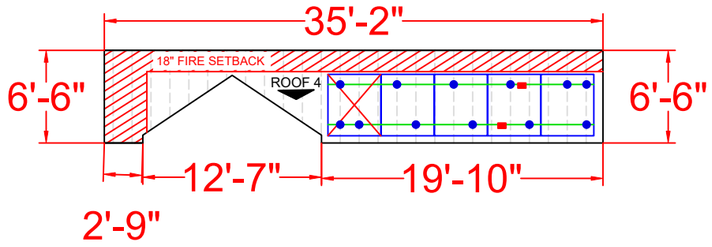
LEGEND

- ATTACHMENT POINTS
- RAIL
- STRUCTURAL MEMBER
- SPLICE BAR









POTRAIT (R1)

Rafter Spans	Zone 1	Zone 2	Zone 3
Exposed	48"	32"	32"
Non-Exposed	48"	48"	32"
Max Cantilever	16"	16"	10.66"

Max Cantilever = Max Span * (1/3)

LANDSCAPE (R2)

Rafter Spans	Zone 1	Zone 2	Zone 3
Exposed	64"	48"	32"
Non-Exposed	64"	64"	48"
Max Cantilever	21.33"	21.33"	16"

Max Cantilever = Max Span * (1/3)

POTRAIT (R3)

Rafter Spans	Zone 1	Zone 2	Zone 3
Exposed	48"	48"	32"
Non-Exposed	48"	48"	48"
Max Cantilever	16"	16"	16"

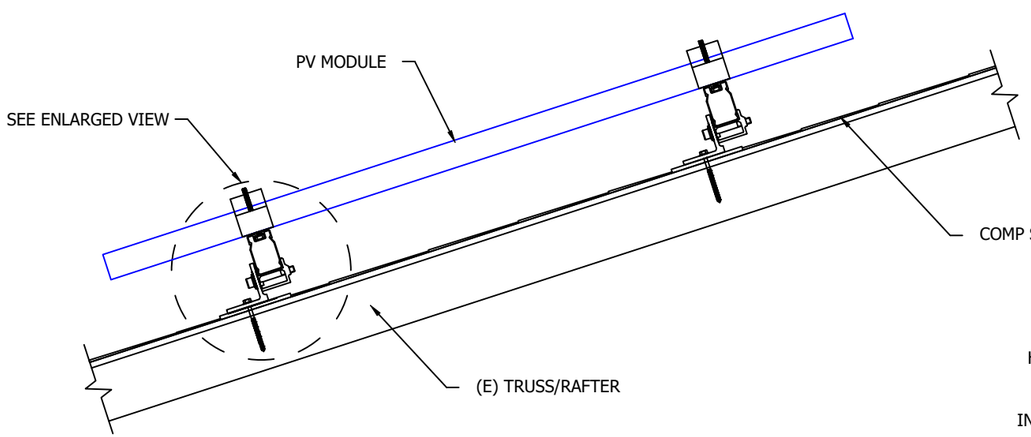
Max Cantilever = Max Span * (1/3)

POTRAIT (R4)

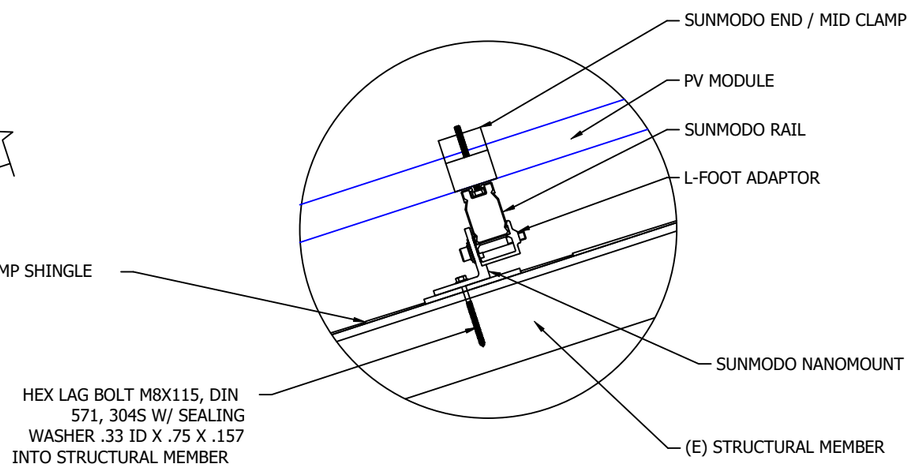
Rafter Spans	Zone 1	Zone 2	Zone 3
Exposed	48"	48"	32"
Non-Exposed	48"	48"	48"
Max Cantilever	16"	16"	16"

Max Cantilever = Max Span * (1/3)

NOTE: 6" MAXIMUM DISTANCE FROM ROOF SURFACE TO TOP OF PV MODULES



2 PV-03 ATTACHMENT DETAIL
Scale: NTS



3 PV-03 ENLARGED VIEW
Scale: NTS

CONTRACTOR

PARROT SOLAR

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APN #: 0905070010
AHJ: CITY OF JACKSONVILLE
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SYSTEM DETAILS
7.480 KW DC-(STC) / 7.600 KW AC
(17) JA SOLAR JAM54D41-440/MB
(8) TESLA MCI-2 RSD'S HIGH CURRENT
(1) TESLA 1538000-45-X

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE
ATTACHMENT PLAN & DETAILS

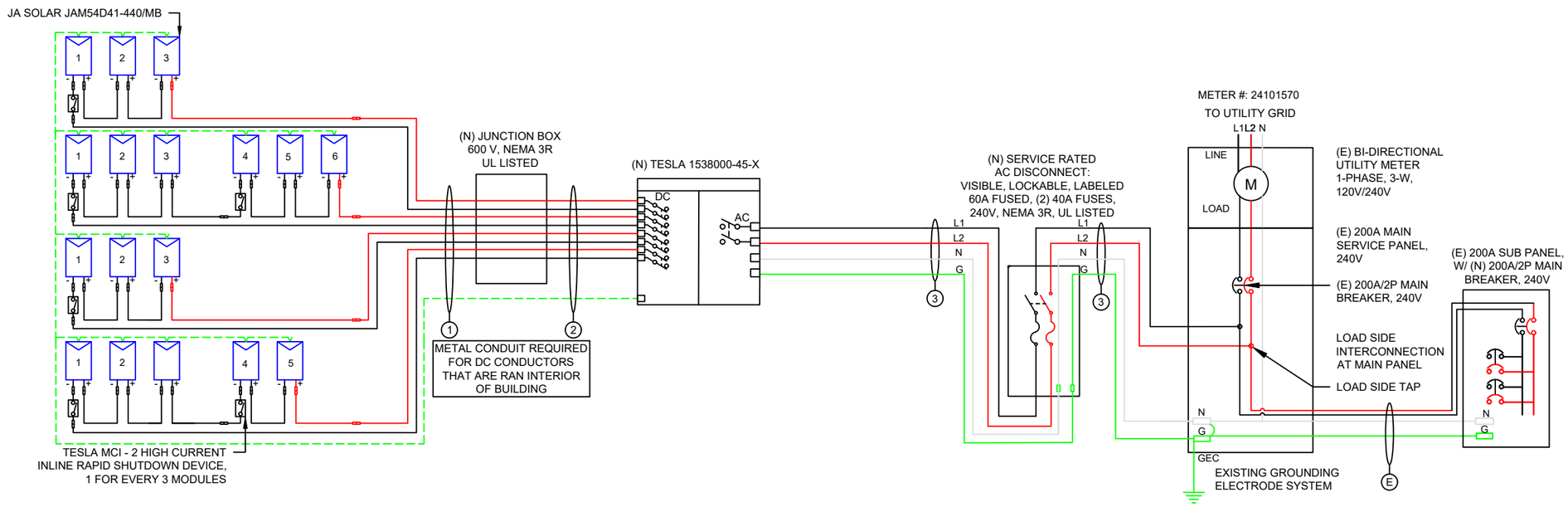
DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER
PV-03

INVERTER SPECIFICATIONS	
MANUFACTURER / MODEL #	TESLA 1538000-45-X
POWER RATING	7600W
MAX CONT. OUTPUT CURRENT	32A
MAX CURRENT PER MPPT (IMP)	13A[2]
MAX DC VOLTAGE	600V
MAX SHORT CIRCUIT CURRENT PER MPPT (ISC)	17A[2]

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL #	JA SOLAR JAM54D41-440/MB
VMP	33.37 V
IMP	13.18 A
VOC	39.38 V
ISC	13.85 A
TEMP. COEFF. VOC	-0.25 %/°C

AMBIENT TEMPERATURE SPECIFICATIONS	
RECORD LOW TEMP	-4
AMBIENT TEMP (HIGH TEMP 2% AVG.)	35
MINIMUM CONDUIT HEIGHT ABOVE ROOF SURFACE	7/8"



VISIBLE, LOCKABLE & LABELED AC DISCONNECT LOCATED WITHIN 5FT OF THE UTILITY METER

THERE WILL BE A MAIN BREAKER FOR FEEDER PROTECTION PER 705.12(B)(1)(B)

DESCRIPTION	FORMULA	RESULT
PV OVERCURRENT PROTECTION NEC 690.9(B)	TOTAL INVERTER OUTPUT CURRENT x 1.25 = 32.0A x 1.25	40.0A (SELECTED PV BREAKER = 40A)
120% RULE FOR BACKFEED BREAKER NEC 705.12	BUS BAR RATING x 1.2 - MCB RATING = MAX ALLOWABLE PV BREAKER 200A x 1.2 - 200A = 40A	SELECTED PV BREAKER <= MAX ALLOWABLE PV BREAKER 40A <= 40A

DC WIRE CALCULATION

WIRE ID	EXPECTED WIRE TEMP (°C)	TEMP DERATE (90 °C)	QTY OF CURRENT CARRYING CONDUCTORS	CONDUIT FILL DERATE	MINIMUM CONDUIT SIZE (TBD ON SITE)	WIRE GAUGE & TYPE	CONDUCTOR AMPACITY @ 90°C (A)	CONDUCTOR AMPACITY @ 75°C (A)	REQUIRED CIRCUIT CONDUCTOR AMPACITY (A)	ADJUSTED CONDUCTOR AMPACITY @ 90 °C (A)	NEUTRAL CONDUCTOR SIZE & TYPE	GROUND WIRE SIZE & TYPE
1	35	0.96	8	IN AIR	N/A	#10 AWG PV WIRE	40	35	21.640625	38.4	NONE	#6 AWG BARE Cu
2	35	0.96	8	0.7	3/4" METAL	#10 THWN-2	40	35	21.640625	26.88	NONE	#8 THWN-2
AC WIRE CALCULATION												
3	35	0.96	2	1	3/4"	#8 THWN-2	55	50	40	52.8	#8 THWN-2	#6 THWN-2

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(1) TESLA 1538000-45-X

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE
ELECTRICAL DIAGRAM

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER
PV-04
474

GENERAL NOTES

SITE NOTES
2.1.1 A LADDER WILL BE IN PLACE FOR INSPECTION IN ACCORDANCE WITH OSHA REGULATIONS.
2.1.2 THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY INTERACTIVE SYSTEM WITH NO STORAGE BATTERIES.
2.1.3 THE SOLAR PV INSTALLATION WILL NOT OBSTRUCT ANY PLUMBING, MECHANICAL, OR BUILDING ROOF VENTS.
2.1.4 PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED IN ACCORDANCE WITH SECTION NEC 110
2.1.5 ROOF COVERINGS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SERVES TO PROTECT THE BUILDING OR STRUCTURE.

EQUIPMENT LOCATIONS
2.2.1 ALL EQUIPMENT SHALL MEET MINIMUM WORKING CLEARANCES IN ACCORDANCE WITH NEC 110.26.
2.2.2 WIRING SYSTEMS INSTALLED IN DIRECT SUNLIGHT MUST BE RATED FOR EXPECTED OPERATING TEMPERATURE AS SPECIFIED BY 2020 NATIONAL ELECTRICAL CODE.
2.2.3 JUNCTION AND PULL BOXES PERMITTED INSTALLED UNDER PV MODULES IN ACCORDANCE WITH NEC 690
2.2.4 ALL EQUIPMENT SHALL BE INSTALLED ACCESSIBLE TO QUALIFIED PERSONNEL IN ACCORDANCE WITH NEC APPLICABLE CODES.
2.2.5 ALL COMPONENTS ARE LISTED FOR THEIR PURPOSE AND RATED FOR OUTDOOR USAGE WHEN APPROPRIATE.

STRUCTURAL NOTES
2.3.1 RACKING SYSTEM & PV ARRAY WILL BE INSTALLED IN ACCORDANCE WITH THE CODE-COMPLIANT INSTALLATION MANUAL. TOP CLAMPS REQUIRE A DESIGNATED SPACE BETWEEN MODULES, AND RAILS MUST ALSO EXTEND A MINIMUM DISTANCE BEYOND EITHER EDGE OF THE ARRAY/SUBARRAY, IN ACCORDANCE WITH RAIL MANUFACTURER'S INSTALLATION PRACTICES.
2.3.2 JUNCTION BOX WILL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF ROOF-PENETRATING TYPE, IT SHALL BE FLASHED & SEALED PER LOCAL REQUIREMENTS.
2.3.3 ROOFTOP PENETRATIONS FOR PV RACEWAY WILL BE COMPLETED AND SEALED W/ APPROVED CHEMICAL SEALANT PER CODE BY A LICENSED CONTRACTOR.
2.3.4 ALL PV RELATED ROOF ATTACHMENTS TO BE SPACED NO GREATER THAN THE SPAN DISTANCE SPECIFIED BY THE RACKING MANUFACTURER OR PROFESSIONAL ENGINEERING GUIDANCE.
2.3.5 WHEN POSSIBLE, ALL PV RELATED RACKING ATTACHMENTS WILL BE STAGGERED AMONGST THE ROOF FRAMING MEMBERS.

WIRING & CONDUIT NOTES
2.4.1 ALL CONDUIT AND WIRE WILL BE LISTED AND APPROVED FOR THEIR PURPOSE. CONDUIT AND WIRE SPECIFICATIONS ARE BASED ON MINIMUM CODE REQUIREMENTS AND ARE NOT MEANT TO LIMIT UP-SIZING.
2.4.2 CONDUCTORS SIZED IN ACCORDANCE WITH THE NEC
2.4.3 AC CONDUCTORS TO BE COLORED OR MARKED PER NEC
2.4.4 LISTED OR LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING OR LABELING PER NEC

GROUNDING NOTES
2.5.1 GROUNDING SYSTEM COMPONENTS SHALL BE LISTED FOR THEIR PURPOSE, AND GROUNDING DEVICES EXPOSED TO THE ELEMENTS SHALL BE RATED FOR SUCH USE.
2.5.2 PV EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH NEC 690 AND NEC TABLE 250.122.
2.5.3 METAL PARTS OF MODULE FRAMES, MODULE RACKING, AND ENCLOSURES CONSIDERED GROUNDED IN ACCORDANCE WITH NEC 250.
2.5.4 EQUIPMENT GROUNDING CONDUCTORS SHALL BE SIZED IN ACCORDANCE WITH NEC 690 AND INVERTER MANUFACTURER'S INSTALLATION PRACTICES
2.5.5 EACH MODULE WILL BE GROUNDED AS SHOWN IN MANUFACTURER DOCUMENTATION AND APPROVED BY THE AHJ.
2.5.6 THE GROUNDING CONNECTION TO A MODULE SHALL BE ARRANGED SUCH THAT THE REMOVAL OF A MODULE DOES NOT INTERRUPT A GROUNDING CONDUCTOR TO ANOTHER MODULE.
2.5.7 GROUNDING AND BONDING CONDUCTORS, IF INSULATED, SHALL BE COLORED GREEN OR MARKED GREEN IF #4 AWG OR LARGER PER NEC 250
2.5.8 THE GROUNDING ELECTRODE SYSTEM COMPLIES WITH NEC 690 AND NEC 250. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, A GROUNDING ELECTRODE SYSTEM PROVIDED IN ACCORDANCE WITH NEC 250, NEC 690 AND THE AHJ.
2.5.9 GROUND-FAULT DETECTION SHALL COMPLY WITH NEC 690 TO REDUCE FIRE HAZARDS

DISCONNECTION AND OVERCURRENT PROTECTION NOTES
2.6.1 DISCONNECTING SWITCHES SHALL BE WIRED SUCH THAT WHEN THE SWITCH IS OPENED THE CONDUCTORS REMAINING ENERGIZED ARE CONNECTED TO THE TERMINALS MARKED "LINE SIDE" (TYPICALLY THE UPPER TERMINALS).
2.6.2 DISCONNECTS TO BE ACCESSIBLE TO QUALIFIED UTILITY PERSONNEL, BE LOCKABLE, AND BE A VISIBLE-BREAK SWITCH
2.6.3 PV SYSTEM CIRCUITS INSTALLED ON OR IN HABITABLE BUILDINGS SHALL INCLUDE A RAPID SHUTDOWN FUNCTION TO REDUCE SHOCK HAZARD FOR EMERGENCY RESPONDERS IN ACCORDANCE WITH 690
2.6.4 ALL OCPD RATINGS AND TYPES SPECIFIED ACCORDING TO NEC 690 AND 240.
2.6.5 INVERTER ON-GRID BRANCHES SHALL BE CONNECTED TO A SINGLE BREAKER OR GROUPED FUSE DISCONNECT(S) IN ACCORDANCE WITH NEC 110.
2.6.6 IF REQUIRED BY THE AHJ, SYSTEM WILL INCLUDE ARC-FAULT CIRCUIT PROTECTION IN ACCORDANCE WITH NEC 690.11 AND UL1699B.

INTERCONNECTION NOTES
2.7.1 LOAD SIDE INTERCONNECTION SHALL BE IN ACCORDANCE WITH NEC 705.
2.7.2 THE SUM OF THE UTILITY OCPD AND INVERTER CONTINUOUS OUTPUT MAY NOT EXCEED 120 PERCENT OF BUSBAR RATING PER NEC 705.
2.7.3 THE SUM OF 125 PERCENT OF THE POWER SOURCE(S) OUTPUT CIRCUIT CURRENT AND THE RATING OF THE OVERCURRENT DEVICE PROTECTING THE BUSBAR SHALL NOT EXCEED 120 PERCENT OF THE AMPACITY OF THE BUSBAR, PV DEDICATED BACKFEED BREAKERS MUST BE LOCATED OPPOSITE END OF THE BUS FROM THE UTILITY SOURCE OCPD IN ACCORDANCE WITH NEC 705.
2.7.4 AT MULTIPLE ELECTRIC POWER SOURCES OUTPUT COMBINER PANEL, TOTAL RATING OF ALL OVERCURRENT PROTECTION DEVICES SHALL NOT EXCEED AMPACITY OF BUSBAR. HOWEVER, THE MAIN OVERCURRENT PROTECTION DEVICE MAY BE EXCLUDED IN ACCORDANCE WITH NEC 705.
2.7.5 FEEDER TAP INTERCONNECTION (LOAD SIDE) IN ACCORDANCE WITH NEC 705.
2.7.6 SUPPLY SIDE TAP INTERCONNECTION IN ACCORDANCE WITH TO NEC 705 WITH SERVICE ENTRANCE CONDUCTORS IN ACCORDANCE WITH NEC 230.
2.7.7 BACKFEEDING BREAKER FOR ELECTRIC POWER SOURCES OUTPUT IS EXEMPT FROM ADDITIONAL FASTENING PER NEC 705.

CONTRACTOR

PARROT SOLAR

3099 LEON RD
JACKSONVILLE, FL 32246
LIC. NO. - CVC57072

Godwin Engineering & Design, LLC
8378 Foxtail Loop Pensacola, FL 32526
D. Chad Godwin, PE Chad@godwineng.com

D. CHAD GODWIN LICENSE No 81360 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NAME & ADDRESS
SETH PAJICIC
2137 SAINT JOHNS AVENUE,
JACKSONVILLE, FL 32204

APN #: 0905070010
AHJ: CITY OF JACKSONVILLE
UTILITY: JACKSONVILLE ELECTRIC AUTHORITY (JEA)

SYSTEM DETAILS
7.480 KW DC-(STC) / 7.600 KW AC
(17) JA SOLAR JAM54D41-440/MB
(8) TESLA MCI-2 RSD'S HIGH CURRENT
(1) TESLA 1538000-45-X

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE
NOTES

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER
PV-05

WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION: COMBINER PANEL, AC DISCONNECT, POINT OF INTERCONNECTION
PER CODE: NEC 706.15(C)(4), NEC 690.13(B)

WARNING

TURN OFF PHOTOVOLTAIC AC DISCONNECT PRIOR TO WORKING INSIDE PANEL

LABEL LOCATION: COMBINER PANEL(S), MAIN SERVICE DISCONNECT
PER CODE: NEC 110.27(C), OSHA 1910.145(f)(7)

PHOTOVOLTAIC POWER SOURCE

LABEL LOCATION: DC CONDUIT/RACEWAYS
PER CODE: NEC 690.31(D)(2)

SOLAR PV DC CIRCUIT

LABEL LOCATION: DC CONDUIT/RACEWAYS
PER CODE: NEC 690.31(D)(2)

PHOTOVOLTAIC SYSTEM AC DISCONNECT

RATED AC OUTPUT CURRENT: **32.00** A
NOMINAL OPERATING AC VOLTAGE: 240 V

LABEL LOCATION: AC DISCONNECT/POINT OF INTERCONNECTION
PER CODE: NEC 690.54

WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION: MAIN SERVICE DISCONNECT, PRODUCTION/NET METER
PER CODE: NEC 690.59, 705.12(C)

PV SYSTEM

DISCONNECT

LABEL LOCATION: AC DISCONNECT
PER CODE: NEC 690.13(B)

WARNING

THIS EQUIPMENT FED BY MULTIPLE SOURCES:
TOTAL RATING OF ALL OVERCURRENT DEVICES EXCLUDING MAIN POWER SUPPLY SHALL NOT EXCEED AMPACITY OF BUSBAR

LABEL LOCATION: AC DISCONNECT
PER CODE: NEC 705.12(B)(3)(3)

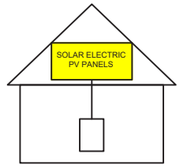
WARNING

POWER SOURCE OUTPUT CONNECTION. DO NOT RELOCATE THIS OVERCURRENT DEVICE.

LABEL LOCATION: POINT OF INTERCONNECTION
PER CODE: NEC 705.12(B)(3)(2)

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY



LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.56(C)

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

LABEL LOCATION: MAIN SERVICE DISCONNECT, UTILITY METER
PER CODE: NEC 690.13(B)

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

LABEL LOCATION: RSD INITIATION DEVICE, AC DISCONNECT
PER CODE: NEC 690.56(C)(2)

CAUTION

PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 705.12(D), NEC 690.59

DO NOT DISCONNECT UNDER LOAD

LABEL LOCATION: MAIN SERVICE DISCONNECT
PER CODE: NEC 690.15(B) & NEC 690.33(D)(2)

MAXIMUM DC VOLTAGE

OF PV SYSTEM

LABEL LOCATION: DC DISCONNECT/INVERTER/PV DIST. EQUIPMENT
PER CODE: NEC 690.53

WARNING

ELECTRICAL SHOCK HAZARD

TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

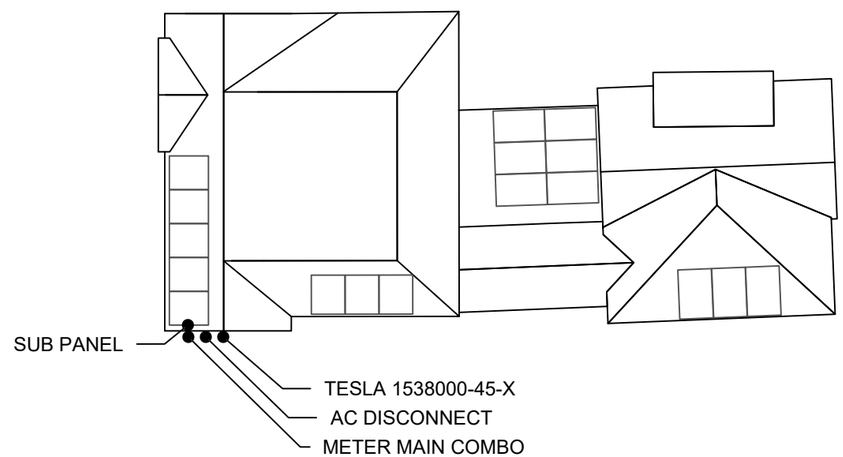
DC VOLTAGE IS ALWAYS PRESENT WHEN SOLAR MODULES ARE EXPOSED TO SUNLIGHT

LABEL LOCATION: DC DISCONNECT
PER CODE: NEC 690.13(B)

CAUTION

MULTIPLE SOURCES OF POWER.
POWER TO THIS BUILDING IS ALSO SUPPLIED FROM THE FOLLOWING SOURCES WITH DISCONNECTS LOCATED AS SHOWN:

ADDRESS: 2137 SAINT JOHNS AVENUE, JACKSONVILLE, FL 32204



CONTRACTOR

PARROT SOLAR

3099 LEON RD
JACKSONVILLE, FL 32246
LIC. NO. - CVC57072

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8378 Foxtail Loop Pensacola, FL 32526
D. Chad Godwin, PE Chad@godwineng.com

D. CHAD GODWIN LICENSE No 81360 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NAME & ADDRESS

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2137 SAINT JOHNS AVENUE,
JACKSONVILLE, FL 32204

APN #: 0905070010
AHJ: CITY OF JACKSONVILLE
UTILITY: JACKSONVILLE ELECTRIC AUTHORITY (JEA)

SYSTEM DETAILS

7.480 KW DC-(STC) / 7.600 KW AC
(17) JA SOLAR JAM54D41-440/MB
(8) TESLA MCI-2 RSD'S HIGH CURRENT
(1) TESLA 1538000-45-X

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

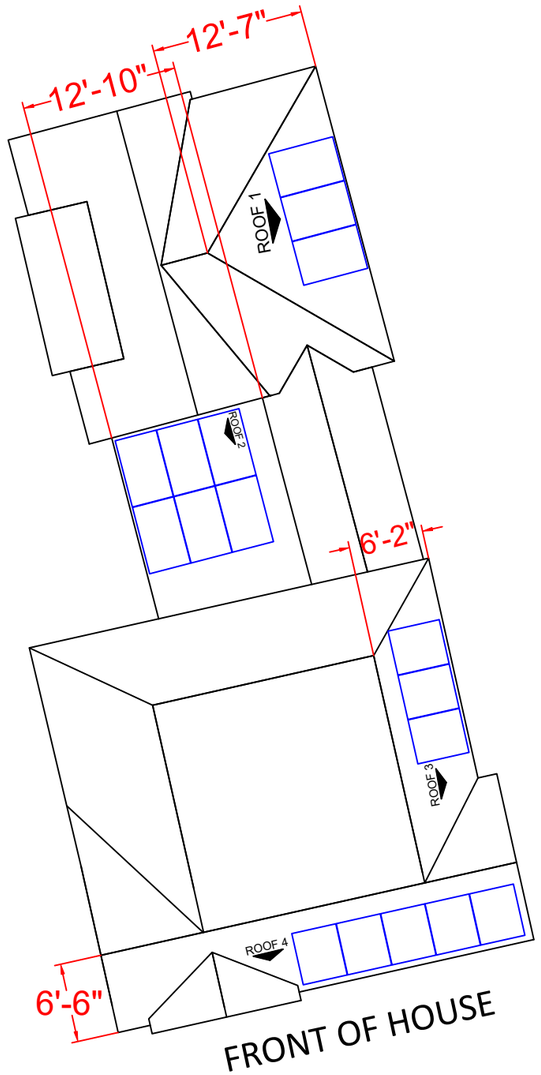
WARNING LABELS

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER

PV-06

REFERENCE ONLY



**DIMENSIONS ARE 2D (FLAT)

N

CONTRACTOR

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REV	DESCRIPTION	DATE

SHEET TITLE
INSTALLATION RESOURCE

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER
PV-07

Harvest the Sunshine

440W

JA SOLAR

JAM54D41 MB Black Module
n-type Double Glass Bifacial Modules

Premium Cells

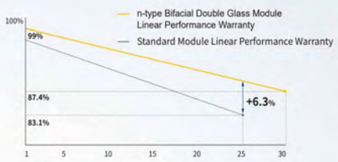
n-Bycium+ 16BB
MBB Half-Cell Technology

26% Up To
Cell Conversion Efficiency



Premium Modules

- Higher power generation better LCOE
- n-type with very Lower LID
- Better Temperature Coefficient
- Better low irradiance response



1% 1st-year Degradation 0.4% Annual Degradation Over 30 years

25 25-year product warranty
30 30-year linear power output warranty

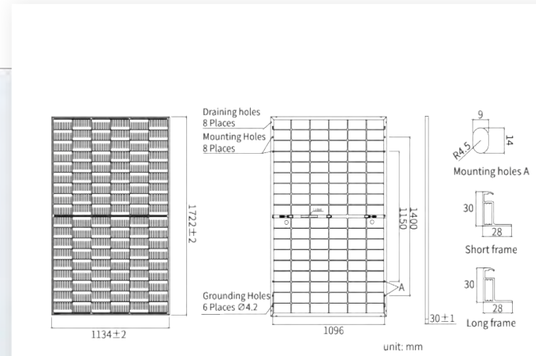
Comprehensive Certificates

- IEC 61215, IEC 61730, UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC 62941: 2019 Terrestrial photovoltaic (PV) modules - Quality system for PV module manufacturing

DEEP BLUE 4.0 Pro

JAM54D41 MB n-type Double Glass Bifacial Modules

DEEP BLUE 4.0 Pro



MECHANICAL PARAMETERS

Cell	Mono
Weight	21.5kg
Dimensions	1722±2mm×1134±2mm×30±1mm
Cable Cross Section Size	4mm²(IEC), 12 AWG(UL)
No. of cells	108(6×18)
Junction Box	IP68, 3diodes
Connector	QC 4.10-351/ MC4-EVO2
Cable Length (Including Connector)	Portrait: 300mm(+) /400mm(-) Landscape: 1100mm(+)/1100mm(-)
Front Glass/Back Glass	1.6mm/1.6mm
Packaging Configuration	36pcs/Pallet, 864pcs/40HQ Container

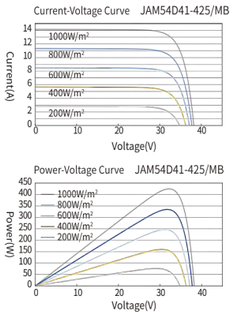
Remark: customized frame color and cable length available upon request

ELECTRICAL PARAMETERS AT STC

TYPE	JAM54D41 415/MB	JAM54D41 420/MB	JAM54D41 425/MB	JAM54D41 435/MB	JAM54D41 435/MB	JAM54D41 440/MB
Rated Maximum Power(Pmax) [W]	415	420	425	435	435	440
Open Circuit Voltage (Voc) [V]	38.00	38.28	38.56	39.11	39.11	39.38
Maximum Power Voltage(Vmp) [V]	32.13	32.38	32.64	33.13	33.13	33.37
Short Circuit Current(Isc) [A]	13.60	13.65	13.70	13.80	13.80	13.85
Maximum Power Current(Imp) [A]	12.92	12.97	13.02	13.13	13.13	13.18
Module Efficiency [%]	21.3	21.5	21.8	22.3	22.3	22.5
Power Tolerance	±2%					
Temperature Coefficient of Isc(α_Isc)	+0.045%/°C					
Temperature Coefficient of Voc (β_Voc)	-0.250%/°C					
Temperature Coefficient of Pmax(γ_Pmp)	-0.290%/°C					
STC	Irradiance 1000W/m², cell temperature 25°C, AM1.5G					

Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer. They only serve for comparison among different module types.

CHARACTERISTICS



ELECTRICAL CHARACTERISTICS WITH 10% SOLAR IRRADIATION RATIO

TYPE	JAM54D41 415/MB	JAM54D41 420/MB	JAM54D41 425/MB	JAM54D41 435/MB	JAM54D41 435/MB	JAM54D41 440/MB
Rated Max Power(Pmax) [W]	448	454	459	470	470	475
Open Circuit Voltage(Voc) [V]	38.00	38.28	38.56	39.11	39.11	39.38
Max Power Voltage(Vmp) [V]	32.13	32.38	32.64	33.13	33.13	33.37
Short Circuit Current(Isc) [A]	14.69	14.74	14.80	14.90	14.90	14.96
Max Power Current(Imp) [A]	13.95	14.01	14.06	14.18	14.18	14.24
Irradiation Ratio (rear/front)	10%					

* Bifaciality=Pmax, rear/Rated Pmax, front

OPERATING CONDITIONS

Maximum System Voltage	1500V DC
Operating Temperature	-40°C~+85°C
Maximum Series Fuse Rating	30A
Maximum Static Load, Front	5400Pa(112 lb/ft²)
Maximum Static Load, Back	2400Pa(50 lb/ft²)
NOCT	45±2°C
Bifaciality*	80%±10%
Safety Class	Class II
Fire Performance	UL Type 38/Class C

JA SOLAR

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Specifications subject to technical changes and tests.
JA Solar reserves the right of final interpretation.

Version No. : Global-EN-20241018A

CONTRACTOR

PARROT SOLAR

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SYSTEM DETAILS
7.480 KW DC-(STC) / 7.600 KW AC
(17) JA SOLAR JAM54D41-440/MB
(8) TESLA MCI-2 RSD'S HIGH CURRENT
(1) TESLA 1538000-45-X

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE
INSTALLATION RESOURCE

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER
R0-1

Tesla Solar Inverter
with Site Controller

—

Tesla Solar Inverter completes the Tesla home solar system, converting DC power from solar to AC power for home consumption. Tesla's renowned expertise in power electronics has been combined with robust safety features and a simple installation process to produce an outstanding solar inverter that is compatible with both Solar Roof and traditional solar panels. Once installed, homeowners use the Tesla mobile app to manage their solar system and monitor energy consumption, resulting in a truly unique ecosystem experience.

KEY FEATURES

- Built on Powerwall technology for exceptional efficiency and reliability
- Wi-Fi, Ethernet, and cellular connectivity with easy over-the-air updates
- Designed to integrate with Tesla Powerwall and Tesla App
- 0.5% revenue-grade metering for Solar Renewable Energy Credit (SREC) programs included



October 25, 2024

Tesla Solar Inverter Technical Specifications

Electrical Specifications: Output (AC)

Model Number	1538000-xx-y			
Output (AC) [1]	3.8 kW	5 kW	5.7 kW	7.6 kW
Nominal Power	3,800 W	5,000 W	5,700 W	7,600 W
Maximum Apparent Power	3,840 VA	5,040 VA	6,000 VA	7,680 VA
Maximum Continuous Current	16 A	21 A	24 A	32 A
Breaker (Overcurrent Protection)	20 A	30 A	30 A	40 A
Nominal Power Factor	1 - 0.9 (leading / lagging			
THD (at Nominal Power)	<5%			

Electrical Specifications: Input (DC)

MPPT	4
Input Connectors per MPPT	1-2-1-2
Maximum Input Voltage	600 VDC
DC Input Voltage Range	60 - 550 VDC
DC MPPT Voltage Range	60 - 480 VDC [1]
Maximum Current per MPPT (I_{MP})	13 A [2]
Maximum Short Circuit Current per MPPT (I_{SC})	17 A [2]

[1] Maximum current.

[2] Where the DC input current exceeds an MPPT rating, jumpers can be used to allow a single MPPT to intake additional DC current up to 26 A IMP / 34 A ISC.

Performance Specifications

Peak Efficiency	98.6% at 240 V
CEC Efficiency	98.0% at 240 V
Allowable DC/AC Ratio	1.7
Customer Interface	Tesla Mobile App
Internet Connectivity	Wi-Fi (2.4 GHz, 802.11 b/g/n), Ethernet, Cellular (LTE/4G) [3]
Revenue Grade Meter	Revenue Accurate (+/- 0.5%)
AC Remote Metering Support	Wi-Fi (2.4 GHz, 802.11 b/g/n)
Protections	Integrated arc fault circuit interrupter (AFCI), Rapid Shutdown
Supported Grid Types	60 Hz, 240 V Split Phase
Warranty	12.5 years

[3] Cellular connectivity subject to network operator service coverage and signal strength.

CONTRACTOR

PARROT SOLAR

3099 LEON RD
JACKSONVILLE, FL 32246
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SYSTEM DETAILS

7.480 KW DC-(STC) / 7.600 KW AC
(17) JA SOLAR JAM54D41-440/MB
(8) TESLA MCI-2 RSD'S HIGH CURRENT
(1) TESLA 1538000-45-X

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INSTALLATION RESOURCE

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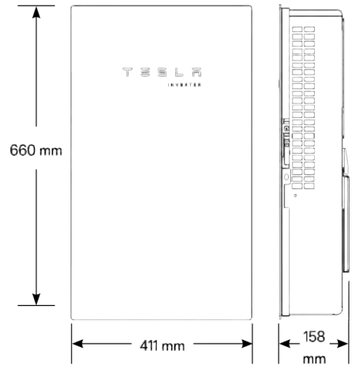
SHEET NUMBER

R0-2

Tesla Solar Inverter Technical Specifications

Mechanical Specifications

Dimensions	660 mm x 411 mm x 158 mm (26 in x 16 in x 6 in)



Weight	52 lb [4]
Mounting Options	Wall mount (bracket)

[4] Door and bracket can be removed for a mounting weight of 37 lb.

Environmental Specifications

Operating Temperature	–30°C to 45°C (–22°F to 113°F) [5]
Operating Humidity (RH)	Up to 100%, condensing
Storage Temperature	–30°C to 70°C (–22°F to 158°F)
Maximum Elevation	3000 m (9843 ft)
Environment	Indoor and outdoor rated
Enclosure Rating	Type 3R
Ingress Rating	IP55 (Wiring compartment)
Pollution Rating	PD2 for power electronics and terminal wiring compartment, PD3 for all other components
Operating Noise @ 1 m	< 40 db(A) nominal, < 50 db(A) maximum

[5] Performance may be de-rated to 6.2 kW at 240 V when operating at temperatures greater than 45°C.

Compliance Information

Grid Certifications	UL 1741, UL 1741 SA, UL 1741 SB, UL 1741 PCS, IEEE 1547-2018, IEEE 1547.1
Safety Certifications	UL 1741 PVRSS, UL 1699B, UL 1998 (US), UL 3741
Emissions	EN 61000-6-3 (Residential), FCC 47CFR15.109 (a)

Solar Shutdown Device Technical Specifications

—

The Solar Shutdown Device is a Mid-Circuit Interrupter (MCI) and is part of the PV system rapid shutdown (RSD) function in accordance with Article 690 of the applicable NEC. When paired with Tesla Solar Inverter, solar array shutdown is initiated by any loss of AC power.

Electrical Specifications

Model	MCI-1	MCI-2	MCI-2 High Current
Nominal Input DC Current Rating (I_{MP})	13 A	13 A	15 A
Maximum Input Short Circuit Current (I_{SC})	19 A	17 A	19 A
Maximum System Voltage (PVHCS)	600 V DC	1000 V DC [6]	1000 V DC [6]
Maximum Disconnect Voltage [7]	600 V DC	165 V DC	165 V DC

[6] Maximum System Voltage is limited by Tesla Solar Inverter to 600 V DC.

[7] Maximum Disconnect Voltage is the maximum voltage allowed across each MCI in the open position (Rapid Shutdown Initiated). An individual MCI-2 has a voltage rating of 165V but in combination (connected in the same string) their voltage ratings are additive.

RSD Module Performance

Maximum Number of Devices per String	5
Control	Power Line Excitation
Passive State	Normally Open
Maximum Power Consumption	7 W
Warranty	25 years

Environmental Specifications

Operating Temperature	-40°C to 50°C (-40°F to 122°F)	-45°C to 70°C (-49°F to 158°F)
Storage Temperature	–30°C to 70°C (–22°F to 158°F)	–30°C to 70°C (–22°F to 158°F)
Enclosure Rating	NEMA 4X / IP65	NEMA 4X / IP65

Mechanical Specifications

Electrical Connections	MC4 Connector	MC4 Connector
Housing	Plastic	Plastic
Dimensions	125 x 150 x 22 mm (5 x 6 x 1 in)	173 x 45 x 22 mm (6.8 x 1.8 x 1 in)
Weight	350 g (0.77 lb)	120 g (0.26 lb)
Mounting Options	ZEP Home Run Clip M4 Screw (#10) M8 Bolt (5/16") Nail / Wood screw	Wire Clip

Compliance Information

Certifications	UL 1741 PVRSE, UL 3741, PVRSA (Photovoltaic Rapid Shutdown Array)
RSD Initiation Method	PV System AC Breaker or Switch

UL 3741 PV Hazard Control (and PVRSA) Compatibility

See UL 3741 Application Addendum

CONTRACTOR

PARROT SOLAR

3099 LEON RD
JACKSONVILLE, FL 32246
LIC. NO. - CVC57072

PROJECT NAME & ADDRESS

SETH PAJICIC
2137 SAINT JOHNS AVENUE,
JACKSONVILLE, FL 32204

APN #: 0905070010
AHJ: CITY OF JACKSONVILLE
UTILITY: JACKSONVILLE ELECTRIC AUTHORITY (JEA)

SYSTEM DETAILS

7.480 KW DC-(STC) / 7.600 KW AC
(17) JA SOLAR JAM54D41-440/MB
(8) TESLA MCI-2 RSD'S HIGH CURRENT
(1) TESLA 1538000-45-X

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

INSTALLATION RESOURCE

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER

R0-3

480

SUNMODO
LEADING by DESIGN

NanoMount®



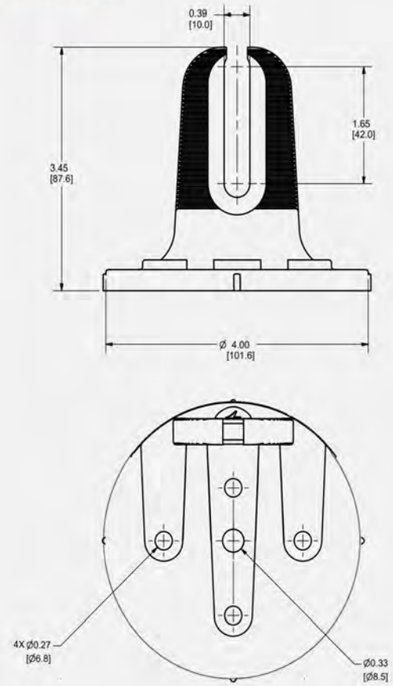


Part Number	Description
K50063-BK1	NanoMount® • NanoMount • Sealing Gasket

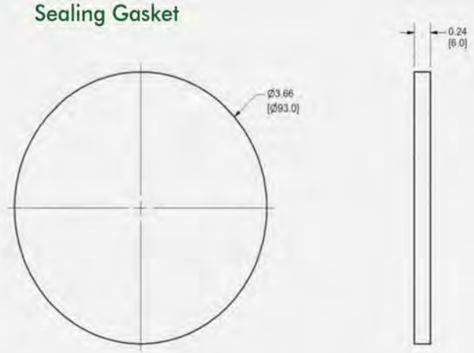
See Published data for allowable loads. Care should be taken to avoid concentrated loads during installation.

Cut Sheet

NanoMount®



Sealing Gasket



Material: Aluminum and Neoprene

Dimensions shown are inches (and millimeters)

Details are subject to change without notice

SUNMODO
LEADING by DESIGN

Lag Bolt Assembly



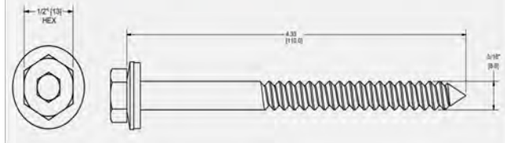
Decking Screw Assembly



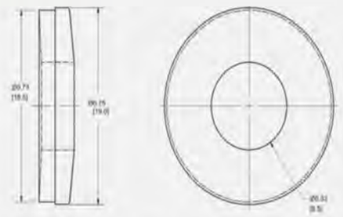
Item No.	Part Number	Description
1	K50049-BK1	Lag Bolt Assembly • M8X110 Hex Head Lag Bolt • Sealing Washer
2	K50055-BK2	Decking Screw Assembly • #14 X 3" Self-Tapping Screw • Sealing Washer

Cut Sheet

1. M8X110 Hex Head Lag Bolt

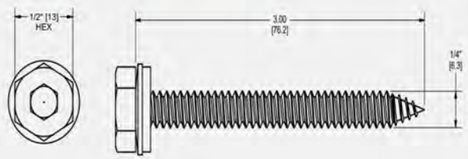


Sealing Washer

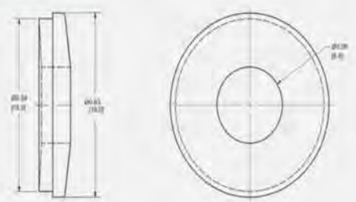


Material: Stainless Steel and EPDM

2. #14 X 3" Self-Tapping Screw



Sealing Washer



Material: Stainless Steel and EPDM

Dimensions shown are inches (and millimeters)

Details are subject to change without notice

CONTRACTOR

PARROT SOLAR

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LIC. NO. - CVC57072

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SYSTEM DETAILS

7.480 KW DC-(STC) / 7.600 KW AC
(17) JA SOLAR JAM54D41-440/MB
(8) TESLA MCI-2 RSD'S HIGH CURRENT
(1) TESLA 1538000-45-X

REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE

INSTALLATION RESOURCE

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER

R0-5

SUNMODO

SMR100 Rail



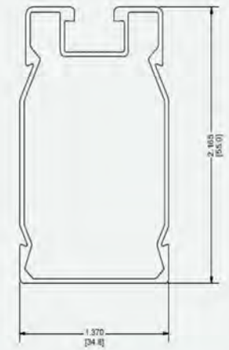
SMR200 Rail



Part Number	Description
A20422-168-BK	SMR100 Rail, Black Anodized, 168"
A20431-168-BK	SMR200 Rail, Black Anodized, 168"
A20440-BK1	SMR100 Rail End Cap, Black
A20440-BK2	SMR200 Rail End Cap, Black

Cut Sheet

SMR100 Rail



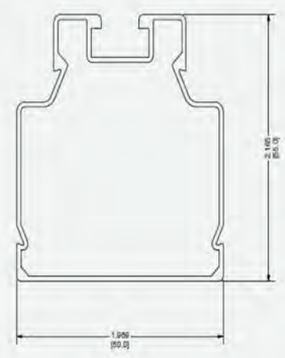
Mechanical Properties

Material: 6005-T5 Aluminum
Weight: 0.4126 lbs/ft (0.614 kg/m)
Ultimate Tensile Strength: 37.7 ksi (260 MPa)
Yield Strength: 34.8 ksi (240 MPa)

Section Properties

Sx: 0.196 in^3 (3.21 cm^3)
Sy: 0.146 in^3 (2.39 cm^3)
Area (X-section): 0.352 in^2 (2.27 cm^2)

SMR200 Rail



Mechanical Properties

Material: 6005-T5 Aluminum
Weight: 0.453 lbs/ft (0.626 kg/m)
Ultimate Tensile Strength: 37.7 ksi (260 MPa)
Yield Strength: 34.8 ksi (240 MPa)

Section Properties

Sx: 0.223 in^3 (3.74 cm^3)
Sy: 0.189 in^3 (3.10 cm^3)
Area (X-section): 0.388 in^2 (1.22 cm^2)

D10225-V001
Dimensions shown are inches (and millimeters)
Details are subject to change without notice

SUNMODO

SMR Rail Splices





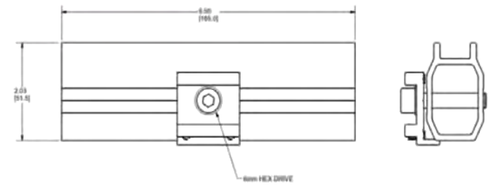
L-Foot Adaptors



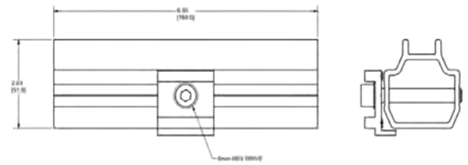
Part Number	Description
K10421-BK1	SMR100 Structural Bonding Rail Splice
K10427-BK1	SMR200 Structural Bonding Rail Splice
K10433-BK1	SMR100 L-Foot Adaptor
K10434-BK1	SMR200 L-Foot Adaptor

Cut Sheet

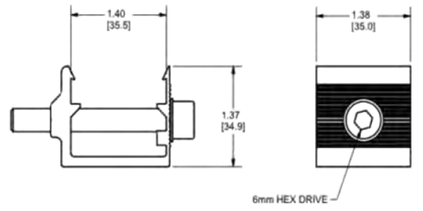
SMR100 Bonding Rail Splice Material: Aluminum



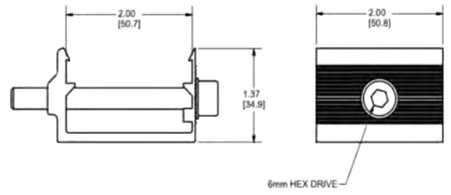
SMR200 Bonding Rail Splice Material: Aluminum



SMR 100 L-Foot Adaptor Material: Aluminum



SMR 200 L-Foot Adaptor Material: Aluminum



D10225-V001
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CONTRACTOR

PARROT SOLAR

3099 LEON RD
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REVISIONS

REV	DESCRIPTION	DATE

SHEET TITLE
INSTALLATION RESOURCE

DRAWN DATE	10/24/2025
DRAWN BY	TS

SHEET NUMBER
R0-4

GODWIN ENGINEERING AND DESIGN, LLC

8378 Foxtail Loop, Pensacola, FL 32526 | (850)712-4219 | chad@godwineng.com

November 4, 2025

To: City of Jacksonville Building Department
214 North Hogan Street, Ste. 300
Jacksonville, FL 32202

Subject: Pajicic - Residential PV Roof Mount Installation
2137 Saint Johns Ave
Jacksonville, FL 32204

To whom it may concern,

This letter is regarding the proposed installation of a rooftop-mounted Solar PV system on the existing residential structure at the subject address. I have reviewed the attachment plan and have determined that the rooftop-mounted PV system is in compliance with the applicable sections of the following Codes as amended and adopted by the jurisdiction when installed in accordance with the manufacturer's installation instructions:

2023 Florida Building Code 8th Edition, FBC
ASCE 7 Min. Design Loads for Buildings & Other Structures
Design Criteria: Design Wind Speed(Vult) - 130 mph 3sec gust, Exposure Category – D, Risk Category II

The rooftop-mounted photovoltaic panel system has been designed in accordance with FRC R324.4. When roof penetrations are necessary, they shall be flashed and sealed in accordance with the manufacture's installation instructions, R905.17.3. The PV system consist of the modules, railing, and connection hardware. Refer to the specific roof type calculation pages for PV dead loads. The portions of the existing structure covered with solar panels will be adequate for supporting the roof loads per R324.4.1.1.

The securement method of the the PV system is to be mounted parallel to the structure with the site specific railing and attachments according to the designed plans. The site specific wind load calculations for the module and their supports are attached with this document. Fasteners shall be installed to the designated roof member with the proper torque from the manufactures installation instructions.

The design wind pressures for rooftop solar panels located on enclosed or partially enclosed buildings of all heights, with panels parallel to the roof surface with a tolerance of 2° and with a max height above the roof surface, h_2, not exceeding 10 in. A min gap of 0.25 in shall be provided between all panels with the spacing of gaps between panels not exceeding 6.7 ft. in addition the array shall be located at least $2h_2$ from the roof edge, a gable ridge, or a hip ridge.

It is the contractors responsibility to review all drawings for accuracy and notify the EOR of any discrepancies prior to beginning construction. To the best of my knowledge, the plans and specifications comply with the minimum requirements of the latest Florida Building code.

Please see attached documents and contact me should you have any questions.

Sincerely,
D. Chad Godwin, PE 81360
Exp. 02/28/2027



GODWIN ENGINEERING AND DESIGN, LLC

8378 Foxtail Loop, Pensacola, FL 32526 | (850)712-4219 | chad@godwineng.com

Roof Structure Details	
Roof Angle	8° to 20°
Roof Type	Hip
Roof Covering	Asphalt Shingle
Mean Roof Height	25 ft
Rafter Spacing	16 in O.C.
Rafter/Truss Size	2 X 6

Pajicic - Residential Calculations Sheet - R1-R2

The securement method of the PV system is to be mounted parallel to the Asphalt Shingle roof with the Sunmodo SMR100 railing and Sunmodo Nano - Rafter flashings/attachments. The mounts should be staggered, where possible, to allow distribution of the design loads evenly to the structure. The mounts shall be installed with (1) 5/16" x 4.54" Lag Screw, SG 0.42, to Rafter

Wind Load Paramaters

Wind Speed (asd)		101	mph	FRC R301.2.1.3	Basic Wind Speed (Ult)	130	mph
Effective Wind Area		21.02	ft^2	26.2	Exposure Cat.	D	B,C, or D
Wind Directionality	K_d	0.85		Table 26.6-1	Elevation	<1000	ft
Topographic factor	K_{zt}	1.00		26.8 or 26.8.2	bldg. least hori. dim (typ.)	360	in
Ground Elevation Factor	K_e	1.00		Table 26.9-1	Roof Height, *h*	25.00	ft
Velocity Exposure Coefficient	K_z	1.12		Table 26.10-1			
Array Edge Factor	γ_E	1.50	*Exposed*	29.4.4			
Array Edge Factor	γ_E	1.00	*Non. Exp*	29.4.4			
Solar Panel Equalization Factor	γ_a	0.67		Fig. 29.4-8(gap = 0.25")			
Velocity Pressure	q_h	29.07	psf	q_h=0.00256 $K_zK_{zt}K_eV^2$			
Added Safety Factor		1					
Allowable Pullout per mount		545.0	lbs				
0.4h or 0.6h		10.00	ft	Flat - 0.6h, Gab/Hip - 0.4h			
10% of least horizontal dim		3.00	ft	10% of least hor. Dim. Or 0.4h, whichever is smaller, but not less than either 4% of Least hor. Or 3ft. (flat roof - 0.6h)			
Roof Zone Set Back	a	3.00	ft				
	h_2	5	in	Not > 10in(panel height above roof)			
	$2h_2$	10	in	*min distance array shall be from the roof edge, Gable Ridge, or hip ridge			
		0.25	in	min gap between all panels but not > 6.7ft			
	d1	1.00	ft	Horizontal distance orthogonal to panel edge			
	d2	0.25	ft	Horizontal distance from edge of one panel to the nearest edge in the next row			
	0.5*h*	12.50	ft				

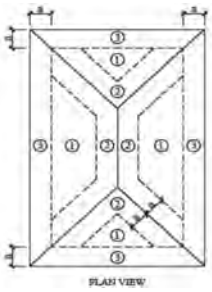
Exposed Module Definition

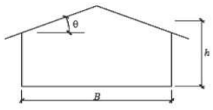
Exposed factor = 1.5 for uplift loads on panels that are exposed and within a distance of $2h_2$ from an edge of the array. Modules are condidered Exposed if d_1 to the roof edge > 0.5*h* and one of the following applies:

1. d_1 to adjacent array > $2h_2$.
2. d_2 to the next adjacent panel > $2h_2$.

PV Attachment - Results

Exposed	R1-R2 Roof Zones - Hip 8° to 20°		
Non-Exp.	1	2	3
GC_p - Uplift	-1.56	-2.13	-2.3
GC_p - Down	0.57	0.57	0.57
$p=q_hK_d(GC_p)(\gamma_E)(\gamma_a)$ (psf) ASCE 29.4-7	-35.8	-49.9	-54.5
	-22.9	-32.3	-35.4
	16.0	16.0	16.0
	16.0	16.0	16.0
PL(lb) (Portrait Rails) = $p * A_{eff}$	-540	-376	-411
	-388.3	-486.9	-532.9
PL(lb)(landsc. Rails) = $p * A_{eff}$	-399.8	-495.5	-540.9
	-255.7	-360.7	-394.8
Mx. Span (in) (Portrait)	~~64~~	~~32~~	~~32~~
	72	64	64
Mx. Span(in) (Landsc.)	~~72~~	~~64~~	~~64~~
	~~72~~	~~72~~	~~72~~
Cantilever (Portrait) Span * 33%	21	11	11
	24	21	21
Cantilever (Landsc.) Span * 33%	24	21	21
	24	24	24





a = 3ft ; 10% of least hor. Dim. Or 0.4h, whichever is smaller, but not less than either 4% of Least hor. Or 3ft. (flat roof - 0.6h)

B - Horizontal dimension of bldg. normal to wind direction, (ft)

h = Mean roof height, in (ft), except that eave height shall be used for θ ≤ 10°.

θ = Angle of Plane of roof from horizontal, degrees.

***** Spans with ~~Mark through~~ denote allowable Module pressure rating is exceeded.**

PV Dead Load

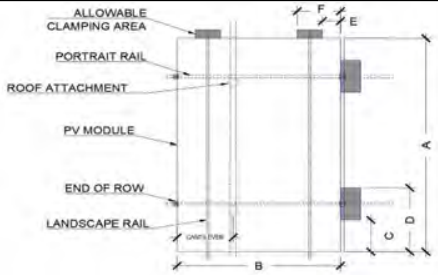
QTY of Modules (3 in Portrait, 6 in Landscape)		9	
Module Area		21.02	ft^2
Rail, Clamps, Mounts		1	lb/ft
Total Rail Length		91	ft
Module	W_{mod}	47	lbs
Array	W_{mods}	427	lbs
Micro/optimizer	W_{mic}	36	lbs
PV Rail	$W_{PV\ rail}$	91	lbs
Total Weight	W_{total}	554	lbs
Total Area	A_T	189.17	ft^2
Dead Load	D_{PV}	2.93	psf
Weight/attachment		17.9	lbs

Fastener Allowable Pullout

(1) 5/16" x 4.54" Lag Screw, SG 0.42

Diameter	5/16	
S.G.	0.42	
Thread Embedment per	2.5	in
# of Fastener	1	
Pullout Value (Source - NOA)	545.0	lb_f

JAM54D41/MB 440 Module Specifications



A (ft)	B (ft)	C (in)	D (in)	E (in)	F (in)
5.65	3.72	14.98	18.92	0.00	0.00

Module load ratings (psf)

	Ultimate	Allowable(Ult /1.5)	
Load Rating - Snow	113.4	75.6	Portrait
Load Rating - Wind	-50.4	-33.6	
Load Rating - Snow	0.0	0.0	Landscape
Load Rating - Wind	0.0	0.0	

D. CHAD GODWIN LICENSE No. 81360 STATE OF FLORIDA PROFESSIONAL ENGINEER

GODWIN ENGINEERING AND DESIGN, LLC

8378 Foxtail Loop, Pensacola, FL 32526 | (850)712-4219 | chad@godwineng.com

Roof Structure Details	
Roof Angle	28° to 45°
Roof Type	Hip
Roof Covering	Asphalt Shingle
Mean Roof Height	25 ft
Rafter Spacing	16 in O.C.
Rafter/Truss Size	2 X 6

Pajicic - Residential Calculations Sheet - R3-R4

The securement method of the PV system is to be mounted parallel to the Asphalt Shingle roof with the Sunmodo SMR100 railing and Sunmodo Nano - Rafter flashings/attachments. The mounts should be staggered, where possible, to allow distribution of the design loads evenly to the structure. The mounts shall be installed with (1) 5/16" x 4.54" Lag Screw, SG 0.42, to Rafter

Wind Load Paramaters

Wind Speed (asd)		101	mph	FRC R301.2.1.3	Basic Wind Speed (Ult)	130	mph
Effective Wind Area		21.02	ft^2	26.2	Exposure Cat.	D	B,C, or D
Wind Directionality	K_d	0.85		Table 26.6-1	Elevation	<1000	ft
Topographic factor	K_{zt}	1.00		26.8 or 26.8.2	bldg. least hori. dim (typ.)	360	in
Ground Elevation Factor	K_e	1.00		Table 26.9-1	Roof Height, *h*	25.00	ft
Velocity Exposure Coefficient	K_z	1.12		Table 26.10-1			
Array Edge Factor	γ_E	1.50	*Exposed*	29.4.4			
Array Edge Factor	γ_E	1.00	*Non. Exp*	29.4.4			
Solar Panel Equalization Factor	γ_a	0.67		Fig. 29.4-8(gap = 0.25")			
Velocity Pressure	q_h	29.07	psf	q_h=0.00256 $K_z K_{zt} K_e V^2$			
Added Safety Factor		1					
Allowable Pullout per mount		545.0	lbs				
0.4h or 0.6h		10.00	ft	Flat - 0.6h, Gab/Hip - 0.4h			
10% of least horizontal dim		3.00	ft	10% of least hor. Dim. Or 0.4h, whichever is smaller, but not less than either 4% of Least hor. Or 3ft. (flat roof - 0.6h)			
Roof Zone Set Back	a	3.00	ft				
	h_2	5	in	Not > 10in(panel height above roof)			
	$2h_2$	10	in	*min distance array shall be from the roof edge, Gable Ridge, or hip ridge			
		0.25	in	min gap between all panels but not > 6.7ft			
	d1	1.00	ft	Horizontal distance orthogonal to panel edge			
	d2	0.25	ft	Horizontal distance from edge of one panel to the nearest edge in the next row			
	0.5*h*	12.50	ft				

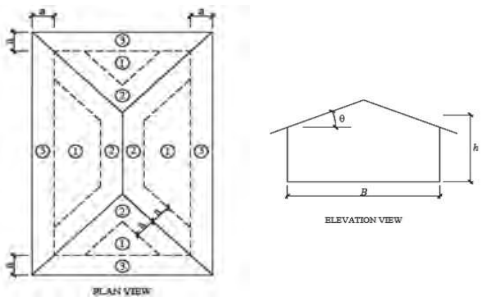
Exposed Module Definition

Exposed factor = 1.5 for uplift loads on panels that are exposed and within a distance of $2h_2$ from an edge of the array. Modules are condidered Exposed if d_1 to the roof edge > 0.5*h* and one of the following applies:

1. d_1 to adjacent array > $2h_2$.
2. d_2 to the next adjacent panel > $2h_2$.

PV Attachment - Results

Exposed	R3-R4 Roof Zones - Hip 28° to 45°		
Non-Exp.	1	2	3
GC_p - Uplift	-1.23	-1.53	-1.87
GC_p - Down	0.57	0.57	0.57
$p=q_h K_d (GC_p)(\gamma_E)(\gamma_a)$ (psf) ASCE 29.4-7	-27.8	-35.3	-43.8
	-17.6	-22.6	-28.3
	16.0	16.0	16.0
	16.0	16.0	16.0
PL(lb) (Portrait Rails) = p * Aeff	-472	-532	-495
	-298.7	-383.2	-478.8
PL(lb)(landsc. Rails) = p * Aeff	-310.7	-394.2	-488.6
	-196.7	-252.4	-315.3
Mx. Span (in) (Portrait)	~~72~~	~~64~~	~~48~~
	72	72	72
Mx Span (Landsc.)	~~72~~	~~72~~	~~72~~
	~~72~~	~~72~~	~~72~~
Cantilever (Portrait) Span * 33%	24	21	16
	24	24	24
Cantilever (Landsc.) Span * 33%	24	24	24
	24	24	24



a = 3ft ; 10% of least hor. Dim. Or 0.4h, whichever is smaller, but not less than either 4% of Least hor. Or 3ft. (flat roof - 0.6h)

B - Horizontal dimension of bldg. normal to wind direction, (ft)

h = Mean roof height, in (ft), except that eave height shall be used for θ ≤ 10°.

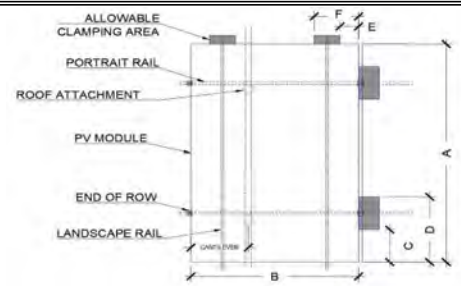
θ = Angle of Plane of roof from horizontal, degrees.

***** Spans with ~~Mark through~~ denote allowable Module pressure rating is exceeded.**

PV Dead Load

QTY of Modules (8 in Portrait,)		8	
Module Area		21.02	ft^2
Rail, Clamps, Mounts		1	lb/ft
Total Rail Length		61	ft
Module	W_{mod}	47	lbs
Array	W_{mods}	379	lbs
Micro/optimizer	W_{mic}	32	lbs
PV Rail	$W_{PV\ rail}$	61	lbs
Total Weight	W_{total}	472	lbs
Total Area	A_T	168.15	ft^2
Dead Load	D_{PV}	2.81	psf
Weight/attachment		22.5	lbs

JAM54D41/MB 440 Module Specifications



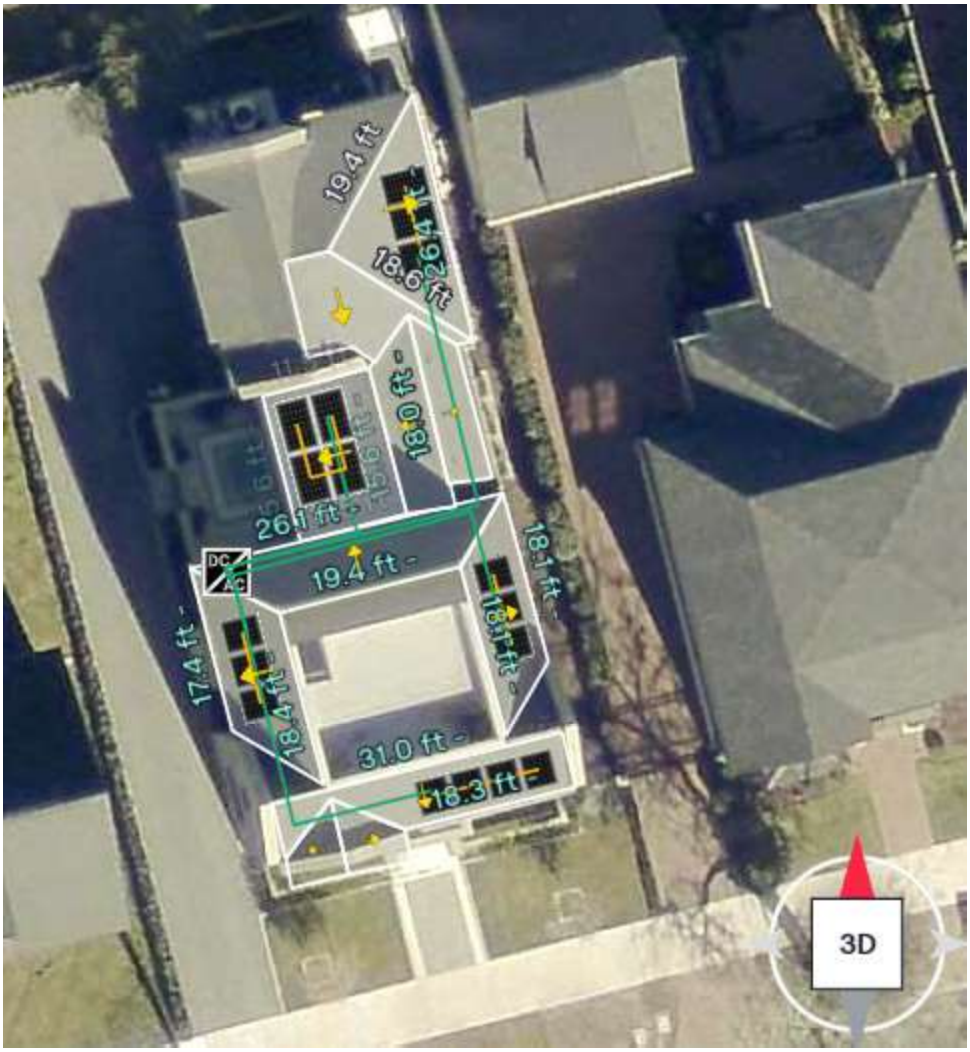
Fastener Allowable Pullout			
(1) 5/16" x 4.54" Lag Screw, SG 0.42			
Diameter		5/16	
S.G.		0.42	
Thread Embedment per		2.5	in
# of Fastener		1	
Pullout Value (Source - NOA)		545.0	lb_f

A (ft)	B (ft)	C (in)	D (in)	E (in)	F (in)
5.65	3.72	14.98	18.92	0.00	0.00

Module load ratings (psf)	Ultimate	Allowable(Ult /1.5)	
Load Rating - Snow	113.4	75.6	Portrait
Load Rating - Wind	-50.4	-33.6	
Load Rating - Snow	0.0	0.0	Landscape
Load Rating - Wind	0.0	0.0	






19.4 ft
19.2 ft
18.6 ft
18.0 ft
26.1 ft
19.4 ft
18.1 ft
18.1 ft
17.4 ft
18.4 ft
31.0 ft
18.3 ft
3D

Arsenault, Caleb - PDCM

From: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Wednesday, December 3, 2025 9:29 AM
To: Arsenault, Caleb - PDCM
Cc: Tommy Cusick; Samantha Fisher; Wells, Arimus - PDCM
Subject: RE: COJ Historic Preservation for 2137 St. Johns Avenue (COA-25-33183)

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.

Glad to help! Hope you all have a great day!

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072

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904-GO-SOLAR

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From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, December 3, 2025 9:28 AM
To: Mike Ludwick <mludwick@parrotsolar.com>
Cc: Tommy Cusick <tcusick@parrotsolar.com>; Samantha Fisher <sfisher@parrotsolar.com>; Wells, Arimus - PDCM

<ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 2137 St. Johns Avenue (COA-25-33183)

Good morning,

Excellent, thank you!

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: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Wednesday, December 3, 2025 9:26 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Tommy Cusick <tcusick@parrotsolar.com>; Samantha Fisher <sfisher@parrotsolar.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 2137 St. Johns Avenue (COA-25-33183)

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.

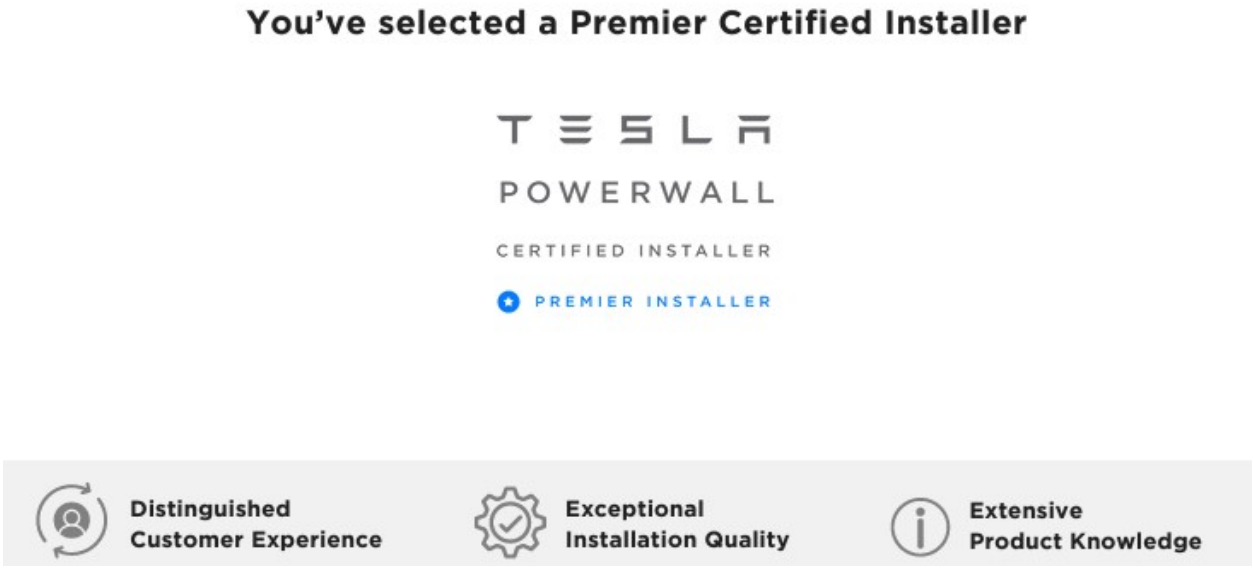
Please see the attachment. Will this work?

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072

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904-GO-SOLAR

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From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, December 3, 2025 9:15 AM
To: Mike Ludwick <mludwick@parrotsolar.com>
Cc: Tommy Cusick <tcusick@parrotsolar.com>; Samantha Fisher <sfisher@parrotsolar.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 2137 St. Johns Avenue (COA-25-33183)

Good morning,

I am finalizing our Staff Report for this application. I see that we do not have any pictures of the property on record and that the street-view for this area predates the construction of the home. Could you please send a picture of the front of the structure when you can so we can include it in 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: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Wednesday, November 26, 2025 2:18 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Tommy Cusick <tcusick@parrotsolar.com>; Samantha Fisher <sfisher@parrotsolar.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 2137 St. Johns Avenue (COA-25-33183)

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. I will see if the homeowner will use a magic marker to revise the number on the sign, or we will swing by and do it.

Thanks again for all your efforts.

I hope you have a great Thanksgiving!

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
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From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, November 26, 2025 1:22 PM
To: Mike Ludwick <mludwick@parrotsolar.com>
Cc: Tommy Cusick <tcusick@parrotsolar.com>; Samantha Fisher <sfisher@parrotsolar.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 2137 St. Johns Avenue (COA-25-33183)

Good afternoon,

Received, thank you! I will prepare the Staff report for this application. If you would like to correct the application number to read 33183, then it would be appreciated. Mailed notices will also be sent and we are always available to inform members of the public about current applications as well.

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: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Wednesday, November 26, 2025 1:14 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Tommy Cusick <tcusick@parrotsolar.com>; Samantha Fisher <sfisher@parrotsolar.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 2137 St. Johns Avenue (COA-25-33183)

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.

Hello Caleb,

Please see the attached photo and affidavit as instructed. Please let us know if you need ANYTHING from us and we will respond as soon as possible.

(NOTE: I just noticed that whoever at COJ wrote on the sign, that person accidentally wrote the wrong number on the sign. It should say 33183.)

Thank you!

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
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Extensive Product Knowledge

From: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Friday, November 21, 2025 8:47 AM
To: Arsenault, Caleb - PDCM <carsenault@coj.net>
Cc: Tommy Cusick <tcusick@parrotsolar.com>; Samantha Fisher <sfisher@parrotsolar.com>; Wells, Arimus <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 2137 St. Johns Avenue (COA-25-33183)

Hello Caleb,

I am sending you this second email regarding the second project to keep the communications separate. Again, we will follow your instructions below.

Good morning,

For record keeping purposes and clarity, we will be using the two separate emails that were created for each application. I can confirm that both invoices appear to be paid. Now we are waiting for the signs provided for each application to be posted. Please post the respective signs in the appropriate yards, take a picture of the signs posted, and complete the affidavit forms that are attached to each of the provided signs. Please email the pictures of the posted signs and the completed affidavits to the respective email chains before November 26th in order to be placed on the December agenda.

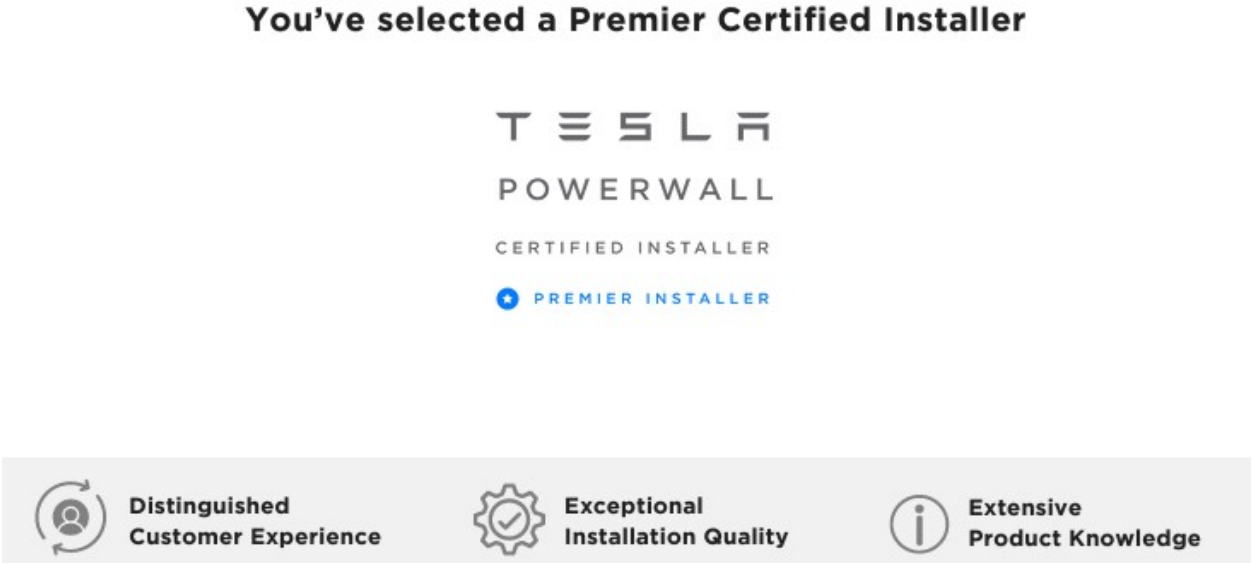
Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072





From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Date: Monday, November 17, 2025 at 9:31 AM
To: sfisher@parrotsolar.com <sfisher@parrotsolar.com>, Seth Pajcic <seth@pajcic.com>
Cc: Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: COJ Historic Preservation for 2137 St. Johns Avenue

> You don't often get email from carsenault@coj.net. Learn why this is important

Good morning,

Please be advised that **Application for Certificate of Appropriateness (COA-25-33183)** 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 **November 26**. Please complete the affidavit form that is attached to the signage and send a copy, as well as pictures of the sign(s) posted in the front yard of the property to this email.

So long as we receive the receipt of payment by **November 21st** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **December 10th.**

Please be aware that there is an increase in malicious phishing campaigns. It is our understanding that emailed phishing attempts have been sent to applicants of City of Jacksonville applications asking for a wire transfer of application fees. These emails give the appearance that they originated from the City of Jacksonville.

The City of Jacksonville would NEVER contact applicants and ask for a wired transfer of funding to pay for fees.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**

Seth Pajcic

Partner
Board Certified Civil Trial
Licensed in Florida and Vermont
Office: 904-358-8881
Cell: 904-536-9424
Email: seth@pajcic.com

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1 Independent Drive, Suite 1900
Jacksonville FL, 32202, USA
www.pajcic.com

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client, co-counsel or retained expert of ours, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

Arsenault, Caleb - PDCM

From: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Thursday, November 20, 2025 5:07 PM
To: Arsenault, Caleb - PDCM
Cc: Samantha Fisher; Tommy Cusick; Wells, Arimus - PDCM
Subject: COJ Historic Preservation for 1639 Challen Avenue (COA-25-33155) and 2137 St. Johns Avenue (COA-25-33183)

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.

Hello Caleb,

I understand both invoices have been paid.

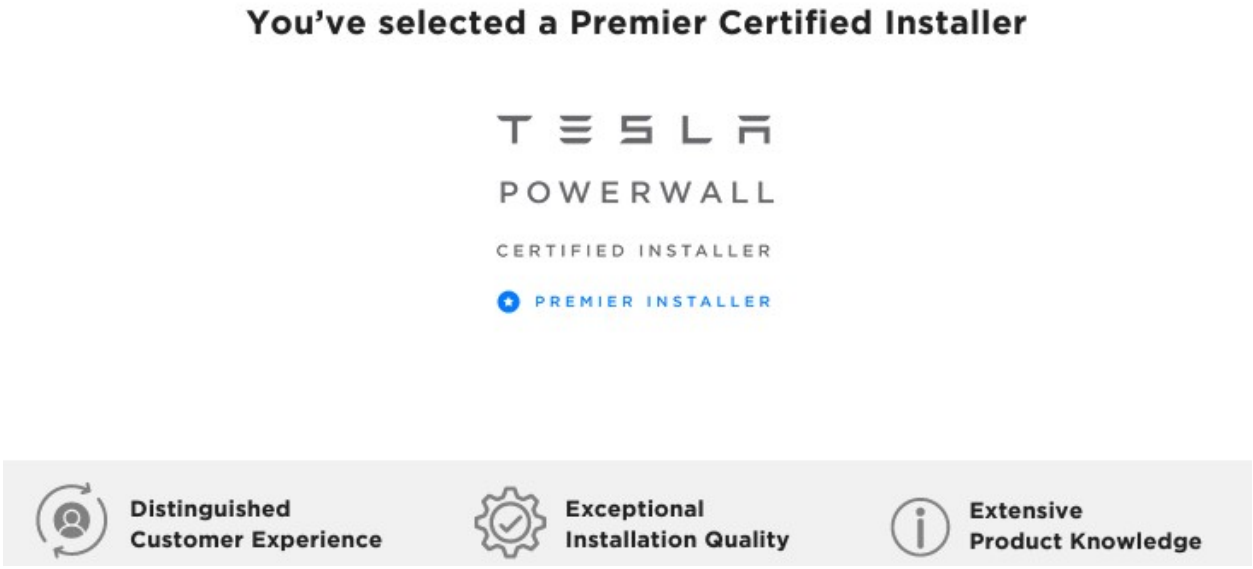
Please let us know if there are ANY questions or ANY information needed so that we can be approved on December 10. It is of the utmost importance! Thank you!

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072







From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, November 17, 2025 10:28 AM
To: Mike Ludwick <mludwick@parrotsolar.com>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1639 Challen Avenue

Good morning,

Separate emails were sent to the respective contacts as provided in each of the applications.

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: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Monday, November 17, 2025 10:26 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: Re: COJ Historic Preservation for 1639 Challen Avenue

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Hello Caleb,

This is great news! Thank you!

Please let us know about the second application as well as we can pay both at the same time.

Thanks again!!

Best regards,
Mike

Get Outlook for Android

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Monday, November 17, 2025 9:30:27 AM
To: Mike Ludwick <mludwick@parrotsolar.com>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1639 Challen Avenue

Good morning,

Please be advised that **Application for Certificate of Appropriateness (COA-25-33155)** 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 **November 26**. Please complete the affidavit form that is attached to the signage and send a copy, as well as pictures of the sign(s) posted in the front yard of the property to this email.

So long as we receive the receipt of payment by **November 21st** your application can be scheduled for the Jacksonville Historic Preservation Commission (JHPC) meeting on **December 10th.**

Please be aware that there is an increase in malicious phishing campaigns. It is our understanding that emailed phishing attempts have been sent to applicants of City of Jacksonville applications

asking for a wire transfer of application fees. These emails give the appearance that they originated from the City of Jacksonville.

The City of Jacksonville would NEVER contact applicants and ask for a wired transfer of funding to pay for fees.

Best regards,

Caleb Arsenault, MHP
City Planner I
Historic Preservation Section | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: **(904) 255-7854**

From: Wells, Arimus - PDCM <ArimusW@coj.net>
Sent: Friday, November 14, 2025 12:01 PM
To: Mike Ludwick <mludwick@parrotsolar.com>; Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>
Subject: RE: COJ Historic Preservation for 1639 Challen Avenue

Mike,

I recall mentioning this to you a couple years ago, but we have to treat each applicant fairly and are unable to expedite your applications ahead of others. If time is of the essence, I strongly suggest you work with your client to modify the placement of their solar panels. As mentioned below, Staff can administratively approve you for the placement of solar panel in not readily visible locations.

Best Regards,

Arimus
--

Arimus T. Wells, MPA
Planning Services Manager – Historic Planning and Preservation
City of Jacksonville | Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
Office: 904-255-7824
www.jacksonville.gov/HP

From: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Friday, November 14, 2025 8:52 AM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>; Wells, Arimus - PDCM <ArimusW@coj.net>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>
Subject: RE: COJ Historic Preservation for 1639 Challen Avenue

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Hello Caleb,

Actually I see that your supervisor has been copied on these emails.

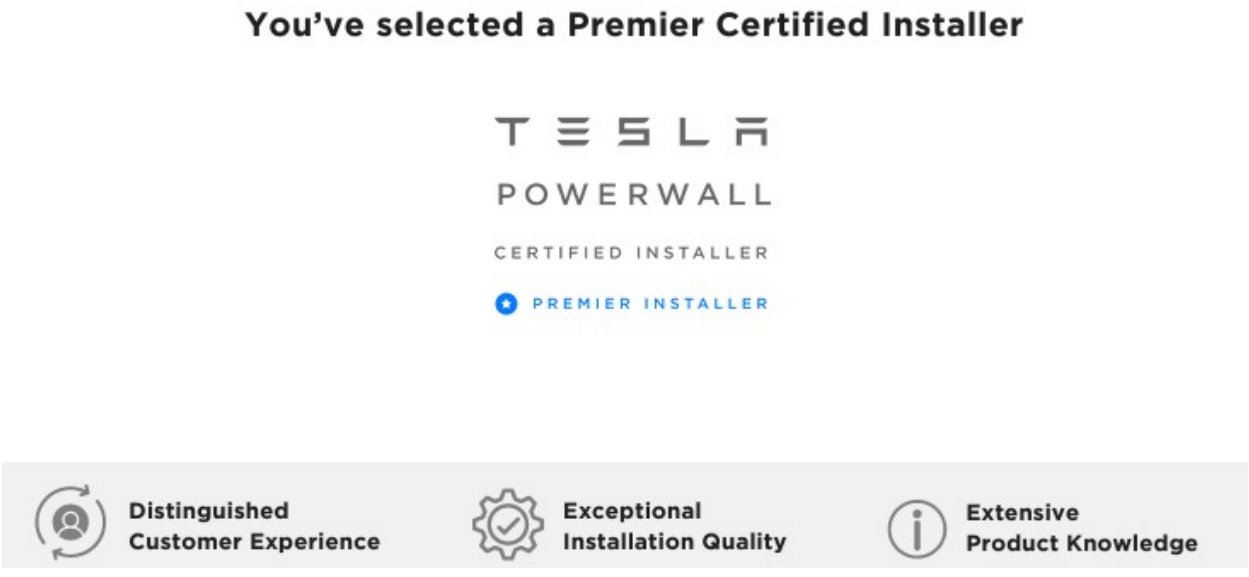
Arimus, we will pay for the two applications today as we see today is the due date for payment. Can we pay online or do we need to come to the office to pay? PLEASE allow the application to move forward for December 10. Can you please help us?

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072







From: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Thursday, November 13, 2025 2:40 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1639 Challen Avenue

Hello Caleb,

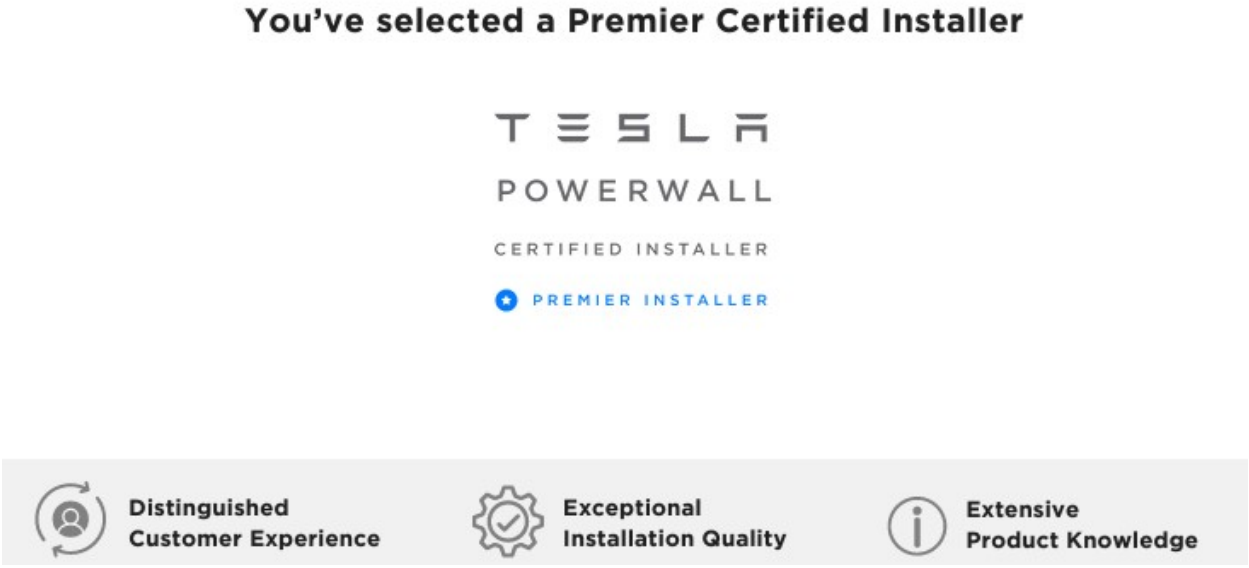
Thank you for all the communication! I'm sure you can understand the situation we and the resident are in. Can we appeal to your supervisor? I understand the usual timing for submissions and I am hoping there might be some flexibility under the circumstances.

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072







From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, November 13, 2025 2:35 PM
To: Mike Ludwick <mludwick@parrotsolar.com>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1639 Challen Avenue

Good afternoon,

Received. I also received the email regarding the other application (33183). Unfortunately, the sufficiency deadline for the December meeting has passed and I am assigned only to this application, the other is not yet assigned to a planner.

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: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Thursday, November 13, 2025 2:29 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1639 Challen 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.

Hello Caleb,

I see there is a meeting on December 10. We REALLY need to get on the December 10 agenda. This is truly an emergency situation due to the need to install THIS YEAR because the solar tax credit is ending this year.

PLEASE HELP US! To whom can we appeal? We will do whatever necessary to make this happen!

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072



From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, November 13, 2025 2:21 PM
To: Mike Ludwick <mludwick@parrotsolar.com>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1639 Challen Avenue

Good afternoon,

Received, thank you. I will prepare the sufficiency report to place this item on the agenda for the **January 28th** meeting. The standard fee for alterations is $315 and the invoice, along with signage to be posted on the property, will be provided once the sufficiency report is approved and we are a little closer to the meeting date.

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: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Thursday, November 13, 2025 2:16 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1639 Challen 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.

Hello Caleb,

Thank you for your message.

The proposed solar system will indeed meet the standard conditions you mentioned.

Please move forward with the application. Thank you.

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072





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PREMIER INSTALLER

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Exceptional Installation Quality
Extensive Product Knowledge

From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Thursday, November 13, 2025 1:48 PM
To: Mike Ludwick <mludwick@parrotsolar.com>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>; Wells, Arimus - PDCM <ArimusW@coj.net>
Subject: RE: COJ Historic Preservation for 1639 Challen Avenue

Good morning,

Thank you for your response, I will add this information to the file. Regarding alterations such as this, each property is reviewed within its own context, not on modern precedent. The property that you reference was approved by the Commission for solar panels several years ago. Based on the COA Matrix that has been approved by the Commission, this application will need to be reviewed by the Commission due to the high-visibility location of the proposed solar panels. The next available meeting is on **January 28th**, so unfortunately we are unable to get this reviewed by the end of this year.

If you would like us to prepare the application for the January meeting, please let us know. Please also ensure that the proposed solar panels meet our standard conditions as seen below:

1. Panels shall be installed on existing asphalt shingles, composition shingles, or flat roofs.
2. Panels and equipment including the wiring and raceways shall be minimally visible.
3. The overall height of the panels shall be 6 inches or less.
4. Solar panels shall match the color of roof to ensure the least visual impact.
5. Solar panels shall be frameless, or the frame color shall match the panel color.
6. Panels shall have no grids or minimally visible grids.
7. Wiring, connection boxes, and raceways shall be the same color as the roof or building, depending on installation location.

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: Mike Ludwick <mludwick@parrotsolar.com>
Sent: Wednesday, November 12, 2025 5:28 PM
To: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Cc: Samantha Fisher <sfisher@parrotsolar.com>; Tommy Cusick <tcusick@parrotsolar.com>; Alvin Kennedy <akennedyjr@thetfclinic.com>
Subject: RE: COJ Historic Preservation for 1639 Challen 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.

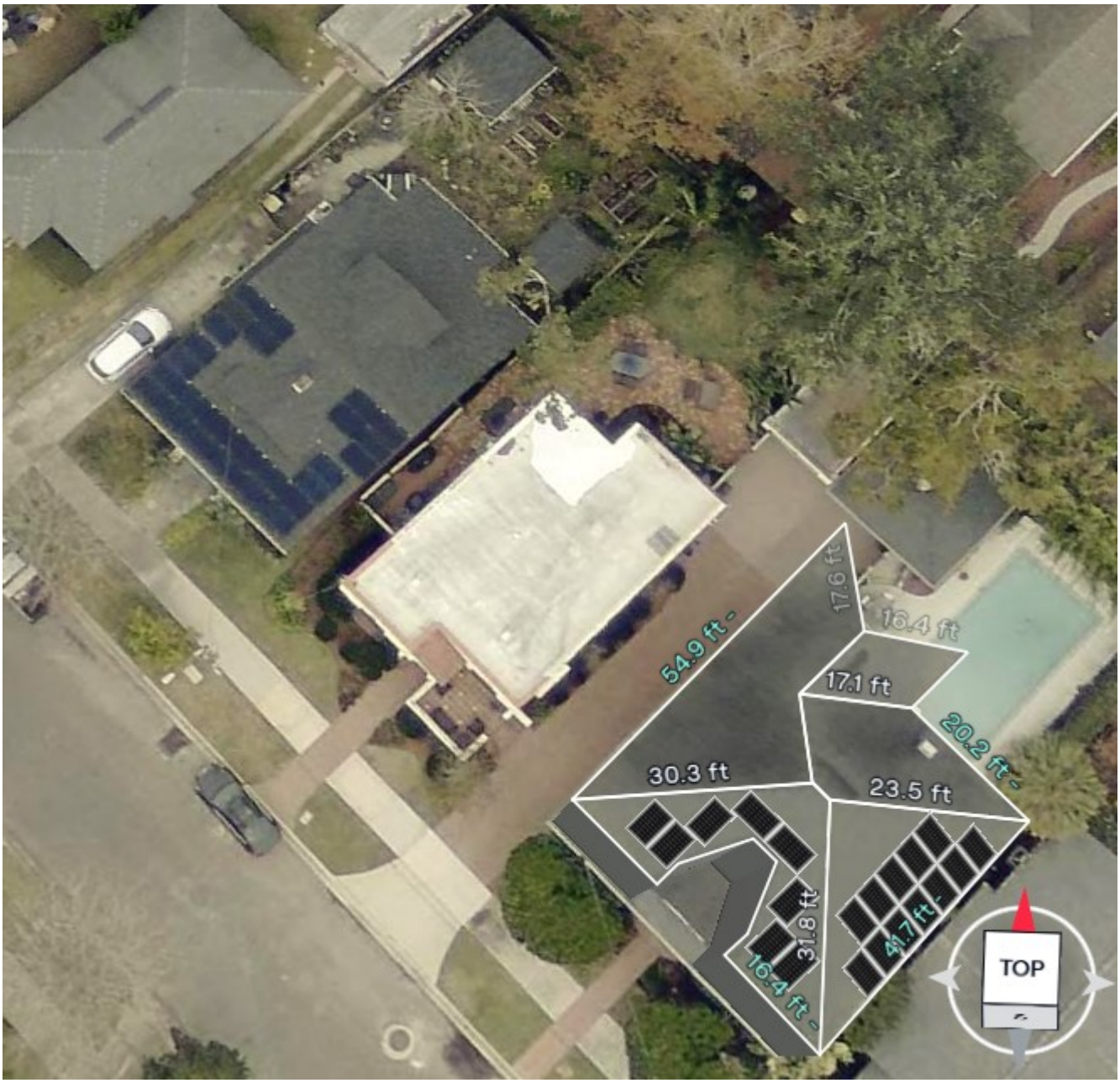
Hello Caleb,

Thank you very much for getting back to us so quickly! This project MUST be installed before the end of the year.

The panels are usually installed about 4 inches off the roof plane, and definitely no more than 6 inches.

The equipment would be installed near the meter in the back of the home, so not visible.

Regarding the panels, a house down the street already has panels on the front. (See below, home on the far left) because that is the best location for system production for that home. For Mr. Kennedy's home (on the far right) putting the panels on the back (facing NE) or the side (facing NW) will greatly diminish system production so it is not ideal.



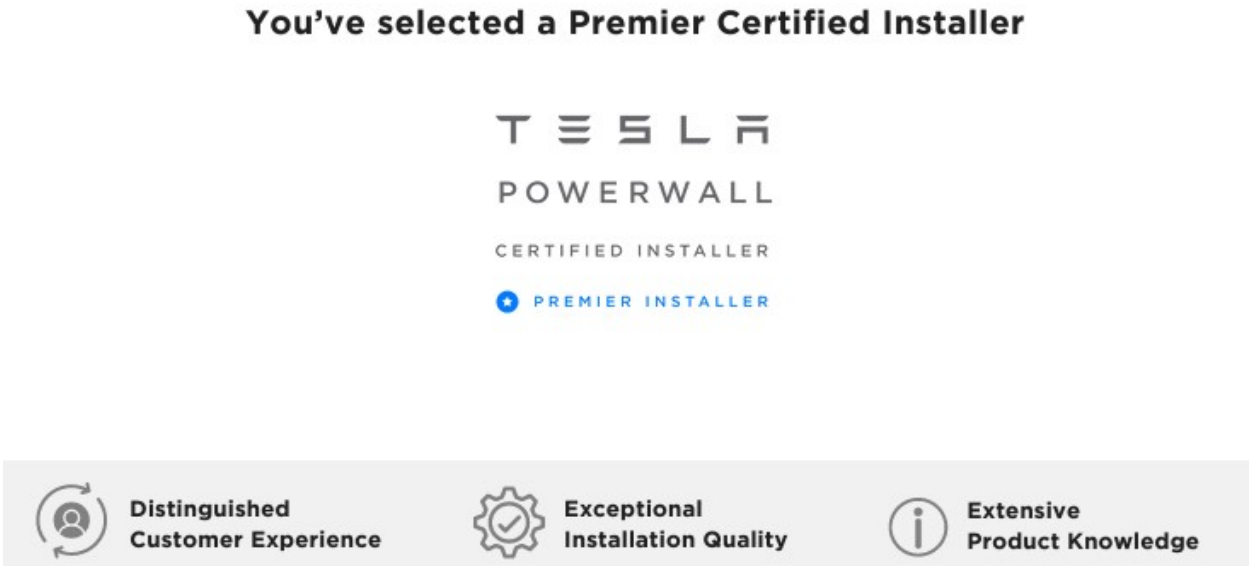
If we go to the Historical Commission could we get approval soon?

Best regards,

Mike Ludwick
Energy Specialist, Parrot Solar
Direct number to call or text: (904) 674-6906
Main: (904) GO-SOLAR
mludwick@parrotsolar.com
www.parrotsolar.com
License CVC57072

PARROT SOLAR
904-GO-SOLAR

BBB ACCREDITED BUSINESS



From: Arsenault, Caleb - PDCM <CArsenault@coj.net>
Sent: Wednesday, November 12, 2025 4:38:47 PM
To: Samantha Fisher <sfisher@parrotsolar.com>; AKENNEDYJR@THETFCLINIC.COM <AKENNEDYJR@THETFCLINIC.COM>
Subject: COJ Historic Preservation for 1639 Challen Avenue

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:

- Can you please clarify how far the panels will extend from the roof plane? Our recommendation, and maximum allowable for administrative review, is no more than six (6) inches from the roof.
- Our recommendation is to place new utilities and solar panels in non-street visible locations, typically the rear. As proposed, the street-visible panels will trigger review by the Jacksonville Historic Preservation Commission. Are you amenable to relocating the panels to the rear or would you like to pursue Commission review? Please keep in mind that our recommendation will encourage minimally visible utility installation.

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**

H. Certificates of Appropriateness

Work Initiated or Completed without a COA

Jacksonville
Historic Preservation
Commission

I. Appeals of Administratively Approved COAs

Jacksonville
Historic Preservation
Commission

J. Minor Modifications

Jacksonville
Historic Preservation
Commission

K. Public Comments

Jacksonville
Historic Preservation
Commission

L. New Business

Jacksonville
Historic Preservation
Commission

Letter of Support

Oneida Bungalow Court

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
Ed Ball Building
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7800
www.jacksonville.gov

A NEW DAY.

December 10, 2025

To Whom It May Concern,

Please accept this letter of support for the recent initiative to preserve and rehabilitate the twenty-four houses that constitute Oneida Court. Oneida Court is unique in being one of only four bungalow courts found in Jacksonville. Bungalow Courts are composed of rows of tightly placed houses divided by a pedestrian walkway or narrow street. The houses have very narrow side and front setbacks from adjacent houses and from the street or pedestrian walkway to maximize the number of units on the parcel.

Building permit records regarding the original construction have not been found for the houses making up Oneida Court but the Property Appraiser Record Card list the houses as being constructed in 1925. It is the oral testimony of the L'Engle family that the houses were built as rental units by lawyer and property developer, Frances Porcher L'Engle, Sr (1888 – 1961).

Architecturally, the houses at Oneida Court represent no particular style and are commonly referred to as Frame Vernacular because of its construction. However, what makes Frame Vernacular buildings important is the fact that they represent vanishing examples of how lay builders utilize simple and time-tested construction principles, as well as local building materials, to construct solid and functional spaces that worked well in the southern environment.

Oneida Court also has significance as one of the largest concentration of residences in the historic black neighborhood of West Lewisville, also called Mixon Town, which has suffered extensive demolition due to industrial encroachment, expressway construction, and disinvestment. Therefore, rehabilitation of Oneida Court will preserve a significant Jacksonville landmark while continuing to contribute to the residential vitality of West Lewisville.

Sincerely,

Ethan Gregory

Ethan Gregory
Chairman – Jacksonville Historic Preservation Commission

DRAFT

M. Information

Jacksonville
Historic Preservation
Commission

Notification of Settlement Agreement

STIPULATED SETTLEMENT AGREEMENT

THIS STIPULATED SETTLEMENT AGREEMENT is entered into by and between Tyler Crump on behalf of TC Commercial Properties LLC ("the Owner") and the City of Jacksonville Planning Department ("the City") and is effective as of the last date signed below.

1. TC Commercial Properties LLC is the owner of certain real property located at 1715 Ionia Street, Jacksonville, Duval County, Florida, 32206 (R.E. No. 072214-0020) (the "Property"). Tyler Crump is the Manager of TC Properties LLC. The Property is located within a locally designated historic district.

2. On or about January 24, 2024, the Owner, or an agent on behalf of the Owner, submitted a Certificate of Appropriateness ("COA") application (COA-24-30222) for new construction of a one-story single-family residence within the Springfield Historic District.

3. On March 27, 2024, the Jacksonville Historic Preservation Commission (the "Commission") conducted a public hearing on the Owner's COA application and voted to approve COA-24-30222.

4. On April 10, 2024, the Commission issued a Final Order Approving COA-24-30222 with Conditions. Condition number one requires that the materials, design and height of the new structure are consistent with the elevation drawings dated February 13, 2021, which depicts a finished floor elevation of 2'4". Condition number 12 requires that all windows are installed in accordance with the latest version of the HPS Window Supplement, which provides that windows on new construction must be recessed 1-4" in the wall.

5. On June 13, 2025, the City issued a Notice of Violation to the Owner advising that work had been done in violation of the Conditions of their COA, which is a violation of Chapter 307

of the Jacksonville Ordinance Code. Specifically, the Owner poured a concrete foundation with a finished floor elevation of 0'6" (not the 2'4" that was required) and failed to recess the windows into the wall. The City issued a Stop Work Order (Case No. 2025-9678880).

6. On or about June 16, 2025, the Owner, or an agent on behalf of the Owner, filed a Minor Modification Application (MMA-25-32535) to request after-the-fact approval for the reduced finished floor elevation and address the incorrectly installed windows by adding wooden trim instead of recessing them.

7. On August 27, 2025, the Commission conducted a public hearing on the Owner's MMA application (MMA-25-32535) for after-the-fact approval of the reduced finished floor elevation and approval of adding wooden trim to the improperly installed windows instead of recessing them. The Commission found there was competent substantial evidence that the requested modifications were inconsistent with the Design Guidelines for the Historic District and inconsistent with the Secretary of the Interior's Standards for Rehabilitation. The Commission voted unanimously (5-0) to deny the MMA application.

8. On September 12, 2025, the Commission issued a Final Order denying the Owner's after-the-fact MMA application. The Owner appealed the Final Order of the Commission to the City Council by **Resolution 2025-821**, introduced on October 28, 2025.

9. The City 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.

10. In an effort to amicably resolve this matter, the Owner and the City (collectively, the Parties) have been in communication to discuss a potential resolution. As a result of these discussions, in consideration of the Owner's payment of a civil penalty in the net amount of

Thirteen Thousand Three Hundred and Sixty-Seven Dollars ($13,367.00) as further described below and completion of the activities identified below in the associated time period, the City agrees to waive its right to pursue enforcement against the Owners arising from the violation noted above. Furthermore, the Owners agree to request withdrawal of their COA appeal currently pending before the City Council.

11. The Parties agree to a civil penalty in the amount of **Thirty-seven Thousand Five Hundred Dollars ($37,500.00)** with credits given in the amount of **Five Hundred and Sixty-Six Dollars ($566)** for reimbursement of the appellate filing fee and **Twenty-Three Thousand Five Hundred Sixty-Seven Dollars ($23,567.00)** for work required to resolve the violation in the form of materials and labor for the proper installation of new window; thus, requiring the Owners to remit the remaining balance of **Thirteen Thousand Three Hundred and Sixty-Seven Dollars ($13,367.00)**.

12. Within **thirty (30) days** from the effective date of this Stipulated Settlement Agreement, as agreed upon by the Parties, the Owner shall pay the civil penalty described in paragraph 11, above, 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.

13. Within **sixty (60) days** from the effective date of this Stipulated Settlement Agreement, or as otherwise specified below, as agreed upon by the Parties, the Owner shall perform the following:

a. Remove all windows and replace them with windows installed in accordance

with the latest version of the HPS window supplement;

b. Schedule and attend a 1-hour educational training course with the Planning Department; and

c. Request withdrawal of their Appeal of the Commission's Final Order on MMA-25-32535, currently pending before the City Council as **Resolution 2025-821**, prior to December 1, 2025, and shall forfeit the appeal fee and costs that were already remitted.

14. Entry of this Stipulated Settlement Agreement does not relieve the Owner 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.

15. 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 Owner 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 OWNER

Signature: _____

Name: Tyler Crump

Date: 25 NOV 2025

CITY OF JACKSONVILLE
DIRECTOR OF THE PLANNING
DEPARTMENT

Signature: _____

Name: Helena A. Parola

Date: 12/1/25

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 25th day of November 2025 by Tyler H. Crump

Samantha K Kastelz

Personally known

SAMANTHA K KASTELZ
Notary Public-State of Florida
Commission # HH 245898
My Commission Expires
March 28, 2026

GC-#1721763-v1-Stipulated_Settlement_Agreement_-_1715_Ionia_St.doc

Demolition Delay Report

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: Notification of Demolition Delay Permits (Section 320.407)

DATE: December 10, 2025

In accordance with the passage of Florida Senate Bill 180 (SB 180), the formal review process for demolition delay permits set forth in Section 320.407, Ordinance Code, is defunct. The Planning Department will continue to notify the Historic Preservation Commission of demolition permits and provide a cursory analysis about whether the subject properties possess any historical, architectural, or archaeological significance. As such, this memorandum serves as a notification for the following demolition permits:

<table>
<tr><th colspan="3">DD-25-10</th></tr>
<tr><th>Address</th><th>Florida Master Site File</th><th>Staff Analysis:</th></tr>
<tr><td>3946 Baltic St (Ave)</td><td>N/A</td><td rowspan="4">Based on Staff's preliminary findings, the residence at 3946 Baltic St would meet two (2) of the seven (7) criteria for local landmark designation.</td></tr>
<tr><th>Real Estate Number</th><th>National Register Status</th></tr>
<tr><td>101446-0000</td><td rowspan="2">Contributing Structure in the Old Ortega National Register District</td></tr>
<tr><th>Building Permit Number</th></tr>
<tr><td>B-25-352923.000</td><td></td></tr>
</table>

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: December 10, 2025

Final action on the following historic preservation items have taken place since the last Commission meeting:

- **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: APPROVED; Finance: APPROVED; CC: APPROVED)

- **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: APPROVED; Finance: APPROVED; CC: APPROVED)

- **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: APPROVED; Finance: APPROVED; CC: APPROVED)

The following historic preservation items are pending legislative action from City Council:

- **Ordinance 2025-0839** – This bill seeks to express support for the nomination of the John T. Alsop Jr. Bridge (Main Street Bridge) for listing on the National Register of Historic Places (Rules: 1/6/25)

Notification of Improvement Projects

N. Old Business

Jacksonville
Historic Preservation
Commission

O. Design Issues

Jacksonville
Historic Preservation
Commission

P. Addendum

Jacksonville
Historic Preservation
Commission

Q. Adjournment

Jacksonville
Historic Preservation
Commission